



Purbeck Local Plan Examination:

Updates to local plan policies map (SMMCD6)

Dorset Council

November 2023

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Introduction

1. This paper has been prepared to identify and outline the council's response to issues/errors in the local plan policies maps. All the policies maps were presented as part of the consultation on proposed Main Modifications (MM) held between November 2020 and January 2021. The council also consulted on changes to inset policies map for Morden, the key and overview maps as part of the consultation on proposed further Main Modifications (FMM). The consultation on FMM was held between December 2021 and January 2022.
2. This paper specifically relates to issues/errors relating to:
 - The inset policies map for Bere Regis;
 - The inset policies map for Wareham; and
 - The extent of the Poole Harbour catchment area.

Recommendation: Local plan policies map for Bere Regis

3. The local plan policies maps which we published with the MM reverted to the settlement boundaries defined in the adopted Purbeck Local Plan Part 1 (2012), and therefore did not show the proposed housing allocation sites (which would be located outside the settlement boundaries defined in the local plan policies map) or the other changes in the made policies map of the Bere Regis Neighbourhood Plan. The policies maps in the local and neighbourhood plans are currently inconsistent, at present the local plan policies maps do not reflect the changes to settlement boundaries that support housing delivery around Bere Regis (as defined in the Bere Regis Neighbourhood Plan). Policy V1 of the local plan outlines the council's spatial strategy for sustainable communities which for new homes is based on both policy allocations, rural exceptions sites and a small sites policy. Policy V1 cross references settlement boundaries defined on the local plan policies map and is a strategic policy.
4. The council intends to correct this issue by updating the settlement boundaries shown on the local plan policies map so that they reflect the policies map in the made Bere Regis Neighbourhood Plan. The council has not received any representations on the issue of settlement boundaries at Bere Regis through the consultations on either MM or FMM. The council does not consider that the corrections to the local plan policies maps would prejudice or harm the interest of any other parties, but this consultation gives interested parties the opportunity to consider and make comment on the suggested change.

Recommendation: Local plan policies map for Wareham

5. The issues relating to the local plan policies map for Wareham include:
 - a) Green Belt boundaries to the west of Westminster Road were not revised to reflect MM to Policy V2. The submission draft local plan included proposals for Green Belt release to the west of Westminster Road. In error the local plan policies maps were not comprehensively updated to reflect a change in position on this issue. Changes to Green Belt boundaries were no longer required to support delivery of housing allocations identified in the made Wareham Neighbourhood Plan;

- b) Wareham town centre area shown on the local plan policies map does not reflect the area defined on the map presented in the made Wareham Neighbourhood Plan (whilst Policy EE3 is defined as a non-strategic policy, legislation [section 38(5) of the Planning and Compulsory Purchase Act 2004] requires that conflict between development plan policies must be resolved in favour of the policy which is contained in the last document to become part of the development plan); and
 - c) the spatial references to Policy I6 (Wareham integrated health and social care) are no longer up to date (land owned by the Primary Care Trust is no longer available for development. Policy I6 is subject to a proposed Supplementary Main Modification [SMM78]).
6. In response to these issues, the council proposes to revise the position of Green Belt boundaries to the west of Westminster Road so that they align with the settlement boundary (in consequence Woodbine Cottage and Homelea would be positioned within the Green Belt), update the area on the local plan policies map which defines Wareham's town centre so that this is consistent with the map in the made neighbourhood plan (avoiding potential conflict between the plans) and update the spatial references to Policy 16 so that this is consistent with land availability.
7. The council has not received any representations as part of the consultation on MM and FMM on these issues. It considers that the extent and nature of the changes are limited and would not prejudice or harm the interest of any other parties. This consultation gives any interested parties the opportunity to consider and make comment on the suggested change.

Recommendation: Poole Harbour catchment area

8. The issue relating to the Poole Harbour catchment area arises from changes to its boundaries following publication of updated advice from Natural England on 16 March 2022. Natural England's advice relates to nutrient pollution of habitat sites across the country. It includes specific guidance relating to Poole Harbour. In consultation with Bournemouth, Christchurch and Poole Council, the local water company (Wessex Water), the Environment Agency and Natural England the council in engaged on working on an updated catchment boundary for Poole Harbour.
9. The catchment boundary presented in this paper is based on the most up to date evidence which is currently available. The council is gathering further evidence relating to the catchments for all the aquatic habitat sites which are affected by nutrient pollution across Dorset Council area. The detailed boundaries presented in this paper may need to be revised again. Where necessary the council will publicise any further changes on its website and seek to update the local plan policies maps where necessary.

Conclusions

10. The changes which the council suggested will ensure consistency with made neighbourhood plans and support the delivery of the policies in the emerging local plan. The council is satisfied that the revisions to the local plan policies maps will not prejudice or harm the interest of any other parties. Maps illustrating the issues, and the council's response to these issues, are presented in Appendices 1 to 5 of this paper.

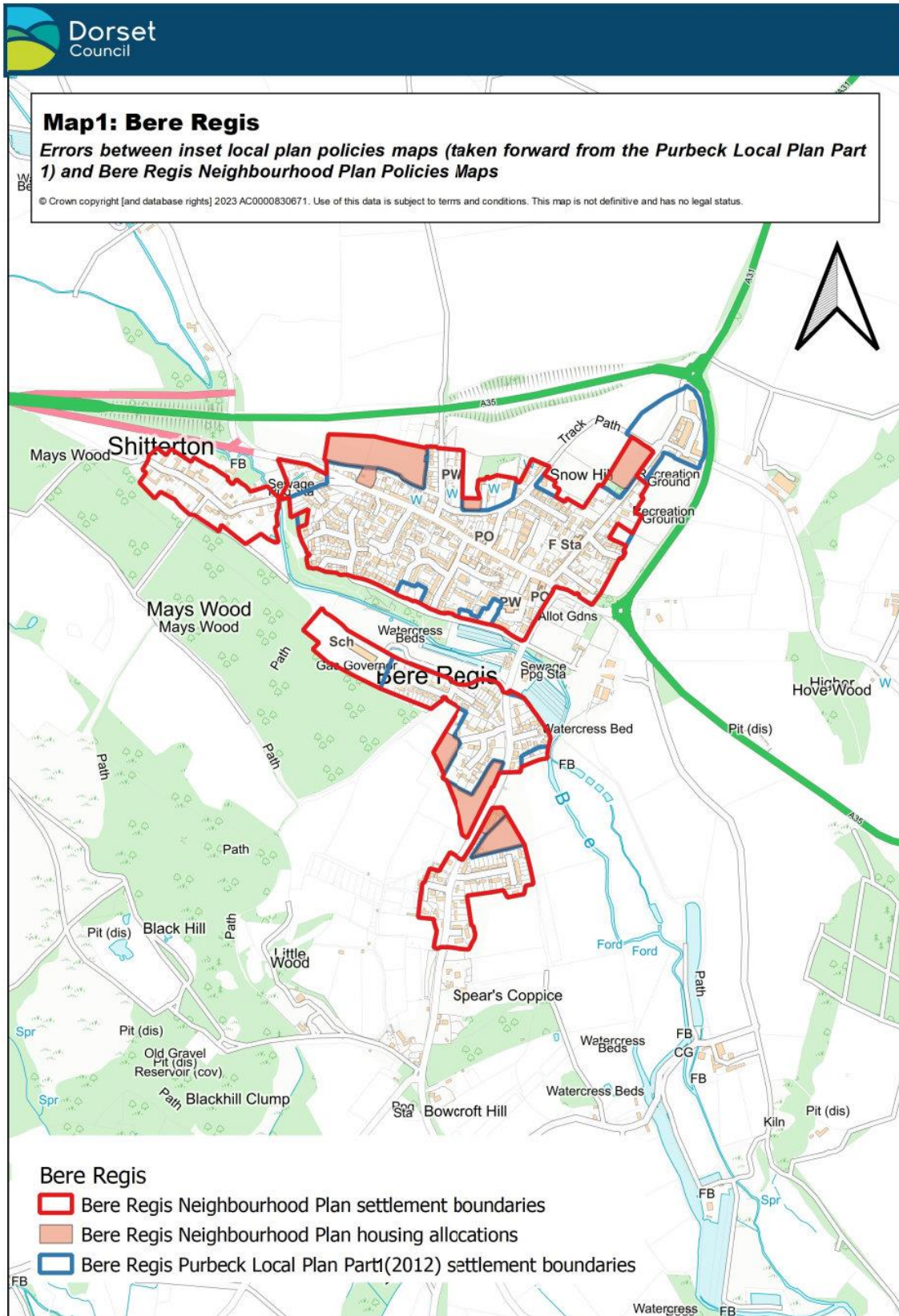
Issues and errors in the Purbeck Local Plan Policies Maps

Revised and updated local plan policies maps will also be presented as part of the consultation on proposed Supplementary Main Modifications (SMM).

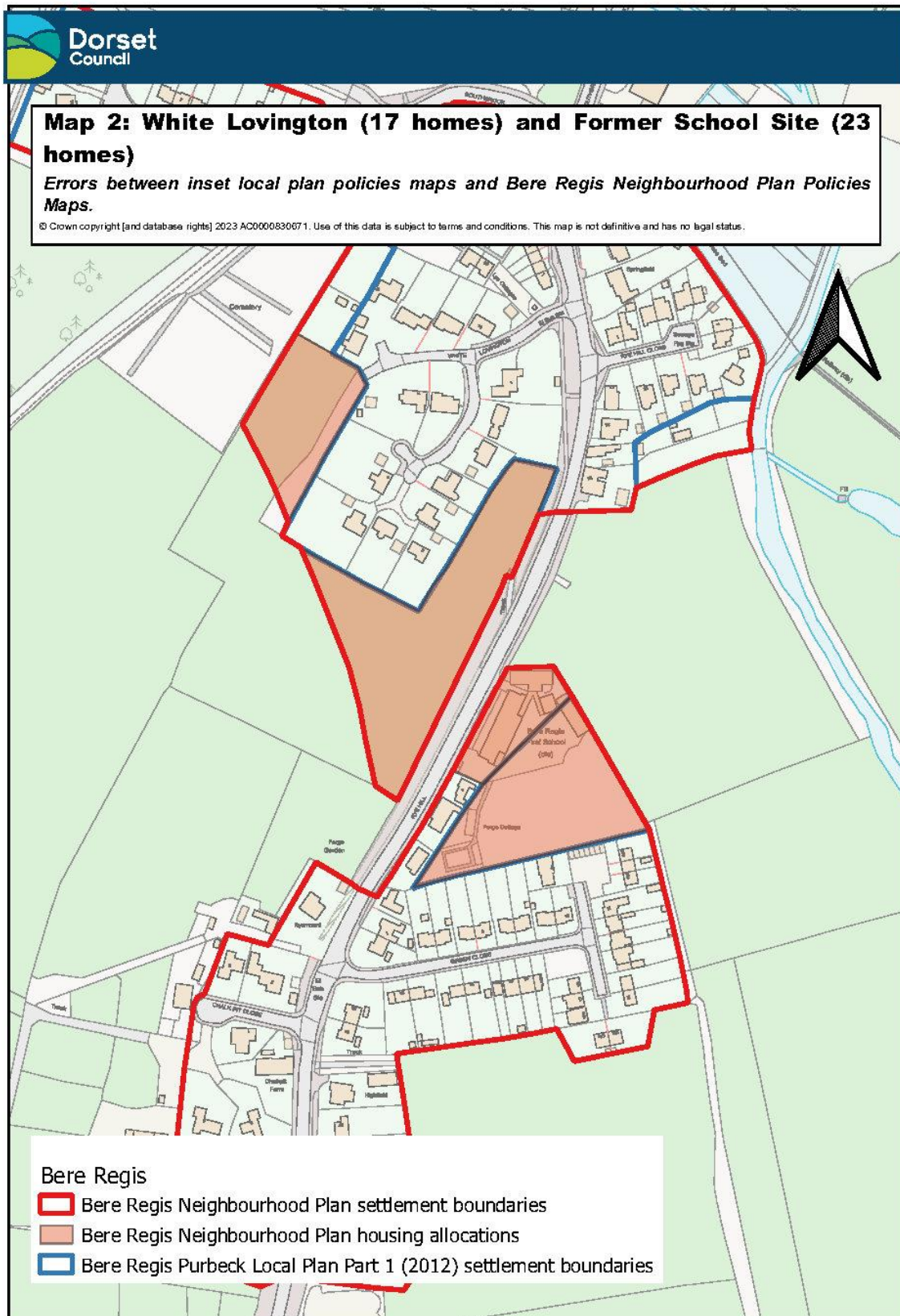
Appendix 1 – Errors in policies maps relating to Bere Regis

11. The settlement boundaries presented on the local plan policies maps in the MM consultation are marked in blue ink¹ and the settlement boundaries presented in the made Bere Regis Neighbourhood Plan are marked in red ink. The council proposes to revise the settlement boundaries in the local plan policies maps so that they correspond with the settlement boundaries defined in the made neighbourhood plan policies map to avoid conflict between the plans and support housing delivery.

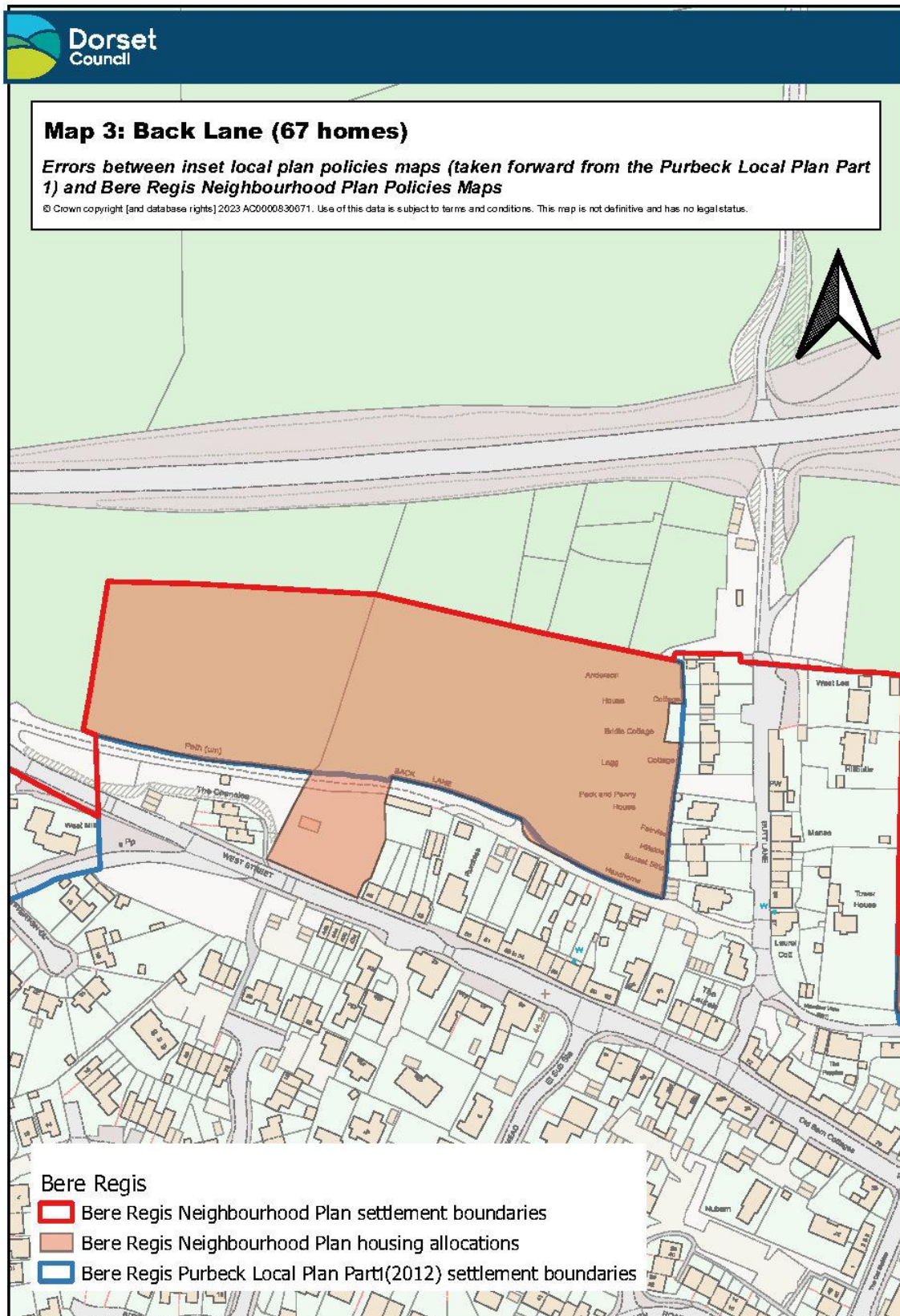
¹ The latest drafts of the local plan policies maps were published with the Proposed Main Modifications between 13 November 2019 and 15 January 2020. The relevant maps are presented on our website: [Purbeck Local Plan - main modifications - Dorset Council](#) along with an accompanying paper 'Purbeck Local Plan (2018-2034) policies map(s) [MMCD2]: [ed852161-a25c-a82a-66ea-dd4056bb8e2a \(dorsetcouncil.gov.uk\)](#).



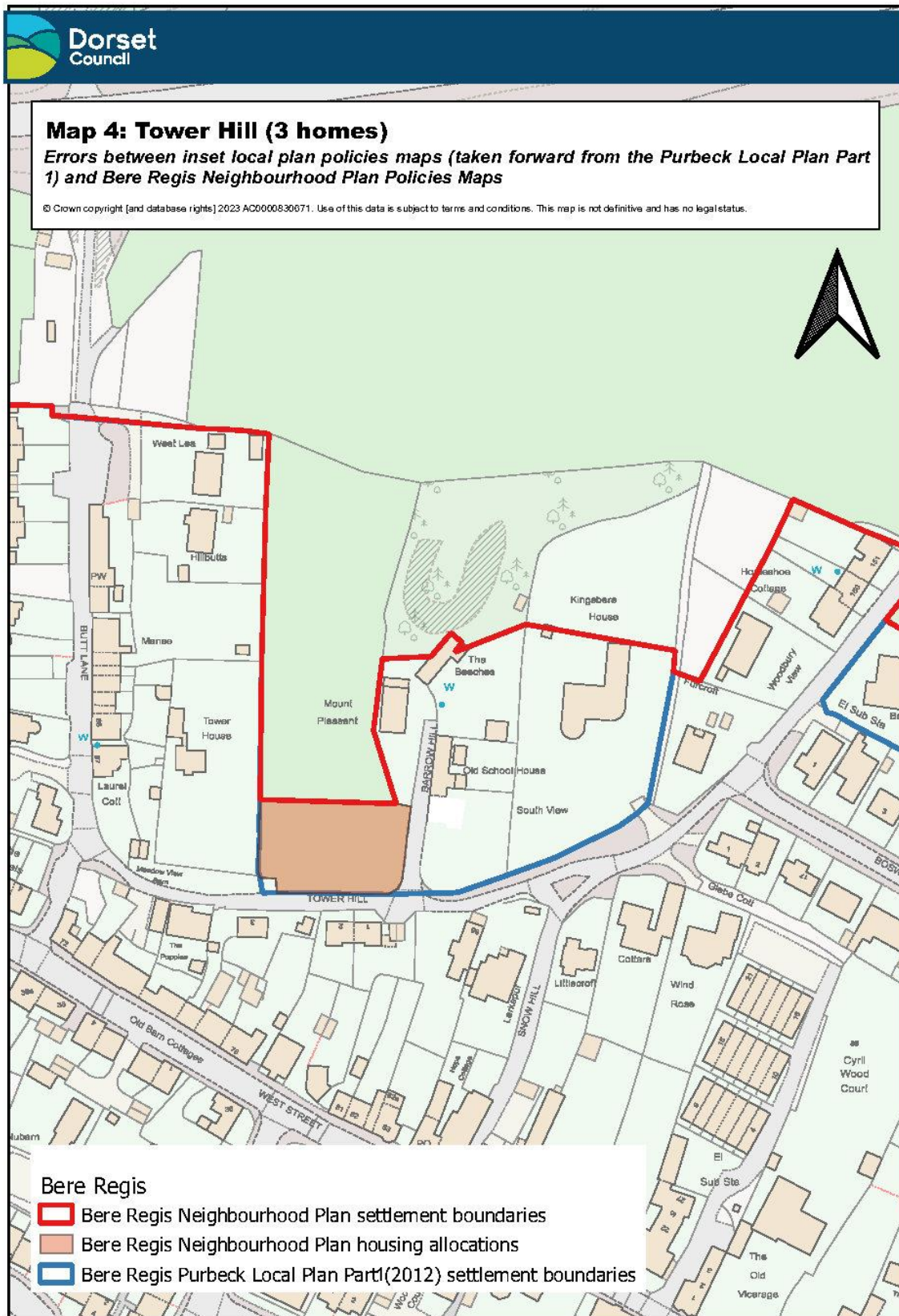
Map 1: Bere Regis



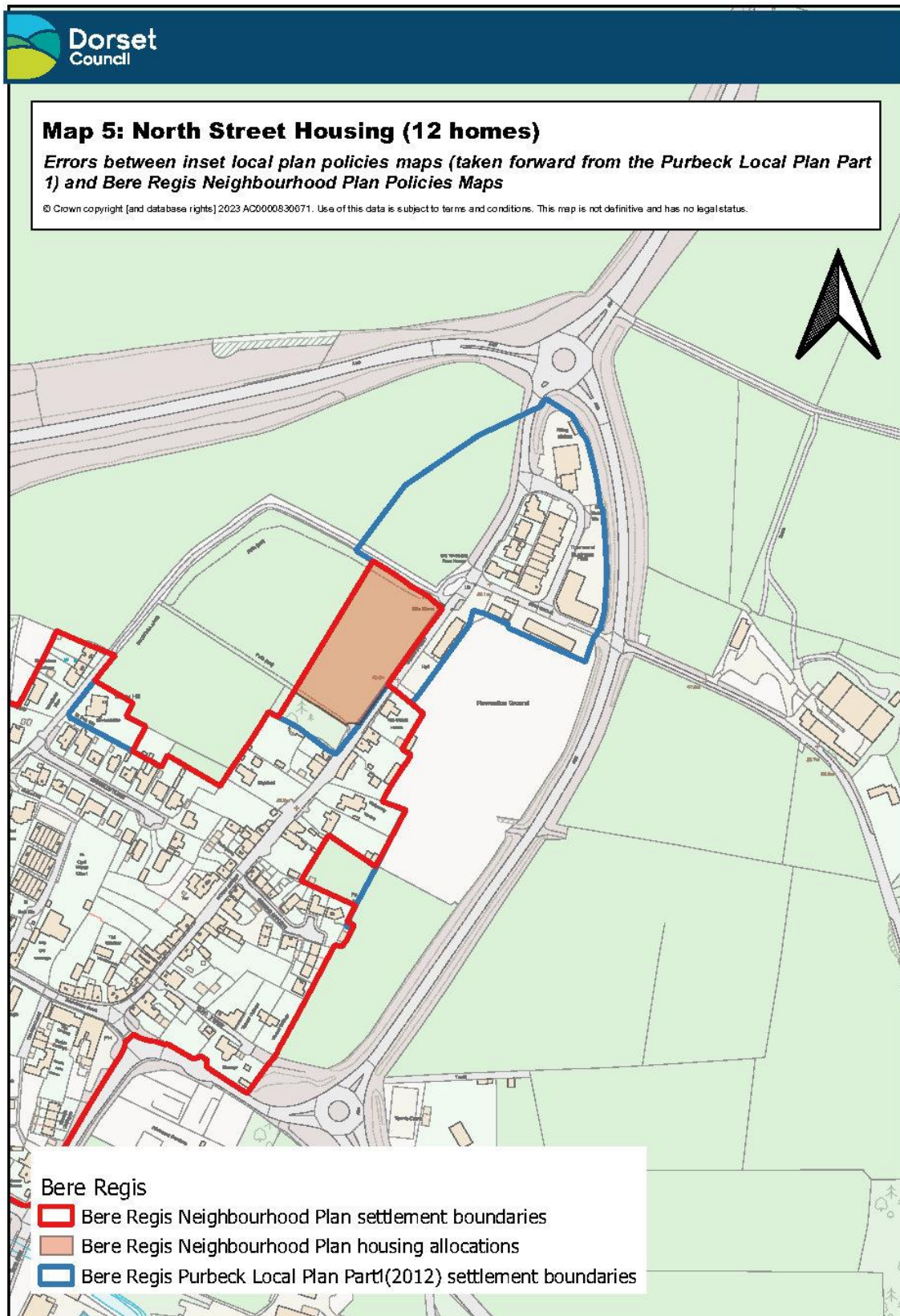
Map 2: White Lovington (17 homes) and Former School Site (23 homes)



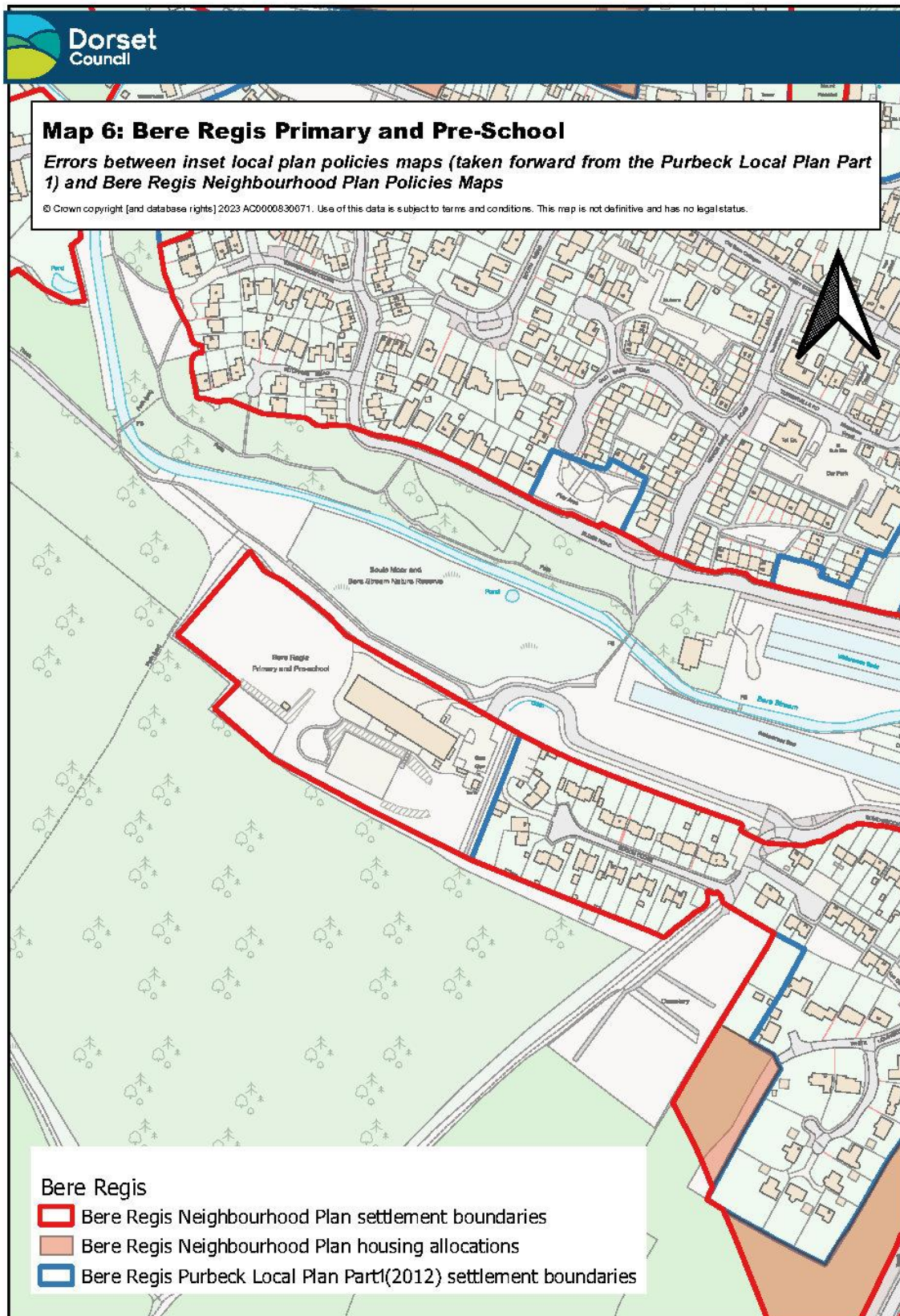
Map 3: Back Lane (67 homes)



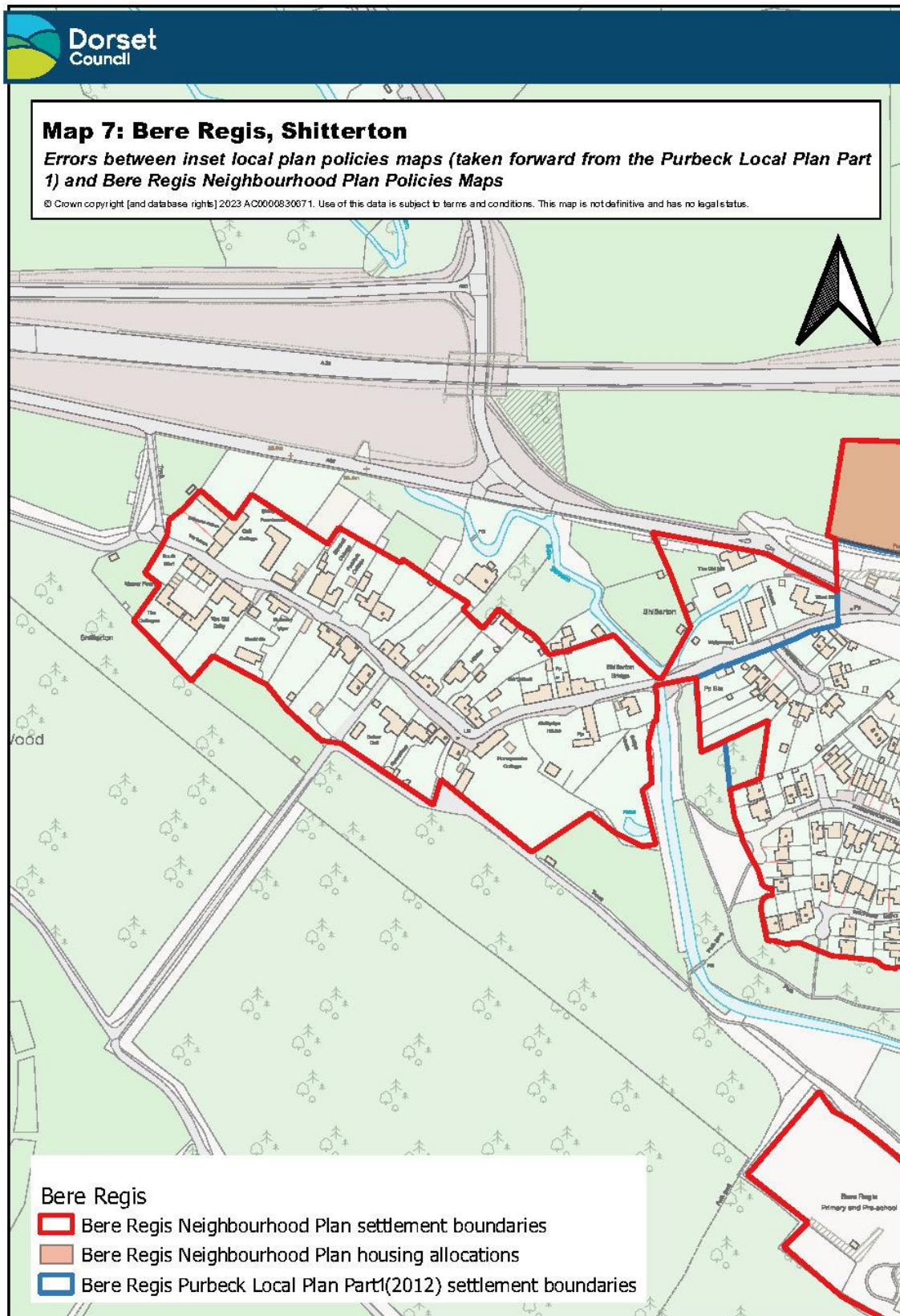
Map 4: Tower Hill (3 homes)



Map 5: North Street (12 homes)



Map 6: Bere Regis Primary and Pre-School

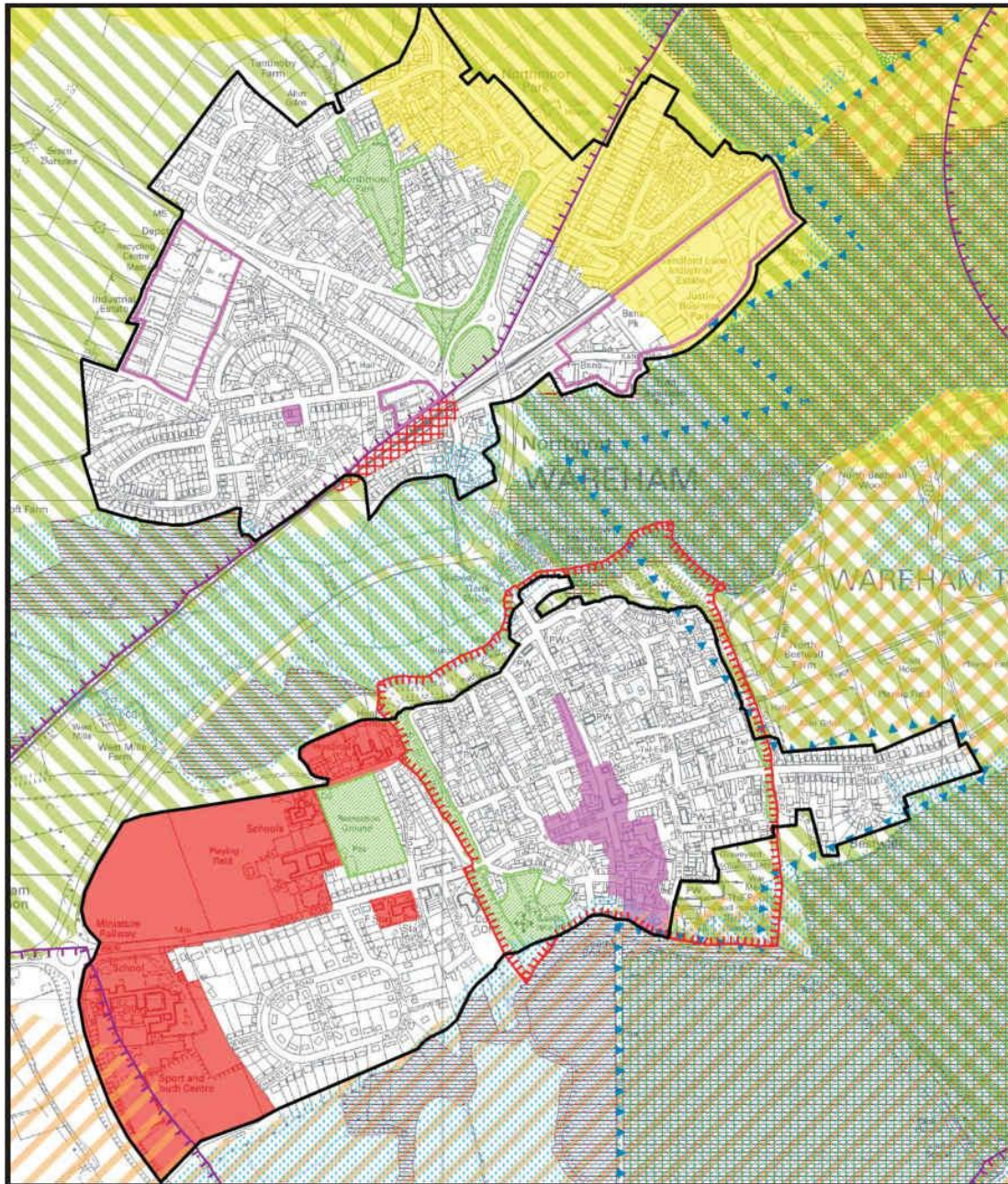


Map 7: Bere Regis, Shitterton

Appendix 2 - Inset policies map for Wareham, Purbeck Local Plan Part 1 (2012)

12. An inset policies map in the adopted Purbeck Local Plan Part 1 (2012) currently defines the Green Belt, settlement boundaries around Wareham and a town centre area. The land to the west of Westminster Road (including the dwellings Woodbine Cottage and Homlea) are outside Wareham's settlement boundary and defined as part of the Green Belt. The town centre area is shaded in purple on Inset Map 22 taken from the Purbeck Local Plan Part 1 which is also presented below.

PURBECK DISTRICT LOCAL PLAN (November 2012)
Inset Map 22 - Wareham and North Wareham




Scale 1:7500
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Purbeck Local Plan Part 1 (2012). Inset Map 22 – Wareham and North Wareham

Appendix 3 – Errors in policies maps relating to Wareham

13. The proposed housing allocations which we expected to be delivered around Wareham were updated during the Purbeck Local Plan's examination. The changes reflected changes in the emerging Wareham Neighbourhood Plan which was subject to examination at the same time². In error the council did not update the Green Belt boundaries to the west of Westminster Road so that they reflected the updated position in the neighbourhood plan (i.e. Green Belt release to the west of Westminster Road was no longer required to support delivery of homes and meet Wareham's housing needs). See Map 8 which shows Woodbine Cottage and Homelea defined as falling outside the Green Belt. The council sought to define Wareham's town centre area in accordance with the area defined in the policies map of the Purbeck Local Plan Part 1. This did not reflect the boundary in the Wareham Neighbourhood Plan. Map 9 shows the Wareham town centre area defined in the neighbourhood plan marked in red ink and the town centre area defined in the local plan policies maps marked in blue ink.
14. In the course of the examination hearings the land supply connected with a mixed use policy allocation in Wareham (Policy I6) has also changed. Land which the council had understood would be delivered for regeneration with a mixture of uses (including new homes) is no longer available. The land which the council had understood was available for re-development through this policy at the time the consultation on proposed Main Modifications (MM78) was conducted is presented on Map 10.

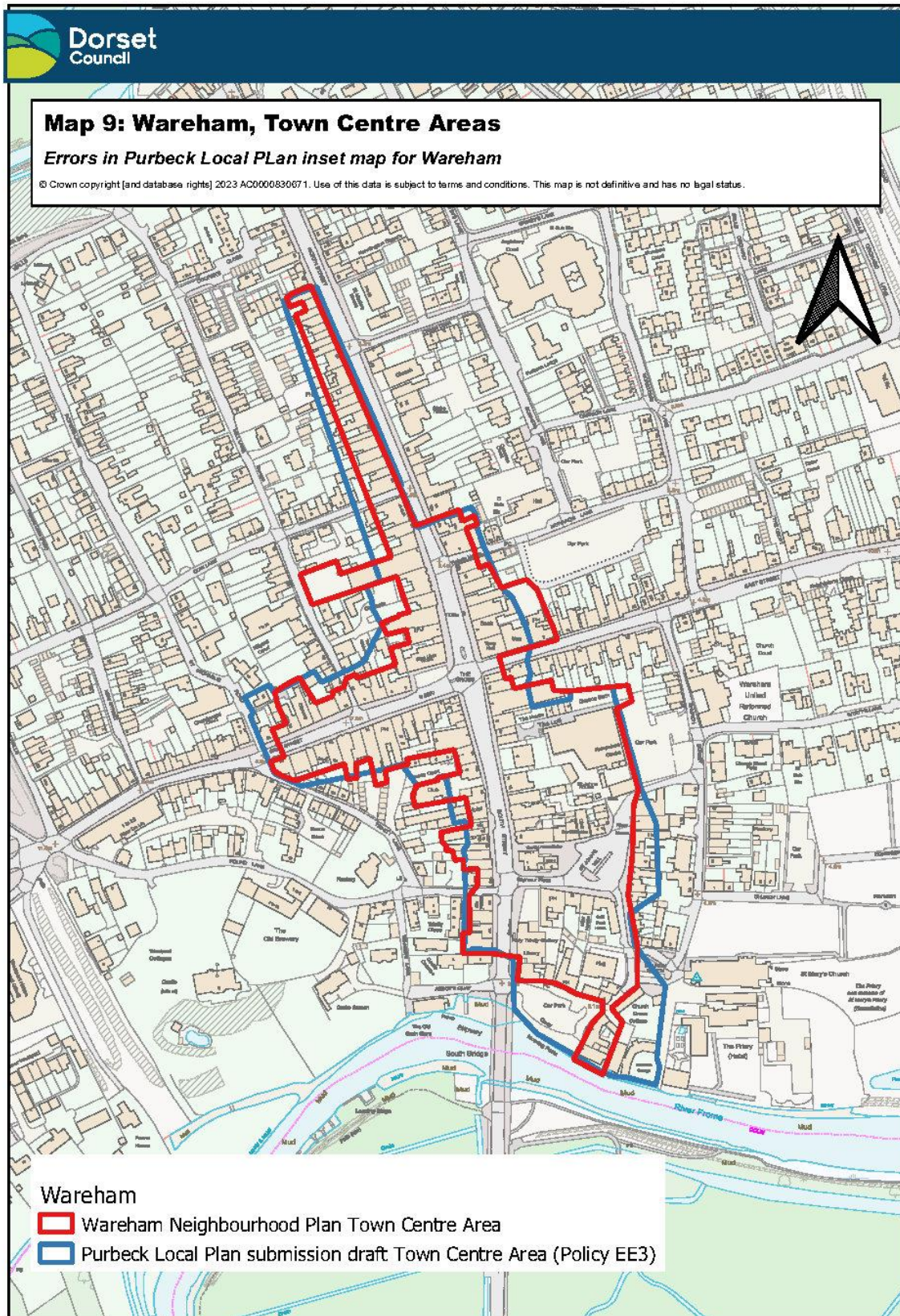
² The neighbourhood plan was subsequently made on 8 November 2021.

Green Belt boundaries to the west of Westminster Road



Map 8: Wareham, Woodbine Cottage and Homelea

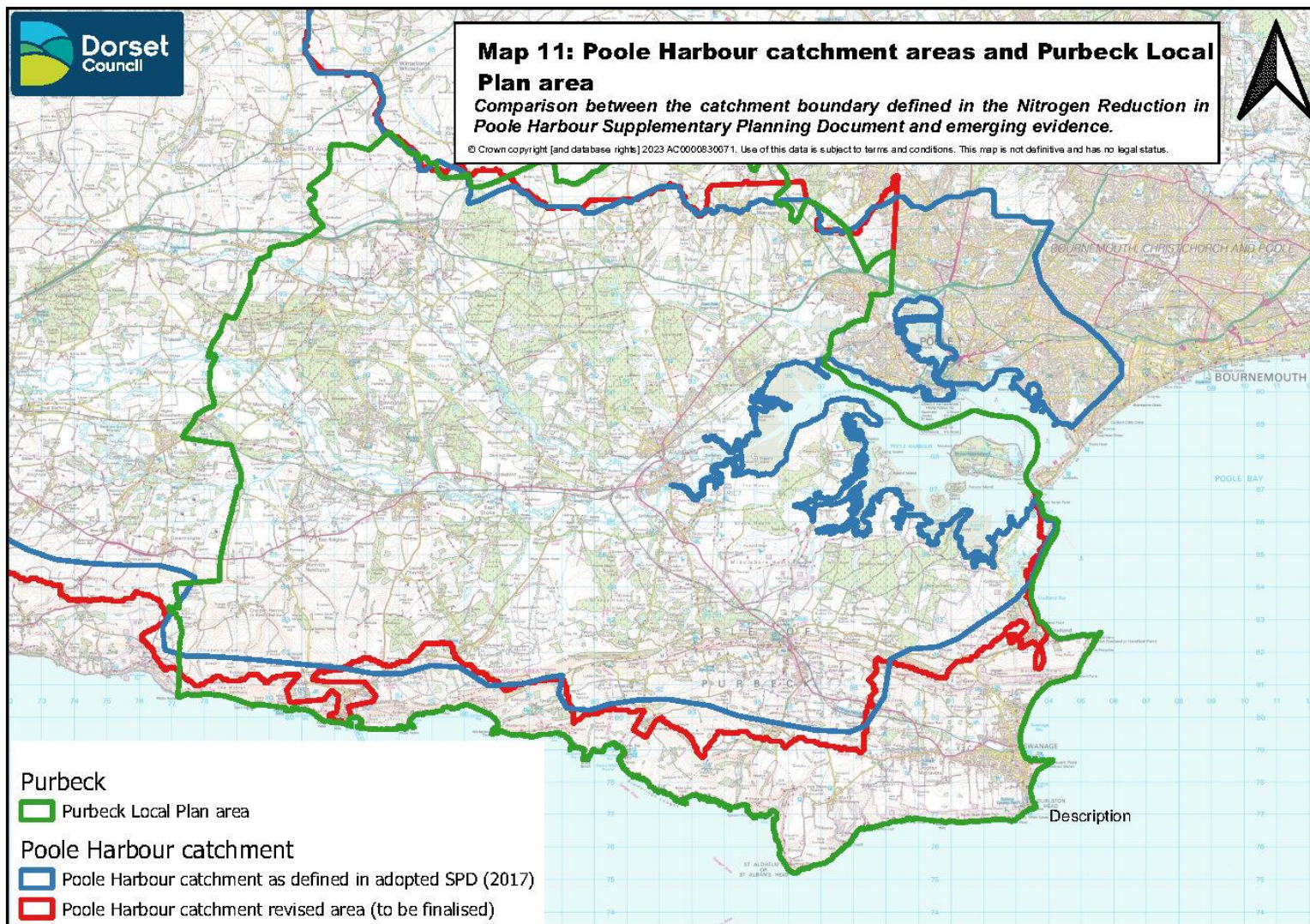
Town centre shopping area



Map 9: Wareham, Town Centre Areas

Appendix 4 – Updates to the Poole Harbour catchment area

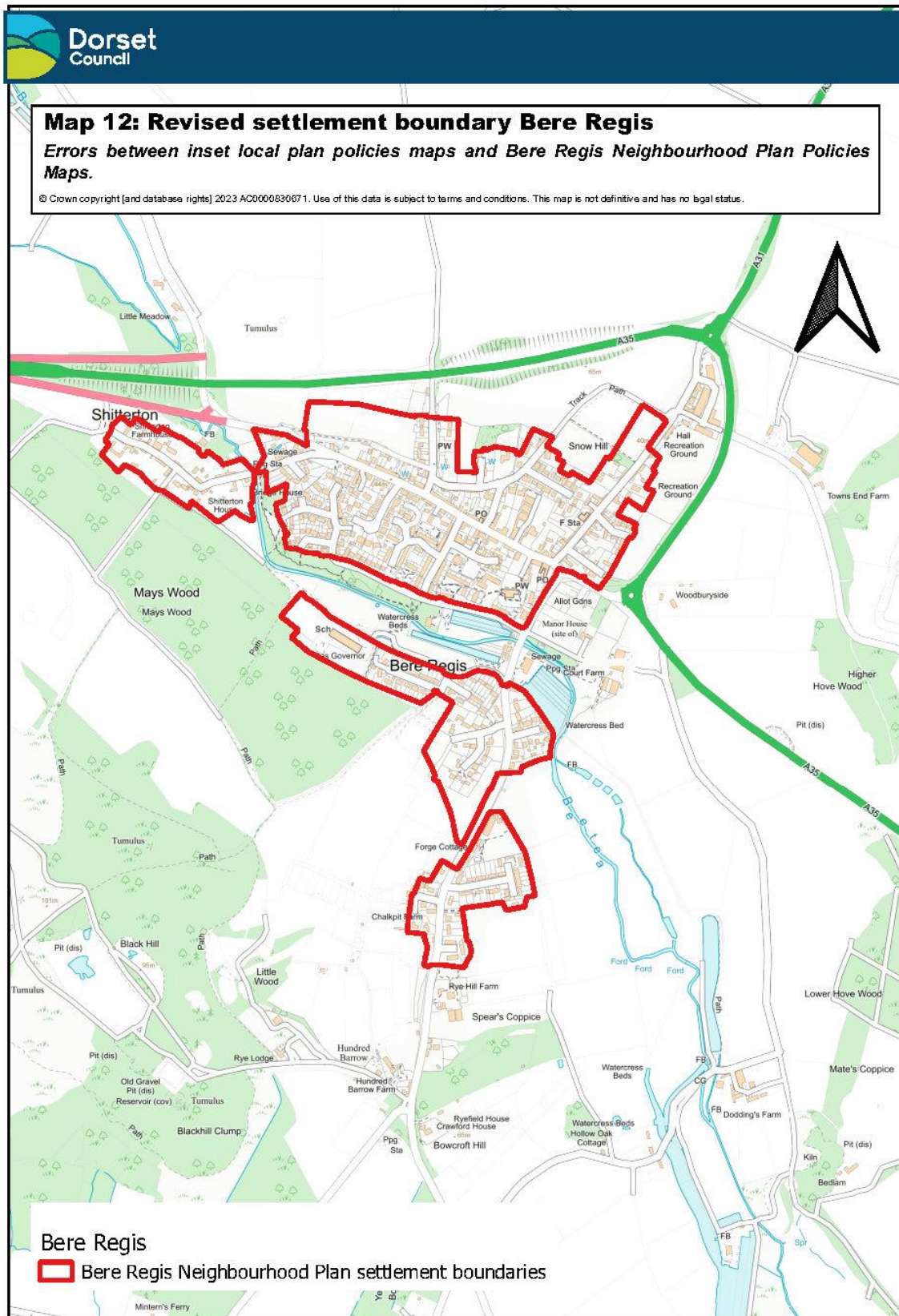
15. Map 11 in this appendix presents details of the Poole Harbour catchment area as defined in the Nitrogen Reduction in Poole Harbour Supplementary Planning Document (April 2017) (this catchment area is marked with blue ink) and the revised catchment area (this catchment area is marked with red ink) based on the latest evidence. The local plan area for the emerging Purbeck Local Plan is marked with green ink. As stated elsewhere in this document, the Poole Harbour catchment area boundaries may be subject to further change in response to revised or updated evidence.



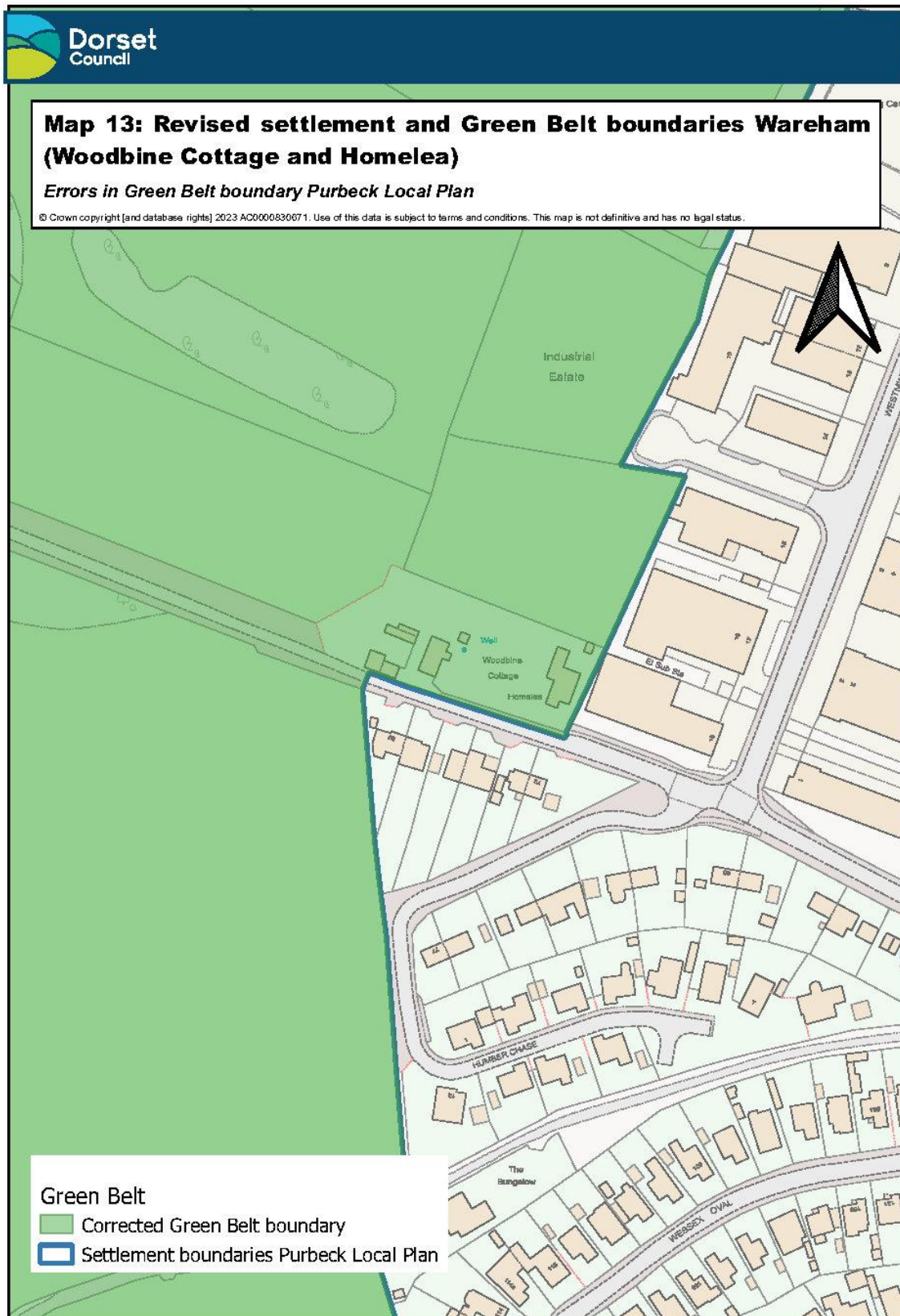
Map 11: Poole Harbour catchment areas and Purbeck Local Plan area

Appendix 5 – Revised local plan policies maps

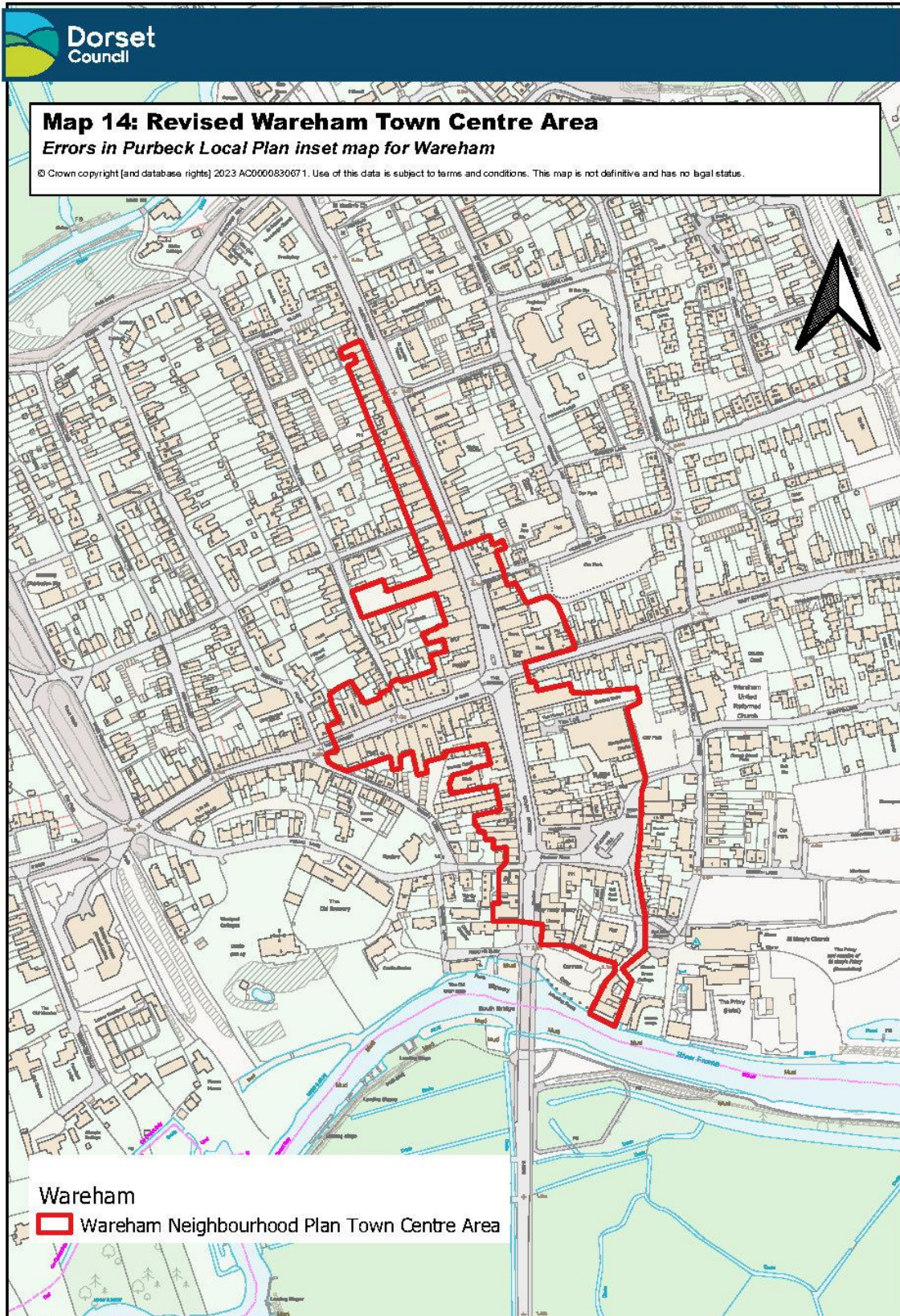
16. The council proposes changes to the settlement boundaries of local plan policies map relating to Bere Regis to support delivery of homes and avoid inconsistency/conflicts between the plans. The revised boundary is presented in Map 12. The council also proposes revisions to the local plan policies map for Wareham which address an error made by the council in respect to Green Belt boundaries to the west of Westminster Road (this is explained above, and the revision suggested by the council is presented in Map 13), inconsistency/conflicts between the areas defined as Wareham town centre in the local and neighbourhood plans (the revision suggested by the council is presented in Map 14) and the updated position in respect to available land connected to Policy I6 (Map 15). The Poole Harbour catchment area extent (based on the best available evidence) is presented in Map 16. As stated elsewhere in this paper, this boundary could be subject to revision as further evidence emerges.



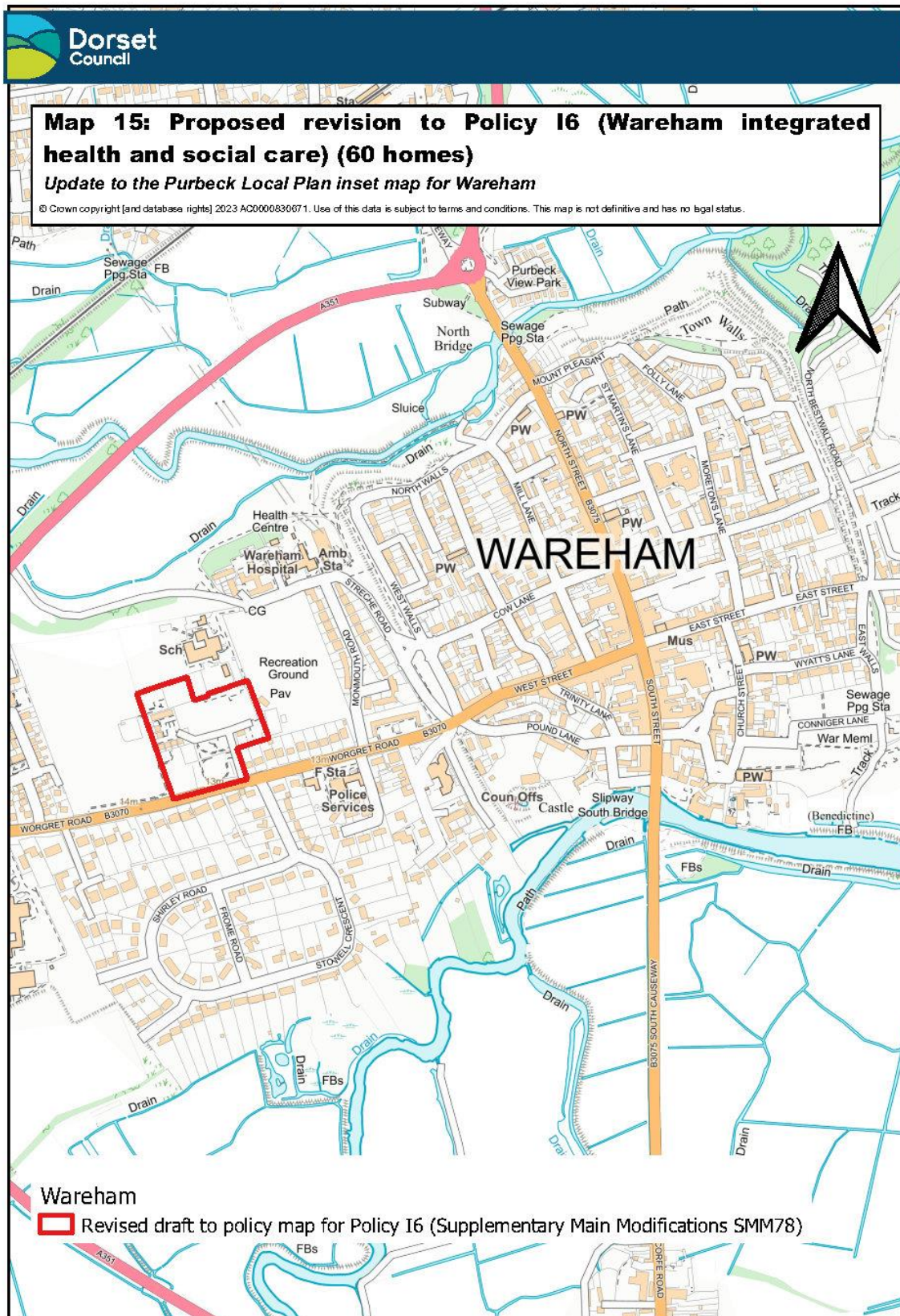
Map 12: Revised settlement boundary Bere Regis



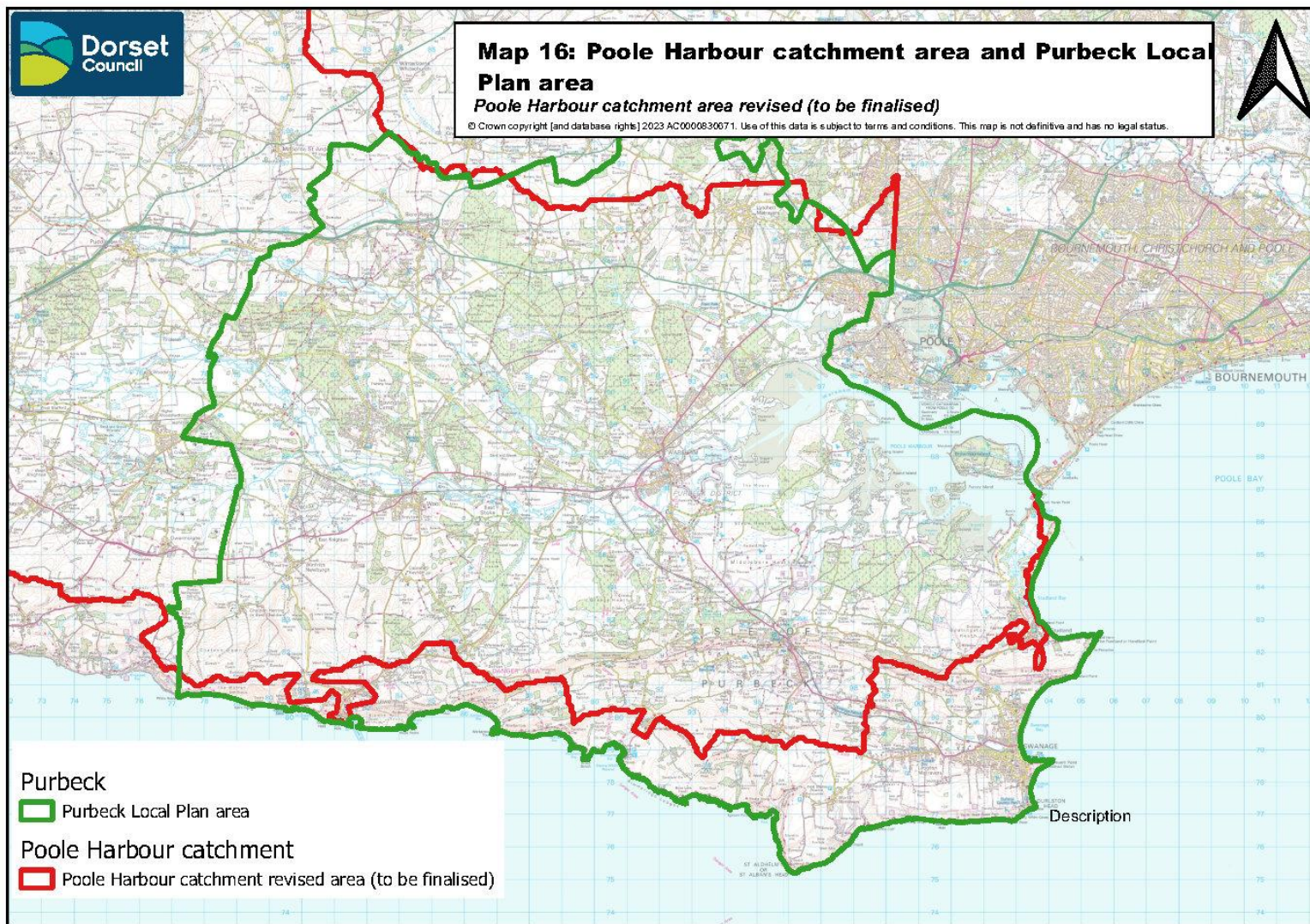
Map 13: Revised settlement and Green Belt boundaries for Wareham (Woodbine Cottage and Homelea)



Map 14: Revised Wareham Town Centre Area



Map 15: Proposed revision to Policy 16 (Wareham integrated health and social care) (60 homes)



Map 16: Poole Harbour catchment area and Purbeck Local Plan area

