

## Planning and Policy Meeting – Monday 19<sup>th</sup> September 2011

### Agenda Item 5)

#### Consultation on proposed changes to pre-submission Core Strategy

Purbeck District Council has recently launched a further round of consultation in respect of the Core Strategy. This principally relates to the amendments made to the document following the last consultation exercise in December 2010. Copies of the principal extracts relevant to Swanage are attached to this report. The full document extends to 154 pages and is available either at the Town Hall or online at

[www.dorsetforyou.com/ProposedChanges/Purbeck](http://www.dorsetforyou.com/ProposedChanges/Purbeck) Relevant extracts

When adopted, the Core Strategy will replace the Local Plan as the principal planning framework document for the Purbeck district until 2027. It is important to remember that although attention has understandably focused on the level of housing planned for the district, the document contains a wide range of policies which ‘set out the strategy for the delivery of development and supporting infrastructure in Purbeck’ over the next 15-16 years.

Although the Town Council has agreed to work with the District Council to develop an Area Action/Neighbourhood Plan for Swanage, this will have to be consistent with the policies contained in the Core Strategy. For example, it is the Core Strategy that will determine the number of new houses to be built in Swanage and Purbeck, not the Area Action/Neighbourhood Plan.

It is important that the Town Council considers the amendments carefully as it has applied to be represented in person at the public examination of the plan. Therefore, a table below has been provided to summarise the amendments that have been made that are relevant to the objections that the Town Council lodged last December. Any objections that the Council wishes to see progress to the public examination need not be repeated through this consultation.

In addition to the amendments listed in the table below a significant change has been made to Policy SE in relation to the potential re-opening of the former Grammar School as a free school, and associated development. This can be found on page 70. The Town Council should consider whether it has any comment to make on the policy in respect of the school and associated market/affordable housing.

<b>Policy/ Paragraph No.</b>	<b>Subject</b>	<b>Summary of STC response December 2010</b>	<b>Relevant revisions to Core Strategy</b>
HS	Housing numbers	Proposals for 900+ houses, including 200 dwelling settlement extension(s), are incompatible with policies CO (Countryside) and LHH	No relevant amendment.

		(Landscape, Historic Environment and Heritage).	
HS	Housing numbers	Proposals for large number of new dwellings within the settlement boundary threatens the character of the town. Houses in Large Gardens policy should be retained.	No significant amendment. It has been explained that the Houses in Large Gardens Policy has been superseded by the townscape character assessment and that this could be strengthened through the Area Action/Neighbourhood Plan.
HS	Housing numbers	Consultation was flawed in respect of housing numbers and lack of option to object to settlement extensions.	No relevant amendment.
SE Para 7.5.10	Transport provision and housing numbers	Proposals to improve the Purbeck transport infrastructure will not adequately address increased congestion from additional housing in Swanage.	Amendment made to clarify schemes to be delivered through the Purbeck Transportation Strategy (see page 70).
SE Para 7.5.10	Housing numbers and natural habitats	Proposals for Suitable Alternative Natural Greenspaces (SANGs) are inadequate to meet the leisure demands from new residents of 900+ dwellings.	Proposals for SANGs clarified, together with method of delivery (see page 69).
SE Para 7.5.10	Employment	Proposals for employment should not focus solely on new jobs at the Prospect Business Park.	No relevant amendment (see page 69). However, paragraphs 6.7.3.1 and 6.7.4.1 discuss strengthening town centre retail development.
SE Para 7.5.10	Community/ Wet Weather Facility	Strategy should acknowledge the need for a wet weather facility in Swanage, possibly incorporating improved sporting facilities.	Policy SE and para 7.5.10 refer to possibility of additional sports and community facilities being provided as part of new housing development (pages 67, 69).
AH	Affordable housing	Object to method of delivery as part of market housing development. Focus should be on the redevelopment of sites in local authority ownership.	No relevant amendment.

E, IAT 8.18 and 8.22	Broadband	The introduction of superfast broadband should be recognised as being of strategic importance in the future development of the local economy.	References to high speed broadband have been incorporated into paragraphs 8.18.1 and 8.22.6 (see pages 99 and 104).
8.11.4	Allotments	The delivery of additional allotment plots should be incorporated in the strategy.	Additional reference to allotments incorporated in paragraphs 7.5.10 and 8.11.2.
FR 8.12	Risk from tidal surge flooding	The strategy should incorporate policy to address risk to Swanage of tidal surge flooding.	No relevant amendment. Matter could be considered in Area Action/Neighbourhood Plan.
SE, CE	Coastal erosion and impact on Swanage beach	Strategy needs to reflect the importance of protecting Swanage beach and seafront to the local economy.	Vision for South East Purbeck now contains a reference to the challenges of coastal erosion and that management will be in line with the Shoreline Management Plan (see page 64). The SMP proposals are 'hold the line' along Swanage seafront. This is another issue that can be further addressed through the Area Action/Neighbourhood Plan.

**Action Required:**

To consider whether the Town Council wishes to withdraw or amend any of its existing objections to the pre-submission Core Strategy, or add any new objection, in light of the changes made by Purbeck District Council.

Martin Ayres  
Town Clerk

September 2011