

**Christchurch Borough Council and East Dorset District Council
Local Plan Review
Regulation 18 'Main Issues' Consultation Response Schedule
July 2018**



Christchurch and East Dorset Councils Regulation 18 'Main Issues' Response Schedule

Introduction:

Consultation on the scope of the Christchurch and East Dorset Local Plan review as part of a 'Regulation 18' consultation stage was undertaken from September to November 2016. This response schedule deals with the 'main issues' arising from this Regulation 18 consultation and how they have informed the Local Plan reviews for Christchurch and East Dorset. This schedule should be read alongside the sites response schedule (published separately) which deals specifically with the consideration of sites that were submitted at the Regulation 18 stage. This main issues response schedule and the sites response schedule are published alongside the Christchurch Local Plan and East Dorset Local Plan 'Options' consultation undertaken from the 16th July to the 3rd September 2018.

Issue Raised	Officer Response
Plan Period	
<p>There is a need for the plan period to cover a minimum of 15 years post adoption.</p>	<p>The Christchurch and East Dorset Local Plans will cover a 20 year plan period from 2013 to 2033. Evidence studies prepared to inform the Local Plan (including shared studies with neighbouring authorities) cover the period to 2033.</p> <p>It is anticipated that the Christchurch and East Dorset Local Plans will be adopted by the end of 2019 which would leave 14 years remaining of the plan period post adoption.</p> <p>The NPPF states that<i>'Local Plans should be drawn up over an appropriate time scale, preferably a 15-year time horizon, take account of longer term requirements, and be kept up to date.'</i></p> <p>The councils consider the plan period and period remaining post adoption is appropriate. There is also a requirement to keep Local Plans up to date which will involve a review every five years which will be progressed with a further updated evidence base at this point.</p>

Christchurch and East Dorset Councils Regulation 18 'Main Issues' Response Schedule

Issue Raised	Officer Response
Consistency with National Policy	
<p>The Local Plan needs to take into account the proposed changes to the NPPF.</p>	<p>The Local Plan review is taking into account proposed changes to national policy and the NPPF, in particular the following:</p> <ul style="list-style-type: none"> • The latest government methodology for assessment of housing need is reflected in the Local Plan reviews. • Limited changes to the Green Belt to accommodate new housing are only being considered after exhausting all other reasonable alternatives. • The councils have examined how land within existing settlements can be optimised for higher densities. This has been reflected in a review of the Christchurch and East Dorset SHLAAs. This work enables a greater level of development to come forward in existing settlements commensurate with the settlement hierarchy prior to the consideration of Green Belt land. • The Local plan review will adopt the latest definition of affordable housing once the revised NPPF is finalised (anticipated later this year). • The NPPF maintains a focus on sustainable transport and this will be reflected in the Local Plan review. • The revised NPPF places greater focus on the consideration of viability at the Examination stage. The Local Plan reviews for Christchurch and East Dorset will be informed by plan wide viability work.
<p>Objectively assessed needs for housing should be based on the Governments methodology.</p>	<p>The objectively assessed housing needs for the Christchurch and East Dorset Local Plan review are based on the Government's latest methodology for assessing housing OAN.</p>

Christchurch and East Dorset Councils Regulation 18 'Main Issues' Response Schedule

Issue Raised	Officer Response
Local Government Review	
<p>Is it still appropriate to progress a Local Plan review in the light of Local Government Review?</p> <p>How will the Local Plan fit in to the LGR process?</p>	<p>In accordance with the NPPF it is important to have up to date plans in place based on the latest Government methodology for assessment of housing need and to respond to other changes in Government planning policy and legislation. The Councils also need to respond effectively to the need for economic growth and stability, and the growing need for adequate and affordable housing. It is also important to update Local Plan policies where the associated evidence base has been updated or changed. Therefore, it is important to progress Local Plan reviews for Christchurch and East Dorset.</p> <p>Prior to the anticipated formation of the new unitary authorities it has not yet been established how Local Plan preparation will progress. Therefore, at this stage it is appropriate to continue to progress Local Plans to ensure that up to date plans are maintained.</p>
Local Plan Review and Neighbourhood Plans	
<p>The Local Plan should be clear on the relationship to neighbourhood plans.</p>	<p>There are currently no neighbourhood plans being prepared in Christchurch or East Dorset. The Councils will work with neighbourhood planning groups as and where required to ensure consistency.</p>
Supplementary Planning Documents	
<p>There needs to be clarification on which SPDs will be updated and any new SPDs to be prepared to supplement policies in the Local Plan.</p>	<p>As part of the Local Plan review the Housing and Affordable Housing SPD will be updated. The Local Plan review will also identify where new SPDs are to be prepared such as in relation to heritage and conservation. There will also be an update to the East Dorset Countryside Design Summary which will become an SPD.</p>

Christchurch and East Dorset Councils Regulation 18 'Main Issues' Response Schedule

Issue Raised	Officer Response
Green Belt	
There is a need for development management policies associated with sites in the Waste Local Plan and for sites adjoining the airport.	The Local Plan review will include a comprehensive revised suite of Green Belt development management policies to supplement the NPPF. For the Christchurch and East Dorset Local Plans section 4 will include a new suite of Green Belt policies.
The existing Green Belt boundaries in Sturminster Marshall should be retained.	The East Dorset Local Plan review housing strategy is based on the latest government methodology for assessment of housing need. In order to meet this need over the plan period it has been necessary to identify 'areas of search' for new housing which would involve Green Belt release. The East Dorset Local Plan 'options' consultation will put forward options for limited Green Belt release informed by the councils' strategic Green Belt study. It is considered appropriate to consider limited Green Belt release at Sturminster Newton to allow for new housing which will help the sustainability of the settlement and support local services.
Housing	
Duty to Co-operate: The Councils will need to work with neighbouring authorities to ensure wider housing needs are met. This needs to take into account that the New Forest District Council and New Forest National Park Authority are not able to meet their full objectively assessed housing needs.	As part of the Local Plan review process, the councils are working closely with neighbouring authorities as part of the Duty to Co-operate. This includes working closely with neighbouring authorities that form part of the Eastern Dorset Housing Market area and the New Forest District Council and National Park Authority.
How will the Local Plan deal with the shortfall in housing delivery based on the requirements for Christchurch and East Dorset set out in the adopted Core Strategy?	The Local Plan review plan period is from 2013 – 2033. The housing strategy options in the Christchurch and East Dorset Local Plan review will take account of the shortfall in provision against the annual Core Strategy housing target.
Settlement Hierarchy: There is a need for small scale development in rural areas for sustainability.	The housing strategy proposed through the Local Plan review involves new development in rural areas to assist their sustainability and appropriate to their status in the settlement hierarchy.
Settlement Hierarchy: The Local Plan development strategy should not result in the over development of less constrained settlements.	The Local Plan reviews for Christchurch and East Dorset will put forward a development strategy in accordance with the settlement hierarchy and the sustainable location of development in accordance

Christchurch and East Dorset Councils Regulation 18 'Main Issues' Response Schedule

Issue Raised	Officer Response
	with national policy. The level of new development will be dependent on the status of the settlement in the hierarchy, infrastructure requirements and other constraints.
There should be limited development in the AONB but there needs to be provision of affordable housing to address local needs.	The East Dorset Local Plan review proposed housing strategy will consider smaller scale development in rural areas including within the AONB to enhance the sustainability of these settlements and to deliver affordable housing.
<p>Delivery of Affordable Housing: How will Councils deliver their targets for affordable housing with the Government's threshold of 10 for when provision is required?</p>	The Christchurch and East Dorset Local Plan reviews set out an overarching target for affordable housing of 35% of all new housing development. It is intended that this will be achieved through the affordable housing policies that seeks 50% affordable housing on greenfield sites and 40% on all other sites. The Local Plan review process also includes a review of the existing SHLAA sites to determine the size of sites coming forward and ability to meet the affordable housing target.
The absolute need for affordable housing should be met in Christchurch and East Dorset.	The Councils establish affordable housing need through the preparation of the strategic housing market assessment for the Eastern Dorset SHMA which identifies district level affordable housing requirements. As set out in the SHMA, it is not appropriate to meet the absolute need for affordable housing as this would undermine the private rented sector.
<p>Affordable Housing Definition: The Local Plan definition of affordable housing needs to be updated and include the provision of starter homes.</p>	The revised NPPF proposes an update to the definition of Affordable housing which is reflected in the Local Plan review.
<p>Affordable Housing: There should be housing needs surveys prepared for the whole of the plan area.</p>	The preparation of housing needs surveys is driven by parish councils where there is a specific need and rural exception sites are being considered. On a strategic level district and borough wide affordable housing need is identified through the strategic housing market assessment.
The Local Plan affordable housing exception policy should include the provision of market housing.	The Local Plan review includes a definition of affordable housing taken from the existing NPPF but also makes reference to the proposed definition in the revised NPPF which has been the subject of

Christchurch and East Dorset Councils Regulation 18 'Main Issues' Response Schedule

Issue Raised	Officer Response
	consultation. Once the revised NPPF is published the councils will adopt the latest definition through the Local Plan reviews.
There is a need for a new housing policy to deal with the accommodation needs of the elderly.	The Christchurch and East Dorset Local Plan reviews will address this issue through a development management criteria based policy for elderly person's accommodation. (Policy 4.21)
There should not be significant further housing development in Wimborne in addition to what is already planned for through the Core Strategy.	The East Dorset Local Plan review housing strategy aims to meet the objectively assessed housing need for the district. In Wimborne, this does not currently include new housing allocations over and above what is currently allocated in the Core Strategy.
The level of future development in Furzehill should be appropriate to its status in the existing settlement hierarchy.	The site of the former council offices at Furzehill will be redeveloped in accordance with the Core Strategy policy which is carried forward through the Local Plan review (Policy 5.32). The Local Plan review will also make some minor amendments to the village settlement envelope which will enable some limited development in accordance with the status of Furzehill in the settlement hierarchy.
Site options should be identified which are accessible by public transport and other sustainable modes of transport.	The Local Plan reviews for Christchurch and East Dorset seek to focus development within and adjacent to main settlements which are accessible by public transport and other sustainable modes of transport.
Infrastructure Provision	
The strategy for the provision of infrastructure needs to be updated to take into account the impacts of the proposed development strategy and the need for schools, transport, healthcare, sports facilities, community and green infrastructure.	Christchurch and East Dorset Councils will be preparing updated Infrastructure Delivery Plans (to be published at the Pre Submission Stage) which identify the full range of infrastructure required to support new development within the plan areas over the plan period.
Duty to Co-operate: Working with neighbouring authorities cross boundary requirements for infrastructure should be identified and a strategic approach adopted for the provision of transport, education and health infrastructure.	As part of the Duty to Co-operate the councils are working closely with neighbouring authorities regarding the identification of needs and delivery of cross boundary infrastructure.
The Local Plan needs to include the provision of a Christchurch relief road.	The Christchurch Local Plan review Vision will maintain a reference to maintaining an aspiration for delivery of a Christchurch relief road. However, this will not be included as a specific plan for delivery as it is currently undeliverable because there is no ecologically acceptable

Christchurch and East Dorset Councils Regulation 18 'Main Issues' Response Schedule

Issue Raised	Officer Response
	alignment for the road and it is financially undeliverable.
There is a need to assess the impact of Local Plan development proposals on the A31T / also the need to assess the impact of development proposals more generally.	The impact of development proposals in the Local Plan review will be tested through a combination of the South East Dorset Multi Modal Transport Study, A348 Route Corridor Study and site specific transport assessments.
There is an increased impact from population increase on postal service infrastructure requirements.	Through the Local Plan review process the councils will engage with the postal service to determine future infrastructure requirements.
Wessex Water will need to be engaged at allocation / master planning stage to determine infrastructure improvements i.e. water and sewerage services.	Christchurch and East Dorset Councils will engage with all utility providers through the Local Plan review process and particularly at the detailed allocation stage to determine infrastructure requirements and delivery of new infrastructure where required.
Environment	
The existing designation of Areas of Great Landscape Value should be retained.	<p>The adopted Core Strategy maintains Areas of Great Landscape Value in East Dorset. However, this local designation has not been carried forward in this draft local plan review. Government policy has moved away from local designations where there is other policy protection.</p> <p>Sites within these existing designated areas can be protected where appropriate by criteria based policies in this plan for design, and landscape. Much of the AGLV is also within the Green Belt which is afforded protection by Green Belt policies and therefore there is no need for the AGLV designation in addition.</p>
There needs to be delivery of sufficient heathland mitigation for planned development in the Local Plan.	The Key strategies of the Christchurch and East Dorset Local Plans contain a strategic approach to the delivery of heathland mitigation to ensure that sufficient mitigation is provided in step with residential development over the plan period (Policy 3.5). The councils have formulated this strategic approach with Natural England.
A strategic approach should be taken to heathland creation linked to the NPPF.	Through an update to Core Strategy Policy ME1 (Policy 4.1) includes ecological networks mapping which includes proposed new areas that will involve heathland creation. The councils will work closely with Natural England through the Local Plan review process regarding

Christchurch and East Dorset Councils Regulation 18 'Main Issues' Response Schedule

Issue Raised	Officer Response
	more detailed proposals.
Habitat, heathland and woodland restoration areas need to be defined.	Through an update to Core Strategy Policy ME1 (Policy 4.1) includes ecological networks mapping which includes proposed new areas that will involve heathland creation. The councils will work closely with Natural England through the Local Plan review regarding more detailed proposals.
The Local Nature Partnership needs to be recognised as a key stakeholder in the Local Plan review.	The Local Nature Partnership is a key stakeholder for the Local Plan reviews.
In accordance with the Duty to Co-operate a cross boundary approach should be taken toward biodiversity matters.	In accordance with the Duty to Co-operate Christchurch and East Dorset Councils are working closely with neighbouring authorities on cross boundary matters which include biodiversity.
Trees and woodlands should be a topic area for the local plan. Protection of ancient woodland needs to be better addressed through the Local Plan.	This is an important topic area that is addressed through the Landscape, Design and Open Spaces chapters of the Local Plan reviews.
Ecological assessments should be undertaken for all prospective housing allocations.	Through the process of preparing the Local Plan review ecological assessments will be undertaken as appropriate in relation to proposed allocations.
Designated landscapes and the AONB should be a key topic area to ensure an appropriate suite of development management policies.	Designated landscapes and the AONB is a key topic area that is addressed through the Landscape, Design and Open Spaces chapters of the Local Plan reviews.
There is a need for a light pollution and artificial lighting policy in the Local Plan.	This is most relevant for rural areas of East Dorset and settlements within the AONB. As part of the East Dorset Local Plan review a policy will be included in the heritage and conservation section to address this issue (Policy 4.28).
There needs to be identification of land that could contribute to coherent ecological networks and SANG provision.	As part of the review of Core Strategy Policy ME1 (Policy 4.1) updated Ecological networks mapping has been provided. Areas identified on the Potential Dorset Ecological Network mapping accompanying the updated policy will also help target where the best of most effective enhancements to the ecological network could be made.
An updated Strategic Flood Risk Assessment is required to assess	Christchurch and East Dorset Councils have prepared an updated

Christchurch and East Dorset Councils Regulation 18 'Main Issues' Response Schedule

Issue Raised	Officer Response
sites in floodrisk affected areas.	strategic flood risk assessment which is informing the preparation of the Local Plan review.
The Infrastructure Development Plan needs to be updated in terms of floodrisk infrastructure with funding identified.	The Local Plan review will involve an update to the infrastructure delivery plans for Christchurch and East Dorset which will be published at the Pre Submission consultation stage.
The Local Plan needs to take account of the proposed SPA in the Christchurch coastal area.	The Council is aware of this proposed designation and this will be taken into account through the preparation of the Local Plan reviews.
The Councils need to take account of the water framework directive and the impact on the River Avon.	This is an issue that may affect specific parts of the plan area, including Alderholt. The Council will work with Natural England regarding appropriate mitigation measures. Through discussion with Natural England this is not considered to be a significant issue in Christchurch.
Heritage and Conservation	
The historic environment needs to be identified as a separate topic area in the Local Plan review.	Through the Local Plan review this is addressed through a suite of development management policies dealing with Heritage and Conservation. The process of identifying areas potentially suitable for development is also considering heritage and conservation issues.
Local lists of heritage assets should form part of the Local Plan review.	As part of the heritage strategy, the Local Plan review takes into account the Dorset Historic Environment Record (HER) (which is held and maintained by Dorset County Council's Historic Environment Team). The HER is a record of all aspects of the historic environment in the county and informs the planning and management of the historic environment.
A national and local list of designated parks and gardens should form part of the evidence base for the Local Plan review.	The councils hold data regarding designated parks and gardens which will be updated through the Local Plan review process.
The Local Plan needs to consider a list of non-designated heritage assets.	As part of the heritage strategy, the Local Plan review takes into account the Dorset Historic Environment Record (HER) (which is held and maintained by Dorset County Council's Historic Environment Team). The HER is a record of all aspects of the historic environment

Christchurch and East Dorset Councils Regulation 18 'Main Issues' Response Schedule

Issue Raised	Officer Response
	in the county and informs the planning and management of the historic environment.
Economy	
There is a surplus of employment land so can consider the release of employment sites for other uses.	Updates to the 2016 Workspace Strategy will confirm future requirements for employment land over the plan period. The Local Plan review will consider the potential release of employment land for alternative uses such as residential where it does not prejudice the councils' ability to meet future needs for employment land or adversely affect the local economy. In the Christchurch Local Plan review 'areas of search' have been identified for potential new housing development which do consider the potential change of use of existing employment land in order to better address local housing need.
There is a need to maximise the opportunity for job creation and high value employment sectors.	The Local Plan seeks to achieve this with an employment hierarchy policy and the allocation of suitable sites with the necessary locational characteristics to attract inward investment from high value sectors.
There is a need to provide a range of employment opportunities on strategic employment sites and town centre sites.	The Local Plan reviews through the Key Strategy policies, employment allocations and employment land hierarchies seek to achieve a range of employment investment to deliver a range of employment opportunities.
There is a need for investment in skills and training programmes.	This is an important issue that the councils will address with economic development teams and through work with the Dorset Local Enterprise Partnership.
The Local Plan needs to make land available for waste uses when assessing the overall need for employment land.	The Councils are working closely with the DCC Waste planning team to ensure that the employment land requirements identified in the Workspace Strategy (and subsequent updates) can be delivered in addition to the delivery of waste facilities. In some cases it may be possible to accommodate some waste uses on employment sites where it does not prejudice the delivery of sufficient employment land to meet plan requirements or otherwise adversely affect the market attractiveness of sites for employment uses.
Community Facilities	

Christchurch and East Dorset Councils Regulation 18 'Main Issues' Response Schedule

Issue Raised	Officer Response
There is a need to review recreational space and open space provision for all the settlements.	The Christchurch and East Dorset Local Plan reviews include an updated open space policy (Policy 4.29 CBC / Policy 4.30 EDDC) to ensure that new development contributes toward open space requirements in the Borough and District. Options for new residential allocations will also need to provide for open space to address increased local requirements. The Councils open space study remains a robust assessment of existing provision and future requirements.
There is a need for an updated playing pitch strategy to inform the Local Plan review.	Christchurch and East Dorset Councils do not currently have a playing pitch strategy but currently exploring options to prepare joint strategies with neighbouring authorities.
Cultural and community facilities should be provided and protected to ensure local needs are met. A policy approach is required to protect against loss.	The Local Plan reviews for Christchurch and East Dorset will set out a policy in the Key Strategy regarding provision and protection of community facilities across the plan areas (Policy 3.14).
The Local Plan needs to address the needs for cemetery provision.	<p>Christchurch Borough Council is the burial authority for Christchurch Borough and therefore the Christchurch Local Plan review will address future requirements for cemetery provision over the plan period.</p> <p>In East Dorset future cemetery provision will be co-ordinated by parish and town councils and will not need to be addressed through the East Dorset Local Plan. The Council will continue to work closely with parish and town councils to ensure sufficient land is identified for cemetery provision to meet future needs.</p>
Minerals and Waste	
The Local Plan needs to include the topic of Minerals and Safeguarding – to ensure no conflict with minerals safeguarded land and future development. (Policy in the adopted Minerals Core Strategy, 2014).	Christchurch and East Dorset Councils will work closely with the minerals and waste planning team through the production of the Local Plan reviews to avoid conflict between proposed allocations and minerals safeguarded land.
The Local Plan need to take account of employment opportunities at mineral extraction sites and waste disposal / transfer sites.	The Councils recognise the benefits of employment opportunities generated at mineral extraction sites and waste disposal / transfer sites and the potential benefit to the local economy. The Local Plan

Christchurch and East Dorset Councils Regulation 18 'Main Issues' Response Schedule

Issue Raised	Officer Response
	review will consider how the future need for B1, B2 and B8 employment uses will be met alongside other employment generating uses.
Adopted Core Strategy Policies	
Core Strategy Vision: <ul style="list-style-type: none"> - Is it realistic that the vision refers to improving public transport services in East Dorset? 	The Local Plan reviews of Christchurch and East Dorset contain visions which seek to locate development in accessible locations accessible by sustainable modes of transport. Where possible the councils will work with public transport providers to improve services.
Policy KS3 Green Belt: <ul style="list-style-type: none"> - Policy should be amended to reflect all the 5 purposes of the Green Belt and to reflect the duty to enhance the beneficial use of the Green Belt. 	This Key Strategy strategic Green Belt policy has been updated for the Christchurch and East Dorset Local Plan reviews which are consistent with the NPPF (Policy 3.3). The Local Plan reviews will also contain a new suite of Green Belt development management policies.
Policy KS9 Transport Strategy and Prime Transport Corridors: <ul style="list-style-type: none"> - Under the Duty to Co-operate there is a need to co-ordinate cross boundary transport improvements such as the cycle way from Verwood to Bournemouth Airport. 	Christchurch and East Dorset Councils will be working with neighbouring authorities and the current highway authorities regarding cross boundary delivery of transport improvements. An update to the South East Dorset Multi Modal Transport Study and A348 Route Corridor study are currently being progressed which will inform the Local Plan review process.
Policy KS11 Transport and Development: <ul style="list-style-type: none"> - There is a need for updated transport modelling work to inform the Local Plan Review. 	An update to the South East Dorset Multi Modal Transport Study and A348 Route Corridor study are currently being progressed which will inform the Local Plan review process. Additionally, where appropriate transport assessments are being undertaken for site proposals being considered in through the Local Plan review.
Policy KS12 Parking Provision: <ul style="list-style-type: none"> - Parking provision should reflect what is needed and not result in under provision. 	The Local Plan review Key strategy policy approach for parking is based on the DCC parking study which bases parking provision on assessed need to avoid under provision (Policy 3.13).
Policy WMC1 Wimborne Minster Town Centre Vision / Policy WMC4 The Allendale Area of Potential Change, Wimborne:	Policy WMC4 of the adopted Core Strategy will not be taken forward through the Local Plan review as there is now no intention for East Dorset District Council to implement this policy. As a result of local government review this policy option is no longer being progressed.

Christchurch and East Dorset Councils Regulation 18 'Main Issues' Response Schedule

Issue Raised	Officer Response
<ul style="list-style-type: none"> - The detailed design brief for the redevelopment of the Allendale Area and other parts of Wimborne Town centre should ensure <ul style="list-style-type: none"> o enhancement of the setting of the River Allen and its biodiversity interest (BAP habitat, ME1) o reduced light pollution impact including plane polarised light. 	
<p>Policy HE1 Valuing and Conserving our Historic Environment:</p> <ul style="list-style-type: none"> - Where they do not already exist, criteria should be established for the Dorset Historic Environment Record, Conservation Area appraisals (why should these change from when they were designated?) and the Local List. 	<p>Policy HE1 does not refer to the process of the preparation of conservation area appraisals and management plans (where they do not currently exist). The preparation of conservation area appraisals does not require criteria within a Local Plan review policy.</p>
<p>Policy HE2 Design and New Development:</p> <ul style="list-style-type: none"> - Where they do not exist, criteria should be established for the Countryside Design Summary and Urban Design Guide. There should be guidance for the design and layout of new commercial and industrial development. 	<p>The Local Plan review update to Policy HE2 refers to the Countryside Design Summary which will inform design in rural areas (Policy 4.27).</p>
<p>Policy HE3 Landscape Quality:</p> <ul style="list-style-type: none"> - The East Dorset Landscape Character Assessment (2008) should be used to inform development management policies. 	<p>The East Dorset Landscape Character Assessment (2008) forms a key part of the evidence base that will inform development management decisions alongside the Landscape Quality and Character policy in the Local Plan review.</p>
<p>Policy HE4 Open Space Provision:</p> <ul style="list-style-type: none"> - Future open space provision should be based on the increased needs 	<p>The Christchurch and East Dorset Local Plan reviews include an updated open space policy (Policy 4.29 CBC / Policy 4.30 EDDC) to ensure that new development contributes toward open space requirements in the Borough and district. Options for new residential allocations will also need to provide for open space to address increased local requirements. The Councils open space study remains a robust assessment of existing provision and future requirements.</p>
<p>Policy ME1 Safeguarding Biodiversity and Geodiversity:</p>	<p>This policy has been updated through the Christchurch and East</p>

Christchurch and East Dorset Councils Regulation 18 'Main Issues' Response Schedule

Issue Raised	Officer Response
<ul style="list-style-type: none"> - This policy should be updated to reflect the biodiversity appraisal process and requirements for biodiversity management plan. - How will the councils deliver meet targets for the maintenance, restoration and recreation of priority habitats / species and linking habitats to create more coherent ecological networks resilient to climate change? - Dorset nature map need to be updated and ecological network mapping provided. 	<p>Dorset Local Plan (Policy 4.1) reviews to reflect the biodiversity appraisal process which includes the requirement for biodiversity management plans.</p> <p>The Local Plan reviews will include updated Dorset Ecological Mapping which will assist in the location and design of new development and any accompanying habitat protection, restoration and creation. Areas identified on the Potential Dorset Ecological Network mapping will also help target where the best of most effective enhancements to the ecological network could be made. The councils will work closely with Natural England and neighbouring authorities regarding the delivery of these enhancements.</p> <p>This has been updated for the purposes of the Christchurch and East Dorset Local Plan reviews.</p>
<p>Policy ME2 Protection of the Dorset Heathlands:</p> <ul style="list-style-type: none"> - SANG Guidelines (Appendix 5) deal with the establishment of SANGs: Guideline 11 requires SANGs to be perceived as natural spaces without intrusive artificial structures. This requirement should be maintained throughout the life of the development so that policy is in place to retain the setting of the SANG and preclude new intrusive development as demand grows for more and more building land. 	<p>As part of the Local Plan review process Natural England has been consulted regarding an update to Policy ME2 of the Core Strategy and the SANG guidelines (Policy 4.2). The SANG guidelines will be carried forward through the Local Plan reviews with minor updates made in consultation with Natural England.</p>
<p>Policy ME3 Sustainable Development Standards for New Development:</p> <ul style="list-style-type: none"> - There needs to be more clarity on soil carbon issues and what is required and why it is necessary. 	<p>The issue of soil disturbance and soil carbon is an issue that is addressed through the policy. The councils consider that there is sufficient detail in the policy to apply to development management (Local Plan review Policy 4.3).</p>
<p>Policy ME4 Renewable Energy Provision for Residential and Non – Residential Developments:</p> <ul style="list-style-type: none"> - The policy should not be too prescriptive on the types of 	<p>This policy has been updated for the purposes of the Local Plan reviews and the councils consider that it offers sufficient flexibility for a range of renewable energy options to be explored (Policy 4.4).</p>

Christchurch and East Dorset Councils Regulation 18 'Main Issues' Response Schedule

Issue Raised	Officer Response
<p>renewable energy provision that should be used in new development.</p>	
<p>Policy ME5 Sources of Renewable Energy:</p> <ul style="list-style-type: none"> - Further work needs to be done in relation to identifying suitable sites for renewable energy provision. 	<p>This policy will be carried forward through the Local Plan review process and the policy provides criteria when dealing with proposals for renewable energy facilities (Policy 4.5). The Local Plan reviews in themselves will not formulate a strategy for where renewable energy facilities will be provided. However, the Local Plan review update to this policy makes reference to the councils' landscape sensitivity assessment which will be used to inform potentially suitable locations for renewable energy facilities.</p>
<p>Policy ME6 Flood Management, Mitigation and Defence:</p> <ul style="list-style-type: none"> - The Local Plan review needs to reflect the latest SFRA and take into account the requirements of the Water Framework Directive, Stour Catchment Initiative and Forestry Commission's programme of grants for new native woodlands to hold water back in the catchment (Natural Flood Management). Water quality issues must be addressed as well as quantity. A revised policy must also set out responsibility for the design of SuDs and their maintenance. 	<p>The councils have prepared revised SFRAs which are referred to in the updated Local Plan review policy for both Christchurch and East Dorset (Policy 4.6).</p> <p>The Local Plan review process for Christchurch and East Dorset is considering the implications of the Water Framework Directive and the Stour Catchment Initiative.</p> <p>The Local Plan review policy sets out the approach to SuDS and that their design will need to be approved by the Lead Local Flood Authority (currently DCC) before construction can start. In addition, the design, construction, operation and maintenance of sustainable drainage systems must meet national standards. The revised NPPF states that maintenance arrangements for SuDs need to be agreed with the developer and this would be agreed as part of the development management process.</p>
Saved East Dorset Local Plan Policies (2002)	
<p>WENV4: Development should be sited and designed to protect or enhance the visual and physical quality and natural history interest of rivers or their tributaries, and their landscape settings.</p>	<p>It is not proposed to carry forward this policy through the Local Plan review as it is considered that national policy and the suite of Local Plan review policies dealing with the environment and landscape are</p>

Christchurch and East Dorset Councils Regulation 18 'Main Issues' Response Schedule

Issue Raised	Officer Response
<ul style="list-style-type: none"> - An update to this saved policy should be informed by the Water Framework Directive and the Stour Catchment Initiative. 	sufficient.
<p>CSIDE 7: Locational and boundary treatment required for open sport, recreation and allotment uses in the open countryside.</p> <ul style="list-style-type: none"> - Policy should be maintained. 	It is not proposed to carry forward this policy through the Local Plan review as a specific policy is not needed to deal with these issues which can be dealt with as a matter of course through the development management process.
<p>CSIDE 8: Criteria for the control of the use of land and development of buildings for equestrian uses.</p> <ul style="list-style-type: none"> - Policy should be retained. 	It is not proposed to carry forward this policy through the Local Plan review as a specific policy is not needed to deal with these issues which can be dealt with as a matter of course through the development management process.
<p>GB3: Criteria for extensions to dwellings in the Green Belt.</p> <ul style="list-style-type: none"> - Policy should be retained. 	The Local Plan reviews for Christchurch and East Dorset include an updated suite of development management policies for Green Belt which update saved policies from the Christchurch and East Dorset Local Plans.
<p>GB5: Criteria to avoid abuse of agricultural buildings in the Green Belt.</p> <ul style="list-style-type: none"> - Policy should be retained. 	The Local Plan reviews for Christchurch and East Dorset include an updated suite of development management policies for Green Belt which update saved policies from the Christchurch and East Dorset Local Plans.
<p>GB6: Criteria to avoid abuse of agricultural buildings in the Green Belt.</p> <ul style="list-style-type: none"> - Policy should be retained. 	The Local Plan reviews for Christchurch and East Dorset include an updated suite of development management policies for Green Belt which update saved policies from the Christchurch and East Dorset Local Plans.
<p>LTDEV1: Criteria for external lighting on developments:</p> <ul style="list-style-type: none"> - To be updated to comply with current legislation as detailed in ETAG Light Pollution document submitted for Core Strategy. SPD required to provide guidance for planners and developers. Quality of light, shielding from sensitive receptors, direction and only using where and when absolutely essential must be addressed. 	A new policy regarding criteria for external lighting on new developments is included in the design, landscape and open spaces section of the East Dorset Local Plan (Policy 4.28).
<p>TEDEV3: On sites of 0.5ha or more, the developer will be required to provide underground ducting to be used by service providers.</p> <ul style="list-style-type: none"> - Explore potential to design all services to be provided in single 	This saved policy will not be carried forward through the Local Plan review as it is not considered a policy is necessary. This issue would be dealt with as a matter of course through the development

Christchurch and East Dorset Councils Regulation 18 'Main Issues' Response Schedule

Issue Raised	Officer Response
run e.g. under pavements and not roads. DCC requirement?	management process.
<p>TODEV2: Criteria for the location of new and extended holiday caravan and tent sites.</p> <ul style="list-style-type: none"> - To be updated to reflect other policies in Core Strategy and SUDs requirement. 	The Local Plan reviews for Christchurch and East Dorset will include a criteria based policy for camping and caravan sites within the economy sections of the plans.
<p>DES2: Criteria for development to avoid unacceptable impacts from types of pollution.</p> <ul style="list-style-type: none"> - Policy should be retained. 	This policy has been reviewed and updated as part of the Local Plan review process for both the Christchurch and East Dorset Local Plan reviews (Policy 4.9).
<p>DES6: Landscaping schemes in rural areas and on the edge of settlements should be of indigenous species.</p> <ul style="list-style-type: none"> - Policy should be retained and updated. 	It is not proposed to retain this policy through the Local Plan review as this policy is considered not to be required and is too restrictive.
<p>DES7: Criteria controlling the loss of trees.</p> <ul style="list-style-type: none"> - Policy should be retained and applied to new neighbourhoods. 	The NPPF and Local Plan review policies within the Landscape, Design and Open Spaces section are considered sufficient to address this issue without retaining Policy DES7.
<p>DES11: Criteria for ensuring developments respect or enhance their surroundings.</p> <ul style="list-style-type: none"> - Policy should be retained. 	This policy is no longer required as it is considered that Local Plan review policies within the Landscape, Design and Open Spaces section are considered sufficient to address this issue.
<p>FWP1: Residential development proposal at Green Worlds, Ringwood Road, Ferndown.</p> <ul style="list-style-type: none"> - Allocation should be removed as area is largely wooded. 	This existing East Dorset Local Plan allocation has been updated through the Local Plan review and remains appropriate for residential development (Policy 5.13).
<p>FWP2: Industrial Development proposal on Ferndown Industrial Estate.</p> <ul style="list-style-type: none"> - Allocation policy should be updated and retained. 	The remainder of this allocation will come forward for employment development but it is not considered necessary to maintain the old Local Plan allocation which is out of date and the site is protected by existing employment policy.
<p>FWP10: Land East of Ford lane Ferndown, will be designated as a local nature reserve.</p> <ul style="list-style-type: none"> - Policy should be updated to reflect that the western sector of the SSSI is owned by the Erica Trust Ferndown Town Council and is being positively managed as restored heathland and wet woodland but the eastern sector remains in private ownership and is currently 	The policy is no longer necessary as this has already been designated as a local nature reserve as defined on the Local Plan policies map.

Christchurch and East Dorset Councils Regulation 18 'Main Issues' Response Schedule

Issue Raised	Officer Response
<p>unmanaged. Suggested wording: "Land to the east of Ford Lane Recreation ground, which forms part of the Parley Common Site of Special Scientific Interest will be used for nature conservation with low key public access as appropriate."</p>	
<p>FWP11: Land at Bracken Road, Ferndown will be used as public open space.</p> <ul style="list-style-type: none"> - Allocation for open space should not be implemented as there will be an adverse impact on biodiversity. 	<p>This allocation for open space will not be taken forward through the Local Plan review. There are onsite issues including contamination Asbestos contamination.</p>
<p>SL1: Land at the military testing ground, Boundary Lane, St Leonards may be used for employment uses.</p> <ul style="list-style-type: none"> - Mapping should be updated for this policy to address 400m exclusion zone. 	<p>It is not considered necessary to maintain this policy because there is a certificate of lawful use for employment relating to the existing buildings on the site. The original allocation was tightly drawn to these buildings and given the existing valid planning use there is no need for an allocation policy.</p>
<p>SL3: Sites in St Leonards could be restored to or recreated as areas of heathland.</p> <ul style="list-style-type: none"> - Policy should be updated and retained. 	<p>The Local Plan reviews will include updated Dorset Ecological Mapping which will assist in the location and design of new development and any accompanying habitat protection, restoration and creation. Areas identified on the Potential Dorset Ecological Network mapping will also help target where the best of most effective enhancements to the ecological network could be made. The councils will work closely with Natural England and neighbouring authorities regarding the delivery of these enhancements.</p>
<p>SL4: The majority of land at the military testing ground, St Leonards, will be used for nature conservation if the military use ceases.</p> <ul style="list-style-type: none"> - Policy should be retained. 	<p>This site is currently used by Qinetiq so the site is not currently in military use. Much of the site is covered by European designations which already provide a high level of protection for nature conservation. The site is also already maintained for nature conservation purposes in close association with Natural England. Due to the existing environmental designations and nature conservation management arrangements a Local Plan policy is not required.</p>
<p>SL6: Criteria for the improvement of facilities at Matchams Stadium, St Leonards</p> <ul style="list-style-type: none"> - Policy should be updated to refer to Natural England and 	<p>A proposed update to this policy has been prepared as part of the Local Plan review options consultation (Policy 5.27).</p>

Christchurch and East Dorset Councils Regulation 18 'Main Issues' Response Schedule

Issue Raised	Officer Response
to refer to Heathland policies.	
<p>WM3: Land adjacent to Fryer Field, West Moors, will be developed as public open space.</p> <ul style="list-style-type: none"> - Needs to be determine how this will be taken forward if still deliverable. 	This open space allocation has been updated and is included in the East Dorset Local Plan review section for West Moors.
<p>WM4: Land adjacent Oakhurst Road, West Moors, shall be used as public open space.</p> <ul style="list-style-type: none"> - Is this allocation still required as has been largely implemented. 	This area of open space will continue to be protected through the Local Plan review. However, the specific allocation policy is no longer required as the open space is now implemented.
<p>WIMCO9: Land east of Canford Bottom, Colehill; shall be used as a play area.</p> <ul style="list-style-type: none"> - Policy not considered deliverable. 	It is not intended to take this allocation forward through the East Dorset Local Plan review as local need in this area has largely been met through the By the Way site.
<p>WIMCO12: Protect public access rights to Cannon Hill Plantation, Colehill.</p> <ul style="list-style-type: none"> - Policy should be retained. 	This land is designated under the Countryside and Rights of Way Act so public access is protected and it is not considered necessary to retain this policy.
<p>SL3, V16 and V17 Heathland Restoration Policies:</p> <ul style="list-style-type: none"> - These policies should be delivered as part of the delivery of coherent ecological networks. 	The Local Plan reviews will include updated Dorset Ecological Mapping which will assist in the location and design of new development and any accompanying habitat protection, restoration and creation. Areas identified on the Potential Dorset Ecological Network mapping will also help target where the best of most effective enhancements to the ecological network could be made. The councils will work closely with Natural England and neighbouring authorities regarding the delivery of these enhancements.
<p>V18 Where land adjoining the Bugdens Copse and Meadows Site of Special Scientific Interest and the Site of Nature Conservation Interest is developed, secure fencing must be installed and no direct access will be allowed from adjoining developed sites into the woodland area.</p> <ul style="list-style-type: none"> - Should policy be retained as largely complete? 	This policy is no longer required and was not saved with the adoption of the Core Strategy in 2014.
<p>SM3: Land at Station Road, Sturminster Marshall, shall be developed as public open space for sports pitched.</p> <ul style="list-style-type: none"> - Implementation of the policy needs to be clarified. 	This policy has been carried forward through the Local Plan review within the Sturminster Marshall section of the East Dorset Local Plan review. However, there are potential housing options also being

Christchurch and East Dorset Councils Regulation 18 'Main Issues' Response Schedule

Issue Raised	Officer Response
	<p>considered in this settlement which would affect this existing open allocation. As part of the consideration of new housing options sufficient open space would need to be provided to meet the needs of the new development and potentially compensate for any loss of open space.</p>
<p>GB4: Land between High Street and Stewards Lane, Shapwick will be developed for public open space. - Policy should be maintained.</p>	<p>This open space allocation has been carried forward in the East Dorset Local Plan review.</p>