



# The BCP Local Development Scheme

Delivering our vision

**Bold ● Confident ● Proud**



# Introduction

1.1 Local planning authorities are required by the Planning and Compulsory Purchase Act 2004 (as amended) to publish and maintain a Local Development Scheme (LDS). The primary role of the LDS is to set out what documents will make up the development plan for the area and provide a timetable for their preparation.

1.2 Legislation states that a Local Development Scheme must specify:

- The Local Development Documents which are to be Development Plan Documents;
- The subject matter and geographical area to which each development plan document relates;
- The timetable for the preparation and revision of the Development Plan Documents;
- Which Development Plan Documents, if any, are to be prepared jointly with one or more other local planning authorities;
- Any matter or area in respect of which the authority has agreed (or proposes to agree) to the constitution of a joint committee (with other Local Planning Authorities); and
- The timetable for the preparation of the Authorities' monitoring reports.

1.3 The Planning Practice Guidance (PPG) requires the LDS to be kept up-to-date and be made publicly available, so that local communities and interested parties can keep track of the progress of development plan documents.

1.4 This LDS supersedes the Council's previous LDS published in 2019. The focus of this LDS is to provide an up-to-date timetable for the production of a new Local Plan for the Bournemouth, Christchurch and Poole area as the primary development plan document.



# Development Plan Documents

2.1 The Development Plan Documents for the BCP area currently consists of:

- Bournemouth Local Plan (saved policies) 2002
- Bournemouth Affordable Housing Development Plan Document 2009
- Bournemouth Core Strategy 2012
- Bournemouth Town Centre Area Action Plan 2013
- Christchurch Local Plan (saved policies) 2001
- East Dorset and Christchurch Local Plan Part 1: Core Strategy 2014
- Poole Local Plan 2018
- 'Made' Neighbourhood Plans (Broadstone, Poole Quay Forum and Boscombe and Pokesdown)
- The Bournemouth, Christchurch, Poole and Dorset Waste Plan (2019)
- The Bournemouth, Dorset and Poole Minerals Strategy and Minerals Sites Plan (2014)

2.2 In the future the Development Plan Documents for the BCP area will consist of:

- The BCP Local Plan
- 'Made' Neighbourhood Plans
- The Bournemouth, Christchurch, Poole and Dorset Waste Plan (2019)
- The Bournemouth, Dorset and Poole Minerals Strategy and Minerals Sites Plan (2014)

2.3 In addition to the development plan documents listed above, there are also other important documents that relate to the development plan, including;

- Community Infrastructure Levy Charging Schedule
- Statement of Community Involvement
- Supplementary Planning Documents
- Conservation Area Appraisals and Management Plans

2.4 These are not development plan documents and this is no requirement for these to be included within a LDS. However, some further information about each of these is provided so that interested parties are aware of the progress of these documents.





# The BCP Local Plan

## Introduction

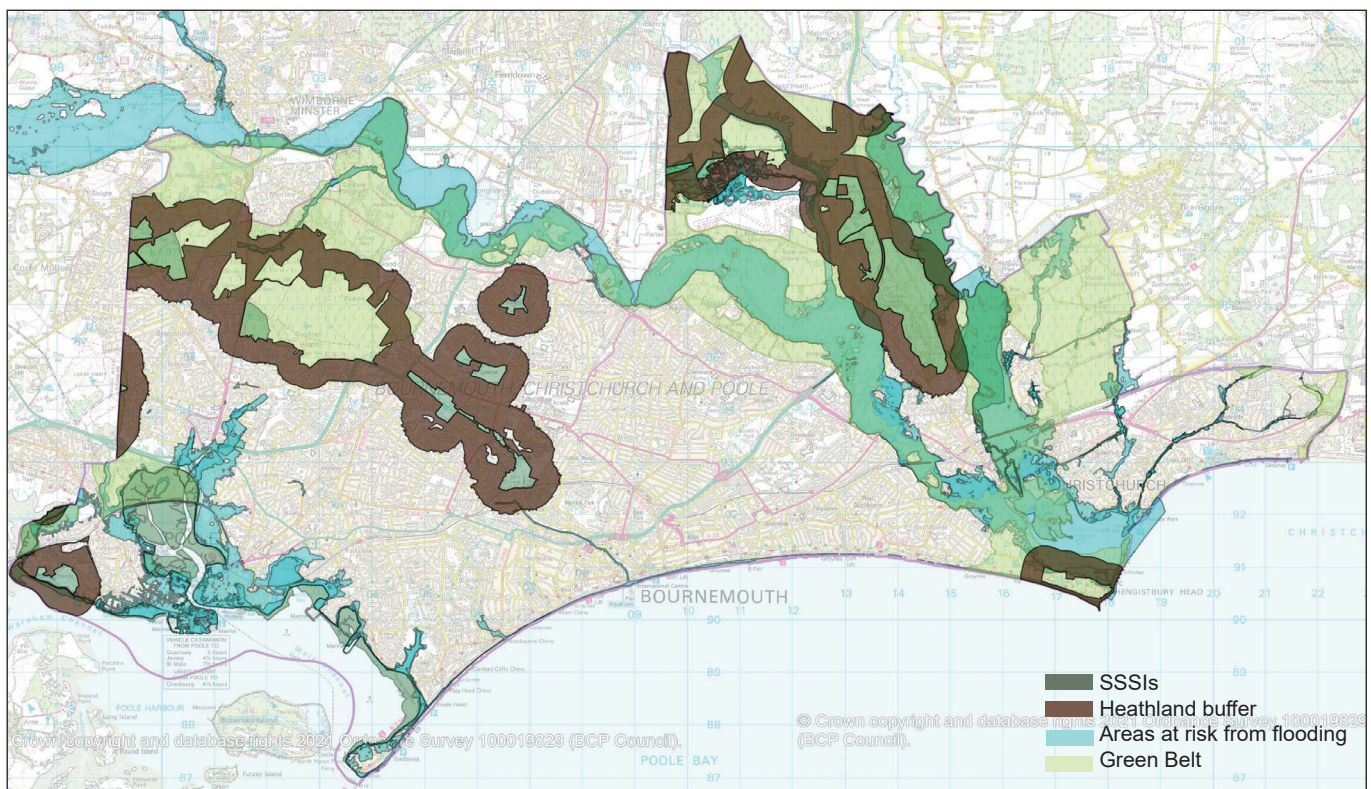
3.1 The BCP Local Plan is being produced to set a new overarching and cohesive development strategy for the BCP area. It will set out how much, where and what type of development will take place across our area, giving us control over development decisions. The Local Plan will be critical in helping to delivery the Council's Big Plan and will help us to raise the quality of development so we can achieve the placemaking objectives we aspire to within the BCP area.

3.2 The BCP Local Plan will cover the period 2023-2038 and, once adopted, will provide one up to date planning document that is based on up to date social, economic and environmental evidence, and is conformity with all recent new planning legislation, policy, guidance and relevant case law. As well as setting out our development strategy the Local Plan will provide policies by which to determine planning applications, and will allocate sites to guide new development.

3.3 The BCP Local Plan will cover the whole of the Bournemouth, Christchurch and Poole administrative area and will be produced by BCP Council.

3.4 Once adopted the BCP Local Plan will supersede:

- Bournemouth Local Plan (saved policies) 2002
- Bournemouth Affordable Housing Development Plan Document 2009
- Bournemouth Core Strategy 2012
- Bournemouth Town Centre Area Action Plan 2013
- Christchurch Local Plan (saved policies) 2001
- East Dorset and Christchurch Local Plan Part 1: Core Strategy 2014
- Poole Local Plan 2018



The BCP Council administrative area and key planning constraints

## Timetable

3.5 The preparation of the BCP Local Plan must follow the process set out in the Town and Country Planning Regulations and it must be consistent with the aims of the National Planning Policy Framework.

3.6 Work on the preparation of the BCP Local Plan commenced in 2019 when the Council undertook an Issues and Call for sites consultation. A further Issues and Options consultation was completed between January and March 2022 and engagement with service providers and the public continued during 2023.

3.7 In addition to these consultation exercises, a wide range of evidence has been prepared to ensure that the resulting Local Plan is evidence based and can be found sound once it reaches the examination stage.

3.8 There are four main remaining stages required to complete the Local Plan process.

- Publication of the draft BCP Local Plan (Regulation 19): The draft plan is published for further public participation before being submitted for Examination in Public. The regulations require a minimum period of publication of six weeks.
- Submission of the draft BCP Local Plan (Regulation 22): The draft plan which was published is submitted to the Secretary of State for examination.
- Examination in Public (Regulation 24): The plan will be tested by an Independent Inspector at examination who will test the plan for 'soundness' to ensure the Plan and its policies are justified in the context of national policy and based on robust evidence. The Inspector can make recommendations on possible amendments prior to adoption. Any modifications will be subject to further consultation.
- Plan adoption (Regulation 26): The plan is formally adopted by the Council

3.9 We propose the following timetable for the remaining stages of the Local Plan preparation

- January/February 2024 Draft Local Plan published (Reg 19)
- Spring 2024: Draft Local Plan submitted for examination (Reg 22)
- Remainder of 2024: Examination in public (Reg 24)
- Spring 2025: Adopt BCP Local Plan (Reg 26)







# Neighbourhood Plans

## Introduction

4.1 Neighbourhood Plans cover specific designated 'neighbourhood areas'. A parish council, town council or a designated neighbourhood forum can apply to have an area designated as a 'neighbourhood area' for the purpose of preparing a neighbourhood plan. Neighbourhood plans provide a specific strategy and/or set of policies for future development in the neighbourhood area.

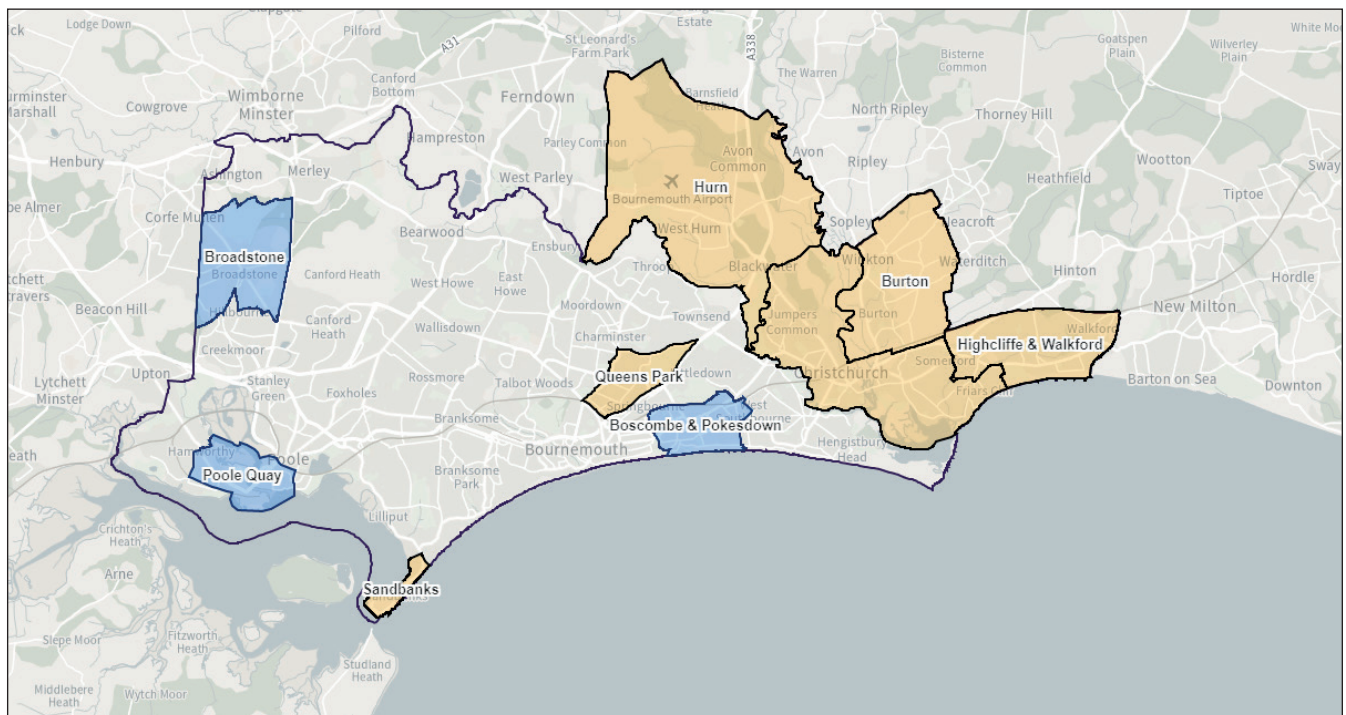
4.2 A neighbourhood plan must meet certain specified 'basic conditions'. These ensure plans contribute to the achievement of sustainable development, have regard to national policy and guidance and are in general conformity with adopted strategic local planning policies.

4.3 There are currently four made neighbourhood plans

- Broadstone (2018)
- Poole Quays Forum (2017)
- Boscombe and Pokesdown (2019)
- Highcliffe and Walkford (2022)

4.4 In addition, the following areas are working on preparing a neighbourhood Plan

- Christchurch Town Council
- Hurn
- Burton Parish
- Queen's Park and Charminster
- Sandbanks Peninsula



BCP neighbourhood areas



## Status

4.5 The preparation of Neighbourhood Plans must follow the process set out in Neighbourhood Planning (General) regulations 2012. The main stages of the Neighbourhood Plan process are:

- Publication of the draft Neighbourhood Plan (Regulation 14): The draft plan is published for consultation by the neighbourhood planning body.
- Submission of the Neighbourhood Plan (Regulation 16): The draft Neighbourhood plan is submitted to the local planning authority and is publicised for a minimum of 6 weeks.
- Examination (Regulation 18): The local authority appoint an independent examiner to consider that the neighbourhood plan meets the basic conditions and other requirements set out by law. The examiner will issue a report to confirm if the plan can proceed to referendum or if modifications are required.
- Referendum: People on the electoral register are entitled to vote on whether or not the neighbourhood plan should be used to help decide planning applications in the neighbourhood area.
- Plan is 'made': If successful at referendum the neighbourhood plan is formally made and becomes part of the development plan.

4.6 The status of each neighbourhood plan is set out below.

Plan area	Status
Broadstone	Made
Poole Quay Forum	Made
Boscombe	Made
Highcliffe and Walkford	Made
Hurn	Draft plan published (regulation 14)
Sandbanks	Draft plan published (regulation 14)
Christchurch Town	Formal designated as neighbourhood plan area (2021)
Burton Parish	Formal designated as neighbourhood plan area (2017)
Queens Park and Charminster	Formal designated as neighbourhood plan area (2018)





## Minerals and Waste Plans

5.1 The Bournemouth, Christchurch, Poole and Dorset Waste Plan (2019) identifies sites for new waste management facilities to meet the county's needs. It provides the policy framework for determining planning applications for waste management facilities up to 2033. This plan is currently up to date and will be reviewed after 5 years.

5.2 The Bournemouth, Dorset and Poole Minerals Strategy was adopted in 2014. A five year review was carried out in 2020, as required by the National Planning Policy Framework. The review concludes that while an update of the Strategy is not currently required, a further review is now required to ensure the strategy remains suitable.

5.3 Both the Waste Plan and Minerals Strategy and prepared jointly between Dorset Council and BCP Council to cover the administrative areas of both Council's.

## Other policy documents

### Community Infrastructure Levy Charging Schedule

6.1 The Community Infrastructure Levy (CIL) will sets out a charging schedule of tariffs to be applied to qualifying development in the BCP area. This will allow funding to be secured for infrastructure that is needed because of development in the area. The tariff is typically applied per m2 of net additional residential floorspace. The rate of the tariff has been determined by examining the ability of development to bear the charge without unduly affecting a development's viability.

6.2 The CIL charging schedule will be prepared by BCP Council to cover the administrative area of the Council.

6.3 The stages and the proposed timetable for the production of the CIL Charging is set out below and follows that of the proposed BCP Local Plan timetable.

January 2024: Consultation on Draft Charging Schedule (Reg 16)

Spring 2024: Draft Charging Schedule Submitted for examination (Reg 19)

Autumn 2024: Examination (Reg 21)

Spring 2025: Approval of the Charging Schedule (Reg 25)

## Statement of community involvement

6.4 The Statement of Community Involvement (SCI) was adopted in 2020. It sets out how the district council will consult on planning matters including the preparation of planning policy and the determination of planning applications. The Neighbourhood Planning Act 2017 introduced new requirements for the SCI and as such it is now a requirement to review the SCI every 5 years. The next review of the SCI is therefore due to take place in 2025.

## Supplementary Planning Documents

6.5 Supplementary Planning Documents (SPDs) are typically produced to provide more detailed guidance on how a particular policy (or policies) should be implemented. There are currently a number of Supplementary Planning Documents that relate to the legacy areas Local Plans. A full list of the existing SPDs is available on our website at [www.bcpccouncil.gov.uk/planningpolicy](http://www.bcpccouncil.gov.uk/planningpolicy). The SPDs required to support the BCP Local Plan will be reviewed as the Local Plan is developed.

## Authority monitoring report

7.1 The Council is required to produce an Authority Monitoring Report (AMR), setting out how it has monitored progress against key milestones in the programme of plan making, including how effective the programme has been. The AMR will also show how the Council has monitored the implementation of plan policies and will help to establish whether there is a need to revise the LDS. The AMR will be produced annually.