



# Local Development Scheme

May 2025

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# Introduction

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.
2. Legislation states that a Local Development Scheme must specify:
  - The Local Development Documents which are to be Development Plan Documents (Section 2);
  - The subject matter and geographical area to which each development plan document relates (Section 3);
  - The timetable for the preparation and revision of the Development Plan Documents (Section 4);
  - Which Development Plan Documents, if any, are to be prepared jointly with one or more other local planning authorities (Section 2);
  - 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) (not applicable); and
  - The timetable for the preparation of the Authorities' monitoring reports (section 5).
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.
4. This LDS supersedes the Council's previous draft LDS published in March 2025.

## Development Plan Documents

5. 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, Highcliffe and Walkford, Hurn, Sandbanks Peninsular 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)
6. 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)
7. In addition to the development plan documents, 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
8. These are not development plan documents and details about these various documents can be found separately on our website.

# Development Plan Document Details

9. This section sets out the subject matter and geographical area to which each development plan document relates.

## BCP Local Plan

10. Work on the preparation of a BCP Local Plan commenced in 2019 when the Council began consulting on issues and gathering evidence. A draft Local Plan was then submitted to the Secretary of State for examination in June 2024. The examining Inspectors undertook an initial examination stage considering the Duty to Cooperate, Legal Compliance and Housing Requirement in January 2025. The examining Inspectors identified substantive issues with regard to the Council's approach to the Duty to Cooperate and that Local Plan is recommended to be withdrawn.
11. It is a legal requirement to have an up to date Local Plan for our area and work must now commence on a new BCP Local Plan. The new BCP Local Plan will provide an overarching and cohesive development strategy for the whole of 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 has an important role in meeting the Council's corporate objectives and will help us to raise the quality of development so we can achieve the placemaking objectives we aspire to within the BCP area.
12. The BCP Local Plan will cover a 15 year period post adoption and, once adopted, will provide one up to date planning document that is based on up to date social, economic and environmental evidence. 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.
13. The BCP Local Plan will cover the whole of the Bournemouth, Christchurch and Poole administrative area and will be produced by BCP Council.
14. 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

15. The new Local Plan will be prepared under the revised plan-making system provided for under the Levelling Up and Regeneration Act 2023 (as soon as the relevant provisions are brought into force in 2025).
16. The indicative timetable for the new Local Plan is set out in Section 4 and is based on the requirements in the Levelling Up and Regeneration Act (LURA) to produce a Local Plan within 30 months. Much of the detail on the plan-making reforms is still to be published and confirmed. In the absence of these details the Planning Advisory Service has recommended using the details published under the 2023 consultation regarding the new system and this consultation has shaped the indicative timetable.
17. The indicative timetable for the new Local Plan includes 3 assessment points, called Gateways to check on progress and to help address issues early in the process. Planning Inspectors will likely be involved with at least 2 of these Gateway stages. The 30-month timeframe for plan preparation is triggered at Gateway 1.
18. Two formal stages of public consultation will be needed: visioning and strategy development (8 weeks) and response to a draft plan (6 weeks). However, in advance of these stages and Gateway 1, BCP Council intends to carry out early engagement to front load the process. This will assist local communities in having early understanding of and influence on the Plan.
19. The new Plan making process is expected to increase the use of digital tools and use of templates to support efficiencies and produce simpler, visual and accessible plans.
20. Currently all development plan documents are required to be subject to on-going Sustainability Appraisal which informs the content of the Local Plan. The Sustainability Appraisal must meet the requirements of United Kingdom regulations. As such, the Sustainability Appraisal and Strategic Environmental Assessment (SA/SEA) are an integral part of the Local Plan preparation process. As part of the planning reforms it is proposed that the Sustainability Appraisal process will be replaced by an Environmental Outcomes Report. Further details on the new process are yet to be released. The Sustainability Appraisal process

or Environmental Outcomes process will take place alongside the Local Plan and the relevant reports will be made available at the various stages of plan preparation.

## Neighbourhood Plans

21. Neighbourhood Plan 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. The content and scope of the plans can vary from place to place.
22. Neighbourhood plans 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.
23. There are currently six made neighbourhood plans in the BCP area.
  - Broadstone (2018)
  - Poole Quays Forum (2017)
  - Boscombe and Pokesdown (2019)
  - Highcliffe and Walkford (2023)
  - Sandbanks Peninsula (2024)
  - Hurn (2024)
24. In addition, preparation on neighbourhood plans have been progressing in the following areas:
  - Christchurch Town
  - Burton and Winkton
  - Queen's Park and Charminster
25. East Cliff and Springbourne and Lilliput are also in the process of establishing a neighbourhood area.
26. The geographical scope and where known the subject matter of the neighbourhood plan areas can be viewed on our website [Neighbourhood Planning | BCP](#).

## Minerals and waste plans

24. 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 now five years old and is in need of review.
25. 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 further work is needed to ensure the strategy remains suitable.
26. Both the Waste Plan and Minerals Strategy were prepared jointly between Dorset Council and BCP Council to cover the administrative areas of both Councils. BCP and Dorset Councils are continuing to work together on minerals and waste issues.
27. Dorset Council have set out that they aim to integrate the currently separate minerals and waste plans into a single document, to establish a strategic approach and set out the appropriate policy structure and site allocations to maintain a steady and appropriate supply of minerals to meet identified need. It will also establish the strategic approach and appropriate policy basis and site allocations to manage waste. The Plan will be taken forward as a new-style local plan. Once adopted, it is anticipated that the Minerals and Waste Plan will supersede the Minerals Strategy (2014), the Bournemouth, Christchurch, Poole and Dorset Mineral Sites Plan (2019) and the Bournemouth, Christchurch, Poole and Dorset Waste Plan (2019).



## Timelines

27. The timetable for the new BCP Local Plan is set out below and noted above. Adoption is anticipated by the end of 2028.
28. 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.
29. Burton and Winkton have published a pre submission draft plan for consultation (Reg 14). The consultation closed in November 2024. It is anticipated that the plan will be submitted and examined in 2025, with a view to the referendum and plan being made in late 2025 or early 2026.
30. Christchurch Town and Queen's Park and Charminster are yet to publish draft plans. It is anticipated that Christchurch Town will publish a draft plan for consultation (Reg 14) in 2025 with a view to a referendum and plan being made in 2026. Queen's Park and Charminster are at an earlier stage of plan preparation and are likely to publish a draft plan in 2026.
31. Up to date information about the process of neighbourhood plans can be found on our website.

[illegible]

## Other documents

### Community Infrastructure Levy

32. 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.
33. The CIL charging schedule will be prepared by BCP Council to cover the administrative area of the Council.
34. The stages and the proposed timetable for the production of the CIL Charging is set out below and will follow that of the proposed BCP Local Plan timetable.
  - Stage 1: Publication/Consultation on Preliminary Draft Charging Schedule
  - Stage 2: Publication/Consultation on Draft Charging Schedule
  - Stage 3: Submission for Examination.
  - Stage 4: Examination of the Draft Charging Schedule

### Statement of Community Involvement

35. The Statement of Community Involvement (SCI) was adopted in 2025. It sets out how the 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 2030.

### Supplementary Planning Documents

36. 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.bcpCouncil.gov.uk/planningpolicy](http://www.bcpCouncil.gov.uk/planningpolicy).
37. The SPDs required to support the BCP Local Plan will be reviewed as the Local Plan is developed.

## **Authority Monitoring Report (AMR)**

38. 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.