

## **GUIDANCE NOTE**

### **Status of Christchurch and East Dorset Councils Core Strategy**

#### **Current position:**

The Inspector's Report into Christchurch and East Dorset Councils Core Strategy is expected imminently.

The most up-to date version of the Core Strategy is the Core Strategy Consolidated Version Submission to the Secretary of State (March 2013) as amended by the Schedule of Main Modifications to the Submitted Core Strategy Document (December 2013).

#### **Process for formal adoption of the Core Strategy:**

Christchurch Borough Council and East Dorset District Council aim to consider adoption of their Core Strategy (with main and minor modifications) at Council meetings on the 22<sup>nd</sup> and 28<sup>th</sup> of April respectively. This will be dependent on the Core Strategy Inspector publishing a report that finds the plan sound. Provided that it is approved by the respective Councils elected Members, the Core Strategy (incorporating main and minor modifications) will have full statutory weight as of the 23<sup>rd</sup> and 29<sup>th</sup> of April respectively and relevant policies of the Christchurch Borough Council and East Dorset District Council Local Plans will cease to apply.

#### **"Saved" Policies**

The Core Strategy does not replace all of the policies contained in the Christchurch and East Dorset Local Plans. Many of the policies have been "saved" and will continue to form part of the Development Plan for Christchurch and East Dorset Councils until they are formally superseded or cancelled.

Appendix 3 and 4 of the Core Strategy sets out the status of the saved Local Plan policies.

The final version of the Core Strategy (including updated Proposals Maps) will be published as soon as possible after adoption.

Those who are on the Council's planning policy database and/or who have made previous representations on the Core Strategy will receive formal notification of adoption by post/ email and a formal Adoption Statement will be published as required by Government Regulations.

A copy of the Inspector's report and any further documents associated with adoption of the Core Strategy, will be available on the Councils' website in due course.

## **Potential Legal Challenge to the Core Strategy**

Following adoption of the Core Strategy, a six week period commences. During this legal challenge period, any person aggrieved by the Core Strategy may make an application to the High Court under Section 113 of the Planning and Compulsory Purchase Act 2004 on the grounds that the document is not within the appropriate powers, or that a procedural requirement has not been complied with.

If a legal challenge(s) is made, the Core Strategy remains in place and will continue to be applied in its entirety until the Court orders otherwise.

### **Status of Core Strategy in decision-making:**

The Core Strategy Consolidated Version Submission to the Secretary of State (March 2013) as amended by the Schedule of Main Modifications to the Submitted Core Strategy Document (December 2013) when endorsed by the Councils and the Planning Inspector, together with Christchurch and East Dorset relevant "saved policies will be used as a basis for all planning decisions along with the National Planning Policy Framework within the Christchurch and East Dorset Council areas.

The weight that will be accorded to the Core Strategy and the existing Christchurch and East Dorset Local Plan(s) will depend upon when a planning application was submitted:

- a. Current "live" applications which are registered as being valid in advance of the date of this advice
  - Due to the advanced stage that the document has reached, very significant weight will be accorded to the Core Strategy when considering planning applications and appeals. As an interim arrangement, a more flexible approach may be taken in the application of new / more restrictive policies where these could affect the determination of current undetermined applications or where there has been detailed negotiation, formal advice or detailed pre-application discussions provided in the last 6 months where the applicant provides written evidence of such detailed negotiation, formal advice or detailed pre-application discussions.

Relevant policies of the Christchurch and East Dorset Councils Local Plan(s) (including those due to be superseded by the Core Strategy) will also be referred to, as this document remains part of the statutory development plan for the Councils.

- b. Applications which are registered valid after the date of this advice:
  - Full statutory weight will be given to all policies within the Core Strategy following its adoption, as it is part of the development plan for the Christchurch and East Dorset Councils. Only those policies

of the Christchurch and East Dorset Local Plan(s) not superseded by the Core Strategy will continue to be applied.

**Next steps:**

Those Local Plan policies not superseded by the Joint Core Strategy will be reviewed through the production of subsequent Development Plan Documents (DPDs).

**Further information:**

If you would like further information about the Joint Core Strategy or the Councils planning policies in general contact the Planning Policy team:

Simon Trueick

Planning Policy Manager (Christchurch & East Dorset Partnership)

Community and Planning Policy  
Civic Offices  
Bridge Street  
Christchurch  
Dorset  
BH23 1AZ  
United Kingdom

Email: [strueick@christchurchandeastdorset.gov.uk](mailto:strueick@christchurchandeastdorset.gov.uk)

Telephone: 01202 495038

Fax: 01202 495108

Issued 14<sup>th</sup> March 2014