Query from Inspector to Shepway DC:

Modification SS4.1 (1st paragraph) proposes to add text referring to the Priority Centres of Activity 'as shown on the Policies Map'. Can the Council clarify whether this is intended to refer to existing designations on the Policies Map (and, if so, which ones), or whether it is intended to add new designations onto the Policies Map? If the latter, has this been made explicit in the Council’s Modifications Schedule?

Response from Shepway District Council

Dear Mr Hetherington

I hope the following explanation in response to your recent query is sufficiently clear. Please do not hesitate to contact me should further clarification be required.

No new employment / retail Policies Map designations would result from the adoption of the Core Strategy. The main purpose of policy SS4 and Table 4.4 is to set a suitable broad framework for the future detailed review of sites / retail frontages.

The council’s MIQ response (Matter 1) paragraph 1.3.3 states:

The exact boundaries/ frontages of all Priority Centres of Activity will be shown on the Proposals Map when the Shepway LDF Allocations DPD is adopted; a detailed review will be necessary once the CS is in place. Guidance for this is set out in paragraphs 4.106 – 4.109 (July 2011 CS).

At present, the saved Shepway District Local Plan Review (2006) policies show employment land and retail frontage on the current Proposals Map. This concerns policies E1 and E2 for B-class uses and policies S3-S7 for A-class uses.

To confirm, employment and retail designations will all be fully reviewed in the next Local Plan document making land allocations. This will define the extent of Major Employment Sites and Town/District/Local Centres to be shown on a new Policies Map, in line with the Core Strategy and the NPPF.

This is not explicitly included in the Modifications as they focused on possible Main Modifications and diagrams. Mod SS3.6 highlights diagram changes (section 5 of the Modification document) discussed at the May 2102 Hearings e.g. renaming Fig 4.5 (and Fig 4.3 is removed).

Core Strategy (2011) paragraph 4.97 potential explanatory text could – as a minor modification - read as follows (addition in bold, deletions crossed through):

“To guide planning, investment and place-shaping, a network the general distribution of settlements with major employment sites and economic (retail) centres across the district is identified below (Table 4.4). The exact geographic extent of these sites and centres is shown on the Policies Map (currently depicting saved policies E1, E2 and S3 to S7 from the 2006
Shepway District Local Plan Review document). An early review of sites and centres will be undertaken as part of the preparation of the Local Plan document that makes land allocations, to be prepared as part of the Core Strategy implementation process. Once this allocations Local Plan is adopted any changes will be reflected on a revised Policies Map.

As stated, we would happy to respond to any further points that you may have.

Yours sincerely,

Dave Shore