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Planning Policy
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Date: 30 July 2012

Our Ref: JAS M5/0109-11

Your Ref:

By e-mail and post:
ldf@purbeck-dc.gov.uk

Dear Sir / Madam

RE: PLANNING PURBECK'S FUTURE: CORE STRATEGY PRE-SUBMISSION CONSULTATION -- NOVEMBER 2010

We represent the **South West HARP Planning Consortium** which includes all the leading Housing Association Registered Providers (HARPs) across the South West. Our clients' principal concern is to optimise the provision of social/affordable housing and to ensure the evolution and preparation of consistent policies throughout the region.

Our comments on the proposed changes to the Core Strategy are as follows:

Our only comments on the main modifications relate to the changes to Policy RES: Rural Exception Sites.

MM49 – Rural Exception Sites

We strongly support this main modification. Limiting schemes to being 'small in scale' is an unnecessary restriction. The development may need to be larger than this to provide the necessary market housing to cross-subsidise the scheme. If a site is larger, but can provide more affordable housing than this should not be discouraged.

The policy allows for applications which are too large for the settlement to be refused as they have to be appropriate to the character of the settlement. This should offer the Council sufficient protection in development management terms.

MM50 - Rural Exception Sites

We support this main modification which allows the use of cross-subsidy from general market housing to bring forward rural exception schemes. Rural exception schemes require high levels of public funding which is likely to be in short supply over the short and medium term. The NPPF recognises this and makes provision for local authorities to allow an appropriate level of cross-subsidy. We recommend that the Council include a sentence on the use of viability assessments to prove the level of cross-subsidy proposed is required to bring the scheme forward.

The above comments are intended to be constructive. We would like to be informed of the progress of the Core Strategy examination; please ensure that the **South West HARP Planning Consortium** are retained on the LDF database, with **Tetlow King Planning** listed as their agents.

Yours faithfully

[Redacted Signature]

JAMIE SULLIVAN
ASSOCIATE DIRECTOR
For and On Behalf Of
TETLOW KING PLANNING

cc: Knightstone Housing Association
Spectrum Housing Group

Fiona Brown

Raglan Housing Association
Synergy Housing Group