

Planning Purbeck's Future



Core Strategy

Schedule of Amendments

08 November 2010



Introduction

Since the beginning of the consultation, a number of proposed amendments for the Pre-Submission Draft Core Strategy have come to light. They are set out in this Schedule of Amendments and we are proposing to incorporate these amendments. The three principal changes are:

1. Policy NE: North East Purbeck, Policy CEN: Central Purbeck and Policy AH: Affordable Housing:

It is proposed to increase the requirement for affordable housing provision from 40% to 50% on the two strategic housing allocations at Huntick Road, Lytchett Matravers and Worgret Road, Wareham. This follows the receipt of this week of an updated Viability Report prepared by Three Dragons which recommends the 50%. This report is now available on our website. We had originally consulted on the basis of 50%, but concerns over land values in the absence of any evidence, meant the Council lowered the target as a precaution. This has now proven to be unnecessary and the change is put forward to ensure that the Council maximises the delivery of affordable housing in these key sites. The report recommends that the strategic housing allocation at Policeman's Lane, Upton remain at 40% as proposed.

2. Policy CZ: Consultation Zones, Appendix 4: Changes to Proposals Maps:

It is proposed to delete the 'Ball Clay Consultation Zone' and replace it with wider 'Minerals Consultation Area'. This consultation area safeguards all important mineral deposits and is already adopted as policy through the Dorset Minerals and Waste Local Plan 1999. Some planning applications within this area would be subject to consultation with Dorset County Council.

3. Schedule of Deleted Policies:

It is necessary when preparing new policies to list all of the policies that will be replaced. There are no statutory local policies in the District as the Purbeck District Local Plan Final Edition (2004) was not formally adopted. However, for clarity all of the policies contained within the Local Plan that will be replaced will be set out in a new Appendix 5 to the Core Strategy entitled 'Schedule of Policies to be Deleted Upon the Adoption of Planning Purbeck's Future (The Core Strategy)'.

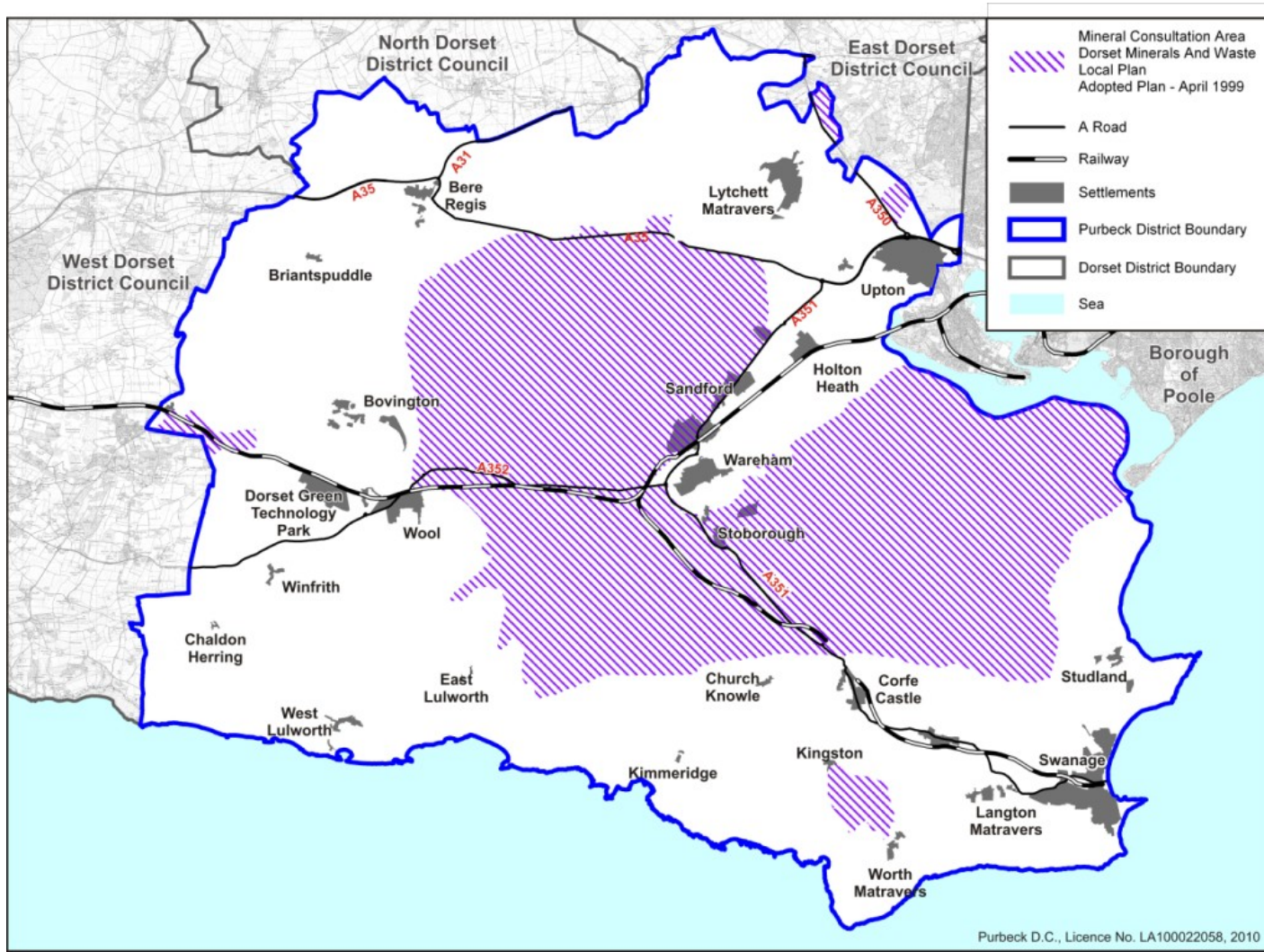
The deadline for comments on the Core Strategy Pre-Submission and the Schedule of Changes is still **Monday 20 December 2010, 4pm**. There is no need to extend the consultation period as there are still a full 6 weeks of the consultation period remaining.

Core Strategy Pre-Submission Draft Schedule of Amendments and Deleted Local Plan Policies

Paragraph/Policy	Proposed Alteration	New Text
Foreword	Sentence to say 780 new affordable homes instead of 760.	The Plan includes new policies to improve the delivery of affordable housing, with a target of achieving around 780 new affordable homes for local people that will remain affordable in perpetuity.
6.4.1	Paragraph to say around 273 affordable units coming forward from greenfield sites, rather than 248.	Since 2006, 149 affordable housing units have been built in the District and a further 50 are awaiting completion. Settlement extensions proposed in this Plan of around 570 new dwellings on greenfield sites will be required to provide affordable housing of around 273 units.
6.4.3	Paragraph to say around 780 affordable units should be delivered, not 760.	The combined completions, commitments, settlement extensions and character area development potential means that around 780 affordable units should be delivered during the Plan period, approximately one third of total housing supply.
P. 17 Map 3	Map to be amended to 138 affordable dwellings to be built in Lytchett Matravers, not 133; 170 affordable dwellings to be built in Wareham, not 150; and total number of affordable dwellings to be built (2010 - 2026) 633, not 608.	<ul style="list-style-type: none"> • Lytchett Matravers 550 (133) • Wareham 850 (170) • (633) Affordable dwellings to be built (2010 - 2026)
Policy CEN	First paragraph to reflect 170 dwellings, not 150, should be affordable to local people.	In Central Purbeck, the settlements of Wareham, Sandford and Stoborough will provide the focus for service provision, where development will be managed through the use of settlement boundaries. Around 455 dwellings are required to meet housing supply needs for the period 2006-2026, of which 170 dwellings should be affordable for local people.
Policy CEN	Text to show that 50%, not 40%, of dwellings in the proposed settlement extension will be affordable.	200 dwellings of which a minimum of 50% dwellings are 'affordable' to local people
P.39 - Housing paragraph	Sentence to reflect 50% affordable housing achievable, not 40%.	Economic Viability Testing has indicated that 50% affordable housing is achievable on the site at current

Paragraph/Policy	Proposed Alteration	New Text
		land values, and additional value that could be used to fund improved community and recreation facilities.
Policy NE	First paragraph to reflect 165 dwellings to be affordable for local people, not 160.	In North East Purbeck, the settlements of Upton and Lytchett Matravers will provide the focus for service provision, where development will be managed through the use of settlement boundaries. Around 580 dwellings are required in order to meet the housing supply needs for the period 2006-2026, of which 165 dwellings should be affordable for local people.
Policy NE	Lytchett Matravers header to reflect a minimum of 50% affordable housing, not 40%.	A minimum of 50% dwellings which are affordable for local people.
7.4.8 2 nd paragraph under housing	Update Economic Viability Testing date to October 2010; show that only the Upton settlement extension will be required to deliver a minimum of 40% affordable housing and the Lytchett Matravers settlement extension will be required to provide a minimum of 50%.	Economic Viability Testing (October 2010) indicates that a settlement extension at Upton could currently deliver a minimum of 40% affordable housing without grant funding plus provide other contributions and a settlement extension at Lytchett Matravers could currently provide 50% affordable housing without grant funding plus provide other contributions.
Policy AH	Policy to say that the Council will require at least 50% affordable housing provision on settlement extensions at Lytchett Matravers and Wareham.	Insert sentence after second bullet point: With the following exceptions: the Council will require at least 50% affordable housing provision on settlement extensions at Lytchett Matravers and Wareham.
P.101 Monitoring - Policy CEN	Local target to reflect minimum of 50% affordable housing in the Wareham settlement extension.	40% of all housing completions in Wareham and Sandford except for 50% of the settlement extension in Wareham; 50% of all housing completions in Stoborough; 100% for rural exception sites.
P.101 Monitoring - Policy NE	Local target to reflect minimum of 50% affordable housing in the Lytchett Matravers settlement extension.	40% of all housing completions in Upton and Lytchett Matravers except for 50% of the settlement extension at Lytchett Matravers; 100% for rural exception sites.
Appendix 4	Delete Ball Clay Consultation Zones from maps in Appendix 4 and replace with Minerals Consultation Area.	Insert updated map 'Mineral Consultation Area' (see Appendix 4 Updated Map below).
Appendices	Need for additional appendix.	Insert Appendix 5 - Schedule of Policies to be Deleted Upon the Adoption of Planning Purbeck's Future (The Core Strategy) (see Appendix 5 below).

Appendix 4 Updated Map - Minerals Consultation Area



Schedule of Policies to be Deleted Upon the Adoption of Planning Purbeck's Future (The Core Strategy)

The Purbeck District Local Plan Final Edition (2004) and its policies will be deleted:

- Policy CA 1: Internationally Important Nature Conservation Sites
- Policy CA 2: Sites of Special Scientific Interest
- Policy CA 3: Non-Statutory Nature Conservation Sites
- Policy CA 4: Regionally Important Geological / Geomorphological Sites
- Policy CA 5: European Protected Species and Nationally Protected Species
- Policy CA 6: Dorset Area of Outstanding Natural Beauty
- Policy CA 7: Purbeck Heritage Coast
- Policy CA7a: Extension to South East Dorset Green Belt
- Policy CA 8: South East Dorset Green Belt
- Policy CA 8a: Major Developed Sites in the Green Belt 1
- Policy CA 9: High Quality Agricultural Land
- Policy CA 10: Groundwater Source Protection Areas
- Policy CA 11: Archaeological Sites
- Policy CA 12: Demolition of Listed Buildings
- Policy CA 13: Alterations to Listed Buildings
- Policy CA 14: Change of Use of Listed Buildings
- Policy CA 15: Settings of Listed Buildings
- Policy CA 16: Conservation Areas
- Policy CA 17: Historic Parks and Gardens
- Policy AH 1: Development at Risk from Ground Instability
- Policy AH 2: Development in River or Coastal Floodplains
- Policy AH 3: Development at Risk from Flooding Outside River or Coastal Floodplains
- Policy AH 5: Development Likely To Give Rise to Pollution or the Risk of Pollution
- Policy AH 6: Development on Contaminated Land
- Policy AH 7: The Location of New Hazardous Installations
- Policy AH 8: Development Close To Hazardous Installations and Pipelines
- Policy QL 2: Energy Efficiency
- Policy QL 3a: Heathland Recreation
- Policy QL 4: Development in the Countryside
- Policy QL 5: The Reuse of Buildings in the Countryside
- Policy QL 6: The Alteration & Extension of Buildings in the Countryside
- Policy QL 7: Replacement Buildings in the Countryside
- Policy QL 8: Equestrian Field Shelters
- Policy QL 9: Infill Development within Small Settlements
- Policy QL 10: Development within Large Settlements
- Policy QL 11: Mixed Uses
- Policy QL 12: Permeable Highway Layouts
- Policy QL 14: Existing Pedestrian Routes and Public Rights Of Way
- Policy QL 15: Access for Disabled People
- Policy QL 16: Cycle Parking Facilities
- Policy QL 17: Public Transport Links to Major Developments

Policy QL 18: Road Safety
Policy QL 20: Parking Provision
Policy QL 21: Car Parking For the Disabled
Policy QL 22: Landscape Character
Policy QL 25: Settlement Edges
Policy QL 26: Legible Road Layouts
Policy QL 27: Amenity Open Space
Policy QL 28: Building Frontage and Boundary Treatment
Policy QL 29: Positioning Of Development within Plots
Policy QL 30: Houses in Large Gardens
Policy QL 31: Nature Conservation and Amenity Features
Policy QL 32: Trees and Hedgerows
Policy QL 33: New Landscaping
Policy QL 34: The Scale of Development
Policy QL 35: Detailed Design
Policy QL 36: Privacy & Daylight
Policy QL 37: Lighting Schemes
Policy QL 38: Development Generating Noise or Vibration
Policy QL 39: Developments Sensitive to Noise or Vibrations
Policy QL 40: Proposed Sources of Unpleasant Emissions
Policy QL 41: Development Restraint Areas Due To Unpleasant Emissions
Policy MN 1: Retention of Existing Employment Land
Policy MN 2: Employment Development on Industrial Estates
Policy MN 3: Employment within Settlements
Policy MN 3a: Employment Development within the Countryside
Policy MNa : Housing Provision
Policy MN 4: Affordable and/or Special Needs Housing Within General Housing Development Sites
Policy MN 5: Rural Exceptions Sites for Affordable Housing
Policy MN 6: Agricultural Workers' Dwellings
Policy MN 7: Removal of Agricultural Occupancy Conditions
Policy MN 8: Sites for Gypsies and Travellers
Policy MN 9: Development in Town Centres
Policy MN 10: Major Retail Development and/or Other Development Liable To Attract Large Numbers of People
Policy MN 11: Local Community Facilities
Policy MN 12: Local Centres
Policy MN 13: Retention of Recreational Open Space
Policy MN 14: Public Recreational Open Space Provision
Policy MN 15: Protection of Allotments
Policy MN 16: New Tourism Attractions within Settlements
Policy MN 17: Tourist Attractions within the Countryside
Policy MN 18: New Tourist Accommodation
Policy MN 19: Touring Caravan and Camping Sites
Policy MN 20: Static Caravan and Chalet Sites
Policy MN 20a: Protection of Land for Rail Freight Use
Policy MN 20b: Protection of Land for Transport Interchanges

Policy MN 21: Transport Infrastructure Provision
Policy MN 22: General Infrastructure Provision with New Development
Policy MN 23: Telecommunications
Policy MN 24: Renewable Energy Developments
Policy MN 25: Advertisements
Policy SS1: Open Space Provision at Bere Regis
Policy SS2: Industry at Bere Regis
Policy SS3: Housing Adjacent To Bovington First School
Policy SS4: Bovington Tank Museum
Policy SS5: Monkey World
Policy SS6: Industry at Former Milk Depot, Corfe Castle
Policy SS7: Norden Park - And - Ride Car Park
Policy SS8: Norden to Furzebrook Rail Link
Policy SS9: Scout Centre at Buddens Farm
Policy SS10: Development at Holton Heath Trading Park
Policy SS11: Romany Works
Policy SS 12: Development In Advance Of Transport Improvements on the A351
Policy SS13: Wareham to Upton Cycleway
Policy SS14: Sandford Caravan Park
Policy SS15: Industry at Wareham Road, Lytchett Matravers
Policy SS16: Cycleway Links to Lytchett Minster and Lytchett Matravers
Policy SS17: Recreational Uses at Morden Park
Policy SS18: A35 Highway Improvements; Bakers Arms to Bere Regis
Policy SS20: Industry at Victoria Avenue Industrial Estate, Swanage
Policy SS21: Workshops at Kings Road Depot, Swanage
Policy SS22: Northbrook Road/Ulwell Road Highway Improvement Swanage
Policy SS23: Swanage Grammar School
Policy SS24: Commercial Road, Swanage Enhancement Scheme
Policy SS25: Swanage Pier
Policy SS26: Upton Enhancement Scheme
Policy SS27: Supermarket in Wareham Town Centre
Policy SS28: Car Parking On Southern Gas Site, Wareham
Policy SS29: Traffic Management in Wareham
Policy SS30: Sandford Lane Coach & Lorry Park
Policy SS31: Park & Ride at Wareham Station
Policy SS32: Development at Winfrith Technology Centre
Policy SS33: Safeguarding of Land for Wool Bypass
Policy SS34: Housing and Surgery off Dorchester Road, Wool
Policy SS35: Land at Wool Station
Policy SS36: Housing at Station Road, Wool