

Your Ref :

Our Ref :

Please ask for: Planning Policy

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Dear Sir/Madam

PROPOSED AMENDMENTS TO 'PLANNING PURBECK'S FUTURE': CORE STRATEGY CONSULTATION

Having started the consultation last week, a number of proposed amendments have come to light that you should be made aware of. We are proposing these amendments as changes to the Pre-Submission draft of the Core Strategy. They are set out in a Schedule of Amendments that can be viewed alongside the Core Strategy at libraries, town councils and on our website www.dorsetforyou.com/purbeck_consultation. 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 this week of an updated Viability Report prepared by Three Dragons which recommends the change. 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 remains 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.



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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)".

We have also increased the number of briefing sessions where we can explain the process and provide assistance in completing the response forms. These will be held as follows:

Wednesday, 10 November, 7pm, District Council offices, Wareham

Thursday 18 November, 7pm, Community Hall, Mowlem, Swanage

Wednesday, 1 December, 7pm, District Council offices, Wareham

Alternatively, please contact us if you would like help in completing the response forms.

The deadline for comments on the Core Strategy Pre-Submission and the Schedule of Amendments **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.

If you would like further explanation of these changes please contact the planning policy team.

Yours sincerely



Steve Dring
Planning Policy Manager