

Purbeck Community Infrastructure Levy

Full set of representations for Statement of Modifications

This document contains the full responses to the consultation on the Statement of Modifications which took place between 17 July and 13 August 2013.

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Planning Policy
Purbeck District Council
Westport House
Worgret House
Wareham
Dorset BH20 4PP

Date: 8 August 2013

Our Ref: M5/0109-15

Your Ref:

By email only:

localplan@purbeck-dc.gov.uk

Dear Sir or Madam

RE: MAIN MODIFICATIONS TO THE COMMUNITY INFRASTRUCTURE LEVY CHARGING SCHEDULE - AUGUST 2013

We represent the **South West HARP Planning Consortium** which includes all of the leading Housing Association Registered Providers in the South West. Our clients' main concerns are to ensure the delivery of affordable housing and the development of consistent policies across the region.

Modification M5

We support the Council's decision to reduce the level of CIL payable by older people's housing schemes in both the C2 and C3 classes. We consider that setting the levy for older peoples housing at the same level as general market residential housing would have resulted in the reduced delivery of this type of housing in the district.

We are concerned, however, that the Council has relied solely on viability in setting differential charges for older people's housing. The CIL regulations are clear that differential rates should have regard to the different intended use of development. In the Council's previous round of consultation it suggested that older people's housing did not constitute a different intended use and it was therefore justified in charging the general market residential rate. Given the Council's subsequent change of position, an addendum to the charging schedule should have been published explaining the Council's reasoning for considering older people's housing to be a separate use. Older people's housing can be justified as a separate use due to the level of care provided and also the range of uses contained within the communal areas. We suggest that prior to the examination the Council publishes a position statement outlining the differential use of C2 and C3 older people's housing. We are concerned that without a definition of the differential use of older people's housing the charging schedule may not be found sound.

These comments are intended to be constructive, we appreciate the time and effort Purbeck District Council have taken to keep the **South West HARP Planning Consortium** informed throughout the development of the charging schedule and we ask that the consortium are retained on the Council's database with **Tetlow King Planning** listed as their agents.

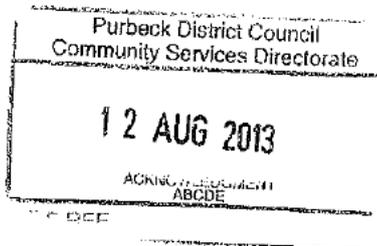
**HANNAH MACHIN BSc MA
ASSISTANT PLANNER**

For and On Behalf Of
TETLOW KING PLANNING

cc: Aster Group
DCH Group
Guinness Hermitage
Raglan Housing Association
Sanctuary Housing Group
Spectrum Housing



Protecting Dorset
Campaign to Protect Rural England



Dorset CPRE
Patron: Her Majesty the Queen

Mr S Dring, Planning Policy Manager,
Planning and Community Services,
Purbeck District Council,
Westport House,
Worgret Road, Wareham,
BH20 4PP.

Please reply to :
9 Sundew Road,
Broadstone
Poole. BH18 9NX

7th August 2013

Dear Sir,

PROPOSALS for the COMMUNITY INFRASTRUCTURE LEVY (CIL)

Thank you for your letter dated 17th July 2013 about the latest proposals for the above.

We would comment as follows :-

1 : Whilst it is very likely that there will be an increasing need for dedicated 'care homes', we would suggest that the CIL rate should not be less than £ 140.00/sq m.

2 : It is understood that Churchill Retirement Living and McCarthy and Stone are both retirement property developers producing developments that are primarily for relatively wealthy / car owning Clients able to afford the quality of building for which the named developers are renowned. Consequently we consider that such developments should have a CIL rate that is higher than true 'care homes' and also residences in both the Swanage and The Coast areas since space needed for the more desirable housing numbers (as dictated by the PDC) is so limited.

3 : We do not disagree with the projects to be funded and trust that some priority will be given to the railway re-connection and the cycleway improvements.

Yours faithfully,

Gerald Rigler
Chairman : CPRE Purbeck & Poole Group

Dorset CPRE | Charity no: 211974
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www.dorset-cpre.org.uk Tel: 01305 265808

The Campaign to protect Rural England exists to promote the beauty, tranquillity and diversity of rural England by encouraging the sustainable use of land and other natural resources in town and country.

From: [Routh, Charles \(NE\)](#)
To: [LocalPlan](#)
Subject: RE: Submission Of CIL Schedule and Consultation on the Statement of Modifications 17 July August 2013
NE ref: 92423
Date: 07 August 2013 09:10:35

Dear Sir/Madam,

I can confirm that we have no comments to make with respect to the above consultation, other than to welcome change M7.

Charles Routh
Lead Adviser, Winchester Land Use Operations Team, Natural England. 07990 773630

From: Sue Bellamy [mailto:SueBellamy@purbeck-dc.gov.uk] **On Behalf Of** LocalPlan
Sent: 17 July 2013 15:57
To:

Cc: Sue Bellamy
Subject: Submission Of CIL Schedule and Consultation on the Statement of Modifications 17 July 2013-13 August 2013

Dear Colleague

Please find attached a letter about Submission Of CIL Schedule and Consultation on the Statement of Modifications 17 July 2013-13 August 2013. If you'd like me to send a hard copy of any of the consultation documents please let me know. If you have any queries please let me know.

Regards

Sue Bellamy
Neighbourhood Planning Officer
Tel: 01929 557303
Fax: 01929 557348

Purbeck District Council, Westport House, Worgret Road, Wareham, Dorset, BH20 4PP.

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