

## Opportunity for YOU to influence Purbeck planning policy.

### Extraordinary General Meeting of Worth Matravers Parish Council to be held at Worth Matravers Village Hall (Upstairs) on Monday 25 July at 7pm to consider the Partial Review of the Purbeck Local Plan. Consultation ends 12 August 2016.

The following Policy will be applied by Purbeck District Council unless our voices are heard. *Not saying anything will be counted as your agreement.* **In this review numbers matter!**

- A further 3,080 new houses in Purbeck until 2033.
- Adds to the 2,520 current Plan new houses making a total of 5,600 new houses.
- The 5,600 new houses excludes more houses to be built on Rural Exception Sites.
- The 5,600 excludes housing numbers for Swanage.
- The 5,600 new houses includes numbers for second homes.
- Loss of 33 to 48 hectares (119 acres) of greenbelt land and 21 to 24 hectares (60 acres) of AONB land in Purbecks.
- Unsustainable: impacts on infrastructure, traffic, environment, jobs, affordability (wages v house prices).

Opens up market housing on Rural Exception Sites (AONB land outside the village boundary) for second homes/holiday homes. Developer-led market housing will not meet local housing need.

**Changes to Rural Exception Sites:** Currently a small amount of market housing depending on the site. Change proposes a prescriptive starting point at 30% market housing to help developers. This makes the AONB land in the Parish of Worth Matravers and Harmans Cross particularly vulnerable to speculators:-

<u>Current Policy</u>	<u>Planned Change</u> to Current Policy
The policy permits <i>small</i> numbers of market homes on rural exception sites to facilitate the provision of significant additional affordable housing to meet local needs. Property values vary across [Purbeck] and therefore the Council does not prescribe ratios of market to affordable homes on exception sites.	The Council will use a split of <b>30% market housing to 70% affordable housing</b> as a <i>starting point</i> . Where an applicant believes this split would make a scheme unviable, they will be expected to provide full justification through an independent viability appraisal.

Tenure mix of "affordable housing" on RES:-

<u>Current Policy</u>	<u>Planned Change</u> to Current Policy
90% rented to 10% sale.	77% rented to 23% sale.

Section 106 agreements are meant to ring-fence affordable housing for local people in need. Excess affordable homes can be sold to anyone. i.e. as second/holiday homes on rural exception sites.

**To share your views and have input in the Parish Council's Response, please attend.**