

## Planning Purbeck's Future

### Representations Relating to the Main Modifications to the Core Strategy

#### MM 5

The statement on Sustainable Development merely repeats the generality of Central Government's NPPF guidance. Nowhere does the Core Strategy analyse its impact on the sustainable economic, social and environmental conditions in South East Purbeck.

What is proposed does not address the underlying economic well-being of the area and will exacerbate the demographic imbalance of the district. Extra market houses with a high proportion of affordable houses stimulates developers to increase the value of the market element of the development which makes that element affordable mainly to people who have sold a high value property elsewhere (normally people approaching retirement) or have a high salaried position outside South East Purbeck thus worsening traffic congestion.

The NPPF offered Purbeck District Council the opportunity to analyse the fundamental constraints on economic activity in South East Purbeck – high land values, poor transport links and emigration of skilled workers once trained, etc. To provide more employment space does not start to address the problem; unused employment space already exists.

The area, however, offers an attractive lifestyle to home workers using modern communication links and more could be done to encourage that form of economic activity. Such a policy will bring in younger, economically active people into the community.

This modification needs to state that when any subsequent analysis of sustainable development (as defined in the NPPF) is done the Core Strategy will not prevent a recommendation from that analysis being implemented.

#### MM72

This refers to Policy IAT – Improving Accessibility and Transport.

The policy is underpinned by “better provision of local services”. While the consultation has been under way the NHS has proposed the closure of Swanage Hospital to be replaced by one in Wareham. This proposal follows the decision of Dorset County Council to provide all secondary education in a larger than average comprehensive school in Wareham. The reality of the situation is that publicly provided services are being stripped back from the end of the Purbeck peninsular in the name of economic efficiency. To base the transport strategy on the premise of better local services is unsound and makes a mockery of competent public administration in the district.

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