

Response to the NPPF Save Herston Fields REP 5542

The Purbeck Core Strategy is not helped in complying with the latest NPPF due to the fact that it was created before the NPPF was released, and it seems to have fundamental flaws in respect to the NPPF.

The CS fails the test of achieving sustainable development [NPPF pp2. s7] – there is a lack of provision for building a strong *local* economy [s9], by suggesting that new houses be built in areas which offer poor local employment prospects, with equally poor transport infrastructure, notably in South East Purbeck, and rather than seeking to support the local social and environmental well being, it would seem to erode it, by building out of town shopping centres (Wareham) [s23], building on AONB (SE Purbeck) [s73,74,76,77], increasing traffic congestion and so on – and also not providing adequate employment possibilities for an inflated population. Localism is also not being correctly addressed [s17], consultation is weak and based on presumption rather than genuine interaction with local communities – the so called top down approach.

How does the CS provide for this given outlines such as that in s9 and s10? Looking at the Core Planning Principles [s7], when much of the planned development is proposed for the parts of the district which have the highest land prices and least affordable housing, which is largely driven by the exceptional culture of second home ownership – this distortion makes the planning opportunities more attractive to local landowners and developers who will seek to maximise the profits that could be derived from selling land for development, the so called “developer led” approach. And where does the CS take account of the core planning principle that states that it should:

“take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;”

The fundamental approach of the Core Strategy is to favour an enlargement of development in South East Purbeck (900 of the allocation of 2400 dwellings). Yet by PDC’s own admission this is not without its problem – it is at the end of a cul-de-sac, one road in, one road out, and the approach of the CS ignores so many of the criteria set out in the NPPF: lack of employment opportunities, poor transport infrastructure, unjustified destruction of AONB, building in areas with high land values, and proposed settlement extensions on areas of flood risk, to name just a few. The over-development of Swanage, in particular, will increase the need for workers to commute, and this defeats the objectives of sustainability within NPPF [s29; s34,35,37]

Sites which have been put forward for development in the public consultation should actually be considered for *protection*, rather than development, as Local

Green Spaces [s77], especially sites such as the Washpond Lane/ Herston Fields site in Swanage – again a localist approach which has recently been acknowledged by PDC does seem to be working, for a change, but only due to the submission of a petition signed by 3100 people!