

Lindsay Hole
Parish Clerk, Affpuddle & Turnerspuddle Parish Council
11 Samson Road
Hamworthy
Poole
BH15 4NL
Woodlands20@hotmail.com
07887 782005

Purbeck District Council
purbeck@publicperspectives.co.uk

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Dear Sir

Consultation about new homes for Purbeck – Questionnaire

The Purbeck Local Plan Review and associated Consultation Questionnaire were reviewed by the Parish Council at its meeting on 14th March. An extension for the Council's response to the Consultation to 20th March has been agreed by Purbeck Officers. A copy of this permissions is attached.

The Council has not completed the Questionnaire as Members felt it was too restrictive. In particular it felt that the consultation was steering respondents to make a choice between options A, B and C. Councillors did not support any of these options in their entirety or without reservations.

However, the Council is minded to make a number of comments and observations, in the hope that these will inform Purbeck District Council of the Parish Council's views and for these observations to be considered as part of the consultation process.

Options A, B or C.

Councillors did not support any option with B and C being voted against. However, there was general agreement that option A was the closest proposal to the Parish Council's own thinking. Councillors wanted to highlight the following points relevant to their concerns surrounding option A.

Taking account of not only Purbeck District Council's proposal to build 440 homes at Redbridge Pit/ Moreton station but also West Dorset District Council's to build thousands of homes around Crossways very considerable concern was expressed about the existing road infrastructure. The existing infrastructure will not support the total number of proposed new homes.

Considerable frustration was expressed that there was little evidence of the respective Council's coming together to plan development. A situation made worse by not having a plan associated with the necessary infrastructure development to ensure any development is sustainable. There was a strong view expressed that it would be better to pause the current process until the matter could be considered, across the whole area, by the Unitary Authority.

Based on accessibility to main roads and its proximity to employment opportunities Members were particularly in favour of 90 homes at Upton.

With regard to the 250 homes on smaller sites across the district, Councillors were generally in favour of this proposal in order to sustain smaller communities. Members consider that minor development in villages, anywhere between 3 and 5 homes for most villages would be acceptable.

New Second homes policy.

The Parish Council was supportive of the proposed policy to stop new homes being used as second homes. However, Councillors consider this policy needs to be extended throughout the district. Failure to do this simply pushes the problem to other parts of the area.

General concerns.

There was a strong view expressed that the prerequisite to sustain new development is job opportunity. There was no acceptance by Members that the number of jobs necessary to sustain this scale of development can be provided by the local economy.

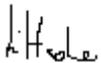
Councillors believe that development should not take place without first having a fully funded infrastructure plan for the area, especially with regards to the road network to support any development.

The amenity needs to support new development will be considerable. It was the strong view of Members that developers must be required to provide a very significant proportion of these costs. In particular, it was felt that S106 Legal Agreements should be imposed in order to secure the benefits of these payments for local communities.

General Comment on the proposals made.

There was a feeling that the options put forward were too restrictive. There was, for example, no consideration given to the idea of new developments amounting to Garden Villages.

Yours faithfully



Lindsay Hole
Parish Clerk, Affpuddle & Turnerspudde Parish Council