

# Appendix E Pre-Submission Consultation

**PLEASE NOTE:**

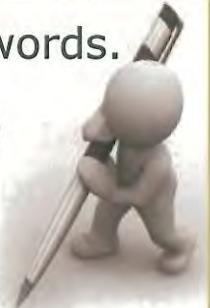
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# WEST PARLEY

## How to let them know we DO care?

**Please write** whatever you want to say in your own words.

You will have your own views on these plans, but here are some points that we think you might also like to consider in your letter...



-  Refer to **Policy FWP7** when writing about the 220 houses and the new road planned for the Dudsbury heights field near the old hill fort.
-  Refer to **Policy FWP6** which is the 300 houses, supermarket, shopping centre and link road planned for the New Road field.
-  The newly proposed link road goes from Christchurch Road to New Road right through the middle of the 300 houses in **FWP6**. Very dangerous for young families.
-  The policies **FWP6 and FWP7** are what the District Council thinks are good for us. They are very different from the 2010 plans, but we have not been involved or consulted at all in their preparation. Top Down Planning!
-  The 2 new link roads will not be started until half the houses are built. So until then, which may be years, Parley Cross will have to take **hundreds more cars** a day. But it is over capacity already.
-  West Parley's Parish Plan was encouraged by the District Council. **1000 residents** contributed to it. The District Council has virtually ignored it.
-  The New Road and Dudsbury heights fields are not any old green belt. They are "**Key Gaps**" with Bournemouth. These key gaps, to prevent urban sprawl, were the top reason for having a green belt in the first place.
-  520 more houses here is a whopping **32% increase** in West Parley's housing stock. This is excessive, wrong, damaging and way in excess of what is being imposed on Corfe Mullen, Ferndown, Wimborne or Verwood.



**Remember it's  
FREEPOST**

*Don't leave it, do it today. West Parley needs you to write **NOW***



# IMPORTANT... we ALL need to respond

## Consultation responses to the Green Belt Plans

We **ALL** need to respond to these large and unwelcome building plans for our Green Belt in West Parley. With 220 houses at Dudsbury Heights and 300 in the New Road field and with new main roads going right through or by them...

**NOT** to respond works against us;

they say we don't care.

### ***The Bad News!***

The official consultation response form is not user friendly, and that is putting it mildly. It asks you to reply in terms of "Unsound", "legally compliant", "justified", "effective", "consistent with national policy" and so on...

Also, to understand these words the form refers you to a Government document PPS 12, yet this is no longer in force! You are also supposed to refer to the 220 page Core Strategy document and the 57 page National Planning Policy Framework Document, and then the District Council asks you to send in a separate form for each point you want to make!

### ***The Good News!***

Fortunately we have confirmed with the District Council that ordinary written letters, making any points you wish in your own words, will be accepted. So please write your Consultation Response by the closing date of June 25 - to:

Policy Planning Consultation  
**FREEPOST BH 575**  
 Christchurch Borough Council  
 Bridge Street, Christchurch BH23 1BR

**or**

Use the envelope provided  
 with the **FREEPOST**  
 address already printed on it!

See over the page for points you might like to think about when you write to them and let them know you, and the Residents of West Parley,

**really do care!**



Dear Councillor

26 April 2012

You are summoned to attend an **EXTRAORDINARY** meeting of the **TOWN COUNCIL** to be held on **TUESDAY 1 MAY 2012 at 7.30 pm** in the **COUNCIL CHAMBER**, Town Hall, West Borough, Wimborne Minster.

The object of the meeting is set out below.

Members of the public may speak at the discretion of the Chairman.

Yours sincerely

Town Clerk

### AGENDA

- 1 Apologies for absence.
- 2 **SUSPENSION OF STANDING ORDERS**  
To suspend Standing Order Number 30 (standing to speak) and those parts of Standing Order Number 29 relating to speaking more than once.
- 3 **DECLARATIONS OF INTEREST**  
Members are reminded that any personal or personal & prejudicial interest should be declared and the appropriate action taken in accordance with the current Code of Conduct.
- 4 **CHRISTCHURCH & EAST DORSET CORE STRATEGY**  
**(Min 269 - 03.04.12)**  
To consider the policy proposals contained in Chapter 8 (Wimborne & Colehill Housing & Town Centre) of the pre-submission document (previously circulated) and to determine the Town Council's response.

**Richard Henshaw, a Policy Planner for the Christchurch & East Dorset Partnership will make a presentation to the Town Council prior to consideration of this item.**

**TO ALL MEMBERS OF THE TOWN COUNCIL**

Meeting on 3 May 2012 re Proposals in West Parley

Present

Richard Heaslip (West Parley Parish Council)

John Cullen (West Parley Parish Council)

Richard Henshaw (EDDC)

Lynda King (EDDC)

Kate Tunks (Dorset County Council Transport)

Mr Heaslip – Here for fact finding exercise, not to give comment at this stage. Here to form views. First issue Transport and Roads. What studies are behind the road proposals and what is the status of the airport proposal.

Kate Tunks – Christchurch BC has taken £1m from airport for transport improvements from Parley to Blackwater. Release of money is dependent on level of development that takes place. Evidence base for new link roads came about with EDDC master planners and DCC staff/consultants. Idea arose out of need for new accesses to the development.

Richard Henshaw – Peter Brett Associates did a study for the airport. Had baseline data on traffic movements in the area. WSP with Broadway Malyan did initial master plan work for EDDC re traffic movements. WSP have been employed by DCC to do more detailed work to follow up on the initial work. This report not finished yet – agreed that West Parley Parish Council could have a copy when available. SEDMMS at strategic level too. Detailed work on road design is negotiated with developers and this comes after the allocation stage. All the information needed will be there by the time EDDC is submitting to the Secretary of State.

Richard Henshaw – We are likely to re-align the Wyatts Road not sure of design due to the amount of HGV's using the route.

Richard Heaslip – Can you let the parish know when you are proposing new/amended schemes .

Richard Henshaw - Yes we are happy to engage with you as we have said we always would. We are happy to meet you once WSP study is completed.

Richard Heaslip – We made it clear that the cost of the new roads will come from the developer/transport infrastructure contributions/CIL

Richard Henshaw – We have viability assessments –agreed to send the relevant extract for parking to the parish council from Broadway Malyan in the report. (parish



council are asking for new community hall we were asking for evidence to back this up)

Richard Heaslip – Next issue what happens if the housing is built and the new road not finished?

Richard Henshaw – Section 106 and Section 278 and a financial bond – scenarios as to how to ensure the development actually happens in this form. Will have to agree with DCC and developers by submission to full council. Told them that we are setting up specific meeting with the Parley Cross traders and undertaking a foot fall count to assess the situation.

SANGS we discussed these and informed the parish council that the SANG provision was an absolute requirement ie no SANG no housing.

Richard Heaslip – Food store where is the evidence.

Richard Henshaw – Retail assessment done for West Parley and Corfe Mullen to identify the needs for the area.

Dudsbury Fort we are to have a meeting with English Heritage Mr Heaslip would like to attend that meeting. Parish want to do a heritage project for the whole of West Parley's history – there may be opportunity for council money for this.

Richard Heaslip wanted copies of following

Implementation Plan  
SHMA update  
Retail Assessment for West Parley  
Broadway Malyan Master plan Stage 2 report

Advised of the Web link to Pre-submission [www.dorsetforyou.com/348323](http://www.dorsetforyou.com/348323) to find the above.

Roger Tym Report Settlement Hierarchy 2005

Advised long report and not possible to extract any relevant information for West Parley it has to be read as a whole. And that it can be found on the web.

Meeting with Sir Roger Palin on 4 May 2012

Re Housing Proposals Nr Wimborne Core Strategy Pre-Submission Consultation

Present

Sir R Palin

Richard Henshaw

Lynda King

RH outlines the background to the Core Strategy and the government's involvement in the process i.e will be imposed on us from above if we don't.

Sir R concern are that the largest proportion of housing seems to be dumped on Wimborne because it cannot be accommodated elsewhere and there will be knock on effects with traffic etc on the town. How do you deal with the alternate sites that are being put forward?

RH We will be carrying out an alternative sites consultation in the summer and we will be seeking views on the suitability of these sites. Developers of allocated sites will also be promoting more housing on their sites as well which have to be identified too and considered as to whether this is a suitable proposal or not.

Sir R – Have we seriously considered development in the rural areas?

RH The nationally accepted view is that development is focused in urban areas on sustainability grounds and don't develop in unsustainable rural locations. Small scale development on the edge of a village does nothing to support facilities in a settlement.

Sir R concerned about loss of employment opportunities and increase in housing numbers.

RH explained that employment patterns have changed.

Sir R concerns about housing and tenure rise across the settlement.

RH We need to ensure a balance of need across the district as a whole not just all on site

Sir R concerned that the 600 on N Wimborne is to many for the settlement and the rest of the proposals are a more balanced extension of the settlement.

Sir R Significant issues of traffic congestion arising from the N Wimborne development and hydrology.

RH We are seeking evidence to deal with this.



**DRAFT**

Nicki and Lesley – please can you fill in gaps in key points you raised. The microphone did not pick up all of them. I have put James' comments in blue and highlighted the key issues that came out in the meeting. (More general discussion items have not been included as it is essential we focus on soundness).

**Please note: There is no flexibility in responding to this consultation which is now at the end of its 6<sup>th</sup> week. There are only 6 weeks to go.**

The timescale we need to work to is:

<b>Date</b>	<b>Action</b>
Sun 27 May	All written comments to HRC including relevant NPPF paragraph numbers particularly where challenging soundness
Weds 6 June	First Draft to be sent out by HRC
Weds 13 June	Written comments back to HRC
Sun 17 June	Second draft to be sent out
Weds 20 June	Final comments back to HRC
Sat 23 June	<b>Target date for submission (deadline Mon 25<sup>th</sup>)</b>

Hilary R Chittenden  
12 May 2012

**Notes of ETAG Meeting 9 May 2012**

Present: Sarah Burton, Jane Adams, Nicki Brunt, Hilary Chittenden, Lesley Haskins, Clare Gronow, Janet Healy, Dave Mitchell, Paul Timberlake, James Smith, Alan Spencer, Sally Elliot  
Apologies: Shane Bartlett, Jean Hazel, Jane Russell, Norman Jones, Paul Jones, Paul Attwell, Maureen Godfrey, Peter Richardson, Matt Reeks.

**Ch. 13 Managing the Natural Environment****ME1 Safeguarding biodiversity & geodiversity**

Support inclusion of reference to Dorset Biodiversity Protocol, Dorset Nature Map  
DWT needs to consider SNCI policy in more detail .

A lot of extra components to policy which are very welcome.

**Need more info on linkages.**

Need to consider if wording on priority spp and habitats is adequate

There has been a gap of more than 10 years in identifying new SNCIs in E Dorset especially meadowland. Because of EDDC embargo on adopting new SNCIs there has been no active work to identify potential sites. **BAP habitat mapping essential re SANGs and to ensure linkages: currently lowland meadow is not shown on BAP maps.**

Policy should now ensure that all SNCIs are taken into consideration by development proposals. Proposals maps to be updated as information is received. If sites turn out to be or include BAP habitat then development proposals will have to take that fully into account.



If housing numbers were to be reduced as a consequence, ways to adjust may include increasing densities on other sites. Review and adjustment has always been part of Local Plans .

Developer/applicant responsible for providing base-line data. NE monitors SSSIs but may need legal agreement put in place for lower level sites. Need to clarify who is responsible for monitoring – funding and actually doing it. Suggested should include in policy.

### **ME2 Protection of the Dorset Heathlands**

If there are fundamental changes to DPD/SPD would trigger review of Policy. Suggested support but reserve judgement subject to content of Heathlands DPD.

### **ME3 Suitable Alternative Natural Greenspace**

Implies SANG has no wildlife function at all – very people focused.

Dogs always being off lead may cause problems – don't want to push them to use the edges of a SANG as that is like to be the most valuable in terms of wildlife. Dogs (especially working breeds) need mental exercise. Need to allow for possibility that things may change so absolute right always to be able to exercise dogs off lead may not be appropriate for ever. Important not to be too prescriptive. Essential not to push people back onto the heathlands.

Each SANG should be bespoke and judged on its own merits.

Links to other routes not always on the same site to offer the 2.3-2.5km circular route.

Concern that SANGs could end up being like city parks with closely mown grass when they are actually semi-natural grassland. Currently over-prescriptive- must not plant up to set design. Aim is to recreate heathland experience and support existing habitat not “manufacture” new to a general plan. BytheWay design is to keep as much semi-natural grassland as possible. W Parley SANG on hillside proscribed in Masterplan as being laid out as parkland. Inappropriate – good grassland.

Thames Basin approach is not necessary right for East Dorset.

Policy could include recommendation to reflect existing local habitat.

Policy needs to advise developers what a SANG is.

Car parking? – again site by site basis – eg W Parley SANG could include small car park to deflect those who currently drive from North Bournemouth and use Parley Common.

### **ME4 Sustainable development standards for new development and**

### **ME6 Flood management, mitigation and defence**

Concern about polluted waste water run-off and capacity of SUDs to deal on Cranborne Road site – could risk high concentration of pollutants reaching R Allen.

ME6 – EA prerequisite as is recognised that this is a key issue for that site. Will have to be addressed as is part of legislation.

Excellent example of ecosystem services. Further upstream apparently dry land becomes unwalkable.



W Parley (Dudsbury) – some areas of proposed SANG totally impassable for recreation during recent heavy rain.  
No mention of tanking as in previous BM report? SFRA would be required at PA stage.  
Softer measures usually preferred.

Throughout Core Strategy, much is being left to PA stage. Proposals are based on best advice available at this stage.

Will there be enough to pay for affordable housing? Can only accept sacrifices of loss of Green Belt if there is to be real AH gain. Costs to make proposals viable will be paid for through uplift in land value.

Will ETAG be able to comment on EIA for sites? Statutory consultees will be involved.  
**Action: JS to check if ETAG can be part of consultation process**

Historically ETAG not involved in PAs. Agreed because of environmental consequences change of ETAG policy to comment on PAs that come forward for larger sites identified through Core Strategy.

### **ME5 Renewable energy provision**

County wide RE Strategy has been issued for endorsement by early July. ETAG to consider once CS work complete. JS to report to EDDC Committee – will copy to ETAG members.

## **Ch14 Creating High Quality & Distinctive Environments**

### **HE1 Protection of local historic & architectural interest**

Welcomed inclusion of “settings”. General support.

### **HE2 Design of new development**

Who determines “High Quality”? Involvement of Architects Panel – subjective but professional opinion.

Feature buildings of concern. Improves urban design & legibility on housing estates - on entrances, key corners. Provides urban distinctiveness. Has been done in Blandford and helps if you get lost.

High density housing next to SANG. How does this impact on feeling of wide open spaces of SANG. Eg W of Cranborne Road. High density next to narrow strip of SANG – need some idea of width of SANGs. Likely to be closest to services. Possibly consider local tranquillity. May need to consider landscape buffering. SANG v different from Open Space within dvpm. Problem of visual impact of cars and waste bins- can destroy estate even if architecture high quality. Can consider parking away from frontages – shared space but frontages left clear. Early stage consideration for sites.

### **HE3 Landscape quality**

Links between item 5 tranquillity and light pollution etc to SANG ME3 Need to ensure that through creating a SANG do not destroy existing tranquillity. Repeat under SANG criteria esp light pollution. Has been strengthened in NPPF. Suggest include in SANG policy something to effect that existing natural features will be retained and enhanced.

Width of corridors? eg badger corridors should be wide enough for them to get through. Corridors should be fit for purpose.



AGLVs – protect Waterloo Valley – risk that allotments could impinge on WV. Risk to landscape and biodiversity. Need to consider car parks and ancillary features – would need to be submitted as PA.

**Action:** JS to check how AGLV policy apply to allotments. Likely to be site specific as part of PA.

Review of AGLV – expansion – will be site specific

List of DPDs before CS goes to Inspector? Local Development Scheme will include DPDs and Supplementary docs eg Flood Risk. Lighting and Light pollution? – no plans as yet. Something ETAG may wish to propose (as in response to Options consultation)

#### **Ch14 Meeting Local Needs**

**LN1** (covers housing but no subject heading to policy)

Problem of people registering on multiple housing lists. Possible distortion of housing need figures. Purbeck currently have problems with people with local connections not wanting housing so bringing residents in from all over the country. Problem raised when Community Partnership first set up 9 years ago. Risk of developers using it as counter argument. SHMA covers intermediate housing as well -not just social housing. Rural exception sites – have to be proven local need.

#### **LN2 Design, density and layout of new housing development**

Discussed issue of proximity to SANGs. If SANG next to housing is density relevant – there is an argument that it is better to screen to get maximum out of the housing. No maximum housing density - to make efficient use of land.

Acceptable & appropriate? Based on professional judgement of officers. Subjective. But also use specialists to advise.

Questioned access corridor through Colehill (map 13.3). GI corridor not Prime Transport Corridor

Only 1 crossing of the river – concern that traffic for 600 houses will go up Burts Hill through Colehill. Will rely on Transport colleagues. Conservation Area at Burts Hill.

#### **Ch 16 Creating Prosperous Communities**

16.5 – Final sentence welcomed. Not sure how will be put into practice and monitored – Good aspiration but....

#### **Blunts Farm FWP8**

What are significant landscape buffers? Balance between being prescriptive but not overly so. There for developer guidance. Will be large part of site. Buffer likely to be on countryside edges – A31 and along Uddens Drive – to protect open countryside.

? up to SNCI – Could form part of consultation to buffer SNCI.

Non B class uses – retail eg corner shop to support other businesses, car sales, warehousing, commercial but not out of town shopping centre type development.

#### **VTSW6 Woolsbridge**

Employment site that ETAG highlighted as being the worst in terms of environmental impact. EA – all sites subject to surface water flooding – then have a problem. Not clear how SUDs would work. History re Moors River pollution. Two things just not compatible.

Worried that will have to say told you so.



Bus service has just been terminated - because of condition would hope that it would be reinstated.

Map doesn't show adjacent SNCI but likely to be affected. Ask for all SNCIs to be shown on all proposals maps. To show that these are planning constraints that need to be taken on board by developers – important consideration in early stages.

Notification of planning applications of developments close to SNCIs – uncertain if all reach DWT.

**Action: HC to follow up with Steve Duckett** – also R Allen catchment. Could add in something to Biodiversity Protocol. Christchurch & ED planning depts. being merged – could be included in new set up.

### St Leonards Hospital

Not deliverable? Needs more thought as to how to adjust to NPPF – can now be developed in principle as previously developed site in the Green Belt. Biodiversity policies would override. Have to honour SNCI designations etc. Discussions going on re development there. New application is likely to be more for residential use. Full PA.

A check list of what adjustments need to be made as result of NPPF is being prepared by Policy Planning. **Action: JS to advise when complete.**

### PC5 Tourism

Tourism somewhat outdated term. Day visits create as much impact. Moors Valley is a visitor attraction rather than “tourists”.

### Ch 1 Introduction

#### SA para 1.21

No mention in any of background docs of work ETAG did on SA. Raised w RH but he advised it had been agreed by Members at the joint councils meeting in 2010 so could not be changed.

ETAG did not comment on SA itself as scoping was clearly wrong but we said so in opening paras of ETAG response. Revised scoping has been completely ignored. A lot of optimistic scoring: all either + or uncertain/unknown (0) and no – scores. HC worked on it and made some comments but personal views.

**Action: ETAG members to look at it critically and decide if scoring is accurate.**

Questioned what had happened to ETAG comments on BM reports etc. – not on file.

**Action: JS to check what happened.** Should at least be in public domain. No reference to comments even under site specific.

### Ch 3

#### Vision

Welcome changes to para 2 – intrinsic value etc which ETAG asked for specifically Ecosystem services – background doc. Claimed it was too complex would need explanation NPPF para 109 – Bullet point 2 recognises wider ecosystem benefits



Wording has been discussed in detail with Christchurch - poss include in one of the objectives (or as well)

Could include in Glossary Have tried to steer away from acronyms but glossary could be a way round it.

### Objectives

Wording needs to be tweaked to change from development on heathland – JS – error so should be OK for Planning Policy to deal – change to near rather than on – or impact on heathland sites.

Positive additions Obj 4.

### Sites that were KS4-6 in Options.

**VTW8 Blackfield Farm** – now in urban area some developing into good heathland alongside Castleman Trailway. Could well have good biodiversity on main area. Land was safeguarded at time of last local plan. Gas and water main run through bottom part of site so would preclude development of that bit. May be some point in DWT doing wildlife surveys now – still in private ownership. Undisturbed from time of last local plan. Last aerial pics 2009.

**Cooper Lane S, Verwood.** Local residents concerned about it going into urban area. Meeting w 3 District Cllrs. Land undevelopable. Urbanisation would push people onto Stephens Castle – blanket TPO on site, v little land not under tree cover. Veteran oaks on old boundary banks. Private arboretum. Trees are v important to nightjars - have been recorded there.

### Wimborne Town Centre

Low % of residents responding throughout. Process is a problem in encouraging people. To really engage people need to put documents in simpler terms.

Allendale – difficult to see how everything can be included – nice but can it all fit together?

Alongside need for Flood Risk Assessment include Ecological Assessment of R Allen corridor.

Include under Policy.

### Cuthbury

GI provision not mapped now. Good cycle links reqd and shown.

Still under negotiation – land ownership not as originally thought. Mosaic of ownership so looking further upstream. SANG would be a pre-requisite. Footpath link at far of the road – so general accessibility

Allotment site – same level as present allotments 2-3 m above flood level – away from flooded area. Water table likely to be similar but would need to be certain

### WMC3

If even 50% of dypmt goes ahead then will need more cemetery space – logic would suggest St Margaret's Close would be ideal. Already includes own chapel. Current population should have 65 years. If population is going to rise then that timescale shortens. Already a steady increase in use with existing population. (DM – Joint Cemetery Plans Cttee). Background docs – suggests change in legislation/funding to encourage people to use cremation rather than burial. Even now high proportion of remains from cremation. Crisis could occur some years after life of Plan but once land has gone then need to find new place for cemetery. JS confirmed that committee needs to submit comment.

Width of riverside corridor looks v narrow. Does not look like much more than towpath.



**Action: JS** to provide guidance on width of corridor and sizes of other SANGs so can better judge value to people and wildlife.

### **Stone Lane**

Same comment re river.

### **WMC5**

Seriously overdeveloped as proposed. Waste water problems. Urban sprawl by another name. restrict to 150-200 houses. Distorts proportions of Wimborne – large carbuncle. Water and run-off is greatest concern on E side.

Public transport would be a pre-requisite

No-one has been into the middle of the site as no access. Fields along Dogdean are good. Need to consider biodiversity before allotments are sited there. Site specific detail at PA stage.

Riverside SANG – no defined edge as yet – depends on what can be secured through negotiation.

SANGs fragmented and not re-creating heathland type experience.  
Turn “black field” on map into woodland and link to Copse.

### **Corfe Mullen**

Dvprs still pushing for old sites. All sites will be consulted on c 6 weeks – (alternative sites consultation – date not set yet). Basic approach is to support no development in Waterloo Valley.

Level of housing at W Parley. SANG to W of New Road not v practical site. Some waterlogged and other part v steep. Cramming high density housing right on top of the heathland. If SANG doesn't function have problems. Accessibility of SANG – elderly dog walkers. Children etc - accessible for all – steep gradient – nice open space – but if steep gradient is it going to function?

VTW4 - Do not know quality of land. SNCI hemmed in by housing – green strip to W v wet. Land has not been cultivated in living memory.

**10.3 Woodland Walk** - land shown in Urban area – is actually woodland so would be sensible to include in Green Belt.



## **Burton Parish Council Meeting 12<sup>th</sup> May 2012**

### **Introduction**

- Overview of main policy proposals
- Core Strategy Structure
- Settlement Hierarchy (KS1)
- Green Belt (KS2)
- The Housing Strategy (KS3)
- New Neighbourhoods
  - North Christchurch Urban Extension (CN1)
  - Land South of Burton Village (CN2)
  - Land East of Marsh Lane (CN3)
- Affordable Housing (LN3 / LN4)
- Transport (KS9 / KS10)
- Employment (KS5)
- Responding to the consultation
- Core Strategy timetable and next steps



## Core Strategy Structure

- **Vision and Strategic Objectives**
- **The Key Strategy:**
  - Settlement Hierarchy
  - Green Belt
  - Broad locations for housing and employment
  - Town centres and retail strategy
  - Strategic transport improvements
- **Christchurch and Highcliffe Centres**
  - Visions for the centres
  - Town and district centre retail policy
- **Christchurch New Neighbourhoods**
  - North Christchurch Urban Extension
  - Burton and East of Marsh Lane New Neighbourhoods

## Core Strategy Structure

- **Bournemouth Airport and Business Park:**
  - Vision and strategy for the operational airport and business park
- **Managing the Natural Environment:**
  - Biodiversity and Geodiversity
  - The Dorset Heathlands
  - Standards for Sustainable Development / Renewable Energy
  - Flood risk and development
- **Creating High Quality and Distinctive Environments:**
  - Protection of historic buildings
  - Design
  - Landscape quality and character
  - Open space and green infrastructure



## Core Strategy Structure

- **Meeting Local Needs:**
  - Dwelling size and type
  - Density of development
  - Affordable housing policy
  - Gypsy and traveller site criteria
  - Community facilities
- **Creating Prosperous Communities:**
  - Employment land policy
  - Rural Economy
  - local shops, services and facilities
  - Tourist economy

## KS1: Settlement Hierarchy (pg26)

- Focuses the distribution of development across the area and sets out roles for individual settlements
- Settlements that provide best access to services and facilities are focus for development (subject to constraints)
- Evidence
  - Roger Tym and Partners report (function of settlements)
  - Town fact sheets and profiles (DCC)
  - Area Profiles



## **KS1 Settlement Hierarchy (26)**

- **Main settlements:** Christchurch
- **District Centres:** Highcliffe
- **Suburban Centres:**
- **Rural Service Centres:**
- **Villages:** Burton, Hurn
  - Only limited development that supports the role of the settlement as a provider of services to its home community.
- **Hamlets:** All other settlements

## **KS2 Green Belt (27)**

- Limited changes to the Green Belt to accommodate some new housing and employment
- North Christchurch Urban Extension (CN1, 65)
- Land south of Burton (CN2, 71)
- Operational Airport (BA3, 83)



## KS2: Green Belt (pg. 27,28)

- 3,477ha (70% of Borough)
- 1994 – 2009 2,100 homes built on green field sites (32%) of all housing development (Did not include GB land)
- Limited changes to the Green Belt to allow some housing and employment development
- Informed by RSS GB review

## KS3: The Housing Strategy (30)

- Locally derived housing target (as required by Govt.)
- SHMA requirement for 3,375 homes (2013 – 2028)
  - Population change and household formation
  - Inward and outward migration
- SHLAA potential in existing urban area (2,140 homes to 2028).
- SHLAA potential Burton: 64 + 45 (UE) 109 (2016 – 2026 6 to 15 year supply).
- North Christchurch Urban Extension: 850 dwellings
- East of Marsh Lane: 90 dwellings
- Christchurch housing target 3,020 dwellings (2013 – 2028)



## North Christchurch Urban Extension

- **Allotment Provision:**
- Relocation of allotments proposed in an area north of the railway, to the east of Salisbury Road, bounded by Summers Lane and Hawthorn Road
- Will serve as part of a larger hub site for the Borough
- The Council's Allotments Strategy sets out standards for provision
- Further discussion to be undertaken with landowner and allotments association

## North Christchurch Urban Extension: Transport and Accessibility

- **Transport and Accessibility:**
- Access points: Staple Cross, Sainsbury's access (bus only), 2 further access points along Lyndhurst Road
- Internal spine road connecting access points
- Potential for buses to be routed through to Sainsbury's interchange
- Pedestrian and cycle link through urban extension from bridleway (north of Verno Lane) to Hawthorn Road & from Ambury Lane to Old Lyndhurst Road
- **Transport mitigation:**
- A35 Lyndhurst Road
- A35 Staple Cross
- Somerford Roundabout, Stony Lane Roundabout and Fountains Roundabout (Possible contributions)



## CN1: North Christchurch Urban Extension (Pg. 65)

- Land south of the railway the east of Burton to the borough boundary at Roeshot Hill.
- Master planning, consultation has informed Core Strategy
- About 850 dwellings (informed by master planning work)
- 35% affordable housing (may increase subject to viability)
- Mix of housing informed by SHMA and master planning
- Densities of 20 – 45dph:
  - 40 – 45 dph (flats and terraced houses)
  - 35 – 40 dph (townhouses and terraced houses)
  - 25 – 35 dph (townhouses, semi detached and detached)
  - 20 – 25 dph (semi detached and detached houses)
- Possible commencement (2014/15), Potential phasing over 9 years
- High quality design – positively integrating with existing urban area

## North Christchurch Urban Extension

- **Open Space and Recreation:**
  - Quality and quantity of provision consistent with Core Strategy policy (Policy HE4, 169, chp 14)
  - Complement and reflect the open space requirements identified for the adjoining 'Local Needs' areas (PPG17 Open Space Study)
- **Suitable Alternative Natural Green Space:**
  - Criteria based policy (ME3) sets out requirements
  - Broad location for provision: North of the railway, east of Salisbury Road to south of Burton Common
  - Further detail will be set out in SANGs Strategy, identifying an acceptable approach to provision agreed with Natural England
  - Hawthorn Road – Hill Lane, Watery Lane, land south of Burton Common.



## CN2: Land South of Burton Village (pg71, 72)

- Land west of Salisbury Road and immediately south of Burton (Martins Hill Lane)
- About 45 dwellings proposed
- Addressing affordable housing needs for Burton and enabling provision of some community facilities i.e. village hall.
- Also needed in relation to housing land shortfall for borough
- 20 units, Parish Housing needs Survey 2006)
- Housing Need Burton and Winkton (43, 2007 SHMA)
- Housing need only gone up since then
- Possible commencement 2014/15 over 3 years
- Minimum of 50% affordable
- Design and density
  - Layout and design consistent in scale and character with Burton Village and conservation area.
  - Open space provision in accordance with Policy HE4 (pg 169, chp 14)

## CN2: Land South of Burton Village (pg71, 72)

- Development will contribute to SANGs provision for Christchurch Urban Extension
- Linkages established to UE SANG
- **Community Facilities:**
  - New development can contribute towards community facilities within development such as village hall
- **Flood Risk:**
  - Flood management strategy prepared and development located outside flood risk affected areas.
- **Transport and Access:**
  - Main access from Salisbury Road
  - Necessary contributions to mitigate impact on the transport network
  - Pedestrian and cycle access to integrate the site with the village



## CN2: Land South of Burton Village (pg71, 72)

- **No larger development because:**
  - Burton's role within Settlement hierarchy (limited dev)
  - Larger development would not enable the provision of facilities to elevate its position
  - Transport impact
  - Constraints - flood risk

## LN4 Affordable Housing Exception Sites (177) Chapter 15

- Land adjoining the built up area of Christchurch, Burton and Winkton
- Subject to affordable housing need
- May be developed to provide 100% affordable housing in perpetuity
- Mix of housing to meet local needs
- Small scale development, reflecting setting, form, character of settlement and the surrounding landscape
- 10 – 15 dwellings



## KS9 / KS10 Transport (pg. 39, 40)

- **Development on Prime Transport Corridors (A35, B3073, A337)**
- (Key transport corridors for SE Dorset, focus for development, supported by high quality public transport.
- **Corridors for improvement** (junctions, public transport, walking and cycling.
  - A35 Iford Bridge – Fountains Roundabout, Stony Lane Roundabout, Somerford Roundabout, Roeshot Hill – Hampshire Boundary.
  - B3073 Christchurch town centre – Bargates – Fairmile – Blackwater Interchange (A338 Junction).
  - A337 Somerford Roundabout – Highcliffe – Hampshire boundary.
  - Improve walking and cycling and access to Christchurch and Hinton Admiral railway stations
  - Improvements in public transport and infrastructure, Travel Plans
  - Enhancement of existing rights of way for walking and cycling

## KS9 / KS10 Transport (39, 40)

- **Medium Term (2014 – 19)**
  - Fountains Roundabout
  - Stony Lane Roundabout
  - Staple Cross
  - Somerford Roundabout
  - B3073 Parley Cross to Blackwater
  - B3073 road widening from Chapel Gate to Blackwater and along A338 to Cooper Dean
- Development permitted where mitigation measures can be put in place.
- Development Contributions through the Community Infrastructure Levy

## Responding to the Consultation

- Consultation to 25th June
- **Tests of Soundness:**
  - **Positively prepared:** (meets objectively assessed development and infrastructure requirements)
  - **Justified:** Most appropriate strategy when considered against reasonable alternatives (based on evidence).
  - **Effective:** Deliverable over plan period
  - **Consistent with national policy**
- [www.dorsetforyou.com/348323](http://www.dorsetforyou.com/348323)
- Copies & response forms at Civic Offices, libraries, CIC
- Core Strategy Leaflet / Christchurch Courier

## Core Strategy Timetable and Next Steps

- **Timetable:**
- Pre Submission Consultation until 25th June
- Alternative Sites Consultation Aug / Sept 2012
- Submission: December 2012
- Examination: May 2013
  
- **Exhibition:** Monday, 21<sup>st</sup> May 10.00 – 2.00pm, Burton Green.



Note of Meeting with Brian Lane and Jim Newman re Corfe Mullen on 16 May 2012

Present: Brain Lane, Jim Newman, Richard Henshaw and Lynda King

Brain Lane presented response from Corfe Mullen Sports Association who very unhappy about 2 sites could not get volunteers to run this second site. Don't like southern site as poorly drained acid soil etc – nothing new here.

Brian says that Spencer says that the new Lockyers school will be built by 2028.

Richard Henshaw informed Brian Lane that if DC education loose sports pitches then under education act they would have to be replaced elsewhere by law. EDDC will be looking for land for possible new sports pitches before Core Strategy goes to Examination in Public. Could use CIL money to partially fund schemes.

30 May Corfe Mullen Parish Council meeting issues about housing for local people (based on N.Park policies) – Persimmon in Blandford offered small units for sale for people who had lived in Blandford for 15 years and could afford to buy it.

Richard Henshaw explained the difference between affordable housing policy and negotiation with landowner/developer to get a deal outside the planning process.

Allotments – why can't the developer buy the topsoil and take it to the new site? – no problem.



CMSA Response to Core Strategy Pre-Submission (April 2012)  
Options for Corfe Mullen - Housing and Village Centre



Policy CM1 - Lockyers School and Land North of Corfe Mullen

Points of Objection

The Corfe Mullen Sports Association strongly object to the Core Strategy Pre-Submission Option - Policy CM1 - Lockyers School and Land North of Corfe Mullen New Neighbourhood, for the following reasons:-

CMSA - Small group of volunteers / 2 sites not feasible

- The Corfe Mullen Sports Association manages the sports provision / facilities available at the Recreation Ground. The grounds are maintained by the Parish Council while the Pavilion building / Tennis Courts are maintained by the CMSA.
- CMSA can manage one site, but not 2. It is not feasible for the current body of committee members / volunteers to manage 2 separate sites. There are approximately 5 'active' members of the committee whom oversee the smooth running of the CMSA and its facilities.
- 2 sites would mean outgoings / expenditure would double but income would remain the same from the current sports clubs. Who would fund / run the proposed 2<sup>nd</sup> facility with no additional income to cover its cost?
- It is unlikely that any new Football / Cricket teams would be attracted to the new recreational provision to the western edge of the village, as existing teams would already have their own established 'home grounds'.
- If CMSA were expected to run two sites, sports fees would have to double to accommodate the potential double expenditure/single income.
- 2 sites would be impractical for management purposes - The distance between the two sites would cause issues for both volunteers and Parish Council Staff (Groundstaff) and double their already strained work-load.
- Assuming the 2<sup>nd</sup> site would supply mainly football provision, this is a seasonal Winter sport thus what usage would this 2<sup>nd</sup> site attract over the Summer months that would provide an income? Would 2<sup>nd</sup> site be fully utilised all year round? Likewise, the current facility would become 'un-used' by any major sports group for 8 months of the year.

General 'feel' of the village.

- Proposed development of the Recreation Ground would damage the ethos of it being at the heart of the village for sports / recreational provision - especially if the facility is to be split into 2 locations. Current facility is well established, well maintained and has been heavily invested in, both financially and personally, by the Corfe Mullen Community for many decades. No housing / educational development at the Recreation Ground would mean there would be no need for development of recreational space, on a large scale, elsewhere.
- Tennis / Cricket / Football communities are thriving at recreation ground. The suggestion of moving one sports provision elsewhere may isolate that sporting community from the rest of the village / other sports clubs that currently operate from the Recreation Ground. All 3 sports



communities', being football, tennis and Cricket, currently mix well under current provision arrangement. The CMSA would suggest moving all sports provision or none.

The current sporting communities from the 3 sports groups currently utilise the facilities to their maximum efficiently throughout the whole year. The Cricket 4 month 'summer season' runs back to back with the Football eight month 'winter season', ensuring the facilities are used all year round, with-out encroaching on the other sports' playing seasons. If one sporting group were to be moved to the new recreational facilities (proposed on the western edge of the village), then both the sports facilities / pavilions at both venues would see substantial periods where no sport would operate from them. Surely this is not a cost effective option for new/improved facilities to be empty / unused for 4 / 8 months of the year? Especially when the costs for running 2 identical facilities in the same village would obviously double the current expenditure for Recreation Provision for both the Parish Council and the CMSA, with no obvious avenues to secure increased clientele / income.

### Football / Sports provision

- Recreation Ground is sufficient for needs of current football community and is currently utilised to its maximum capacity. If the size of the provision here were to be reduced, this would in turn result in the number of teams able to be accommodated being reduced.
- Corfe Mullen Untied Juniors FC is the main football club operating from the Recreation Ground. They have over 350 children, both boys and girls, registered with the club, ranging from Under 6's to Under 18's. The club itself is run by a body of volunteers and it has evolved and developed greatly over the last 10 years since it first began in 2002. It has achieved the Charter Standard Football Club Status in recent years. The Club is now seeking to achieve a 'Community Club' Status, a status believed to be held by only 5 other clubs in Dorset. These achievements have only been possible due to the excellent facilities on offer, the reasonable (and affordable) costs for use of the grounds/pitches and the 'community' support it receives. Should the facility be moved it is feared this will have a detrimental effect on the efficient running of the club, implications on expenditure / fees charged by the club to its members and perhaps damage the 'community' ethos that the club promotes.
- 8 Adult football clubs are expected to use the current Recreation Ground facilities as their 'home ground' for 2012/13 and have chosen Corfe Mullen Rec over other sites - due to the excellent quality of provision. This equates to an estimated 160 local footballers using the facilities for training and those same 160 local sportsmen using the facility for home matches. As a direct result of Mens Football, this will attract an estimated 500+ users/visitors to the site comprising of players and supporters of both the home teams and the opposition over the average two week cycle of home/away fixtures.
- Regular use by other local football clubs (when their home ground is unfit for use, the pitches at Corfe Mullen Rec remain viable.)
- Many of the 350 members of CMU Jnrs are with-in walking distance of current site. This would not be the case if the facility moved to the western edge of the village.
- Every weekend, during the season, the junior football club train on Saturdays and alternates between home/away matches each Sunday. The junior football club alone attracts around 1000 members / club officials / family supporters / opposition visitors etc to the recreation ground each weekend during its 8½ month season.



## Other General Comments:-

### School Provision -

- Document states Lockyers is under-subscribed. How up to date are these findings? Lockyers has increased pupil numbers significantly in the last year following the appointment of a new Headteacher.
- Document states the two first schools have some capacity to accommodate additional pupils. It is believed that both Rushcombe and Henbury are currently 'full' and actually have waiting lists.
- Corfe Hills and QE cannot accommodate additional pupil numbers.

Therefore, based on the above, a new housing development would add an additional strain to the school provision available locally. This may necessitate potential 'new residents' having to send their children to schools outside of their locality.

### Green Belt

- The village is set with-in the South East Dorset Green Belt.
- To enable the proposed new housing development the Green Belt boundary will be changed to remove land from it to the north of Wimborne Road. One questions the purpose of 'Green Belt' Land when the boundaries can be altered to suit developers.

### Access to Recreational Provision

- The document states residents in the centre or south of the village consider the Recreation Ground is inaccessible by foot and that they require car transport. Mis-leading statement - What figures / ages of / number of residents is this information based on? The Recreation Ground is less than a 20 minute walk from the centre of the village, with the southern end of the village being an approximate 30 minute walk from the grounds. Based on the document statement above, the proposal of recreational facilities to the south of the village would simply mean residents travelling from the north of the village to the south instead, or those residents located centrally having the same distance to travel in either direction, in order to access the particular sports provision which is to be moved, hence solving nothing but simply 'moving' the problem in a different direction! Plus if residents claim a facility that is only a 20 minute walk away is 'in-accessible' on foot, it is highly likely that they would either not choose to or possibly be physically unable to use any recreational facilities offered at the site anyway!

### Transport

- Document states 'Corfe Mullen' has a high car ownership but the main urban area does not suffer serious congestion.' Residents in the locality of Lockyers / Windgreen / Blandford Road may beg to differ with this statement. The Windgreen roundabout is the main avenue in / out of the village for all routes to the north / east / west of Corfe Mullen. This area *does* become congested during rush-hour periods and the intended site for the new development lies directly with-in this area. The addition of the proposed 250 dwellings, would add an assumed 250 vehicles, at least, to the busiest access route in/out of the village.

### Employment

Document states large majority of working residents leave the Parish to work and that there are no major sources of employment in the Parish. A new housing development will only increase these numbers, with no substantial provision made for employment opportunities with-in the village.



### Current pitches (Best in area) v New Provision

Youth / Adult pitches situated on the Recreation Ground are some of the best in the area. They are well drained and very rarely waterlogged thus matches rarely postponed here unlike many other local football clubs.

- Can same be said for proposed new site? Would the new proposed facility be of the same standards? Especially as the suggested location is at the bottom of a hill which raises major concerns over quality of any new provision - possible drainage issues at such a location?
- Any potential new site to accommodate football provision would possibly cost an estimated 1 ½ - 2 million pounds. Is this cost effective? Such a figure is unlikely to be recouped from facility hire charges / pitch fees at new site. An un-necessary expenditure when current provision facilities are adequate. Where would the funding for such facilities come from?
- New site would need at least 5 adult pitches and 3 mini-soccer pitches - any less would not accommodate current need / usage. Any less would necessitate Corfe Mullen United Juniors operating from 2 separate grounds or having to limit membership. It may also mean a reduction in the number of Adult football teams that the new site would be able to accommodate. Not a viable option.
- What arrangements would be in place for transition between current and proposed new site?
- If an additional facility would mean increased costs for users, this may deter new members and may also result in the loss of existing users who would seek cheaper facilities elsewhere.

### Community use for Recreation

- Proposal to reduce size of current Recreation Ground would obviously reduce the overall available 'open space' at that end of the village - when it has already been identified that there is a shortfall in relation to the size of the village. Corfe Mullen, as stated in the Core Strategy document, has few areas of open space with-in the built up part of the village and yet it is suggested that our 'open space' be reduced further.
- Moving one of the sporting facilities will remove the 'community' feel of the Recreation Ground where many visitors / families who come, do not come purely for one purpose but use all the facilities the site has to offer - walking fields / play park / pavilion / sports facilities.
- Loss of large central amenity for community events. (Carnival / Running Competitions etc)
- Adversely affect both residents in the immediate vicinity, and the wide cross section of the community, who currently use the Rec. Site utilised by 80% of the Corfe Mullen Community, as well as those travelling from outside the village - Young Families / Walkers / Guides / Scouts / Dog Walkers / Running Clubs / Footballers / Cricketers / Tennis Players / Baseball Players / Young People / Cyclists / Local Schools etc.
- Recreation Ground sits upon cross-section of many public footpaths and 'Rights of Way' thus accessible via many 'green' routes and is also surrounded by many dwellings. Surrounding area of proposed new site less heavily populated so would attract far less 'en-route' visitors.
- A typical weekend attracts a footfall of over 2000 visitors to the Recreation Ground, if open space is reduced / facilities moved the numbers would drop dramatically.
- Many users of the current provision actually travel from outside the area to use the grounds - e.g. Dog walkers travel from Broadstone / Creekmoor / Canford Heath and beyond, as they favour Corfe Mullen Recreation Ground rather than use other open spaces closer to their own homes. They favour the site due to 'feeling safe' there owing to the fact it is well utilised and seldom deserted, the vast open space, wonderful views, convenient parking etc. If one of the major sports is re-located, the Recreation Ground will be less 'utilised' for many months of the year which in turn may deter many of the current 'recreational' visitors if the area becomes 'deserted'.



### Detail

Document states the potential for a new retail provision as part of the New Neighbourhoods at Corfe Mullen. The planned site for this new retail provision is only a 10 minute walk / few minutes' drive from the existing retail outlet situated in Towers Way - so does not assist residents living in the densely populated areas to the centre / southern end of the village.

### Limited Affordable Housing / Local residents concerns.

Document states there is a limited opportunity to provide new housing, in particular affordable housing and it has been a consistent concern of local residents. A somewhat sweeping statement which does not reflect the view of all residents nor may it be the majority view. Therefore, on what figures / percentage of residents is this statement based?

### Key Services / Facilities.

Document states 'Although Corfe Mullen is comparatively poorly served in terms of these features it does adjoin Broadstone and Poole where those not found are available.' A New Development will only increase the numbers of residents who would have to travel outside of their locality to access key services / facilities. How can this be seen as economical / beneficial to Corfe Mullen?



# Land at Pardys Hill, Corfe Mullen

Presented by Ryan Johnson

12 March 2012



# Background

## Corfe Mullen

- Population over 10,200 in 2008
- One of larger settlements in the district
- Limited level of local facilities – greater reliance on Poole and Broadstone
- Older part and centre of village to north, larger more recent to south
- Overcrowding issues and significant need for affordable family homes
- Opportunities to accommodate growth within the urban area limited
- Opportunities for growth adjoining the urban area constrained, particularly to the south









# Background

## Draft East Dorset District Core Strategy DPD

- 26<sup>th</sup> October 2005 – EDDC Policy & Resources Committee
- Pardys Hill resolved to be preferred location for around 700 of the 2400 homes needed
- May 2008 – EDDC Issues & Options consultation for Corfe Mullen
- July 2010 – SoS indication that RSS to be abandoned
- EDDC opt to revisit growth options for district.

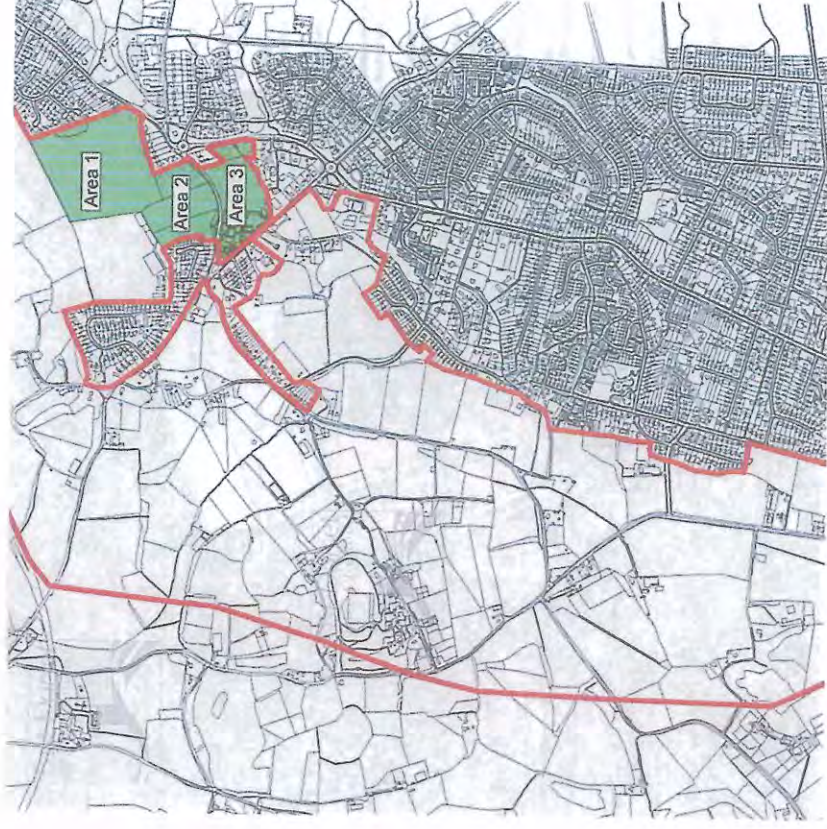




# Background

## East Dorset District Core Strategy DPD Options Consultation (Oct 2010)

- Oct 2010 – EDDC Core Strategy Options Consultation
  - Acknowledged significant need for growth, particularly for affordable housing;
  - Constraints to growth to the south
  - Concerns over pedestrian access gradients for Pardys Hill - alternative search area to north explored.
  - EDDC option to develop Lockyers School, Allotments and eastern part of recreation ground.
  - Contentious option with reduced capacity for growth and uncertainties over delivery timescales;









# Proposal

## Pardys Hill – A deliverable alternative or additional location for growth

- Extensive site assessments undertaken throughout 2011
- No overriding constraints to sustainable growth at this location
- Proven solution to pedestrian access issues to resolve EDDC initial concerns.
- Land east of Haywards Lane well contained and deliverable development option;
- Land west of Haywards Lane suitable for new country park / SANG provision;
- History of RSS and EDDC support for growth at this location





# Proposal

## Pardys Hill – A sustainable option for growth

- 6.7Ha country park provided to west of Haywards Lane
- Between 200-260 homes on land to the east of Haywards Lane, around 50% being affordable homes
- Vehicular / pedestrian access onto Haywards Lane, with pedestrian / cycle accesses onto Orchard Lane and Meadow Farm Lane
- Improvements to Pardys Hill/Blandford Road junction.
- Density, form, topography and landscaping of development to respect the site's context, particularly the adjoining urban area
- Existing landscaping and ecological features retained, enhanced and managed for the long term.
- Off-site improvements to local community facilities and infrastructure via s106 and New Homes Bonus funding.



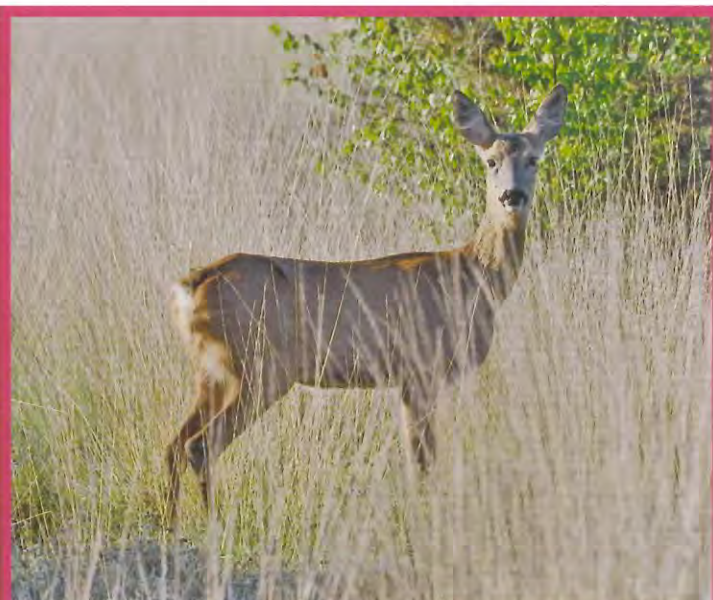


# PROVIDE PROTECT



## EDDC Core Strategy

- ✓ 250 new houses, 50% affordable
- ✓ Brand new school by 2028
- ✓ New sports ground in the south of CM
- ✓ Brand new retail space
- ✓ Allotments relocated
- ✓ Youth club retained
- ✓ More green spaces added
- ✓ Beautiful Waterloo Valley protected



## The Beautiful Waterloo Valley

- × The threat of two developer schemes
- × Together they would put 380 homes in Pardys Hill & Waterloo Valley
- × The proposed small country park will not save the Waterloo Valley
- × No new school or new sports ground
- × No brand new retail space
- × Beautiful Waterloo Valley lost forever

## A fact. We do need some additional new housing.

The Corfe Mullen Community Group support the East Dorset District Council Core Strategy (in the green box). The new homes would be built over the next 15 years. This is the chance to make Corfe Mullen a better place to live for everyone of all ages. Given everything goes according to the new EDDC Local Plan, we will gain a new school by 2028, a new retail area, more green spaces; with the people in south Corfe Mullen also benefiting from a new recreation/sports ground. The Core Strategy will safeguard our Green Belt. **Please show your support for the EDDC Core Strategy by putting your signature and address in the space below. If you disagree with the alternative building proposals, in the red box, simply put a line through the whole section. Do not throw this leaflet away! We will be back in a few days to collect it.**

Signature

Date

Address

Printed for Corfe Mullen Community Group, (formerly Keep Corfe Mullen Green).

Email: corfemullencg@gmail.com. Tel: 01202 656721 or 01202 699262.

For more information on the Core Strategy contact EDDC Policy Planning Team on 01202 886201, ext. 2422.