



# **Core Strategy Submission**

Consultation Response Analysis by Topic

## **NEW NEIGHBOURHOODS**



Prepared by Christchurch Borough Council and  
East Dorset District Council

**May 2013**



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## 1 Introduction

**1.1** This document sets out a consolidated summary and analysis of the Core Strategy responses received in relation to the Christchurch and East Dorset New Neighbourhoods at Pre-Submission stage (Consultation period 2nd April to 25th June 2012) and at the Schedule of Proposed Changes stage (consultation period of 5th November - 21st December 2012.). The analysis relates to chapters 6, 8, 9, 10 and 11.

**1.2** The Councils have set out responses to the representations received at the Pre-submission stage which also include where changes have been made to the Core Strategy as a result of representations received. Where changes have not been made to the Core Strategy as a result of representations the reasons for this are explained.

**1.3** In response to representations received to the Schedule of Proposed Changes to the Pre-Submission Core Strategy, the Councils have set out their position following this consultation stage. No changes have been made to the Core Strategy following this consultation stage for the purposes of the Submission Core Strategy.

## 2 Settlement Hierarchy

### How have the Strategic Housing Allocations been identified

#### Pre-Submission Core Strategy

##### The Core Strategy Vision

**2.1** The unmet housing needs of the area will be reduced, with housing delivered of a type and tenure which meets the aspirations of those wishing to buy or rent. An element of this housing will be in the form of new, well planned, sustainable residential areas in both Christchurch and East Dorset. These will be attractive new areas, including high quality and sustainable homes, areas of open space, new community facilities, and improved transport links to the surrounding area...

**Consultation Response (Response totals are for the Vision as a whole)**

Legally Compliant		Sound		Core Strategy is unsound because it is not:								No Indication of legal compliance or soundness
				Positively Prepared		Justified		Effective		Consistent with National Policy		
Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	
12	6	6	28	16	11	13	18	16	14	13	14	21

**Table 2.1**

**2.2 List of Consultee Reference Numbers**

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
220620	Miss S Thorpe	Gleeson Developments Ltd	CSPS902
359277	Mr Jamie Sullivan	Tetlow King	CSPS2655
359461	Mrs Nicola Brunt	Dorset Wildlife Trust	CSPS1305
359478	Mr Rohan Torkildsen	English Heritage	CSPS2732
359529	Mrs Lisa Goodwin	Sixpenny Handley with Pentridge Parish Council	CSPS2467
359546	Mrs K. Bradbury	Vale of Allen Parish Council	CSPS391
360245	Mr Richard Burden	Cranborne Chase & West Wiltshire Downs AONB	CSPS1557
360302	Mrs Hilary Chittenden	Environment TAG (East Dorset)	CSPS3216
360302	Mrs Hilary Chittenden	Environment TAG (East Dorset)	CSPS3217
360949	Mr Stuart Goodwill	Barratt David Wilson Ltd	CSPS2706
510796	Mr Rollo Reid		CSPS2712
523531	Mr Tim Hoskinson	Savills	CSPS2109

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
524723	Mr John Worth	Wimborne Civic Society	CSPS1890
612430	Mr Nick Squirrel	Natural England, Dorset and Somerset Team	CSPS1909
653603	Mr Malcolm Edmund Parsons		CSPS573
653852	Mrs Susan Newman-Crane		CSPS716
654320	Mrs Meghann Downing	Highways Agency	CSPS747
654456	Mr Elliot Marx		CSPS957
654686	Mrs J E Francis		CSPS773
654688	Mr Paul Newman	Paul Newman Property Consultants Limited	CSPS826
654704	Mrs J E John		CSPS1047
655432	Mr Andy Davies		CSPS1017
655526	Mr Paul Morrison		CSPS1029
656228	Mr Adrian Dwyer		CSPS2466
656369	Mr Timothy Peter Cook	John Reid and Sons (Strucsteel) Ltd	CSPS2756
656493	Cllr Tony Gibb	Eastern Area DAPTC	CSPS1466
656567	Mr Michael D Chappell		CSPS2851
656650	Mrs Patricia Fear		CSPS2438
656664	Mr Glen Morrison		CSPS2452

### Summary of Responses

- There should be no development on Green Belt.
- The wording on retaining the Green Belt is unclear as it refers to loss of Green Belt in the same sentence.

- Christchurch is being ruined by development for outsiders.
- Insufficient housing is being provided in the Core Strategy.
- The Vision should refer to meeting housing needs, rather than to reducing needs.

### Councils' Position

**2.3** There is a clear strategy to meet housing requirements across the Core Strategy area. However, absolute housing need is significant, and demand for housing in this area is almost limitless, and thus discussion of meeting needs completely should be realistic. **The Councils therefore proposed to make no change to this part of the Core Strategy Vision in light of the representations received.**

**2.4** There is a clear strategy to meet housing requirements across the Core Strategy area, which is set out in detail in Section 4 of the Core Strategy, and it is not considered appropriate to set out this detail here. Further information about how the Christchurch and East Dorset housing target was arrived at is set out in the Paper entitled 'Core Strategy Consultation Response Analysis HOUSING May 2013'.

### Pre-Submission Core Strategy

#### **Objective 5 To deliver a suitable, affordable and sustainable range of housing to provide for local needs**

Sufficient housing will be provided in Christchurch and East Dorset to reduce local needs, whilst maintaining the character of local communities. This housing will include well planned sustainable new communities in appropriate locations. The **size and type of dwellings** (both open market and affordable) will reflect current and projected local need through the Strategic Housing Market Assessment. All residential development resulting in a net increase in dwellings will contribute towards **provision of affordable housing**, at a rate of 35% of total units being developed. Development of 100% **affordable housing schemes may be considered exceptionally** in land adjoining rural and urban settlements. Criteria for the provision of **Gypsy and Traveller** sites will be established.

**Consultation Response**

Legally Compliant		Sound		Core Strategy is unsound because it is not:								No Indication of legal compliance or soundness
				Positively Prepared		Justified		Effective		Consistent with National Policy		
Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	
2	1	1	8	3	2	5	2	5	2	5	2	3

**Table 2.2**

**2.5 List of Consultee Reference Numbers**

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
359529	Mrs Lisa Goodwin	Sixpenny Handley with Pentridge Parish Council	CSPS2412
360302	Mrs Hilary Chittenden	Environment TAG (East Dorset)	CSPS3226
360949	Mr Stuart Goodwill	Barratt David Wilson Ltd	CSPS2708
490815	Mrs Trish Jamieson	Burton Parish Council	CSPS3661
523319	Mr Ryan Johnson	Turley Associates	CSPS3292
523319	Mr Ryan Johnson	Turley Associates	CSPS3773
523531	Mr Tim Hoskinson	Savills	CSPS2113
523531	Mr Tim Hoskinson	Savills	CSPS3184
653852	Mrs Susan Newman-Crane		CSPS645
654506	Mr John Showell		CSPS805
654688	Mr Paul Newman	Paul Newman Property Consultants Limited	CSPS827
656629	Mr John Campbell	Roeshot Hill Allotment Association	CSPS3837

## Summary of Responses

### 2.6 *Affordable housing*

- A number of objectors referred to the lack of affordable housing and the need to limit in-migration to the area in some way in order to ensure housing for local people.
- There should not be a specific target for delivery of affordable housing, rather a site-by-site approach.

### 2.7 *Housing supply*

- Objection to the use of the phrase "reduce local needs", as it was felt that the NPPF requires local authorities to "meet local housing needs".
- Strategy is unsound since it has included land in Green Belt without seeking to work with neighbouring authorities to see if housing requirements can be met in adjoining areas.

### 2.8 *Representations on policy for rural areas.*

- These generic representations considered that there was a lack of vision for the rural areas and that the impact of housing and in-migration of urban dwellers was changing the character and community in rural areas.

### 2.9 *Housing at Burton*

- It was felt that housing proposed at CN2 would damage the character of the village, but an affordable housing exception scheme could be supported.
- There is a failure to explain how the housing proposed will meet the specific needs of the village.

## Councils' Response

**2.10** No changes have been proposed to this Objective in response to representations that can be attributed to comments about the New Neighbourhoods. Housing proposed within the plan addresses housing and demand as identified in relevant evidence, but it is also noted that absolute housing need cannot be reasonably met through housebuilding. Hence the wording of the Objective is considered appropriate.

**2.11** Justification for housing at Burton is set out in Chapter 6. The representations on rural policy do not seek a specific change to the wording of this Objective

**Chapter 4, The Key Strategy**

**Pre-Submission Core Strategy**

## Policy KS 1

### Settlement Hierarchy

The location, scale and distribution of development should conform with the settlement hierarchy, which will also help to inform service providers about the provision of infrastructure, services and facilities.

Settlement Type	Function
Main Settlements	The settlements which will provide the major focus for community, cultural, leisure, retail, utility, employment and residential development. This will include infill development as well as options for some greenfield development.
	Christchurch, Wimborne Minster, Ferndown and West Parley, Verwood, Corfe Mullen
District Centres	Settlements which will provide for smaller scale community, cultural, leisure, retail, employment and residential development within the existing urban areas.
	West Moors, Highcliffe
Suburban Centres	Settlements with no existing centres that will provide for some residential development along with community, leisure and retail facilities to meet day to day needs within the existing urban areas.
	Colehill, St Leonards and St Ives
Rural Service Centres	Main providers for the rural areas where residential development will be allowed of a scale that reinforces their role as providers of community, leisure and retail facilities to support the village and adjacent communities.
	Alderholt, Cranborne, Sixpenny Handley, Sturminster Marshall, Three Legged Cross
Villages	Settlements where only very limited development will be allowed that supports the role of the settlement as a provider of services to its home community.
	Burton, Hurn, Edmondsham, Furzehill, Gaunts Common, Gussage All Saints, Gussage St Michael, Hinton Martell, Holt, Horton, Longham, Shapwick, Wimborne St Giles, Witchampton, Woodlands/Whitmore

Settlement Type	Function
Hamlets	Settlements where development would not be allowed unless it was functionally required to be in the rural area.
	All other settlements

Table 2.3

**Consultation Response**

Legally Compliant		Sound		Core Strategy is unsound because it is not:								No Indication of legal compliance or soundness
				Positively Prepared		Justified		Effective		Consistent with National Policy		
Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	
10	3	6	19	11	4	16	7	13	7	11	6	9

Table 2.4

**2.12 List of Consultee Reference Numbers**

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
220620	Miss S Thorpe	Gleeson Developments Ltd	CSPS903
359261	Mr Doug Cramond	DC Planning Ltd	CSPS2092
359295	Mrs Maria Humby	Alderholt Parish Council	CSPS4006
359503	Mrs Lisa Goodwin	Knowlton Parish Council	CSPS2939
359529	Mrs Lisa Goodwin	Sixpenny Handley with Pentridge Parish Council	CSPS2418
359585	Mr Robert Finn		CSPS3071

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
360245	Mr Richard Burden	Cranborne Chase & West Wiltshire Downs AONB	CSPS1560
360692	Mrs Wendy Britton		CSPS677
361170	Mr Tim Harvey		CSPS3985
490815	Mrs Trish Jamieson	Burton Parish Council	CSPS3664
490823	Mr Ian Jones	Ferndown Town Council	CSPS2963
499596	Sir Roger Palin		CSPS2517
499596	Sir Roger Palin		CSPS2518
503554	Mr D Verguson		CSPS3990
512360	Mr Richard Acres		CSPS3986
521383	Mr Graham Paisley	Scottish and Southern Energy	CSPS38
521508	Ms Lisa Jackson	Jackson Planning Ltd	CSPS3642
523531	Mr Tim Hoskinson	Savills	CSPS2117
523531	Mr Tim Hoskinson	Savills	CSPS3185
523627	David Lowin	WYG Planning & Design	CSPS1576
524088	Mr Ken Parke	Ken Parke Planning Consultants	CSPS3633
524723	Mr John Worth	Wimborne Civic Society	CSPS3984
654392	Mr Geoffrey Chopping		CSPS671
654506	Mr John Showell		CSPS808
654660	Ms Anne Mason	Transition Town Christchurch	CSPS935
655009	Mr D Mure		CSPS3991
655876	Mr James Moran		CSPS3983

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
656249	Ms Gemma Care	Barton Willmore LLP	CSPS1086
656493	Cllr Tony Gibb	Eastern Area DAPTC	CSPS1470
656678	Mr James Cleary	Pro Vision Planning and Design	CSPS3490
656692	Mr Robin Henderson	Ken Parke Planning Consultants	CSPS3626
657341	Mr & Mrs K Perry		CSPS3979
657372	Mr A.J Linehan	Brookside Manor Residents Association	CSPS3980
664634	Mr C Benham	Turley Associates	CSPS3830
669847	Mrs Christine McNulty	Ken Parke Planning Consultants	CSPS3972

## Summary of Responses

**2.13** The comments from key stakeholders and the general public in respect of this policy have been grouped together into various themes and are as follows:

### 2.14 *Settlement hierarchy*

- Objection to the classification of Furzehill as a village due to concerns that its identification as such could lead to the pressure for more development. Suggests that the area be allocated as a hamlet instead as it does not function as a village.
- Gleeson Developments Ltd support the identification of main settlements across the area and agree that the settlements identified should deliver housing growth to support the communities, and support Wimborne as a main settlement with the capacity for further development.
- If growth is the objective of the Plan then hamlets should be included in the package. That or go for a New Town approach to meet external demand and use this provision of new supply as the reason why people have to compete for the existing hamlet properties.
- Barton Willmore, on behalf of clients, question whether the Plan proposes sufficient housing to meet the needs of the area. We consider that the policy is broadly sound but question the settlement hierarchy in respect of Wimborne Minster and Colehill. We contend that Colehill be included as a Main Settlement given its close functioning relationship to Wimborne.
- Eastern Area Dorset Association of Parish and Town Councils - Market Towns. The lack of any partnership working within East Dorset reduces the role of the market towns as a focus for their area. The location of market towns in the south of the district does not help. There is a confusion of terminology within the document between Rural Service Centres and Key Settlements. Despite previous comments, the Core Strategy remains

urban centric, focusing on the conurbations along the A31 and ignoring the largest part of the District. The size of the rural community is 72.21% of the East Dorset area and the rural population is 14.74% of the East Dorset population. These communities deserve better recognition within the Core Strategy before it can be supported.

- Sixpenny Handley with Pentridge Parish Council - welcome the intention for Sixpenny Handley to be designated a Rural Service Centre. Such a designation reinforces the village's existing role in the provision of services, including to the surrounding area. However, there is nothing of significance in the rest of the document to say how this will be achieved reinforcing the impression that this is a token gesture. The concept of a settlement hierarchy is agreed, however, the policies require definition and for the rural communities should not be constrained if there is a need for limited diversification, development or expansion.
- Knowlton Parish Council - The needs of communities must be allowed to achieve a higher profile than is currently permitted by the constraints of conservation and the support of the concept of the rural idyll. The Core Strategy as currently written falls short of these objectives.
- Burton Parish Council - The Council notes and agrees with the place of Burton on the suggested Settlement Hierarchy, but notes however that the Strategy states in para 4.21 that limited development is proposed for the village to meet specific local needs. The Parish is concerned that the opportunity to define this housing by means of a local exceptions policy is not taken. In other words, this housing will not be specific to the needs of the village but will be available for general use on alleviating the waiting list, the validity of which the Council has some concerns.
- WYG Planning and Design, on behalf of Sainsbury's Supermarkets Ltd. Support Policy KS1, in particular the major focus for development within the identified main settlements of Christchurch, Wimborne Minster, Ferndown and West Parley, Verwood and Corfe Mullen.
- Savills - The inclusion of Ferndown and West Parley, and Corfe Mullen as main settlements in Policy KS1 is supported.
- Mr Robert Finn, local landowner - Alderholt, being a local centre and the largest village in East Dorset, has potential for being more than a Rural Service Centre. He is promoting an area of land on the edge of the village for residential development.
- Jackson Planning Ltd, on behalf of clients, suggests that the settlement hierarchy needs to include a new category - 'Principle Urban Area'. The settlement in this category should be the Bournemouth/Poole urban area. This reflects the evidence from a study by Roger Tym for the Regional Strategy and makes a more effective plan with regard to cross boundary working. The village of Burton should be re-classified as a Rural Service Centre and not a village. This would make the plan more consistent with settlements in East Dorset and is justified by our evidence.
- Pro Vision, on behalf of Wessex Water, request that the wording in respect of hamlets be amended to read as follows: Settlements where development would not be allowed unless it was functionally required to be in the rural area or comprises the sustainable redevelopment of Previously Developed land.
- Wimborne Civic Society and The Brookside Manor Residents Association - both raise concerns that the proportion of new housing proposed in Wimborne/Colehill is disproportionate to the size of the existing settlement and will be harmful to its existing character.

## 2.15 *Environment*

- Transition Town Christchurch - avoid greenfield development as this may be needed for food production. Brownfield should be used in older parts of the Town Centre as this will also reduce transport needs.
- Cranborne Chase and West Wiltshire Downs AONB - We note that Cranborne and Sixpenny Handley are two of the five rural service centres proposed and half of the villages where there will be limited development are also within the AONB. We welcome and support the view that the AONB is an absolute constraint when it comes to strategic scale housing development.

## Councils' Response

### 2.16 *Settlement Hierarchy*

2.17 There is a general degree of support for the settlement hierarchy set out in Policy KS1, with only minor amendments suggested by respondents.

2.18 The Councils consider that the request to include Colehill in the list of Main Settlements is unfounded as this settlement lacks the infrastructure, services and facilities of the towns listed in this category. The characteristics of Colehill meet the functions identified in the 'Suburban Centres' settlement type and therefore no change is proposed to this section.

2.19 The concerns expressed by the Dorset Association of Parish and Town Councils, echoed by Sixpenny Handley and Knowlton Parish Councils, that the Plan is too urban-centric are noted. However the vast majority of the population living within the Plan area live within urban areas and the Councils have sought to meet the needs of these areas, but not at the expense of the rural areas. The rural economy is addressed in Policy PC3 (chapter 13) which seeks to promote sustainable economic growth in rural areas in and on the edge of the existing larger rural settlements. Policies LN3 and LN4 (chapter 15) set out the Councils' policy on the provision of affordable housing, which are applicable in the rural areas as well as urban areas, and Policy LN6 addresses the provision and protection of community facilities and services, which again applies to Rural Service Centres as well as the larger urban settlements.

2.20 The Councils do not agree with the proposal to add an additional category to the hierarchy. The concept of 'Principle Urban Areas' arose out of work carried out to support the Regional Spatial Strategy. It is not considered necessary to carry this concept through into the Christchurch and East Dorset Core Strategy. Cross boundary issues are now dealt with via the 'Duty to Co-operate', as set out in paragraphs 156 and 178 of the NPPF.

2.21 Burton does not function as a rural service centre due to its proximity and connectivity to facilities in Christchurch town centre and also because Burton village does not have the range of facilities that would be associated with a rural service centre. On this basis, the position of Burton within the settlement hierarchy remains unchanged.

## Proposed Pre-Submission Change

2.22 No changes proposed.

### **3 Christchurch New Neighbourhoods Analysis of Responses**

#### **Christchurch New Neighbourhoods**

##### **Pre-Submission Core Strategy**

## Policy CN 1

### **Christchurch Urban Extension**

Land south of the railway line to the east of Salisbury Road to the borough boundary at Roeshot Hill is identified for a strategic housing allocation and will be released from the Green Belt.

The Urban Extension will act as an attractive gateway to the north of the borough connecting to the existing historic settlement of Christchurch. Development within the site will achieve a high standard of design which reflects high quality examples of local vernacular, respects local densities, historic and environmental features. The development will comprise two walkable neighbourhoods and be well connected to the existing urban area and the wider rural countryside through enhanced bus connections, footpaths and cycle ways.

A local centre at the heart of the development will form the focal point for the development where local services will be enhanced. A central green space within the development will create an attractive and usable environment within a network of open spaces that link to a green infrastructure network to the countryside in the north and southwards along the Mude Valley to the coast. The River Mude will become a key green spine through the heart of the site that will create an area of biodiversity and recreational value.

The Roeshot Hill Allotments will be relocated north of the railway line as part of a larger hub site for the borough and the overhead power cables will be moved underground in order to maximise the potential of the site for housing, and to create a high quality development.

### **Housing Strategy**

About 850 dwellings will be delivered on the allocated site and located in accordance with the Council's Strategic Flood Risk Assessment. It is envisaged that development will be phased over a period of 9 years with possible commencement in 2014/15.

The mix of housing delivered in the Urban Extension will be informed by the Council's Strategic Housing Market Assessment and the master plan which provides the basis for an appropriate housing mix and proportion of housing type.

### **Affordable Housing**

A minimum of 35% of all housing on the site will be affordable. The Council will seek to maximise affordable housing provision in accordance with Policy LN3 and may require a higher proportion of affordable housing subject to changes in viability.

### **Densities**

The Urban Extension Masterplan sets out residential plots of varying densities across the site which will inform development proposals and provide the basis for acceptable densities. Acceptable densities will be in the region of 20 – 45dph.

### **Design**

The Urban Extension will achieve a high quality of design consistent with the principles set out in the master plan. The buildings within the site will pick up on the town's high quality examples of local vernacular, whilst also appreciating local densities and typologies and the need to provide sustainable, marketable and flexible units. New development will also avoid adverse impacts on the adjoining Burton and Verno Lane conservation areas and the setting of the Staple Cross Scheduled Ancient Monument will be enhanced.

### **Local Centre and Central Park Area**

The western and eastern neighbourhoods will be anchored by a local neighbourhood centre adjacent to a central greenspace. The local centre will provide a community hub and cater to local day to day needs with small scale retail provision. The existing Sainsbury's, retail units and Stewarts Garden Centre will form part of the centre.

The Sainsbury's store within the Urban Extension and food stores nearby on Somerford Road provide a good range of convenience goods provision to meet local need over the plan period. Proposals for additional provision of convenience and comparison floorspace within the Urban Extension must demonstrate no adverse impact on the vitality and viability of Christchurch and Highcliffe Centres.

The central greenspace adjacent to the local centre will provide the focus for recreational facilities including new playing pitches, formal open space provision, areas of informal recreation and natural green space.

### **On Site Ecology**

A river buffer will be established within the Urban Extension along the River Mude to conserve natural habitats and protected species.

### **Open Space and Recreation**

The quality of provision must also reflect the relationship of the Urban Extension to provision in the adjoining 'Local Needs Areas' of Christchurch North, Central and East as defined in the PPG17 study. The provision of on site sports, recreation and open space will be consistent with the recreational strategy set out in the master plan.

### **Allotment Provision**

The Roeshot Hill Allotments will be relocated to land north of the railway line to the east of Salisbury Road, bounded by Summers Lane and Hawthorn Road. This site will serve as a 'hub' site for the Borough in delivering a level of allotment provision contributing towards projected borough wide allotment requirements to 2028. The specification for replacement allotments should be consistent with the Council's Allotments Strategy (2012).

### **Protection of Sensitive Habitats and Species**

Suitable Alternative Natural Greenspace will be provided north of the railway line in an area extending eastward from Salisbury Road to Burton Common SSSI to avoid and mitigate any impact of the development on the South East Dorset Heathlands, the New Forest and the SSSI. This SANG will link to a wider green infrastructure network, including a provision of links in the Urban Extension and a southern link through the Mude Valley to the coast.

SANG provision must be in accordance with the criteria set out in Policy ME3 of the Core Strategy. The Christchurch Urban Extension SANG Strategy (2012), agreed with Natural England demonstrates an acceptable approach to mitigating the impact of the Urban Extension.

### **Overhead Power Cables**

The overhead high voltage power cables will be realigned and undergrounded within the railway noise buffer zone and shall also contribute to the green infrastructure of the Urban Extension with adequate access, lighting and natural surveillance from properties.

### **Sustainable Construction and Renewable Energy**

The Urban Extension will be required to comply with climate change policies in Chapter 13 (Managing the Natural Environment). Future energy requirements for the site will include dwelling based sources, e.g. heat pumps, solar photo voltaic and solar thermal.

The provision of technologies, such as site wide combined heat and power will also be encouraged, subject to feasibility and viability. Any planning application should consider a site-wide energy and/or heating solution unless it can be demonstrated that a better alternative for reducing carbon emissions for the development can be achieved.

**Flood / Water Attenuation**

Sufficient land should be identified for the provision of surface water storage. The level and location of flood storage required to support this option should be agreed with the Environment Agency.

### Transport and Accessibility

Access will be established to the site consistent with the master plan with access points envisaged at Staple Cross, the Sainsbury's access road (bus only) and two further points along the Lyndhurst Road. These routes will be connected through an internal road network to enable buses to be routed through the development to the Sainsbury's bus interchange, and to allow the interconnection of the eastern and western sections of the development.

As part of the pedestrian and cycle network to promote sustainable travel patterns from the outset and support SANG function, the transport strategy for the site must include:

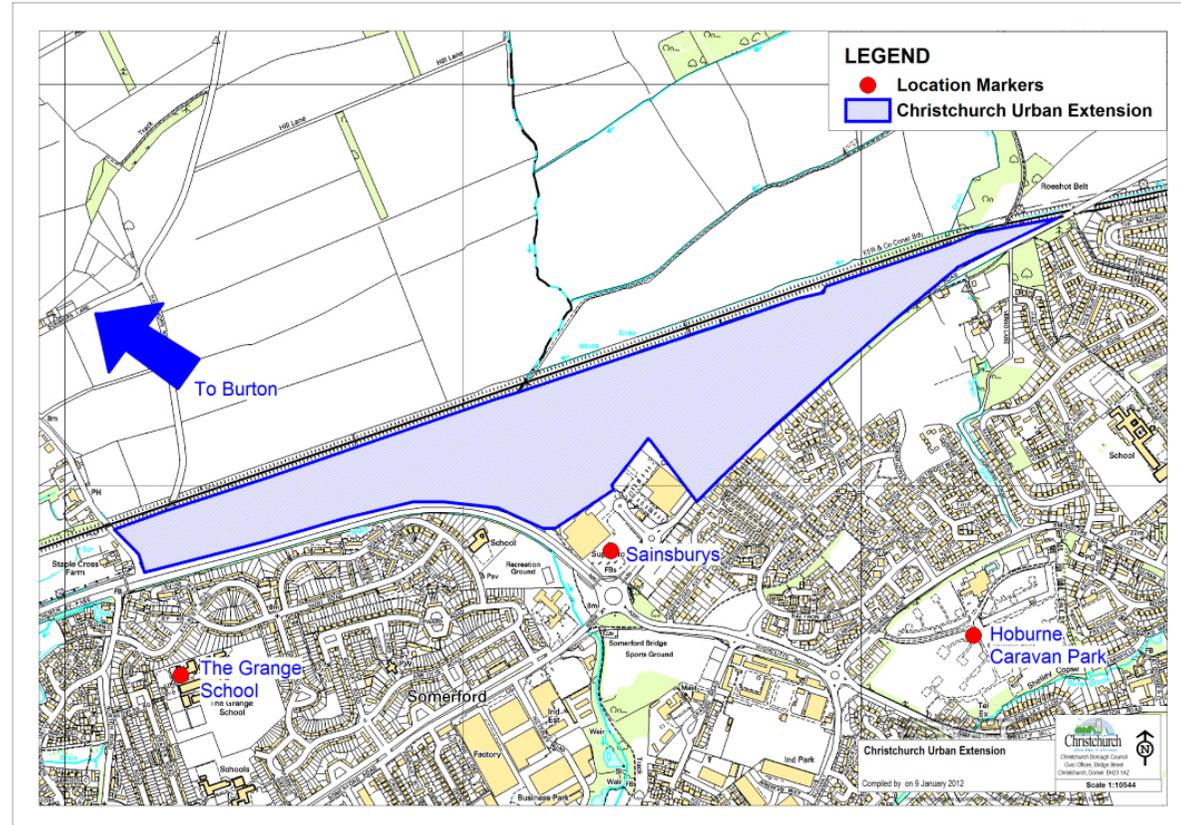
- A pedestrian / cycle link through the urban extension site from the bridleway at Roeshot Hill (north section of Verno Lane) to Hawthorn Road and from Ambury Lane to Old Lyndhurst Road.

The development will be required to mitigate its impact on the transport network with the provision of improvements to the following:

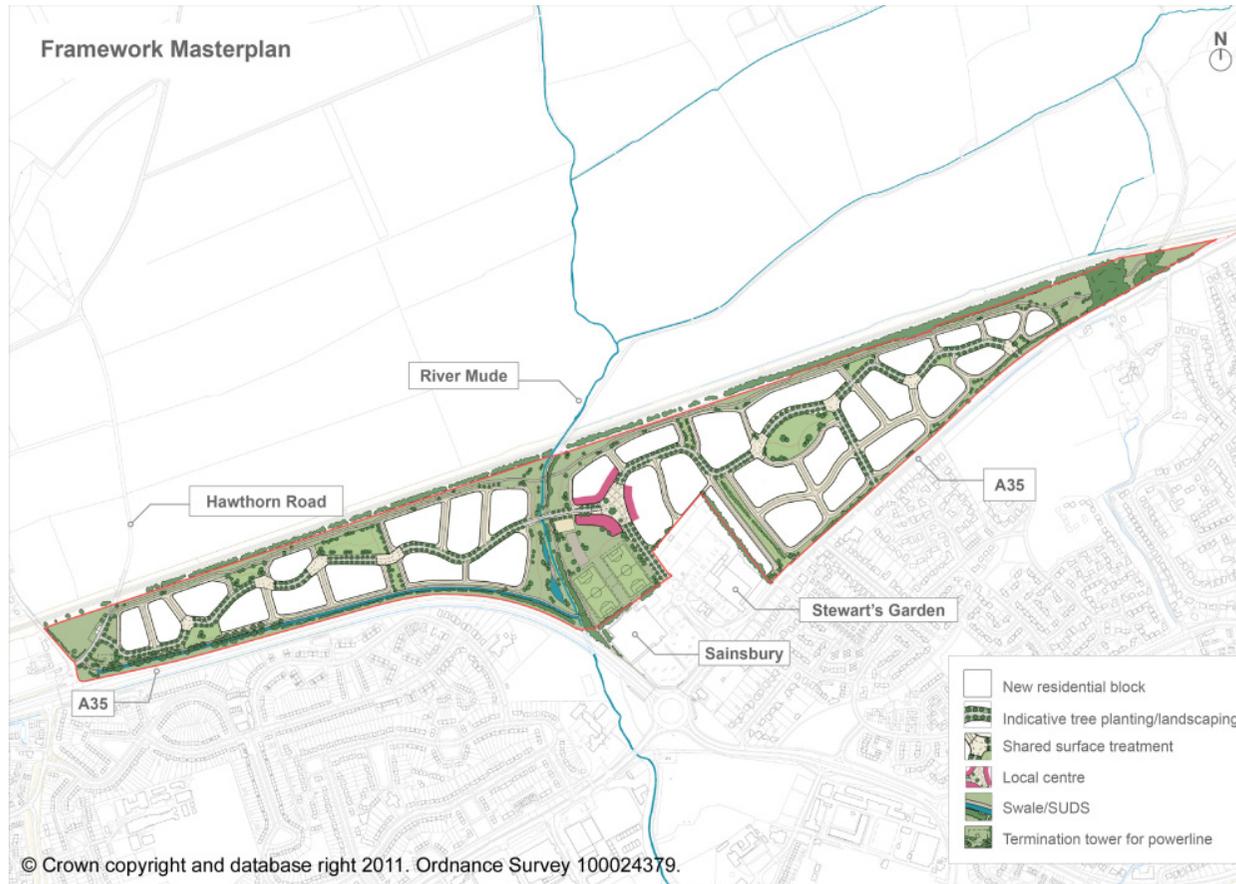
- A35 Lyndhurst Road
- A35 Staple Cross Junction

Contributions towards the following junctions may also be required including:

- A35 Somerford Roundabout
- A35 Stony Lane Roundabout
- A35 Fountains Roundabout



Map 3.1 Christchurch Urban Extension



Map 3.2 Indicative Masterplan Layout

## Consultation Response

Legally Compliant		Sound		Core Strategy is unsound because it is not:								No Indication of legal compliance or soundness
				Positively Prepared		Justified		Effective		Consistent with National Policy		
Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	
22	26	2	77	37	16	46	21	47	20	32	20	371

Table 3.1

### 3.1 List of Consultee Reference Numbers

3.2 See Appendix A.

## Summary of Responses

3.3 The comments from key stakeholders and the general public in respect of this draft policy have been grouped together into various themes which are set out below. Firstly, Issues that are common to policies CN1, CN2 and CN3 are discussed followed by the analysis of issues relating to each policy in turn.

### 3.4 *Burton and Winkton Villages Petition*

3.5 The Council received a petition from Burton and Winkton Villages on the 30th October 2012 after the close of the consultation on the pre submission Core Strategy (Closed 25th June 2012). The petition has requested that Policy CN2 and all parts of Policy CN1 which relate to land South of Burton Village (specifically the relocation of the Roeshot Hill Allotments) are removed from the Core Strategy.

### 3.6 *Responses Received to Alternative UKIP Consultation*

3.7 An alternative consultation document was circulated by the UK Independence Party which referred to options included in the previous Core Strategy 'Options for Consideration' consultation which are no longer relevant. A further option was also included which is also not part of the Pre Submission consultation which referred to no destruction of the Green Belt, no increase in traffic, small scale affordable housing on existing brownfield sites. These responses are afforded very limited weight as they refer to options that are not part of the this consultation, no longer relevant and include an option objecting to the principle of the urban extension which was established at issues and options stage.

### 3.8 *Sustainability Appraisal*

**3.9 Roeshot Hill Allotments Association:** The sustainability assessment is not on consultation. Not satisfying stage D of the SA and the Core Strategy is unsound. This could be subject to judicial review.

**3.10 *Housing Need / Justification for Changes to the Green Belt / Consideration of Brownfield Sites***

**3.11** The justification for considering the Green Belt sites identified in policies CN1, C2 and C3 was questioned in relation to the robustness of the evidence base to support the housing requirement identified in the Core Strategy and the availability of alternative brownfield sites in the existing urban area.

**3.12** In relation to the proposed development to the south of Burton (CN2) reference was made to the North Christchurch Urban Extension Master Plan Context Report (2010) which included a Green Belt assessment which cross referred to the South East Dorset Joint Study Area Report (SED 04) 'development options' and the Green Belt review undertaken by the strategic authorities as part of the preparation of the South West Regional Spatial Strategy.

**3.13** The South East Dorset Green Belt Review (SED04 report, referred to in the North Christchurch Urban Extension Masterplan Context Report 2010). The review of the Green Belt identifies the town of Christchurch and the village of Burton as settlements whose separate physical identity is protected by the Green Belt. Figure 10 of the Green Belt review identifies the key gaps that provide this separate physical identity and which form a strategic element of the south east Dorset Green Belt. The area immediately south of Burton is identified as a 'key edge'.

**3.14 Roeshot Hill Allotments Association:** Housing proposals are unjustified because based on the principle that 'housing trumps the environment'. The Borough cannot accommodate all the development that is proposed. An additional 45 dwellings at Burton changes the status of the village. Impact on the Green Belt by releasing agricultural land. New housing should be reserved for local people.

**3.15** They are non compliant with paragraphs 83 and 84 of the NPPF in that the proposed altering of the Green Belt boundaries is inadequately addressed and thus unjustified.

**3.16 *Duty to Co-operate***

**3.17 RHAA:** Proposals are not complaint with Section 110 of the Localism Act 2011 (Duty to Co-operate). Despite some reference to joint working with neighbouring authorities (but not Hampshire) there is no evidence of any specific arrangement whereby unmet requirements in Christchurch might be met by neighbouring authorities, particularly Bournemouth.

**3.18 *Transport Impact***

**3.19** Dorset County Council support close working with DCC and Hampshire County Council to ensure appropriate developer contributions to improvements required on the road network in Dorset (6.49).

**3.20** The New Forest National Park Authority has stated that the South East Dorset Multi Modal Study and the A35 Route Management Study only identifies improvements in South East Dorset and not Hampshire. The impact of traffic through Lyndhurst should be assessed which is an air quality management area. The impact of increased traffic on the National Park roads should be assessed. The urban extension should not be progressed if these impacts are shown to be unacceptable.

**3.21** The New Forest District Council state that the transport impacts within NFDC must be properly assessed. A transport assessment should be carried out to assess impacts of the proposed development north of Christchurch on roads within the New Forest District. The proposed development north of Christchurch should not be progressed if these impacts are shown to be unacceptable. NFDC have concerns about impacts on the B3347 (Avon Valley Road) and the A35 including through Lyndhurst. These impacts should be properly assessed and development should only proceed if impacts are acceptable.

### **3.22 Impact on Wider Transport Network**

**3.23** A number of issues were raised in relation to transport impact of proposed development on the transport network in Christchurch. These are summarised as follows:

- Transport improvements need to be put in place before the development comes forward.
- Respondents raised concern regarding existing capacity issues on the A35 and the capacity of key junctions such as Stony Lane roundabout. Requests were made for the Core Strategy to identify specific junction improvements schemes that will be required in order to accommodate development.
- Improvements are required to the transport network before development can take place.
- Proposed traffic improvements will not deal with future growth / Demonstrate how mitigation measures will alleviate congestion.

### **3.24 Christchurch Outer Relief Road**

**3.25** An outer relief road should be considered for Christchurch to address existing congestion issues and the impact of planned development.

### **3.26 Impact on the Burton Transport Network**

- Concern has been raised regarding the impact of draft policies CN1 and CN2 concerning traffic volumes on Salisbury Road, Summers Lane, Hawthorn Road.
- Bus services are limited to Christchurch and Bournemouth. How will people walk from the new development into the village?
- Not sufficient buses to serve Burton (Martins Hill Lane), increasing car traffic.
- No mention of transport improvements in Burton Village i.e. traffic calming, speed enforcement, street lighting.

### **3.27 Ambury Lane / Hawthorn Road**

**3.28** Ambury Lane and the southern end of Hawthorn Road should be protected.

**3.29** Plan for pedestrians and cyclists / need to maintain provision for cyclists and horse riders who use Ambury Lane to access Burton Common.

**3.30** *Hinton Admiral Park and Ride*

**3.31** A park and ride facility should be considered at Hinton Admiral Station.

**3.32** **Realignment of the A35**

**3.33** Move A35 north of the railway accessed from a roundabout adjacent to the tunnel on the Hants border then linked to the A338 off Hurn Road.

**3.34** **Provision of bus services**

**3.35** **Yellow Buses:** Insufficient emphasis and detail on developing and supporting public bus transport improvements and infrastructure within the Core Strategy itself. Bus priority measures should be considered at both the site accesses and nearby junctions and where appropriate segregated bus lanes along the main link roads in the vicinity of the sites. It is imperative that the internal link roads can safely accommodate bus traffic, bus stops and passenger waiting facilities whilst offering safe pedestrian integration. Core Strategy should give consideration to financially supporting bus services. Improvements need to be made to bus stop and passenger waiting facilities nearby and inside the development site along with suitable and safe areas for buses to enter and exit and where necessary lay over. More emphasis should be given to LPA, developers and passenger transport providers working together to achieve a sustainable and accessible bus network and bus passenger facilities for the development.

**3.36** **Affordable Housing**

**3.37** 35% affordable housing not enough for local people.

**3.38** Should be restricted for local people.

**3.39** Housing will not be affordable for young people.

**3.40** **Infrastructure to support development**

**3.41** Concern was raised regarding whether essential infrastructure would be provided to accompany new development including doctors, dentists, schools.

**3.42** **Employment Opportunities**

**3.43** Concern was raised through the consultation regarding the creation of job opportunities to support population growth from new development.

**3.44 Environment**

**3.45** Dorset Wildlife Trust welcome requirement to conserve natural habitats and species and to create a buffer zone along the River Mude.

**3.46** Recommend amendment to 6.29 and policy CN1 to seek positive gains for biodiversity in line with the NPPF to ensure no harm to the River Mude. Policy needs strengthening to ensure no harm to the River Mude down stream. Biodiversity gains should include enhancements to natural habitats and protected species on site, incorporation of biodiversity within and around the development and enhancement of local ecological networks. Mude Valley SNCI should be shown on the plan.

**3.47 Provision of Suitable Alternative Natural Green Space (SANG)**

**3.48** Can a suitable location for the SANG be provided south of the railway?

**3.49 RSPB:**

**3.50** No detailed SANGs strategy put forward. The SANG must operate in perpetuity.

**3.51** Object to CN1 pending progression of mitigation strategy necessary to avoid adverse effects on European sites. We do support the principles in CN1 for creating a river buffer, in scheme open space and SANG delivered north of the railway in line with ME3.

**3.52** The urban extension is separated from open space by the railway line which does not enable appropriate access.

**3.53** The RSPB question the effectiveness of SANGS as a form of mitigation.

**3.54 Dorset County Council:** The area identified for SANG provision north of the railway is also identified for potential minerals extraction.

**3.55 Natural England (Nick Squirrel)**

**3.56** Natural England objects to policy CN1: Key details of SANG provision are not available, No clear mechanism outlined for how the SANG will be secured. No evidence has been provided that NFDC and the National Park have been engaged in developing the SANGs strategy in line with the duty to co-operate. The SANGs strategy is also substantially zoned as a minerals site in the Hampshire Minerals Plan which would prevent the development from being brought forward. There is no evidence of a joint formal commitment to delivery. This creates uncertainty on the delivery of the SANG and the soundness of the Core Strategy.

**3.57** NE: The Core Strategy SANGs policy should be reworded to reflect the SANGs criteria put forward in the Dorset Heathlands SPD. The policy should reflect government policy to secure biodiversity gains (NPPF para 9). NE support the changes requested by DWT on this matter.

**3.58 New Forest District Council**

**3.59** The proposal to create A SANG is broadly supported by NFDC and it is hoped that the proposal will reduce pressure on sensitive sites in the New Forest. NFDC would like to be fully involved in the progression of proposals regarding the SANG. Wishes to be invited to further meetings of the Xch urban extension advisory group.

### **3.60 New Forest National Park Authority:**

**3.61** The authority supports the location of housing south of the railway.

**3.62** The authority welcomes the principles behind the provision of SANGs. Lack of detail provided in the Core Strategy on the proposed SANG

**3.63** Authority informed in April 2012 about the principle location for the SANG. The principle SANG is located within the National Park adjacent to a SSSI in unfavourable condition. This proposal could run directly contrary to the stated aim of relieving pressures on the New Forest arising from the new development. The authority is not able to comment on the precise details of the SANG without details being published. Planning permission would be required for the authority for provision of a SANG on what is currently agricultural land in the National Park. We have not been involved in the urban extension advisory group over the past 4 years. The Authority is concerned that there has been limited opportunities to be involved with discussions with the landowner, Natural England, Christchurch Borough Council and other interested parties on the future development of the SANG. Under the duty to cooperate the Council needs to liaise with the NFNPA. It would appear that the principal eastern SANG will be traversed by the main lorry route for the proposed minerals working. This raises questions about how effective the SANG will be in relieving pressure on the National Park.

### **3.64 Habitats and Biodiversity**

**3.65 Natural England:** There is a need to carry out a basic biodiversity survey for the urban extension sites e.g. phase 1 habitat survey. Proposals have been brought forward in the absence of adequate information and assessment of the biodiversity features held by the policy land. The NPPF requires that planning policies should be based on up to date information on the natural environment (para 165). These policies are not shown to be compliant with this requirement. The policies may need to include specific paragraphs about features of biodiversity importance which are to be secured or enhanced. Need to be moving from net gains in biodiversity on priority habitats and species.

### **3.66 Country Park Reference**

**3.67 Meyrick Estates:** Reference in paragraph 6.27 to a 'Country Park' north of the railway should be removed as this is not available within the Core Strategy time scale.

### **3.68 Progression from 'Options for Consideration' stage to 'Pre Submission'**

**3.69** Why was option UE1 selected when all 4 were viable?

**3.70** Why were options UE3 and UE4 discounted when they received the most support through the consultation?

**3.71 Roeshot Hill Allotments Association:**

**3.72** The process by which the Council eliminated UE2 to 4 was flawed. UE4 was the public's choice, followed by UE3 and UE1 was third rated.

**3.73** Burying the pylons would have removed the concerns of UE3 and UE4 which were 'marketability' and 'pinch point' without significantly reducing the housing potential which is now proposed.

**3.74 RHAA (Alan Ruck):** Public opinion ignored on options considered at Preferred Options. Decisions made around the least popular options. All housing could be built without moving or realigning the allotment site. Plans show only up to 35% affordable housing. How people will enter and exit the development onto a very busy A35. Insufficient detail about transport improvements that will be put in place and how they will provide mitigation.

**3.75 Location of Housing**

**3.76** It is a reasonable alternative to build housing north of the railway?

**3.77 Settlement Impact**

**3.78** Impact on the status of Burton Village / new development should not merge with the village.

**3.79** Impact on Somerford.

**3.80 Urban Extension Master Planning**

**3.81** Joint representation has been made by Taylor Wimpey and Bodorgan Properties which refers to references in Policy CN1 to the Broadway Malyan master plan for the North Christchurch Urban Extension. They have stated that there are shortcomings to the policy wording and undue reliance is placed on the council's master plan which should be utilised for illustrative purposes only which leads to an issue of soundness with the plan.

**3.82** Taylor Wimpey and Bodorgan Properties have suggested the following amendments:

- ***Christchurch Urban Extension***
- Land south of the railway line to the east of Salisbury Road to the borough boundary at Roeshot Hill is identified for a strategic housing allocation and will be released from the Green Belt.

- The **allocation offers the opportunity to provide an urban extension to** will act as an attractive gateway to the north of the borough connecting to the existing historic settlement of Christchurch. Development within the site will achieve a high standard of design which reflects high quality examples of local vernacular, respects local densities, historic and environmental features. The development will comprise two walkable neighbourhoods and be well connected to the existing urban area and the wider rural countryside through enhanced bus connections, footpaths and cycle ways.
- A **local** centre at the heart of the development will form the focal point for the development where local services will be enhanced. A central green space within the development will create an attractive and usable environment within a network of open spaces that link to a green infrastructure network to the countryside in the north and southwards along the Mude Valley to the coast. The River Mude will become a key green spine through the heart of the site that will create an area of biodiversity and recreational value.
- **It is proposed that** the Roeshot Hill Allotments will be relocated north of the railway line **as part of a larger hub site for the borough** and the overhead power cables will be moved underground in order to maximise the potential of the site for housing, and to create a high quality development.

### 3.83 Housing Strategy

3.84 Taylor Wimpey and Bodorgan Properties have suggested the following amendments:

- About 850 dwellings will be delivered on the allocated site and located **in accordance with** **taking into account** the Council's Strategic Flood Risk Assessment. It is envisaged that development will be phased over a period of 9 years with possible commencement in 2014/15.
- The mix of housing delivered in the Urban Extension will be informed by the Council's Strategic Housing Market Assessment **and the master plan** which provides the basis for an appropriate housing mix and proportion of housing type.

### 3.85 Affordable Housing

3.86 Taylor Wimpey and Bodorgan Properties have suggested the following amendments:

- A **minimum target** of 35% of all housing on the site will be affordable. The Council will seek to maximise affordable housing provision in accordance with Policy LN3 and may require a higher proportion of affordable housing subject to changes in viability.

### 3.87 Densities

3.88 Taylor Wimpey and Bodorgan Properties have suggested the following amendments:

- The Urban Extension Masterplan **is to be used for illustrative purposes only but** sets out residential plots of varying densities across the site which will inform development proposals and provide the basis for acceptable densities. Acceptable densities will be in the region of 20 – 45dph.

### 3.89 Design

3.90 Taylor Wimpey and Bodorgan Properties have suggested the following amendments:

- The Urban Extension will achieve a high quality of design consistent with the principles set out in the **illustrative** master plan. The buildings within the site will pick up on the town's high quality examples of local vernacular, whilst also appreciating local densities and typologies and the need to provide sustainable, marketable and flexible units. New development will also avoid adverse impacts on the adjoining Burton and Verno Lane conservation areas and the setting of the Staple Cross Scheduled Ancient Monument will be enhanced.

### 3.91 Local Centre and Central Park Area

3.92 Taylor Wimpey and Bodorgan Properties have suggested the following amendments:

- The western and eastern neighbourhoods will be anchored by a **local neighbourhood** centre adjacent to a central Greenspace. The **local** centre will provide a community hub and cater ~~to local day to day needs with small scale retail provision for the retail needs of the existing and future local residents~~. The **existing** Sainsbury's **store**, retail units and Stewarts Garden Centre will form part of the centre.
- The **existing** Sainsbury's store **and Stewarts Garden Centre** within the Urban Extension **may be extended or redeveloped to meet current standards. These stores along with other** and food stores nearby on Somerford Road provide a good range of convenience goods provision to meet **community** ~~local~~ need over the plan period. Proposals for additional provision of convenience and comparison floorspace within the Urban Extension must demonstrate no adverse impact on the vitality and viability of Christchurch and Highcliffe Centres.
- The central Greenspace adjacent to the **local** centre will **need to be designed in a form which complements the layout of the local centre and which** provides the focus for recreational facilities including new playing pitches, formal open space provision, areas of informal recreation and natural green space.

### 3.93 On Site Ecology

3.94 Taylor Wimpey and Bodorgan Properties have suggested the following amendments:

- A **river** buffer will be established within the Urban Extension along the River Mude to conserve natural habitats and protected species.

### 3.95 Open Space and Recreation

3.96 Taylor Wimpey and Bodorgan Properties have suggested the following amendments:

- The quality of provision must also reflect the relationship of the Urban Extension to provision in the adjoining 'Local Needs Areas' of Christchurch North, Central and East as defined in the PPG17 study. ~~The provision of on site sports, recreation and open space will be consistent with the recreational strategy set out in the master plan. The railway buffer area will contribute to the green infrastructure of the Urban Extension with adequate access, lighting and natural surveillance from properties.~~

### 3.97 Allotment Provision

3.98 Taylor Wimpey and Bodorgan Properties have suggested the following amendments:

- ~~It is proposed that~~ the Roeshot Hill Allotments will be relocated to land north of the railway line ~~to the east of Salisbury Road, bounded by Summers Lane and Hawthorn Road. This site will serve as a 'hub' site for the Borough in delivering a level of allotment provision contributing towards projected Borough wide allotment requirements to 2028.~~ The specification for replacement allotments should be consistent with the Council's Allotments Strategy (2012).

### 3.99 Protection of Sensitive Habitats and Species

3.100 Taylor Wimpey and Bodorgan Properties have suggested the following amendments:

- Suitable Alternative Natural Greenspace (SANG) will be provided north of the railway line in an area extending eastward from Salisbury Road to Burton Common SSSI to avoid and mitigate any impact of the development on the South East Dorset Heathlands, the New Forest and the SSSI. This SANG will link to a wider green infrastructure network, including a provision of links in the Urban Extension and a southern link through the Mude Valley to the coast. ~~Part of the SANG provision may~~ will fall outside the Borough Boundary.
- SANG provision must be in accordance with the criteria set out in Policy ME3 of the Core Strategy. The Christchurch Urban Extension SANG Strategy (2012), agreed with Natural England demonstrates an acceptable approach to mitigating the impact of the Urban Extension.

### 3.101 Overhead Power Cables

3.102 Taylor Wimpey and Bodorgan Properties have suggested the following amendments:

- **It is proposed that** the overhead high voltage power cables will be realigned and undergrounded (possibly within the railway noise buffer zone). **and shall also contribute to the green infrastructure of the Urban Extension with adequate access, lighting and natural surveillance from properties.**

### 3.103 Sustainable Construction and Renewable Energy

3.104 Taylor Wimpey and Bodorgan Properties have suggested the following amendments:

- The Urban Extension will be required to comply with **nationally derived** climate change policies **as set out** in Chapter 13 (Managing the Natural Environment). **Future energy requirements for the site will include dwelling based sources, e.g. heat pumps, solar photo voltaic and solar thermal.**
- The provision of technologies, such as site wide combined heat and power will also be encouraged, subject to feasibility and viability. Any planning application should consider a site-wide energy and/or heating solution unless it can be demonstrated that a better alternative for reducing carbon emissions for the development can be achieved.

### 3.105 Flood/Water Attenuation

3.106 Taylor Wimpey and Bodorgan Properties have suggested the following amendments:

- Sufficient Land **should will be** identified for the provision of surface water storage at **a**The **level** and location of flood storage required to support **this option should be agreed with** the site, **in consultation with the** Environment Agency.

### 3.107 Transport and Accessibility

3.108 Taylor Wimpey and Bodorgan Properties have suggested the following amendments:

- **Access will be established to the site consistent with the master plan with access points envisaged at Staple Cross, the Sainsbury's access road (bus only) and two further points along the Lyndhurst Road. These routes will be connected through an internal road network to enable buses to be routed through the development to the Sainsbury's bus interchange at the neighbourhood centre, and to allow the interconnection of the eastern and western sections of the development.**
- **As part of the pedestrian and cycle network to promote sustainable travel patterns from the outset and support SANG function, the transport strategy for the site must will include:**

- ~~A pedestrian/cycle link through the urban extension site from the bridleway at Roeshot Hill (north section of Verno Lane) to Hawthorn Road and from Ambury Lane to Old Lyndhurst Road.~~
- The development will be required to mitigate its impact on the transport network ~~with the provision of improvements to the following through the following measures:~~
- ~~A35 Lyndhurst Road~~
- ~~A35 Staple Cross Junction~~
- ~~Contributions towards the following junctions may also be required including:~~
- ~~A35 Somerford Roundabout~~
- ~~A35 Stony Lane Roundabout~~
- ~~A35 Fountains Roundabout~~
- ~~- Implementation of one or two site access junctions on the A35 Lyndhurst Road~~
- ~~- Implementation of improvements to the A35 Staple Cross junction'~~
- ~~These routes will be connected through an internal road network to enable buses to be routed through the development to the Sainsbury's bus interchange at the local centre, and to allow the interconnection of the eastern and western sections of the development.~~
- ~~As part of the pedestrian and cycle network to promote sustainable travel patterns from the outset and support SANG function, the transport strategy for the site will include:~~
- ~~A pedestrian/cycle link through the urban extension site from the bridleway at Roeshot Hill (north section of Verno Lane) to Hawthorn Road and from Ambury lane to Old Lyndhurst Road~~
- ~~Contributions towards junction improvements on the strategic and local highway network may also be required. Junctions that may require improvement include:~~
- ~~- A35 Somerford Roundabout~~
- ~~- A35 Stony Lane Roundabout~~
- ~~- A35 Fountains Roundabout~~

**3.109 Urban Extension Local Centre**

**3.110** White Young Green (on behalf of Sainsbury's) support change to the Green Belt boundary to bring forward the urban extension. They are also supportive of those elements of the policy which integrate the Sainsbury's store into the new centre.

**3.111 Burton Parish Council:** Accept that there is a need to prepare the Local Plan / Core Strategy. The Core Strategy provided the opportunity to protect services and facilities in the village and to develop new ones e.g. extensions to public transport, protect local shops, and secure improvements to the transport network. The Parish Council welcomes the commitment to allowing a development of 100% + affordable housing and will seek the adoption of a rural exception policy for Burton. The Council notes the need to maintain the separate identity of Burton by maintaining the green wedge between the village and Somerford. This wedge will be eroded from the south with the inclusion of Ambury Lane in the proposed urban extension. The boundary of the parish runs along the centre of Ambury Lane. The Council is concerned about the loss of this green wedge and development that would be within the parish.

**3.112 GVA Planning Development** (on behalf of the CO-OP.) Object to Sainsbury's forming part of the local centre but supports small scale retail development. Objects to the lack of retail floorspace that should be provided. Allowing the Sainsbury's store to form part of a new local centre would remove any existing controls over what is a large stand alone out of centre supermarket. It could lead to significant adverse effects if the store wishes to expand in the future. This could compromise the ability to maintain and enhance the health of Christchurch town centre and other defined centres in the local area.

**3.113** New retail development should not adversely affect Christchurch town centre.

**3.114 Burton Farm**

**3.115** The proposal would render the farm unviable

**3.116** Loss of agricultural land making the farm unviable (CN1 and CN2).

**3.117 Burton Conservation Area**

**3.118** Impact on Burton Conservation Area.

**3.119 Hoburne Farm Estate**

**3.120** Ryan Johnson, Turley Associates (Burry & Knight Ltd):

**3.121** Christchurch Borough Council's housing trajectory should be updated prior to formal submission of the Core Strategy to the Secretary of State.

**3.122** The housing trajectory for the North Christchurch Urban Extension needs to be amended as it is not considered that 100 units will be delivered before 2016. Detailed evidence regarding the housing trajectory for this site should be presented for comment prior to submission of the Core Strategy.

**3.123 Floodrisk**

**3.124** Dorset County Council - Para 6.13: Amend to read 'Development will be located in areas of low floodrisk according to the Council's Strategic Flood Risk Assessment (Level 2 2009) and Dorset Surface Water Management Plan (July 2011). Open space will be provided in the centre of the site where there are areas affected by flood zone 2 and 3a and areas of local flood risk (Dorset Surface Water Management Plan 2011).

**3.125 Combined impact with gravel extraction proposals**

**3.126** How will the Urban Extension be delivered alongside plans for minerals extraction?

**3.127 Minerals Planning & Planning for the Urban Extension**

**3.128 Hampshire County Council:** HCC welcome the opportunity to work with the mineral authorities regarding the delivery of minerals development. Requested change in policy text: Mineral resources: *'The potential for prior sand and gravel at this site before development, and compatible workings of minerals sites across the county boundary in Hampshire will be considered'*.

**3.129 Impact on Staple Cross Scheduled Ancient Monument**

**3.130** Should be enhanced and setting, policy should be amended

**3.131** The Christchurch Antiquarians: More details of how the setting of the SAM will be enhanced. (the restoration of the SAM should be secured by S106.)

**3.132** Access to site should not be provided at Staple Cross as this will prevent the ability to preserve the setting of the Staple Cross monument.

**3.133 Proposed Relocation of Roeshot Hill Allotments**

- Implications of relocating the Roeshot Hill Allotments:
- Does new site meet the legislation of statutory allotments i.e. distance.
- Suitability of replacement site for allotments (proposed site in a floodrisk area and soil not suitable).
- There is insufficient provision for allotments. Has the Council undertaken a detailed survey of the demand for allotments? Additional allotments are needed rather than their replacement.

- Require the permission of the SOS to sell the allotments to a developer.
- Option UE3 could be progressed with the power lines moved underground and this would provide the level of housing the Council needs.
- Details need to be provided of the assistance given for relocation, facilities, types of plots and how the ground will be fertile.
- Impact of the urban extension and relocated allotments on the conservation area
- No direct contact with Roeshot Hill Allotments Association
- Review the issue of retaining the allotments, is the proposed new site accessible for all residents?
- No proper survey of the demand for allotment plots
- The site identified for relocation floods
- Compensation for allotment holders
- Need access road from the development to the new allotments / general accessibility of the replacement allotments / Access to the replacement allotments by means other than the car.
- New allotments should be increased in number
- Expand Roeshot Hill allotments using the nursery land
- Parking will need to be created to serve the new allotments / impact on the Green Belt
- Relocation site – access roads not sufficient capacity
- Allotment provision should be closer to the existing urban area / not sufficiently accessible

**3.134 RHAA:** Consider CN1 to be unjustified, ineffective, and non compliant:

**3.135** They are ineffective in that a segregation of the bulk of Christchurch's allotment amenity runs counter to key 'neighbourhood' principles in the Christchurch Allotment Strategy and the document itself. It also fails to exploit the virtues of 'shared space' as contemplated by paragraph 70 of the NPPF.

**3.136** They are ineffective in that para 6.54 does not adequately address arrangements for the proposed relocation of the allotments. CBC does not own any land within the statutory geographic limits for the relocation of the allotment site, nor has it made any proposals to offset the losses and expenses of relocation.

**3.137** They are non complaint with paragraph 112 of the NPPF in that the land at Roeshot Hill is designated among the 'best and most versatile agricultural land'.

**3.138 Renewables**

**3.139** Anne Mason, Transition Town Christchurch: Add water harvesters and grey water recycling. Concern about CHP plant and use of forest fuel.

**Councils' Response**

**3.140 Sustainability Appraisal**

**3.141** The SA was published alongside the Pre Submission Core Strategy consultation and representations have been accepted on the SA.

**3.142 Housing Need / Justification for Changes to the Green Belt / Consideration of Brownfield Sites**

**3.143** Paragraph 47 of the National Planning Policy Framework states that local planning authorities should:

- Use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as consistent with the policies set out in this framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;

**3.144** Paragraph 159 of the National Planning Policy Framework states that local planning authorities should have a clear understanding of housing needs in their area. They should:

- Prepare a Strategic Housing Market Assessment to assess their full housing needs, working with neighbouring authorities where housing market areas cross administrative boundaries.....
- Prepare a Strategic Housing Land Availability Assessment (SHLAA) to establish realistic assumptions about the availability, suitability and likely economic viability of land to meet the identified housing need over the plan period.

**3.145** In Meeting the requirements of the NPPF the Bournemouth and Poole Strategic Housing Market Assessment (2012) and the Bournemouth, Dorset and Poole Population and Household Projections (2012) provide evidence of the need for market and affordable housing in Christchurch and East Dorset over the plan period.

**3.146** The Christchurch SHLAA has undertaken an exhaustive search of the urban area to determine housing land suitability, availability and viability over a 15 year period. This process has also included an appraisal of all brownfield options within the existing urban area and an assessment of sites in existing employment / retail use outside the town centre. In Christchurch there is capacity to build approximately 2,140 (2011) new homes in the urban area over a 15 year period. This does not meet the needs identified in the Housing Market Assessment, so it has been necessary to identify sites in the Green Belt. Even so, with the inclusion of Green Belt sites CN1, CN2 and CN3 there is insufficient suitable land available to deliver the identified need set out in the Housing Market Assessment, due to the particular constraints of flood risk and proximity to heathland, which affect significant areas of the Borough.

**3.147** Paragraph 83 of the National Planning Policy Framework states that, 'Local Planning authorities with Green Belts in their area should establish Green Belt boundaries in their local plans which set the framework for Green Belt and settlement policy. Once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan.....'

**3.148** A statement issued by Eric Pickles MP on the 6th September 2012 (Secretary of State for Communities and Local Government) further clarifies the Government's position in relation to Green Belt, 'As has always been the case, councils can review local designations to promote growth. We encourage councils to use the flexibilities set out in the National Planning Policy Framework to tailor the extent of the Green Belt land in their areas to reflect local circumstances. Where Green Belt is considered in reviewing or drawing up Local Plans, we will support local councils to move quickly through the process of prioritising their Local Plan examinations'.....

**3.149** The difficulty in meeting housing needs provides the exceptional circumstances required to amend Green Belt boundaries, where appropriate. The Green Belt areas allocated in the Core Strategy have been identified through a rigorous process, as set out within the Key Strategy Background Paper (Feb 2012) and Masterplan Reports for the new neighbourhoods consistent with the NPPF.

**3.150** An assessment of the function of settlements has been undertaken to identify those where housing would be best located in terms of proximity to services, facilities and employment. This identifies Christchurch as a suitable settlement for growth. A limited amount of housing is also proposed for Burton based on the specific need for new housing to serve the needs of the village. A sieve map exercise has been undertaken to identify which areas on the edge of these settlements are not subject to the absolute constraints of proximity to protected heathlands and floodplains.

**3.151** The North Christchurch Urban Extension is bounded by the railway line and this is a natural limit to the outward spread of the Christchurch urban area. This effectively prevents the development encroaching into the wider countryside and restricts urban sprawl to a limited and defined area of urban expansion. Development in this area of land does not conflict with these Green Belt purposes.

**3.152** The proposed development of 45 dwellings to the south of Burton is of limited scale and adjoins the south of the village. A development of this scale still maintains a significant gap between Burton and the railway line which is consistent with the review of the Green Belt conducted as part the preparation of the South West Regional Spatial Strategy (South East Dorset Joint Study Area Report (SED04)). Therefore the separate physical identify of the town of Christchurch and Burton is maintained. This is consistent with Green Belt policy set out in the NPPF.

**3.153** Further discussion relating to the housing strategy (draft policies KS3 & KS4) is set out in Chapter 4: The Key Strategy.

### **3.154 Duty to Co-operate**

**3.155** Evidence to demonstrate the objectively assessed housing need is set out in the Councils' Strategic Housing Market Assessment Update (2012) and the Bournemouth, Dorset and Poole Population and household Projections (DCC, 2012). The latest DCC work has been produced in the light of new census data that has recently become available. In accordance with the Duty to Co-operate the Councils have worked jointly with neighbouring authorities to assess housing needs over the Bournemouth and Poole Housing Market Area through production of the Strategic Housing Market Assessment and updated Dorset County Council housing figures. The County figures have been calculated using new data from the 2011 Census which estimate that household growth for the plan area is about 500 dwellings per year. This is lower than the Strategic Housing Market Assessment (2012) which estimated the household growth figure being 575 dwellings per year and substantially lower than the first Strategic Housing Market Assessment which estimated household growth at about 800 dwellings per year. All of these figures represent estimates and it is clear that changing data is resulting in variations. On this basis the proposed housing target for the plan period lies within the range of the estimates.

**3.156** Christchurch and East Dorset Councils are able to meet the objectively assessed housing needs identified in the updated DCC figures through a joint housing figure which will supersede current policies KS3 and KS4. Neighbouring authorities are at differing stages in the production of Core Strategies / Local Plans. Bournemouth, Poole and New Forest District Councils have adopted Core Strategies and Purbeck District Council has completed their examination. Wiltshire has submitted its Core Strategy and North Dorset are able to meet their objectively assessed housing needs within their district and the New Forest National Park has a very low housing target which can be met in their district. Additionally, neither North Dorset or Wiltshire are within the same Strategic Housing Market Area as they border the sparsely populated rural parts of East Dorset. Christchurch and East Dorset Councils will work closely with neighbouring authorities through Local Plan updates to meet ongoing housing requirements across the Bournemouth and Poole housing market area.

### **3.157 Transport Impact**

**3.158** The New Forest District Council and New Forest National Park Authority have been involved as part of the preparation of the South East Dorset Multi Modal Study that was led by the Borough of Poole. Dorset County Council as highway authority has established a strategic cross border group with NFDC and NFNPA to address the outcomes of the SEDMMTS in terms of cross border transport impacts. Dorset County Council will continue to work closely with these authorities and will consider the need to undertake further transport assessments if required.

**3.159** The impact of development proposed in the Core Strategy including policies CN1, 2 and 3 has been assessed through the preparation of the South East Dorset Multi Modal Study and the A35 Route Management Study. Policies KS9 and KS10 of the Key Strategy set out improvements to the transport network which will be required to enable development set out in the Core Strategy to take place. The Core Strategy identifies key junctions where improvements will be required, however it is not currently possible to determine specific schemes for these junctions as these will be determined by Dorset County Council and respect of the availability of future government funding. Further transport assessments will be undertaken at the planning application stage which will determine the detail of site specific improvements.

### **3.160 Christchurch Outer Relief Road**

**3.161** The Christchurch Bypass is not included in Local Transport Plan 3 and does not form part of the South East Dorset Transport Strategy, therefore cannot be included in the Pre -Submission policy. The Christchurch bypass has been assessed as part of the South East Dorset Multi Modal Study and there is currently no ecologically acceptable route and the scheme is not financially deliverable during the plan period. Objections to these schemes have also been received from the Highway Authority, Natural England, the RSPB and Dorset Wildlife Trust.

### **3.162 Impact on the Burton Transport Network**

**3.163** The impact of development proposed in the Core Strategy including policies CN1, 2 and 3 has been assessed through the preparation of the South East Dorset Multi Modal Study and the A35 Route Management Study. Policies KS9 and KS10 of the Key Strategy set out improvements to the transport network which will be required to enable development set out in the Core Strategy to take place. The Core Strategy identifies key junctions where improvements will be required.

**3.164** Schemes to improve pedestrian and cycle movements between Burton and Christchurch coupled with expected development related mitigation schemes at Stony Lane Roundabout and Staple Cross will improve sustainable links with destinations in the town. Contributions would be anticipated from development to the south of Burton towards, pedestrian and cycle links, especially on Salisbury Road.

**3.165** Bus services currently operate on an hourly basis from Burton and the council will work with bus providers to seek enhancement to current service provision.

**3.166** The exact level and type of mitigation would be subject to examination and discussion as part of the planning application process and may be linked with development at Roeshot Hill.

### **3.167 Ambury Lane / Hawthorn Road**

**3.168** The master plan layout set out in the Pre Submission Core Strategy is indicative and therefore not prescriptive in terms of site layout which will be formally established at the planning application stage. The Core Strategy policy CN1 provides for a pedestrian / cycle link through the site from the bridleway at Roeshot Hill to Hawthorn Road and from Ambury Lane to Old Lyndhurst Road.

### **3.169 Hinton Admiral Park and Ride**

**3.170** Local Transport Plan 3 includes proposals for improving walking and cycling and bus access to Christchurch and Hinton Admiral railway stations to encourage greater use of rail services. This will be supported by improvements of the facilities provided at stations such as cycle parking, co-ordinated bus and rail timetables and improved waiting facilities (As set out in Policy KS9).

### **3.171 Realignment of the A35**

**3.172** This scheme is not included in the Local Transport Plan 3 and is not deliverable during the plan period.

### **3.173 Provision of bus services**

**3.174** Policy CN1 sets out detail of bus access to the North Christchurch Urban Extension and bus access through the site to an interchange at Sainsbury's. Further detail on bus transport improvements and infrastructure will be addressed at the planning application stage.

### **3.175 Affordable Housing**

**3.176** In relation to the North Christchurch Urban Extension viability work undertaken as part of the master planning work by White Leaf has informed the percentage of affordable housing. It is not currently viable to request in excess of 35% affordable housing.

**3.177** Following the Pre Submission consultation and additional viability work undertaken as part of the the production of the Councils Community Infrastructure Levy the wording of the policy referring to affordable housing will be amended to require '**up to**' 35% affordable housing rather than '**A minimum of**'. Text will also be deleted referring to requiring a higher percentage of affordable housing.

### **3.178 Infrastructure to support development**

#### **3.179 Education**

**3.180** Dorset County Council as the education provider has been closely involved with the development of the Core Strategy. The authority has indicated where new or larger, replacement schools will be required and these are included in the proposals. No new schools are required in relation to policies CN1, 2 and 3.

#### **3.181 Health**

**3.182** The Health authorities have been consulted throughout the preparation of this document. Any requirements are set out in the Infrastructure Delivery Plan which forms part of the Core Strategy. As development takes place throughout the plan period, the health authorities will monitor the capacity of surgeries and determine any requirements at that stage.

**3.183** From consultation with the health authorities the policy will be amended to state that health facilities will be provided as part of the local centre.

#### **3.184 Services**

#### **3.185 Gas, electricity and water**

**3.186** Service providers have been contacted throughout the preparation of this document and no concerns have been raised.

#### **3.187 Sewerage**

**3.188** Wessex Water have been contacted throughout the preparation of this document. Their proposals for sewage treatment works are set out in the Infrastructure Development Plan. Any other requirements which result from development will be discussed with developers.

### **3.189 Employment Opportunities**

**3.190** The Core Strategy plans for the delivery of new employment development which has been informed by the the employment land projections set out in the Bournemouth Dorset and Poole Workspace Study (2012). This will assist in providing employment opportunities across South East Dorset to serve the needs of a growing population.

### **3.191 Environment**

**3.192** Policy CN1 will be amended to include reference to biodiversity enhancements within the buffer zone within the site along the River Mude. Without further guidance from DWT and Natural England on specifically which biodiversity enhancements should be incorporated in the policy it is not possible to amend the policy wording further. In relation to potential harm to the River Mude down stream, this also needs to be considered in relation to proposals for minerals development north of the railway line. Detailed mitigation measures will be established at the planning application stage.

### **3.193 Provision of Suitable Alternative Natural Green Space (SANG)**

**3.194** Natural England have confirmed that a SANG located south of the railway line would not provide effective mitigation to meet the requirements of the habitats regulations and SANGs guidelines established for the Dorset Heathlands Plan.

**3.195** The Council has worked closely with Natural England and the landowner towards the production of a SANGs strategy that will provide mitigation to avoid harmful impacts on the heathlands. The Core Strategy also includes a SANGs criteria policy which has been agreed with Natural England. A SANGs strategy will be published which will demonstrate what is considered to be an effective approach to SANGs provision.

**3.196** The Council has worked with Natural England and the landowner on a SANGs strategy that also considers the location of planned minerals extraction.

**3.197** The council has worked closely with Douglas Kite of Natural England and the landowner towards the production of a SANGs strategy that will provide mitigation to avoid harmful impacts on the heathlands. The Core Strategy also includes a SANGs criteria policy which was agreed with Douglas Kite of Natural England prior to publication of the Pre Submission Core Strategy. A SANGs strategy will be published which will demonstrate what is considered to be an effective approach to SANGs provision.

**3.198** Policy ME3 of the Core Strategy sets out SANGs criteria which will be amended in light of the SPD guidelines and policy wording that has been agreed with Natural England.

**3.199** NFDC and NFNPA have been consulted in the preparation of the SANGs strategy and at meetings attended with the council have raised no objection to the strategy.

**3.200** NFDC have been consulted on the draft SANGs strategy and continue to be involved in the progression of the strategy.

**3.201** The National Park Authority has been consulted on the SANGs strategy by the council and the landowner and had raised no principle objection. The council will continue to engage the authority in the progression of the SANGs strategy.

### **3.202 Habitats and Biodiversity**

**3.203** An ecological survey has been undertaken by Fieldwork Ecological Surveys in 2007 'Assessment of Ecological Issues East of Burton, Dorset'.

### **3.204 Country Park Reference**

**3.205** Reference to a 'country park' will be deleted from the Core Strategy as the focus of the Core Strategy is upon delivering the SANGs strategy in compliance with Core Strategy policy and it is uncertain what form possible SANG enhancements may take during the plan period.

### **3.206 Progression from 'Options for Consideration' stage to 'Pre Submission'**

**3.207** Chapter 6 of the Core Strategy summarises the consideration of options previously put forward in the 'Options for Consideration' Core Strategy. The Christchurch Urban Extension Background Paper (Feb 2012) sets out in detail the consideration of options that were the subject of the last consultation and the reasoning behind the option that was taken forward to the Pre Submission Stage. Further detail is also available in the Stage 1 and Stage 2 master planning reports for the North Christchurch Urban Extension prepared on behalf of the council by Broadway Malyan.

### **3.208 Location of Housing**

**3.209** The principle of locating development south of the railway line as the most sustainable option was established after the issues and options consultation in 2008.

### **3.210 Settlement Impact**

**3.211** A development of 45 dwellings directly adjoining the south of Burton will not change the status of Burton as a village and is consistent with its place in the Core Strategy settlement hierarchy. As discussed in relation to the issue of Green Belt, a gap will be maintained between the village and the railway line maintaining the separate identity of Burton.

**3.212** The relationship of the proposed development at Roeshot Hill to the adjoining areas has been considered through the master planning process and the detailed Stage 2 master planning work which provides a planning framework to inform a planning application for the site.

### **3.213 Urban Extension Master Planning**

**3.214** The Urban Extension will need to act as an attractive gateway to the borough, consistent with the council's master plan.

**3.215** The Local Centre is the centre of the proposed development and not designated as a retail centre. It is important not to elevate its status to a retail centre in order to avoid potential adverse impacts on the vitality and viability of Christchurch town centre and Highcliffe district centre in accordance with the NPPF.

**3.216** Following consultation on the Pre Submission Core Strategy alternative options are being considered for the relocation of the Roeshot Hill Allotments. On this basis, the policy will be amended to refer to the relocation of the Roeshot Hill Allotments to a suitable site in accordance with statutory requirements. It is important to maintain reference to establishing a hub site for the borough as part of the Council's allotments strategy to provide additional allotments to address local need.

### **3.217 Housing Strategy**

**3.218** The location of development will need to be in accordance with the councils SFRA in accordance with flood risk policy set out in the NPPF. Master planning work undertaken for the urban extension does not locate housing within flood risk affected areas.

**3.219** The housing mix set out in the master plan is informed by the Strategic Housing Market Assessment (2012) and as such the reference is appropriate and not overly prescriptive.

### **3.220 Affordable Housing**

**3.221** The policy will be amended to state that *'up to 35% of all affordable housing will be affordable'* which takes into account viability work undertaken by White Leaf as part of the master planning work for the urban extension and also the council's recent CIL viability work (Oct, 2012). This will provide flexibility in relation to development viability.

### **3.222 Densities**

**3.223** The policy states that the masterplan will inform acceptable densities and is not considered to be overly prescriptive. Policy CN1 will be amended to include a housing figure of 950 dwellings in order to meet the council's housing target. This higher figure has been assessed as part of the master planning work undertaken by Broadway Malyan. The policy will be amended to refer to a density range of between 26 - 46 dph in order to deliver 950 homes.

### **3.224 Design**

**3.225** The policy refers to the need for consistency with the design principles set out in the master plan which is not overly prescriptive and the master plan provides a framework to inform a planning application. It is not felt necessary to refer to the master plan as illustrative.

### **3.226 Local Centre and Central Park Area**

**3.227** The urban extension local centre forms the centre of the development but is not being allocated as a 'Local Centre' for retail purposes. The proposed change in wording elevates this central area beyond the status set out in the policy and provides flexibility for the extension of the Sainsbury's store which may not be appropriate in respect of national and local policy and potential impact on the vitality and viability of Christchurch town centre and Highcliffe district centre. Any future proposed expansion of the Sainsbury's store will be considered through a planning application and national and local policy.

**3.228** The detailed layout of the local centre and open space provision will be determined at the planning application stage, informed by the master planning work. The additional proposed text is considered inappropriate as it may be considered that open space provision is compromised in relation to provision of retail and local services.

### **3.229 On Site Ecology**

**3.230** The buffer is along the River Mude and functions as a river buffer as requested by Natural England.

### **3.231 Open Space and Recreation**

**3.232** Open space provision will be consistent with provision identified in the master planning work which is consistent with the PPG17 requirements.

**3.233** The final sentence regrading the railway buffer will be included in the amended policy as this will contribute to on site green infrastructure provision.

### **3.234 Allotment Provision**

**3.235** Following consultation on the Pre Submission Core Strategy alternative options are being considered for the relocation of the Roeshot Hill Allotments. On this basis, the policy will be amended to refer to the relocation of the Roeshot Hill Allotments to a suitable site in accordance with statutory requirements. It is important to maintain reference to establishing a hub site for the borough as part of the Council's allotments strategy to provide additional allotments to address local need.

### **3.236 Protection of Sensitive Habitats and Species**

**3.237** The policy will be amended to include reference to the possible location of part of the SANG outside the borough boundary.

### **3.238 Overhead Power Cables**

**3.239** The overhead high voltage power cables will need to be realigned and undergrounded in order to deliver the level of housing required in the Core Strategy and to improve the market attractiveness of the site. The final sentence shall be deleted from this section of the policy as it is now referred to in the open space and recreation section.

**3.240 Sustainable Construction and Renewable Energy**

**3.241** No change is required in the policy as in meeting the requirements of Core Strategy policies set out in Chapter 13 renewables provision will include dwelling based sources alongside any potential that may exist for site wide combined heat and power.

**3.242 Flood/Water Attenuation**

**3.243** The suggested text will be included in the amended policy as it provides more certainty for the implementation of flood water / attenuation measures.

**3.244 Transport and Accessibility**

**3.245** The proposed text loses reference to the master plan which provides the framework to inform a future planning application. The access points to the site have been established through the master planning work and in consultation with the Dorset County Council highways authority and are considered appropriate. The policy states that site access will be established 'consistent' with the master plan and that it is 'envisaged' that site accesses will be provided as set out in the policy. The policy does not prescribe that site accesses can only be established in accordance with those identified in the master plan.

**3.246** The remaining proposed amendments do not differ substantially from the current policy text and it is not considered necessary to amend the policy.

**3.247 Urban Extension Local Centre**

**3.248** Comments made by Burton Parish Council are responded to within the Green Belt section set out above.

**3.249** The urban extension local centre forms by definition the centre of the development but is not being allocated as a 'Local Centre' for retail purposes. On this basis national and local retail policy will apply to any possible future proposed expansion of the Sainsbury's store in respect of the sequential approach and impact assessment.

**3.250 Burton Farm**

**3.251** This is not a planning issue and is a consideration for the landowner.

**3.252 Burton Conservation Area**

**3.253** Master planning work undertaken for the urban extension has considered impact on the conservation area and this will be considered in further detail at the planning application stage.

**3.254 Hoburne Farm Estate**

**3.255** These comments are noted and are discussed further in the Key Strategy response chapter.

**3.256 Floodrisk**

**3.257** Paragraph 6.13 will be amended to incorporate the proposed wording.

**3.258 Combined impact with gravel extraction proposals**

**3.259** The council is working closely with Dorset County Council and Hampshire County Council and the land owner regarding the combined impact of planned housing development and minerals working to ensure that this development can come forward sustainably.

**3.260 Minerals Planning & Planning for the Urban Extension**

**3.261** Development of the urban extension has a possible commencement of 2014/15 so it would be inappropriate to include additional policy text referring to prior extraction of sand and gravel at this site before development.

**3.262 Impact on Staple Cross Scheduled Ancient Monument**

**3.263** These comments are noted and the need to avoid adverse impact on the Staple Cross SAM will be further considered at the planning application stage.

**3.264 Proposed Relocation of Roeshot Hill Allotments**

**3.265** It is proposed that the Roeshot Hill Allotments are relocated to a suitable site in accordance with statutory requirements. The council has consulted the Roeshot Hill Allotments Association directly through the production of the Core Strategy and has attended meetings of the Association. The RHAA has also sat on the Christchurch Urban Extension Advisory Group which has met on a regular basis through the production of the Core Strategy. The Allotments association will continue to be involved in the consideration of options for the relocation of the Roeshot Hill Allotments.

**3.266** As stated in the policy the relocation of the allotments will form part of the Council's borough wide allotments strategy and is intended to form part of a larger hub site which will assist in addressing some of the unmet need for allotments in the borough.

**3.267 Renewables**

**3.268** Comments are noted.

### Proposed Changes to the Pre-Submission Core Strategy

**3.269** In addition to the policies listed below representations have been received to the following preceding paragraphs of the Schedule of Proposed Changes.

#### **3.270** Housing Provision

##### **3.271** Paragraph 6.11

**3.272** The Bournemouth and Poole Strategic Housing Market Assessment (2012) and Bournemouth, Dorset and Poole Population and Household Projections (2012) identify identifies a requirement for 3,375 dwellings to be provided during the Core Strategy plan period 2013 - 2028. The Christchurch Strategic Housing Land Availability Assessment (2011) identifies a housing potential of in the region of 2150 ~~2440~~ in the existing urban area. Due to the shortage of housing land supply in the existing urban area and in order to make a significant contribution towards local housing need it is important to maximise development potential within the urban extension. This can be achieved at appropriate densities which positively integrate the development with the existing urban area and the village of Burton. More detailed master planning undertaken for Stage 2 has identified a potential of between 765 and ~~950~~~~933~~ dwellings with densities ranging across the site from ~~26 - 46~~~~20 - 45~~ dwellings per hectare. This has informed the development potential set out in Policy CN1 of ~~950~~ ~~850~~.

#### **3.273** Local Centre

##### **3.274** Paragraph 6.18

**3.275** The Joint Retail Update (2012) ~~Assessment (2008)~~ identifies a projected requirement for in the region of 2,300sqm net additional convenience floorspace in Christchurch town centre to 2031. ~~concludes that there is no requirement for additional convenience floorspace over the plan period.~~ The Urban Extension is served by a good range of food stores including Sainsbury's and Lidl, and is close to Christchurch Town Centre.

#### **3.276** Suitable Alternative Natural Greenspace (SANG)

##### **3.277** Paragraph 6.27

**3.278** The Council will work closely with the Dorset and Hampshire minerals planning authorities and the landowner in relation to opportunities for increased recreational provision that may be secured north of the railway line post minerals working. Opportunities may exist for further SANGs enhancements. ~~which could take the form of a country park north of the railway line to the east of Burton to Burton Common.~~

#### **3.279** Allotment Provision

##### **3.280** Paragraph 6.40

**3.281** The Roeshot Hill statutory allotments will be relocated to a suitable site in accordance with statutory requirements, north of the railway line to land to the east of Salisbury Road bounded by Hawthorn Road and Summers Lane. The allotments are to be relocated in order to deliver more housing within the Urban Extension required in relation to local housing need identified in the Council's evidence base Strategic Housing Market Assessment (2011) and to improve the design quality of the site by removing a 'pinch point' to the development at Roeshot Hill. The Council has prepared a borough wide allotments strategy (2012) which has identified current and future requirements for allotment provision across the borough over the plan period and sets out standards to be applied to the provision of new allotments. The replacement allotments for Roeshot Hill will form part of a larger 'hub site' contributing towards current unmet need and future requirements.

**3.282** Delivery and Monitoring

**3.283** Paragraph 6.54

**3.284** The Council will work closely with the Roeshot Hill Allotments Association, the landowner and developer to deliver replacement allotments ~~north of the railway line~~ in accordance with statutory requirements and the standards of provision set out in the Council's Allotments Strategy (2012).

## Policy CN 1

### Christchurch Urban Extension

Land south of the railway line to the east of Salisbury Road to the borough boundary at Roeshot Hill is identified for a strategic housing allocation and will be released from the Green Belt.

The Urban Extension will act as an attractive gateway to the north of the borough connecting to the existing historic settlement of Christchurch. Development within the site will achieve a high standard of design which reflects high quality examples of local vernacular, respects local densities, historic and environmental features. The development will comprise two walkable neighbourhoods and be well connected to the existing urban area and the wider rural countryside through enhanced bus connections, footpaths and cycle ways.

A local centre at the heart of the development will form the focal point for the development where local services will be enhanced. A central green space within the development will create an attractive and usable environment within a network of open spaces that link to a green infrastructure network to the countryside in the north and southwards along the Mude Valley to the coast. The River Mude will become a key green spine through the heart of the site that will create an area of biodiversity and recreational value.

**The Roeshot Hill Allotments will be relocated to a suitable site and the overhead power cables will be moved underground in order to maximise the potential of the site for housing, and to create a high quality development.**

### Housing Strategy

**About 950 dwellings will be delivered on the allocated site and located in accordance with the Council's Strategic Flood Risk Assessment. It is envisaged that development will be phased over a period of 9 years with possible commencement in 2014/15.**

The mix of housing delivered in the Urban Extension will be informed by the Council's Strategic Housing Market Assessment and the master plan which provides the basis for an appropriate housing mix and proportion of housing type.

### Affordable Housing

~~A minimum of Up to~~ 35% of all housing on the site will be affordable. The Council will seek to maximise affordable housing provision in accordance with Policy LN3. **and may require a higher proportion of affordable housing subject to changes in viability.**

### Densities

The Urban Extension Masterplan sets out residential plots of varying densities across the site which will inform development proposals and provide the basis for acceptable densities. **Acceptable densities will be in the region of 26 – 46dph.**

### Design

The Urban Extension will achieve a high quality of design consistent with the principles set out in the master plan. The buildings within the site will pick up on the town's high quality examples of local vernacular, whilst also appreciating local densities and typologies and the need to provide sustainable, marketable and flexible units. New development will also avoid adverse impacts on the adjoining Burton and Verno Lane conservation areas and the setting of the Staple Cross Scheduled Ancient Monument will be enhanced.

### Local Centre and Central Park Area

The western and eastern neighbourhoods will be anchored by a local neighbourhood centre adjacent to a central greenspace. The local centre will provide a community hub and cater to local day to day needs with small scale retail provision **and local health services**. The existing Sainsbury's, retail units and Stewarts Garden Centre will form part of the centre.

The Sainsbury's store within the Urban Extension and food stores nearby on Somerford Road provide a good range of convenience goods provision to meet local need over the plan period. Proposals for additional provision of convenience and comparison floorspace within the Urban Extension must demonstrate no adverse impact on the vitality and viability of Christchurch and Highcliffe Centres.

The central greenspace adjacent to the local centre will provide the focus for recreational facilities including new playing pitches, formal open space provision, areas of informal recreation and natural green space.

### On Site Ecology

A river buffer will be established within the Urban Extension along the River Mude to conserve natural habitats and protected species. **Biodiversity enhancements will be provided within this buffer zone.**

### Open Space and Recreation

The quality of provision must also reflect the relationship of the Urban Extension to provision in the adjoining 'Local Needs Areas' of Christchurch North, Central and East as defined in the PPG17 study. The provision of on - site sports, recreation and open space will be consistent with the recreational strategy set out in the master plan. **The railway buffer area will contribute to the green infrastructure of the Urban Extension with adequate access, lighting and natural surveillance from properties.**

### Allotment Provision

The Roesht Hill Allotments will be relocated to a suitable site in accordance with statutory requirements ~~land north of the railway line to the east of Salisbury Road, bounded by Summers Lane and Hawthorn Road.~~ This site will serve as a 'hub' site for the Borough in delivering a level of allotment provision contributing towards projected borough wide allotment requirements to 2028. The specification for replacement allotments should be consistent with the Council's Allotments Strategy (2012).

#### **Protection of International, European and Nationally Designated Habitats.**

Suitable Alternative Natural Greenspace will be provided north of the railway line in an area extending eastward from Salisbury Road to Burton Common SSSI to avoid and mitigate any impact of the development on the South East Dorset Heathlands, the New Forest and the SSSI. This SANG will link to a wider green infrastructure network, including a provision of links in the Urban Extension and a southern link through the Mude Valley to the coast. **Part of the SANG provision may fall outside the borough boundary.**

SANG provision must be in accordance with the criteria set out in Policy ME23 of the Core Strategy. The Christchurch Urban Extension SANG Strategy (2012), agreed with Natural England demonstrates an acceptable approach to mitigating the impact of the Urban Extension.

#### **Overhead Power Cables**

The overhead high voltage power cables will be realigned and under-grounded within the railway noise buffer zone. ~~and shall also contribute to the green infrastructure of the Urban Extension with adequate access, lighting and natural surveillance from properties....~~

#### **Sustainable Construction and Renewable Energy**

The Urban Extension will be required to comply with climate change policies in Chapter 13 (Managing the Natural Environment). Future energy requirements for the site will include dwelling based sources, e.g. heat pumps, solar photo voltaic and solar thermal.

The provision of technologies, such as site wide combined heat and power will also be encouraged, subject to feasibility and viability. Any planning application should consider a site-wide energy and/or heating solution unless it can be demonstrated that a better alternative for reducing carbon emissions for the development can be achieved.

#### **Flood / Water Attenuation**

Sufficient land will ~~should~~ be identified for the provision of surface water storage. The level and location of flood storage required to support this option will ~~should~~ be agreed **in consultation** with the Environment Agency.

#### **Transport and Accessibility**

Access will be established to the site consistent with the master plan with access points envisaged at Staple Cross, the Sainsbury's access road (bus only) and two further points along the Lyndhurst Road. These routes will be connected through an internal road network to enable buses to be routed through the development to the Sainsbury's bus interchange, and to allow the interconnection of the eastern and western sections of the development.

As part of the pedestrian and cycle network to promote sustainable travel patterns from the outset and support SANG function, the transport strategy for the site must include:

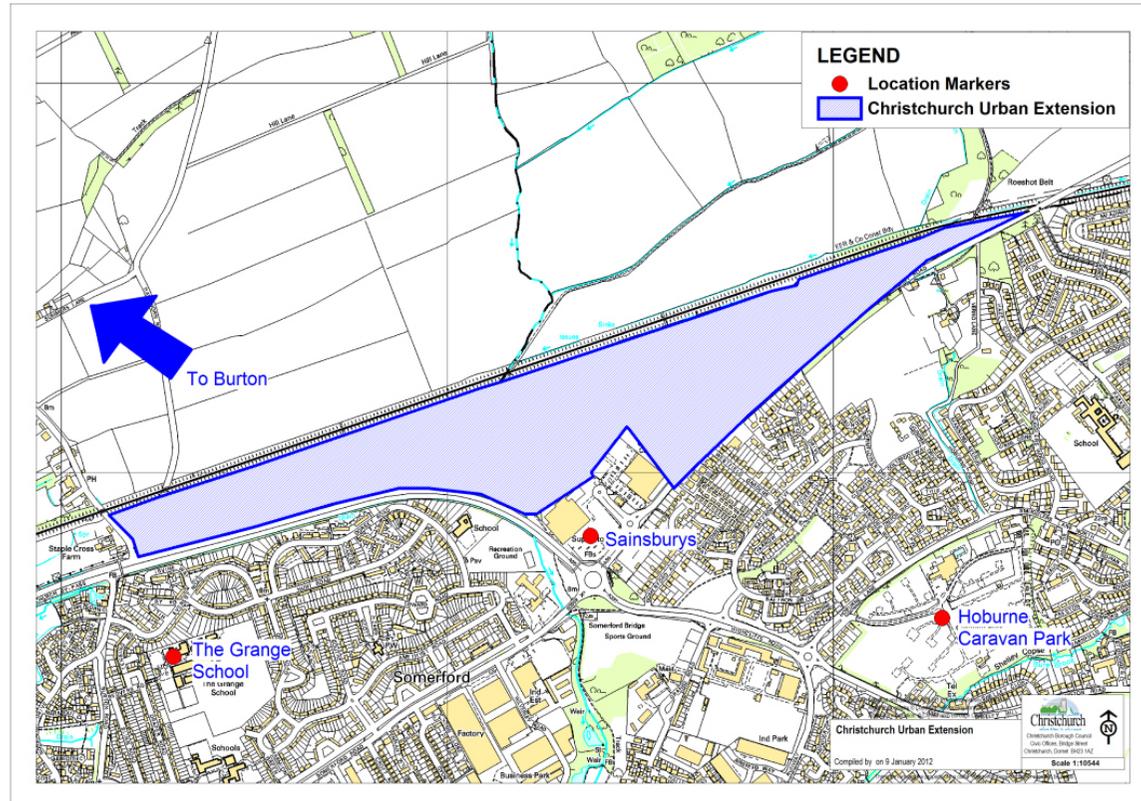
- A pedestrian / cycle link through the urban extension site from the bridleway at Roeshot Hill (north section of Verno Lane) to Hawthorn Road and from Ambury Lane to Old Lyndhurst Road.

The development will be required to mitigate its impact on the transport network with the provision of improvements to the following:

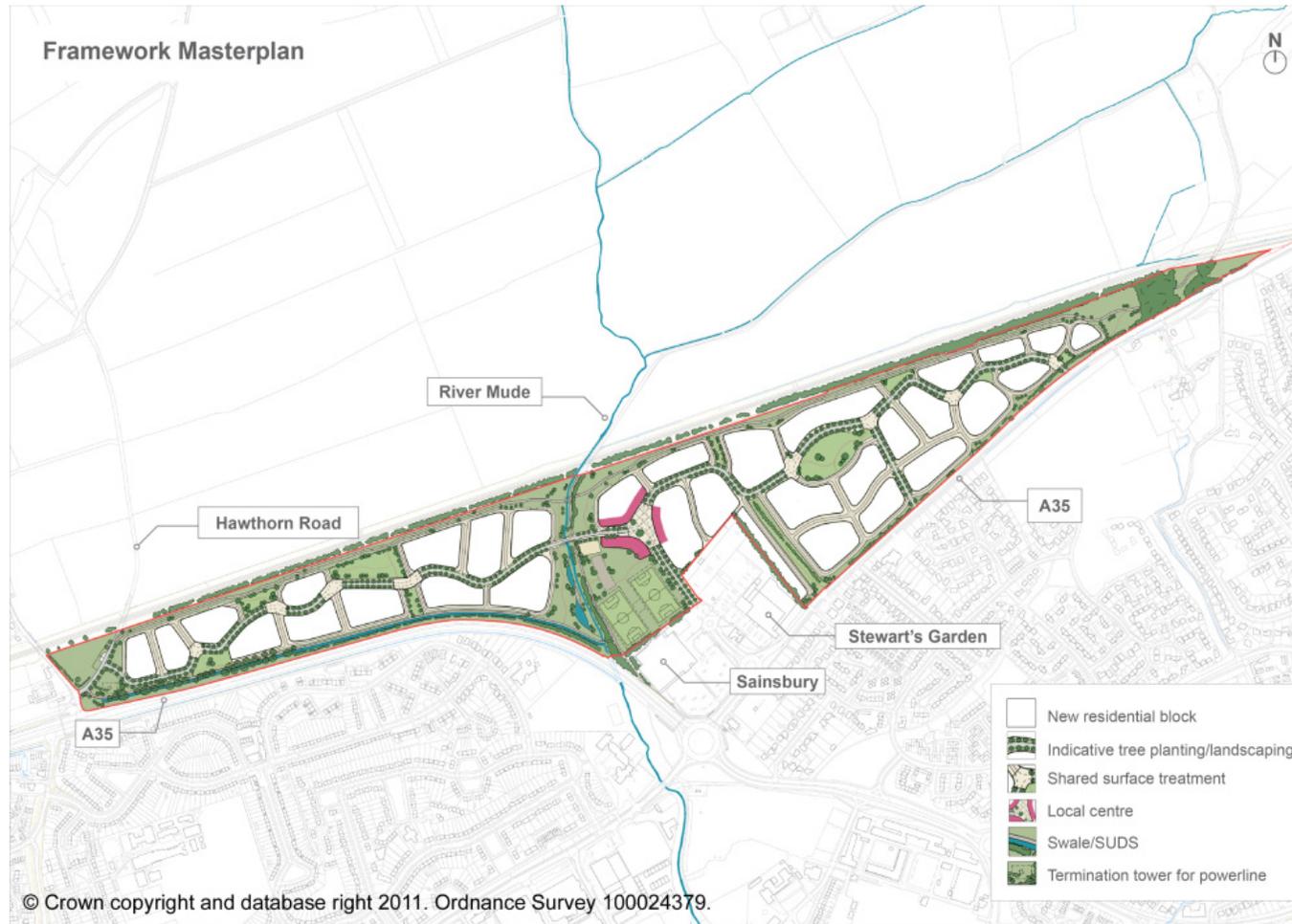
- A35 Lyndhurst Road
- A35 Staple Cross Junction

Contributions towards the following junctions may also be required including:

- A35 Somerford Roundabout
- A35 Stony Lane Roundabout
- A35 Fountains Roundabout



Map 6.1 Christchurch Urban Extension



Map 6.2 Indicative Masterplan Layout

Consultation Response

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Legally Compliant		Sound		Core Strategy is unsound because it is not:				No Indication of legal compliance or soundness
				Positively Prepared	Justified	Effective	Consistent with National Policy	
Yes	No	Yes	No					
5	9	2	18	11	13	15	9	21

Table 3.2

**3.285 List of Consultee Reference Numbers**

Contact Person ID	Contact Full Name	Contact Organisation Details	Comment ID
359264	Mr Peter Atfield	Director Goadsby Ltd	PCCS417
359291	Mr Jeremy Woolf	Woolf Bond Planning	PCCS359
359461	Mrs Nicola Brunt	Urban & East Dorset Living Landscapes Manager Dorset Wildlife Trust	PCCS320
359571	Mr Renny Henderson	Conservation Officer Royal Society for the Protection of Birds	PCCS234
361028	Ms Helen Patton	Head of Policy and Plans New Forest National Park Authority	PCCS108
476036	Mr Colin Jamieson		PCCS163
508456	Rev. Dudley Powell		PCCS276
521508	Ms Lisa Jackson	Managing Director Jackson Planning Ltd	PCCS492
612430	Mr Nick Squirrell	Natural England, Dorset and Somerset Team	PCCS252
653852	Mrs Susan Newman-Crane		PCCS424
654046	Mr David Pardy		PCCS120
654303	Mr Stephen Godley		PCCS225

Contact Person ID	Contact Full Name	Contact Organisation Details	Comment ID
656629	Mr John Campbell	Chairman Roeshot Hill Allotment Association	PCCS373
657059	Mr and Mrs T R Beaumont		PCCS273
718095	Mr William. C King		PCCS128
719808	Mr H.T Merrett		PCCS382

### Summary of Responses

**3.286** The comments from key stakeholders and the general public in respect of this Proposed Change have been grouped together into various themes and are as follows:

#### **3.287 Increase in Urban Extension Housing Figure**

#### **3.288 Woolf Bond Planning, Jeremy Woolf (On behalf of Taylor Wimpey, Bodorgan Properties (CI) Ltd and Sainsbury's PLC)**

- As regards the change from 850 to 950 dwellings proposed on the site this is supported. We would request that the Authority confirm that this has been subject to appropriate sustainability testing.

#### **3.289 Goadsby (Peter Atfield)**

- This Paragraph of the Core Strategy deals with the anticipated level of development on the proposed urban extension at Roeshot Hill. As set out in the Pre-Submission Core Strategy (PSCS), the potential range of dwellings was between 765 and 933; averaging at 850. This formed the basis of the estimate in Policy CN 1. The dwelling range in the Proposed Changes is now 765 – 950. This gives an average of 848. However, Paragraph 6.11 concludes that Policy CN1 should now accommodate the maximum of 950. This is at the very top of the dwelling range. There is no certainty that this number of dwellings will be delivered. The reference to 950 dwellings is arbitrary; and lacks justification. The housing figure should be amended from 950 dwellings to 860.

#### **3.290 Sheila Bourton, Keep Wimborne Green**

- We agree with increasing housing density because this will enable more houses to be built on the areas proposed by our Councils and will serve to reduce even more pressure to release more greenfield sites for development.
- I support the increase to housing density from 20-45 dwellings per hectare to 26-46 dwellings per hectare because by building more dwellings it reduces the need to lose even more greenfield sites to development. This change was also agreed by independent consultants Broadway Malyan.

**3.291** Responses were also received stating that the proposed change is not justified, effective or consistent with national policy concerning:

- the A35 is unable to cope with the ingress and exit of additional traffic associated with development and that social infrastructure, including schooling will not support housing development at Roeshot
- Other than supermarkets, local facilities/services are not sufficient for 950 new homes
- In terms of the duty to co-operate has Christchurch Council approached neighbouring authorities to assist in delivering Christchurch's housing requirement
- Increase in housing density and consistency with Core Strategy Vision , *'of a character and type consistent with the local area.'*
- Has the increase in housing potential been subject to appropriate sustainability testing?

**3.292 Cllr Colin Jamieson**

- These amended numbers have not been agreed by Christchurch Councillors because they are predicated on housing needs that are out of date.

**3.293 Allotment Provision / Alternative Sites**

**3.294** A number of responses stated that the proposed changes no longer identify a specific site for the proposed relocation of the Roeshot Hill Allotments (consistent with the 1922 Allotments Act) and additional allotment provision in the form of a 'hub site'. Representations have also stated that uncertainty of alternative allotment provision is inconsistent with the council's Allotment Strategy 2012.

**3.295** All reference to the relocation of Roeshot Hill allotments should be deleted and replaced with words to the effect that the site will not be required for housing development at any time within the time frame of the plan.

**3.296** A specific area should be identified the provision of allotments and this should be consulted on.

**3.297** The provision of allotments should be within reasonable distance of the residential dwellings. The removal of this statement removes the need to provide such a facility in an appropriate setting.

**3.298 Roeshot Hill Allotments Association, John Campbell**

- The Pre-Submission document identified land to the north of the railway line for the relocation of Roeshot allotments, which was supposed to act as a 'hub' for such recreational activity. We disagree with this aspect of the Christchurch Allotment Strategy and regard reference to a hub as a euphemistic expression for the sanitisation of the urban landscape.
- The one virtue of the original proposal was the certainty that came with the identification of a new site. This proposal is to be deleted, whilst being silent as to the reason. The Council nevertheless persists in its intention to remove the allotments from Roeshot Hill whilst having no credible proposal for relocation consistent with its statutory obligation. We do not think that the Council is justified in submitting a document while a large part of its housing strategy remains speculative.
- These changes bring into focus the Council's consistent failure to consult with this Association. There appears to be a blind determination to pursue a pre-set policy option and in the process destroy a Green Flag award-winning site, purely to maximise commercial gain. As a result we have little confidence in the Council being able to produce a sound principled CN1 policy.

### **3.299 SANGs Provision / County Park**

#### **3.300 Meyrick Estates**

**3.301** In addition MEM are pleased that reference to a Country Park east of Burton has been omitted.

**3.302** We have been unable to reach final agreement with Natural England on the SANG strategy at Roeshot in time for your consultation deadline. However, we met Nick Squirrell on 17 December and have made progress with the design parameters on the SANG for Roeshot.

#### **3.303 New Forest National Park Authority, Helen Patton**

- It is noted that an increase from 850 in the Pre-Submission Document to 950 dwellings is proposed in this document. The housing figure now represents nearly a third of the total housing requirement for Christchurch and highlights the importance of providing the necessary infrastructure to support it. Of particular importance, given the proximity of the site to the New Forest National Park, is the provision of a Suitable Alternative Natural Greenspace (SANG).
- As you are aware, the National Park Authority as set out in its recent response to a request for comments on the Draft SANG Strategy by Jackson Planning, while supporting the general principle of providing attractive, usable greenspace to address the recreational needs of the urban extension, the Authority does have concerns however, over whether the proposed SANGs would achieve their objectives during the periods of large scale mineral extraction also proposed for the area.

#### **3.304 Natural England, Nick Squirrell**

- Natural England advice remain the same as at the time of the Core Strategy Pre-Submission.
- Natural England is able to confirm that discussions are ongoing with the landowner and planning authority to bring forward secure proposals for consideration at the EIP. Natural England's view is that at that time a number of concerns relating to the proposal will be resolved through an agreed package of mitigation measures which are compliant with other policies in the Local Plan.

### 3.305 Biodiversity Enhancements

#### 3.306 Dorset Wildlife Trust

- Dorset Wildlife Trust support the inclusion of new wording '***Biodiversity enhancements will be provided within this buffer zone***' as a positive approach to improving the environment to compensate for the river being put into a more urban setting.

#### 3.307 Renny Henderson, RSPB

- We support the amendments to this policy including the addition of 'biodiversity enhancements.'

### 3.308 Affordable Housing Provision & Development Viability

**3.309** Responses were received that with the change in policy requirements of affordable housing 'up to 50%' provision of affordable housing could be much lower and result in insufficient affordable housing being delivered.

#### 3.310 Woolf Bond Planning, Jeremy Woolf (On behalf of Taylor Wimpey, Bodorgan Properties (CI) Ltd and Sainsbury's PLC)

- We refer to the above consultation event and respond on behalf of Messrs Taylor Wimpey UK Ltd, Bodorgan Properties (CI) Ltd and Sainsbury's PLC. Our clients have the controlling interest in the land north of Roeshot Hill and wish to ensure that the planning policy framework aimed at securing release of the land is both satisfactory and sufficiently flexible.
- We support the revision to the policy with regard to the percentage of affordable housing required to reflect development viability in recognition of the significant exceptional costs in Policy CN1 including the relocation of the existing allotments and the realignment and undergrounding of the existing overhead power cables. In addition there is a requirement for significant strategic infrastructure to be provided as part of the development including improvements to the wider transport network and the provision of a Suitable Alternative Natural Greenspace (SANG).

### 3.311 Overhead Powerlines

### 3.312 Network Development Planner, Scottish and Southern Energy, Mr Graham Paisley

- I provide below some information on where potential development sites are crossed by existing infrastructure in the form of overhead lines.
- Where overhead lines cross development sites, these will, with the exception of 400kV tower lines, normally be owned and operated by Southern Electric Power Distribution. In order to minimise costs, wherever possible, existing overhead lines can remain in place with uses such as open space, parking, garages or public highways generally being permitted in proximity to the overhead lines. Where this is not practicable, or where developers choose to lay out their proposals otherwise, then agreement will be needed as to how these will be dealt with, including agreeing costs and identifying suitable alternative routing for the circuits. The existing customer base should not be burdened by any costs arising from new development proposals.
- To ensure certainty of delivery of a development site, any anticipated relocation of existing overhead lines should be formally agreed with Southern Electric Power Distribution prior to submission of a planning application.
- I also wish to draw your attention to recent correspondence which was submitted from Southern Electric Power Distribution to all Planning Authorities regarding existing infrastructure usually in the form of overhead lines.
- “Such overhead lines generally afford supplies to other locations beyond the development, even whole towns or parts of cities in some instances are carried on either steel towers or wood poles. These structures and the overhead conductors they support have been placed in accordance with planning permission in the form of a Section 37 (Electricity Act 1989) consent granted by the Secretary of State. This consent can only be granted following initial consultation with the Local Planning Authority.
- As such Southern Electric Power Distribution believes that in these circumstances, the Planning Authority should impose a condition prohibiting development until such time as the developer has reached agreement with the Distribution Network Operator (DNO)
  - a) how the development can be laid out such that the lines can be retained in their current position or;
  - b) such that contractual arrangements have been agreed to modify the overhead lines”
- Where existing infrastructure is inadequate to support the increased demands from the new development, the costs of any necessary upstream reinforcement required would normally be apportioned between developer and DNO ( Distribution Network Operator) in accordance with the current Statement of Charging Methodology agreed with the industry regulator (OFGEM). Maximum timescales in these instances would not normally exceed around 2 years and should not therefore impede delivery of any proposed housing development.

## Councils' Position

### 3.313 Increase in Urban Extension Housing Figure

**3.314** Broadway Malyan undertook the Stage 2 master planning on behalf of the Council and have supported a range in housing potential of 765 - 950 as consistent with their master planning work. The increased housing potential at Roeshot Hill is consistent with transport assessments that have been undertaken by Dorset County Council and in respect of the SANGs strategy. The increased housing potential has been subject to Sustainability Appraisal which has tested the sustainable delivery of the Urban Extension.

**3.315** The small increase in density from an additional 100 dwellings is consistent with the Stage 2 Master Planning undertaken by Broadway Malyan and the assessment of character impact / relationship of the development to adjoining built areas undertaken through the master planning work.

**3.316** The impact of this level of development on local facilities has been assessed through the Sustainability Appraisal and is consistent with the overall level of development planned for in the Borough at Pre Submission stage.

**3.317** In terms of the Duty to Co-operate it is considered that this level of development can be delivered sustainably without the need for neighbouring authorities to accommodate a proportion of the level of development currently proposed in Christchurch.

**3.318** The amended housing figure for the North Christchurch Urban Extension has been agreed by the leaders and lead members of Christchurch and east Dorset Councils. Housing need figures have been informed by up to date assessments including the 2012 Strategic Housing Market Assessment and the 2012 Dorset County Council Household Projections.

### 3.319 Allotment Provision / Alternative Sites

**3.320** Alternative sites are currently being considered for the relocation of the Roeshot Hill Allotments and this is the reason that a single specific site was not referred to in the Proposed Changes. The Allotments Association will be engaged in the process of determining appropriate replacement allotment provision. Replacement Allotments will be provided as part of a hub site in accordance with the requirements of the Allotments Act.

**3.321** The Roeshot Hill Allotments Association has been engaged on an ongoing basis through the production of the Core Strategy and representatives of the allotments association have sat on the Christchurch Urban Extension Advisory Group.

### 3.322 SANGs Provision / County Park

**3.323** The Council and the landowner are engaging with Dorset County Council and Hampshire County Council as minerals providers to ensure that a suitable SANG can be provided alongside proposed minerals working in Dorset and Hampshire.

### 3.324 Biodiversity Enhancements

**3.325** These comments are noted.

**3.326 Affordable Housing Provision & Development Viability**

**3.327** As part of the viability testing undertaken to inform preparation of the the councils' Community Infrastructure Levy the provision of affordable housing was assessed in line with the Core Strategy policy. In the current economic climate it was concluded that 30% affordable housing could be provided alongside other Core Strategy policy requirements, CIL and in view of the abnormal costs associated with the North Christchurch Urban Extension. In this respect the Council will seek to maximise the proportion of affordable housing provided.

**3.328 Overhead Powerlines**

**3.329** This representation from Scottish and Southern Electric is welcomed and will inform the development management process for the North Christchurch Urban Extension.

**Pre-Submission Core Strategy****Policy CN 2****Land south of Burton village**

Land to the west of Salisbury Road to the south of Burton village is allocated for residential development. The Green Belt boundary will be amended to exclude land identified for new housing.

**Housing Strategy**

- The strategic amendment to the Green Belt will allow limited residential development to meet the local housing needs of Burton Village, including the provision of affordable housing.
- Approximately 45 houses will be delivered on the allocated site and located in accordance with the Council's Strategic Flood Risk Assessment. Development will be phased over a period of 3 years with possible commencement in 2014/15. A minimum of 50% of all housing will be affordable consistent with Policy LN3.

**Design and Density**

- The layout and design of the development will be consistent in scale and character with Burton Villlage and the Conservation Area.

**Open Space and Recreation**

- Open space provision will be in accordance with the standards for quantity, quality and accessibility as defined in Policy HE4 of the Core Strategy. Provision of open space must be appropriate to the needs of the Christchurch North Local Needs Area.

### **Protection of Sensitive Habitats and Species**

- The development will contribute to the Suitable Alternative Natural Greenspace provided for the North Christchurch Urban Extension, and will provide linkages to this new greenspace.

### **Sustainable Construction and Renewable Energy**

- The development will need to comply with policies ME4 and ME5 of the Core Strategy in relation to sustainable standards of construction and provision of renewable energy.

### **Community Facilities**

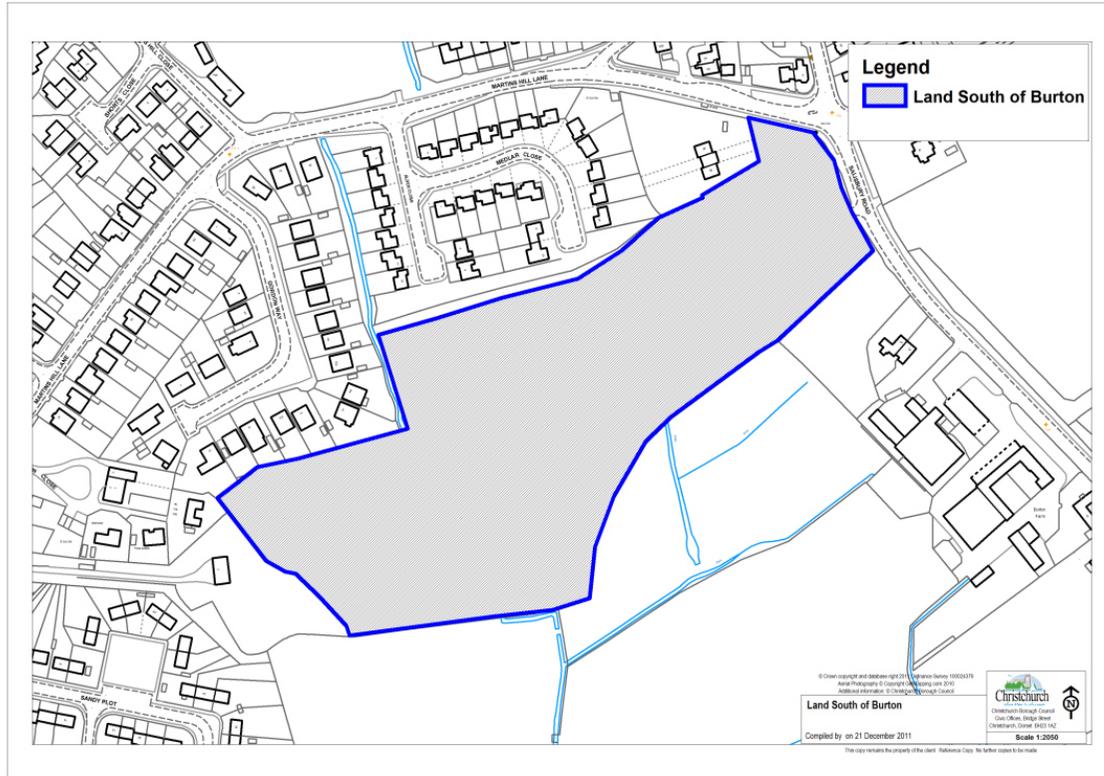
- There is an opportunity for new development to provide funding toward the improvement of community facilities within the village, particularly a village hall. The Council will seek to negotiate a contribution toward such facilities from this development.

### **Flood / Water Attenuation**

- A flood management strategy will be prepared to address on site flood risk.

### **Transport and Access**

- The main access to the site will be from Salisbury Road in order to avoid areas of flood risk and provide safe access and egress.
- The development will provide necessary works and make appropriate contributions to mitigate its impact on the transport network.
- The site should provide pedestrian and cycle access to integrate the site with the rest of the village.



Map 3.3 Land south of Burton village

**Consultation Response**

Legally Compliant		Sound		Core Strategy is unsound because it is not:								No Indication of legal compliance or soundness
				Positively Prepared		Justified		Effective		Consistent with National Policy		
Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	
16	27	0	56	28	13	41	15	35	15	34	16	140

**Table 3.3**

**3.330 List of Consultee Reference Numbers**

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
359478	Mr Rohan Torkildsen	English Heritage	CSPS2737
359571	Mr Renny Henderson	Royal Society for the Protection of Birds	CSPS3717
359614	Mr & Mrs McCammon		CSPS146
359615	Mr K Burridge		CSPS97
359824	Mrs Carol Hellicar		CSPS2088
360099	Mr John Foskett		CSPS3345
360149	Mr John Urquhart		CSPS93
360166	Mr TC Nicholson		CSPS101
360668	Mr Daniel Burgess		CSPS3682
490815	Mrs Trish Jamieson	Burton Parish Council	CSPS3671
496918	Mrs Anne Burgess		CSPS3680
507477	Mrs Sally Owen		CSPS1838

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
518223	Mr Gary Lammers		CSPS725
521508	Ms Lisa Jackson	Jackson Planning Ltd	CSPS3643
589997	Mrs Clarke		CSPS78
612430	Mr Nick Squirrell	Natural England, Dorset and Somerset Team	CSPS1916
647876	Mr Christopher Whitcher		CSPS106
647898	Mr Derek Beasley		CSPS116
648240	Mr Roger Haxby		CSPS150
648788	Mr R Hewetson		CSPS159
648805	Mr John Cuming		CSPS163
648918	Mrs M Ramsden-Fisher		CSPS196
648946	Ms Barbara Hamilton		CSPS203
648964	Mrs Sue Bruce-Burgess		CSPS205
649982	Mr and Mrs Edward and Marion Slade		CSPS276
649998	Mr John Grainger		CSPS280
650390	Mr T Lodge & Ms E Cox		CSPS314
650428	Mrs R Davies		CSPS323
651353	Mrs Janice Targett		CSPS419
653013	Mr Andrew Chambers		CSPS548
653227	Mrs Wendy Bailey		CSPS3876
653586	Mr Robert Stephen Homer		CSPS1125
653593	Mr Graham Richards		CSPS653

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
653593	Mr Graham Richards		CSPS768
653852	Mrs Susan Newman-Crane		CSPS596
653852	Mrs Susan Newman-Crane		CSPS597
653893	Mr Michael Bailey		CSPS1873
654055	Ms J Brown		CSPS638
654341	Ms Chris Keats		CSPS666
654507	Mr David Archer		CSPS1373
654513	Miss H Rankin		CSPS688
654674	Mrs Robyn Chambers		CSPS874
654686	Mrs J E Francis		CSPS770
654700	Mr & Mrs F L Crabb		CSPS1114
654704	Mrs J E John		CSPS1055
654745	Mr Mark Hughes		CSPS926
654780	Ms Sharon Davis		CSPS851
654814	Mrs Carole Hughes		CSPS979
654831	Mrs Kate Huckle		CSPS3673
654838	Mr Paul Hogg		CSPS3239
654839	Miss Karen Mason		CSPS863
654842	Miss Denise White		CSPS870
654844	Mr Timothy Cooper		CSPS877
654962	Mr Christopher Chope		CSPS918

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
655005	Mrs Roxanna Fayer		CSPS980
655432	Mr Andy Davies		CSPS1022
655526	Mr Paul Morrison		CSPS1037
655853	Ms Lyn Marsh		CSPS2266
656126	Mr Rodney Burton		CSPS2887
656132	Mrs Deborah Burton		CSPS2885
656142	Ms Elizabeth Perry		CSPS2874
656147	Mr K N Sheppard		CSPS2880
656152	Mrs C A Rich		CSPS2878
656160	Mr L Siegenberg		CSPS2882
656176	Mrs B Smith		CSPS2877
656191	Ms Rebecca Battle		CSPS3608
656198	Mrs P J Dunn		CSPS3612
656202	Mrs Ruth Siemaszko		CSPS3613
656204	Mr Zygmunt Siemaszko		CSPS3607
656207	Mr Paul Siemaszko		CSPS3606
656215	Mrs Sheila A Turner		CSPS3600
656225	Mrs L M Collins		CSPS3231
656227	Mrs Josephine M Wheldon		CSPS3599
656228	Mr Adrian Dwyer		CSPS2479
656369	Mr Timothy Peter Cook	John Reid and Sons (Strucsteel) Ltd	CSPS2766

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
656426	Mrs Pauline Pritchard		CSPS2726
656527	Ms Nicole Cox		CSPS2810
656529	T Pratt		CSPS2817
656534	Mr Rob Warn		CSPS2821
656536	Ms Wendy Voller		CSPS2828
656542	Mrs Deidre Harding		CSPS2843
656567	Mr Michael D Chappell		CSPS2861
656568	Mrs Barbara Wilcox		CSPS2463
656619	Mrs Kay Power		CSPS3504
656623	Mrs Penny A Bellars		CSPS3480
656625	Mr Andrew R M Bellars		CSPS3485
656627	Mr Alan Levy		CSPS3513
656628	Mrs Mary Levy		CSPS3511
656629	Mr John Campbell	Roeshot Hill Allotment Association	CSPS3834
656635	Sarah Teague		CSPS2535
656638	Mrs E A Waugh		CSPS3373
656642	Mr Mike East		CSPS3380
656650	Mrs Patricia Fear		CSPS2445
656653	Mrs Anne Archer		CSPS2451
656655	Mrs Kate East		CSPS3385
656664	Mr Glen Morrison		CSPS2458

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
656667	Mrs V Thrower		CSPS3398
656674	Mr M Thrower		CSPS3397
656680	Mr N J Power		CSPS3505
656689	Mrs Elizabeth Surman		CSPS3503
656691	Mr D V Ambrose		CSPS3400
656695	Mrs G Ambrose		CSPS3399
656699	Mrs L Rogers		CSPS3401
656701	Jacky Silvey		CSPS3502
656704	Ms Nicole Keenan		CSPS3429
656708	Mrs Ann Goodchild		CSPS3446
656712	Mr Graham Woodman		CSPS3500
656719	Mrs Margaret Woodman		CSPS3501
656721	Mr D.K Allan		CSPS3455
656723	Mrs Pauline Allan		CSPS3458
656725	Mr and Mrs Tinkler		CSPS3461
656728	Helen Slater		CSPS3463
656731	Mrs Joan M Luck		CSPS3854
656732	Ms Celia Burch		CSPS3498
656738	Mr & Mrs Adamson		CSPS2031
656745	Barbara and Gary Foord		CSPS3466
656752	Mrs Susan Williams		CSPS2563

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
656765	Mr G Lucas		CSPS2558
656767	Mrs M Lucas		CSPS3591
656781	Mr and Mrs T L Mutter		CSPS2540
656789	Mr G R Chester		CSPS3597
656794	Pam Higginson		CSPS3517
656798	Mr Peter Collins		CSPS3564
656803	Mrs A M Atkins		CSPS3355
656807	Andrew O'Connor		CSPS3352
656812	Mr A B Du Puy		CSPS3567
656832	Mr Paul Ramsey		CSPS2150
656834	Mr Ivor Griffiths		CSPS3349
656835	Mr Adrian Flower		CSPS1856
656837	Mrs Sandra Flower		CSPS1849
656838	Ms Jeanette Trudgeon		CSPS1720
656840	Mr Steven Aries		CSPS1829
656843	Doctor Anthony Atkinson		CSPS2190
656847	Mr M.P MacAuley		CSPS1705
656848	Mrs Paula Hancock		CSPS1819
656852	Mr Kevin Jones		CSPS1818
656853	Mrs Lucy Jackson		CSPS1799
656855	Mr Steve Barwood		CSPS1796

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
656856	Miss Ella Perry		CSPS2223
656857	Mr Stephen Perry		CSPS3514
656860	Mr Ralph Hicks		CSPS1791
656861	Mr Adrian Turner		CSPS1785
656862	Mrs Brenda Atkinson		CSPS1749
656864	Mr Alan Hiriart		CSPS3847
656867	Mrs Alison Ramsey		CSPS1726
656947	Mrs Gillian Macauley		CSPS1715
656952	Mrs Tina Esterling		CSPS1691
656954	Mr Ian Esterling		CSPS1689
656991	Mrs Netta Bailey		CSPS2173
657039	Mrs Pat Brookes		CSPS2107
657048	Mr Ian David Kirchin		CSPS2072
657052	Mrs Carol Cofhay		CSPS1955
657055	Mr and Mrs Gavin Kewley		CSPS1921
657057	Mrs C Moss		CSPS1903
657059	Mr and Mrs T R Beaumont		CSPS1891
657120	Mr Matthew Perry		CSPS1475
657121	Mr Ash Griffiths		CSPS1447
657126	Mr Ryan Hirst		CSPS1412
657129	Mrs Janet Hiriart		CSPS1409

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
657135	Mr Colin James Fowler		CSPS1403
657167	Mr David Wheldon		CSPS3489
657169	Mrs Jacqueline Bramall		CSPS1372
660156	Mrs E G Burgess		CSPS2644
662295	Mr Luther Collins		CSPS3233
662299	Mrs Rachael Crosby		CSPS3236
662305	Ms Teresa Hogg		CSPS3241
662307	Ms Rachael Hogg		CSPS3246
662385	E Ceen		CSPS3288
662967	Mr Ronald Brailey		CSPS3554
663076	Mrs Sheila Richards		CSPS3616
663344	Mr and Mrs J A Lord		CSPS3644
663352	Mr Gary Collins		CSPS3727
663358	Judith M Ward		CSPS3648
663376	Mr John Whiffen		CSPS3687
663555	Mrs Trish Jamieson		CSPS3693
663581	Chris Gerrard		CSPS3698
663598	David Hoad		CSPS3702
663637	George Brown		CSPS3720
663657	Mr & Mrs S Paterson		CSPS3725
664138	Mr & Mrs M Heller		CSPS3775

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
664144	Mr and Mrs Peirce		CSPS3779
664195	Mrs G Newbury		CSPS3791
664208	Mrs G Farwell		CSPS3793
664262	P Mitchell		CSPS3802
664615	Pauline Allen		CSPS3829
664978	Mr Brian Epton		CSPS3861
665027	Mr Malcolm Panton		CSPS3866
665050	Mrs Rosemary Panton		CSPS3868
666205	Mr & Mrs H Mackenzie-Cook		CSPS3950
668475	Miss Stephanie Manley		CSPS3955
668492	Miss Heidi Manley		CSPS3956
668532	Mrs Janet Manely		CSPS3957
668653	Mrs Shirley Allcock		CSPS3961
668707	Mr Ken Savage		CSPS3963
668723	Mrs G P Jones		CSPS3964
668794	Mrs J Siegenberg		CSPS3967
669833	Mr C A Surman		CSPS3971

### Summary of Responses

**3.331** The comments from key stakeholders and the general public in respect of this policy have been grouped together into various themes and are as follows:

### **3.332 *Burton and Winkton Villages Petition***

**3.333** The Council received a petition from Burton and Winkton Villages on the 30th October 2012 after the close of the consultation on the Pre-Submission Core Strategy (Closed 25th June 2012). The petition has requested that Policy CN2 and all parts of Policy CN1 which relate to land South of Burton Village (specifically the relocation of the Roeshot Hill Allotments) are removed from the Core Strategy.

### **3.334 Inclusion of Policy CN2 at Pre-Submission Stage**

**3.335 Burton Parish Council:** There was no mention of the proposal at issues and options or preferred options. The policy has not been subject to sufficient public scrutiny. The Council notes that neither itself, its officers nor the elected Borough Councillors for the village were consulted at any time in the preparation of this policy.

### **3.336 Location of Development**

- Suitability of area for development as opposed to land behind the Manor Arms

### **3.337 Green Belt**

### **3.338 Burton Parish Council**

- Insufficient reasons have been put forward to justify Green Belt release. The Council believes there is no proven need for this type of development in terms of housing need in Burton.
- There is a need to maintain the Green Wedge between Burton and Christchurch.

### **3.339 Housing Need / Duty to Co-operate / Affordable Housing**

- Housing should be 100% affordable
- Reduce level of affordable housing
- There are alternative sites for affordable housing in Burton village

### **3.340 Roeshot Hill Allotments Association (John Campbell)**

- Proposal for housing development at Burton is unjustified
- Christchurch cannot accommodate the level of development planned without adversely affecting the character of the Borough
- The proposal for 45 dwellings at Burton fail to explain how this will serve the specific needs of the village
- The document is non compliant with Section 110 of the Localism Act (Duty to Co-operate). There is no evidence to demonstrate that the unmet housing needs of Christchurch can be met in neighbouring authorities.

**3.341 Meyrick Estates:**

**3.342** The policy is not sound as it is not justified by evidence.

**3.343** The allocation of 45 dwellings does not reflect the housing need in the borough and there is capacity on the land south of Burton for a greater level of development.

**3.344 Meyrick Estates:** 50% affordable housing provision is not viable and there is no evidence or justification for 50%. The SHMA (paragraph 6.13) is clear that a 50% affordable housing requirement may not be supported by the current market. Viability work undertaken by Meyrick Estates indicates that a maximum of 40% affordable housing will be viable. Fixed costs for infrastructure, utilities, flood mitigation, SANG & CIL / S106 in combination with the low revenues from affordable housing units only allow for acceptable developer profit margin at 40% affordable.

**3.345 Suggested Changes:** The policy should be altered on the second bullet point to say, 'Approximately 90 dwellings will be delivered on the allocated site in accordance with a site specific flood risk assessment. Development will be phased over 4 years with commencement in 2013/14/ A maximum of 40% of all housing will be affordable consistent with policy LN3.'

**3.346** The fifth bullet point should be altered to read: 'A full suite of technical reports on the site at Burton including: community consultation, flooding, green belt, transport, landscape and visual impact assessment, phase 1 ecology, heritage impacts, SANG/heathland mitigation has been submitted in support of the site. The technical evidence provided with this submission shows that the site is available and deliverable within the first 5 years of the plan.'

**3.347 Burton Parish Council**

**3.348** The Parish Council objects to the need for this development being justified on the basis of affordable housing need in Burton. This survey in fact identified that the need in Burton was for a Local Exceptions Policy to enable the provision of a smaller number of 100% affordable homes solely to meet the need of local residents. The Parish Council does not accept the affordable housing needs of the borough as a whole and the waiting list. Policy CN2 has not, unlike other policies, been tested in any way against the vision and aspiration of the community of Burton (therefore not justified).

**3.349** 45 dwellings could be accommodated within the North Christchurch Urban Extension.

**3.350 Settlement Impact**

- Development not appropriate to Burton as a village, it will change the village status.
- A green wedge should be maintained between Burton and Christchurch

**3.351 Consistency with other Core Strategy Policy**

- The policy is not consistent with Policy LN4 (Rural Exception Sites)

### 3.352 Burton Conservation Area

- **English Heritage:** NPPF Section 12: Conserving and Enhancing the HE para. 129: Has the significance of the heritage asset been taken into account when considering the impact of a proposal on it, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal? There is limited assessment of the impact on the character of the CA and the development would appear to contradict its appraisal report (open linear rural character). More convincing evidence is required in relation to the impact on the significance of both the CA and the LB.
- Paragraph 5.50.1 of the conservation area appraisal
- Destruction of working farmland and wildlife
- Contribution of Burton Farm to the Conservation Area.
- Erodes / adversely affects the character of Burton Village
- Impact on the Conservation Area: Adverse impact on Burton farm, contrary to conservation area appraisal (Burton Parish Council)

### 3.353 Combined Impact with Proposed Minerals Working (Loss of countryside, transport impact)

#### 3.354 Floodrisk

- Plan is not deliverable in view of floodrisk, available infrastructure.
- The proposed area for development is part of a floodplain
- The proposal is contrary to the Core Strategy Vision para 3. And Policy ME6 which states that planning should demonstrate that flood risk does not increase as a result of development.
- The site should not have been brought forward if alternative sites are available in lower flood risk areas (Burton Parish Council)

#### 3.355 Transport Impact

- Relocate A35 bypass north of the railway
- Salisbury Road, Hawthorn Road
- Impact on Stony Lane
- What improvements will there be to public transport? Are there suitable public transport services currently?
- Delivery of transport infrastructure in step with development
- Combined impact with minerals HGVs
- Proposed improvements not based on credible and robust data
- Burton Parish Council: The Parish Council believes the proposed development would have a severe impact on traffic flows in and around the village and would be contrary to the NPPF. The Parish Council states that infrastructure should be in place before development takes place.

#### 3.356 Infrastructure

- Schools capacity, doctors, hospitals etc.
- The proposal will not contribute towards improved community facilities in Burton
- Infrastructure provision in Burton is already insufficient and new development will overload it further
- Proximity to sewage works

### **3.357 Commercial development**

**3.358** The proposal includes commercial development.

### **3.359 Environment / SANGs**

**3.360** Natural England (Nick Squirrell) made the following responses:

- Natural England raise a need to carry out a basic biodiversity survey e.g. Phase 1 habitat survey including assessment of the likely presence or evidence of other features likely to restrict or delay development e.g. Badger sets, priority species such as reptiles, water voles etc in time for consideration at the EIP. In many cases this will simply be a statement as the proposer has already engaged an ecological advisor. These policies appear to have been brought forward in an absence of adequate information and assessment on the biodiversity features held by the policy land. There is reason to suspect that on some there may be a significant biodiversity interest owing to close proximity with the designated sites and other biodiversity sites. The NPPF requires that planning policies should be based on up to date information on the natural environment (paragraph 165). These policies are not shown to be compliant with this requirement. It is not possible to identify whether the policies are compliant with policy considerations in the NPPF on sustainable development for sites alone, especially the aspect on sustainable development set out in paragraph 9 of moving from a net loss of biodiversity to achieving net gains (for example on priority habitats and species).
- Natural England object to Policy CN2 with reference to the protection of sensitive habitats and species section. This section is incorrectly titled and worded. SANGs requirements relate to avoidance of harm to European sites in the vicinity rather than the undefined 'sensitive habitats and species'. The text is too specific and should simply state that the development should provide a SANG of suitable quality and functionality to avoid adverse effects. This SANG may link to the North Christchurch Extension however this should not be a policy requirement.
- No SANG proposal map or master plan is available for consideration of this proposal at strategy level so it is difficult to consider if an area of suitable quality and functionality can be delivered.
- The policy is not sound or legally justified because, whilst there is adequate available land to enable the authority to consider at this time that a SANG may be provided, which is both effective functionally and in its quality and size, this work has not been carried out. Paragraphs 6.61 and 6.62 identify the need to avoid adverse effects however the evidence to show this has not been made available. The NPPF affords significant policy protection on European and internationally protected sites and species (para 14, 117, 118 and 119). It is not therefore at this time possible to

demonstrate that this proposal would not give rise to adverse effects on the nearby sites. Further the policy does not reflect the NPPF policy guidance requiring the need to 'moving from a net loss of biodiversity to achieving net gains for nature' which the provision of a SANG and suitable biodiversity enhancements in and around the development could achieve.

**3.361** RSPB: Wish to clarify whether the policy will require provision of on site SANG or whether it will link to the Roeshot Hill SANG. The RSPB object to the policy on the basis of uncertainty over the SANG within Policy CN1 which they assume will be delivering the mitigation for CN2. The Core Strategy raises significant issues relating to the protection of internationally important wildlife sites (as identified in the HRA) and there remains uncertainty over the delivery of appropriate and effective mitigation measures.

### **Councils' Response**

#### **3.362 Inclusion of Policy CN2 at Pre-Submission Stage**

**3.363** Following consultation on the 'Options for Consideration' Core Strategy in 2010 the Council jointly prepared a Strategic Housing Market Assessment (2012) and Bournemouth, Dorset and Poole Population and Household Projections (2012) which identified a need to provide 3,375 homes over the 15 year plan period. The council's Strategic Housing Land Availability Assessment (2011) identified a potential for 2,140 homes in the urban area and a potential of 850 dwellings had been identified for the North Christchurch Urban Extension. Further limited Green Belt release has been identified to the south of Burton to help address the housing shortfall in Christchurch and to contribute towards affordable housing requirements in Burton.

**3.364** Borough councillors have been engaged in the preparation of this policy prior to publication of the Pre-Submission Core Strategy. The Council has undertaken a 3 month public consultation on the policy as part of the Pre-Submission Core Strategy and attended meetings of the parish council to discuss this policy and the Core Strategy as a whole.

#### **3.365 Location of Development**

**3.366** The consideration of this site on the Bowers land has been considered as part of previous consultation stages on the Core Strategy. This site has been appraised in detail in the 2010 Christchurch Urban Extension Key Issues Paper which accompanied the 'Options for Consideration' Core Strategy and further in the 2012 Christchurch Urban Extension Background Paper which accompanied the Pre-Submission Core Strategy (April, 2012).

#### **3.367 Green Belt**

**3.368** Justification in relation to limited release of the Green Belt is discussed above in relation to CN1.

#### **3.369 Housing Need / Duty to Co-operate / Affordable Housing**

**3.370** In relation to the provision of affordable housing the policy will be amended to state that 'up to' 50% of housing will be affordable which will provide flexibility in the policy in relation to viability over the plan period. The proposed settlement extension is required in addition to housing potential identified in the SHLAA in Burton village to address local housing need identified in the Strategic Housing Market Assessment (2012) and through further projections undertaken by Dorset County Council which are re based to the 2011 census and contribute towards local affordable housing requirements in Burton. Therefore, these additional dwellings could not be accommodated within the existing Burton settlement boundary.

**3.371** A response in relation to the issue of compliance with the Duty to Co-operate is set out above for CN1.

**3.372** The Core Strategy Policies KS3 and KS4 will be superseded by a single housing target for both districts which meets the combined housing requirement identified in the Dorset County Council household projections (2012) which also allows for a 5% buffer to be applied to the 5 year land supply in accordance with the NPPF.

### **3.373 Settlement Impact**

**3.374** A development of 45 dwellings directly adjoining the south of Burton will not change the status of Burton as a village and is consistent with its place in the Core Strategy settlement hierarchy. As discussed in relation to the issue of Green Belt, a gap will be maintained between the village and the railway line maintaining the separate identify if Burton.

**3.375** The relationship of the proposed development at Roeshot Hill to the adjoining areas has been considered through the master planning process and the detailed Stage 2 master planning work which provides a planning framework to inform a planning application for the site.

### **3.376 Consistency with other Core Strategy Policy**

**3.377** Policy LN4 is a separate policy that relates to rural exception sites and does not apply to this proposal.

### **3.378 Burton Conservation Area**

**3.379** Master planning for the urban extension has considered the impact on the conservation area and the Staple Cross Scheduled Ancient Monument and Policy CN1 refers to avoiding adverse impacts on Burton conservation area and the SAM. Further consideration of this issue will be given at the planning application stage.

**3.380** The future of Burton Farm is an issue for the landowner.

### **3.381 Combined Impact with Proposed Minerals Working (Loss of countryside, transport impact)**

**3.382** The combines impact of planned minerals working has been considered as part of the South East Dorset Multi Modal Study and the A35 Route Management Study.

**3.383** Loss of countryside in relation to planned minerals development is an issue for the Dorset and Hampshire minerals planning authorities. The North Christchurch Urban Extension will provide SANGs north of the railway which will provide an enhancement to the countryside.

### **3.384 Floodrisk**

**3.385** As stated in Policy CN2 development will be located in accordance with the council's Strategic Flood Risk Assessment. The site area identified on the plan in the Core Strategy includes areas where open space will be provided and development will be directed outside the flood zone.

### **3.386 Transport Impact**

**3.387** The impact of development proposed in the Core Strategy including policies CN1, 2 and 3 has been assessed through the preparation of the South East Dorset Multi Modal Study and the A35 Route Management Study. Policies KS9 and KS10 of the Key Strategy set out improvements to the transport network which will be required to enable development set out in the Core Strategy to take place. The Core Strategy identifies key junctions where improvements will be required.

**3.388** Schemes to improve pedestrian and cycle movements between Burton and Christchurch coupled with expected development related mitigation schemes at Stony Lane Roundabout and Staple Cross will improve sustainable links with destinations in the town. Contributions would be anticipated from development to the south of Burton towards, pedestrian and cycle links, especially on Salisbury Road.

**3.389** Bus services currently operate on an hourly basis from Burton and the council will work with bus providers to seek enhancement to current service provision.

**3.390** The exact level and type of mitigation would be subject to examination and discussion as part of the planning application process and may be linked with development at Roeshot Hill.

### **3.391 Infrastructure**

### **3.392 Education**

**3.393** Dorset County Council as the education provider has been closely involved with the development of the Core Strategy. The authority has indicated where new or larger, replacement schools will be required and these are included in the proposals. No new schools are required in relation to policies CN1, 2 and 3.

### **3.394 Health**

**3.395** The Health authorities have been consulted throughout the preparation of this document. Any requirements are set out in the Infrastructure Delivery Plan which forms part of the Core Strategy. As development takes place throughout the plan period, the health authorities will monitor the capacity of surgeries and determine any requirements at that stage.

**3.396 Services****3.397 Gas, electricity and water**

**3.398** Service providers have been contacted throughout the preparation of this document and no concerns have been raised.

**3.399 Sewerage**

**3.400** Wessex Water have been contacted throughout the preparation of this document. Their proposals for sewage treatment works are set out in the Infrastructure Development Plan. Any other requirements which result from development will be discussed with developers.

**3.401** New development will contribute to the improvement of community facilities in Burton Village as set out in the policy.

**3.402** New residential development is planned directly adjoining the south of Burton Village which is further away from the sewage works than other existing properties in the south of Burton Village.

**3.403 Community Facilities**

**3.404** The policy makes reference to the improvement of community facilities in the village and refers to a village hall. From representations received it is uncertain whether a new village hall will be required so the policy will be amended to refer to the improvement of community facilities in the village without specific reference to a village hall.

**3.405 Commercial development**

**3.406** Policy CN2 does not make provision for commercial development in addition to residential.

**3.407 Environment / SANGs**

**3.408** The Council is working closely with the landowner to ensure that appropriate ecological surveys are undertaken.

**3.409** Paragraph 109 of the NPPF refers to 'minimising impacts on biodiversity and providing net gains in biodiversity where possible.....' In order to make a change to the policy wording regarding net gains in biodiversity guidance from Natural England will be welcomed for where this should be achieved.

**3.410** The policy text will be amended to provide clear reference to the protection of international, European and nationally designated sites in line with Natural England's representation. In accordance with Natural England's representations aspect of the policy dealing with SANGs will be simplified to state that SANGs will be provided in accordance with the revised Policy ME2 and associated SANGs criteria. The policy will not state that it is a requirement for SANG provision related to this site to link to the North Christchurch Urban Extension SANG.

**3.411** The Council has been working with Natural England and the landowner regarding a SANGs strategy that considers links to the North Christchurch Urban Extension which will comply with revised Policy ME2.

### Proposed Changes to the Pre-Submission Core Strategy

#### Burton and East of Marsh Lane New Neighbourhoods

##### Introduction

#### **3.412** Paragraph 6.57

**3.413** In contributing towards local housing need identified in the Strategic Housing Market Assessment (2012) ~~and the Bournemouth, Dorset and Poole Population and Household Projections (2012)~~, a ~~two~~ further site ~~has~~ been identified for limited residential development to the south of Burton. ~~These~~ sites ~~have~~ been identified through a strategic review of housing land informed by the Council's Strategic Housing Land Availability Assessment (2011). The shortage of available housing land in the Christchurch urban area and the extent of local housing need provide exceptional circumstances for amendment to the Green Belt boundary in these two locations.

#### **3.414** Paragraph 6.60

**3.415** Land to the east of Marsh Lane in Jumpers Ward ~~adjoins the existing urban area and provides the opportunity to deliver in the region of 90 dwellings accessible to local facilities and Christchurch town centre.~~

#### **3.416** Paragraph 6.61

**3.417** ~~This site is located adjacent to the Avon Valley Special Protection Area / Ramsar Site and within close proximity of the River Avon Special Area of Conservation and Town Common Site of Special Scientific Interest component of the Dorset Heaths Special Area of Conservation and Dorset Heaths Special Protection Area / Ramsar site. The northern part of the site is within 400m of Town Common where residential development will not be permitted commensurate with the Dorset Heathlands Interim Planning Framework. This development will provide on site Suitable Alternative Natural Greenspace in order to minimise its impact on Town Common.~~

## Policy CN 2

### Land south of Burton village

Land to the west of Salisbury Road to the south of Burton village is allocated for residential development. The Green Belt boundary will be amended to exclude land identified for new housing.

### Housing Strategy

The strategic amendment to the Green Belt will allow limited residential development to meet the local housing needs of Burton Village, including the provision of affordable housing. Approximately 45 houses will be delivered on the allocated site and located in accordance with the Council's Strategic Flood Risk Assessment. Development will be phased over a period of 3 years with possible commencement in 2014/15. Up to 50% of all housing will be affordable consistent with Policy LN3.

### Design and Density

The layout and design of the development will be consistent in scale and character with Burton Village and the Conservation Area.

### Open Space and Recreation

Open space provision will be in accordance with the standards for quantity, quality and accessibility as defined in Policy HE4 of the Core Strategy. Provision of open space must be appropriate to the needs of the Christchurch North Local Needs Area.

### Protection of International, European and Nationally Designated Habitats

Suitable Alternative Natural Green Space must be provided in accordance with the criteria set out in Policy ME~~23~~ of the Core Strategy. The provision of SANGS should also consider linkages to SANGs provided as part of the North Christchurch Urban Extension.

The development will contribute to the Suitable Alternative Natural Greenspace provided for the North Christchurch Urban Extension, and will provide linkages to this new greenspace.

### Sustainable Construction and Renewable Energy

The development will need to comply with policies ME4 and ME5 of the Core Strategy in relation to sustainable standards of construction and provision of renewable energy.

### Community Facilities

There is an opportunity for new development to provide funding toward the improvement of community facilities within the village, ~~particularly a village hall~~. The Council will seek to negotiate a contribution toward such facilities from this development.

**Flood / Water Attenuation**

A flood management strategy will be prepared to address on site flood risk.

**Transport and Access**

The main access to the site will be from Salisbury Road in order to avoid areas of flood risk and provide safe access and egress. The development will provide necessary works and make appropriate contributions to mitigate its impact on the transport network. The site should provide pedestrian and cycle access to integrate the site with the rest of the village.

**Consultation Response**

Legally Compliant		Sound		Core Strategy is unsound because it is not:				No Indication of legal compliance or soundness
				Positively Prepared	Justified	Effective	Consistent with National Policy	
Yes	No	Yes	No					
7	0	5	2	3	4	4	4	7

Table 3.4

**3.418 List of Consultee Reference Numbers**

Contact Person ID	Contact Full Name	Contact Organisation Details	Comment ID
359571	Mr Renny Henderson	Conservation Officer Royal Society for the Protection of Birds	PCCS235
476036	Mr Colin Jamieson		PCCS165
612430	Mr Nick Squirrell	Natural England, Dorset and Somerset Team	PCCS253

Contact Person ID	Contact Full Name	Contact Organisation Details	Comment ID
653852	Mrs Susan Newman-Crane		PCCS431
653893	Mr Michael Bailey		PCCS370

### Summary of Responses

**3.419** The comments from key stakeholders and the general public in respect of this Proposed Change have been grouped together into various themes and are as follows:

**3.420** A number of responses were received to Policy CN2 reiterating objections submitted at the Pre-Submission Stage to the proposed development.

#### **3.421 Additional Housing Potential at Roeshot Hill**

- Responses were received requesting that the Burton housing allocation be deleted and the housing potential of the North Christchurch Urban Extension increased.

#### **3.422 Environment / SANGs**

##### **3.423 Natural England, Nick Squirrel**

- Natural England supports the policy text modification made.

#### **3.424 Affordable Housing**

- The policy now refers to 'up to 50%' of homes as affordable within the 45 dwelling development intended to meet Burton's needs.

### Councils' Position

#### **3.425 Additional Housing Potential at Roeshot Hill**

**3.426** There are no appropriate brownfield sites within Burton village which could provide equivalent housing provision. Locating more housing on the Urban Extension would fail to deliver the Council's objective of providing some housing specifically to meet local needs in Burton itself.

**3.427 Environment / SANGs**

**3.428** This is welcomed.

**3.429 Affordable Housing**

**3.430** As part of the viability testing undertaken to inform preparation of the the councils' Community Infrastructure Levy the provision of affordable housing was assessed in line with the Core Strategy policy. In the current economic climate it was concluded that 30% affordable housing could be provided alongside other Core Strategy policy requirements, and CIL. In this respect the Council will seek to maximise the proportion of affordable housing provided.

**Pre-Submission Core Strategy**

**Policy CN 3**

**Land east of Marsh Lane**

Land to the east of Marsh Lane off Fairmile Road is allocated for residential development. The Green Belt boundary will be amended to exclude land identified for new housing.

**Housing Strategy**

- The strategic amendment to the Green Belt will allow limited residential development to meet the local housing needs, including the provision of affordable housing.
- Approximately 90 houses will be delivered on the allocated site. Development will be phased over a period of 3 years with possible commencement in 2016/17. A minimum of 50% of all housing will be affordable consistent with Policy LN3.
- Residential development will be located outside of the 400m heathland exclusion zone to avoid adverse impacts on the Town Common component of the Dorset Heaths Special Area of Conservation and Dorset Heaths Special Protection Area / Ramsar site.

### **Design and Density**

- The layout and design of the development will be consistent in scale and character with the surrounding urban area.

### **Open Space and Recreation**

- Open space provision will be in accordance with the standards for quantity, quality and accessibility as defined in Policy HE4 of the Core Strategy. Provision of open space must be appropriate to the needs of the Christchurch West Local Needs Area.

### **Protection of Sensitive Habitats and Species**

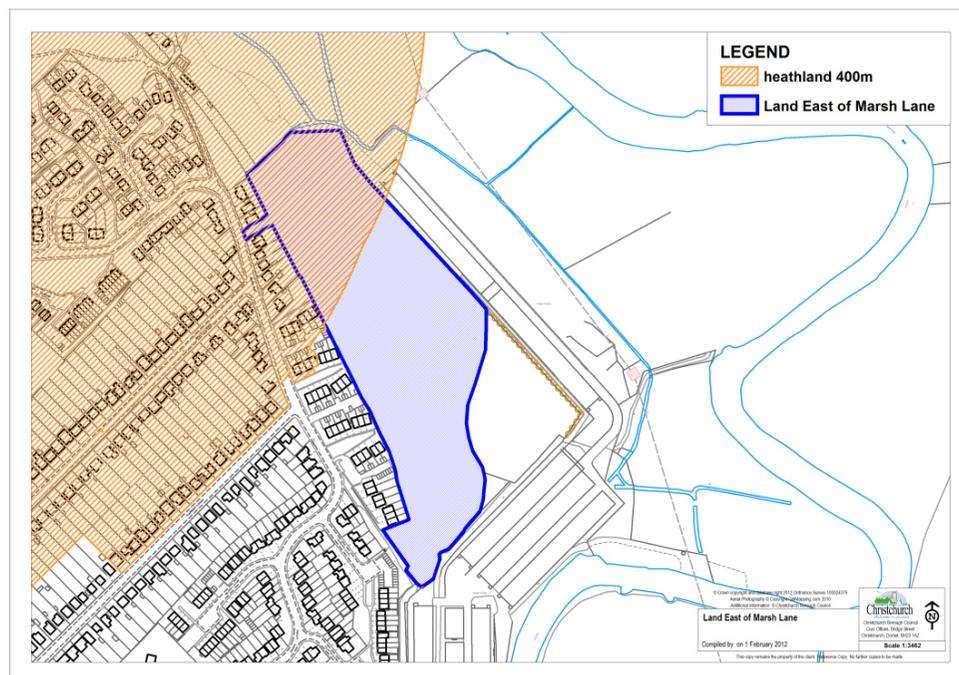
- Suitable Alternative Natural Greenspace will be provided within the site in accordance with the standards set out in Core Strategy Policy ME3.
- To avoid adverse impacts on off-site areas used by qualifying species of the Avon Valley Special Protection Area and Ramsar Site and Dorset Heathlands Special Protection Area appropriate survey work will be undertaken prior to development in order to allow suitable mitigation measures to be devised and implemented.

### **Sustainable Construction and Renewable Energy**

- The development will need to comply with policies ME4 and ME5 of the Core Strategy in relation to sustainable standards of construction and provision of renewable energy.

### **Transport and Access**

- The main access to the site will be from Marsh Lane.
- The development will provide necessary works and make appropriate contributions to mitigate its impact on the transport network.
- The site should provide pedestrian and cycle access to integrate the site with the existing urban area.



Map 3.4 Land east of Marsh Lane

Consultation Response

Legally Compliant		Sound		Core Strategy is unsound because it is not:								No Indication of legal compliance or soundness
				Positively Prepared		Justified		Effective		Consistent with National Policy		
Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	
6	39	1	53	40	7	43	7	42	10	43	8	638

Table 3.5

**3.431 List of Consultee Reference Numbers**

**3.432** See Appendix B.

**Summary of Responses**

**3.433** The comments from key stakeholders and the general public in respect of this policy have been grouped together into various themes and are as follows:

**3.434 Justification for amendment of Green Belt boundary.****3.435 Transport**

- Concern about traffic along Fairmile Road
- Site access
- Traffic noise
- Cumulative impact of developments at Parley Cross, Roeshot Hill, and Marsh Lane
- Christchurch relief road should be built
- Limited transport measures that could be put in place to alleviate traffic congestion on the B3073

**3.436 Floodrisk****3.437 Infrastructure**

- Utilities, schools (Christchurch Junior School capacity), doctors

**3.438 Impact on character of surrounding area**

- Density of development out of character with surrounding area
- Poor environment for new homes

**3.439 Environment / SANGS**

**3.440** Christchurch Harbour Ornithological Group:

- The Core Strategy is not consistent with achieving sustainable development due to impact on on wildlife in the vicinity, including internationally protected sites and species.
- Policy CN3 is not based on robust and credible evidence
- The potential impact of development and increased recreational pressure on nearby heathland and wetland habitat which support birdlife and other wildlife
- It is not clear whether the wildlife interest of the proposed housing site in itself has been assessed.
- It is not clear whether the policy is effective as there is uncertainty that suitable mitigation measures could be put in place to address the potential harm of the proposed development
- Policy CN3 is not consistent with national policy which seeks to protect nationally and internationally important wildlife sites from harmful development.
- The Pre-Submission Core Strategy could be made sound by deleting all of the following: Policy CN3; those parts of paragraphs 6.57 to 6.63 which relate to the proposed housing site at Marsh Lane, Christchurch and Map 6.4: land to the east of Marsh Lane.

### **3.441 Dorset Wildlife Trust**

- No ecological survey has informed this allocation. The site is in an area of high biodiversity value and could support priority habitats and species. NPPF (165) states that planning policies and decisions should be based on up to date information about the natural environment.
- Housing development would have potential impacts on European designated sites, which would require significant mitigation. Given the scale of the development in relation to the size of the site and the lack of any further land for mitigation, we consider there is insufficient certainty that this mitigation could be provided and the policy deliverable.
- The housing proposal would impact on the management of the adjacent designated sites by removing important grazing land and there is insufficient certainty that mitigation could be provided for this.
- DWT support Natural England's view that paragraphs 6.60-6.62, policy CN3 and map 6.4 should be deleted.

### **3.442 RSPB**

- The RSPB are unclear as to the nature of potential impacts on the non heathland European sites, but not that the HRA concludes 'uncertain effects'. In recognition of the uncertainty over possible adverse impacts we object to this policy.

### **3.443 Highcliffe Residents Association Community Interest Company:**

- Object to impact on European designated habitat

### **3.444 Christchurch Conservation Trust:**

- Impact on Avon Valley SSSI, Ramsar Site, SPA
- No scientific assessment has been undertaken to assess the effect of the proposed development

**3.445 Lisa Jackson (Jackson Planning on behalf of Meyrick Estates):**

- The policy is not sound as there is no evidence to show that appropriate on site SANG provision can be made in compliance with Policy ME2 and ME3 to mitigate potential harm to the Dorset Heaths SPA. It has not been demonstrated by evidence that this allocation is consistent with paragraph 110 of the NPPF.
- The proposal must demonstrate that SANG on site will meet the criteria of Policy ME3 and will create a sufficient diversion to trips to Town Common to satisfy the European Habitat Regulations. Evidence must be provided to satisfy Natural England that on-site mitigation will be effective, if this cannot be satisfied the site should be omitted from the Core Strategy.

**3.446 Natural England:**

- Policies; CN 1, CN 2, CN 3, WMC 3, WMC 4, WMC 5, WMC 6, FWP 3, FWP 4, FWP 6, FWP 7, FWP 8, VTSW 2, VTSW3, VTSW 4, VTSW 8 etc are all proposing development and or mitigation in the form of SANGs on greenfield locations. In order to avoid a conflict with policy ME1 at a later stage in the planning process Natural England advise the authorities to bring to the attention of those with an interest in these locations the need to carry out a basic biodiversity survey e.g. Phase 1 habitat survey including assessment of the likely presence or evidence of other features likely to restrict or delay development e.g. badger setts, priority species such as reptiles, water voles etc in time for consideration at the EIP. In many cases this will simply be a statement as the proposer has already engaged an ecological advisor.
- These policies appear to have been brought forward in an absence of adequate information and assessment on the biodiversity features held by the policy land. There is reason to suspect that on some there may be a significant biodiversity interest owing to close proximity with designated sites and or other biodiversity sites. The NPPF requires that planning policies should be based on up-to date information on the natural environment (paragraph 165). These policies are not shown to be compliant with this requirement. Thus, irrespective of the above matters concerning other nearby designated sites, it is not possible to identify whether the policies are compliant with policy considerations in the NPPF on sustainable development for the sites alone, especially the aspect on sustainable development set out in paragraph 9 of moving from a net loss of biodiversity to achieving net gains (for example on priory habitats and species).
- This policy is not legally compliant and unsound because:
- 1. The housing proposal is of a scale and location likely to generate off site recreational and other pressures, including cat predation on ground nesting/feeding birds, on the Dorset Heathlands SPA, SAC and Ramsar site, especially the area at Town Common SSSI. These pressures raise a likely significant effect on the designated sites. There will be a need for significant mitigation, including but not solely the provision of SANG, to demonstrate that there would be no adverse effect on the integrity of the SPA/SAC/Ramsar site (under the Habitats Directive/Regulations) or harm to the SSSI. There is insufficient land at the site to provide both the proposed scale of housing and a SANG of sufficient size and quality to be confident that there would not be additional adverse pressures on the designated sites given the very close proximity and accessibility of the designated land and the high attractiveness of this land for access. There is no other land available to provide an adequate SANG in the locality, other than land in the Avon Valley SPA/Ramsar site and SSSI where provision a SANG would be contrary to Habitats Directive/Regulations requirements and policy for the protection of these sites.

- 2. The housing proposal is of a scale and location likely to generate off site recreational and other pressures, including cat predation on ground nesting/feeding birds, on the Avon Valley SPA and Ramsar site and SSSI. These pressures raise a likely significant effect on the designated sites, especially in relation to the designated bird features. The policy site has a long boundary that directly borders and almost borders land in these designated sites and we suggest this will not enable an adverse pressure from cat predation to be removed with any certainty. In respect of access, there will be a need for mitigation, such as land to divert access away from the Access Land in the designated sites, to demonstrate that there would be no other adverse effect on the integrity of the SPA/Ramsar site (under the Habitats Directive/Regulations) or harm to the SSSI. There is insufficient land at the site to provide both the proposed scale of housing and land of sufficient size and quality to be confident that there would not be additional adverse pressures on the designated sites given the very close proximity and accessibility of the Access Land in the designated sites and the attractiveness of this land for access. There is no other land available to provide an adequate alternative land for recreational access in the locality.
- 3. The housing proposal will undermine the delivery of management on adjacent grazing marsh in the Avon Valley SPA and Ramsar site and SSSI that is essential to the conservation of the designated features. This is because the housing site will remove the availability of high land that currently acts to support grazing management of the designated grazing marsh by providing safe pasture for livestock to retreat to when the grazing marsh floods and other livestock management such as feeding that would be inappropriate if displaced onto the designated land and possibly not practicable on this land. These matters also raise a likely significant effect on these designated sites. Mitigation will be required in the form of available support land for grazing management of the designated sites. A land area, unless large in size and the scale of housing proposal does not provide this, will not be suitable to adequately perform both SANG functions for the heathland designated sites and grazing/management support functions for the Avon Valley designated sites. The pre-submission document does not demonstrate that adequate mitigation on this matter is deliverable.
- 4. The policy appears to have been put forward in an absence of adequate information and assessment on the biodiversity features held by the policy land. There is reason to suspect that there may be a significant biodiversity interest owing to its close proximity with designated sites, the history of non-intensive agricultural management and similarity of habitat with other high land nearby included within the Avon Valley SSSI for grassland interest features. The NPPF requires that planning policies should be based on up-to date information on the natural environment (paragraph 165). The policy is not shown to be compliant with this requirement. Thus, irrespective of the above matters concerning adjacent designated sites, it is not possible to identify whether the policy is compliant with policy considerations in the NPPF on sustainable development for the site alone, especially the aspect on sustainable development set out in paragraph 9 of moving from a net loss of biodiversity to achieving net gains (for example on priority habitats and species).
- Delete paragraphs 6.60-6.62, policy CN 3 and Map 6.4. The policies may need to include specific paragraphs about features of biodiversity importance which are to be secured or enhanced.

**3.447** Peter Atfield on behalf of Sembcorp Bournemouth Water:

- Sembcorp Bournemouth Water is supportive of the allocation of the land east of Marsh Lane for residential development. The site is not required for operational use by the company and therefore has the potential to deliver housing in order to meet the acknowledged shortfall in Christchurch. However, there are some detailed matters in the policy that require amendment in order to make it more effective.
- 1. The site boundaries should be altered to be consistent with the plan reproduced at the end of this form of representation. Here, the boundaries represent the position of the fences on the site. These are fixed features that can be used to establish a revised boundary to the green belt in this part of Christchurch. This excludes the filter bed that has been constructed on the eastern part of the site, with the area now 'squared off' when compared against Map 6.4.
- 2. Mains drains are situated below ground running generally parallel to the western boundary. The construction of houses over, or in close proximity to these, must be avoided. However, this does offer the opportunity to create an area of open space to the rear of the existing properties in Marsh Lane. This potentially allows for footpath links to connect to the existing paths to the south of the site that ultimately lead to Mill Lane and beyond.
- 3. An open space strategy will need to be agreed, taking into account the matter referred to in Paragraph 2 (above), for the on site provision of a Sustainable Alternative Natural Green Space (SANGS) and to meet the requirements of Policy HE 4. It is therefore submitted that the wording of the second bullet point is amended so as to refer to "Up to 90 houses". This will introduce greater flexibility into the policy, if appropriate allowing for a lower density of development to be accommodated on the site. This approach would also be consistent with the design and density matters set out in the policy, respecting the character of the adjoining residential area.
- The 50% affordable housing requirement is not justified. This is dealt with separately in respect of representations on Policy LN 3.
- Development of the site can be achieved in accordance with the requirements of the criteria set out in Policy CN 3 with regard to transport and access; sustainable construction and renewable energy; open space and recreation; and the protection of sensitive habitats and species. In respect of the latter, the provision of an on site SANGS has the potential to draw pressure away from more ecologically sensitive areas, such as Town Common.
- As set out in Paragraph 6.58 of the Core Strategy (CS), the site adjoins the existing urban area and is accessible to local facilities and Christchurch town centre. Its development offers the opportunity to contribute to the objectively assessed open market and affordable housing needs, as required by Paragraph 47 of the National Planning Policy Framework (NPPF). Although Policy CN 3 anticipates development commencing in 2016 / 17, the relative lack of constraints make the site deliverable in an earlier timescale, if required. It therefore meets the criteria set out in Footnote 11 of the NPPF; i.e. it is available now and is in a suitable location for development. Construction could therefore commence in the first five years of the CS. This flexibility is advantageous, taking into account the long lead in times associated with the implementation of a larger scale urban extension – which potentially exacerbates the shortfall of housing need in the borough in the early years of the CS.
- The allocation of the site for residential development also fulfils other requirements of the NPPF. It is a key site, critical to the delivery of the housing strategy of the plan (Para. 47). Without the urban extensions, Christchurch is entirely reliant on the delivery of 'windfall' sites to try to meet its identified housing need. The site can deliver a choice of high quality homes and widen the opportunity for home ownership (Para. 50)

## Councils' Response

**3.448** Justification for limited changes to the Green Belt boundary in Christchurch for policies CN1, 2 and 3 is set out above in the assessment of responses to CN1.

### **3.449 Transport**

**3.450** The assessment of transport impact and discussion of transport improvements related to development proposed in the Core Strategy is set out above under policy CN1.

**3.451** Site access can be achieved between existing properties to the north of the site from Marsh Lane.

### **3.452 Floodrisk**

**3.453** The site is located outside the floodzone in accordance with the council's Strategic Flood Risk Assessment Level 2.

### **3.454 Infrastructure**

**3.455** Impact on the capacity of local infrastructure is discussed above in relation to policies CN1 and CN2 and the conclusions apply to this proposal.

### **3.456 Impact on character of surrounding area**

**3.457** The policy sets out a requirement for the layout and design of the development to be consistent in scale and character with the surrounding urban area.

### **3.458 Environment / SANGS**

**3.459** The Council is working closely with the landowner to ensure that appropriate ecological surveys are undertaken.

**3.460** Paragraph 109 of the NPPF refers to *'minimising impacts on biodiversity and providing net gains in biodiversity where possible.....'* In order to make a change to the policy wording regarding net gains in biodiversity guidance from Natural England will be welcomed for where this should be achieved.

**3.461** Policy CN3 requires SANGs provision in accordance with Policy ME3 of the Core Strategy to meet the requirements of the Habitats Regulations. Natural England have responded to state that the area of the site where SANGs would be provided is of insufficient size and quality to mitigate any increased recreational pressure on the Dorset Heathlands and Town Common in particular. At this stage, without an effective SANGs strategy to meet the requirements of the Core Strategy Policy ME2 (As revised) the site will be deleted from the Core Strategy.

**3.462** In order to address the Council's housing requirement and consistent with master planning work undertaken for the North Christchurch Urban Extension policy CN1 will be amended from 850 dwellings to 950 dwellings.

**3.463** Discussion relating to SANGs provision is set out above under the Environment theme.

### Proposed Changes to the Pre-Submission Core Strategy

#### Policy CN 3

##### ~~Land east of Marsh Lane~~

~~Land to the east of Marsh Lane off Fairmile Road is allocated for residential development. The Green Belt boundary will be amended to exclude land identified for new housing.~~

##### ~~Housing Strategy~~

- ~~• The strategic amendment to the Green Belt will allow limited residential development to meet the local housing needs, including the provision of affordable housing.~~
- ~~• Approximately 90 houses will be delivered on the allocated site. Development will be phased over a period of 3 years with possible commencement in 2016/17. A minimum of 50% of all housing will be affordable consistent with Policy LN3.~~
- ~~• Residential development will be located outside of the 400m heathland exclusion zone to avoid adverse impacts on the Town Common component of the Dorset Heaths Special Area of Conservation and Dorset Heaths Special Protection Area / Ramsar site.~~

#### **Design and Density**

- ~~The layout and design of the development will be consistent in scale and character with the surrounding urban area.~~

#### **Open Space and Recreation**

- ~~Open space provision will be in accordance with the standards for quantity, quality and accessibility as defined in Policy HE4 of the Gore Strategy. Provision of open space must be appropriate to the needs of the Christchurch West Local Needs Area.~~

#### **Protection of Sensitive Habitats and Species**

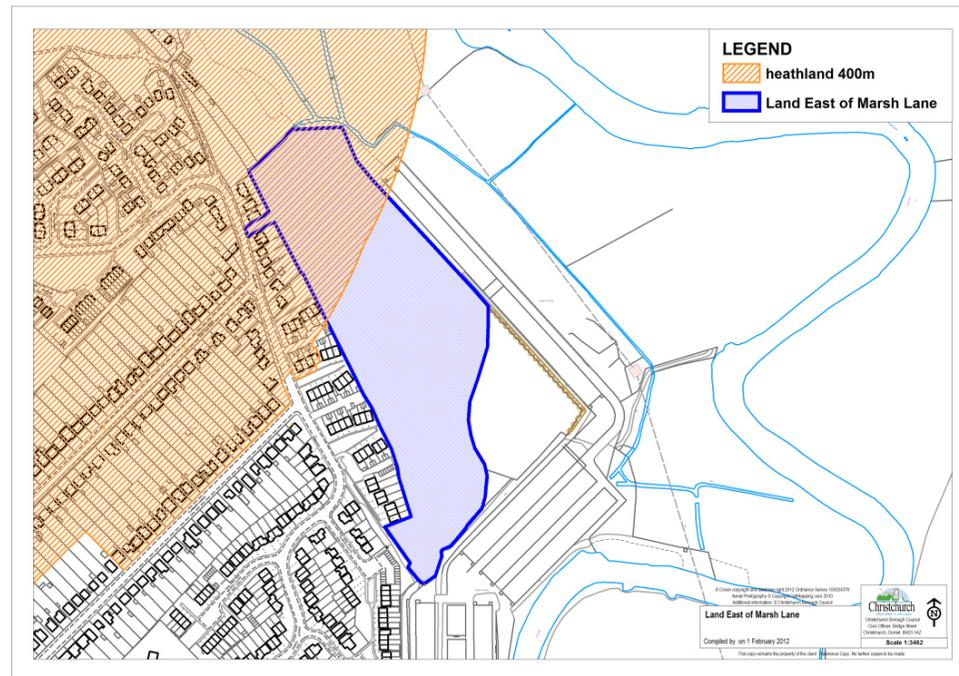
- ~~Suitable Alternative Natural Greenspace will be provided within the site in accordance with the standards set out in Gore Strategy Policy ME3.~~
- ~~To avoid adverse impacts on off-site areas used by qualifying species of the Avon Valley Special Protection Area and Ramsar Site and Dorset Heathlands Special Protection Area appropriate survey work will be undertaken prior to development in order to allow suitable mitigation measures to be devised and implemented.~~

#### **Sustainable Construction and Renewable Energy**

- ~~The development will need to comply with policies ME4 and ME5 of the Gore Strategy in relation to sustainable standards of construction and provision of renewable energy.~~

#### **Transport and Access**

- ~~The main access to the site will be from Marsh Lane.~~
- ~~The development will provide necessary works and make appropriate contributions to mitigate its impact on the transport network.~~
- ~~The site should provide pedestrian and cycle access to integrate the site with the existing urban area.~~



Map 6.4 Land east of Marsh Lane (EXISTING - MAP TO DELETE)

Consultation Response

Legally Compliant		Sound		Core Strategy is unsound because it is not:				No Indication of legal compliance or soundness
				Positively Prepared	Justified	Effective	Consistent with National Policy	
Yes	No	Yes	No					
10	0	6	3	3	5	4	5	6

Table 3.6

**3.464 List of Consultee Reference Numbers**

Contact Person ID	Contact Full Name	Contact Organisation Details	Comment ID
359264	Mr Peter Atfield	Director Goadsby Ltd	PCCS415
359461	Mrs Nicola Brunt	Urban & East Dorset Living Landscapes Manager Dorset Wildlife Trust	PCCS322
359571	Mr Renny Henderson	Conservation Officer Royal Society for the Protection of Birds	PCCS241
612430	Mr Nick Squirrell	Natural England, Dorset and Somerset Team	PCCS254
718911	Mr Joshua Lambert	Planning Assistant Pro Vision Planning and Design	PCCS469

**Summary of Responses**

**3.465** The comments from key stakeholders and the general public in respect of this Proposed Change have been grouped together into various themes and are as follows:

**3.466 Deletion of Proposed Housing Allocation****3.467 RSPB, Renny Henderson**

- We support the deletion of these paragraphs (6.60 and 6.61)

**3.468 Goadsby, Peter Atfield (on behalf of Sembcorp)**

- The proposed deletion of the Marsh Lane site is not justified. The representations of Natural England on the Pre-Submission Core Strategy (PSCS) outline four areas of concern:

1. Adverse impact on the Town Common SSSI.
2. Adverse impact on the Avon Valley nature conservation designations.

3. The affect on the current grazing regime.
4. Lack of data relating to the biodiversity interest on the site.

**3.469** Subsequent discussions with Natural England have focused on the potential development of the site based on a smaller allocation and the provision of a larger and more suitable Sustainable Alternative Natural Green Space. Attached as Appendix 1 to these representations is a response to the representations of Natural England, outlining how the site can be developed incorporating sufficient mitigation measures to protect nearby areas of ecological importance. These concepts are graphically illustrated in Appendix 2. Thereafter, Appendix 3 contains a Phase 1 Biodiversity Survey. This information is considered to address and overcome the objections of Natural England. It is suitable and appropriate to allow for the continued allocation of the site for residential development. It was made available to Natural England in October 2012, albeit their formal response is still outstanding. It is acknowledged that the reduced land take for residential development may result in a slightly smaller allocation. This reflects our earlier representations on the PSCS. The proposed deletion of the Marsh Lane site is not justified. Please refer to our principal representations in respect of Policy CN 3. Retain the text of Paragraph 6.60, subject to a minor amendment to refer to the capacity of the site accommodating up to 90 dwellings. Policy CN3 should be retained, subject to the wording of the policy allowing for the site to be developed for up to 90 dwellings.

**3.470** As a consequence of our representations in respect of Policy CN3, Sembcorp object to the Proposed Change by way of the deletion on Map 6.4.

**3.471 RSPB, Renny Henderson**

- We support the deletion of this policy.

**3.472 Natural England**

- Natural England supports the modification proposed.

**3.473 Dorset Wildlife Trust**

**3.474** We support the deletion of this allocation as we support Natural England's view that effective mitigation measures cannot be put in place to avoid/mitigate harm to the heathlands and other nearby designations in order to satisfy the Habitats Regulations.

**Councils' Position**

**3.475** Christchurch Borough Council, Natural England and Sembcorp have engaged regarding the preparation of a SANGs strategy for Marsh Lane up to October 2012. Natural England has provided a written response following the meeting between these parties on the 22nd October 2012 prior to consultation on the Schedule of Proposed Changes to the Core Strategy Pre Submission Document (November 2012).

**3.476** Natural England has expressed clear doubts about the SANGs proposal submitted by Sembcorp for the meeting held on the 22nd October 2012 in respect of its ability to provide effective avoidance/mitigation measures which will prevent recreation / disturbance effects on the European and internationally designated sites. Natural England has referred the quality guidelines for SANGs provision set out in the Dorset Heathlands SPD and stated that the SANGs proposal does not accord with these guidelines.

**3.477** In relation to the proposal to reduce the number of dwellings Natural England has stated that reducing the site from 90 dwellings to 45 dwellings would still result in a high number of new residents in close proximity to Town Common and the Avon Valley SPA. Natural England's advice is that a development of c.10 luxury units to the south of the site would appear to be likely to be able to demonstrate no likely significant effect if combined with a SANG. This scale of development would not make a significant contribution to addressing local housing need and would also not be considered a strategic allocation to be included in the Core Strategy. It is not considered that a development of 10 dwellings in this location provides the exceptional circumstances for amending the Green Belt boundary.

**3.478** Natural England's position in relation to the deletion of the Marsh Lane allocation is also supported by the RSPB and Dorset Wildlife Trust.

**Pre Submission Core Strategy**

**Omissions**

**Consultation Response**

Legally Compliant		Sound		Core Strategy is unsound because it is not:								No Indication of legal compliance or soundness
				Positively Prepared		Justified		Effective		Consistent with National Policy		
Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	
18	3	1	28	19	6	15	12	15	12	14	14	29

Table 3.7

## Summary of Responses

**3.479** Policy on Strategic Allotment Sites-Required for Christchurch to deal with Roeshot Hill replacement allotments. Inappropriate to include replacements within CN1 and to provide sites outside the Borough.

### **3.480** *Viability*

**3.481** The evidence base is incomplete as there is no viability study for Christchurch. The East Dorset study is out of date. It includes a grant level for affordable housing which no longer exists, affordable rent is not included, it assumes Code for Sustainable homes Level 3 not 4 and makes an assumption about CIL which is not reflected on nearby authorities. The document would not be considered to be sound.

### **3.482** *Alternative Sites*

### **3.483** *Christchurch*

**3.484** Land south of Burton village - Amend Policy CN2 to allocate additional land for further 45 dwellings. The current proposal does not meet housing need. Capacity of site is greater than shown.

**3.485** Land south of Fairview Drive-Amend Green Belt boundary and allocate land for residential development and public access to river. Land does not fulfil any of the purposes of including land in the Green Belt and therefore should be removed.

## Councils' Position

### **3.486** *Allotments*

**3.487** Policy on Strategic Allotment Sites. The Councils are preparing an allotment strategy.

### **3.488** *Viability*

**3.489** Viability studies have been prepared for the urban extension and new neighbourhoods, as well as to justify affordable housing policies. Further work is being undertaken in relation to the Community Infrastructure Levy and affordable housing, which will also provide important information on this matter.

### **3.490** *Christchurch*

**3.491** The Core Strategy Policies KS3 and KS4 will be superseded by a single housing target for both districts which meets the combined housing requirement identified in the Dorset County Council household projections (2012) which also allows for a 5% buffer to be applied to the 5 year land supply in accordance with the NPPF. A development of 90 dwellings to the south of Burton is considered inappropriate in relation to Burton's status as a village within the settlement hierarchy and a development of this size may not maintain a strategic gap between the village and the railway line. On this basis there is no need to provide a development in addition of 45 dwellings.

**3.492** Land south of Fairview Drive is a small non strategic site. There is no justification to remove this site from the Green Belt.

## **4 East Dorset New Neighbourhoods Analysis of Responses**

### **Wimborne and Colehill New Neighbourhoods**

**Policy WMC3: Cuthbury Allotments and St Margaret's Close**

**Pre-Submission**

### **Cuthbury Allotments and St Margaret's Close New Neighbourhoods, Wimborne**

Areas south of Julians Road, at Cuthbury allotments, at Wimborne Town Football Club and to the east of St Margaret's Hill are allocated to provide New Neighbourhoods including 260 homes, open space and 0.4 hectares of land for a future extension to Victoria Hospital. To enable this the Green Belt boundary will be amended to exclude the land identified for new housing and the hospital.

#### **Layout and Design**

- The layout and design of the schemes must be consistent with the principles set out in the Masterplan.
- A design code will be agreed by the Council, setting out the required high standards.
- Development must be sympathetic to the gateway location of the sites and their proximity to the Wimborne Minster Town Centre Conservation Area.

#### **Green Infrastructure**

- Land running alongside the river is to be set out as parkland, to provide an attractive informal recreation area.
- A Suitable Alternative Natural Greenspace strategy is to be implemented as part of the provision of the new housing as required by Policy ME3.
- New replacement allotments are to be provided in an easily accessible location within the Town or Colehill Parish. Land is identified to the south of Julians Road and as part of Policy WMC6 to meet the needs of the allotment holders.

#### **Transport and Access**

- The main access for the Cuthbury site is to be delivered from Julians Road with a secondary access from Cuthbury Gardens. Only pedestrian and cycling access is to be provided from Cowgrove Road.
- Access for the St Margaret's Hill site will come from St Margaret's Close.
- The Cuthbury development must contribute to delivering a traffic light controlled system to improve safety at Julian's Bridge.

- Improved pedestrian and cycle access must be provided across the River Stour to enable access to the wider countryside, the town centre and the settlements to the south.

**Phasing**

- Prior to development of land occupied by the Football Club a new ground must be made available as identified in Policy WMC6.
- Suitable new allotments are to be made available before allotment holders have to vacate the existing site.

**4.1 Consultation Response**

Legally Compliant		Sound		Core Strategy is unsound because it is not:								No Indication of legal compliance or soundness
				Positively Prepared		Justified		Effective		Consistent with National Policy		
Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	
36	4	1	31	4	18	18	14	13	15	6	20	44

Table 4.1

**4.2 List of Consultee Reference Numbers**

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
359261	Mr Doug Cramond	DC Planning Ltd	CSPS2110
359416	Mrs Tracy Paine	Colehill Parish Council	CSPS1789
359437	Ms Gill Smith	Dorset County Council	CSPS2025
359461	Mrs Nicola Brunt	Dorset Wildlife Trust	CSPS1325
359478	Mr Rohan Torkildsen	English Heritage	CSPS2741

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
359521	Mr R. Hunt	Pamphill & Shapwick Parish Council	CSPS3008
359555	Mr L Hewitt	Wimborne Minster Town Council	CSPS2077
359571	Mr Renny Henderson	Royal Society for the Protection of Birds	CSPS3724
360082	Mr and Mrs K Healy		CSPS2471
360235	Mr Christopher Undery	Christopher D Undery	CSPS736
360302	Mrs Hilary Chittenden	Environment TAG (East Dorset)	CSPS3269
360320	Mrs J Tripp	Friends Of Victoria Hospital Wimborne	CSPS3183
361170	Mr Tim Harvey		CSPS1766
474462	Mrs Sheila Bourton		CSPS177
475541	Mr and Mrs P Spencer		CSPS1272
476256	Mr Steven Coates	Wimborne Allotment Association	CSPS1292
495715	Mr Jeremy Belcher		CSPS703
496473	Mr Brian Morgan		CSPS33
498554	Mr Paul Davenport	Stour Valley Properties Ltd	CSPS3161
499367	Mrs Rosemary Coward		CSPS1825
499596	Sir Roger Palin		CSPS2375
500080	Cllr Diann March		CSPS1840
511219	Ms Kathleen Smith		CSPS140
511940	A C and K G Sherman		CSPS154
515938	Mr Frank Stevens		CSPS396
524088	Mr Ken Parke	Ken Parke Planning Consultants	CSPS3629

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
524723	Mr John Worth	Wimborne Civic Society	CSPS1908
536860	Mrs Nicola Sparks		CSPS2271
612430	Mr Nick Squirrell	Natural England, Dorset and Somerset Team	CSPS1935
640463	Mr. Tim Edwards		CSPS5
642628	Mr Robin Christopher		CSPS12
643167	Mr Ian Foster		CSPS20
648120	Mr Philip Best		CSPS125
648124	Mrs Lesley Eve		CSPS142
648322	Mrs Jean Wierzbicka		CSPS155
653402	Mr Anthony Sherman	Wimborne Cemetery	CSPS555
654871	Mr Martin Miller	Terence O'Rourke Ltd	CSPS892
655010	Mrs S Moran		CSPS994
655876	Mr James Moran		CSPS2262
656249	Ms Gemma Care	Barton Willmore LLP	CSPS1098
656498	Mr Matthew Morris	GVA Planning Development	CSPS2894
656626	Mr Michael Madgwick	The National Trust	CSPS1279
656639	Mrs S Robinson		CSPS2795
656709	Mrs Anthea Cross		CSPS3006
657341	Mr & Mrs K Perry		CSPS1528
657372	Mr A.J Linehan	Brookside Manor Residents Association	CSPS2846
662886	Mr Paul Causton	Steele Raymond	CSPS3497

## Summary of Responses

### • **General**

- DC Planning on behalf of Wyatt Homes - The proposal can deliver new homes, recreational and sporting provision, transport enhancement and environmental protection.
- The site selection methodology used in the Structure Plan Review was not used for this site and therefore there is no evidence for its selection.
- Allocation is based on planning guidance which has been superseded by the NPPF and therefore is unsound.
- Is it justified to consult on the basis of 170 dwellings and 35% affordable housing and then propose 260 homes with 50% affordable?
- Map 8.3 suggests that the northern and eastern boundaries of the site will be vegetated. Red line is drawn showing trees outside of site which means the trees will not be delivered as part of the development. Location of trees and red line needs to be amended.
- Is the development deliverable due the number of land owners and uses?

### **Housing**

- Para 8.33-Minor amendments should be made to the Green Belt to allow smaller sites to be developed. Such a site is at Wimborne Rd, Colehill. The Core Strategy fails the tests of soundness as it does not allow such sites to come forward either now or at Site Allocations stage.
- Reduce number of houses on the site.
- Need affordable housing.
- Little or no need for housing.
- Land at St Margaret's Hill is unsuitable for housing.
- With only 15 houses proposed at St Margaret's Hill, is the proposal worthwhile?
- Need 100% low cost housing.
- The percentage of low cost housing should be expressed as maxima and not minima.
- Reference should be made to any delivery target being subject to viability.
- DC Planning on behalf of Wyatt Homes -Figure of 260 homes considered too high for the site and should be amended to 220 homes.
- Pamphill and Shapwick Parish Council - Single storey housing on the football club land would be less intrusive for existing housing.
- Build on football club land and retain allotments.
- Support - Site is close to the town centre and its facilities.
- Too much development in this part of the town.
- Alternative sites exist such as land north of Leigh Road, east of Leigh Lane and west of Cutlers Place, Colehill.

### **Transport**

- Impact on roads and transport.
- A detailed transport assessment is required.
- Does not include road improvement plans or traffic requirements.
- Access to the site is on narrow, busy roads with speeding traffic on Victoria Road.
- Hospital extension would add to traffic impact.
- A commitment should be included in the Core Strategy to provide the bridge from Waitrose to Crown Mead.
- Provision of a secondary access from Cuthbury Gardens is likely to create a “rat run”. Any secondary access in Cowgrove Rd and Cuthbury Gardens should be restricted to cyclists, pedestrians and emergency vehicles if required by them.
- The requirement for a traffic light controlled system at Julian’s Bridge and for improved cycle and pedestrian access should be combined to be a requirement for a traffic signalled solution at the Bridge which will incorporate pedestrian movement and a new pedestrian cycle bridge to the south of the Bridge which will need to be of a high design standard.
- Concern over access onto Julian’s Road- will the traffic lights on the bridge incorporate the new development and new allotments?
- Need a detailed assessment of traffic.
- DC Planning on behalf of Wyatt Homes-Financial contributions could be specifically target to local proposals such as a footpath at St Margaret’s Hill.
- Concern over impact on traffic at Pye Corner.
- English Heritage - It is essential that any future “traffic light controlled system” at Julian’s Bridge (Grade I Listed) is bespoke and does not adversely affect its historic significance and setting.
- Concern over access to and from St Margaret’s Close.
- Welcome proposals for improved traffic, pedestrian and cycle access.
- The high degree of car ownership in the district suggests that people will use car to take children to schools in villages instead of walking them to the town schools.
- Evidence suggests that traffic lights at Julian’s Bridge will cause traffic to back up into the town centre.
- The impact of traffic is not clearly understood even with the use of the Saturn model. There is no evidence that the additional traffic which will be generated can be managed.
- It is thought that significant road proposals would be required which would impact on the riverside and further destruction of the local environment and green belt.

### ***Environment***

- Natural England- To avoid a conflict with Policy ME1 at later stages of planning process, NE advises the authority to request that those with an interest in the site prepare a basic biodiversity study for consideration prior to the Examination in Public.
- Natural England- The policy appears to have been prepared in an absence of adequate information and assessment of biodiversity. There may be significant interest due to close proximity to designated sites and other biodiversity sites.

- Natural England-Does not meet NPPF requirement that policies are based on up-to-date information on the natural environment. Therefore it is not possible to identify if policies are compliant.
- Dorset Wildlife Trust and Natural England-NPPF requires policies and decisions to be based on up-to-date information on the natural environment. This information is not available.
- Dorset Wildlife Trust-Should the site be of low ecological value then no objection will be made.
- Will impact on the attractive nature of Wimborne.
- Building on allotments will result in flooding.
- Loss of wildlife habitat.
- Dorset County Council - References to flooding need updating to ensure the County Council's responsibilities are reflected.
- Concern raised over impact of development on flooding.
- Green area between the river and the eastern fringes of the town is an important characteristic.
- Development must be harmonious to the gateway location of the site.
- Support for proposal which would improve the approach to the town.
- DC Planning on behalf of Wyatt Homes-Site is well removed from Dorset Heathland SPAs. A package of measures to provide localised SANGs, open space and an enhanced and promoted footpath network which increases riverside access would provide mitigation for new residents and also for existing residents.
- DC Planning on behalf of Wyatt Homes-There is scope for improving biodiversity.
- DC Planning on behalf of Wyatt Homes-There will be visual enhancement of the built environment at the western end of the site.
- Loss of green belt, views and open space.
- Design must consider lighting and light pollution as this affects the environment.
- Pollution must be prevented along the River Stour- this includes light pollution.
- SANG has not been identified therefore deliverability of site is in question.
- If part of a SANG is liable to flooding then an alternative, accessible area should be available.
- People will need to drive to the SANG.
- RSPB-Proposal heavily dependent on the SANG providing mitigation. Testing of the suitability of the SANG is essential and has not been done. Some of the SANGs proposed may be ineffective, particularly those associated with the smaller allocations.
- The corridor between the river and development should be substantially wider and linked to the SANG. This will provide an attractive pedestrian route and natural riverside habitat.
- Is the area proposed for allotments part of a Scheduled Ancient Monument? Deep cultivation could harm this.
- Scoring of the SA Objective 1 will depend on the widening of the riverside area, recognition of existing and potential biodiversity interest and linkages to a SANG.
- Pamphill and Shapwick Parish Council-would like more information on "Focal Building."

- Proposed level of development is excessive and potentially damaging to the setting of the listed building of Stone Park, views of Pamphill Conservation Area, views from Cowgrove Rd (Sustrans Route 25), scheduled Ancient Monument of Julian's Bridge, views of listed building of Merley House and views from Eye Bridge.
- Parkland is inappropriate in this riverside setting. Open greenspace should enhance biodiversity and a space suitable for people and wildlife created. Unimproved grassland with mown paths would be preferable.
- The landscape setting of Stone Park needs to be assessed in accordance with English Heritage guidelines and the requirements of the NPPF. The measures required to ensure the setting is preserved and enhanced must be established. As this assessment has not taken place, the plan is unsound.
- A development of 70 houses at the entrance to Stone Park instead of WMC3 would not affect its setting.
- Impact on the Area of Great Landscape Value.
- Development would result in an encroachment into the countryside by housing and by replacement facilities. These would impact on the eastern part of the town and the countryside there.
- Relocation of the football club would impact on the nature of the east of the town.

### **Facilities**

- Friends of Victoria Hospital- believe that 0.8 ha of land will be needed, not the 0.4 ha allocated for following reasons:
  1. There is no current room for expansion
  2. Increased population will put pressure on services
  3. Increasing numbers of older people will need help with independence
  4. Young families moving into new housing will need intervention for the outcomes of unhealthy life styles
  5. Demand for outpatient services will grow as cost of inpatient care grows and budgets diminish
  6. Hospital already provides outpatient care and is well placed to maintain and expand this role
  7. Move of health commissioning to GPs will increase demand as this group are committed to using services here from 2013/14
  8. Would need additional car parking
- Land at St Margaret's Hill will be needed for an expansion to the cemetery with the expansion of the town. Prior to that need, the land could be used for allotments.
- Loss of allotments requires their replacement of comparable size, with running water and in convenient locations round Wimborne for existing users.
- Proposed allotments are too far from homes of existing users.
- Allotment holders do not live immediately local to the site and relocation of sites will be beneficial.
- Location of new allotments should be informed by biodiversity and archaeological study.

### **Councils' Response - how we have taken into account the consultation responses?**

**4.3** <Whilst there continues to be a significant number of objections to this allocation, the Council must ensure there is sufficient housing land available to meet the housing need which has been identified and to meet the tests of soundness.

**4.4** The Councils have demonstrated evidence of need for additional dwellings within the Plan area, and have also demonstrated that there is insufficient capacity within the existing built-up areas to accommodate this need. National policy requires Local Authorities to demonstrate that the location of new development is sustainable. This situation has given rise to the need to amend the Green Belt boundary in specific, limited locations to accommodate much-needed development.

**4.5** A significant number of objectors have raised concerns over the selection of sites for residential development. The greenfield areas allocated in the Core Strategy have been identified through a rigorous process which is set out in the Key Strategy Background Paper and the Masterplan Reports. This process involved the selection of settlements and a sieve mapping exercise to identify which areas were not subject to the absolute constraints of proximity to the heathlands and flood plains. This resulted in six areas of search which have been subject to detailed masterplanning exercises.

**4.6** A number of responses have referred to national Green Belt policy and an understanding that seeking to amend existing Green Belt boundaries is illegal and contrary to national policy. This is not the case. Paragraphs 82 – 84 of the National Planning Policy Framework make it clear that Local Planning Authorities can amend existing Green Belt boundaries in exceptional circumstances, through the preparation or review of a Local Plan, when planning for larger scale developments such as major urban extensions.

**4.7** A significant number of people have stated that the transport issues which they believe will result from the proposed development are not covered by the proposals set out in the policy. Dorset County Council has carried out transport assessments in general and the assessments show that development can take place. Following the adoption of the Core Strategy a developer will be required to carry out further assessments which will show the specific issues relating to the site and the improvements which will be required as part of the planning application process. The Highways Agency has stated that although the improvements to Canford Bottom are predicted to improve flows, they would highlight that any development proposals in the Wimborne and Colehill areas will still need to take account of and mitigate their traffic impacts. The improvement to Canford Bottom does not change the policy, as referenced in 4.57 and Policy KS11 of this Core Strategy, for developments to ensure that any traffic impacts are appropriately mitigated. This requirement applies to this proposal.

**4.8** A number of responses, including that of Natural England, are concerned with the need for a greater understanding of the biodiversity issues relating to this site. Discussions are underway with Natural England with a view to preparing a “Statement of Common Ground” prior to the Examination in Public. However, officers at Natural England have not raised an in principle objection to the proposal.

**4.9** Further work on the design and layout of the proposed site shows that this will minimise impact on the historic landscape of the town and its surroundings, including that of Stone Park, a lower figure than the 260 dwellings proposed is appropriate.

**4.10** Some responses have referred to the risk of flooding on this site. Both Councils have completed Strategic Flood Risk Assessments. No objections have been received to this proposal from the Environment Agency. Flood management, mitigation and defence is covered in Chapter 13, Managing the Natural Environment which includes “future proofing” against the effects of climate change and the need for the use of Sustainable Drainage Systems amongst other measures. The policy refers to the County Council’s role as Sustainable Drainage Systems Approval Body.

**4.11** Some responses have been concerned with the potential level of light pollution which could result from the proposed development. The NPPF states that by encouraging good design, planning policies should limit the impact of light pollution. It is proposed that this requirement is now included in Policy HE2

**4.12** Whilst the Friends of Victoria Hospital have asked that the land proposed for expansion of the hospital should be increased no information that this alteration is required has been received from the health authority. No change is proposed.

**4.13** A pre-requisite of development is the need to relocate the allotments to nearby suitable locations.

**4.14** A Development Brief will need to be agreed with the Council for all new neighbourhoods. This will deal with all detailed matters of delivery of the site, such as general layout, SANGs, and other site requirements. The details of this can be found in replacement Policy KS3 and KS4.

#### **Proposed Changes to the Pre-Submission Core Strategy**

##### **Cuthbury Allotments and St Margaret’s Close New Neighbourhoods, Wimborne**

Areas south of Julians Road, at Cuthbury allotments, at Wimborne Town Football Club and to the east of St Margaret’s Hill are allocated to provide New Neighbourhoods including **220** homes, open space and 0.4 hectares of land for a future extension to Victoria Hospital. To enable this the Green Belt boundary will be amended to exclude the land identified for new housing and the hospital....

#### **4.15 Consultation Response Table**

Legally Compliant		Sound		Core Strategy is unsound because it is not:				No Indication of legal compliance or soundness
				Positively Prepared	Justified	Effective	Consistent with National Policy	
Yes	No	Yes	No					
3	1	0	4	0	0	0	0	

Table 4.2

#### 4.16 List of Consultee Reference Numbers

Contact Person ID	Contact Full Name	Contact Organisation Details	Comment ID
360235	Mr Christopher Undery	Christopher D Undery	PCCS68
655010	Mrs S Moran		PCCS155
708107	Ms Tessa Valpy		PCCS5
718952	Chris Slocock	Chairman Wimborne BID Ltd	PCCS220

#### Summary of Responses

##### 4.17 Mrs S Moran

- Housing density still too high without any justification.

##### 4.18 Mr C Undery, Surveyor

- The imposition on the developer of cost burdens including high proportions of affordable housing, suitable alternative natural green spaces, heathland mitigation, community and transport infrastructure levies etc. will undermine viability, cause developers to reduce purchase offers to landowners to the extent that landowners will decide not to sell, or offers to purchase will fail to reach base price provisions in option agreements.

##### 4.19 Mr C Slocock, Chairman, Wimborne BID Ltd

- In relation to the policies listed where several options have been put forward to increase the number of homes in and around Wimborne, the 'Infrastructure' sections of each policy make no mention of the current or future availability of parking in Wimborne Town Centre. The residents and traders of Wimborne already feel that the parking arrangements are inadequate and yet there appears to be no consideration of increasing the number of number of spaces in line with the corresponding increase in residents that would enter the town. There can only be a boost to the local economy if the new residents are able to access the town.
- The only reference to accessibility in this way is in paragraph 2.93 (WMC4), where it mentions the new homes being close enough for cycling/walking to town. It must be stressed that people seeking to 'shop' may well require their transport to take home their purchases

#### **4.20 Mrs T Valpy**

- No consideration of being in the flood plain.

#### **Councils' Position**

**4.21** The policy change only refers to a reduction in the number of houses on the potential development site. This site is close to Wimborne town centre, so it is easily accessible by foot to the facilities and shops in the town.

**4.22** The Community Infrastructure Levy (CIL) is a new charge, introduced by Central Government on new development, and will be required for every new home. The CIL draft charging Schedule has a supporting viability study to justify the charge and a list of infrastructure that is required. CIL provides a simpler and more transparent process than the collection of funds and provision for infrastructure under the Section 106 procedures. All local developers, builders and land owners have been made aware of the requirements of CIL.

**4.23** The site does not lie within the flood plain. The housing densities are not discussed in this policy, and will be determined through the detailed master planning process of this site.

**4.24** No changes proposed.

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## Policy WMC4: Stone Lane New Neighbourhood, Wimborne

### Pre-Submission

#### Stone Lane New Neighbourhood, Wimborne

The Stone Lane Industrial Estate is identified as suitable for redevelopment for housing with the opportunity to provide about 90 homes.

#### Layout and Design

- The layout and design must be consistent with the principles set out in the Masterplan reports.
- A design code will be agreed by the Council, setting out the required standards.
- Development must be sympathetic to the gateway location of the site and its proximity to the Wimborne Minster Town Centre Conservation Area, as well as the Area of Outstanding Natural Beauty.

#### Green Infrastructure

- A landscaped open space area is to be provided on the northern and western edges of the site to prevent visual harm impacting on the nearby Area of Outstanding Natural Beauty and to provide an attractive informal recreation area.
- A Suitable Alternative Natural Greenspace strategy is to be implemented as part of the provision of the new housing as required by Policy ME3.

#### Transport and Access

- The existing access to the site on to Stone Lane must be improved to standards agreed by Dorset County Council.
- The development must enable a pedestrian and cycle access across the River Allen to link with the New Neighbourhood allocated in WMC5.

### 4.25 Consultation Response

Legally Compliant		Sound		Core Strategy is unsound because it is not:								No Indication of legal compliance or soundness
				Positively Prepared		Justified		Effective		Consistent with National Policy		
Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	
12	2	8	23	8	1	9	13	9	5	5	8	31

Table 4.3

4.26 List of Consultee Reference Numbers

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
359461	Mrs Nicola Brunt	Dorset Wildlife Trust	CSPS1328
359521	Mr R. Hunt	Pamphill & Shapwick Parish Council	CSPS3009
359555	Mr L Hewitt	Wimborne Minster Town Council	CSPS2079
359571	Mr Renny Henderson	Royal Society for the Protection of Birds	CSPS3726
360082	Mr and Mrs K Healy		CSPS2476
360235	Mr Christopher Undery	Christopher D Undery	CSPS738
360289	Mr Kevin Hodder	East Boro Housing Trust	CSPS2320
360302	Mrs Hilary Chittenden	Environment TAG (East Dorset)	CSPS3271
361170	Mr Tim Harvey		CSPS1768
474462	Mrs Sheila Bourton		CSPS178
475541	Mr and Mrs P Spencer		CSPS1273
498566	Mrs Susan Davies		CSPS57
499367	Mrs Rosemary Coward		CSPS1827

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
499596	Sir Roger Palin		CSPS2380
507428	Mr Robert Lofthouse	Savills Planning & Regeneration	CSPS2895
512131	Mr and Mrs S Turner		CSPS43
523296	Mr Ian Spiers	Ian C Spiers & Associates	CSPS2193
524088	Mr Ken Parke	Ken Parke Planning Consultants	CSPS3630
524723	Mr John Worth	Wimborne Civic Society	CSPS1910
612430	Mr Nick Squirrel	Natural England, Dorset and Somerset Team	CSPS1938
642628	Mr Robin Christopher		CSPS14
643167	Mr Ian Foster		CSPS21
654618	Mr Peter Tanner	Tanner & Tilley Planning Consultants	CSPS882
656498	Mr Matthew Morris	GVA Planning Development	CSPS2903
657341	Mr & Mrs K Perry		CSPS1529
657372	Mr A.J Linehan	Brookside Manor Residents Association	CSPS2849

## Summary of Responses

- **General**

- The status of the Masterplan Options Report is unclear.
- The content of the Masterplan Option Report should form a Supplementary Planning Document to guide development.
- Support as long as no encroachment into Green Belt and no detriment to River Allen.
- Impact on Wimborne.

### **Housing**

- East Boro' Housing Trust - Loss of employment opportunities is not offset by construction of only 90 dwellings.
- I Spiers on behalf of ACG Developments and David Brothers - cost of alterations to access will include the purchase of at least two residential properties which when added to other costs of development, including the cycle and pedestrian bridge, will make housing development unviable.
- Pamphill and Shapwick Parish Council - Prefer the site remains providing employment.
- Support as within walking distance of facilities.
- Concern over the meaning of Higher density and Lower density housing.

### ***Transport***

- Pamphill and Shapwick Parish Council - concern about increased traffic to and from site with poor pedestrian and cycle links to QE School
- Unsound as no road improvements or traffic requirements are included.
- Impacts of traffic on Stone Lane and on properties on Stone Lane.
- There is no clear justification for providing a pedestrian and cycle bridge across the river.
- It may not be possible to provide the bridge as third parties would need to be involved.
- Development of the site should not be precluded if a bridge is undeliverable.
- Impacts on traffic in general in the town.

### ***Environment***

- Natural England - To avoid a conflict with Policy ME1 at later stages of planning process, NE advises the authority to request that those with an interest in the site prepare a basic biodiversity study for consideration prior to the Examination in Public.
- Natural England - The policy appears to have been prepared in an absence of adequate information and assessment of biodiversity. There may be significant interest due to close proximity to designated sites and other biodiversity sites.
- Natural England - Does not meet NPPF requirement that policies are based on up-to-date information on the natural environment. Therefore it is not possible to identify if policies are compliant.
- Dorset Wildlife Trust -The importance of the River Allen is not recognised.
- Dorset Wildlife Trust - Sustainable Drainage Scheme should be implemented to protect the quality of the water.
- Dorset Wildlife Trust - concerns over light pollution.
- Dorset Wildlife Trust - Impacts on AONB.
- Dorset Wildlife Trust - Landscaped natural open space should be provided on the northern and western edges of the site to prevent visual harm to the AONB and to provide informal recreation and wildlife corridor along River Allen.
- ETAG - Sustainable Drainage Systems are required to ensure no harm to river corridor and wildlife.
- Control needed to prevent light trespass into AONB.
- wider corridor required along river to ensure no damage to biodiversity as in NPPF.

- RSPB - Proposal heavily dependent on the SANG providing mitigation. Testing of the suitability of the SANG is essential and has not been done. Some of the SANGs proposed may be ineffective, particularly those associated with the smaller allocations.
- Policy requirements for a design code could result in design policy being unnecessarily prescriptive and over detailed rather than guiding the design of development as advocated in the NPPF.
- Ecological study of River Allen required.
- Maintain tranquillity with no lighting near river.
- Query suitability of land north and west of the River Allen for a SANG as is very wet even in dry weather. Unfair to give residents land for recreational use which is unusable most of the year. This would put pressure on other green spaces especially those within walking distance such as Holt Heath.

### ***Employment***

- Para 8.41 states that the proposed allocation north of Wimborne is close to employment opportunities. This is in conflict with the proposed allocation of the Industrial estate for residential use.
- No other sufficiently sized employment land within Wimborne and Poole and businesses would have to relocate to Ferndown or further afield.
- Deliverability is uncertain due to the number of businesses and owners.
- As additional employment areas are proposed, the loss of these units would not cause problems.
- Whilst additional employment provision is proposed, the public transport links to those areas are poor and non-existent from Wimborne. Effective public transport needs to be provided.
- Loss of jobs and services to local people.
- Where are new house owners to work?
- Instead of this proposal, upgrade the current buildings and widen the access road.

### ***Facilities***

- No provision has been made for secondary education which will be required as a result of the development.

### **Councils' Response - how we have taken into account the consultation responses?**

**4.27** A significant number of people have stated that the transport issues which they believe will result from the proposed development are not covered by the proposals set out in the policy. Dorset County Council has carried out transport assessments in general and these show that development can take place. Following the adoption of the Core Strategy a developer will be required to carry out further assessments to identify in more detail the specific issues relating to the site and the improvements which will be needed as part of the planning application process. The Highways Agency has stated that although the improvements to Canford Bottom are predicted to improve flows, they would highlight that any development proposals in the Wimborne

and Colehill areas will still need to take account of and mitigate their traffic impacts. The improvement to Canford Bottom does not change the policy, as referenced in 4.57 and Policy KS11 of this Core Strategy, for developments to ensure that any traffic impacts are appropriately mitigated. This requirement applies to this proposal.

**4.28** A number of responses, including that of Natural England, are concerned with the need for a greater understanding of the biodiversity issues relating to this site. Discussions are underway with Natural England with a view to preparing a “Statement of Common Ground” prior to the Examination in Public. However, officers at Natural England have not raised an in principle objection to this proposal.

**4.29** Some responses have been concerned with the potential level of light pollution which could result from the proposed development. The NPPF states that by encouraging good design, planning policies should limit the impact of light pollution. It is proposed that this requirement is now included in Policy HE2.

**4.30** It is noted that part of the SANG may be at risk of flooding at times, but this is only for short periods. The risk is accepted by Natural England and does not affect the allocation of this land as a SANG, or its overall effectiveness in mitigating harm to nearby heaths..

**4.31** A Development Brief will need to be agreed with the Council for all new neighbourhoods. This will deal with all detailed matters of delivery of the site, such as general layout, SANGs, and other site requirements. The details of this can be found in replacement Policy KS3 and KS4.

#### **Proposed Changes to the Pre-Submission Core Strategy**

**4.32** No changes proposed.

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**Policy WMC5: Cranborne Road New Neighbourhood, Wimborne**

**Pre-Submission**

### **Cranborne Road New Neighbourhood, Wimborne**

Approximately 16.7 hectares is allocated to provide a New Neighbourhood to the east and west of Cranborne Road, north of Wimborne. This will include about 600 homes, a First School and a local centre, along with significant areas of greenspace. To enable this, the Green Belt boundary will be amended to exclude the land identified for new housing, the local centre and the school.

#### **Layout and Design**

- The New Neighbourhood will be set out according to the principles of the Masterplan Reports.
- A design code will be agreed by the Council, setting out the required standards.
- Development must be carefully planned to avoid a negative impact on the Burts Hill Conservation Area and the historic character of Wimborne Minster.
- The built form of the New Neighbourhood must not impact on the wider countryside. It will therefore be contained by the ridgelines to the north and east. To the west the strong tree line must be further strengthened to mitigate visual harm that development could cause to the Area of Outstanding Natural Beauty.
- A clear open gap must be maintained between the north of the development and buildings on Dogdean.

#### **Green Infrastructure**

- The implementation of a generous green infrastructure strategy, along with a Suitable Alternative Natural Greenspace strategy, in accordance with Policy ME3, is a fundamental requirement. This is to ensure that the New Neighbourhood provides major informal recreational opportunities along with landscaping to ensure the scheme blends into the gentle and attractive landscape. Key features to be included include:
- Suitable Alternative Natural Greenspaces utilising the River Allen Valley and land to the north of the housing.
- A green corridor running east to west through the housing areas linking with the local centre and school and utilising the existing farm lane in the east.
- A park within the Burts Hill Conservation Area.
- Provision of allotments.

**Transport and access**

- Vehicular access is to be provided primarily from Cranborne Road with a single access coming from Burts Hill.
- Traffic management measures will be required along Cranborne Road to limit speeds to less than 30 mph. Additionally, further measures will need to be put in place to the east of the new Burts Hill junction to make this an unattractive route for those wishing to access the A31(T).
- Public transport routes are to be provided through the scheme.
- A network of dedicated pedestrian and cycling routes are to be provided throughout the scheme, including across the Allen Valley to link to Stone Lane and also towards the town centre.

**Drainage**

A Sustainable Drainage Scheme must be agreed with the Council and Environment Agency with the aims of preventing flooding problems for neighbouring properties and on the River Allen as well as protecting and enhancing nature conservation quality.

**4.33 Consultation Response**

Legally Compliant		Sound		Core Strategy is unsound because it is not:								No Indication of legal compliance or soundness
				Positively Prepared		Justified		Effective		Consistent with National Policy		
Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	
17	12	3	49	15	7	27	14	26	12	15	14	55

Table 4.4

**4.34 List of Consultee Reference Numbers**

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID	Number
359416	Mrs Tracy Paine	Colehill Parish Council	CSPS1823	Policy WMC5

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID	Number
359437	Ms Gill Smith	Dorset County Council	CSPS1974	Policy WMC5
359461	Mrs Nicola Brunt	Dorset Wildlife Trust	CSPS1330	Policy WMC5
359478	Mr Rohan Torkildsen	English Heritage	CSPS2742	Policy WMC5
359498	Mrs Lisa Goodwin	Holt Parish Council	CSPS2923	Policy WMC5
359555	Mr L Hewitt	Wimborne Minster Town Council	CSPS2080	Policy WMC5
359571	Mr Renny Henderson	Royal Society for the Protection of Birds	CSPS3728	Policy WMC5
360082	Mr and Mrs K Healy		CSPS2481	Policy WMC5
360235	Mr Christopher Undery	Christopher D Undery	CSPS739	Policy WMC5
360302	Mrs Hilary Chittenden	Environment TAG (East Dorset)	CSPS3272	Policy WMC5
360302	Mrs Hilary Chittenden	Environment TAG (East Dorset)	CSPS3274	Policy WMC5
361170	Mr Tim Harvey		CSPS207	Policy WMC5
474462	Mrs Sheila Bourton		CSPS180	Policy WMC5
474490	Mrs Sheila Bourton	Keep Wimborne Green	CSPS214	Policy WMC5
475541	Mr and Mrs P Spencer		CSPS1274	Policy WMC5
496473	Mr Brian Morgan		CSPS34	Policy WMC5
498554	Mr Paul Davenport	Stour Valley Properties Ltd	CSPS3073	Policy WMC5
498566	Mrs Susan Davies		CSPS58	Policy WMC5
499254	Mr Murray Foster		CSPS1975	Policy WMC5
499596	Sir Roger Palin		CSPS2516	Policy WMC5
501497	Mr Adrian Rafferty		CSPS1456	Policy WMC5
501547	Mrs Helen Lessnoff		CSPS1280	Policy WMC5

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID	Number
512131	Mr and Mrs S Turner		CSPS44	Policy WMC5
512360	Mr Richard Acres		CSPS1862	Policy WMC5
515406	Mr Christopher Undery	Christopher Undery	CSPS70	Policy WMC5
515864	Mr and Mrs Andrew Patrick		CSPS2833	Policy WMC5
515938	Mr Frank Stevens		CSPS397	Policy WMC5
517880	Mr Russ Booker		CSPS1750	Policy WMC5
523893	Miss Lindsay Thompson	Terence O'Rourke Ltd	CSPS2052	Policy WMC5
524088	Mr Ken Parke	Ken Parke Planning Consultants	CSPS3631	Policy WMC5
524723	Mr John Worth	Wimborne Civic Society	CSPS1912	Policy WMC5
612430	Mr Nick Squirrell	Natural England, Dorset and Somerset Team	CSPS1939	Policy WMC5
640463	Mr. Tim Edwards		CSPS7	Policy WMC5
642628	Mr Robin Christopher		CSPS15	Policy WMC5
643167	Mr Ian Foster		CSPS22	Policy WMC5
645054	Mrs Eileen Mann		CSPS68	Policy WMC5
645320	Mr David Mitchell		CSPS46	Policy WMC5
645579	Mr Kelvyn Jones		CSPS1878	Policy WMC5
647292	Mrs Shirley Grant		CSPS74	Policy WMC5
648124	Mrs Lesley Eve		CSPS136	Policy WMC5
652982	Mr N Butler		CSPS530	Policy WMC5
654320	Mrs Meghann Downing	Highways Agency	CSPS753	Policy WMC5
654392	Mr Geoffrey Chopping		CSPS673	Policy WMC5

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID	Number
654506	Mr John Showell		CSPS985	Policy WMC5
654554	Dr Steve Parlour		CSPS712	Policy WMC5
654554	Dr Steve Parlour		CSPS714	Policy WMC5
654867	Mr Gary Plummer	Wimborne First School Governors	CSPS891	Policy WMC5
655010	Mrs S Moran		CSPS996	Policy WMC5
655876	Mr James Moran		CSPS2264	Policy WMC5
656493	Cllr Tony Gibb	Eastern Area DAPTC	CSPS3032	Policy WMC5
656498	Mr Matthew Morris	GVA Planning Development	CSPS2890	Policy WMC5
656626	Mr Michael Madgwick	The National Trust	CSPS1281	Policy WMC5
656744	Donna Sales		CSPS1441	Policy WMC5
656800	Mr Barry Hobbs		CSPS1612	Policy WMC5
657341	Mr & Mrs K Perry		CSPS1530	Policy WMC5
657372	Mr A.J Linehan	Brookside Manor Residents Association	CSPS2850	Policy WMC5

## Summary of Responses

- **General**

- English Heritage - Support
- Civic Society - character of Wimborne would be overwhelmed.
- Eastern Area DAPTC - will impact on area to north of town where EDDC previously opposed development.
- Colehill PC - would be urban sprawl, would not integrate with Colehill and Wimborne.
- Holt PC - remove allocation and allocate more land east of Wimborne.
- ETAG - flood risk assessment and biological surveys are required to inform the selection of sites. The proposal may fail as a result of findings.
- Wimborne Town Council - In view of the size of the proposal and the number of impacts, the proposal should be removed.

- Bloors - fully supports allocation of land.
- Bloors - suggests alterations to the policy to make it more positive. Amendments include the need for a map showing the new Green Belt boundaries, the need to specify design principles or to include these in a Development Plan Document which will be consulted on, amend wording on SANG along the River Allen to remove reference to river and replace with a green corridor through the housing area utilising the farm lane in the east, an open space within the Burts Hill CA and the need for traffic management measures east of the proposed access point on Burts Hill. (See CSPS 2052)
- EDDC appears to have ignored a Green Belt principle - "to preserve the setting and special character of historic towns". Doing this has allowed the allocation of this site. The open sweep of land will be lost and new housing will tower over the old road. The abrupt change from country to town will be lost. (Also view of ETAG)
- No consultation with local community of about 30 households.
- Other sites such as land at Leigh Farm could be used instead of this more environmentally sensitive and economically valuable land.
- Wimborne does not need a new village.
- Wimborne would become a commuter town instead of a market town.
- Comments on the Options consultation - there were 53% objections, 26% support and 21% no opinion. The report on responses aggregates the "no opinion" responses with those in favour and says that 47% were either in favour or had no strong opinion. This is wrong. The report on responses on the Options consultation states that a number of objections related to the scale of development rather than the principle itself. However, it ignores the number of supporters whose support was conditional on the scale being reduced.
- The proposal is very different from the previous consultation and runs counter to the responses received.
- Not consistent with NPPF.
- Not justified as is not the most appropriate strategy with alternative sites east of Wimborne and Colehill being available.

### ***Housing***

- Colehill PC - some development on one side of the road might be acceptable.
- The number of houses keeps increasing and the proposed development is too large, resulting in too many people, cars and water drainage.
- Scale of development too large.
- Scale takes no account of the wider impact such a large concentration of housing would have in the area.
- Scale of development unfairly represents 24% of the ED total. 170% higher than any other development.
- Number of floors of flats will have to be increased to cater for 50% affordable housing.
- Little or no need for housing.
- Need for affordable housing especially for low paid workers.
- Volume will make Wimborne unattractive.
- Emphasis should be on family housing with gardens.
- Affordable housing should include a proportion of "affordable by size and price".

## Environment

- Natural England - To avoid a conflict with Policy ME1 at later stages of planning process, NE advises the authority to request that those with an interest in the site prepare a basic biodiversity study for consideration prior to the Examination in Public.
- Natural England - The policy appears to have been prepared in an absence of adequate information and assessment of biodiversity. There may be significant interest due to close proximity to designated sites and other biodiversity sites.
- Natural England-Does not meet NPPF requirement that policies are based on up-to-date information on the natural environment. Therefore it is not possible to identify if policies are compliant.
- Dorset Wildlife Trust and Colehill PC -ecological survey information is not available to inform the allocation. Required by NPPF.
- Dorset Wildlife Trust -if found to be of low ecological value then raise no objection.
- Dorset Wildlife Trust - concern over provision of fragmented areas of SANG.
- Dorset Wildlife Trust and ETAG - Development offers opportunities to enhance River Allen, provide woodland linkages to Catley Copse, The Row and other areas of woodland and protect the road verge on the Cranborne Road which is managed for wildlife.
- Dorset Wildlife Trust -concern over light pollution and its impact on the AONB.
- Civic Society - potential for flooding through tarmacing over hydrologically sensitive area.
- Civic Society - considerable impact on the Burts Hill/Merrifield, Colehill Conservation Area, designated September 2006.
- Civic Society - removal of an attractive green space with the potential to destroy the character of Furzehill.
- ETAG
  - concern over the lack of biological survey. This would provide information on land which should not be used and land which can be used for SANGs and allotments.
  - concern over effectiveness of SANGs due to fragmented nature. Will not offer the experience of wide open heathland.
  - concern that there is a need to “future proof” flood risk.
  - concern that the potential impact on the River Allen and its ecology has not been considered fully. Need to ensure that run-off does not reach the River Allen directly. Pollution/balancing ponds may be needed in Allen Valley flood plain.
  - concern over light pollution. Must take into account potential damage to species such as moths, as well as to biodiversity as a whole and intrusion into areas where light levels are currently low.
- Take note of the European Landscape Convention’s definition of landscape.
- total area of SANG should allow for maximum occupancy rate of dwellings. If there is potential for this number to be increased then additional land should be safeguarded as SANG.
- RSPB - Proposal heavily dependent on the SANG providing mitigation. Testing of the suitability of the SANG is essential and has not been done. Some of the SANGs proposed may be ineffective, particularly those associated with the smaller allocations.
- Wimborne Town Council - impact on the river.
- Colehill PC - concern over flood risk and potential for contaminated run off to affect River Allen.

- Colehill - drive through modern housing estate to reach historic town.
- Impact on Green Belt.
- Scale of development uses too much of the Green Belt.
- Development wholly dependant on the Green Belt.
- Concerned that the reason of “exceptional circumstances” will be used to justify alterations to the Green Belt again in future.
- Would close gap between Dogdean and Wimborne and Furzehill and Wimborne.
- Would compromise 1 km critical gap of Green Belt between Furzehill and Wimborne.
- Impact on landscape.
- Alternative uses should be considered; solar farm, deciduous forest, rugby and football pitches, allotments or retention as pasture.
- Increased height of building above two floors, required to supply 50% affordable will destroy character of the approach to the town.
- Car parks associated with SANGs will allow dog owners from the urban area to use for their pets.
- Apply Policy ME5 now before including WMC5 in the Core Strategy.
- Need to mitigate any potential flooding to existing dwellings to south of the site.
- Poor drainage with run-off from Giddylake Hill.
- Could increase flood risk to Wimborne.
- Sustainable Drainage Systems will be very costly, would this impact on requirement for 50% affordable housing?
- Within Zone 1 Source Protection Area.
- Impact on River Allen if more water is extracted. A development of this size could result in River Allen running dry.
- Impact on existing dwellings close to the site.
- The proposal is justified and therefore sound as it avoids negative impacts on the Burts Hill Conservation Area, the historic character of Wimborne, the wider countryside and Dogdean.
- Negative effect on Burts Hill Conservation area.
- Negative effect on historic character of town.
- SANG land is shown outside the allocation and concern is raised over this. It may not be effective in delivering SANGs. The land should be included within the policy designation.
- The current proposal, being more extensive than the previous proposal, reduces the area of land available for a SANG.
- Will increase use of heathland as SANG will not mitigate. Residents currently use the heath and the proposed SANG areas are available and more accessible and attractive than they will be under these proposals.
- ETAG and others - SANG is on River Allen floodplain. Would be unusable in wet weather.
- Object to “park” in Burts Hill CA or anywhere but centre of Wimborne. All recreational areas should be left to develop naturally to increase biodiversity.
- AONB policy applies.

- Existing features such as River Allen and Burts Hill provide a natural northern boundary to the town. Development should not take place beyond these.
- Significant road improvements would be required which would impact on the river and the Green Belt.

### ***Transport***

- Highways Agency - regard the proposal with caution, given the proximity to the highly constrained A31 between Canford Bottom and Merley. The improvements at Canford Bottom, whilst they will reduce delay in the area, will not remove the need for the development to mitigate any transport impacts.
- Civic Society - Burts Hill and Smugglers Lane unsuitable to take more traffic.
- Civic Society - query the sustainability of a substantial increase in demand for transport services.
- Eastern Area DAPTC - will impact on B3078 which has no policies for improvement.
- ETAG - safe crossing of Cranborne Road required to allow access to the larger SANG. A bridge would be preferable to traffic calming to allow access for people and wildlife.
- Colehill PC, Wimborne Town Council and others-Increase in traffic would impact on Colehill and Wimborne.
- Holt PC and others
  - Wrong side of town in respect of vehicle trips especially to employment destinations.
  - Impact of HGVs and other vehicles on road surfacing.
  - Impact on traffic volumes on local lanes and on the horse riders who use the road.
  - Traffic management on Burts Hill will force traffic thorough the town centre, clogging the road network.
- The number of homes cannot be adequately supported by the road system.
- Distance will be too far for people to walk.
- Cycling over Walford Bridge is unsafe.
- The proposed pedestrian and cycle route over the River Allen is supported.
- Access to bridge would be over flood plain of River Allen and can be waterlogged even in dry weather.
- No road improvements or traffic requirements are included.
- Insufficient assessment of the impacts of traffic on Colehill and Wimborne.
- An assessment of the Stone Lane/West Borough junction is required as it is the primary junction for the development.
- Impact on Canford Bottom.
- Impact on Allenview Road and its residents.
- Impact on children going to school.
- New school proposal will create school run problems.
- Impact on West Borough.

- A commitment should be included in the Core Strategy to provide the bridge from Waitrose to Crown Mead.
- Remove vehicular access onto Burts Hill.
- Burts Hill is unsuitable for increased volume of traffic.
- Creating an access on to Burts Hill would create a “rat run” between Cranborne Road and Burts Hill, through the new development.
- Traffic from the site will use Burts Hill to access the A31, Poole and Bournemouth.
- Traffic management measures are required for the whole of Burts Hill.
- Need to address highways issues on route to town centre.
- Pavements too narrow on route to town.
- Conflict by service station especially at school times.
- Difficult for pedestrians to cross road.
- Impact on Walford Bridge.
- Public transport services should be required to be provided by the developer.
- A pedestrian and cycle route is shown from the western part of the site to Stone Lane with a pedestrian only path linking to Walford Mill car park. This should be amended to be a pedestrian and cycle path to provide a more level route for cyclists avoiding joining Stone Lane.
- No evidence to show people will walk or cycle.
- Already significant parking issues in the town centre.
- A new road structure will be required and will impact on the surrounding lanes.
- Policy KS9 states that “development will be located along and at the end of the Prime Transport Corridors...” Cranborne Road is not a Prime Transport Corridor and no improvements will take place.

### **Facilities**

- DCC - Future population increases will put pressure on education facilities. Where new schools are required, these are identified, including the new school on WMC5. Elsewhere, education needs may be met by expansion or re-organisation. The costs and responsibilities of these are identified in the Draft Infrastructure Delivery Plan. County Council officers have worked closely with local planning officers in developing the plan. The Core Strategy and Draft Infrastructure Delivery Plan reflect the County Council’s future requirements in terms of school provision in the area and are supported.
- Civic Society - query the sustainability of a substantial increase in demand for medical and educational services.
- Holt PC - concern that there is lack of consideration for growth in sectors relating to older people, those with learning difficulties and mental health issues.
- Wimborne Town Council and others - impact on schools.
- The school proposed is a replacement for Wimborne First School and therefore will not cater for additional children. Where will they go to school?
- Information on the closure of Wimborne First School does not appear in this section, only in the Infrastructure Delivery Plan.

- School should be sited close to the town so that existing pupils can carry on walking to school. The site should be on the west side of Cranborne Road, immediately north of the access to the Water Works. As a short stay car park would be needed, the local centre should be sited here too.
- The new school will create a “them and us” situation by separating the children from the new estates from the existing primary school intake. Should there be a mix of pupils, there could be resentment as local children would no longer go to the town centre school. The proposal does not meet the requirements of the NPPF to facilitate social interaction and create healthy, inclusive communities.
- Wimborne First School would like to be involved in the design and proposal for the replacement school
- Provision of facilities on this site would benefit new and existing residents and detract from their use of the town centre.
- Is the main sewer capable of accommodating extensive development?
- Impact on already stretched water provision.
- Impact on already stretched electricity supply.
- Impact on already stretched gas supply.
- No provision for additional secondary education which will be required.
- Impact on already stretched medical provision.
- Co-op - new local centres should remain small scale and provide for basic day-to-day needs and complement the role and function of the town centre.
- Insufficient proof of need for further retail space.
- Retail space could have negative impact on surrounding area.
- Lack of clarity over allotment provision.
- Additional housing will require additional land for allotments.
- The community centre could lead to segregation.

### ***Employment***

- Where will new residents work?
- New residents will have to commute to other areas, increasing congestion.
- Travelling to north Dorset for employment is unlikely.

### ***Map***

- The map is inaccurate.

### **Councils' Response - how we have taken into account the consultation responses?**

**4.35** <Whilst there continues to be a significant number of objections to this allocation, the Council must ensure there is sufficient housing land available to meet the housing need which has been identified and to meet the tests of soundness.

**4.36** The Councils have demonstrated evidence of need for additional dwellings within the Plan area, and have also demonstrated that there is insufficient capacity within the existing built-up areas to accommodate this need. National policy requires Local Authorities to demonstrate that the location of new development is sustainable. This situation has given rise to the need to amend the Green Belt boundary in specific, limited locations to accommodate much-needed development.

**4.37** A significant number of objectors have raised concerns over the selection of sites for residential development. The greenfield areas allocated in the Core Strategy have been identified through a rigorous process which is set out in the Key Strategy Background Paper and the Masterplan Reports. This process involved the selection of settlements and a sieve mapping exercise to identify which areas were not subject to the absolute constraints of proximity to the heathlands and flood plains. This resulted in six areas of search which have been subject to detailed masterplanning exercises.

**4.38** A number of responses have referred to national Green Belt policy and an understanding that seeking to amend existing Green Belt boundaries is illegal and contrary to national policy. This is not the case. Paragraphs 82 – 84 of the National Planning Policy Framework make it clear that Local Planning Authorities can amend existing Green Belt boundaries in exceptional circumstances, through the preparation or review of a Local Plan, when planning for larger scale developments such as major urban extensions.

**4.39** A significant number of people have stated that the transport issues which they believe will result from the proposed development are not covered by the proposals set out in the policy. Dorset County Council has carried out transport assessments in general and these show that development can take place. Following the adoption of the Core Strategy a developer will be required to carry out further assessments to identify the specific issues relating to the site and the improvements which will be needed as part of the planning application process. The Highways Agency has stated that although the improvements to Canford Bottom are predicted to improve flows, any development proposals in the Wimborne and Colehill areas will still need to take account of and mitigate their traffic impacts. The improvement to Canford Bottom does not change the policy, as referenced in 4.57 and Policy KS11 of this Core Strategy, for developments to ensure that any traffic impacts are appropriately mitigated. This requirement applies to this proposal.

**4.40** A number of responses, including that of Natural England, are concerned with the need for a greater understanding of the biodiversity issues relating to this site. Discussions are underway with Natural England with a view to preparing a “Statement of Common Ground” prior to the Examination in Public. However, officers at Natural England have not raised an in principle objection to this proposal.

**4.41** The use of SANGs to mitigate the impact of development on heathland has been agreed with Natural England.

**4.42** It is noted that part of the SANG may be at risk of flooding at times but this is only for short periods. The risk is accepted by Natural England and does not affect the allocation of this land as a SANG.

**4.43** Some responses have referred to the risk of flooding on this site. Both Councils have completed Strategic Flood Risk Assessments. No objections have been received to this proposal from the Environment Agency. Flood management, mitigation and defence is covered by Policy ME6 which includes “future proofing” against the effects of climate change and the need for the use of Sustainable Drainage Systems amongst other measures.

**4.44** Some responses have been concerned with the potential level of light pollution which could result from the proposed development. The NPPF states that by encouraging good design, planning policies should limit the impact of light pollution. It is proposed that this requirement is now included in Policy HE2.

**4.45** Dorset County Council as the education provider has been closely involved with the development of the Core Strategy. The authority has indicated where new or larger, replacement schools will be required and these are included in the proposals. In this case, the proposed school will replace the existing Wimborne First School and provide additional capacity to cater for the expansion of this part of the town.

**4.46** The service providers have been consulted throughout the preparation of this document. Any requirements are set out in the Infrastructure Delivery Plan which forms part of the Core Strategy. As development takes place throughout the plan period, the health authorities will monitor the capacity of surgeries and determine any requirements at that stage. Service providers have been contacted throughout the preparation of this document and no concerns have been raised.

**4.47** Wessex Water has been contacted throughout the preparation of this document. Its proposals for sewage treatment works are set out in the Infrastructure Development Plan. Any other requirements which result from development will be discussed with developers.

**4.48** A Development Brief will need to be agreed with the Council for all new neighbourhoods. This will deal with all detailed matters of delivery of the site, such as general layout, SANGs, and other site requirements. The details of this can be found in replacement Policy KS3 and KS4.

#### **Proposed Changes to the Pre-Submission Core Strategy**

**4.49** No changes proposed.

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**Policy WMC6: South of Leigh Road New Neighbourhood and Sports Village, Wimborne**

**Pre-Submission**

**South of Leigh Road New Neighbourhood and Sports Village, Wimborne**

About 75 hectares of land is allocated for a New Neighbourhood to the south of Leigh Road, east of Wimborne Minster. This will include the following:

1. 350 new homes
2. A Sports Village with a new home for Wimborne Minster Football and Rugby Clubs, 8 hectares of other active sports pitches, with changing facilities and an area for teenage activity.
3. New allotments
4. A local centre providing for day to day needs
5. Land for a First School
6. About 37 hectares as a country park to the north and south of the A31(T)

**Green Belt**

- The Green Belt boundary is amended to remove the land required for the new housing. The boundary runs directly south from Brookside Manor and its amendment is not to narrow the sensitive gap between Wimborne Minster and Colehill/Little Canford. Additionally, the buildings associated with the Rugby and Football Clubs are removed from the Green Belt.

**Layout and Design**

- The New Neighbourhood will be set out according to the principles of the Masterplan reports.
- A design code is to be agreed by the Council, setting out the required standards.

**Green Infrastructure**

- A Suitable Alternative Natural Greenspace strategy is to be implemented as part of the provision of the new housing, as required by Policy ME3.
- Suitable land is to be made available to enable the relocation of Wimborne Football and Rugby Clubs. This will include clubhouse facilities, pitches and associated car parking. Lighting of pitches is to be carefully designed to have the minimal possible impact on dark skies.

**Transport and Access**

- Vehicular access is to come from Leigh Road to the east of Brookside Manor. Emergency vehicular access only will be made available from Parmiter Drive. However, until the new access is provided from Leigh Road a temporary access will be allowed to enable the Football Club to relocate. Pedestrian and cycling access is to be provided throughout the New Neighbourhood, including the country park.
- Improvements for walking/cycling to link the development to the existing network towards the town centre and the Castleman Trailway.

**4.50 Consultation Response**

Legally Compliant		Sound		Core Strategy is unsound because it is not:								No Indication of legal compliance or soundness
				Positively Prepared		Justified		Effective		Consistent with National Policy		
Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	
27	5	17	30	19	7	20	15	18	11	19	21	49

Table 4.5

4.51 List of Consultee Reference Numbers

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
220620	Miss S Thorpe	Gleeson Developments Ltd	CSPS907
359261	Mr Doug Cramond	DC Planning Ltd	CSPS2115
359416	Mrs Tracy Paine	Colehill Parish Council	CSPS1797
359437	Ms Gill Smith	Dorset County Council	CSPS1993
359461	Mrs Nicola Brunt	Dorset Wildlife Trust	CSPS1332
359478	Mr Rohan Torkildsen	English Heritage	CSPS2743
359555	Mr L Hewitt	Wimborne Minster Town Council	CSPS2083
359571	Mr Renny Henderson	Royal Society for the Protection of Birds	CSPS3729
359875	Dr Lesley Haskins		CSPS1603
360082	Mr and Mrs K Healy		CSPS2490
360235	Mr Christopher Undery	Christopher D Undery	CSPS740
360302	Mrs Hilary Chittenden	Environment TAG (East Dorset)	CSPS3279
360302	Mrs Hilary Chittenden	Environment TAG (East Dorset)	CSPS3283

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
361170	Mr Tim Harvey		CSPS1771
474462	Mrs Sheila Bourton		CSPS182
474490	Mrs Sheila Bourton	Keep Wimborne Green	CSPS215
483786	Mr Brian Glover		CSPS2840
485661	Miss Joyce Armstrong		CSPS1616
490584	Mr and Mrs R J Wills		CSPS1906
496419	Mr and Mrs G.E Green		CSPS1544
498554	Mr Paul Davenport	Stour Valley Properties Ltd	CSPS3057
498566	Mrs Susan Davies		CSPS59
499596	Sir Roger Palin		CSPS2382
503554	Mr D Verguson		CSPS3989
510323	Mr and Mrs B Hallam		CSPS2807
512360	Mr Richard Acres		CSPS3987
515406	Mr Christopher Undery	Christopher Undery	CSPS71
515827	Mr J Rudd and Dr Beth Davies		CSPS1277
515938	Mr Frank Stevens		CSPS398
522163	Mr and Mrs A Purchase		CSPS1588
524088	Mr Ken Parke	Ken Parke Planning Consultants	CSPS3632
524723	Mr John Worth	Wimborne Civic Society	CSPS1915
589293	Mr Penri Jones		CSPS3988
612430	Mr Nick Squirrel	Natural England, Dorset and Somerset Team	CSPS1940

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
640463	Mr. Tim Edwards		CSPS8
642628	Mr Robin Christopher		CSPS16
643167	Mr Ian Foster		CSPS23
648938	Mr and Mrs J Taylor		CSPS202
649000	Mrs Tracie Deane		CSPS208
654320	Mrs Meghann Downing	Highways Agency	CSPS754
654506	Mr John Showell		CSPS986
654564	Mr Michael Moysey	Wimborne Rugby Football Club Ltd	CSPS846
656249	Ms Gemma Care	Barton Willmore LLP	CSPS1099
656340	Mr Michael Cornford		CSPS2838
656360	Mr G H Sweeper		CSPS1140
656498	Mr Matthew Morris	GVA Planning Development	CSPS2902
656560	Mrs Jean Heaton	British Horse Society	CSPS2822
656773	Rev and Mrs K Taylor		CSPS2776
656802	Mr & Mrs C Simkins		CSPS1666
657341	Mr & Mrs K Perry		CSPS1531
657372	Mr A.J Linehan	Brookside Manor Residents Association	CSPS2852
657796	Ms Jane Brittain		CSPS1969
662195	Mr Peter Thompson		CSPS3213

## Summary of Responses

- **General**

- Wimborne Town Council - Policy is legally compliant and sound.
- Wimborne Civic Society - despite proposed increase from 200 to 350 units we feel this development could work. There are positive aspects to the proposals.
- Support principles of relocating rugby club but all alternatives should be considered.
- Land at Leigh Farm should be considered.
- The attractive nature of the town is becoming increasingly eroded by development.
- Object to use of designation "Sports Village". This is urban sprawl.
- Should have reversible development of the Green Belt-mobile home parks instead of dwellings. Would allow long term planning unrestricted by development.
- Landowners - Support - Site is highly accessible.
- Landowner Support - Proposal is for a balanced community.
- Landowner Support - Wimborne and Colehill represent one of the most substantial settlements in East Dorset and it is appropriate to create a new neighbourhood here to take advantage of critical mass and add to the range of homes required.
- Landowners Support - will bring benefits to the area.
- Landowners and Developer Support - site is deliverable with landowners and developers co-operating.
- Developer- site critical to bring forward the relocation of the football club and allotments which would enable the highly sustainable site at WMC3 to come forward.
- Developer - site scores highly in sustainability and technical assessments.
- Developer - amend Map 8.6 to reflect the text that the temporary access to the football club via Parmiter Drive will be available ahead of a new access from Leigh Road.
- Agent promoting alternative site -There is an apparent shortfall in the identified housing figures therefore additional sites are required or proposed sites should have boundaries extended.
- Agent promoting alternative site -Not the most appropriate strategy to place 350 homes adjacent to new club sports facilities. Therefore not justified. Placing facilities next to residential area is moving the problem, not dealing with it.
- Agent promoting alternative site - Stour Valley Properties offer an alternative where the Rugby Club facilities will be at a distance from the enabling residential development.
- Concern over the amount of development and encroaching effect onto countryside.
- Concern over amount of development and impact on Wimborne due to insufficient infrastructure and lack of employment.
- Inextricably linked to other sites and there is a need to consider the harm created by those sites.
- Support - the proposal will provide excellent recreational and leisure facilities as well as housing.
- Land north of Leigh Road and adjacent to Leigh Farm should have some of the development.

### **Housing**

- Developer - site has capacity to increase housing quantum if required.
- Developer - site will bring forward much needed affordable homes.
- Landowner support - desperate need for affordable housing.
- Agent promoting alternative site - This Policy does not represent the most appropriate and justified strategy for this part of the Eastern Area of Search. Alternative site is available.
- Colehill PC - residential development should not be multi-occupancy
- Site does not meet need for affordable housing to be near amenities.
- Support-need for homes is huge and must be met by sensible releases of Green Belt land.
- Colehill PC and others - Object to increase in number of houses from Option stage; from 200 to 350.
- Too much housing.
- Proposed dwellings should have 2 parking spaces each.
- Location of medium density development adjacent to existing low density housing is wrong and this should be replaced by low density housing.
- Is market housing saleable?
- Build more houses here instead of at WMC5 to complete infill.
- Environment
- English Heritage - Requires the significance of the heritage asset to be taken into account in the proposal, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal. The proposal directly affects the Roman Road, a designated Scheduled Monument. English Heritage recommends the design of the scheme is amended to conserve the monument so it becomes a feature together with suitable interpretation.
- Natural England - To avoid a conflict with Policy ME1 at later stages of planning process, NE advises the authority to request that those with an interest in the site prepare a basic biodiversity study for consideration prior to the Examination in Public.
- Natural England - The policy appears to have been prepared in an absence of adequate information and assessment of biodiversity. There may be significant interest due to close proximity to designated sites and other biodiversity sites.
- Natural England - Does not meet NPPF requirement that policies are based on up-to-date information on the natural environment. Therefore it is not possible to identify if policies are compliant.
- RSPB - Proposal heavily dependent on the SANG providing mitigation. Testing of the suitability of the SANG is essential and has not been done. Some of the SANGs proposed may be ineffective, particularly those associated with the smaller allocations.
- Dorset Wildlife Trust - ecological survey information is not available to inform the allocation. Required by NPPF.
- Dorset Wildlife Trust - if found to be of low ecological value then raise no objection due to Policy ME3 and suggested Country Park which could enhance the River Stour.
- Dorset Wildlife Trust -wildlife quality unknown as not surveyed.
- Colehill PC, ETAG and others - Support intention to maintain Green Belt gap between Colehill and Wimborne. It includes the recently created SANG at By The Way and Leigh Common SNCI.

- ETAG, DWT, Colehill PC and others - need to ensure light pollution does not affect River Stour and the residents surrounding the site and of Colehill.
- ETAG and Dorset Wildlife Trust
  - whilst there is no current designation of wildlife interest, the land has not been surveyed and therefore the site quality is unknown.
  - include links from proposed Country Park to By The Way and Leigh Common
- ETAG
  - location of allotments should be informed by biological survey.
  - colour of sports buildings will need to be determined to ensure no impact on biodiversity.
  - design of Country Park should be informed by habitat and protected species survey
- Developer - site is well removed from heathlands and provides appropriate mitigation as well as access to proposed Country Park which would benefit new and existing residents.
- Developer - should additional housing be required on site then significant mitigation required can be provided by Country Park south of A31. This would provide for new development and the existing population of Wimborne.
- SANG should be natural grassland not parkland.
- Risk to flooding due to run-off.
- Loss of Green Belt.
- ED states reasons for Green Belt but advocates its destruction here.
- Green Belt is important to keep character of area.
- Green Belt is good agricultural land which is needed to provide food.
- Support-retaining Green Belt other than for this restrained development is very important.
- Will narrow gap between Wimborne and Colehill.
- Will allow development north of Wimborne Road.
- Landowner Support - Green Belt here is nondescript and serves no overriding Green Belt purpose.
- Developer - proposal will provide long term surety for gap between Wimborne and Colehill.
- Developer - Support-proposal does not narrow the vital green gap between Wimborne and Colehill.
- Developer - Support the Council's position on the Green Belt as housing and other development is needed, the setting of the historic town is not compromised and no gaps encroached on.
- River Stour floods to north of A31.
- Should not build on flood plain.
- Contrary to statement, the area has wildlife value.
- Developer- site has no environmental constraints and scope for improvements to biodiversity.

- Proposed open space will not replicate the arable farming conditions which currently attract wildlife.
- Site is highly visible from primary thoroughfares such as Leigh Road and A31, made worse by amount of car parking and floodlighting
- Pitches will be dual use and be used in evening increasing amounts of light pollution.
- Spectator stands will be significant development and highly visible.

### ***Impact on existing dwellings***

- Colehill PC and others - development should not impact on surrounding dwellings.
- Siting of allotments will help reduce impact.
- Any housing adjacent to the existing bungalows should be single storey.
- Buffer required between existing dwellings and new development.
- Light pollution must not affect existing dwellings.
- Roads should be constructed first to prevent access to the site via Parmiter Drive by lorries.
- Understand that football pitch will be developed first and lorries will use Parmiter Drive. Road is unsuited to this traffic.
- Parmiter Drive should not be used as access point to football club.
- Proposal unfairly concentrates noise from sports and spectators on to one set of residents.
- People buying houses near current clubs know they are there, residents close to this proposal have chosen to live there as is quiet.
- Insufficient separation between proposal and existing dwellings.
- Effect on property values and sales.
- Junction of Parmiter Drive and main road is difficult, further use would create congestion and danger.

### ***Facilities***

- DCC - Future population increases will put pressure on education facilities. Where new schools are required, these are identified, including the new school on WMC5. Elsewhere, education needs may be met by expansion or re-organisation. The costs and responsibilities of these are identified in the Draft Infrastructure Delivery Plan (IDP). County Council officers have worked closely with local planning officers in developing the plan. The Core Strategy and Draft IDP reflect the County Council's future requirements in terms of school provision in the area and are supported.
- Colehill PC - impact on Middle Schools.
- No consideration of need for additional middle and secondary education facilities.
- ETAG - decision on location of allotments should be informed by habitats survey.
- Will there be car parking in the allotment area for those users?
- Must be sufficient parking for allotment holders within the allotments.
- Allotments will be provided. A considerable amount of the current users at Cuthbury do not live immediately local to them therefore distribution of sites will be beneficial.

- Insufficient water supplies in this part of the country.
- Existing schools can be extended instead of requiring a new school.
- Object to inclusion of school on this site.
- Co-op - new local centres should remain small scale and provide for basic day-to-day needs and complement the role and function of the town centre.
- British Horse Society - Castleman Trailway is important and the section across this area is footpath only. Opportunity to provide a new route for cyclists, horseriders, pushchairs, mobility scooters.
- Infrastructure would be stretched to breaking.
- Should create a larger first school with St John's.
- Sports Provision
- Landowner support - new neighbourhood concept with sports village and potential country park is visionary and introduce private sector capital to recreational provision.
- Landowner support - opportunity for the town to benefit from improved sports provision. There has been no improvement for local outdoor facilities for decades.
- Developer - the replacement of the football ground will be beneficial to the club as an improved ground will allow a move to other leagues if the opportunity arises and also to the community.
- Rugby Club - support principle of replacement facilities but unsure this is deliverable given the scale of the proposed development. Any alternative proposals which come forward through the planning process should be given due consideration.
- Sports arena is too ambitious.
- QE School has facilities.
- Canford Arena is underused, why not share this?
- There is no statutory obligation to rehouse the two clubs. Why has the council spent so much money and time on it?
- Belief that people will still be allowed to walk dogs on rugby pitches.
- Stour Valley option appears to resolve parking and dog issues as well as that of light pollution.
- Rugby Club requires 200 car parking spaces, minimum of 4 pitches and floodlights for training away from residential areas.
- Locating football and rugby clubs together with residential development will create problems especially over parking.
- The rugby club move would not be permanent and would need to move within 20 years.
- Sports facilities should be located to east end of site with access from Wimborne Road at the eastern end.
- Sports facilities should be provided as at the Hamworthy Sports Club.
- Scheme does not appear to be adequate to cater for clubs as they function at present and does not allow for the future.

### ***Transport***

- Highways Agency - regard the proposal with caution, given the proximity to the highly constrained A31 between Canford Bottom and Merley. The improvements at Canford Bottom, whilst they will reduce delay in the area, will not remove the need for the development to mitigate any transport impacts.
- No road improvements or traffic requirements included.
- Extra traffic will be generated by the sports clubs, allotments and other facilities. This will impact on the B3078 and on Canford Bottom.
- Will impact on Leigh Road which is already busy.
- A commitment should be included in the Core Strategy to provide the bridge from Waitrose to Crown Mead.
- Construction traffic should enter site off Wimborne Road west and adequate parking provided off this access.
- Would lead to increase in on road parking.
- Colehill PC and others - New access points should be built so that existing access points are not used with Parmiter Drive remaining closed at all times.
- Only one road is proposed to serve 350 dwellings and football and rugby facilities.
- Unsound unless public transport is improved.

### **Councils' Response - how we have taken into account the consultation responses?**

**4.52** Whilst there continues to be a significant number of objections to this allocation, the Council must ensure there is sufficient housing land available to meet the housing need which has been identified and to meet the tests of soundness.

**4.53** The Councils have demonstrated evidence of need for additional dwellings within the Plan area, and have also demonstrated that there is insufficient capacity within the existing built-up areas to accommodate this need. National policy requires Local Authorities to demonstrate that the location of new development is sustainable. This situation has given rise to the need to amend the Green Belt boundary in specific, limited locations to accommodate much-needed development.

**4.54** A significant number of objectors have raised concerns over the selection of sites for residential development. The greenfield areas allocated in the Core Strategy have been identified through a rigorous process which is set out in the Key Strategy Background Paper and the Masterplan Reports. This process involved the selection of settlements and a sieve mapping exercise to identify which areas were not subject to the absolute constraints of proximity to the heathlands and flood plains. This resulted in six areas of search which have been subject to detailed masterplanning exercises.

**4.55** A number of responses have referred to national Green Belt policy and an understanding that seeking to amend existing Green Belt boundaries is illegal and contrary to national policy. This is not the case. Paragraphs 82 – 84 of the National Planning Policy Framework make it clear that Local Planning Authorities can amend existing Green Belt boundaries in exceptional circumstances, through the preparation or review of a Local Plan, when planning for larger scale developments such as major urban extensions.

**4.56** A number of responses, including that of Natural England, are concerned with the need for a greater understanding of the biodiversity issues relating to this site. Discussions are underway with Natural England with a view to preparing a “Statement of Common Ground” prior to the Examination in Public. However, officers at Natural England have not raised an in principle objection to this proposal.

**4.57** The use of SANGs to mitigate the impact of development on heathland has been agreed with Natural England.

**4.58** Some responses have been concerned with the potential level of light pollution which could result from the proposed development. The NPPF states that by encouraging good design, planning policies should limit the impact of light pollution. It is proposed that this requirement is now included within Policy HE2

**4.59** Some responses have referred to the risk of flooding on this site. Both Councils have completed Strategic Flood Risk Assessments. No objections have been received to this proposal from the Environment Agency. Flood management, mitigation and defence is covered in Chapter 13, Managing the Natural Environment which includes “future proofing” against the effects of climate change and the need for the use of Sustainable Drainage Systems amongst other measures.

**4.60** Dorset County Council as the education provider has been closely involved with the development of the Core Strategy. The authority has indicated where new or larger, replacement schools will be required and these are included in the proposals.

**4.61** English Heritage has commented on the Ancient Monument on this site. Their requirements will be dealt with through the detailed design and layout work which will follow the allocation. The site of the monument is shown within the area to be used for playing pitches.

**4.62** A significant number of people have stated that the transport issues which they believe will result from the proposed development are not covered by the proposals set out in the policy. Dorset County Council has carried out transport assessments in general and these show that development can take place. Following the adoption of the Core Strategy a developer will be required to carry out further assessments to identify the specific issues relating to the site and the improvements which will be needed as part of the planning application process. The Highways Agency has stated that although the improvements to Canford Bottom are predicted to improve flows, any development proposals in the Wimborne and Colehill areas will still need to take account of and mitigate their traffic impacts. The improvement to Canford Bottom does not change the policy, as referenced in 4.57 and Policy KS11 of this Core Strategy, for developments to ensure that any traffic impacts are appropriately mitigated. This requirement applies to this proposal.

**4.63** A Development Brief will need to be agreed with the Council for all new neighbourhoods. This will deal with all detailed matters of delivery of the site, such as general layout, SANGs, and other site requirements. The details of this can be found in replacement Policy KS3 and KS4.

#### **Proposed Changes to the Pre-Submission Core Strategy**

**4.64** No changes proposed.

## Alternative Sites Proposed for Wimborne and Colehill

### Pre-Submission

**4.65** Wimborne Road, Colehill - allocate land for residential development and allotments. To be prepared positively, the Core Strategy must take account of the Localism agenda and take into consideration locally generated development which provides for local needs and facilities. This proposal is supported by the Parish Council and the Colehill Allotments Group.

**4.66** Stour Valley and Moondale proposals (Note: these sites fall into several parishes but have been discussed within this section due to the relationship with the rugby and football club proposals.)-Council's approach using the out of date areas of search is flawed and therefore the plan is not sound. The plan does not contain the most appropriate and justified strategy. Insufficient housing requirements are shown in the Core Strategy and therefore the plan is unsound. It is not good planning to have the replacement rugby and football clubs adjacent to new housing. The sites listed provide a more satisfactory resolution to this problem. Alternative sites and alternatives to the proposed allocations are listed below:

**4.67** 1) Alternative to WMC6 - housing south off Parmiter Drive, employment land and football pitch.

**4.68** 2) Alternative to WMC3 - residential development of 140 units and 0.4ha for expansion of Victoria Hospital. Replacement allotments. New cycle/footbridge

**4.69** 3) Land north of A31, south of Wimborne Road West-residential development with associated Stour Valley Country Park, neighbourhood facilities, and services south of Canford Bottom Roundabout. Cycling and walking facilities.

**4.70** 4) Land north of Fryers Copse and east of Willow Drive- residential development, care home and allotments.

**4.71** 5) Land east of Ham Lane, Little Canford. Manor Farm site. (see also Ferndown)-rugby club and associated facilities.

**4.72** 6) Hilltop Nursery (See also Ferndown) - land for residential development and SANG.

**4.73** North of By The Way, Leigh Road - Allocate land for residential development and neighbourhood centre. Site would benefit Wimborne and Colehill. Has good links and access. Is screened and will have less visual impact than allocated sites. Development is infilling and containment rather than coalescence.

**4.74** Leigh Farm, north and south of disused railway line - Allocate 7.5ha for residential development. Comprises poor quality grazing land unlike other sites. Not visually intrusive. Would not create coalescence. Less environmentally sensitive than other sites.

**4.75** St Margaret's Hill-Allocate land for cemetery use. Additional housing will need for cemetery space. Bournemouth and Poole are running out of space and using Wimborne. A split site for the cemetery would not work. The site could be used as allotments until required.

**4.76** Stone Park- Allocate land for 70 dwellings. Although within land at Stone Park Estate, this site adjoins the existing urban area of Wimborne and could be developed with minimal impact on landscape or heritage. The allotments at Cuthbury and the football club are within the historic landscape and development is proposed here.

#### **Councils' Response - how we have taken into account the consultation responses?**

**4.77** The greenfield sites allocated in the Core Strategy have been identified through a rigorous process which is set out in the Key Strategy Background Paper and the Masterplan Reports. This process involved the selection of settlements and a sieve mapping exercise to identify which areas were not subject to the absolute constraints of proximity to the heathlands and flood plains. This resulted in six areas of search which have been subject to detailed Masterplanning exercises and to the selection of the sites which are included in the Pre-Submission Core Strategy.

**4.78** The Council is satisfied that using its evidence studies and research, it has allocated sufficient sites to meet the need which has been established and therefore to meet the tests of soundness. Therefore, additional sites are not required.

**4.79** Wimborne Road, Colehill -The Council does not consider that this site falls within the area identified through the Masterplanning process. No change.

**4.80** Stour Valley and Moondale proposals:

- 
- **Alternative to WMC3:** residential development of 140 units and 0.4ha for expansion of Victoria Hospital. Replacement allotments. New cycle/footbridge. A Development Brief will need to be agreed with the Council for all new neighbourhoods. This will deal with all detailed matters of delivery of the site, such as general layout, SANGs, and other detailed site requirements. The requirement for this can be found in replacement Policy KS3 and KS4. As such the allocation of the site is unaffected. The proposal would result in a lower housing figure, which, on its own, would not be sufficient to meet the local need. No change.
- **Land north of A31, south of Wimborne Road West:** residential development with associated Stour Valley Country Park, neighbourhood facilities, and services south of Canford Bottom Roundabout. Cycling and walking facilities. Whilst access may be achievable it is considered that the number of dwellings may be restricted by the provision of a single vehicular access and the view of the highways agency would be required. A site for residential development in this location is poorly located to the services provided by the town centre of Wimborne than the sites identified in the Core Strategy. Development here would result in a car dependent new neighbourhood. The accesses to the suggested Country Park would not support the high level of traffic which a full scale Country Park would generate. If trip generation were kept low as would be the case with the SANGs north of Wimborne, the access may be acceptable. A full scale Country Park would attract increased traffic across and along the A31. A proposal for highway services adjacent to Canford Bottom Roundabout would need to be referred to the Highways Agency. It is felt that this proposal would be unacceptable to the Agency. No change.

- **Land north of Fryers Copse and east of Willow Drive:** residential development, care home and allotments. The Council does not consider that this site falls within the area identified through the Masterplanning process, as suitable for strategic housing allocations. No change.
- **Land east of Ham Lane, Little Canford. Manor Farm siterugby club and associated facilities:** Development of the site would cause significant harm to the Green Belt. The site is considered to be too remote to be a sustainable use of the land for this purpose. The proposed site is close to the A31 and there is likely to be an impact on this trunk road. The view of the Highways Agency would be required. Whilst there could be a solution to the vehicular access to the site and the potential to link to improved cycling facilities at Canford Bottom Roundabout, the site is in a less accessible location than that proposed in the Core Strategy. No change.
- **Hilltop Nursery land for residential development and SANG:** This land is within 400m of heathland where development for residential use is not permitted due to the effects on the heathland. No change.

**4.81 North of By The Way, Leigh Road:** This area is considered to form a "key Green Belt gap" between settlements and therefore is important. The Masterplanning work explains why this area has not been selected for development. No change.

**4.82 Leigh Farm, north and south of disused railway line:** This area is considered to form a "key Green Belt gap" between settlements and therefore is important. The Masterplanning work explains why this area has not been selected for development. No change.

**4.83 Stone Park- Allocate land for 70 dwellings:** The Masterplanning work explains why this area has not been selected for development. No change.

**4.84 Victoria Hospital, Wimborne:** This representation has been made by the Friends of the Hospital. No representation to support this has been received from the hospital or the Primary Care Trust. As the allocation in WMC3 was made following discussions with the PCT, no change is proposed.

**4.85 St Margaret's Hill - Allocate land for cemetery use:** The Council understands that there is sufficient land available at the cemetery for a considerable number of years. Whilst the view has been raised that Bournemouth and Poole are running out of space for burials, this has not been communicated to the Council by these authorities who have recently announced the possibility of a site for a joint cemetery. Burial sites are appropriate in the Green Belt and other sites, not associated with the cemetery, could come forward in future. As the expansion of the school is required and cannot reasonably be provided elsewhere it is considered that there are exceptional circumstances which justify a change to the Green Belt boundaries. No change.

### Proposed Changes to the Pre-Submission Core Strategy

**4.86** No proposed changes.

**Corfe Mullen**

**Policy CM1: Lockyer's School and Land North of Corfe Mullen New Neighbourhood**

**Pre-Submission**

### **Lockyer's School and Land North of Corfe Mullen New Neighbourhood**

Land at the northern end of the main built area of Corfe Mullen is allocated to provide a new neighbourhood including 250 homes, local facilities and services and a new Lockyer's School. To enable this the Green Belt boundary will be changed to remove land from it to the north of Wimborne Road.

#### **Layout and Design**

- The New Neighbourhood will be set out according to the principles of the masterplan.
- A design code will be agreed by the Council, setting out the required high standards.
- The original old school buildings are to be retained and reused.

#### **Lockyer's School**

- A new school is to be provided on land north of Wimborne Road.
- The school playing fields are to be made available for community use when not required by the School.

#### **Green Infrastructure**

- The recreation ground is to be reorganised to maximise pitch provision. An additional 6 hectares of active sports pitches are to be identified and delivered on the western edge of the village to replace the area lost due to the new school, and also for the wider needs of the community. The development should contribute towards this provision.
- New replacement allotments are to be provided in an easily accessible location within the Parish.
- A Suitable Alternative Natural Greenspace strategy is to be agreed with the Council and implemented as required by Policy ME3.

#### **Transport and Access**

- Access to the New Neighbourhood is to come from Wimborne Road with the new school being accessed through the housing area north of Wimborne Road.

#### **Phasing**

- The allotments must be suitably located and established before development can commence on the current allotment site.
- An active sports strategy must be agreed with the Council prior to the relocation of the School to ensure that adequate provision is available to meet existing and future needs.

**4.87 Consultation Response**

Legally Compliant		Sound		Core Strategy is unsound because it is not:								No Indication of legal compliance or soundness
				Positively Prepared		Justified		Effective		Consistent with National Policy		
Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	
52	14	24	72	27	21	46	18	31	23	18	22	17

**Table 4.6**

**4.88 List of Consultee Reference Numbers**

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
359264	Mr Peter Atfield	Goadsby Ltd	CSPS3518
359437	Ms Gill Smith	Dorset County Council	CSPS1994
359461	Mrs Nicola Brunt	Dorset Wildlife Trust	CSPS1337
359571	Mr Renny Henderson	Royal Society for the Protection of Birds	CSPS3730
359854	Mr T Graham		CSPS167
359875	Dr Lesley Haskins		CSPS1609
359982	Mr R P Barker		CSPS1835
360302	Mrs Hilary Chittenden	Environment TAG (East Dorset)	CSPS3304
360302	Mrs Hilary Chittenden	Environment TAG (East Dorset)	CSPS3305
361228	Mr A.R Barker		CSPS1449
361246	Mr Andy Edwards		CSPS1577
361248	Mrs Rosemary Armitage	South Western Counties Allotment Association	CSPS1845

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
478235	Ms Jane Brooks		CSPS2779
497743	Mrs Susan Jefferies		CSPS816
497743	Mrs Susan Jefferies		CSPS841
501079	Mrs Linda M O'Connell		CSPS1808
501508	Mr Martin Davies		CSPS1877
501616	Mr R J Joyce		CSPS1814
503233	Mr F Parkes		CSPS2806
509171	Mr and Mrs J Newman		CSPS2799
509549	Mr D Russell		CSPS2842
509888	Dr A Craven	Corfe Mullen Allotment Association	CSPS1708
510111	Mr Brian Lane		CSPS2798
513949	Ms Fay Gardner		CSPS1869
514023	Mr WR Cox		CSPS1836
518481	Mrs S Bargewell	Corfe Mullen Sports Association	CSPS1429
518491	Mr and Mrs Bargewell		CSPS1433
523319	Mr Ryan Johnson	Turley Associates	CSPS3295
523531	Mr Tim Hoskinson	Savills	CSPS2091
534353	Mr Keith Summers		CSPS1837
534358	Mrs Margaret Summers		CSPS1839
647793	Mr J Goddard		CSPS94
648163	Mr and Mrs B Wiltshire		CSPS138

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
648258	Mrs Julia Thomas		CSPS152
648286	Mr Rod Pope		CSPS153
650665	Mrs Jill Goddard		CSPS352
652693	Mr Robin Hill		CSPS462
652820	Mr Peter Talman		CSPS509
652823	Dr Robert Hornby		CSPS510
652851	Mr David Aylmore		CSPS523
653630	Mrs Lesley Cripps		CSPS582
653762	Corfe Mullen Parish Council	Corfe Mullen Parish Council	CSPS583
654047	Mr Michael Livesey		CSPS636
654047	Mr Michael Livesey		CSPS642
654047	Mr Michael Livesey		CSPS2777
654051	Miss Emily Richards		CSPS637
654320	Mrs Meghann Downing	Highways Agency	CSPS755
654383	Hon. Geoff Beck		CSPS908
654655	Mrs V Pearson		CSPS813
654816	Mrs Claire Taylor		CSPS872
654818	Mr E Alexander		CSPS825
654840	Mr Christian Westwood		CSPS868
654843	Mr Martyn Best		CSPS867
654855	Mrs Deborah Jeffries		CSPS886

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
654993	Mrs Sarah Morgan		CSPS956
656339	Mrs J Russell		CSPS2844
656345	Mrs Sharon Gaston		CSPS1135
656438	Ms Carolyn Manners		CSPS1174
656445	Ms Wendy Dix		CSPS2847
656498	Mr Matthew Morris	GVA Planning Development	CSPS2913
656643	Mr Tom Whild	Terence O'Rourke Ltd	CSPS3180
656647	Mr & Mrs M Parkin		CSPS3034
656668	Mr & Mrs Green		CSPS1288
656703	Mr M Adams		CSPS2837
657343	Mr Chris Jeremiah		CSPS1532
657427	Mr Andrew Partridge		CSPS1804
657755	Mrs Edna Gardner		CSPS1865
659695	Mr Brian Lane	Corfe Mullen Community Group	CSPS2353

## Summary of Responses

- **Housing**
  - The proposed site CM1 is the least damaging if housing is to be forced on Corfe Mullen and the best way of safeguarding the Green Belt elsewhere while providing better facilities and housing.
  - Corfe Mullen is a suitable settlement to locate new strategic housing due to the range of services, many of which are available without the use of a car.

- Support limited change to the Green Belt boundary away from the Waterloo Valley, which is an area that has many examples of unimproved grassland.
- Corfe Mullen Parish Council accepts the proposals for building on the fields adjacent to the recreation ground, and also the current allotments subject to an alternative site of equal quality being provided.
- Housing should not be crammed in to Corfe Mullen – extra capacity gives people space, whilst allowing the village to host events such as the carnival. It can also lead to social disorder and will become a less desirable place to live.
- Allotments and recreation ground should not be built on as provide a semi-rural feel for Corfe Mullen, which distinguishes it from the more densely built-up areas adjacent in Poole. They are essential amenities for the people who use them, i.e. allotment holders, sports people and dog walkers
- Moving the school to the recreation ground is no different to building the houses directly on it.
- The new development will mean increased traffic, more pressure on schools, doctors and hospitals, plus the potential for increased crime. They ignore the welfare and privacy of existing residents adjacent to the site.
- Housing development should proceed on brownfield sites and redevelopment of derelict properties in the area. No reference found in the Core Strategy to this or to the number of second homes. A strategy should be put in place alongside measures to stop buying homes purely as financial investments.
- No evidence in the document that all areas surrounding Corfe Mullen have been given equal consideration for new development. As per NPPF, no reasonable alternatives have been considered.
- Majority of people commute to Bournemouth and Poole, so would make sense to put extra houses there or create satellite towns (such as Verwood) – additional development in Corfe Mullen lacks insight and social planning.
- Housing should be built on a green field (not Green Belt) on a site separate from Corfe Mullen where sustainable development for the future can realistically be accommodated.
- No support for argument that there is a choice between the Core Strategy proposals or building at Pardy's Hill/Waterloo Valley – both are out of scale for this part of Corfe Mullen.
- Opposition by Corfe Mullen Community Group and others to development in the Waterloo Valley (including Pardy's Hill and Broadmoor Road), as building on such a prominent Green Belt location will open the floodgates to development.
- Landowners Havelock and Lloyd propose additional residential development could be provided on a new site adjacent to the Windgreen Garage, which could come forward early in the plan period. As with the new neighbourhoods, the Green Belt boundary would need to be redrawn to accommodate this.
- Plans for development on land at Haywards Lane and Pardy's Hill could be built at a lower density and provide affordable housing that will give occupants a desirable place to live. This area is not the Waterloo Valley. Arguments regarding the steepness of slope are not valid – large area of existing settlement is already built like this. Access by older people could be overcome by siting properties along Blandford Road.
- Scrapyard adjacent to Naked Cross Nurseries and the Holmes Bush Pub is suitable for housing if it is offered for sale – good transport links with Poole without having to drive through Corfe Mullen.
- Representations by The Perry Family Trust accompanied by additional supporting documents

- Request site between Blandford Road and Pardy's Hill is considered for new development
- As the original proposals for housing sites was based on a masterplanning exercise rather than from an identified strategic housing requirement, it is interpreted that the proposals for Corfe Mullen is a position of minimal development rather than meeting an objectively assessed target. Further evidence is required to justify the level of development proposed in the village meets housing requirements for both district and village
- The previous Options consultation did not present sufficient alternative options for housing delivery for Corfe Mullen, by not taking to account the benefits other sites could offer and the difficulties of the proposed site to deliver.
- In light of problems with the delivery of CM1, the Council should allocate one or more reserve sites within the original area of search, with the Perry Family's Trust land between Blandford Road and Pardy's Hill well placed for inclusion by being readily deliverable. Benefits of site are also to provide access improvements by allowing the close of the Pardy's Hill junction. It also does not rely on the relocating of Lockyers School and the current allotments.
- Representations by Taylor Wimpey accompanied by additional supporting documents
  - Request site east and west of Haywards Lane is considered for new development
  - Current approach gives no indication of how much of Corfe Mullen's housing need would be met by CM1
  - Express concerns over deliverability of CM1 and the number of alternatives development options consulted on for Corfe Mullen
  - Unclear how the Council will consider the alternative sites submitted in the Pre-Submission consultation
  - Objectively assessed housing need for Corfe Mullen should be defined and sources of supply set out, consulted on and included in the Submission Core Strategy. Based on this, land east and west of Haywards Lane represents a suitable addition or alternative to CM1 which is available, suitable and achievable.
  - Further information submitted to address previous concerns raised regarding topography and highway safety.
- Landowners of site within CM1 to the north of Wimborne Road – The Canford Estate and Harry J Palmer – have a series of comments / concerns:
  - Representations on Core Strategy accompanied by a development concept document to illustrate their own views on the site's potential to deliver sustainable development and a mix of dwelling types. It is explained that the site has the potential to accommodate modest development without compromising the key purposes of the Green Belt
  - Given location of the site adjoining a large area of open space (recreation ground), it is not considered necessary to provide on-site SANGs. But off-site provision has the potential to provide wider benefits to Core Mullen. Currently working with Natural England on a series of options on sites within a reasonable proximity to the site.
  - Question the inclusion in policy wording of new neighbourhoods to be set out to principles of the masterplan and a design code to be agreed with the Council – consider this unnecessarily restricts the flexibility of the policy and rules out alternative, equally valid options for the site. A design guide is considered unnecessary for the site's size and the level of protection already given by policy HE2

- Submission illustrates how access to a potential new school location could be achieved through their site or as an alternative, directly off Wimborne Road. This flexibility should be recognised in policy CM1
  - Due to minimal major infrastructure requirements, the site should be phased to come forward at an early stage
  - Due to uncertainties in the provision of a new school with the plan period, policy CM1 should be sufficiently flexible to allow sites to come forward on a phased basis. Land to the north of Wimborne Road should be the first phase to come forward, independent to the relocation of Lockyers School, with the potential to accommodate up to 12-130 homes
  - Propose detailed wording changes to CM1 to reflect these comments
- The idea that development will make housing more affordable is not valid – developers will always sell at the highest value. New developments will also sell at a premium which in turn pushes up the price of the nearby housing supply
  - The local parish council should decide on the level of local housing required, based on actual local demand. It is hard to see how a village of Corfe Mullen's size needs the number of dwelling being discussed.
  - The new dwellings proposed should be for the existing Corfe Mullen community only. The provision of a 100% Village Trust on the land is what the government wishes to create.
  - Policy should be reworded to allow for as many affordable homes as possible.
  - The need for affordable housing is the village's top priority as it is over the whole of East Dorset – current proposals no way satisfies the need.
  - Large levels of affordable housing are already being provided in the area by the development of flight refuelling in Wimborne.
  - Existing homes for sale in the area confirm that there is no shortage of available housing in the area.
  - Questionable Affordable Housing requirement – DCC census profile data shows Corfe Mullen to have a proportionately younger demographic which suggests it is already well balanced.
  - Land too expensive now for affordable housing and wages too low. Council housing is the answer, with affordable rents.
  - Document is unsound unless details of the provision of additional recreation ground and allotments are provided.
  - Waiting for developer funds before resiting the school, then building the homes does not solve the housing problem straight away. Many factors have to be in place before it could take place, i.e. permissions and sales.

### ***Environment***

- Environment TAG and others respond to say that the Waterloo Valley and area to the west of Corfe Mullen is within the recently defined Wild Purbeck Nature Improvement Area – this should be reflected in the text of the chapter, including defining the types of development that may be appropriate in such an area (as suggested in the NPPF, para 117).
- Dorset Wildlife Trust – hold an objection to the proposal pending ecological and environmental studies, and identification of a suitable and functional area of SANG. If the site is found to have low ecological value and a SANG can be provided, then DWT would have no objection, although some concerns remain regarding the potential increase in use of the nature reserve at Upton Heath and other nearby European designated heaths.

- Amend policy wording that any site short-listed for a SANG or relocated sports pitches and allotments should be the subject of biological survey and recognise landscape, biodiversity and geological constraints, including the Wild Purbeck Nature Improvement Area.
- RSPB – Concern that all housing proposals in the Core Strategy rely heavily on Suitable Alternative Natural Greenspace (SANGs) as a form of mitigation against urban effects on internationally designated heathland sites. Whilst research continues, it is an essentially untested form of mitigation. Long term monitoring and management is also critical to their success. Testing of the suitability of SANGs as a mitigation measure is essential and not yet been undertaken.
- Housing proposals for CM1 are only 600 metres from Corfe Hills Nature Reserve, which is heathlands habitat.
- Further consideration must be given to the strong and dramatic landscape structure around the northern edge of the proposals.
- Noise and light pollution impacts in a currently very rural area.
- No reference is made to the need to carry out an environment impact assessment.

### ***Green Belt***

- Proposals for New Neighbourhoods contradict national policies (policies protecting Green Belt cannot be overridden by the presumption in favour of sustainable development) and are therefore unsound.
- Green Belt provides recreational areas, clean air, an important habitat for wildlife as well as protecting the character of Corfe Mullen by ensuring development does not exceed a certain boundary. Any building on it is not acceptable and would fundamentally damage the local environment.
- Green Belt was drawn in 1986 to halt development, with a planned review 5 years afterwards – this did not happen, so land has been sterilised from development. Large areas of poor quality land could have been provided for industry and other possibilities such as affordable housing that could come forward immediately.

### ***Transport***

- Whilst traffic flows well throughout the day, there is peak time congestion, particularly with additional blockages (i.e. road works) – extra residents, all of whom will have cars will create further problems.
- Wimborne Road, roundabouts on Higher Blandford Road are all close to capacity, as is The Broadway, Broadstone. The roundabouts and junctions in the Cogdean area will require extra traffic management or calming measures to address existing problems, let alone accommodate the extra residents / pedestrians.
- Corfe Mullen is already used as a rat-run for commuters from Ferndown/Wimborne travelling to Poole – additional housing at a pinch point on this route will not improve this, which may in turn impact on public transport running to time.
- Concerns that additional development will result in more traffic on the many nearby country lanes – this will make it more dangerous for horse riders, cyclists and walkers
- Pedestrian crossings, lower speed restrictions and essential infrastructure support are required anyway, regardless of the Core Strategy proposals.
- The Perry Family Trust and others - Proposals for alternative development on Pardy's Hill will result in transport improvements by removing dangerous junctions

- The Highways Agency highlights the fact that with the area's high car ownership, any new development will have an impact on the already constrained A31. Emphasis is given to new development mitigating their traffic impacts (as per the Core Strategy's policy KS11). This may include improvements to sustainable transport measures, which should be assessed through an appropriate transport assessment.
- More emphasis and positive policies must be placed on improvements to public transport and no details on the provision for improved access for cyclists and walkers.
- Lack of buses to the Corfe Mullen area, especially with the removal on No 3 bus and transport links between Broadstone and Poole are negligible – improvements to them need to be tied in place legally for ever, not just a few years.
- Corfe Mullen has inadequate public transport links or sustainable employment opportunities, unlike Bournemouth, Poole, Christchurch and Dorchester. DCC Census Profile data for Corfe Mullen also show car ownership levels are significantly higher than other parts of Dorset, and national levels. In addition to this, the average household size is greater in Corfe Mullen compared to the rest of Dorset which will also increase car usage. The scale of development proposed will only exacerbate the problem.

### ***Recreation Facilities***

- Provide new allotments and sports pitches first of all, to guarantee their provision.
- The recreation ground car park is regularly full; the recreation ground is not suitable for a new school from the point of view of traffic and ruining the much used facility.
- The current ground has the capacity to enable large sporting events and is an invaluable resource to a family orientated community.
- Building on the sports pitches contradicts the identified shortfall of pitches in Corfe Mullen (identified back in the East Dorset Local Plan (2002)), particularly when no alternatives have been identified. Equally the pitches cannot be compensated for by moving them to the north, due to the slope of the land.
- The current sports fields are well drained owing both to soil quality and location. Other sites in the surrounding area slope away to lower quality clay soils that would not be free draining with substantial cost implications to resolve.
- The Corfe Mullen Sports Association or Parish Council could not run facilities in two locations.
- Corfe Mullen Sports Association – The existence of a sports strategy as referred to in the policy does not itself ensure new or additional facilities will be in place, operational and be sufficient prior to the commencement of any development. Any strategy cannot be consistent with sustainable development until
  - New / alternative site for recreational facilities is identified
  - Identify the body responsible for funding, maintaining and sustaining the new facilities
  - The new facilities must be in place and operational including parking and changing facilities prior to any development of the existing site
- Corfe Mullen Sports Association and others are concerned that the location of any new and replacement recreational facilities has not been addressed in the document and the policy does not require any new space to be ready for use before building commences – there should be a requirement that states that it should be in place.
- Whilst the south of the village lacks sport and recreation facilities, the residents in the south have not been asked what they would prefer.

- Relocation of the recreation ground, particularly to the south of the village will involve longer journey for people and increased traffic
- More provision for football and other sports in the south of the village could be provided in the field adjacent to Springdale Road car park.
- For a replacement site, land to the east of the village is in the Borough of Poole so cannot be safeguarded through the Core Strategy. Land to the south is subject to international nature conservation designations. Land to the west would require levelling works, impacting on cost and landscape.
- Any new recreation ground should be in the south of the village, not the west.
- Corfe Mullen Sports Association – the document does not identify any reasonable alternatives. It is not sound unless:
  - The two fields between Violet Farm Close and the present allotments are allocated to sport and recreational use as can benefit from existing changing and parking facilities and can compensate the present sports pitch shortfall. Or;
  - A suitable new / alternative site is identified

### ***School Facilities***

- A new Lockyers school should be built as soon as funds available as current facilities are considerably out of date.
- Even a rebuilt Lockyer's School will be inadequate to accommodate the influx of new families as a result of the new development.
- The new school should only be built once the type (i.e. two tier or three tier) has been agreed.
- Dorset County Council comments that in general, current school facilities provision meets the needs of the area. However, where they are required through population increase and residential development, these are identified in the plan and draft Infrastructure Delivery Plan.
- The Perry Family Trust and others question the commitment of the County Council to a replacement school based on responses to previous responses. No details are provided in respect of the funding of the new school, and are not considered that the development of 250 homes would generate sufficient value to do so. Any future change to academy status would also complicate land ownership
- The land currently used by the school was bequeathed to the village, but the document does not state how it will be taken over for other uses and may invoke legal challenges if it does
- The school is not on the County's list of priority re-builds.
- Concern that moving the school away from the main road to a new site on the recreation ground will lead to more vandalism, anti-social behaviour and levels of rubbish in the surrounding area, plus further for people to walk or cycle to that may aggravate 'school run' traffic problems
- The footprint of the proposed school takes a large amount of the available space and does not appear to have enough parking allocated.
- There are no guarantees in the document of the actual final size of the school.
- Corfe Mullen Parish Council is against building a replacement school on part of the recreation ground.
- Corfe Mullen Sports Association and others - The dual use of school playing fields is not a good idea in respect of child safety. The school could also withdraw community use if it so wished. It would also limit the use by those who currently have access 7 days a week.

- Policy to be reworded to state that if the school cannot be redeveloped on existing site, only then could a relocation to the recreation ground be considered
- The new school's location would result in the loss of the dog walking circuit which is well used by local residents
- The retention and reuse of the school building is supported.
- Corfe Mullen Sports Association and others commented that the claim that Lockyers school site cannot be redeveloped whilst still in use is false – this was done at QE School and Allenbourn Middle School, Wimborne
- Rebuilding on the existing site is feasible, particularly if the central section of Wimborne Road is closed to allow permanent access for joint use of the recreation pitches during term time.
- The existing site could be used in its entirety for new school buildings, with the recreation ground fields used as well. If further land is required, the land bordering the recreation ground and Violet Farm Close could also be used, with the road layout being changed. A similar approach was adopted in the East Dorset Local Plan (2002)

### **Allotments**

- Greater emphasis needs to be placed in the document that the planning permission on the existing allotments can only be granted once a suitable new site of agreed quality has been established. The new site should be agreed with a recognised body such as national Society of Allotment and Leisure Gardeners (NSALG) and with the Parish Council – this should also be a requirement of the policy
- No detail in the document of the resiting of the allotments – it is not possible to give a considered opinion without knowing this. (South Western Counties Allotment Association and others)
- Corfe Mullen Allotment Association – No replacement site identified, and not likely to be so within the village boundaries. Proposal should be removed from the plan
- The present allotments provide many positive benefits for the local community, including financial benefits in the current difficult times
- A replacement site will need to be similar but with better facilities such as able to have a shed, good water supply, ample parking and good growing positions with an overlap with the running of the existing site is requested so not to lose any growing time and to be able to harvest crops before leaving the existing site.
- Resiting the allotments is fraught with problems – the existing site is on the old violet farm, with good soil, drainage and aspect. Few sites exist like this in Corfe Mullen, so land is wasted on housing.
- No site available in the Parish with suitable quality of soil, but very high costs if they were moved.
- An existing long waiting list, additional allotments should be set up next to the existing ones. Local Councils have a statutory duty to provide allotments where there is a demand.
- More areas for growing food are required, not less, particularly with respect of infill development that results in the loss of the larger back gardens. Future planning policy should take more account of more personal responsibility for our own food supply.
- Landowners of site within CM1 to the north of Wimborne Road – The Canford Estate and Harry J Palmer – have potential sites for replacement allotments, with illustrative plans provided in the development concept document, at:

- Broadmoor Road
- 2 sites off Wareham Road to the south of Corfe Mullen
- Merley Park Road, Borough of Poole. With this option, it is considered that policy CM1 is too restrictive in requesting a new allotment site can only be provided with the Parish. This site could be provided on a non-statutory basis with security of tenure secured by appropriate ownership arrangements for the residents of Corfe Mullen.

### ***Services / Utilities***

- Further consultation with medical services welcomed to best accommodate increases in population, as the present Doctors surgery is at the opposite end of the village. Capacity could be accommodated within the present medical centre, but with improved transport links and possible further development of the surgery itself.
- A health centre on the Lockyers School site would be welcomed by those who struggle to reach the only other centre at the opposite end of the village
- Corfe Mullen is tied to Wimborne, not Broadstone or Poole in terms of recycling facilities and library services.
- Facilities should be created in the village first, or build were they exist already.
- Representations by land owners Havelock and Lloyd propose additional commercial and community uses could be provided on a new site adjacent to the Windgreen Garage. The Green Belt boundary would need to be redrawn to accommodate this. The location would be more commercially advantageous by locating it close to existing facilities rather than as part of the new neighbourhood site.
- Corfe Mullen Parish Council wishes the policy to include specific reference to the retention of a youth centre facility.
- Concern that a significant increase in population is not sustainable for the local amenities or infrastructure and will lead to long waits to see doctors, etc
- Proposals are a 'what if' and 'could be' which is a lost opportunity for Corfe Mullen which is a large settlement, currently deprived of amenities and facilities. The current answer that these can be provided by adjoining settlements is not a credible answer

### ***Retail***

- The village has adequate shopping facilities dispersed throughout the village that has built up organically over the years, introducing an additional outlet could drive the others out of business. They would also only duplicate those that are available in a 5-10 mile radius
- New retail units on Lockyers School site would be welcomed and would also provide more employment in the village
- Co-operative Group and others highlight the scale of new floor space with Corfe Mullen is not justified, is based upon an out of date evidence base and out of scale with the role and function of the settlement
  - Supporting text refers to 2,000sq m, which relies on a previous estimate for potential new housing in Corfe Mullen of 800 – the Pre-Submission document proposed 250 homes
  - Population growth and retail expenditure growth forecasts used in the NLP evidence base are out of date

- The NLP report refers to 1,200sq m convenience goods floorspace, not 2,000sq m
- The NLP report used a low sales density figure, not reflective of the main grocery operators
- If there is no demand for additional retail, then land allocated should be used only for affordable housing.

### **General**

- No specific details evident on how the plan will be delivered / funded or timescales of when development will take place
- Lack of consultation with the public in Corfe Mullen
- Better referencing of statistics referred to in the document is required
- A local referendum should take place to accurately gauge the opinions of the existing residents
- The plan has been prepared by consultants who did not speak to any local organisations such as the Parish Council.

### **Councils' Response - how we have taken into account the consultation responses?**

**4.89** Whilst there continues to be a significant number of objections to this allocation, the Council must ensure there is sufficient housing land available to meet the housing need which has been identified and to meet the tests of soundness.

**4.90** The council considers that sufficient land has been allocated to meet demand and therefore additional sites are not required.

**4.91** Some objectors have raised concerns over the selection of sites for residential development. The greenfield areas allocated in the Core Strategy have been identified through a rigorous process which is set out in the Key Strategy Background Paper and the Masterplan Reports. This process involved the selection of settlements and a sieve mapping exercise to identify which areas were not subject to the absolute constraints of proximity to the heathlands and flood plains. This resulted in six areas of search which have been subject to detailed masterplanning exercises.

**4.92** A number of responses, including that of Natural England, are concerned with the need for a greater understanding of the biodiversity issues relating to this site. Discussions are underway with Natural England with a view to preparing a “Statement of Common Ground” prior to the EiP.

**4.93** Details of a replacement school are not available at present but Dorset County Council have been involved with the planning process throughout and therefore the requirement to replace the school remains in the document. It is presently unclear whether the school needs to be relocated. If it does the southern part of the recreation Ground is considered to be the best location. This is, however, Green Belt. There is a concern that if the site is removed from the Green belt and the school does not need to be moved, permission could be given for other forms of development. The Council considers the site should only be released from the Green Belt for a new school. Therefore the policy is to be amended to safeguard the land for school use only.

**4.94** Whilst there are concerns over the building on the allotments, the policy requires replacement allotments to be made available. No change is therefore proposed.

**4.95** There are a number of objections to the concept of additional retail facilities in Corfe Mullen. The recent Retail Study 2012 shows that additional floor space is still required in the village. Meeting this requirement would depend on the interest of a suitable retailer.

**Proposed Changes to the Pre-Submission Core Strategy**

**Lockyer's School and Land North of Corfe Mullen New Neighbourhood....**

....Lockyer's School

- A new school is to be provided on land north of Wimborne Road.
- The school playing fields are to be made available for community use when not required by the School.
- **The site of the new school is identified as safeguarded land for the construction of a new school alone. Should the school not be required during the plan period the site will return to the Green Belt....**

**4.96 Consultation Response Table**

Legally Compliant		Sound		Core Strategy is unsound because it is not:				No Indication of legal compliance or soundness
				Positively Prepared	Justified	Effective	Consistent with National Policy	
Yes	No	Yes	No					
1	1	1	1	0	0		0	1

Table 4.7

**4.97 List of Consultee Reference Numbers**

Contact Person ID	Contact Full Name	Contact Organisation Details	Comment ID
359437	Ms Gill Smith	Affordable Housing Officer Dorset County Council	PCCS394
490527	Corfe Mullen Parish Council	Corfe Mullen Parish Council	PCCS38

Contact Person ID	Contact Full Name	Contact Organisation Details	Comment ID
523531	Mr Tim Hoskinson	Savills	PCCS199

## Summary of Responses

### 4.98 Settlements

#### 4.99 Corfe Mullen Parish Council

- We support only the CHANGE to CM1 ref safeguarding the land – though not CM1 itself.

#### 4.100 Tim Hoskinson, Savills, on behalf of Canford Estate and Harry J Palmer

- The proposed change to CM1 is welcomed as it clarifies the status of the proposed new school site in Green Belt terms. However the changes do not address our concerns regarding the timing and delivery of the school relocation, and the need for the policy to include a clear approach to phasing to provide for the early delivery of the land to the north of Wimborne Road.

#### 4.101 Dorset County Council

- The Pre-Submission plan identified the current Lockyers School and land to the north as a site that offers the opportunity to deliver some new housing. It is proposed to include a statement within Policy CM1 to safeguard land in the Green Belt for the expansion of the school only, if this is found to be needed.
- Dorset County Council supports the proposed change.

## Councils' Position

**4.102** The comments in support of the proposed change are welcomed. It is considered that there is no need to introduce a phasing requirement for this relatively small development proposal as there is no indication that the development needs to be carried out in a comprehensive manner. Provided that the overall objectives of the proposal can be achieved, there is no harm in the development of the land owned by the objectors taking place at a different time than the remainder of the site.

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## Alternative Sites Proposed for Corfe Mullen

### Pre-Submission

**4.103** Land east and west of Haywards Lane (17ha).- No justification and evidence base for need for housing in Corfe Mullen and no indication of proportion of housing need allocated at CM1. No justification for extent of land release from Green Belt. Contrary to NPPF. Concern that CM1 cannot be delivered, especially school site. Proposals should be finalised and consulted on with the alternative sites. Alternative site is available, suitable and deliverable. About 200 dwellings proposed. Would integrate with urban area and is accessible to the existing urban area and proposed country park.

**4.104** Land south-west of Blandford Road (1ha) - Local Plan Policy CM3 allowed development in this area and the policy should be continued. The land should be considered as an alternative to the proposed local centre as it is more central with existing facilities and would complement the proposed allocation at CM1. The proposal would also provide residential development faster than CM1 therefore meeting NPPF requirements.

**4.105** Land between Pardy's Hill and Blandford Road - Master planning exercise sought to determine the capacity of a number of areas of search and does not constitute positive planning. A wider range of sites should have been examined at an earlier stage and suitable sites would have emerged which do not suffer from the constraints of CM1. The Core Strategy is not sound as it is not positively prepared, is not the most appropriate strategy and therefore not justified, causes loss of facilities such as allotments and recreation ground, and it is unlikely, given the scale of development, that the school can be replaced. Land should be allocated as a reserve site.

### Councils' Response - how we have taken into account the consultation responses?

**4.106** Land east and west of Haywards Lane (17ha): The Masterplanning work explains why this area has not been selected for development. No change.

**4.107** Land south-west of Blandford Road (1ha): The Masterplanning work explains why this area has not been selected for development. No change.

**4.108** Land between Pardy's Hill and Blandford Road: The Masterplanning work explains why this area has not been selected for development. No change.

### Proposed Changes to the Pre-Submission Core Strategy

**4.109** No proposed changes.

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## Ferndown and West Parley

### FWP3: Holmwood House New Neighbourhood

#### Pre-Submission

##### Holmwood House New Neighbourhood, Ferndown

A New Neighbourhood is allocated adjacent to Holmwood House, south of Ferndown to provide about 110 homes and large areas of informal open space. To enable this, the Green Belt boundary will be amended to exclude the land identified for new housing.

##### Layout and design

The New Neighbourhood will be set out according to the principles of the Masterplan Reports.

A design code will be agreed by the Council, setting out the required standards.

##### Green Infrastructure

A Suitable Alternative Natural Greenspace strategy is to be implemented as part of the provision of the new housing as required by Policy ME3. This includes open space to be provided south of the allocated housing which will enhance the existing open space at Poor Common and protect the Green Belt gap between Ferndown and Longham.

##### Transport and access

Vehicular access is to be provided from Ringwood Road to the north of Holmwood House.

Dedicated pedestrian and cycling links are to be provided throughout the housing area connecting into the existing networks to the north, east and west.

#### 4.110 Consultation Response

Legally Compliant		Sound		Core Strategy is unsound because it is not:								No Indication of legal compliance or soundness
				Positively Prepared		Justified		Effective		Consistent with National Policy		
Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	
14	3	5	18	9	3	5	11	6	9	9	6	7

Table 4.8

4.111 List of Consultee Reference Numbers

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
359264	Mr Peter Atfield	Goadsby Ltd	CSPS3585
359461	Mrs Nicola Brunt	Dorset Wildlife Trust	CSPS1340
359571	Mr Renny Henderson	Royal Society for the Protection of Birds	CSPS3731
360235	Mr Christopher Undery	Christopher D Undery	CSPS745
360302	Mrs Hilary Chittenden	Environment TAG (East Dorset)	CSPS3312
490823	Mr Ian Jones	Ferndown Town Council	CSPS2995
496473	Mr Brian Morgan		CSPS31
496749	Mr J S Davidson		CSPS691
508601	Mr KA Cook		CSPS1830
512477	Mr DJ Budden		CSPS156
538118	Mrs Christine Cullen		CSPS2787
602666	Mr Ian Smith		CSPS11
612430	Mr Nick Squirrell	Natural England, Dorset and Somerset Team	CSPS1941

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
648124	Mrs Lesley Eve		CSPS139
650107	Mr David Baxter		CSPS287
650667	Mr A D Blakely		CSPS343
652816	Mr Clive Narrainen		CSPS508
654688	Mr Paul Newman	Paul Newman Property Consultants Limited	CSPS781
654830	Mr & Mrs Alan Barton		CSPS847
654962	Mr Christopher Chope		CSPS925
655064	Mr and Mrs K Cullen		CSPS2792
656249	Ms Gemma Care	Barton Willmore LLP	CSPS1079
703944	Cllr John Little	Christchurch & East Dorset Conservative Association	CSPS453

## Summary of Responses

### • *Housing*

- Libra Homes (Developer) – The site has the potential to deliver a greater quantum of housing to meet the objectives of the NPPF (para 47). It is estimated the site could accommodate up to 140 dwellings on a development site of 4.5ha, whilst still providing 6.4ha of supporting SANG. Additional homes could be provided to the east of Longham Business Centre.
- Ferndown Town Council – support this as a reasonably sustainable development, and in particular the creation of a large SANG in association with Poor Common.
- Christopher Chope MP - Object, it removes designated Green Belt land without justification.
- No justified need for housing here.
- Should be 100% affordable housing, not 50%. Young people and those on low incomes are in great need now.
- The numbers do not seem excessive, but the houses should be built to good design standards.

### *Transport*

- Traffic congestion on Ringwood Road and at Longham roundabouts will be exacerbated.
- The development should have a dedicated right hand turning from the south – not traffic lights.
- Traffic lights should give priority to Ringwood Road and not impede the flow.
- Much traffic is through traffic and should be redirected on to the bypass routes.
- Cannot connect to existing cycle routes as they do not exist. Need to alter wording to provide safe connection viz West Parley – Longham – Hampreston – Ringwood Road - Longham.

### ***Environment and Open Space***

- Natural England – In order to avoid a conflict with policy ME1 at a later stage in the planning process Natural England advise the authorities to bring to the attention of those with an interest in these locations the need to carry out a basic biodiversity survey, e.g. Phase 1 Habitat Survey. The NPPF requires that planning policies should be based on up to date information on the natural environment.
- RSPB – No objection in principle. It is clear that SANGs offer perhaps the best opportunity of addressing potential adverse impacts on the European sites. Testing of the suitability of SANGs as a mitigation measure is essential and has not yet been undertaken. SANG to be provided in accordance with Policy ME3.
- Dorset Wildlife Trust – Hold an objection until ecological survey information is provided for this site to assess whether the environmental strand of sustainability is satisfied and the allocation is deliverable. We recommend that existing areas of open space are identified on map 10.4, with rights of way and environmental designations to the east to set the allocation in context and draw attention to the need to consider these matters in design.
- ETAG – Absence of site habitat survey. Concern the site has drainage issues, and 2000cu meters of surface water attenuation storage was originally recommended by Broadway Malyan. This could compromise the SANG area with surface flooding and additional open space areas may need to be provided. No proposals for Sustainable Drainage Systems are included. Details of all existing rights of way and public access land would be helpful on all proposed maps.
- Need to guarantee maintaining remainder of the green space to the north of Christchurch Road, and protecting the tree belt.
- Development should be screened from the A348.
- Potential use of SANG for allotment use.

### **Councils' Response - how we have taken into account the consultation responses?**

#### **4.112 Green Belt**

**4.113** A number of responses have referred to national Green Belt policy and an understanding that seeking to amend existing Green Belt boundaries is illegal and contrary to national policy. This is not the case. Paragraphs 82 – 84 of the National Planning Policy Framework, published by the Government in March 2012, make it clear that Local Planning Authorities can amend existing Green Belt boundaries in exceptional circumstances, through the preparation or review of a Local Plan, when planning for larger scale developments such as major urban extensions.

**4.114 Housing**

**4.115** A significant number of objectors have raised concerns over the selection of sites for residential development. The greenfield areas allocated in the Core Strategy have been identified through a rigorous process which is set out in the Key Strategy Background Paper and the Masterplan Reports. This process involved the selection of suitable settlements and a sieve mapping exercise to identify which areas were not subject to the absolute constraints of proximity to the heathlands and flood plains. This resulted in six areas of search which have been subject to detailed masterplanning exercises.

**4.116** The Councils have demonstrated evidence of need for additional dwellings within the Plan area, and have also demonstrated that there is insufficient capacity within the existing built-up areas to accommodate this need. There is also a need to provide additional land for employment uses within the areas. National policy requires Local Authorities to demonstrate that the location of new development is sustainable. This situation has given rise to the need to amend the Green Belt boundary in specific, limited locations to accommodate much-needed development. There is no requirement to increase the number of dwellings proposed in this location at this stage.

**4.117** The master plan provides an illustrative approach for the delivery of the site. A Development Brief will need to be agreed with the Council for all new neighbourhoods. This will deal with all detailed matters of delivery of the site, such as general layout, SANGs, and other detailed site requirements. The requirements for this can be found in replacement Policy KS3 and KS4.

**4.118 Transport**

**4.119** A significant number of people have stated that the transport issues which they believe will result from the proposed development are not covered by the proposals set out in the policy. Dorset County Council has carried out transport assessments in general and the assessments show that development can take place. Following the adoption of the Core Strategy a developer will be required to carry out further assessments which will show the specific issues relating to the site and the improvements which will be required as part of the planning application process. The provision of cycle routes is to link in to the existing networks and provide new routes. The text will be amended to take account of this change.

**4.120 Environment and Open Space**

**4.121** A number of responses, including that of Natural England, are concerned with the need for a greater understanding of the biodiversity issues relating to this site. Discussions are underway with Natural England with a view to preparing a "Statement of Common Ground" prior to the Examination in Public but officers from natural England have not raised an in principle objection to the proposal.

**4.122** Some responses have referred to the risk of flooding on this site. Both Councils have completed Strategic Flood Risk Assessments. No objections have been received to this proposal from the Environment Agency. Flood management, mitigation and defence is covered by Policy ME6 which includes "future proofing" against the effects of climate change and the need for the use of Sustainable Drainage Systems amongst other measures.

## Proposed Changes to the Pre-Submission Core Strategy

### Holmwood House New Neighbourhood, Ferndown

A New Neighbourhood is allocated adjacent to Holmwood House, south of Ferndown to provide about 110 homes and large areas of informal open space. To enable this, the Green Belt boundary will be amended to exclude the land identified for new housing.

#### Layout and design

The New Neighbourhood will be set out according to the principles of the Masterplan Reports.

A design code will be agreed by the Council, setting out the required standards.

#### Green Infrastructure

A Suitable Alternative Natural Greenspace strategy is to be implemented as part of the provision of the new housing as required by Policy ME3. This includes open space to be provided south of the allocated housing which will enhance the existing open space at Poor Common and protect the Green Belt gap between Ferndown and Longham.

#### Transport and access

Vehicular access is to be provided from Ringwood Road to the north of Holmwood House.

Dedicated pedestrian and cycling links are to be provided throughout the housing area connecting into the existing **and proposed** networks ~~to the north, east and west.~~

### 4.123 Summary of Responses

4.124 There were no responses received.

**Policy FWP4: Coppins New Neighbourhood****Pre-Submission****Coppins New Neighbourhood, Ferndown**

A New Neighbourhood is allocated at Coppins Nursery, south of Ferndown to provide about 30 homes. To enable this the Green Belt boundary will be amended to exclude the land identified for new housing.

**Layout and design**

The New Neighbourhood will be set out according to the principles of the Masterplan Reports.

A design code will be agreed by the Council, setting out the required standards.

**Green Infrastructure**

A Suitable Alternative Natural Greenspace strategy is to be implemented as part of the provision of the new housing as required by Policy ME3. Open space is to be provided to enhance the existing open space at Poor Common, providing green links along the southern fringe of the urban area. This should extend to at least 50% of the identified site.

**Transport and access**

Vehicular access is to be provided from Christchurch Road.

Dedicated pedestrian and cycling links are to be provided throughout the housing area and link into the existing networks to the north, east and west.

**4.125 Consultation Response**

Legally Compliant		Sound		Core Strategy is unsound because it is not:								No Indication of legal compliance or soundness
				Positively Prepared		Justified		Effective		Consistent with National Policy		
Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	
4	3	4	10	3	2	5	6	5	4	5	2	10

Table 4.9

4.126 List of Consultee Reference Numbers

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
359461	Mrs Nicola Brunt	Dorset Wildlife Trust	CSPS1344
359571	Mr Renny Henderson	Royal Society for the Protection of Birds	CSPS3732
360235	Mr Christopher Undery	Christopher D Undery	CSPS746
360302	Mrs Hilary Chittenden	Environment TAG (East Dorset)	CSPS3314
490823	Mr Ian Jones	Ferndown Town Council	CSPS2996
494600	Mrs Audrey Russell		CSPS2245
496473	Mr Brian Morgan		CSPS32
496749	Mr J S Davidson		CSPS695
508601	Mr KA Cook		CSPS1841
512363	Mr T Meads		CSPS135
523531	Mr Tim Hoskinson	Savills	CSPS3197
535574	Mr and Mrs Ralph Williams		CSPS2294
538118	Mrs Christine Cullen		CSPS2789

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
612430	Mr Nick Squirrell	Natural England, Dorset and Somerset Team	CSPS1942
644715	Mrs Barbara Ralph		CSPS179
650107	Mr David Baxter		CSPS289
650667	Mr A D Blakely		CSPS344
654962	Mr Christopher Chope		CSPS922
655064	Mr and Mrs K Cullen		CSPS2793
656249	Ms Gemma Care	Barton Willmore LLP	CSPS1080
703944	Cllr John Little	Christchurch & East Dorset Conservative Association	CSPS454

## Summary of Responses

### • *Housing*

- Ferndown Town Council supports the proposals for the Coppins site.
- Savills on behalf of Barrett Homes (Developer) could achieve a higher level of development on the site of 45 dwellings, as set out in the original Core Strategy Issues and Options consultation. The whole site could be developed; this would support the objectives of the NPPF and would not compromise Green Belt principles. The criteria to set out the new neighbourhood using a design code is questioned, as are the principles of the Masterplan Reports, which were not previously required for this site. The concept masterplan illustrated in Map 10.5 has not been subject to consultation or detailed testing through the design process, and there are alternative, equally valid options for the scheme.
- Christopher Chope MP – Object, it involves the removal of designated Green Belt without justification.
- The developed area of the site with the nursery buildings on should be developed, and the open area left open.
- Utilise the whole site for development.
- No objection to this land being used for housing.
- The housing content of Policy FWP4 seems to rely on encouraging land owners to leave land derelict so that they can be rewarded with high value development opportunities.

### *Environment and Open Space/SANGs*

- Savills on behalf of Barrett Homes (Developer) suggests that even at 45 dwellings, this number is not sufficient to require on-site SANG provision, as suggested by Policies ME2 and ME3 which set the threshold at 50 units. A more flexible approach, with a combination of informal open space provision on-site, in combination with improvements to linkages to adjoining SANGs and off-site improvements are proposed as the most appropriate solution.
- Natural England – In order to avoid a conflict with policy ME1 at a later stage in the planning process Natural England advise the authorities to bring to the attention of those with an interest in these locations the need to carry out a basic biodiversity survey, e.g. Phase 1 Habitat Survey. The NPPF requires that planning policies should be based on up to date information on the natural environment.
- RSPB – No objection in principle. It is clear that SANGs offer perhaps the best opportunity of addressing potential adverse impacts on the European sites. Testing of the suitability of SANGS as a mitigation measure is essential and has not yet been undertaken. SANG to be provided in accordance with Policy ME3.
- Dorset Wildlife Trust – Hold an objection until ecological survey information is provided for this site to assess whether the environmental strand of sustainability is satisfied and the allocation is deliverable. We recommend that existing areas of open space are identified on map 10.4, with rights of way and environmental designations to the east to set the allocation in context and draw attention to the need to consider these matters in design.
- ETAG – Absence of site habitat survey. While supporting the application of the SANG strategy to the site, the area identified is no more than public open space. The exact suitability of the informal recreational opportunities cannot be assessed as it is unclear from the proposals map what land is currently publicly accessible or where there are existing public rights of way. It would be helpful if existing RoW and public access land were shown on all proposals maps. The people and wildlife links to FWP4 and Poor Common should be clarified. Horse riding is popular in the area and the need for safe bridleways with longer distance links should be considered. Rights of Way, Open Access land and habitat data (type and designation) should be shown on the proposals map.
- The footpath shown green on the plan is inaccurate as there is no footpath there and not on land owned by the proposed developer.
- Use part of the SANG for allotment use.
- This site provides an important visual break between Parley and Longham and should revert to farm land if the nursery is no longer financially viable.

### ***Transport***

- Concern at the increased number of car movements along Christchurch Road and entering and leaving the site

### **Councils' Response - how we have taken into account the consultation responses?**

#### **4.127 Green Belt**

**4.128** A number of responses have referred to national Green Belt policy and an understanding that seeking to amend existing Green Belt boundaries is illegal and contrary to national policy. This is not the case. Paragraphs 82 – 84 of the National Planning Policy Framework, published by the Government in March 2012, make it clear that Local Planning Authorities can amend existing Green Belt boundaries in exceptional circumstances, through the preparation or review of a Local Plan, when planning for larger scale developments such as major urban extensions.

#### **4.129** *Housing*

**4.130** The Councils have demonstrated evidence of need for additional dwellings within the Plan area, and have also demonstrated that there is insufficient capacity within the existing built-up areas to accommodate this need. There is also a need to provide additional land for employment uses within the areas. National policy requires Local Authorities to demonstrate that the location of new development is sustainable. This situation has given rise to the need to amend the Green Belt boundary in specific, limited locations to accommodate much-needed development. There is no requirement to increase the number of dwellings proposed in this location at this stage.

**4.131** The master plan provides an illustrative approach for the delivery of the site. A Development Brief will need to be agreed with the Council for all new neighbourhoods. This will deal with all detailed matters of delivery of the site, such as general layout, open space, and other detailed site requirements. The requirements for this can be found in replacement Policy KS3 and KS4.

#### **4.132** *Environment and Open Space/SANGs*

**4.133** The Council is in discussion with Natural England and the prospective developer about the best way to mitigate harm to the nearby heaths. Officer advice from Natural England is that there is no need for a SANG to be provided for this site as it adjoins the Poor Common open space. Some open space provision coupled with a financial contribution are considered appropriate for heathland mitigation. This aspect should be deleted from the Policy. Public Rights of Way and links to the existing footpaths to Poor Common and the wider area will be supported and indicated on the Development Brief.

**4.134** A number of responses, including that of Natural England, are concerned with the need for a greater understanding of the biodiversity issues relating to this site. Discussions are underway with Natural England with a view to preparing a “Statement of Common Ground” prior to the Examination in Public.

#### **4.135** *Transport*

**4.136** A number of people have stated that the transport issues which they believe will result from the proposed development are not covered by the proposals set out in the policy. Dorset County Council has carried out transport assessments in general and the assessments show that development can take place. Following the adoption of the Core Strategy a developer will be required to carry out further assessments which will show the specific issues relating to the site and the improvements which will be required as part of the planning application process. The provision of cycle routes is to link in to the existing networks and provide new routes. The text will be amended to take account of this change.

## Proposed Changes to the Pre-Submission Core Strategy

### Coppins New Neighbourhood, Ferndown

A New Neighbourhood is allocated at Coppins Nursery, south of Ferndown to provide about 30 homes. To enable this the Green Belt boundary will be amended to exclude the land identified for new housing.

#### Layout and design

The New Neighbourhood will be set out according to the principles of the Masterplan Reports.

A design code will be agreed by the Council, setting out the required standards.

#### Green Infrastructure

~~A Suitable Alternative Natural Greenspace strategy is to be implemented as part of the provision of the new housing as required by Policy ME3.~~ Open space is to be provided to enhance the existing open space at Poor Common, providing green links along the southern fringe of the urban area. ~~This should extend to at least 50% of the identified site.~~

#### Transport and access

Vehicular access is to be provided from Christchurch Road.

Dedicated pedestrian and cycling links are to be provided throughout the housing area and link into the existing and proposed networks. ~~to the north, east and west.~~

## 4.137 Consultation Response Table

Legally Compliant		Sound		Core Strategy is unsound because it is not:				No Indication of legal compliance or soundness
				Positively Prepared	Justified	Effective	Consistent with National Policy	
Yes	No	Yes	No					
0	0	0	1	0	0		0	

Table 4.10

#### 4.138 List of Consultee Reference Numbers

Contact Person ID	Contact Full Name	Contact Organisation Details	Comment ID
523531	Mr Tim Hoskinson	Savills	PCCS189

### Summary of Responses

#### 4.139 Tim Hoskinson, Savills on behalf of Barratt David Wilson Homes

- The proposed change to confirm that on-site SANG provision is not required, is welcomed.
- As a consequence of this change, the capacity of the site is not justified or effective, and the wording should be revised to 'about 45 homes'.
- The status of Map 10.5 is questioned and the area of residential development should be redrawn to illustrate this change, referencing the concept plans previously submitted.
- The second and third sentences of supporting text at paragraph 10.29 are no longer relevant and should be deleted.

### Councils' Position

**4.140** The support for the amendment regarding SANG provision is welcomed, however this is a small site on the edge of the urban area and to minimise its impact on the surrounding Green Belt, there is no change to the number of proposed housing units proposed.

**Policy FWP5: West Parley Village Centre Enhancement Scheme**

**Pre-Submission**

**West Parley Village Centre Enhancement Scheme**

A major environmental enhancement of West Parley Village Centre is to be implemented to improve its vitality and viability. New public spaces, shops, services and facilities are to be provided in conjunction with wholesale changes to the Parley Crossroads and the associated service roads. This relies upon new link roads to be provided in conjunction with the New Neighbourhoods allocated in policies FWP6 and FWP7.

**4.141 Consultation Response**

Legally Compliant		Sound		Core Strategy is unsound because it is not:								No Indication of legal compliance or soundness
				Positively Prepared		Justified		Effective		Consistent with National Policy		
Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	
8	12	3	33	3	3	21	5	16	4	13	5	21

Table 4.11

**4.142 List of Consultee Reference Numbers**

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
359553	Mrs Linda Leeding	West Parley Parish Council	CSPS1631
359553	Mrs Linda Leeding	West Parley Parish Council	CSPS1995
360060	Mr & Mrs G.M Edwards		CSPS1675
360190	Mr John Cullen	Barrack Road (West Parley) Residents Association	CSPS2683
360910	Mrs Fiona Baker		CSPS2631

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
361035	Mrs H.L O'Sullivan		CSPS2278
474971	Mr Peter Durant		CSPS2207
475526	Mr Geoffrey Dark		CSPS2610
490823	Mr Ian Jones	Ferndown Town Council	CSPS2998
491020	Mr Simon Jordan		CSPS1713
494600	Mrs Audrey Russell		CSPS2246
495200	Mr and Mrs J M B Webber		CSPS1875
496473	Mr Brian Morgan		CSPS25
496575	Mrs Gillian Sewell		CSPS62
496597	Mr Colin Sewell		CSPS52
496749	Mr J S Davidson		CSPS696
498044	Miss Carolyne Banks		CSPS1793
498455	Mrs Rosemary Dark		CSPS2605
499532		Bournemouth Borough Council	CSPS3249
501234	Dr A Grieve		CSPS41
501766	Mr D E Anderton		CSPS417
502950	Mr I G Banks		CSPS2767
503395	Mr Ian Davis		CSPS2316
503864	Heather Freeman		CSPS127
503869	Mrs Jean Khan		CSPS131
508605	Miss Janet Ames		CSPS65

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
511916	Mr Craig Baker		CSPS2639
512344	Mr M Wyeth		CSPS2659
512459	Mrs Sandra Davis		CSPS2350
535063	Ms Karen Morris		CSPS1685
535574	Mr and Mrs Ralph Williams		CSPS2299
537014	Master Kieran Morris		CSPS1693
650107	Mr David Baxter		CSPS293
654437	Mr Ron White		CSPS701
654783	Mrs Lesley Wilson		CSPS864
654962	Mr Christopher Chope		CSPS923
655496	Mr and Mrs S Williams		CSPS1026
656399	Mrs R J Cook		CSPS2698
656402	Mrs Jean Williams		CSPS1161
656476	Mrs Anita Howe		CSPS2623
656479	Mr Geoffrey Squire		CSPS2622
656692	Mr Robin Henderson	Ken Parke Planning Consultants	CSPS3628
656748	Kerry Morris		CSPS1460
656750	Mr Kevin Streets	Foxes Commercial Ltd	CSPS2272
656808	Mrs Pat Couper		CSPS1611
656816	Mr P C Bamborough		CSPS1620
656940	Mrs Sheila Edwards		CSPS1677

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
656999	Mrs Sheila Gooden		CSPS1697
657003	Mr Robin Gooden		CSPS1704
657007	Mrs Hilary Jordan		CSPS1716
657018	Mr Stuart Couper		CSPS1719
703944	Cllr John Little	Christchurch & East Dorset Conservative Association	CSPS449

## Summary of Responses

### • *General Comments*

- West Parley Parish Council are unable to make responsible detailed comments relating to the new Centre Enhancement Scheme. To do so would require substantial engagement with E.D.D.C. The West Parley Parish Council's conclusion is that putting this policy (and the closely linked policies FWP6 and FWP7) forward for consultation at this stage is premature until the evidence base has been produced, and the NPPF and EDDC policies of community engagement should be properly implemented in this process.
- Christopher Chope - Policies FWP5, 6 and 7 together result in the removal of an essential part of the South East Dorset Green Belt from Green Belt designation. There is no justification for this, consistent with the National Planning Policy Framework which requires that development on land designated as Green Belt should be restricted when plan making is undertaken and that such a restriction should be part of the concept of sustainable development.

### *Transport*

- Ferndown Town Council - The Town Council believe that the two link roads, one either side of New Road to the south of Parley Cross, would each require some means of traffic control with the A347. These new signals, together with those at Parley Cross, two sets connected with the Dormy development and the existing lights at Penny's Hill, plus traffic associated with the new greenfield housing, be likely to significantly add to the vehicular journey time from the River Stour to Ferndown centre.
- Bournemouth Borough Council – the junction improvements differ from those recommended by SEDMMTS. Whilst the proposals will improve the situation for east-west movements, concern the improvements should not be at the expense of north-south movements on the A347 between Ferndown and Bournemouth.

- Barrack Road Residents Association – Most traffic is east/west or north/south therefore reduction in traffic at Parley Cross would not be significant and benefit of road improvements is strongly outweighed by loss of Green Belt. Parish Council is seeking to reduce speed limit on main roads in West Parley which will increase capacity of the junction and reduce effect of traffic on environment.
- Create a roundabout making use of the garage site on the crossroads.
- The volume of traffic is the main issue.
- The required funding for the highway improvements has not been adequately considered; the major part of which will have to come from public funds.
- The proposed link roads will cause tailbacks and problems for all traffic trying to join New Road.
- Concern at rat running along local roads to avoid the no right turns.
- Current West Parley traffic problems are of short duration and no more than other spots in the area.
- Further traffic analysis is required.

### ***Environment***

- There is a lack of car parking spaces with the proposals.
- The images presented are misleading.
- We welcome the proposals to smarten up the shops.

### ***Shopping and Facilities***

- Barrack Road (West Parley) Residents Association – Parish Plan results do not support new village centre scheme but does support improvement in existing shops.
- The present shops are adequate and do not need enhancing.
- New shops will affect existing businesses.
- A new supermarket will kill off the existing shops.
- Short stay parking should be introduced to avoid people parking all day and commuting elsewhere.

## **Councils' Response - how we have taken into account the consultation responses?**

### **4.143 Green Belt**

**4.144** A number of responses have referred to national Green Belt policy and an understanding that seeking to amend existing Green Belt boundaries is illegal and contrary to national policy. This is not the case. Paragraphs 82 – 84 of the National Planning Policy Statement, published by the Government in March 2012, make it clear that Local Planning Authorities can amend existing Green Belt boundaries in exceptional circumstances, through the preparation or review of a Local Plan, when planning for larger scale developments such as major urban extensions.

**4.145 Transport**

**4.146** A significant number of people have stated that the transport issues which they believe will result from the proposed development are not covered by the proposals set out in the policy. Dorset County Council has carried out transport assessments that show that the proposals do provide a significant reduction in the amount of congestion at parley Crossroads and provide the opportunity to reduce pedestrian/vehicular conflict. Following the adoption of the Core Strategy further assessments will be required as part of a planning application process.

**4.147 Shopping and Facilities**

**4.148** A detailed enhancement brief will need to be agreed with West Parley Parish Council for the village centre to ensure the environmental improvements are supported by the community. A further Retail Study update (Sept 2012) has been prepared to consider the strategic retail growth requirement for Christchurch and East Dorset. The Study indicates that there is scope for retail growth in both West Parley and Ferndown during the plan period. The provision of a convenience retail supermarket is therefore considered acceptable in West Parley to meet this future need.

**Proposed Changes to the Pre-Submission Core Strategy**

**4.149** No change proposed.

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**Policy FWP6: East of New Road New Neighbourhood**

**Pre-Submission**

**East of New Road New Neighbourhood, West Parley**

A New Neighbourhood is allocated to deliver about 320 homes, and additions to the village centre which could include a convenience foodstore of about 3,000 sq metres. To enable this the Green Belt boundary will be amended to exclude the land identified for new housing and new commercial and community uses.

**Layout and design**

The New Neighbourhood will be set out according to the principles of the Masterplan Reports.

A design code will be agreed by the Council, setting out the required standards.

**Green Infrastructure**

A Suitable Alternative Natural Greenspace strategy is to be implemented as part of the provision of the new housing as required by Policy ME3. This is to incorporate very significant areas of open space to the east of Church Lane, to the south of the allocated housing area and between the allocated development area and housing on Church Lane.

A park is to be provided adjacent to the village centre.

### Transport and access

Vehicular access is to be provided via a new link road that will join Christchurch Road and New Road to the south of the existing urban area. This road is also to divert traffic from the Parley Crossroads.

Vehicular access to the village centre extension is to come from the link road.

Dedicated pedestrian and cycling links are to be provided throughout the housing area with connections into the existing networks to the north, east, west and south towards Bournemouth.

Improvements to public transport services.

### Phasing

The link road must be fully operational prior to the opening of a convenience foodstore, or the occupation of 50% of the new homes.

#### 4.150 Consultation Response

Legally Compliant		Sound		Core Strategy is unsound because it is not:								No Indication of legal compliance or soundness
				Positively Prepared		Justified		Effective		Consistent with National Policy		
Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	
15	24	6	62	7	10	30	20	26	21	26	23	183

Table 4.12

#### 4.151 List of Consultee Reference Numbers

4.152 See appendix.

### Summary of Responses

- *General Comments*

- West Parley Parish Council – The scale of the planned development is unsustainable. The 520 houses in FWP6 and FWP7 represent an overwhelming and unsustainable addition of 32% to West Parley's existing 1630 houses. The 2010 Core strategy Options had said building on a similar scale on this site was a 'non preferred option'. Moreover the link road was completely new, and the community facilities shown had never been discussed with the community.
- Wyatt Homes – A critical scale of development is required to achieve planning objectives and development viability and Policy FWP6 achieves this; it will provide the delivery of a sufficient quantum of much needed housing and an extensive range of other benefits.
- Multiple Sclerosis Society – With over 70 people with MS attending the centre in Church Lane each day, we are struggling with car park space for them and the 20 to 30 volunteers each day. We wonder if we could have a small area behind the centre as additional car park space – it is proposed as a community green in the plan. Alternatively, could the car park proposed for the SANG for dog walkers on the field opposite the centre, be utilised by the centre on the days it is open. We would appreciate any support you can offer so we do not have to turn people away.
- Barrack Road Residents Association – Significant increase in housing proposed well in excess of Parish Plan suggestions for sustained expansion. Large HGVs would need to use link road and sample drawings of likely layout around housing do not look realistic. Spreads effect of heavy traffic even more around the village.
- It is ironic this proposal was not a preferred option in the last round of consultation, as 'possible improvements to this junction could result in a pedestrian unfriendly environment and not one around which a new community should be based.'
- The projected improvements would probably be inadequate to solve even the current traffic problems. An additional 520 homes within a short distance of the junction on both sides of New Road plus new shops and facilities would only exacerbate the severe congestion in the area.
- This proposal goes against the key principles of the 2011 Localism Act, as it is a top down approach being imposed, not from the grassroots of the local community.
- Where will people work?

### **Housing**

- West Parley Parish Council – A rapid increase in West Parley's housing stock by one third will have an unsustainable and adverse effect on a West Parley's distinct and separate community.
- Hurn Parish Council – 100 homes would be more in keeping with the rural aspect and would not encroach towards the properties on Church Lane, as per the Options for Consideration Consultation. Fewer homes would reduce the impact on the highway network.
- Wyatt Homes – The % of affordable housing should be expressed as a maxima, not a minima, with any delivery target subject to viability of the site, as suggested by the Council's Housing Development and Enabling Manager recently. On this site the list of planning obligations, including a new link road, would give rise to a viability profile not in accord with 'normal' greenfield development. Flexibility needs to be maintained in this.
- The site is under a flight path of aircraft taking off and landing at Bournemouth International Airport. There could be pollution, health and safety risks associated with building residential units at this location.
- Density is too high for the existing area.

- Quality buildings are desirable.
- The number of houses proposed is excessive.
- The quality of the environment of the new housing will be compromised by the link roads passing through them with queues of cars, creating unpleasant locations for children to play safely or even for house windows to be open.
- We accept some housing is needed, but not this level.
- The rooms sizes of the new houses are too small with inadequate storage and too many of them being squeezed into too small an area.

### ***Transport***

- Highways Agency - Whilst not immediately adjacent to the A31, these proposals represent a significant increase to existing housing, and therefore we would highlight the importance of including impacts upon the Strategic Road Network (SRN) in the Transport Assessment and resulting mitigation to ensure that traffic impacts upon the SRN are appropriately managed.
- West Parley Parish Council – We have grave doubts on the effectiveness and deliverability of a link road through FWP6. It would carry major traffic to and from the airport, mineral sites, the Eco waste plant and the Bournemouth waste treatment facility right through the middle of a high density area of housing.
- Ferndown Town Council - Object on grounds of additional traffic movements and journey time, primarily to and from Ferndown on the A347 (see also FWP5) Any additional capacity created around Parley Cross by the two new link roads will be more that offset by the additional traffic from this and the proposed development west of New Road. (FWP7)
- Wyatt Homes – Some residents' concerns over either traffic additions to the Parley Crossroads or the environmental result of new works here on any new community are unfounded. The reverse is actually the case; endorsement of the development is a pre-requisite to achieving both capacity and environmental improvements at this junction and its environs.
- It is already very difficult to access some roads due to the volume of traffic.
- The link roads should not run through residential areas.
- West Parley already experiences serious traffic congestion from all directions in and out of Parley lights and through Longham; the proposed layout changes at Parley lights will offer limited or no improvements.
- It will push the gridlock further up the road.
- Dedicated filter lanes on the junctions, be they roundabouts or traffic lights, must be compulsory, otherwise the traffic will back up.
- The bus services are slow and fares are very expensive.
- The consultation does not propose new slip lanes to turn left into the new road, that will as the existing road layout confirms, be necessary to aid the movement of traffic, and be expensive and have a high impact on the environment.
- Too many traffic lights and roundabouts compromising access to existing properties on New Road and affecting property values.

### ***Environment***

- Natural England – In order to avoid a conflict with policy ME1 at a later stage in the planning process Natural England advise the authorities to bring to the attention of those with an interest in these locations the need to carry out a basic biodiversity survey, e.g. Phase 1 Habitat Survey. The NPPF requires that planning policies should be based on up to date information on the natural environment.
- RSPB – No objection in principle. It is clear that SANGs offer perhaps the best opportunity of addressing potential adverse impacts on the European sites. Testing of the suitability of SANGS as a mitigation measure is essential and has not yet been undertaken. SANG to be provided in accordance with Policy ME3.
- Dorset Wildlife Trust – Hold an objection until ecological survey information is provided for this site to assess whether the environmental strand of sustainability is satisfied and the allocation is deliverable. We recommend that existing areas of open space are identified on map 10.4, with rights of way and environmental designations to the east to set the allocation in context and draw attention to the need to consider these matters in design.
- ETAG – The SANG should be informed by biological survey and Policy ME3. The area includes some trees with TPOs and native hedgerows. Subject to safe DDA compliant pedestrian and cycle access across the main roads, it could make a valuable contribution to the community of West Parley. Safe access for horse riders should also be considered.
- Wyatt Homes with the help of ecological practise EPR, and Natural England have carefully explored the issue of impacts to the SPA. A scheme has been drafted which mitigates for the site in SPA terms and brings the diversionary open space for the nearby population for the nearby population as well as offering benefits for walkers on the Stour Valley Way. Wyatts are committed to a single SANGs area of over 16ha.
- Christopher Chope MP - Policies FWP5, 6 and 7 together result in the removal of an essential part of the South East Dorset Green Belt from Green Belt designation. There is no justification for this, consistent with the National Planning Policy Framework which requires that development on land designated as Green Belt should be restricted when plan making is undertaken and that such a restriction should be part of the concept of sustainable development.
- Concern at loss of Green Belt gap between West Parley and Bournemouth.
- The 520 additional houses will result in continuous housing between Bournemouth and Ferndown, creating urban sprawl and joining up communities.
- The proposal runs counter to Green Belt legislation.
- This is Grade 2 agricultural land.
- The policy talks of improved walking, cycling and public transport. There are no good dedicated cycle routes out of Bournemouth that link cycle infrastructure in Bournemouth into wider Dorset, over the Stour.
- This policy has not addressed provisions for the safety of the many horses and horse riders in the area, to separate the animals from severely increased traffic.
- Impact on wildlife, including a bat reserve, and removal of protected oak trees.
- The development may lead to a problem with surface water run-off, potentially putting a strain on the eco-system in flood control.
- Loss of the views of the fields will impact on the amenity of existing local residents.

### ***Shops and Facilities***

- The Co-operative Group – The proposal for a new foodstore is based on out dated reports by NLP (2008), for the provision of 800 homes growth at West Parley, not 520. The Study relies on a high growth rate forecast, which is not being used for the Pre-Submission document. It is not made clear why West Parley is able to accommodate 40% of the identified capacity for a different area (Ferndown), or whether the 1500 – 2000sqm of floor space identified is for convenience goods only or convenience and comparison goods. The scale of the new floor space has not been justified and appears to be out of scale with the role and function of the settlement.
- Dorset Fire and Rescue - May require land shown for community development for a Fire and Rescue station.
- Lack of Doctor's surgeries nearby.
- Insufficient school places for children.
- The homes are too far from local schools.
- There is no funding for a new school.
- How will the demand for local nursery places be met?
- No more commercial outlets are required in this area.
- Another supermarket is not needed and will only bring chaos to the already crowded roads of West Parley.
- A previous supermarket was rejected on appeal at this site.
- Plenty of other supermarkets within 2 miles of West Parley, including a large Tesco store which Bournemouth BC has granted permission for in Kinson.
- There are already 2 churches in West Parley.
- There are not enough Plymouth Brethren in West Parley to warrant a new church.
- We do not need allotments.
- A new park is not needed, the existing one has recently been upgraded.

### **Councils' Response - how we have taken into account the consultation responses?**

#### **4.153 Housing**

**4.154** Whilst there continues to be a significant number of objections to this allocation, the Council must ensure there is sufficient housing land available to meet the housing need which has been identified and to meet the tests of soundness.

**4.155** A significant number of objectors have raised concerns over the selection of sites for residential development. The greenfield areas allocated in the Core Strategy have been identified through a rigorous process which is set out in the Key Strategy Background Paper and the Masterplan Reports. This process involved the selection of settlements and a sieve mapping exercise to identify which areas were not subject to the absolute constraints of proximity to the heathlands and flood plains. This resulted in six areas of search which have been subject to detailed masterplanning exercises.

**4.156** A Development Brief will need to be agreed with the Council for all new neighbourhoods. This will deal with all detailed matters of delivery of the site, such as general layout, SANGs, and other site requirements, such as a new church or fire station. The requirement for this can be found in replacement Policy KS3 and KS4.

### **4.157** *Green Belt*

**4.158** A number of responses have referred to national Green Belt policy and an understanding that seeking to amend existing Green Belt boundaries is illegal and contrary to national policy. This is not the case. Paragraphs 82 – 84 of the National Planning Policy Framework, published by the Government in March 2012, make it clear that Local Planning Authorities can amend existing Green Belt boundaries in exceptional circumstances, through the preparation or review of a Local Plan, when planning for larger scale developments such as major urban extensions or new neighbourhoods.

**4.159** The Councils have demonstrated evidence of need for additional dwellings within the Plan area, and have also demonstrated that there is insufficient capacity within the existing built-up areas to accommodate this need. There is also a need to provide additional land for employment uses within the areas. National policy requires Local Authorities to demonstrate that the location of new development is sustainable. This situation has given rise to the need to amend the Green Belt boundary in specific, limited locations to accommodate much-needed development.

### **4.160** *Environment*

**4.161** A number of responses, including that of Natural England and the RSPB, are concerned with the need for a greater understanding of the biodiversity issues relating to this site. Discussions are underway with Natural England with a view to preparing a “Statement of Common Ground” prior to the Examination in Public.

**4.162** The use of SANGs to mitigate the impact of development on heathland has been agreed with Natural England.

### **4.163** *Shops and Facilities*

**4.164** A further Retail Study Update (Sept 2012) has been prepared to consider the strategic retail growth requirement for Christchurch and East Dorset. The Study indicates that there is scope for retail growth in both West Parley and Ferndown during the plan period. The provision of a convenience retail supermarket is therefore considered to be appropriate in West Parley to meet this future need, but the proposed size has been amended to 800 - 900 sqm to reflect the latest evidence.

**4.165** Dorset County Council as the education provider has been closely involved with the development of the Core Strategy. The authority has indicated where new or larger replacement schools will be required and these are included in the proposals.

**4.166** The Health authorities have been consulted throughout the preparation of this document. Any requirements are set out in the Infrastructure Delivery Plan which forms part of the Core Strategy. As development takes place throughout the plan period, the health authorities will monitor the capacity of surgeries and determine any requirements at that stage.

**4.167** Gas, electricity and water - The Service providers have been contacted throughout the preparation of this document and no concerns have been raised.

#### **Proposed Changes to the Pre-Submission Core Strategy**

##### **East of New Road New Neighbourhood, West Parley**

A New Neighbourhood is allocated to deliver about 320 homes, and additions to the village centre which could include a convenience foodstore of about ~~3,000~~ **800 - 900** sq metres. To enable this the Green Belt boundary will be amended to exclude the land identified for new housing and new commercial and community uses.

##### **Layout and design**

The New Neighbourhood will be set out according to the principles of the Masterplan Reports.

A design code will be agreed by the Council, setting out the required standards.

##### **Green Infrastructure**

A Suitable Alternative Natural Greenspace strategy is to be implemented as part of the provision of the new housing as required by Policy ME3. This is to incorporate very significant areas of open space to the east of Church Lane, to the south of the allocated housing area and between the allocated development area and housing on Church Lane.

A park is to be provided adjacent to the village centre.

**Transport and access**

Vehicular access is to be provided via a new link road that will join Christchurch Road and New Road to the south of the existing urban area. This road is also to divert traffic from the Parley Crossroads.

Vehicular access to the village centre extension is to come from the link road.

Dedicated pedestrian and cycling links are to be provided throughout the housing area with connections into the existing networks to the north, east, west and south towards Bournemouth.

Improvements to public transport services.

**Phasing**

The link road must be fully operational prior to the opening of a convenience foodstore, or the occupation of 50% of the new homes.

**4.168 Consultation Response Table**

Legally Compliant		Sound		Core Strategy is unsound because it is not:				No Indication of legal compliance or soundness
				Positively Prepared	Justified	Effective	Consistent with National Policy	
Yes	No	Yes	No					
1	1	1	2	0	0	0	0	2

Table 4.13

**4.169 List of Consultee Reference Numbers**

Contact Person ID	Contact Full Name	Contact Organisation Details	Comment ID
359261	Mr Doug Cramond	DC Planning Ltd	PCCS274
360302	Mrs Hilary Chittenden	Chairperson Environment TAG (East Dorset)	PCCS449

Contact Person ID	Contact Full Name	Contact Organisation Details	Comment ID
496575	Mrs Gillian Sewell		PCCS45
500570	Mr J.D Head		PCCS279
717053	Mrs Janet Healy		PCCS84

## Summary of Responses

### 4.170 Convenience Foodstore

#### 4.171 G Sewell, Local Resident

- Unsound. Significant new proposals are included which were not in the original document. We already more than adequately served by a large Tesco Express and diverse shops including the post office and pharmacy.

#### 4.172 Janet Healey, CPRE

- We support the reduction in size of comparison floorspace, as Parley is vulnerable to 'out of town' stores taking over from local convenience stores. However this only goes a very small way in reducing our objections to this site for housing. We would like to take our argument for a reduction in housing on this arable site to its logical conclusion.

#### 4.173 Mr J D Head, Local Resident

- The reasons given for the change in the size of the foodstore was that a mistake was made. As all the drawings etc at the roadshow indicated a large supermarket was to be built this brings into question as to how reliable any of the numbers quoted in this document can be considered to be, and is this large increase in housing justified.

#### 4.174 Hilary Chittenden, Environment TAG

- Rather than using our response to this policy, in reaching a decision the Analysis of Responses has cited part of ETAG's response to FWP3. Although we have been advised that a correction will be made there is no evidence that our views have been taken into consideration in the revision of the Policy.

#### 4.175 Doug Cramond, DC Planning on behalf of Wyatt Homes

- In response to the proposed change in the size of the foodstore, we would be grateful if you would consider the enclosed report by Drivers Jonas Deloitte. The Deloitte report, taking the relevant economic and sustainability figures into account, reaches the conclusion that a store of about

1,500 sq m (net) would bring positive benefits and not undermine the vitality and viability of Ferndown centre. In the circumstances, we trust you will amend the policy wording to reflect this change to 'about 1,500 sq metres'. On this basis we will not pursue the matter through the Examination. Should it remain as presently drafted, we would wish to appear at the Examination to fully explore this matter.

### Councils' Position

**4.176** The revised convenience store floorspace figure was derived following the recent update of the Retail Study (September 2012) by NLP. This considered market conditions, catchment and trade leakage from this area. The findings are reflected in this revised figure. The figure in the policy allows for some flexibility as it is prefaced by the word 'about'. The appropriate scale of a store will be determined by the best evidence at the time of a planning application, but the current information suggests that a store should be small.

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### Alternative Sites Proposed for Ferndown and West Parley

#### Pre-Submission

**4.177** Stourbank Park - Allocate land for employment with some residential in conjunction with adjoining Wessex Water Depot. Improvements at Canford Bottom roundabout offer potential for development in the surrounding area. Site is no more remote than that proposed at Holmwood Park, FWP6 is difficult to contain and could lead to more development to the east, FWP7 looks hard to achieve due to cost of new road and has visual impact as well as impacting on the Hillfort. Core Strategy is unsound on the basis of this omission.

**4.178** Stapehill Abbey - Core strategy does not provide a policy to positively resolve the future of the Abbey in accordance with the NPPF. A full range of housing and insufficient numbers are at variance with the NPPF. Allocate land for 55 units including conversion of buildings, and for offices, educational or leisure uses. Additional land should be allocated at a density of 3 dwellings per hectare, 10 affordable houses, an on-site SANG and allotments.

**4.179** Land east of Ferndown Industrial estate - allocate land for employment purposes. Overall target for land should be higher. As land at Bournemouth Airport cannot be easily delivered, greater flexibility is required with additional sites allocated. Land here is well located to attract investment and allow expansion of local industries.

**4.180** Hilltop Nursery (See also Wimborne) - allocate land for residential development and SANG.

**4.181** Land east of Ham Lane, Little Canford Manor Farm site (see also Wimborne) - allocate land for rugby club and associated facilities.

- 4.182** Little Canford Depot-Allocate land for residential development - 50 to 100 units, employment development, fishing lakes and amenity land. This mixed use site has to be re-developed within the plan period and compares well with other sites. Core Strategy is unsound as does not represent the best option, given the alternatives. Brown field sites should be considered before green field. Amend KS1 to include redevelopment of land, Amend KS2 to release brownfield sites in Green Belt, Amend KS4 to include a greater level of housing supply in accordance with evidence, amend PC1 to include a more flexible approach to sites, Amend PC2 to allow mixed schemes on employment sites. Documentation includes a Sustainability Appraisal.
- 4.183** Holmwood House-Allocate land adjacent to FWP3 for residential development. The true level of development required to meet housing need has not been recognised. The plan is unsound as it does not secure a sufficient supply.
- 4.184** 122 Ringwood Road, Longham - Allocate land for residential development, 15 to 20 units. There is insufficient capacity within the village to provide land for development to support the services within the village. This site is available for the "limited development" referred to in the policy.
- 4.185** West Parley - Dorset Fire and Rescue-May require land shown for community development for a Fire and Rescue station.

#### **Councils' Response - how we have taken into account the consultation responses?**

- 4.186 Stourbank Park:** The Council does not consider that this site falls within the area identified through the Masterplanning process as a sustainable location, as it is separated from Wimborne, the closest settlement, by the A31. No change.
- 4.187 Stapehill Abbey:** This site is not within the areas of search which have been considered suitable locations for development, as it does not relate closely to an urban area with key services and facilities. It is therefore not an area which is in line with the Key Strategy. As a brownfield site in the Green Belt, the Council will consider any proposals for development under the policies in the Core Strategy and those in the National Planning Policy Framework. No change.
- 4.188 Hilltop Nursery:** (See Wimborne) No change.
- 4.189 Land east of Ham Lane, Little Canford Manor Farm site:** (see Wimborne) No change.
- 4.190 Land east of Ferndown Industrial estate:** The Council considers that a more than sufficient allocation of employment land has been made. Furthermore, the proposed site is close to European designated wet heathlands and the Council is concerned that development on this site would impact on the hydrology of the area with implications for Slop Bog. No change.
- 4.191 Little Canford Depot:** Allocate land for residential development - 50 to 100 units, employment development, fishing lakes and amenity land. This mixed use site has to be re-developed within the plan period and compares well with other sites. The Council does not consider that this site falls within the area identified through the Masterplanning process as a sustainable location, as it is separated from Wimborne, the closest settlement, by the A31. No change.

**4.192 Holmwood House: Allocate land adjacent to FWP3 for residential development:** The Council considers that it has allocated sufficient land to meet housing need and has chosen those sites through the Masterplanning process- see above. The allocation of this site would close the important Green Belt gap between Ferndown and Longham. No change.

**4.193 122 Ringwood Road, Longham:** Allocate land for residential development, 15 to 20 units. The Masterplanning work explains why this area has not been selected for development. No change.

**4.194 West Parley-Dorset Fire and Rescue-May require land shown for community development for a Fire and Rescue station:** Please see Policy FWP6. A Development Brief is required for this site and will cover this potential requirement.

#### **Proposed Changes to the Pre-Submission Core Strategy**

**4.195** No changes proposed.

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## Verwood

### Policy VTSW4: North Western Verwood New Neighbourhood

#### Pre-Submission

##### North Western Verwood New Neighbourhood

A New Neighbourhood to the north west of Verwood is identified to provide about 230 homes. To enable this the Green Belt boundary will be amended to exclude the land identified for new housing.

##### Layout and design

- The new neighbourhood will be set out according to the principles of the masterplan.
- A design code will be agreed by the Council, setting out the required high standards.

##### Green Infrastructure

- A Suitable Alternative Natural Greenspace strategy is to be implemented as part of the provision of the new housing as required by Policy ME3.

##### Transport and access

- Vehicular access is to be provided from Edmondsham Road
- Dedicated pedestrian and cycling links are to be provided throughout the housing area and link into the existing networks.

#### 4.196 Consultation Response

Legally Compliant		Sound		Core Strategy is unsound because it is not:								No Indication of legal compliance or soundness
				Positively Prepared		Justified		Effective		Consistent with National Policy		
Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	
9	2	1	13	3	6	4	7	3	7	2	10	3

Table 4.14

4.197 List of Consultee Reference Numbers

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
359264	Mr Peter Atfield	Goadsby Ltd	CSPS3549
359461	Mrs Nicola Brunt	Dorset Wildlife Trust	CSPS1352
359547	Mrs V Bright	Verwood Town Council	CSPS1747
359571	Mr Renny Henderson	Royal Society for the Protection of Birds	CSPS3736
360082	Mr and Mrs K Healy		CSPS2450
360949	Mr Stuart Goodwill	Barratt David Wilson Ltd	CSPS2707
496473	Mr Brian Morgan		CSPS35
502921	Mr and Mrs L Forinton		CSPS2804
507931	Mr and Mrs R S W Spicer		CSPS76
522117	Mrs Hilary Chittenden		CSPS1540
523262	Mr & Mrs Jonathan Jones		CSPS237
588532	Mr and Mrs Nick Hunt		CSPS50
612430	Mr Nick Squirrell	Natural England, Dorset and Somerset Team	CSPS1948

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
646381	Mrs Michelle Jameson		CSPS61
648124	Mrs Lesley Eve		CSPS130
649505	Miss Dawn Leader		CSPS236
654618	Mr Peter Tanner	Tanner & Tilley Planning Consultants	CSPS883
656741	Mr and Mrs Terrence Groves		CSPS1434

## Summary of Responses

### • *Housing*

- There is little or no need (as opposed to demand) for new housing here, and certainly not enough to override Green Belt protection.
- New housing in Verwood should not be permitted unless it is required to meet local needs.
- More housing would not be sustainable unless it is related to local employment.
- Building homes for 230 families cannot be justified based on the current infrastructure in Verwood.
- There is a great need for 100% affordable housing stock. You should make builders only build low cost housing (100%) until the need is met – don't give planning permission for anything else.
- Support the land being identified for residential development, but consider that the detailed requirements of policy VTSW4 could be revised.
- Verwood is an unsustainable location. The potential for achieving a high proportion of affordable housing here is high and clearly attractive from a point of view of meeting targets. However, Verwood is not a sustainable location due to high car dependence, poor public transport provision, and lack of adequate shopping facilities.
- Verwood Town Council – the housing density should reflect the site's proximity to the sensitive landscape of the Area of Outstanding Natural Beauty.
- The percentage of affordable homes is too high at 50% and should be no more than 10% - a high proportion of affordable housing brings with it many problems. This will have an adverse effect on the social harmony of the local populace.
- Goadsby Ltd object to the proposed residential development of this site due to its adverse impact on the Area of Great Landscape Value, contrary to existing policy, the loss of Grade 3 agricultural land and the impact on the established, rural nature of the area. It is proposed that policy VTSW4 be deleted in favour of land to the south of Manor Road being allocated for residential development instead.

### *Environment*

- I have a letter from my MP confirming the arbitrary re-drawing of the Green Belt boundaries is not consistent with Government policy. The proposal, therefore, is not consistent with national policy and should be legally challenged.
- Dorset Wildlife Trust – Ecological survey information for this site is not available therefore it is not possible to fully assess the potential environmental impacts of development on this site. DWT would like to see full ecological survey information to inform the allocation. They have detailed concerns about the possible impact of the development on surrounding features of biodiversity importance and suggest changes to the plan to accommodate these. If mitigation is not possible then this policy will conflict with the Core Strategy Vision and Objective 1 which protects the AONB and hence will not be deliverable.
- The areas selected for development are in the Area of Great Landscape Value, and on unimproved grassland. There has been no biodiversity survey, and the landscape sensitivity of the area is high.
- North Verwood is unique in terms of tranquillity and intrinsically dark skies. Development proposals must demonstrate how they will comply with NPPF para 125. Consideration should be given to ensure that adequate mitigation can be introduced to help mitigate additional light and protect the tranquillity of the area. Unless the issue can be resolved, the policy is undeliverable.
- The SANG could help to meet the aspirations of local residents expressed in responses to the Town Plan to see the local natural environment to include more wildlife friendly planting in car parks and public places, native trees and hedgerows and tranquil places.
- Any drainage proposals would need to ensure that run off into the River Crane (an SSSI) did not harm this feature.
- The development between Eastworth Farm and Trinity School would adversely affect the character and quality of this historic farm complex. Delete from the policy the development area between Eastworth Road and Trinity First School.
- Verwood Town Council – light pollution must be addressed, especially due to the sloping nature of the site.
- Natural England comment that in order to avoid conflict with Policy ME1 at a later stage in the planning process, there is a need to carry out a basic biodiversity survey to consider whether there is the likely presence of features which are likely to restrict or delay development. Any policy will need to be compliant with policy considerations in the NPPF regarding the natural environment and currently the policy does not contain enough information about features of biodiversity importance which are to be secured or enhanced to ensure compliance with national guidance.
- Part of the site is Grade 2 agricultural land.
- RSPB – SANG to be provided in accordance with policy ME3. The RSPB does not object in principle to the residential allocations, however they do rely heavily on SANGs as a mitigation measure, which are still a relatively untested measure as effective mitigation and further evidence is required.

### **Facilities**

- Verwood is the second largest town in East Dorset already but cannot be expanded any further with such a poor town centre.
- Object to the proposal to allow allotments on the site on the grounds of highway danger due to the number of vehicles involved, the amount of litter generated by allotment users, including the litter flying out of cars and the holders not bothering to pick it up, fire hazards from bonfires which will be lit with no regard to any neighbours nearby, unsightly state of untended allotments, sheds which will be built with a jumbled creation of any bits of corrugated iron, asbestos, bits of old timber etc., and increase use of the nearby protected heathlands by bored children who will be allowed to wander off to leave the parents with their vegetables etc.

- The availability of existing healthcare, school, leisure and public services cannot cater for this volume of homes – especially in conjunction with policy VTSW5.
- Verwood Town Council – sufficient provision for children from the new development must be provided by the two nearest schools
- Verwood Town Council – adequate health provision must be made available locally for the increase in population.

### ***Transport***

- More housing just increases the problems already in Verwood. The traffic on the B3081 is a problem for vehicles during the rush hour, and it is very difficult to cross the roads at this time. There is currently inadequate car parking in Verwood.
- A full Transport Assessment is required as over 80 units are proposed.

## **Councils' Response - how we have taken into account the consultation responses?**

### **4.198 Housing**

**4.199** Evidence provided in support of amended Policy KS3/4 identifies the housing need for the area, and clearly indicates that there is currently an unmet need for both affordable and market housing within the Plan area. Evidence provided in support of Policy LN3 identifies the justification for the proportion of affordable housing required from the allocation, which again clearly shows a significant degree of unmet demand in the area. Work carried out in support of Policy LN3 also considers the viability implications on development of the level of affordable housing proposed. The Council must ensure that there is sufficient housing land available to meet the housing need which has been identified and to meet the tests of soundness.

**4.200** Verwood has been an area of significant housing growth in the past, and the Verwood etc. and East Dorset Local Plans identified a significant amount of residential development for the town in the late 1990's and in 2002. However, due to the increased significance of the internationally protected Dorset heathlands which abut the built-up area of the settlement, two significant residential allocations (at Aggis Farm, 111 units, and Hainault Farm, 70 units) can no longer be developed. The re-development potential of large areas of the existing built-up areas have also been affected by the embargo on development within 400m of protected heathland and therefore the potential of the urban area to provide opportunities to meet local housing need have been curtailed. Therefore the amount of housing proposed within Policies VTSW4 and 5 is equal to that previously allocated in Verwood, that can no longer be built.

**4.201** A Development Brief will need to be agreed with the Council for all new neighbourhoods. This will deal with all detailed matters of delivery of the site, such as general layout, SANGs, and other detailed site requirements. The details of this can be found in replacement Policy KS3 and KS4.

### **4.202 Environment**

**4.203** A number of comments were received questioning whether the Council is breaching national Green Belt policy by seeking to remove land from the Green Belt to allocate it for residential development. This matter is addressed in more detail in the response to comments on Policy KS2, and in brief, national policy in the National Planning Policy Framework allows local authorities, when preparing strategic plans (such as the Core Strategy) to amend Green Belt boundaries when very special circumstances can be demonstrated to justify that the need for development cannot be met any other way.

**4.204** The impact of the proposed development on its landscape setting, amongst other considerations, has been thoroughly assessed by the Council's consultants as part of the East Dorset Housing Options Master Plan Report January 2012. This Report concluded that there was the landscape capacity to accommodate additional development in the area without a significant impact on the quality of the surrounding area, and that the large SANG which would be provided with the development provides an opportunity to strengthen the landscape setting of this part of Verwood.

**4.205** The majority of the allocation site is Agricultural Grade 3, with the land to the north of Eastworth Farm being Grade 4. Therefore, there is no fundamental objection to the loss of farmland to residential use in this area.

**4.206** A number of responses, including that of Natural England, are concerned with the need for a greater understanding of the biodiversity issues relating to this site. Discussions are underway with Natural England with a view to preparing a "Statement of Common Ground" prior to the Examination in Public.

### **4.207** *Facilities*

**4.208** All the service providers have been consulted throughout the preparation of this document. No information has been received by the providers of facilities within Verwood, such as the health authority, to say that additional facilities are required to service the new development. As development takes place throughout the plan period the health authorities and other service providers will monitor the capacity of surgeries and other facilities and determine any requirements at that stage. The only recognised need is for an upper school. This is addressed via Policy VTSW2 above. Additional retail capacity in Verwood is being provided by an expansion of the existing Morrisons store, which has just been granted planning permission.

### **4.209** *Transport*

**4.210** A significant number of people have stated that the transport issues which they believe will result from the proposed development are not covered by the proposals set out in the policy. Dorset County Council has carried out transport assessments in general and the assessments show that development can take place. Following the adoption of the Core Strategy a developer will be required to carry out further assessments to identify the specific issues relating to the site and the improvements which will be required as part of the planning application process.

### **Proposed Changes to the Pre-Submission Core Strategy**

**4.211** No change proposed.

**Policy VTSW5: North Eastern Verwood New Neighbourhood****Pre-Submission****North Eastern Verwood New Neighbourhood**

A New Neighbourhood to the north east of Verwood is identified to provide about 50 homes. To enable this the Green Belt boundary will be amended to exclude the land identified for new housing.

**Layout and design**

- The new neighbourhood will be set out according to the principles of the masterplan.
- A design code will be agreed by the Council, setting out the required high standards.

**Green Infrastructure**

- Approximately half of the identified land is to be set out as informal open space along with children's play.
- A Suitable Alternative Natural Greenspace strategy is to be implemented as part of the provision of the new housing as required by Policy ME3.

**Transport and access**

- Vehicular access is to be provided from Ringwood Road
- Dedicated pedestrian and cycling links are to be provided throughout the housing area and link into the existing networks.

**4.212 Consultation Response**

Legally Compliant		Sound		Core Strategy is unsound because it is not:								No Indication of legal compliance or soundness
				Positively Prepared		Justified		Effective		Consistent with National Policy		
Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	Yes	No	
13	31	5	46	16	23	20	22	22	23	22	23	16

Table 4.15

4.213 List of Consultee Reference Numbers

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
359264	Mr Peter Atfield	Goadsby Ltd	CSPS3566
359461	Mrs Nicola Brunt	Dorset Wildlife Trust	CSPS1353
359492	Mr Stuart Jarvis	Hampshire County Council	CSPS2035
359547	Mrs V Bright	Verwood Town Council	CSPS1753
359571	Mr Renny Henderson	Royal Society for the Protection of Birds	CSPS3739
360082	Mr and Mrs K Healy		CSPS2465
496473	Mr Brian Morgan		CSPS36
504530	Mrs Christine Phipps		CSPS1724
507136	Mrs S A Segal		CSPS1538
507525	Mr David Lander	Boyer Planning Ltd	CSPS3223
522117	Mrs Hilary Chittenden		CSPS1541
588532	Mr and Mrs Nick Hunt		CSPS51
612430	Mr Nick Squirrell	Natural England, Dorset and Somerset Team	CSPS2081

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
643480	Mr Ian Strachan		CSPS17
647250	Mrs Shirley Bethell		CSPS69
648124	Mrs Lesley Eve		CSPS134
648783	Mrs Valerie Wakefield		CSPS157
648930	Mrs Margaret Hankin		CSPS200
648933	Mr Bernard Hankin		CSPS201
649505	Miss Dawn Leader		CSPS235
649505	Miss Dawn Leader		CSPS760
649505	Miss Dawn Leader		CSPS909
650215	Mr I Hickman		CSPS2868
650249	Mr Albert Lidbury		CSPS328
650420	Mrs Lynn Lidbury		CSPS320
650714	Mr Norman Bethell		CSPS814
651093	Mrs Beryl Capacci		CSPS406
651289	Mrs Helen Seddon		CSPS413
651831	Mrs Arlene Williamson		CSPS433
652701	Mr Peter Knight		CSPS567
652701	Mr Peter Knight		CSPS526
652701	Mr Peter Knight		CSPS522
652710	Mr Gary Balmer		CSPS475
652710	Mr Gary Balmer		CSPS803

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
652805	Mr Douglas Gregory		CSPS506
652810	Mr Alfred Hall		CSPS507
652994	Mrs Kathleen Leader		CSPS545
654030	Mr Jim Lumley		CSPS660
654289	Miss Hannah Wood		CSPS685
654808	Mr Brian Uncle		CSPS822
654815	Mr P Allen		CSPS824
654858	Mrs Britt Poyntz	Friends of Ringwood Forest	CSPS910
656150	Mr & Mrs Capacci		CSPS1052
656166	Mr & Mrs Uncle		CSPS1057
656170	Mr & Mrs R.D Penn		CSPS1059
656192	Mr & Mrs Hankin		CSPS1064
656197	Mr & Mrs Knight		CSPS1066
656199	Mr & Mrs A Lidbury		CSPS1067
656200	Mr & Mrs Strachan		CSPS1068
656203	Mr & Mrs Squire		CSPS1070
656205	Mr F Dowton		CSPS1071
656205	Mr F Dowton		CSPS1696
656208	Mrs B Bentley		CSPS1072
656210	Mr Ronald Swaffield		CSPS2866
656214	Mrs B Lawford		CSPS1075

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
656214	Mrs B Lawford		CSPS1545
656347	Mr Ray Wells		CSPS1879
656348	Mrs Pauline Wells		CSPS1854
656354	Mrs Elizabeth Gross		CSPS1880
656358	Mr & Mrs John Bainbridge		CSPS2835
656448	Ms Brigitte Hiller		CSPS1900
656741	Mr and Mrs Terrence Groves		CSPS1435
657353	Mrs Julie Higman		CSPS2781
657367	Mrs Brenda Grout		CSPS1774
657378	Mrs C Langley		CSPS3021
657382	Mr Michael Evans		CSPS1982
657785	Mr Mike Keene		CSPS2782
660531	Mrs Lesley Swaffield		CSPS2871

#### 4.214 Summary of Responses

- **Housing**

- The proposal is not legally compliant as local residents have not been given the opportunity to comment on the policy before, unlike all the other proposals in the document.
- There is little or no need (as opposed to demand) for new housing here, and certainly not enough to override Green Belt protection.
- New housing in Verwood should not be permitted unless it is required to meet local needs.
- More housing would not be sustainable unless it is related to local employment opportunities.
- Preferably build elsewhere because houses to the rear of my property will make me feel ill.

- There is other land at the other end of Verwood which may be more suited for building as it is convenient for shops and bus services.
- There is a great need for 100% affordable housing in high price/low wage Dorset.
- The proposal does not comply with key principles in the NPPF as it is Green Belt, in a flood risk area and has no public transport and is too far to walk or cycle to facilities.
- As a Verwood resident in rented accommodation wanting to buy a house I support the proposal. I work on Ebblake and the site's location here with improved cycle/footpath links to the town centre mean that I could save on the cost of car transport. This plan looks like a positive move and takes into account the needs/requirements of the younger generation.
- The site is too far away from Verwood Town Centre to support vulnerable families without transport.
- I consider there is no room for further development in Verwood.
- I am very much against further development etc. We do need however bungalows built for the over 55's (not any more flats).
- We support this policy. The housing is not so visible and will be shielded from open countryside by both the plantation and existing housing.
- Boyer Planning Ltd's client controls the land comprising VTSW5 and supports the policy and have provided a detailed justification for the release of this land from the Green Belt in accordance with guidance contained in the NPPF, and information to address the biodiversity and hydrological concerns about the possible impact of this development on nearby protected sites, as well as highway and access information.

### ***Facilities***

- Verwood is already over developed with housing and does not have enough facilities ie doctors surgeries, shops etc. for the existing population, let alone an increased need from more housing.

### ***Environment***

- A full wildlife/biodiversity assessment needs to be carried out, as there is a lot of wildlife using the site.
- The site should be a place protected for wildlife.
- The site would be best used for a graveyard.
- It is not legal to build on the Green Belt.
- The site is liable to flooding. It is in Flood Zone 1.
- Additional development will result in more pollution of the area.
- The proposed SANG is not big enough for the amount of development proposed.
- The impact of excess water flowing into the Ebblake Stream and into an SSSI has not been commented on or assessed.
- There is very little environment left in Verwood.
- The impact on the proposed development of the nearby gravel extraction proposals and existing landfill site have not been assessed.
- Cycle links/footpaths through the forest could impact on designated heathland. Lighting the footpaths in the forest could cause light pollution to other properties and impact wildlife.

- Greater investigation of the social, transport and environmental issues raised by the site's possible development should have been undertaken in more depth.
- Dorset Wildlife Trust consider that the development of this site has the potential to adversely impact on the Ebblake Bog SSSI, which is part of an internationally protected site, as it would drain to the Ebblake Stream. A Sustainable Urban Drainage Scheme and compensatory measures in Ringwood Forest are required.
- Hampshire County Council, as neighbouring Mineral and Waste Authority, note that the proposal is in proximity to a proposed sand and gravel extraction site at Blue Haze and a reserve landfill site at Purple Haze. Any future development at NE Verwood should take account of the current and proposed mineral and waste uses within Ringwood Forest so as to avoid any future conflicts of interest.
- Natural England consider that the policy is unsound and possibly not legally compliant as it does not identify the need for hydrological mitigation to avoid harm to the integrity of the internationally protected Dorset Heathlands site at Ebblake Bog. The policy also fails to make reference to the need to assess the impacts of development on European protected species known to occur in Ringwood Forest up to and beyond 400m from an urban area. They suggest amendments to the policy which will overcome these concerns.
- Goadsby Ltd. argue that the site cannot provide sufficient green infrastructure to mitigate the harm to internationally protected heathland and should be deleted.
- RSPB – SANG to be provided in accordance with policy ME3. The RSPB does not, in principle, object to the housing allocations in the Plan provided the heathland mitigation measures are sound.

### ***Traffic and Transport***

- A traffic assessment needs to be done along Ringwood Road to assess the safest place to allow children to cross.
- The site is too far from the shops, services and schools in the town for residents not to use their cars, and it is therefore the wrong location for additional housing.
- If the development does go ahead it is essential that a new road for vehicles and pedestrians is created away from the blind corner.
- Roads are not adequate to take additional traffic, in particular the B3081.
- There is no room for a cycle way along the B3081.
- There are no bus services in this part of the town, and unlikely to be any off the back of this development.
- The site is too far from the town centre to be accessed by disabled people.
- Access into the site from Ringwood Road is dangerous, it is near a blind bend where traffic speeds are too high.
- It is currently difficult to cross the busy B3081 without more traffic from new development.
- Verwood Town Council support the policy, and require that a traffic management scheme would need to be put in place.
- Bypass needed to spread the traffic load.
- Rush hour traffic between the A31 and Verwood would be slowed further by traffic turning towards Verwood to reach amenities plus would add more cars to the queue to get onto the A31.

### **4.215 Councils' Response - how we have taken into account the consultation responses?**

#### **4.216 *Housing***

**4.217** Evidence provided in support of Policy KS3/4 identifies the housing need for the area, and clearly indicates that there is currently an unmet need for both affordable and market housing within the Plan area. Evidence provided in support of Policy LN3 identifies the justification for the proportion of affordable housing required from the allocation, which again clearly shows a significant degree of unmet demand in the area. Work carried out in support of Policy LN3 also considers the viability implications on development of the level of affordable housing proposed.

**4.218** Verwood has been an area of significant housing growth in the past, and the Verwood etc. and East Dorset Local Plans identified a further amount of residential development for the town in the late 1990's and in 2002. However, due to the increased significance of the internationally protected Dorset heathlands which abut the built-up area of the settlement, two significant residential allocations (at Aggis Farm, 111 units, and Hainault Farm, 70 units) can no longer be developed. The re-development potential of large areas of the existing built-up areas have also been affected by the embargo on development within 400m of protected heathland and therefore the potential of the urban area to provide opportunities to meet local housing need have been curtailed. Therefore the amount of housing proposed within Policies VTSW4 and 5 is equal to that previously allocated in Verwood, that can no longer be built.

**4.219** A number of comments have also been received from local residents claiming that the allocation of this land is not legally compliant as this allocation has not been included in any earlier consultation on the Core Strategy. This is not the case. The Core Strategy Options for Consideration Consultation, which was undertaken in October 2012 - January 2011, was a non-statutory consultation stage of the Core Strategy's preparation. From the responses to this consultation, and other evidence studies undertaken to inform the Core Strategy, the Councils produced their Pre-Submission document, which is a statutory phase of the process, as set out in the Town and Country Planning (Local Planning) (England) Regulations 2012. This is the first formal stage of consultation the Councils are required to carry out in respect of the formulation of policy and responses received in respect of this consultation are forwarded to the Inspector appointed to conduct the examination into the soundness of the Plan. No respondent to the Pre-Submission stage of the Plan is disadvantaged at the Examination stage for not having had the opportunity to comment on a proposal at the non-statutory Options consultation.

**4.220** A Development Brief will need to be agreed with the Council for all new neighbourhoods. This will deal with all detailed matters of delivery of the site, such as general layout, SANGs, and other site requirements. The details of this can be found in replacement Policy KS3 and KS4.

#### **4.221 *Environment***

**4.222** A number of comments were received questioning whether the Council are breaching national Green Belt policy by seeking to remove land from the Green Belt to allocate it for residential development. This matter is addressed in more detail in the response to comments on Policy KS2, and in brief, national policy in the National Planning Policy Framework allows local authorities, when preparing strategic plans (such as the Core Strategy) to amend Green Belt boundaries when very special circumstances can be demonstrated to justify that the need for development cannot be met any other way.

**4.223** Some of the responses make reference to the site being within Flood Zone 1 and imply that the site is therefore liable to flooding. This is not the case. Land within Flood Zones 2 and 3 are liable to flooding nationally, whereas land in Flood Zone 1 is not. This is normally land which is suitable for residential development as it is at a low risk of flooding, as set out in the National Planning Policy Framework Technical Guidance March 2012, and the Environment Agency has raised no concerns about the development of the site. Both Councils have completed Strategic Flood Risk Assessments. No objections have been received to this proposal from the Environment Agency. Flood management, mitigation and defence is covered by Policy ME6 which includes “future proofing” against the effects of climate change and the need for the use of Sustainable Drainage Systems amongst other measures.

**4.224** Natural England and other nature conservation bodies have raised concerns about the impact of the development on the Dorset Heathlands SPA, SAC and Ramsar site at Ebblake Bog SSSI. The development would drain to the Ebblake Stream where it would adversely impact on the designated features due to elevated flows arising from drainage in the upstream catchment and inputs of sediment and poor quality urban run-off carried by these flows which, in combination, provide an adverse water environment for the designated wetland habitats. It is also established that urban effects on European protected species, which are present in Ringwood Forest, can occur more than 400m from the urban area. Natural England has advised that the necessary mitigation measures to address these concerns would require works to land not within the landowners ownership or control and it is therefore uncertain as to whether necessary mitigation could actually be delivered. As a result, the 'Precautionary Principle' applies and the Council, as the Competent Authority for Appropriate Assessment, cannot support the proposal.

**4.225** Hampshire County Council, as the adjacent local minerals and waste authority, has raised concerns about the impact of current and proposed minerals and waste uses within Ringwood Forest, which would need to be taken into account in the design of any development on the site. They have not raised an objection per se and have proposed an amendment to the policy to accommodate their concerns which may limit the development potential of the site.

#### **4.226** *Facilities*

**4.227** The service providers have been consulted throughout the preparation of this document. No information has been received by the providers of facilities within Verwood, such as the health authority, to say that additional facilities are required to service the new development. As development takes place throughout the plan period the health authorities and other service providers will monitor the capacity of surgeries and other facilities and determine any requirements at that stage. The only recognised need is for an upper school. This is addressed via Policy VTSW2 above. Additional retail capacity in Verwood is being provided by an expansion of the existing Morrisons store, which has just been granted planning permission.

**4.228** Other comments have been made about the distance from the proposed site to local facilities, and commenting that the development is not in a sustainable location. The Council have looked again at this situation and have concluded that this small site on the edge of the settlement will not provide the impetus

#### **4.229** *Transport*

**4.230** A significant number of people have stated that the transport issues which they believe will result from the proposed development are not covered by the proposals set out in the policy. Dorset County Council has carried out transport assessments in general and these show that development can take place. However it is recognised that due to the location of the proposed site at some distance from the existing town centre and facilities, such as schools, the majority of journeys from the site are likely to be by car, which limits the sustainability benefits of the proposal.

**4.231** In conclusion, it is considered that this proposed site located on the edge of the existing settlement, would need to provide sustainable transport improvement as it is relatively remote from the existing facilities within the town. Natural England has advised that the residential development of the site could exacerbate the adverse impacts of sediment and poor quality urban run-off on the nearby Ebblake Bog, which has the highest levels of nature conservation protection nationally and internationally. They also advise that the impacts of residential development on known populations of protected species and habitat need to be addressed. The works necessary to attempt to mitigate this harm require land not currently in the landowner's ownership or control and there is no certainty therefore that the necessary mitigation can be achieved. As a result of this uncertainty it is recommended that the site be deleted from the Core Strategy.

### **Proposed Changes to the Pre-Submission Core Strategy**

**4.232** Delete policy.

**North Eastern Verwood New Neighbourhood**

**A New Neighbourhood to the north east of Verwood is identified to provide about 50 homes. To enable this the Green Belt boundary will be amended to exclude the land identified for new**

**housing:**

**Layout and design**

- **The new neighbourhood will be set out according to the principles of the masterplan.**
- **A design code will be agreed by the Council, setting out the required high standards.**

**Green Infrastructure**

- **Approximately half of the identified land is to be set out as informal open space along with children's play.**
- **A Suitable Alternative Natural Greenspace strategy is to be implemented as part of the provision of the new housing as required by Policy ME3.**

**Transport and access**

- **Vehicular access is to be provided from Ringwood Road**
- **Dedicated pedestrian and cycling links are to be provided throughout the housing area and link into the existing networks.**

## 4.233 Consultation Response Table

Legally Compliant		Sound		Core Strategy is unsound because it is not:				No Indication of legal compliance or soundness
				Positively Prepared	Justified	Effective	Consistent with National Policy	
Yes	No	Yes	No					
6	0	4	3	0	0	0	0	1

Table 4.16

#### 4.234 List of Consultee Reference Numbers

Contact Person ID	Contact Full Name	Contact Organisation Details	Comment ID
359264	Mr Peter Atfield	Director Goadsby Ltd	PCCS429
359461	Mrs Nicola Brunt	Urban & East Dorset Living Landscapes Manager Dorset Wildlife Trust	PCCS330
359547	Mrs V Bright	Town Clerk Verwood Town Council	PCCS61
359571	Mr Renny Henderson	Conservation Officer Royal Society for the Protection of Birds	PCCS240
360302	Mrs Hilary Chittenden	Chairperson Environment TAG (East Dorset)	PCCS451
538739	Mr & Mrs A J Abernethie		PCCS259
718911	Mr Joshua Lambert	Planning Assistant Pro Vision Planning and Design	PCCS471
719231	Mr Mike Newton	Boyer Planning Ltd	PCCS278

#### Summary of Responses

##### 4.235 Verwood Town Council

- Support the withdrawal of this site for the reasons stated for the change.

##### 4.236 N Brunt, Dorset Wildlife Trust

- Dorset Wildlife Trust support the deletion of this policy from the Core Strategy as the proposed residential development would be likely to cause harm to Ebblake Bog, which forms part of the internationally protected Dorset heaths.

**4.237 Mr R Henderson, RSPB**

- We support the deletion of this policy.

**4.238 Mr & Mrs A J Abernethie, Local Resident**

- 4.239** Excellent change.

**4.240 Mr M Newton, Boyer Planning, representing Linden Homes**

- Our client is a major national housebuilder and developer with important land interests in the Core Strategy area. Our response therefore focuses on this site and sets out our concern with the removal of the allocation via the schedule of proposed changes. The removal of the site is unsound and contrary to the development plan process and evidence base that led to the identification and allocation of the site in the Pre-Submission draft of the Plan.

**4.241 Mrs H Chittenden, Environment TAG**

- We support the view of NE that the proposal should be withdrawn as it cannot be demonstrated that there would be no harm to Ebblake Bog as a result of development.

**4.242 Mr P Atfield, Goadsbys, representing Seaward Properties**

- Seaward Properties support the proposed deletion of the North East Verwood New Neighbourhood. However, this heightens the concern that the strategic housing target will not be met unless there is a replacement allocation elsewhere. As such it is considered that the land owned and controlled by Seaward Properties at Manor Road should be re-allocated for residential development; as set out in the Core Strategy Options for Consideration – and as set out in our representations in respect of Policy VTSW 4 of the Core Strategy Pre-Submission document.

**4.243 Mr J Lambert, Pro-Vision Planning and Design, representing Wessex Water**

- The allocation of Little Canford Depot for mixed use redevelopment in place of the unsustainable housing allocations at Marsh Lane, Leigh Park and North-East Verwood would ensure consistency with the NPPF.

## Councils' Position

**4.244** The support for the deletion of this policy is noted. However, the site could not be delivered with a SANG at the time of the consultation, and the agents have been actively seeking a solution to this with Natural England. The Inspector will determine whether this site is acceptable and will be required to meet the housing target, as with any others promoted by other planning agents during the Public Examination.

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## Alternative Sites Proposed for Verwood

### Pre-Submission

**4.245** Land adjoining Greenacres, Firs Glen Road and at junction of St Michael's Road and Howe Lane-allocate land for residential development.

**4.246** Land at Noon Hill Road, Verwood: amend Green Belt boundary and allocate land for a care home and range of medical uses and allotments.

**4.247** Land at Manor Road-remove allocation of VTSW4 and allocate land at Manor Road for residential development and SANG. No landscape designations and low quality agricultural land. Not prominent in the landscape. Vehicular access available. Sustainable location. Potential to improve links to schools with pedestrian and cycle routes.

**4.248** Land at Ringwood Road, Three Legged Cross, adjacent to VTSW6-Allocate land for employment use. As part of the allocation is considered to be undeliverable due to the SSSI nearby and potential effect on the Moors River SSSI, additional land should be allocated.

### Councils' Response - how we have taken into account the consultation responses?

**4.249 Land adjoining Greenacres, Firs Glen Road and at junction of St Michael's Road and Howe Lane-allocate land for residential development:** There are no exceptional circumstances to release this small area of land and allocate it for development. No change.

**4.250 Land at Noon Hill Road, Verwood - amend Green Belt boundary and allocate land for a care home and range of medical uses and allotments:** There is no identified need for the range of medical facilities suggested for this site that cannot be provided within the urban areas.. The land is also close to SPA heathland and as acid grassland is considered unsuitable for allotments. No change.

**4.251 Land at Manor Road-remove allocation of VTSW4 and allocate land at Manor Road for residential development and SANG:** No landscape designations and low quality agricultural land. Not prominent in the landscape. Vehicular access available. Sustainable location. Potential to improve links to schools with pedestrian and cycle routes. At the current time there is uncertainty as to whether the SANG to mitigate impacts n nearby heathlands is deliverable. No change.

**4.252 Land at Ringwood Road, Three Legged Cross, adjacent to VTSW6 - Allocate land for employment use:** As part of the allocation is considered to be undeliverable due to the SSSI nearby and potential effect on the Moors River SSSI, additional land should be allocated to provide greater opportunity for employment provision and mitigation of wildlife impacts. See response to VTSW6.

#### **Proposed Changes to the Pre-Submission Core Strategy**

**4.253** No proposed changes.

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#### **Alternative Sites Proposed for St Leonards**

##### **Pre-Submission**

**4.254** Matchams, Hurn Road-the Core Strategy should contain a policy which incorporates alternative land uses which would be appropriate at this site.

#### **Councils' Response - how we have taken into account the consultation responses?**

**4.255 Matchams, Hurn Road the Core Strategy should contain a policy which incorporates alternative land uses which would be appropriate at this site:** It is not considered necessary to provide a policy outlining alternative uses for this site which is in the Green Belt and remote from any settlement. The site also contains important heathland and has poor access to the urban areas. The Council would consider any proposals on this site in accordance with the policies in the Core Strategy and in the National Planning Policy Framework. No change.

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#### **Alternative Sites Proposed for Alderholt**

##### **Pre-Submission**

**4.256 Alderholt**

**4.257** Land at Blackwater Close-allocate land for 75 bungalows for 65 to 80 age group. Would provide for this age range which is omitted from the Core Strategy and free up family housing.

**Councils' Response - how we have taken into account the consultation responses?**

**4.258 Land at Blackwater Close - allocate land for 75 bungalows for 65 to 80 age group:** Although Alderholt is categorised as a Rural Service Centre in Policy KS1 it has very limited services and facilities. The scale of development is therefore considered too large, and restricting age occupancy could leave vulnerable people in a remote location. A smaller proposal could be considered in the Site Allocations Development Plan Document. No change.

**Proposed Changes to the Pre-Submission Core Strategy**

**4.259** No proposed changes.

**Alternative Sites Proposed for Sturminster Marshall**

**Pre-Submission**

**4.260 Sturminster Marshall**

**4.261** Land at Arch Ground, Station Road-allocate 3.7ha for residential development and 3.5ha for public open space with recreational and community facilities.

**Councils' Response - how we have taken into account the consultation responses?**

**4.262 Land at Arch Ground, Station Road-allocate 3.7ha for residential development and 3.5ha for public open space with recreational and community facilities:** Sturminster Marshall is shown as a Rural Service Centre in Policy KS1 where large scale development would not be considered appropriate. The Council has not allocated strategic sites within these settlements due to their poor access to services and facilities. No change.

**Proposed Changes to the Pre-Submission Core Strategy**

**4.263** No proposed changes.

**Appendix A List of Consultee Reference Numbers for CN1**

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
359291	Mr Jeremy Woolf	Woolf Bond Planning	CSPS3809

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
359291	Mr Jeremy Woolf	Woolf Bond Planning	CSPS3810
359461	Mrs Nicola Brunt	Dorset Wildlife Trust	CSPS1313
359478	Mr Rohan Torkildsen	English Heritage	CSPS2736
359492	Mr Stuart Jarvis	Hampshire County Council	CSPS2034
359514	Mr Edward Gerry	New Forest District Council	CSPS3470
359571	Mr Renny Henderson	Royal Society for the Protection of Birds	CSPS3715
359593	S Thick		CSPS3042
359614	Mr & Mrs McCammon		CSPS145
359615	Mr K Burridge		CSPS95
359687	Mrs E Towler		CSPS144
359820	Mr & Mrs A Priddis		CSPS199
359824	Mrs Carol Hellicar		CSPS2087
360009	Mr Bob Gee		CSPS3959
360066	Mrs D A Hopkins		CSPS2731
360085	Mrs J Houson		CSPS311
360099	Mr John Foskett		CSPS3344
360149	Mr John Urquhart		CSPS88
360166	Mr TC Nicholson		CSPS100
360533	Ms A Wood		CSPS3951
360597	Mr Gordon Wheeler		CSPS3394
360598	Mr Alan Ruck	Roeshot Hill Allotment Association	CSPS3605

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
361028	Ms Helen Patton	New Forest National Park Authority	CSPS3790
480260	Mr Philip Glover		CSPS3029
490815	Mrs Trish Jamieson	Burton Parish Council	CSPS3669
496152	Ms R Iveson	Roeshot Hill Allotment Association	CSPS3611
507477	Mrs Sally Owen		CSPS1833
507546	Mr Nigel Pugsley	BNP Paribas Real Estate	CSPS713
508440	Mr Angus Macmillan		CSPS3506
510796	Mr Rollo Reid		CSPS2717
518223	Mr Gary Lammers		CSPS717
523319	Mr Ryan Johnson	Turley Associates	CSPS3777
523627	David Lowin	WYG Planning & Design	CSPS1581
524088	Mr Ken Parke	Ken Parke Planning Consultants	CSPS3636
534508	Mr & Mrs H Merrett		CSPS669
589997	Mrs Clarke		CSPS77
612430	Mr Nick Squirrel	Natural England, Dorset and Somerset Team	CSPS1913
647876	Mr Christopher Whitcher		CSPS105
647898	Mr Derek Beasley		CSPS114
648240	Mr Roger Haxby		CSPS149
648788	Mr R Hewetson		CSPS158
648805	Mr John Cuming		CSPS162
648835	Mr Christopher Balchin		CSPS166

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
648848	Mr Denis Osgood		CSPS170
648918	Mrs M Ramsden-Fisher		CSPS195
648964	Mrs Sue Bruce-Burgess		CSPS204
649906	Kim Brackley		CSPS273
649982	Mr and Mrs Edward and Marion Slade		CSPS275
649998	Mr John Grainger		CSPS279
650390	Mr T Lodge & Ms E Cox		CSPS313
650428	Mrs R Davies		CSPS322
650644	Mrs C M Williams		CSPS337
651353	Mrs Janice Targett		CSPS418
651620	Mr Nick Woodford		CSPS3974
651766	Mr Mark Farrant		CSPS429
653013	Mr Andrew Chambers		CSPS766
653576	Mrs Sue Ellis		CSPS1119
653586	Mr Robert Stephen Homer		CSPS1124
653593	Mr Graham Richards		CSPS652
653852	Mrs Susan Newman-Crane		CSPS592
654026	Ms Bev Miller		CSPS622
654341	Ms Chris Keats		CSPS665
654400	Mrs J Williams		CSPS670
654660	Ms Anne Mason	Transition Town Christchurch	CSPS946

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
654686	Mrs J E Francis		CSPS769
654700	Mr & Mrs F L Crabb		CSPS1115
654704	Mrs J E John		CSPS1053
654745	Mr Mark Hughes		CSPS795
654745	Mr Mark Hughes		CSPS912
654775	Mr David Monks		CSPS1011
654775	Mr David Monks		CSPS3472
654780	Ms Sharon Davis		CSPS850
654787	Mr Darren Player		CSPS849
654814	Mrs Carole Hughes		CSPS974
654842	Miss Denise White		CSPS869
654854	Mrs Jeannie Seymour		CSPS2872
654962	Mr Christopher Chope		CSPS917
655418	Mrs Katrina Davies		CSPS1016
655432	Mr Andy Davies		CSPS1021
655432	Mr Andy Davies		CSPS2724
655526	Mr Paul Morrison		CSPS1036
655852	Mr Mark Ambler	Yellow Buses	CSPS2268
656121	Mrs Lynn Harris		CSPS2881
656126	Mr Rodney Burton		CSPS2886
656167	Mr Mark Browne		CSPS2876

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
656182	Mr John De Wit		CSPS3604
656198	Mrs P J Dunn		CSPS3377
656202	Mrs Ruth Siemaszko		CSPS3378
656204	Mr Zygmunt Siemaszko		CSPS3379
656211	Mr Bernard Green		CSPS3603
656217	Mrs M A Green		CSPS3602
656222	Mrs Jane Atkinson		CSPS3601
656225	Mrs L M Collins		CSPS3224
656228	Mr Adrian Dwyer		CSPS2477
656369	Mr Timothy Peter Cook	John Reid and Sons (Strucsteel) Ltd	CSPS2764
656426	Mrs Pauline Pritchard		CSPS2725
656498	Mr Matthew Morris	GVA Planning Development	CSPS2911
656527	Ms Nicole Cox		CSPS2809
656529	T Pratt		CSPS2816
656534	Mr Rob Warn		CSPS2820
656536	Ms Wendy Voller		CSPS2827
656542	Mrs Deidre Harding		CSPS2841
656567	Mr Michael D Chappell		CSPS2860
656568	Mrs Barbara Wilcox		CSPS2462
656619	Mrs Kay Power		CSPS3469
656623	Mrs Penny A Bellars		CSPS3483

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
656625	Mr Andrew R M Bellars		CSPS3488
656627	Mr Alan Levy		CSPS3512
656628	Mrs Mary Levy		CSPS3510
656629	Mr John Campbell	Roeshot Hill Allotment Association	CSPS3509
656638	Mrs E A Waugh		CSPS3371
656641	Mr Peter Crawford		CSPS3363
656642	Mr Mike East		CSPS3382
656650	Mrs Patricia Fear		CSPS2442
656653	Mrs Anne Archer		CSPS2448
656655	Mrs Kate East		CSPS3384
656659	Mr W Street		CSPS3350
656664	Mr Glen Morrison		CSPS2457
656680	Mr N J Power		CSPS2660
656704	Ms Nicole Keenan		CSPS3434
656708	Mrs Ann Goodchild		CSPS3449
656725	Mr and Mrs Tinkler		CSPS3462
656731	Mrs Joan M Luck		CSPS3852
656732	Ms Celia Burch		CSPS3499
656736	Mr Ken Ramsay		CSPS3465
656746	Mr Barry Olorenshaw	New Forest Business Partnership	CSPS1457
656770	Mrs Monica Warr		CSPS3592

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
656776	Mr and Mrs S V King		CSPS3593
656778	Mr Derek Keetch		CSPS3594
656786	Mrs Debbie Hart		CSPS3595
656789	Mr G R Chester		CSPS3596
656794	Pam Higginson		CSPS3515
656798	Mr Peter Collins		CSPS3558
656803	Mrs A M Atkins		CSPS3354
656807	Andrew O'Connor		CSPS3351
656827	Mr R Sutton		CSPS3586
656832	Mr Paul Ramsey		CSPS1866
656835	Mr Adrian Flower		CSPS1853
656838	Ms Jeanette Trudgeon		CSPS1831
656840	Mr Steven Aries		CSPS1822
656847	Mr M.P MacAuley		CSPS1821
656848	Mrs Paula Hancock		CSPS1820
656852	Mr Kevin Jones		CSPS1817
656853	Mrs Lucy Jackson		CSPS1802
656855	Mr Steve Barwood		CSPS1794
656857	Mr Stephen Perry		CSPS2215
656867	Mrs Alison Ramsey		CSPS1741
656947	Mrs Gillian Macauley		CSPS1712

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
656952	Mrs Tina Esterling		CSPS1690
657039	Mrs Pat Brookes		CSPS2104
657048	Mr Ian David Kirchin		CSPS2068
657052	Mrs Carol Cofhay		CSPS1951
657055	Mr and Mrs Gavin Kewley		CSPS1917
657057	Mrs C Moss		CSPS1901
657059	Mr and Mrs T R Beaumont		CSPS1888
657121	Mr Ash Griffiths		CSPS1451
657124	Mrs Isabell Quibell		CSPS2171
657126	Mr Ryan Hirst		CSPS1420
657133	Mr Peter Quibell		CSPS3376
657136	Mrs Valerie Fowler		CSPS1398
657169	Mrs Jacqueline Bramall		CSPS1370
660326	Mr P Diment		CSPS2721
660342	A Razzell		CSPS2728
660347	T J Tippings		CSPS2729
660351	Mr G Cater		CSPS2730
660357	C Hopkins		CSPS2733
660362	Mrs Carol Maloney		CSPS2735
660367	M A Brinkman		CSPS2744
660377	M Chisnall		CSPS2748

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
660379	Mr W G Cussen		CSPS2750
660408	Mrs J Head		CSPS2759
660415	T Player		CSPS2762
660419	P E Minns		CSPS2765
660428	E Nicklin		CSPS2773
660434	Mr D Reid		CSPS2775
660439	Mr Morrison		CSPS2778
660441	Ms Pendlebury		CSPS2780
660447	Mr Neil King		CSPS2788
660451	Mr and Mrs R Simmonds		CSPS2796
660452	J Bennett		CSPS2800
660456	R Cooke		CSPS2803
660459	D R Munson		CSPS2805
660468	D Westerman		CSPS2808
660474	C M Judge		CSPS2813
660478	P Rogers		CSPS2815
660483	Mr Emerton		CSPS2819
660487	Mr M.H Martineau		CSPS2825
660491	A M Churchill		CSPS2829
660496	D J Sweet		CSPS2832
660506	Mrs Mavis Burton		CSPS2836

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
660514	Mr Denis Burton		CSPS2845
660520	C Hewlett		CSPS2856
660524	K Shefford		CSPS2864
660530	Mr D Kerridge		CSPS2870
660534	Mr G Sharkey		CSPS2875
660539	R Shelton		CSPS2879
660545	S Peck		CSPS2884
660551	Mr Thomas Eddicott		CSPS2892
661207	C C Crowe		CSPS3022
661210	Mr Philip Ball		CSPS3023
661214	I Randall		CSPS3024
661216	Mrs A Differ		CSPS3025
661221	Mrs D Canning		CSPS3026
661224	Mr & Mrs E Dinmore		CSPS3027
661227	Wilkinson		CSPS3028
661231	Mrs F Glover		CSPS3030
661235	Paul Williams		CSPS3031
661238	H Faint		CSPS3033
661244	M Wheeler		CSPS3036
661247	M Bateman		CSPS3037
661250	Mrs M.R Moffatt		CSPS3038

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
661256	B Wilson		CSPS3039
661263	Mr Harris		CSPS3040
661265	Mrs D Mulcock		CSPS3041
661274	S J Keetley		CSPS3043
661279	Mr & Mrs Tasker		CSPS3044
661281	M D Maxted		CSPS3060
661288	S J Cabezas		CSPS3046
661291	Mr Hilton		CSPS3047
661296	M Blinman		CSPS3048
661299	D M Barnett		CSPS3049
661300	Mr D Collier		CSPS3050
661302	D J Bobbitt		CSPS3051
661306	M Foden		CSPS3052
661309	M Allen		CSPS3053
661312	Mr Ryder		CSPS3054
661313	R Foden		CSPS3055
661316	Mrs S.B Owen		CSPS3056
661325	Mrs P Foden		CSPS3058
661331	R M Brown		CSPS3059
661341	C G Prude		CSPS3061
661343	J Sizeland		CSPS3063

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
661344	A Randall		CSPS3062
661345	J Littlefair		CSPS3064
661353	V J Barrell		CSPS3065
661355	Mr & Mrs J Angell		CSPS3066
661362	D Littleam		CSPS3067
661363	B Wilson		CSPS3068
661366	J Patterson		CSPS3069
661368	A Malon		CSPS3070
661392	Mr W M Owen		CSPS3072
661415	Mr O Owen		CSPS3075
661421	Richard Allen		CSPS3076
661429	Mr D Maxfield		CSPS3077
661431	Mrs J Jerrom		CSPS3078
661437	Mr & Mrs J Harris		CSPS3079
661438	Mr & Mrs P F Rumbles		CSPS3080
661440	G Wallis		CSPS3081
661442	D Hayes		CSPS3082
661443	Mr and Mrs Bailey		CSPS3083
661444	E Armstrong		CSPS3084
661445	Ms J Jepson		CSPS3085
661446	Mrs M King		CSPS3086

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
661447	C J Astin		CSPS3087
661450	M Field		CSPS3088
661453	S Owers		CSPS3089
661454	Mr J Theobald		CSPS3090
661455	S Robinson		CSPS3091
661456	D M Potter		CSPS3092
661459	Mrs D Rose		CSPS3093
661463	J M Pink		CSPS3094
661464	Mr A Soanes		CSPS3095
661467	P MacGregor		CSPS3096
661476	Mr & Mrs C Duncan		CSPS3097
661479	L R Wager		CSPS3098
661480	Mr McDowell		CSPS3099
661482	Ms J Green		CSPS3100
661485	Mr Jim Maloney		CSPS3101
661490	M Smith		CSPS3102
661492	Mr C Saunders		CSPS3103
661497	R Harrisen		CSPS3104
661505	Mrs Ann Hills		CSPS3105
661506	J Sinden		CSPS3106
661507	Dr D Cummins		CSPS3107

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
661508	M Barrett		CSPS3108
661511	D Bevis		CSPS3109
661519	Ms R A Hazell		CSPS3110
661520	G Richards		CSPS3111
661521	Mrs N Coss		CSPS3112
661523	A G Caswell		CSPS3113
661526	Mr P McDermott		CSPS3114
661528	J Magnus		CSPS3115
661532	Mr and Mrs A Hann		CSPS3116
661534	Mr P Sirmway		CSPS3117
661535	Mr & Mrs J A Collins		CSPS3118
661537	Mr J Maxted		CSPS3119
661546	Mr D Bobbitt		CSPS3120
661549	RW and JA Scurry		CSPS3121
661550	Mr W Forsyth		CSPS3122
661552	J Brown		CSPS3123
661649	Ms Iris Mansell		CSPS3124
661659	S A Tippings		CSPS3125
661661	A Gaffney-Dodds		CSPS3126
661664	Mrs K A Giddins		CSPS3127
661671	S Knight		CSPS3128

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
661672	Mr Patrick Scanlan		CSPS3130
661674	Mr Alan Jerrom		CSPS3131
661675	Mr P.F Chopin		CSPS3132
661676	T Linnington		CSPS3133
661679	N Webster		CSPS3134
661681	J Thomas		CSPS3135
661683	G Garner		CSPS3136
661684	E Merrick		CSPS3137
661700	J Lee		CSPS3138
661702	H Skerratt		CSPS3139
661706	G Blackburn		CSPS3140
661707	V Kent		CSPS3141
661718	J Hathaway		CSPS3142
661720	B Hathaway		CSPS3143
661726	T Ward		CSPS3144
661732	Mr Alan Gray		CSPS3146
661737	Ms Beryl Woodley		CSPS3147
661743	Mr H Hammers		CSPS3148
661749	Mr Tim Green		CSPS3149
661751	Miss C Roderick		CSPS3150
661755	Mr John Dendy		CSPS3151

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
661761	M Hathaway		CSPS3152
661763	J D Hathaway		CSPS3153
661767	Mrs M.E Hallett		CSPS3154
661769	L Redgrave		CSPS3155
661772	H G Swann		CSPS3156
661773	N and P Street and May		CSPS3157
661777	Mrs Janet Jordan		CSPS3158
661787	Mr Delves		CSPS3160
661791	Mr J Hale		CSPS3162
661797	Mr Kevin Dapp		CSPS3163
661798	M O'Callaghan		CSPS3164
661800	Mr T M Hills		CSPS3166
661802	R Scott		CSPS3167
662055	H Butcher		CSPS3187
662060	Mrs A M Ashby		CSPS3189
662063	K J Dixon		CSPS3191
662067	Mrs J Saunders		CSPS3193
662075	M Wilkinson		CSPS3194
662084	Mr John Challenger		CSPS3199
662089	J Prater		CSPS3202
662295	Mr Luther Collins		CSPS3232

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
662299	Mrs Rachael Crosby		CSPS3235
662342	Mr J Jordan		CSPS3954
662349	K Kitchener		CSPS3261
662353	Ms Julie Berry		CSPS3263
662362	B Williamson		CSPS3264
662368	Mr Chris Burgess		CSPS3267
662373	Mrs A Preston		CSPS3273
662374	C Macklin		CSPS3275
662380	JD Sims		CSPS3276
662384	C I Cave		CSPS3285
662385	E Ceen		CSPS3286
662385	E Ceen		CSPS3287
662424	Mr G.T Zimmerman		CSPS3289
662429	N A Jenner		CSPS3290
662478	R Jenner		CSPS3318
662481	R Weeks		CSPS3319
662484	Mrs F M Hush		CSPS3323
662491	C J Knight		CSPS3324
662499	P Dilley		CSPS3328
662535	Mrs Anna Burke		CSPS3343
662780	Mr Anthony Page		CSPS3476

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
662829	Mrs Jane Merrett		CSPS3495
662947	Mr Neville Voysey		CSPS3536
662967	Mr Ronald Brailey		CSPS3550
663076	Mrs Sheila Richards		CSPS3617
663352	Mr Gary Collins		CSPS3701
663358	Judith M Ward		CSPS3646
663376	Mr John Whiffen		CSPS3685
663473	Mr & Mrs Paul and Sue Walker		CSPS3657
663486	Mr & Mrs A Brown		CSPS3658
663514	J Goodman		CSPS3663
663516	Mr R McNair		CSPS3666
663532	Mr Peter W Lucas		CSPS3672
663555	Mrs Trish Jamieson		CSPS3692
663574	Mr Francis Hunt		CSPS3696
663576	Miss Simone McDevitt		CSPS3697
663585	Cheryl Twissell		CSPS3699
663588	Mr Roger Street	Christchurch Conservation Trust	CSPS3700
663614	Everett Jones		CSPS3703
663627	Hugh Jones		CSPS3716
664138	Mr & Mrs M Heller		CSPS3947
664151	Mr B & J Postill		CSPS3781

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
664182	Mr & Mrs G Humphreys		CSPS3788
664262	P Mitchell		CSPS3801
664611	Mr Richard Humphrey		CSPS3828
664978	Mr Brian Epton		CSPS3858
665027	Mr Malcolm Panton		CSPS3865
665050	Mrs Rosemary Panton		CSPS3867
665531	Mr & Ms Albert & Ann Lemmer		CSPS3921
665670	Mr and Ms D&L Bowmer		CSPS3924
665678	Ms Tania Tarrant		CSPS3925
665684	Mrs Margaret Drover		CSPS3926
665698	Mr Brian Sheasby		CSPS3927
665798	Jenifer Abbott and Neil Barnard		CSPS3930
665831	Mrs Mary Goodman		CSPS3931
665869	Mr and Mrs Roderick & Janice O'Halloran		CSPS3932
665901	Mr M Newman		CSPS3937
665912	Mrs Sheila Keeley		CSPS3938
665938	C A Stokes		CSPS3940
665956	Mrs R Pink		CSPS3941
665975	Mrs S Burzic		CSPS3942
665995	Mr and Mrs P Lanley		CSPS3943
666078	Ms Suzanne Rusden		CSPS3945

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
666102	G Thorogood		CSPS3946
666181	C Upton		CSPS3949
667786	Mr Michael Goodman		CSPS3952
667790	Miss Emma Jane Cheney		CSPS3953
668557	Mrs S Cutler		CSPS3958
668660	Mrs B P Hamersley		CSPS3962
668736	Mr and Mrs Mike Fox		CSPS3965
668741	Mr Chris Allsopp		CSPS3966
668845	Mr J E Goodchild		CSPS3968
668853	R Bobbitt		CSPS3969
668991	Mrs L Weeks		CSPS3970
670048	Mr William Diggins		CSPS3973
670121	Susan Dean		CSPS3976
670649	Mr Tim Hallpike		CSPS3978

### Appendix B List of Consultee Reference Numbers CN3

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
359264	Mr Peter Atfield	Goadsby Ltd	CSPS3653
359461	Mrs Nicola Brunt	Dorset Wildlife Trust	CSPS1314
359571	Mr Renny Henderson	Royal Society for the Protection of Birds	CSPS3718
359614	Mr & Mrs McCammon		CSPS147

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
359615	Mr K Burridge		CSPS98
359824	Mrs Carol Hellicar		CSPS2089
360085	Mrs J Houson		CSPS312
360099	Mr John Foskett		CSPS3346
360149	Mr John Urquhart		CSPS85
360166	Mr TC Nicholson		CSPS102
510796	Mr Rollo Reid		CSPS2718
518223	Mr Gary Lammers		CSPS728
521508	Ms Lisa Jackson	Jackson Planning Ltd	CSPS3638
589997	Mrs Clarke		CSPS79
612430	Mr Nick Squirrell	Natural England, Dorset and Somerset Team	CSPS1919
628085	Mr and Mrs Olliffe		CSPS1241
647876	Mr Christopher Witcher		CSPS104
647898	Mr Derek Beasley		CSPS111
648240	Mr Roger Haxby		CSPS151
648788	Mr R Hewetson		CSPS160
648805	Mr John Cuming		CSPS164
648918	Mrs M Ramsden-Fisher		CSPS197
648946	Ms Barbara Hamilton		CSPS1751
648964	Mrs Sue Bruce-Burgess		CSPS206
649915	Miss Sara Newman		CSPS274

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
649982	Mr and Mrs Edward and Marion Slade		CSPS277
649998	Mr John Grainger		CSPS281
650390	Mr T Lodge & Ms E Cox		CSPS315
650474	Mr Stuart Mondon		CSPS327
651267	Mr Gerald Bradley		CSPS410
651353	Mrs Janice Targett		CSPS420
651828	Mrs Anne Phylis Kirby		CSPS432
652759	Mr & Mrs M Berry		CSPS487
652761	M V Adams		CSPS489
652766	Mrs Pamela Pratt		CSPS492
652770	P Gibson		CSPS493
652772	J P Page		CSPS494
652774	K Willis		CSPS497
652827	Mr S Richmond		CSPS513
652830	Mr and Mrs David and Sally Farquhar		CSPS515
652830	Mr and Mrs David and Sally Farquhar		CSPS708
652832	Mrs Rita Hamilton		CSPS516
652834	Linda and James Savage		CSPS518
652836	Mrs Gillian Rogers		CSPS519
652947	Mrs Colette Riggs		CSPS2368
653545	Mr James Vanlint		CSPS1122

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
653562	Mr & Mrs D.R. Speake		CSPS1123
653565	Mr & Mrs A Honniball		CSPS1121
653576	Mrs Sue Ellis		CSPS1120
653586	Mr Robert Stephen Homer		CSPS1126
653587	Miss Nicky Prior		CSPS574
653591	Mr A Hart		CSPS1128
653852	Mrs Susan Newman-Crane		CSPS650
653852	Mrs Susan Newman-Crane		CSPS693
654026	Ms Bev Miller		CSPS627
654341	Ms Chris Keats		CSPS667
654400	Mrs J Williams		CSPS675
654521	Don Dawson		CSPS689
654566	Miss Helen Wade		CSPS704
654692	Mr Brian Smith	Highcliffe Residents Association Community Interest Company	CSPS3845
654700	Mr & Mrs F L Crabb		CSPS1113
654704	Mrs J E John		CSPS1056
654753	Ms Julie Phillips		CSPS793
654763	Mrs R.V Cheater		CSPS797
654767	Mr & Mrs Roberts		CSPS801
654854	Mrs Jeannie Seymour		CSPS2873
654861	Mr John Alborough		CSPS1112

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
654861	Mr John Alborough		CSPS1680
654861	Mr John Alborough		CSPS3013
654962	Mr Christopher Chope		CSPS919
655432	Mr Andy Davies		CSPS1023
655526	Mr Paul Morrison		CSPS1038
655594	Mrs Nuala Bissett		CSPS1042
655605	Mr & Mrs Helga & Richard Fell		CSPS1043
655612	Mr Arno Gerber		CSPS1044
655613	Mr James Williams		CSPS1045
655623	Mr Andrew Hammond		CSPS1046
656198	Mrs P J Dunn		CSPS1558
656228	Mr Adrian Dwyer		CSPS2483
656337	Mrs Catherine Player		CSPS1132
656355	Mr Anthony Allen		CSPS1138
656357	Mrs Angela Hammond		CSPS1139
656362	Mrs Terri Brandon Quick		CSPS1142
656364	Mr S.L. Ellacott		CSPS1144
656365	Mr Tony Woods		CSPS1145
656369	Mr Timothy Peter Cook	John Reid and Sons (Strucsteel) Ltd	CSPS2769
656371	Ms Sally Bell		CSPS1147
656375	Mrs N McCormaele		CSPS1149

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
656383	Mrs Eileen Stephens		CSPS1152
656384	Mr Alan Smith		CSPS1153
656388	Mrs Hawkins		CSPS1154
656392	Mr Paul Watson		CSPS1156
656401	Mr C Mills		CSPS1160
656409	Mr D I Gullick		CSPS1162
656412	Mr Frank Jetten		CSPS1163
656415	Mr R Renshaw		CSPS1164
656416	Mr Robert Lack		CSPS1165
656420	Mr Jonathan Worsfold		CSPS1166
656423	Miss Carol Davies		CSPS1167
656426	Mrs Pauline Pritchard		CSPS2754
656431	Miss Cheryl Pardy		CSPS1169
656433	Mr Jose Perez		CSPS1170
656435	Miss Priscilla Rawles		CSPS1173
656436	Mr Thomas Huir		CSPS1172
656441	Mrs V Z Martin		CSPS1175
656443	Mr Andrew Addison		CSPS1176
656447	Mr J F Adlington		CSPS1178
656449	Mr L Wheatley		CSPS1180
656450	Mr John Newton		CSPS1179

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
656454	Ms Nicola Pateman		CSPS1182
656456	Mr Anthony Webb		CSPS1183
656460	Ms Nicola Williams		CSPS1184
656461	Ms Margaret Kinsella		CSPS1185
656464	Ms Hilary Haynes		CSPS1187
656465	Ms Margaret Thompson		CSPS1188
656469	Mr J A Burger		CSPS1189
656470	Mr George Alexis Papageorgis		CSPS1190
656472	Mr James Simpson		CSPS1191
656474	Mrs Andrea Bushnell		CSPS1192
656478	Ms Diana Mawson		CSPS1194
656482	Ms J Newell		CSPS1196
656486	Miss Jean Codling		CSPS1198
656495	Mrs Emma Whitehead		CSPS1201
656507	Mr Keith Barnes		CSPS1204
656511	Mr & Mrs Paul and Patricia Butterworth		CSPS1205
656515	Mr David Causley		CSPS1206
656518	Mr E J Richbell		CSPS1207
656522	Ms Bridget Fletcher		CSPS1208
656527	Ms Nicole Cox		CSPS2811
656527	Ms Nicole Cox		CSPS2812

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
656528	Mr Mark Adams		CSPS1212
656529	T Pratt		CSPS2818
656534	Mr Rob Warn		CSPS2823
656536	Ms Wendy Voller		CSPS2830
656540	Mr Connor Sleightholme		CSPS1214
656551	Mr & Mrs Wall		CSPS1216
656553	Ms Barbara Martin		CSPS1217
656554	Ms Heidi Tame		CSPS1218
656556	Mr & Mrs P Wateridge		CSPS1219
656559	Mr Carl Churcher		CSPS1220
656563	Ms Irene Goodson		CSPS1221
656566	Mr Paul Turner		CSPS1222
656567	Mr Michael D Chappell		CSPS2862
656569	Mr Lewis Chaffey		CSPS1223
656570	Ms Rachel Clark		CSPS1224
656572	Mrs M J Schafheitle		CSPS1225
656573	Mr Mark Jackson		CSPS1226
656575	Mr Robert Grant		CSPS1227
656629	Mr John Campbell	Roeshot Hill Allotment Association	CSPS3835
656650	Mrs Patricia Fear		CSPS2441
656657	Mr Richard Lamont		CSPS1228

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
656664	Mr Glen Morrison		CSPS2459
656676	Mr N Green		CSPS1229
656681	Ms Louise Tranter		CSPS1230
656690	Ms Lisa Davies		CSPS1232
656694	Mrs Jennifer Burriss		CSPS1233
656700	Mr and Mrs K Blasius		CSPS1234
656702	Mrs M Wright		CSPS1235
656706	Ms Victoria Williams		CSPS1237
656716	Mr Ronald Gillman		CSPS1238
656720	Ms Zoe Avery		CSPS1239
656724	Mr John Noble		CSPS1240
656749	Mrs Valerie Roberts		CSPS3467
656755	Ms Sandra Castle		CSPS1242
656762	Mr & Mrs N Porter		CSPS1244
656768	Mrs J Allen		CSPS1245
656771	Mr and Mrs B Jones		CSPS1246
656774	Mrs Fiona Palmer		CSPS1247
656777	Mr & Mrs J Morris		CSPS1248
656782	Mrs Tania Clements		CSPS1249
656784	Mr Jason Meaning		CSPS1250
656788	Ms Sharon Welling		CSPS1251

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
656793	Mrs A W Leaper		CSPS1252
656805	Mr G Marshall		CSPS1253
656807	Andrew O'Connor		CSPS3353
656809	Mrs J Payne		CSPS1254
656815	Mrs Pamela Hislam		CSPS1255
656817	Mrs Frances D Pulley		CSPS3574
656818	Ms Sharon Duffield		CSPS1256
656821	Miss Jessica Pulley		CSPS3579
656822	Mr & Mrs J Wilkinson		CSPS1257
656823	Mr Philip J Pulley		CSPS1627
656825	Mr Simon Jillings		CSPS1258
656833	Mr G Wimrow		CSPS1259
656881	Mrs Mathilde Roberts		CSPS1261
656884	Mr Alan Newton		CSPS1262
656886	Mr Roger Andrews		CSPS1263
656887	Mrs Jeanette Bennett		CSPS1264
656889	Mrs Angie Camara		CSPS1265
656890	Mr M Wing		CSPS1266
656892	Mr Peter Savage		CSPS1267
656892	Mr Peter Savage		CSPS1268
656956	Mrs Nora Restall		CSPS1679

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
656959	Mr Peter Denman		CSPS1670
656961	Mr and Mrs Cyril and Doreen Beavis		CSPS1672
656964	Mrs Dorothy Hallett		CSPS1674
656964	Mrs Dorothy Hallett		CSPS3002
656965	Mrs Maise Muir		CSPS1520
656970	Miss Dorothy Taylor		CSPS1518
656970	Miss Dorothy Taylor		CSPS1652
656972	Mr Leslie Hutt		CSPS1678
656975	Mr John Page		CSPS1515
656978	Mr D.G Thomas		CSPS1513
656982	Mr Martin Turley		CSPS1511
656982	Mr Martin Turley		CSPS1637
656985	Mr Lionel Green		CSPS1501
656988	Mr Andrew J Skinner		CSPS1497
657002	Mr Jose Arenas		CSPS1783
657004	Mrs Lynda Booker		CSPS1780
657006	Mr Brian Antill		CSPS1778
657008	Mrs Jacqueline Habgood		CSPS1776
657014	Mrs Julia Lo Nigro		CSPS1773
657015	Mr Barrie Nott		CSPS1764
657019	Mrs M.D Stephenson		CSPS1763

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
657022	Miss Ingrid Powers		CSPS1759
657048	Mr Ian David Kirchin		CSPS2076
657055	Mr and Mrs Gavin Kewley		CSPS1933
657057	Mrs C Moss		CSPS1905
657059	Mr and Mrs T R Beaumont		CSPS1893
657062	Mrs Jane Morgan		CSPS1432
657062	Mrs Jane Morgan		CSPS1882
657063	Mrs Pamela Scanlon		CSPS2114
657066	Miss Eileen Stephenson		CSPS2116
657067	Mr Edward Biggs		CSPS2124
657071	Mr & Mrs W Pritchard		CSPS2128
657074	Mrs Monica Lattimer		CSPS3846
657079	Mr Charles Jones		CSPS2143
657083	Mrs Betty Bist		CSPS2159
657087	Mr John Philip Bareham		CSPS1781
657087	Mr John Philip Bareham		CSPS1881
657115	Mrs Beatrice Smeed-Curd		CSPS2164
657117	Mrs Maureen Jones		CSPS2170
657118	Miss Faith Beesley		CSPS2147
657284	Mr & Mrs P Fay		CSPS1293
657285	Mr & Mrs R Storer		CSPS1294

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
657289	Mr Ross Clarke		CSPS1295
657292	Mrs J Johnson		CSPS1296
657293	D A Coombes		CSPS1297
657295	Ms Leeanne Faulkner		CSPS1298
657298	Mrs Bowes		CSPS1299
657301	Ms Sarah Hall		CSPS1300
657303	Mr Ben Antell		CSPS1302
657307	Ms Rachel Chambers		CSPS1303
657309	Mr Richard Lines		CSPS1306
657352	Mrs Lisa Hayward		CSPS1334
657366	Mrs Jacqueline Everingham		CSPS1338
657371	Ms Susan Jeneson		CSPS1341
657374	Mr Adam Topp		CSPS1343
657379	Mrs R O'Neile & Mr C Northover		CSPS1347
657381	Mr Robert Burns		CSPS1354
657400	Mr Russell John Yearworth		CSPS1355
657402	Mrs Susan Bridle		CSPS1356
657408	Mr Paul Newport		CSPS1357
657409	Ms Victoria Durrant		CSPS1358
657413	Mr J Clarke		CSPS1359
657416	Mrs Shirley Ashworth		CSPS1360

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
657417	Mrs Elizabeth Ritchley		CSPS1361
657420	Wing Tam Young		CSPS1362
657440	Mrs E Budden		CSPS1363
657449	Mr Gary A Jeavons		CSPS1364
657460	Mr Brian Preston		CSPS1365
657466	Mr Darren Fooks		CSPS1366
657467	Mr Stephen Pidgley		CSPS1367
657482	Ms Linda Lamont		CSPS1368
657722	Mr Gary Stuart Nesbitt		CSPS1369
657727	Mrs Susan Butler		CSPS1371
657732	Mr Errol Dudley Hunkin		CSPS1375
657734	Ms Romana Kamal		CSPS1376
657740	Mrs P Laurent		CSPS1377
657743	Mr Kevin Rough		CSPS1379
657744	Mrs Alison Leclerc		CSPS1378
657750	Mrs Pauline Shawcross		CSPS1382
657757	Mr Graham Legg		CSPS1386
657758	Mrs Pamela Hattersley		CSPS1387
657761	Ms Neda Yarahmadi		CSPS1388
657762	Mr G Yinson		CSPS1389
657764	Ms Tanya Phelps		CSPS1391

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
657765	Mrs Wendy Holt		CSPS1392
657767	Mr John Bolt		CSPS1396
657768	Mr D W Preston		CSPS1397
657770	Mrs S Childs		CSPS1399
657771	Miss Tiffanie Lowe		CSPS1400
657773	Mrs Janet Marchant		CSPS1401
657774	Mr D R Oliver		CSPS1402
657777	Mr Alan Hodgkinson		CSPS1404
657778	Mrs Ann Price		CSPS1405
657780	Mrs Maureen Dwight		CSPS1406
657783	Mr N Rice		CSPS1407
657787	Mr M Davis		CSPS1408
657789	Mrs Jane Hanson		CSPS1410
657791	Mr A Holtby		CSPS1411
657792	Mrs Sharon Wells		CSPS1413
657794	Mrs M Westmore		CSPS1414
657798	Mrs J Haines		CSPS1416
657799	Mr Godfrey Jones		CSPS1415
657801	Mr Paul Marchant		CSPS1417
657802	Mrs Tracy Gray		CSPS1418
657805	Mr Peter Watts		CSPS1419

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
657806	Mrs Alena Galton		CSPS1421
657807	Mr B C Law		CSPS1422
657810	Mrs Sheila Whitehorn		CSPS1423
657811	Miss Hayley Lowe		CSPS1424
657813	Mrs H Mellish		CSPS1425
657814	Mr Matthew Richards		CSPS1426
657815	Mr Michael Feeley		CSPS1428
657817	Mr Philip Knowles		CSPS1430
657821	Mr David Morris		CSPS1431
657828	Mr Chris Dancer		CSPS1436
657832	Miss Claire Marchant		CSPS1438
657834	Mrs P Lawrence		CSPS1440
657837	Mrs Amy King		CSPS1442
657839	Mr Michael Rodway		CSPS1443
657845	Mr J Edwards		CSPS1444
657847	Mr & Mrs Farmer		CSPS1445
657852	Mr Ioan Cornwall		CSPS1450
657854	Mr Michael Cooper		CSPS1452
657855	Mr Keith Boyde		CSPS1453
657857	Ms Helen Steel		CSPS1454
657871	Mrs Ethel Fletcher		CSPS1463

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
657873	Mr Harry Foxton		CSPS1464
657877	Mr D P Partiss		CSPS1469
657878	Mr Ian Marks		CSPS1471
657879	Mr W F Symmons		CSPS1476
657881	Mr & Mrs P Wardner		CSPS1479
657882	Mr Paul Francis		CSPS1481
657884	Miss Rita Philbey		CSPS1483
657885	Ms Jane Freak		CSPS1491
657887	Mrs Lyn Petrie		CSPS1498
657890	Mr Philip Moseley		CSPS1500
657892	Mr Triston Chapman		CSPS1504
657894	Mr Peter Johnson		CSPS1508
657896	Mr Gary Whant		CSPS1509
657897	Mr Paul Hodgkinson		CSPS1510
657898	Mr John Trowbridge		CSPS1512
657900	Mr David Webber		CSPS1514
657902	Ms Julie Machant		CSPS1516
657905	Mr Mark Taylor		CSPS1517
657910	Ms Samantha Jacobs		CSPS1522
657911	Ms Angela Papworth		CSPS1523
657913	Mr Richard Hayes		CSPS1524

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
657916	Mr Leslie Dwight		CSPS1525
657917	Mr Mark Palmer		CSPS1526
658028	Mr W McLuckie		CSPS1549
658039	Mr I W Stone		CSPS1552
658043	Mr Andrew Martin		CSPS1554
658045	Mr Timothy Ian Fitcher		CSPS1556
658054	Miss M Reardon & Mr R McGoldrick		CSPS1564
658057	Mr K.J Whatson		CSPS1567
658060	Mr Ray Murphy		CSPS1573
658069	Mr Roy Stacey		CSPS1578
658077	Mrs Joanne Sheppard		CSPS1582
658084	Mr Randy Lopez		CSPS1583
658093	Mr Malcolm Maclean		CSPS1587
658101	Mr David Roger Lambert		CSPS1589
658105	Mr Louis Brencher		CSPS1590
658107	Mr Robert A Barnett		CSPS1591
658114	Mr D Ferry		CSPS1593
658117	Mr Mark Stone		CSPS1594
658119	Mr Jarvis Kay		CSPS1595
658125	Ms Jean Stevens		CSPS1596
658131	Mrs J Arenas		CSPS1598

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
658136	Mrs D Rogers		CSPS1599
658138	Mr Gary Shepheard		CSPS1600
658141	Mr M E Reynolds		CSPS1601
658164	Miss Cheryl Maling		CSPS1613
658174	Mr Barry Channon		CSPS1618
658175	Mr & Mrs D Dow		CSPS1619
658177	Mr & Mrs M Taylor		CSPS1621
658179	Mr T Francis		CSPS1622
658183	Mrs Christine Perry		CSPS1625
658184	Ms Christine Robertson		CSPS1629
658187	Mr Gavin Foxwell		CSPS1630
658189	Ms Sian Golden		CSPS1633
658190	Mr David Port		CSPS1632
658195	Mr James Tunnicliffe		CSPS1640
658200	Mr Stephen Walker		CSPS1645
658222	Miss Susan Curnow and Mr David Fenner		CSPS1655
658224	Mrs Anne-Marie Walker		CSPS1656
658229	Mrs Gladys Halsey		CSPS1657
658231	Miss Samantha Dollin		CSPS1658
658233	Mr Gareth Smith		CSPS1659
658238	Mr & Mrs D S Whatman		CSPS1660

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
658239	Mrs P.C Melvin		CSPS1661
658241	Ms Cher Lourens		CSPS1662
658242	Mr Paul Stockley		CSPS1663
658244	Mrs Janine Stockley		CSPS1664
658246	Mr & Mrs N Major		CSPS1665
658247	Mr & Mrs Challoner		CSPS1667
658249	Mr Andrew Morris		CSPS1668
658250	Mr Graham Lemon		CSPS1669
658463	Major Stephen Taylor		CSPS1725
658468	Ms Julie Kelly		CSPS1727
658474	Mr E Beesley		CSPS1729
658477	Ms N Hallam & Mr G Higley		CSPS1731
658480	Mr Nigel Stephens		CSPS1732
658484	Mr Warren Douglas		CSPS1733
658489	Mr D R Bartlett		CSPS1735
658491	Mr Brian Cran		CSPS1736
658496	Mr N A L Sheikley		CSPS1737
658498	Ms Elsie Smith		CSPS1738
658500	Mr M Bayati		CSPS1739
658505	Mr Nigel Spencer		CSPS1742
658506	Mr Daniel Parker		CSPS1743

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
658508	Mr & Mrs Feller		CSPS1744
658509	Mr Rob Carper		CSPS1745
658515	Mrs A Rees		CSPS1746
658522	Mr Steve Collins		CSPS1748
658527	Mrs Natasha Halliwell		CSPS1752
658528	Mr Clive King		CSPS1755
658533	Mrs Clare Cochrane		CSPS1758
658536	Ms Debbie Patton		CSPS1760
658542	Mr S Green		CSPS1762
658559	Mrs J Garnett Brown		CSPS1767
658561	Mrs Amanda Jenkins		CSPS1770
658563	Mr J Stephenson		CSPS1772
658564	Mrs Anne Nott		CSPS1775
658565	Mr Joe Sweeney		CSPS1777
658568	Ms Tracey Graham		CSPS1779
658571	Mr Chris James		CSPS1782
658572	Mr Andrew Simmons		CSPS1784
658575		Christchurch Commoners Association	CSPS3848
658576	Ms Nicola Simpson & Mr N Smith		CSPS1788
658578	Mr John Hadley		CSPS1790
658579	Dr Debbie Lewis		CSPS1792

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
658581	Mrs Vanessa Webb		CSPS1800
658588	Ms Susan Morris		CSPS1801
658592	Mr F W Thomas		CSPS1803
658595	Miss Andrea Lewis		CSPS1805
658599	Mr Carl Phillips		CSPS1806
658602	Mr Paul Chandler		CSPS1807
658605	Dr S R J Bellamy		CSPS1809
658606	Ms Evelyn Gibby		CSPS1810
658607	Mr Stephen Johnson		CSPS1811
658608	Mr Geoffrey Drummond		CSPS1815
658609	Ms Kim Summers		CSPS1816
658665	Ms Melanie Clark		CSPS1824
658692	S Jordon		CSPS1826
658697	L Grimaldi		CSPS1828
658715	Ms Liz Cox		CSPS1834
658781	Mrs Jillian Meaning		CSPS1843
658794	Mrs Tina Harrop		CSPS1847
658796	Mrs B A Deering		CSPS1848
658803	Ms Julie Warren		CSPS1851
658808	Mr & Mrs J Davis		CSPS1855
658814	Mr Kevin Scares		CSPS1858

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
658821	Mr John Albert Medcalf		CSPS1859
658829	Mr Mark E Davey		CSPS1863
658836	Mr Austin Mark Hubbard		CSPS1868
658847	Mrs C A Sellers		CSPS1872
658853	L Arthur		CSPS1874
658906	Mr G Wedge		CSPS1883
658922	Mr Stephn C Palmer		CSPS1884
658946	Mr Christopher Guy		CSPS1887
658949	Mrs Elizabeth Jones		CSPS1889
658951	Mr Mark Elson		CSPS1892
658956	Mr & Mrs V Mills		CSPS1894
658967	Mrs S Vaughan		CSPS1898
658986	Mr M A Roberts		CSPS1911
658987	Mr Brian Allwin		CSPS1914
659156	Ms Julie Bishop		CSPS1987
659160	Mr Stephen Hearn		CSPS1988
659161	Mrs Sheila Anne Carson		CSPS1990
659166	Mrs Jean Roebuck		CSPS1991
659168	Mr Martin King		CSPS1992
659171	Ms Julie Catherine Beech		CSPS1998
659172	Mrs McElwain		CSPS2002

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
659173	J Hurde		CSPS2005
659178	Mrs A Carpenter		CSPS2009
659253	Mr & Mrs Broom		CSPS2036
659255	Mrs Patricia West		CSPS2038
659256	Mr Alan Clarke		CSPS2039
659260	Mr Geraint Richards		CSPS2041
659262	Mr & Mrs Williams		CSPS2042
659264	Mr David Richards		CSPS2043
659266	Mrs Linda Goodman		CSPS2044
659267	Dr Ben Mason		CSPS2045
659271	Mr David Wilson		CSPS2047
659272	Dr Karen Pendlebury		CSPS2049
659273	Miss H Bishop		CSPS2051
659275	Mrs K Alwin		CSPS2055
659277	Ms Natalie Kemp		CSPS2054
659278	Mr Andrew Flanagan		CSPS2056
659279	Mrs M J Allbut		CSPS2057
659279	Mrs M J Allbut		CSPS3860
659280	Mr Jason Rabbets		CSPS2058
659281	Mrs Lyn Squibb		CSPS2060
659282	Mrs Pauline Crouch		CSPS2061

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
659436	Mr & Mrs Talbott		CSPS2126
659437	Ms Diana Snell		CSPS2127
659443	Mr & Mrs M J & J C Daniels		CSPS2137
659445	Mr A Perry		CSPS2142
659451	Miss Claire Robinson		CSPS2145
659490	Mr Stuart Clarke		CSPS2175
659495	Mr John Raymond Brough		CSPS2178
659497	Mrs Samantha Rodwell		CSPS2180
659498	Mr Stephen Crockford		CSPS2182
659505	C Harris		CSPS2199
659513	Ms Edna Harriss		CSPS2208
659515	Mr Martin Wassell		CSPS2212
659519	C Marrant		CSPS2216
659521	Mrs Sarah Flatley		CSPS2219
659523	Mrs Norma Helena Doleman		CSPS2230
659528	F L Spicer		CSPS2249
659532	Mr BGV Peacock		CSPS2258
659536	Mr Leonard Carpenter		CSPS2261
659575	Ms Vera Graves		CSPS2273
659577	Mr David Randall		CSPS2274
659579	Mr & Mrs C Mackey		CSPS2275

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
659613	Mr & Mrs Richard & Alison Maidment		CSPS2285
659619	Mr & Mrs Robert and Jill Smith		CSPS2286
659626	Mr Ronald Kerry		CSPS2289
659636	Mr Andrew Fielding		CSPS2293
659643	Mrs Crisp		CSPS2300
659652	Mr Andrew Brindley		CSPS2307
659660	Mrs Jennifer King		CSPS2312
659679	Ms Josephine Green		CSPS2336
659683	D M Addison		CSPS2340
659686	Mrs D Dare		CSPS2344
659693	Mrs G Shanley		CSPS2352
659696	Ms Barbara Bist		CSPS2354
659701	Mr & Mrs D & C Eaton		CSPS2355
659704	Mrs Janet Holloway		CSPS2360
659707	Mr John Gary Easter		CSPS2365
659712	Mrs Wana Restall		CSPS2371
659721	Mrs J Jones		CSPS2376
659722	Mr Paul Hayes		CSPS2377
659727	Mrs H Arenas		CSPS2379
659732	Mr George Johnson		CSPS2384
659734	Mr J W Halsey		CSPS2385

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
659736	Mrs D Gadd		CSPS2386
659737	Ms Sophie Williams		CSPS2387
659740	Mr Peter Dean		CSPS2390
659742	Mr Barry Scott		CSPS2391
659745	Mr & Mrs P Hubbard		CSPS2393
659764	Mr Frank Walker		CSPS2415
659767	Mr Stuart Read		CSPS2416
659769	Mr Graham Whittaker		CSPS2419
659773	Mr Steve Rust		CSPS2421
659775	Mr Stephen Arnold		CSPS2423
659777	Mr & Mrs J Keehan		CSPS2425
659778	Mr Calvin Gray		CSPS2426
659780	Mrs Joan Smith		CSPS2427
659783	Mr John Burst		CSPS2428
659784	Mr A Hopkins		CSPS2429
659786	Mrs Miranda Cozens		CSPS2430
659788	R G Dutton		CSPS2431
659789	Ms Vicki Read		CSPS2432
659790	D Mife		CSPS2433
659791	Mrs Maureen Edwards		CSPS2434
659792	Mr Kenneth Edwards		CSPS2435

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
659794	Mr Richard Hislam		CSPS2437
659795	Mr & Ms R Staite		CSPS2439
659797	Mr C Nicholls		CSPS2443
659798	Ms Ffion Maund		CSPS2444
660544	Mr Anthony Hawksworth		CSPS2883
660554	Mr & Mrs S Constantine		CSPS2888
660563	Mr Robert Davies		CSPS2891
660572	Ms Susan Knight		CSPS2893
660752	Mr David S Gurd		CSPS2908
660763	Ms Maureen Hodgkins		CSPS2909
660784	Mr David Brown		CSPS2912
660792	Mr Richard Cordery		CSPS2915
660816	Mr Michael Keynes		CSPS2925
660820	M W Shanley		CSPS2926
660825	Mr & Mrs G D & E A Morse		CSPS2927
660828	Mr & Mrs Valerie and Paul Tudor		CSPS2928
660833	Mrs O S Rose		CSPS2929
660837	Mr Martin Bevan		CSPS2930
660840	Mr & Mrs S Young		CSPS2931
660845	Mr & Mrs J & B Glenister		CSPS2934
660850	Mr K Harris		CSPS2935

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
660853	Mr Peter Pratt		CSPS2937
660907	Ms Kim Fletcher		CSPS2941
660908	Mr & Mrs N & J Clement		CSPS2942
660912	Mrs Michelle Chiverten		CSPS2943
660915	Mrs P J Wellstead		CSPS2944
660917	Mrs S.J Puttick		CSPS2945
660919	Ms Lesley Cave		CSPS2946
660921	Mrs Wendy Rayner		CSPS2947
660922	Mrs Alexandra Miller		CSPS2948
660925	Mrs Christine Trundell		CSPS2949
660930	Mr Terry Mynore		CSPS2950
660948	Ms G.J Greenwood		CSPS2952
660952	Mrs K Pilcher		CSPS2953
660956	Mr Richard Kelly		CSPS2954
660958	Mr I Ager and Ms D Page		CSPS2955
660966	Mr & Mrs T Kinsella		CSPS2956
660967	Mrs J Fisher		CSPS2957
660968	Mr Dare		CSPS2958
660969	A Evans		CSPS2959
660973	Mr Keith Webb		CSPS2960
660976	Ms Anne Read		CSPS2961

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
660977	Mr & Mrs R Griffiths		CSPS2962
660982	Mr R Barrows		CSPS2965
660984	Mrs Herbert		CSPS2967
660985	Mrs Janice Richards		CSPS2968
660987	Mr Dennis Doyle		CSPS2970
660988	Mr Hugo Milner		CSPS2973
660990	Mr R Cheater		CSPS2978
660992	Mr V Goldash		CSPS2980
660994	Mrs B Hearn		CSPS2982
660995	Mr S Duffias		CSPS2983
660999	Mr P Scorten		CSPS2987
661000	Mr & Mrs R Adnett		CSPS2988
661004	Ms Helen Bassett		CSPS2991
661005	Mrs Evelyn Wade		CSPS2994
661007	Mr & Mrs Finlayson		CSPS2997
661012	Mr Paul Curran		CSPS3000
661013	Mr Darren Cooper		CSPS3003
661191	Ms Joyce Lillington		CSPS3012
661194	Mr Derren Hillman		CSPS3015
661196	Mrs Gwendoline Mirauer		CSPS3016
661197	Mr C.J Dowding		CSPS3017

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
661198	Mrs Joan Margaret Matten		CSPS3018
661200	Ms Lisa Edwards		CSPS3019
661202	Mr Brian King		CSPS3020
662364	Mr Peter Fenning		CSPS3265
662954	Mr Neil White	Quantum Group	CSPS3624
662970	Mrs Amy Holtby		CSPS3557
662987	Mr Alan Hayden	Christchurch Harbour Ornithological Group	CSPS3568
663376	Mr John Whiffen		CSPS3688
663588	Mr Roger Street	Christchurch Conservation Trust	CSPS3735
664130	Mr & Mrs G Hands		CSPS3772
664216	Mr Stephen Roberts		CSPS3794
664220	K J Rochester		CSPS3795
664237	Michael Hall		CSPS3796
664259	H Elford		CSPS3799
664260	Mr A L Willett		CSPS3800
664273	Mr McWardne		CSPS3804
664281	C Knight		CSPS3806
664489	Mrs Gwen Pritchard		CSPS3817
664497	Ms Holli Flatley		CSPS3819
664506	Mr K Branscombe		CSPS3820
664520	M F Edwards		CSPS3821

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
664523	D Miles		CSPS3822
664526	Mrs I Green		CSPS3823
664542	Mrs Tracey Mondon		CSPS3824
664543	Mrs Dablowa Pomroy		CSPS3825
664546	Mr Terence Pomroy		CSPS3826
664913	Mr M J Unsworth		CSPS3849
664924	Mr Mike Roberts		CSPS3851
664934	Mrs V Roberts		CSPS3853
664984	Mrs Moira Maclean		CSPS3859
664995	Ms H Needham		CSPS3862
665002	Mrs D Port		CSPS3863
665119	Mrs Eileen Biggs		CSPS3870
665124	M Rogers		CSPS3871
665127	Mark Winwood		CSPS3872
665137	Karen Fairweather		CSPS3873
665150	Mrs Linda Smith		CSPS3874
665155	M A Redding		CSPS3875
665165	Ms Jemma Standish		CSPS3877
665170	Mr H Pritchard		CSPS3878
665190	Mr John Cox		CSPS3881
665203	Mr L C Legg		CSPS3882

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
665211	Mr H Dennis-Parsons		CSPS3883
665222	Mr Andrews		CSPS3884
665228	A Hodges		CSPS3885
665257	I Hope Ingus		CSPS3887
665263	Mr & Mrs R Motley		CSPS3888
665269	Mrs Nicola Dancer		CSPS3889
665272	Mrs K Ramsier		CSPS3891
665276	P J O'Brien		CSPS3892
665277	Mr Noel Ramsier		CSPS3893
665287	Mr J Melvin		CSPS3895
665296	C Dalton		CSPS3896
665300	Mr A Roberts		CSPS3897
665319	J Perry		CSPS3898
665320	Mr A Ludlow		CSPS3900
665354	Mrs Julie Mills		CSPS3903
665357	Mr McHannon		CSPS3904
665359	Mr S Dawson		CSPS3905
665362	Ms Laura Futcher		CSPS3906
665365	Ms L London		CSPS3907
665367	Mr Alex Brandon-Smith		CSPS3908
665368	Mrs Ginette Brandon-Smith		CSPS3909

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
665370	Miss Laura Farquhar		CSPS3910
668580		Bronte Park Management Committee Ltd.	CSPS3960

### Appendix C List of Consultee Reference Numbers FWP6

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
359261	Mr Doug Cramond	DC Planning Ltd	CSPS2123
359461	Mrs Nicola Brunt	Dorset Wildlife Trust	CSPS1345
359553	Mrs Linda Leeding	West Parley Parish Council	CSPS1635
359553	Mrs Linda Leeding	West Parley Parish Council	CSPS2000
359571	Mr Renny Henderson	Royal Society for the Protection of Birds	CSPS3733
360060	Mr & Mrs G.M Edwards		CSPS1676
360082	Mr and Mrs K Healy		CSPS2496
360103	Mr J Edwards		CSPS2188
360116	Mr A G King		CSPS2575
360190	Mr John Cullen	Barrack Road (West Parley) Residents Association	CSPS2685
360235	Mr Christopher Undery	Christopher D Undery	CSPS742
360271	Cllr Paul Timberlake		CSPS1761
360302	Mrs Hilary Chittenden	Environment TAG (East Dorset)	CSPS3315
360910	Mrs Fiona Baker		CSPS2633
361011	Ms Mary Mogg		CSPS2580
361035	Mrs H.L O'Sullivan		CSPS2279

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
361069	Mr & Mrs Clive Butcher		CSPS358
474971	Mr Peter Durant		CSPS2209
475494	Mr Alan Macdonald		CSPS482
475502	Mr & Mrs Richard Croom		CSPS2281
475517	Mrs Sarah Collins		CSPS2624
475526	Mr Geoffrey Dark		CSPS2611
476561	Mr Kevin Horton		CSPS2554
489411	Mr JMT Morris		CSPS319
489582	Mr John Swift		CSPS2337
489765	Mr Derek Kearey		CSPS1709
489898	Mrs Elizabeth Daw		CSPS2395
490823	Mr Ian Jones	Ferndown Town Council	CSPS2999
490866	Mr and Mrs D Wright		CSPS2388
491020	Mr Simon Jordan		CSPS1714
491034	Mr Kenneth Dalglish		CSPS723
491139	Mr & Mrs SJ Dixon-Gough		CSPS2579
491163	Mr Ronald Butterfield		CSPS2568
491173	Ms G Burningham		CSPS2595
491252	Mrs Margaret Wareham		CSPS2502
491272	Mr and Mrs D Steel		CSPS2314
491299	Mr and Mrs Shaw		CSPS1584

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
494600	Mrs Audrey Russell		CSPS2247
494723	Mr D Brittain		CSPS2549
494736	Mr & Mrs S Cox		CSPS2538
495348	Mr and Mrs RJ Veal		CSPS1671
495437	Mr Andrew Scott		CSPS1860
495662	Mr & Mrs B Abbott		CSPS2287
495680	Mr J M Brown		CSPS2584
496473	Mr Brian Morgan		CSPS26
496473	Mr Brian Morgan		CSPS2664
496575	Mrs Gillian Sewell		CSPS63
496575	Mrs Gillian Sewell		CSPS411
496597	Mr Colin Sewell		CSPS53
496749	Mr J S Davidson		CSPS699
496919	Mrs Nicola Shaw	Hurn Parish Council	CSPS3655
496987	Mrs M Marshall		CSPS2684
497056	Mrs Gillian Miles		CSPS2200
497944	Mrs G Salway		CSPS2402
498008	Mr John Salway		CSPS2404
498044	Miss Carolyne Banks		CSPS1795
498084	Mr P Hartley		CSPS2172
498270	Mr and Mrs P Herrington		CSPS2542

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
498359	Mr Brian Miles CBE		CSPS381
498446	Mr W A Murphy		CSPS2594
498455	Mrs Rosemary Dark		CSPS2606
498555	Mrs Della Edwards		CSPS2191
499019	Mr William Legg		CSPS483
499040	Mr K Grimshaw		CSPS332
499745	Mr M C Tompkins		CSPS2602
500115	Mrs Sylvia McIntyre		CSPS354
500570	Mr J.D Head		CSPS2313
500810	Mrs Elizabeth Le Rossignol		CSPS2688
500818	Mr J Ladd		CSPS2519
500906	Mr and Mrs D Scholes		CSPS2369
501039	Dr and Mrs Peter Liebling		CSPS1653
501080	Ms Olivia Collins		CSPS444
501136	Miss M Parker		CSPS436
501234	Dr A Grieve		CSPS2617
501502	Mr Michael Wareham		CSPS2499
501530	Mr and Mrs J Archer		CSPS143
501766	Mr D E Anderton		CSPS416
501772	Mrs C Wilson		CSPS380
501822	Mr Stephen Collins		CSPS2629

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
501826	Mr Gordon Hunt		CSPS2627
502678	Mr R F Perry		CSPS2693
502683	Mr and Mrs G Milne		CSPS330
502950	Mr I G Banks		CSPS2768
503019	Mr David Schofield		CSPS2367
503040	Mrs Kathleen Schofield		CSPS2378
503395	Mr Ian Davis		CSPS2317
503479	Mr & Mrs Robert Eastham		CSPS1649
503518	Mr & Mrs C Skipton		CSPS2550
503689	Mr and Mrs Dunnings		CSPS2559
503717	Mr and Mrs L Grounsell		CSPS341
503763	Mrs K S Turner		CSPS2486
503864	Heather Freeman		CSPS124
503869	Mrs Jean Khan		CSPS132
503869	Mrs Jean Khan		CSPS2523
506116	Mr and Mrs P and SJ Simpson		CSPS2203
507463	Mr and Mrs G Hirst		CSPS317
508590	Mr Jamie Ball		CSPS2234
508605	Miss Janet Ames		CSPS66
508605	Miss Janet Ames		CSPS2572
508708	Mr & Mrs G Peskett		CSPS378

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508852	Mrs L.A. Chesshire		CSPS2512
508966	Mrs D Mansell		CSPS2571
509299	Mr R Moore		CSPS2256
509543	Mrs Beryl MacDonald		CSPS2700
509811	Mrs J Waugh		CSPS2562
509843	Mr and Mrs Brian and Dorothy Adams		CSPS2591
509897	Mrs Rachel Harding		CSPS2553
511916	Mr Craig Baker		CSPS2641
511953	Mr and Mrs A Ridout		CSPS2213
512007	Mr & Mrs Neil Hayward		CSPS2220
512129	Mr J.R Chesshire		CSPS2609
512134	Mrs Anthea Scott		CSPS2224
512344	Mr M Wyeth		CSPS2662
512406	Mr and Mrs PE and JA Coward		CSPS2695
512459	Mrs Sandra Davis		CSPS2356
515878	Mr & Mrs G Ball		CSPS2701
524088	Mr Ken Parke	Ken Parke Planning Consultants	CSPS3635
524338	Mr Kenneth Brooks		CSPS241
535063	Ms Karen Morris		CSPS1687
535509	Mrs S Durant		CSPS2205
535574	Mr and Mrs Ralph Williams		CSPS2301

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535965	Mr & Mrs Harry Ford		CSPS2400
536830	Mrs Janet Sutcliffe		CSPS1702
537014	Master Kieran Morris		CSPS1694
610626	Mr and Mrs Hamilton		CSPS2398
612430	Mr Nick Squirrel	Natural England, Dorset and Somerset Team	CSPS1943
644715	Mrs Barbara Ralph		CSPS72
644715	Mrs Barbara Ralph		CSPS373
648124	Mrs Lesley Eve		CSPS141
648847	Mrs Catherine Lugg		CSPS168
649759	Mrs Amanda Jones		CSPS255
650107	Mr David Baxter		CSPS294
650257	Mr Ian King		CSPS1001
650450	Mr and Mrs R Legg		CSPS326
650651	Mr A Holden		CSPS340
650667	Mr A D Blakely		CSPS347
650703	J Charlton		CSPS356
650711	Mr and Mrs S Bratchell		CSPS357
650721	Mr M A Cook		CSPS368
650747	Mr John Hughes		CSPS376
650764	Mr A J Crompton		CSPS382
651851	Mr and Mrs S Wood		CSPS435

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
652645	Mr and Mrs C Graham		CSPS442
652711	Mr Raymond Silverthorne		CSPS585
652722	Mr and Mrs N Stride		CSPS481
652787	Mr N J Torok		CSPS503
652793	Mr & Mrs Michael and Judith Ranger		CSPS504
652950	Mr Peter Holttum		CSPS529
654320	Mrs Meghann Downing	Highways Agency	CSPS756
654437	Mr Ron White		CSPS707
654506	Mr John Showell		CSPS992
654581	Mr and Mrs H Hedges		CSPS721
654595	Mr and Mrs T Sams		CSPS727
654783	Mrs Lesley Wilson		CSPS865
654962	Mr Christopher Chope		CSPS1014
655073	Mrs Barbara Bailey		CSPS1002
655076	Mrs Phyllis Evans		CSPS1004
655496	Mr and Mrs S Williams		CSPS1027
655527	Mr & Mrs R K Lewis		CSPS1030
656195	Mrs A Andrew		CSPS1065
656201	Mr & Mrs M G Miller		CSPS1069
656209	Mrs Y Tiley		CSPS1074
656216	Mrs Jacqui Rainsbury		CSPS1076

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
656218	Dr and Mrs G and S Dudding		CSPS2658
656223	Mr M Williams		CSPS1078
656249	Ms Gemma Care	Barton Willmore LLP	CSPS1081
656253	Mr N Marvin		CSPS1085
656254	W A Oldfield		CSPS1088
656255	Mrs Dorothy Bundle		CSPS1091
656256	Mr Tim Sill		CSPS1093
656259	Mr Michael G Woodgate		CSPS1094
656260	Mr and Mrs MP Porto		CSPS1095
656261	Mr and Mrs John and Barbara Russell		CSPS1096
656262	Mr & Mrs P Vince		CSPS1097
656264	Mr J A Newell		CSPS1101
656267	Mr and Mrs Mitchell		CSPS1103
656268	Mr & Mrs Paul & Lynne Clayton		CSPS1104
656272	Mr Ronald Daw		CSPS1107
656273	Mrs Angela Swift		CSPS1108
656274	Mrs K D Pearce		CSPS1110
656276	Mr A R Pearce		CSPS1111
656330	Ms Eileen Mussell		CSPS1129
656335	Mr and Mrs Downward		CSPS1131
656342	Mr Peter Rees		CSPS2521

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656350	Mrs D A Cook & Mr J B Randall		CSPS2525
656352	Mrs Laura Webber		CSPS1850
656361	Mrs E Hutchings-Clarke		CSPS2529
656363	Mrs Gwen Wells		CSPS2533
656366	Mr & Mrs B Brunsdon		CSPS2537
656372	Mrs M C Rees		CSPS2556
656376	Mr and Mrs W D Pyke		CSPS2567
656382	Mr & Mrs D G Moody		CSPS2576
656390	Mrs Karen Brittain		CSPS1155
656394	Ms Dawn Jones		CSPS1157
656398	Mr E Spiteri		CSPS1158
656399	Mrs R J Cook		CSPS2696
656402	Mrs Jean Williams		CSPS2565
656425	Mrs M H Marsh		CSPS1168
656434	Mr D Ware		CSPS1171
656444	Mrs Eileen Walters		CSPS2586
656453	Mrs M Smith		CSPS2588
656475	Mrs M Hovell		CSPS2590
656481	Mr & Mrs J Church		CSPS2597
656489	Mrs Barbara MacFarlane		CSPS2599
656498	Mr Matthew Morris	GVA Planning Development	CSPS2910

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656499	Mr R J Leaper		CSPS2613
656503	Mrs O Knowelden		CSPS2615
656519	Mr Derek Pitts		CSPS2668
656520	Ms Joyce Woolnough		CSPS2545
656523	Mr Matthew Rainsbury		CSPS1210
656524	Mr Alan Bishop		CSPS2547
656525	Mr James Rainsbury		CSPS2678
656526	Mr & Mrs A Miller		CSPS2691
656533	Mr Mark Rainsbury		CSPS2666
656538	Mr & Mrs P Bradshaw		CSPS2673
656541	Mr R J Bradshaw		CSPS2676
656544	Ms C Bradshaw		CSPS2679
656547	Mr T.G Wood		CSPS2640
656562	Mr Andrew Robinson	Symonds & Sampson	CSPS2901
656630	Mr & Mrs PJ Gill		CSPS1285
656636	Cllr Roger West		CSPS1287
656748	Kerry Morris		CSPS1461
656757	Miss Kay Bundy	Multiple Sclerosis Society	CSPS1553
656758	Mr Derek Moore		CSPS1592
656760	Mrs Dorothy Moore		CSPS1597
656766	Mr & Mrs M.J Muncer		CSPS2632

Contact Person ID	Contact Full Name	Contact Company / Organisation	Comment ID
656790	Mrs T Wadeson		CSPS2648
656792	Mr R.J Williams		CSPS2649
656796	Mr & Mrs D Cornelius		CSPS1542
656804	Mrs Joyce Terrill		CSPS1602
656806	Mr S T Terrill		CSPS1607
656808	Mrs Pat Couper		CSPS1614
656811	Mrs Lesley White		CSPS2651
656816	Mr P C Bamborough		CSPS1623
656819	Cllr Mrs Christine Davies		CSPS1626
656940	Mrs Sheila Edwards		CSPS1681
656943	Mr and Mrs T Scott		CSPS1269
656999	Mrs Sheila Gooden		CSPS1698
657001	Mr and Mrs S Wood		CSPS1700
657003	Mr Robin Gooden		CSPS1706
657007	Mrs Hilary Jordan		CSPS1717
657018	Mr Stuart Couper		CSPS1721
657383	Mrs A Perry		CSPS2653
657385	Mr W.P Rees		CSPS2656
657421	Mr Chris Wells		CSPS2531
659520	Mrs Julie Ridout		CSPS2217
659580	J S & P W Torok		CSPS2276

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660079	Mrs S Moore		CSPS2604
660162	Mrs H M Wood		CSPS2645
660983	Smiths Gore		CSPS2971
703944	Cllr John Little	Christchurch & East Dorset Conservative Association	CSPS450