

Appendix D Options for Consideration Consultation

PLEASE NOTE:

Regarding the newspaper articles listed for this appendix in the Core Strategy Submission Statement, under copyright law we are unable to publish copies on this webpage. Please contact planning.policy@christchurchandeastdorset.gov.uk for further details if you wish to see a copy.



Christchurch and East Dorset Core Strategy

Key Issues pullout Christchurch Courier - October 2010

This pullout asks some important questions about the future of planning in Christchurch. Your answers to these questions will help to shape development across the two Council areas over the next 15 years.

Christchurch Borough Council and East Dorset District Council are working in partnership to prepare a new set of planning documents known as the 'Local Development Framework'. The first and most important of these documents is called the Core Strategy.

The Core Strategy will set out the vision for the area and the main principles and policies which will guide development over the next 15 years.

Why should you answer these questions?

The Core Strategy is not simply written by the Councils, it is informed by the community. It will impact on every person, business and organisation in Christchurch and East Dorset. We therefore need your answers to help us plan appropriately for the future. The questions asked in this pullout are specific to Christchurch.

These questions are just a small part of the second stage of public consultation on the Core Strategy. A larger document has been produced by the Councils which asks more detailed questions on the issues addressed in this pullout. If you are interested in any of the questions raised here, we recommend you read the full document which is available from the locations listed below and on the internet at:

<http://christchurcheastdorset-consult.dorsetforyou.com/portal>

Simply remove this 4 page pullout from The Courier, fill in your answers and post back to us free of charge by **24th December** to:

**The Planning Policy Team, Christchurch Borough Council, FREEPOST (BH575)
Civic Offices, Bridge Street, Christchurch, BH23 1BR**

Pick up a copy of the full document at the Civic Offices, Christchurch and Highcliffe Libraries, Christchurch Information Centre or Steamer Point Information Centre (Penny Way).

For more information call us on **01202 495000** or email planning.policy@christchurch.gov.uk



Prepared by Christchurch Borough Council and East Dorset District Council as part of the Local Development Framework

1) The following elements make up the vision for the area as it will look in 2027 - do you agree or disagree with the following elements?

	Agree	Disagree
The natural environment of Christchurch including Christchurch Harbour, the beaches and heathlands will continue to be the most important asset for the area.	<input type="checkbox"/>	<input type="checkbox"/>
The area will adapt to the effects of climate change through clear strategies to reduce risk of flooding, and through encouraging high standards of building design and construction.	<input type="checkbox"/>	<input type="checkbox"/>
The housing needs of the area will be addressed, with housing which meets the needs of those wishing to buy or rent.	<input type="checkbox"/>	<input type="checkbox"/>
The character of the area will also be protected through retention of the Green Belt in all areas except those needed for well planned and sustainable housing and employment growth.	<input type="checkbox"/>	<input type="checkbox"/>
Christchurch town centre will be a vibrant centre of commercial and cultural activity, with niche shopping, and varied attractions and facilities for residents and visitors alike.	<input type="checkbox"/>	<input type="checkbox"/>
The economy of the area will grow, both by maintaining its traditional sectors such as tourism, but also by creating a mixed economy with emphasis on growth in high technology industries, and companies providing environmental products and services.	<input type="checkbox"/>	<input type="checkbox"/>
The area will be easier to get around, not just for those who have a car, but for those who wish to use public transport, to walk or to cycle.	<input type="checkbox"/>	<input type="checkbox"/>



2) What should the vision be for Bournemouth Airport - do you agree or disagree with the following elements?

	Agree	Disagree
Bournemouth Airport will develop as a flagship regional airport serving the South East Dorset sub-region with new passenger facilities and associated infrastructure in line with the Bournemouth Airport Masterplan (2007).	<input type="checkbox"/>	<input type="checkbox"/>
The Council will work with the airport to support the development of new routes and services to business and leisure destinations.	<input type="checkbox"/>	<input type="checkbox"/>
The northern business parks will be redeveloped to provide a range of employment land and premises to serve the local economy. This will include the potential to attract growth industries that provide skilled job opportunities.	<input type="checkbox"/>	<input type="checkbox"/>
The airport will encourage further growth in the aviation and aviation related business sectors.	<input type="checkbox"/>	<input type="checkbox"/>
This growth will be achieved acknowledging and respecting the environmental constraints which exist around the airport.	<input type="checkbox"/>	<input type="checkbox"/>

3) What strategy should be adopted concerning the location, scale and infrastructure requirements of the north Christchurch Urban Extension?

Option 1:

- Locates approximately **950 - 1250** dwellings south of the railway line
- Open space and retail / community facilities south of the railway line
- Move allotments and provide suitable alternative natural green space (recreational space) north of the railway line
- Move the overhead power cables underground

Option 2:

- Locates approximately **650 - 850** dwellings south of the railway line
- Open space and retail / community facilities south of the railway line
- Move allotments and provide suitable alternative natural green space (recreational space) north of the railway line
- Retain the overhead power cables in current position

Option 3:

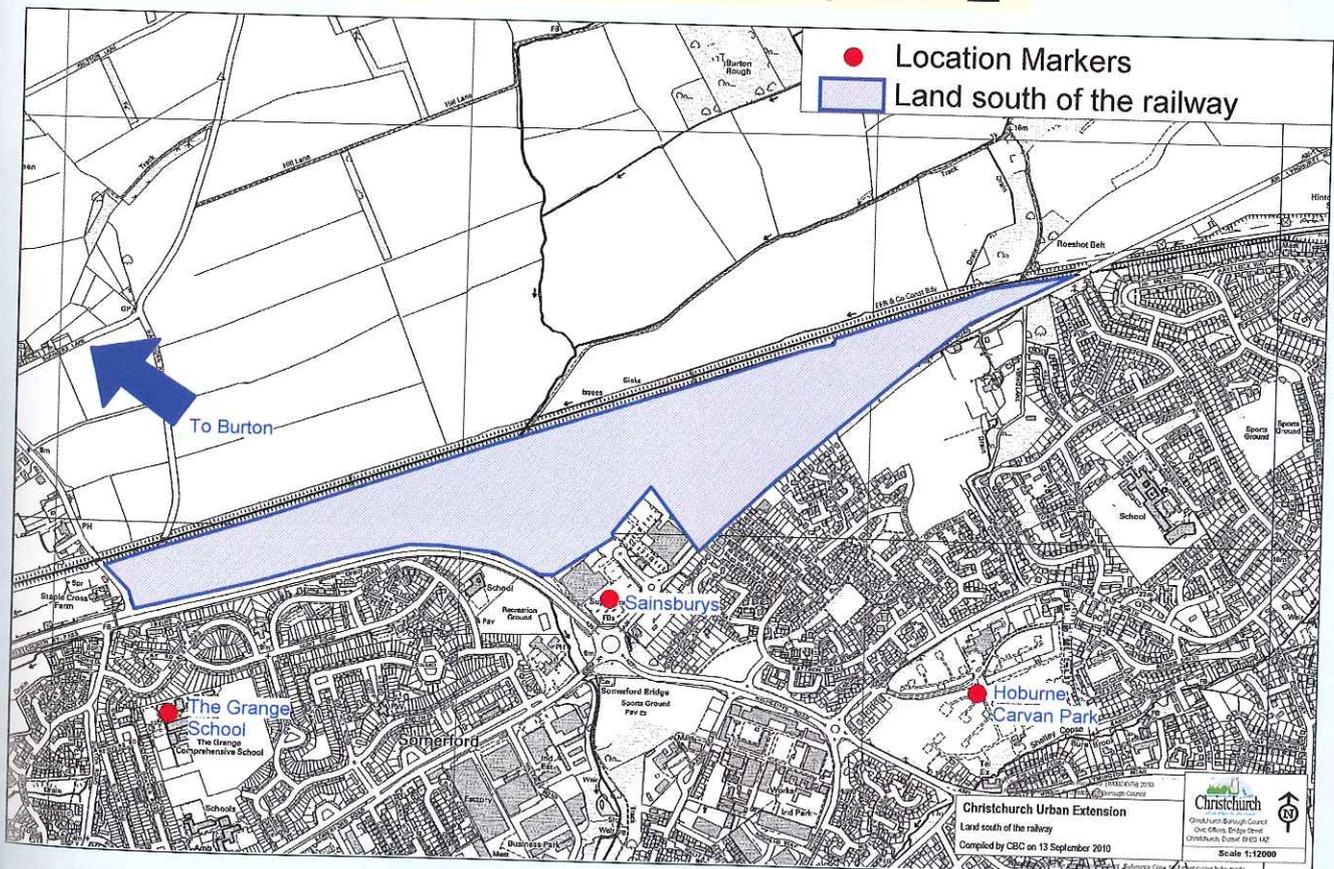
- Locates approximately **500 - 650** dwellings south of the railway line
- Open space, retail and community facilities and allotments provided south of the railway line
- Move suitable alternative natural green space north of the railway line
- Retain overhead power cables in current position

Option 4:

- As Option 3 but with suitable alternative natural green space provided south of the railway line

Please tick your preference:

Option 1 Option 2 Option 3 Option 4

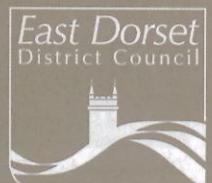


Winter 2010

eastdorsetnews

working together for East Dorset

- Dorset's first shared Chief Executive
- Cobham Gate gets go ahead
- Focus on Heatherlands
- New Singletrack for Moors Valley
- Christmas Events in East Dorset
- **CORE STRATEGY CONSULTATION**
Have your say - questionnaire inside



www.dorsetforyou.com



Core Strategy Consultation

- Would **you** like to find out more about the future plans for Christchurch and East Dorset over the next few years?
- Would **you** like to get involved and influence them?

Shopping, housing, employment, tourism, the natural environment and recreation provision are just a few of the many issues discussed in the forthcoming Core Strategy consultation.

The 12 week 'Options for Consideration' consultation runs from 4th October until noon on the 24th December 2010.

To find out more see our website at www.dorsetforyou.com/348323 or pick up a leaflet at local libraries, the Council Offices and leisure centres or telephone 01202 889201 ext 2422 to register your interest.



Core Strategy consultation launched

The Council has launched a consultation with local people on the future of the district. Full details can be found in the pull-out section at the centre of this edition of East Dorset News.

The authority has worked with Christchurch Borough Council to produce the draft Strategy, which contains options for consideration. The Council is keen for all residents, businesses, groups and visitors to have their say. The extended consultation period on the proposals runs until Christmas 2010.

The Leader of East Dorset District Council, Cllr Spencer Flower, said:

"We want the document to reflect, as far as possible, the public's views on the best way forward for the development and conservation of East Dorset.

"The choices may not be easy, but we must rise to the challenge in order to secure a sustainable future for our residents and respective councils.

"I hope that all residents, businesses, groups and visitors will take the time to read the consultation document and have their say on the district's future. This will help them shape and guide the Council's policies through to 2027."

To view the Core Strategy in full, please visit:

www.dorsetforyou.com/348323



l-r: Hollie Shearing, Charlie Whitham, Josie Campbell, James Foster, Karl Ogden, Phoebe Roberston, Ella Davies and Izabella Da Silva with Ian Burdekin

Young people paint a vibrant Wimborne

Young people have been awarded for their skills in creating an artistic interpretation of a vibrant Wimborne. In a competition organised by East Dorset District Council and sponsored by Waitrose supermarkets, entrants were asked to use their artistic skills to show Wimborne at its best.

The competition was held to help celebrate the opening of the new Waitrose store in the town. Over 50 young people from the local area entered the competition, with their interpretations of what makes Wimborne a vibrant and colourful place to live. Waitrose Wimborne Manager, Ian Burdekin, judged the competition and awarded the entrants with a certificate, vouchers and a Waitrose goody bag.



Our promises to you

Earlier this year the Council introduced its Corporate Plan for 2010 - 2016, *Our Promises to East Dorset*. The plan sets out our commitment to addressing areas which are important to you, and areas which you feel need improving.

We promise to...

- promote thriving communities that are well served, healthy and safe with a strong local identity
- promote successful local economy
- manage and safeguard the natural environment for the benefit of current and future generations
- manage and improve the quality and availability of housing
- ensure the efficient and cost-effective use of resources

Look out for this sign  throughout the magazine which indicates where we are honouring our promises.

If you require further copies of East Dorset News, in **large print, audio tape, as a translation or on CD**, please contact the Communications Officer on **01202 639034**

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SPECIAL EDITION

October 2010

EAST DORSET DISTRICT COUNCIL LAUNCHES CONSULTATION ON REPLACEMENT TO LOCAL PLAN

The Council is working together with Christchurch to consider potential development options around our towns to be included in the new plan (Core Strategy) to manage the development and growth of the area up to 2027. The Local Plan ends in 2011

This non-statutory consultation is the first stage in an evolving process and an extra opportunity for YOU to help shape the future of our community. The statutory consultation will take place later next year based on YOUR response to these options which cover housing, employment, open space, sport & recreation, education, and the vitality and viability of town centres.

There is a significant need to provide affordable housing in the District as prices are very high compared to the average wage and it's increasingly difficult for people (particularly the young) to be able to afford to stay here. Land allocated for up to 350 houses in Verwood in the existing plan can't be built due to Heathland Policy.

In Verwood two areas of search have been put forward by landowners as options for consideration. The Council has a duty to consult on these offers and take them into consideration—which is why they need your views.

WHY?

The Regional Spatial Strategy (now scrapped) was going to impose 6400 homes in East Dorset. The Council wants to know how many you think we need and what else we need to happen to enhance our area?

If the Council does not have a replacement development policy for East Dorset, then we will get development by appeal from large property developers all over the green belt where we don't want it. Planning appeals are decided on by independent government inspectors who do not know the local area. They make their judgement on the local and national policy base and arguments put before them.

This consultation is an opportunity to get housing for local people that is affordable. If we do nothing we run the risk of an ageing population without the workforce to keep our local economy alive.

Most of the new housing in the district will be accommodated in the existing urban areas.

OVERLEAF ARE THE DETAILS OF HOW THESE OPTIONS MAY AFFECT YOU

HOW TO MAKE YOUR VIEWS KNOWN

By responding to this consultation by 12 noon on 24th Dec 2010.

The full document is available to read in Verwood Library, the Town Council Offices and the District Council Offices.

The next edition of the East Dorset News will have a pull out leaflet.

Alternatively it is available online at www.dorsetforyou.com/348323 and you can comment directly on any part of the document.

Public Exhibition
Verwood Hub 11th Nov 2-8pm
(static display in foyer 1st-11th Nov)

Responses can be emailed to policy.planning@eastdorset.gov.uk

IF YOU WANT MORE INFORMATION CONTACT US:

Cllr Toni Coombs
01202 827376
t.b.coombs@dorsetcc.gov.uk
You can also keep up with developments by visiting her blog cllrtonicoombs.wordpress.com

Cllr Jean Hazel
01202 813328
cllr.jhazel@eastdorset.gov.uk

Local Issues - Local Conservatives - Local Action - Local Results



RAISING AWARENESS – 400+ New Houses!

185+ Houses to be built OFF Manor Rd / St Michaels Rd

20+ Houses in Howe Lane

200+ Houses NORTH VERWOOD Edmondsham Road

on our last remaining greenbelt

VERWOOD.NET for Maps / Petitions / Full Document

Listen to Forest FM for News Updates

THERE IS NO DEFINATE PROPOSAL FOR AN UPPER SCHOOL OR ANY MORE AMENITIES / FACILITIES JUST MORE HOUSES AND TRAFFIC!

Full document can be read at the town council offices

Verwoods Population is 15,000 – we are the second biggest town in Dorset, bigger than Blandford 9k, Wimborne 7k, Gillingham 10k

Where is our Upper School, Swimming Pool, Adult Learning Centre, Health Clinic, Advice Bureau, Pedestrian Crossings etc etc

Presentation of proposed development at the Hub in Foyer from 1st – 11th November

DECISION TO BE MADE

24 DECEMBER 2010

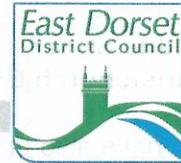
GET YOURS SAY – LEAVE A LEGACY FOR THE NEXT GENERATION



Christchurch Borough Council

Working in Partnership

East Dorset District Council



CHRISTCHURCH CLLRS??

East Dorset District Council

Policy Planning

Furzehill, Wimborne, Dorset. BH21 4HN

Contact: Policy Planning
 Telephone: 01202 886201
 Email: Policy.planning@eastdorset.gov.uk
 Planning.policy@christchurch.gov.uk
 Our Reference: 394.3
 Your Reference:
 Date: 4 October 2010

Dear Councillor

**Christchurch Borough and East Dorset District Councils'
 Core Strategy 'Options for Consideration' Consultation**

4th October – 24th December 2010 (12 noon)

We are pleased to enclose a copy of the Core Strategy 'Options for Consideration' Consultation Document for your information and response. The Core Strategy sets out the key issues and options facing Christchurch and East Dorset, and will set out the broad development planning strategy for the area to 2027.

In producing this document, it is vital that we engage with key stakeholders to ensure we have effectively identified all the issues and how they should be addressed. You have been identified as a key stakeholder.

The consultation runs for a 12 week period from **4th October** until **12 noon 24th December 2010**, during which time we would appreciate your comments.

We are now using Limehouse consultation software and would encourage you to make comments using this system which can be accessed from www.dorsetforyou.com/348323 or directly from <http://christchurcheastdorset-consult.dorsetforyou.com/portal>. Details on how to do this and your Limehouse consultation registration are enclosed if you choose to respond in this way. This software allows you to comment on the options online in a more efficient way, is easy to use and does not require any prior knowledge of it in order to use it. If you have any questions regarding the use of Limehouse then please do not hesitate to contact the planning policy team at either authority.

However, if you prefer to reply by post, we require you to fill out a Response Form for each individual point you wish to comment on. A copy is enclosed with this letter, but you will need to photocopy this if you require further copies. Alternatively, it can be downloaded from www.dorsetforyou.com/348323. Paper Response Forms should be sent to:

Christchurch and East Dorset Core Strategy Responses
C/o Community and Planning Policy
Christchurch Borough Council
FREEPOST BH575
Civic Offices

**Bridge Street
Christchurch BH23 1BR**

We have also prepared the following documents to support the Core Strategy. These are the Sustainability Appraisal, Health Impact Assessment, Equalities Impact Assessment, Habitats Regulations Assessment, Key Issue Papers and Area Profiles. These can be viewed online at www.dorsetforyou.com/348323. If you would like to receive a paper copy, please get in touch with us.

Also accompanying the Core Strategy is the 'Core Strategy Consultation Information Document'. This sets out how we intend to consult, details of public exhibitions, focus groups, and where you can see the document. We have also set up Facebook and Twitter pages in order to engage with a wider section of the community. For Twitter, look at www.twitter.com/core_strategy and on Facebook: **Christchurch and East Dorset Core Strategy**.

The documents, including a series of individual leaflets produced for key areas, can be viewed at Council Offices, the Town Council Offices and at all local libraries during normal working hours or online at www.dorsetforyou.com/348323.

For further information on the wider Core Strategy consultation process and how to get involved, please see our website www.dorsetforyou.com/348323 or contact policy.planning@eastdorset.gov.uk or planning.policy@christchurch.gov.uk

We hope you will take this opportunity to read the document and make your comments known.

Yours faithfully,



Judith Plumley
Head of Neighbourhood & Environment
Christchurch Borough Council



Neil Farmer
Head of Community Services
East Dorset District Council

Encs.

1. Core Strategy 'Options for Consideration' Consultation Document 4th October – 24th December 2010
2. Response Form
3. Core Strategy Consultation Information Document
4. Login information for Limehouse consultation software

Wimborne Market and the Allendale Area

Meeting date 5/10/10

John George (Ensors)
Brendan George (Ensors)
Richard Henshaw
Sally Knott

- The meeting was called to discuss the future of the market and its potential relocation to the Allendale area of Wimborne.
- Options WMC9 and WMC10 in the Core Strategy refer to the redevelopment of the Allendale area. RH explained that the 2 Options are not mutually exclusive.
- SK explained that the forthcoming Halcrow Report would offer a basis for looking at this relocation.

Comments made:

- JG commented that they would like to relocate to the town and work with the other businesses in the town centre.
- JG said they are always looking forward and despite the recession, they are doing well as the market is often the seedbed for new businesses.
- BG mentioned that the car boot has been popular.
- JG said the farmers market offering home grown produce is also very popular.

What they would like:

- A covered market and car park in the Allendale area
- Freestanding stalls (perhaps 10) in The Square on a regular basis – fruit / flowers / vegetables – acknowledged they would need to work with the Town Council and the Chamber of Trade for this to work successfully

Future aspirations for the Market:

- Would like to purchase the freehold of the Allendale area to the east of the River Allen if they relocate there – requested a scale map of the site in order to ascertain the site size and value.
- Would consider a smaller covered area of market, but would require a large car park area
- Would like to have market stalls in The Square on a regular basis

Core Strategy Options for Consideration Consultation

Note of meeting with Mr and Mrs Kenny Pearce of Oakside, 26 Church Lane, West Parley

7th October 2010

EDDC Officers: *Neil Farmer*
 Richard Henshaw

The meeting was held between the officers and Mr and Mrs Kenny Pearce at their home in West Parley. It followed Mr Pearce's protest made at the Joint Council meeting of the 30th September which approved the consultation of the Core Strategy Options for Consideration document. This protest was against Options FWP3 and FWP4 and Non-Preferred Option FWP5 which suggest housing development at West Parley.

Mr and Mrs Pearce explained the reasons for their objection. These centred around the impact of development on their house and garden which currently have an open aspect over a field looking towards Parley Crossroads. They felt that development would ruin this view and harm the value of their property. Objection was also expressed about the impact of traffic from any development on the local area.

The officers explained that consultation had started on the Options for Consideration document and this would run for 12 weeks until the 24th December. The proposals included in the document are options and the Council has therefore not agreed that they are acceptable. They offer one of a number of options for providing much needed housing throughout East Dorset. Consultation responses are encouraged. Exhibitions are to be held locally where officers will be present to answer questions. Leaflets are available and ED News is to have a major section on the Core Strategy.

Officers accepted that if development did take place that there would be a change of view from the house and garden. However, as put forward the options showed open space between the garden and new housing, so there would be scope for mitigation. However, it should be recognised that wherever development takes place it creates change to the local area.

Officers explained that DCC Transport officers are investigating traffic implications for the area and that this would be crucial for the prospects of development in the area. One of the key aims is to better manage traffic in the area to alleviate congestion, improve safety and create a better pedestrian and cycling environment. Consultation responses should help inform decisions on this and all other relevant matters.

Richard Henshaw

14th October 2010

Meeting with Sophie Dean, Head of Humanities
Queen Elizabeth's School, Wimborne

12th October 2010

Notes of Meeting

1. QE School would like to become involved in local matters and enable the students to have voice for their future.
2. The school would welcome the chance to run the Core Strategy through the Citizenship Module during the Autumn term before Christmas. Roger Foyle co-ordinates the lesson plans and will be in touch to arrange suitable dates and numbers of documents required.
3. Very pleased to incorporate this into the Geography module if possible. Genuine belief that students should be aware of what is taking place in their locality.

Follow-up

QE took many copies of leaflets, the student questions and exhibited the display boards for 4 days in December (22nd – 25th). At the same time, Citizenship lessons encouraged discussion and involvement of the students to actively take part in the consultation over a two week period.

Sally Knott
1.12.10

DVD Interviews

13th October 2010

Time	Person	Address	Tel.
10.00am	Shelley and Nicky (Local residents – housing association)	80, Hardy Crescent, Leigh Park, Wimborne	849063
12.30pm	Stanley Jackson (Civic Society)	9, Park Homer Road, Colehill	884675
12.45pm	Deryn Eyles-Jones – local resident in private rented housing for 13 years locally – grew up here – moved away and cannot afford to buy now	Horton	
1.15pm	Chris Batten – local Estate Agent on the local market – local economy	Office in Leigh Road, Wimborne	
3.00pm	Hilary Chittenden Environmental Chair of the East Dorset Theme Action Group	Resthaven Burrows Lane, Verwood	
4.00pm	Liz Wilson Local resident concerned about development near by	Cutlers Place, Colehill	07826 522997
6.30 – 8.10pm	Ferndown Jujitsu Club Local club run on large housing association estate – kids to take part in interviews	The Heatherlands Centre, Ferndown	John Hanrahan

Holmwood Park Meeting 14 October 2010

Richard Henshaw

Judy Windwood

Peter Atfield Agent

Landowner

The Core Strategy Consultation with the time frame was explained, as was the background to site selection in the area and the reason for allocating only part of the land at Holmwood Park.

The agent and landowner explained their preference for allocation of the site and decided to make a response to the consultation.

**Comments received at the Core Strategy Options for
Consideration Consultation Exhibition in the Leigh Park
Community Centre
15th October 2010**

About 150 – 200 people passed through the exhibition.

Some general comments were made, which are set out below:

- There is a covenant on Leigh Park requiring it to be retained as open space for the estate.
- Concerned at the loss of the open space
- There will be parking issues in Parmiter and Brookside Road from the users of the proposed football and rugby club development to the south of Leigh Road.
- Are any houses going to be CPO'd (Compulsorily Purchased) to allow for the development?
- Liked the idea of a Country Park south of the bypass.
- Liked the idea of green links through Bytheway and the country Park.
- No major concerns about the number of houses proposed south of Leigh Road.
- Generally supportive of the proposals
- Need for affordable housing supported.

**Christchurch & East Dorset Core Strategy
Exhibition - Friday 29 October 2010 In West Parley
Memorial Hall, West Parley - From 2:00pm To
8:00pm. Come And See What Could Be Achieved
In The Future Shaping Of West Parley.**

Sun 17th October 2010

Come and see what could be achieved in the future shaping of West Parley.

Would you like to find out more about the future plans for Christchurch and East Dorset

over the next few years? Would you like to get involved and influence them?

Shopping, housing, employment, tourism, the natural environment and recreation provision are just a few of the many issues discussed in the forthcoming Core Strategy

consultation.

The 12 week 'Options for Consideration' consultation runs from 4th October until noon on the 24th December 2010.

To find out more visit our website at; www.dorsetforyou.com/348323 or, pick up a leaflet at local libraries, the Council Offices and leisure centres or telephone 01202 886201 ext 2422 to register your interest.

Core Strategy - Options for Consideration

Public exhibitions will be taking place near you on the following dates:

October

Fri 15th - Leigh Park Community Centre, Wimborne
2 - 8pm

Weds 20th - St. Nicholas' Church Hall, Corfe Mullen
2 - 8pm

Mon 25th - The Heatherlands Centre, Ferndown
9.30 - 12.30pm

Fri 29th - West Parley Memorial Hall, West Parley
2 - 8pm

November

Thurs 11th - The Hub, Verwood (a static display will also be present between 1 - 11th

November in the foyer)

2 - 8pm

Fri 19th - Allendale House, Wimborne
2 - 8pm

Thurs 25th - The Annexe, St Leonards and St Ives Village Hall
2 - 8pm

Fri 26th - The Barrington Centre, Ferndown
2 - 8pm

December

Sat 4th - Corfe Mullen Village Hall (in conjunction with the Give and Take Day)
9.30 - 12.00pm

Mon 6th - Hayeswood First School, Cutlers Place, Colehill

2 - 8pm

Click on Link

Link

West Parley Parish Plan Survey

Thu 30th September 2010

An easy-to-read form is being delivered to your home.

This survey form is being distributed to every house in West Parley from 2 October

2010. Your responses will form the basis of our Parish Plan, which is being coordinated

by WEST PARLEY RESIDENTS ASSOCIATION and WEST PARLEY PARISH COUNCIL. It is worth

completing this easy-to-read form. Please return it in the Freepost envelope provided.

We are all in this together; ask your neighbours if they have filled in their survey forms. When completed in 2011, the West Parley Parish Plan will set out how we want to

see West Parley in 5 to 10 years time. Do we want a new centre, more facilities, footpaths, trees, walks - do we want more houses - if so, where - do we want to protect

the green belt - what else would you like to see (or not see) here?

The completed Parish Plan will be on record as a guide to Councils in their planning.

Don't miss the chance to have your input. We are all in this together; ask your neighbours if they have filled in their survey forms as well.

Neighbourhood Watch Community News - Latest Edition - Autumn 2010 - Available Now

Thu 23rd September 2010



Link

Possible Future Housing Development In East Dorset

Sun 25th July 2010

Residents to have their say

Residents of Christchurch and East Dorset are to have their say on the future of the

two areas, as part of a public consultation arranged by two local authorities.

Christchurch Borough Council and East Dorset District Council are working on future development plans and will be producing a 'options for consideration' document that will go to public consultation in the autumn.

The document - the Core Strategy - sets out a series of forward planning options, including the location and scale of possible housing developments, as well as sites for employment land, open spaces, transport infrastructure, and community facilities. The Core Strategy is part of a much larger document, the Local Development Framework, and will assist planning decisions made over the coming 15 years.

The new coalition government revoked the Regional Spatial Strategies on 6 July, 2010. However, this does not remove the need to provide new housing and employment to support the local community. The amount to be provided will be based on local evidence, which will include the results of this consultation.

As part of the consultation, the Council will be seeking residents' views on possible locations for additional housing. The Council recognises that some locations could be sensitive and need to be managed as part of the wider local environment - which makes this such an attractive area for people to live in and visit.

Chief Executive of East Dorset District Council, David McIntosh, said: "The Council recognises that there are significant social and economic pressures for new housing within the District.

"However, this must be balanced against the need to safeguard and manage the district's sensitive environment and a requirement to ensure that there are improvements in infrastructure and services.

"I hope that when the consultation starts, residents and communities take the opportunity to participate and let us know their views on the options for consideration."

The consultation will begin in early October and will run for approximately 8 weeks.

If you haven't already registered your interest on our database, please email the Council at: policy.planning@eastdorset.gov.uk

Proposed Parish Plan For West Parley Moves On.

Thu 1st July 2010

Want to have your say?

A 'Workshop' Meeting is to be held in West Parley Memorial Hall at 7:30pm on Friday 16th July 2010. Our Parish Plan - our formal statement on what we want West Parley to be in 5 to 10 years (as well as what we don't want it to be!) is moving ahead under the joint leadership of the Parish Council and WPRA.

The next stage is to compile questions for the all house survey/questionnaire which will go out in September. Remember that this is meant to be a bottom up plan where the views of the residents count most, so it is vital that the questions we ask are the ones that matter.

We are going to work on this at the Workshop Meeting - we are asking anyone who is interested in the future of the Parish and wants to have a say, to come and help us. We must see that all aspects of life get covered in the survey. If you have always thought that West Parley could be improved in some way or another, be there on Friday and see that your point gets written down.

Older news

west parley parish council

From: Paul Timberlake [ptimberlake03@yahoo.co.uk]
Sent: 22 October 2010 12:15
To: westparley@dorsetparishes.gov.uk
Subject: Fw: WPRA - Record of Meeting - Tuesday 19 October

Sue,
Please find below the Minutes of recent WPRA c'ttee mtg for info. A healthy balance!
Paul

--- On Wed, 20/10/10, Richard Heaslip <rgheaslip@hotmail.com> wrote:

From: Richard Heaslip <rgheaslip@hotmail.com>
Subject: WPRA - Record of Meeting - Tuesday 19 October
To: johncullen50@hotmail.com, dave@bbscma.co.uk, alanmacd@talktalk.net, della@dellas.net,
ptimberlake03@yahoo.co.uk
Date: Wednesday, 20 October, 2010, 18:00

WPRA Meeting 7pm Tuesday 19 October

Record of Meeting

Present: John Cullen, Dick Heaslip (Chair), Alan Macdonald, Dave Oakley (Treasurer), Paul Timberlake
Apologies: Della Edwards

1. Housing in the Green Belt. Substantial discussion on the Core Strategy approved by EDDC on 29 September, on the housing options proposed for West Parley, and on the WPRA public meeting held on 15 October.

Agreed that whilst all housing in the green belt was unacceptable in principle, the two small sites at Holmwood Park and Coppins Nursery are not too bad and not worth opposing. The plans for 210 houses at Dudsbury Heights and 100 on the New Road field are completely unacceptable.

Following WPRA actions were agreed:

- Obtain 1800 Ferndown/West Parley response leaflets (RH and JC) Organise distribution of these to all houses in W.P., with an advice slip, by end November (AM and RH)
- When the W.P.Parish Plan survey forms have been analysed, forward the response data on green belt and housing formally to E.D.D.C. (JC)
- Make a major campaign, together with CPRE, Wimborne and Corfe Mullen and Verwood groups, before the May 2011 EDDC Elections. Pin down all candidates on their views on housing in the green belt.
- CPRE will help by seeing if consultants can be employed to work up opposition to the Dudsbury site at W.P and the most defensible sites in Wimborne and Corfe Mullen.

2. Wpra public meeting 15 October. The St Marks Church Hall was a better site than the WP Memorial Hall - cleaner, less costly, better acoustics. Meeting was lively and our points were got across. Cheque for £25 to be made out for St Marks Church Hall as a donation. **(DO)**

3. Wpra Volunteers Party 5.30 - 7.30 Friday 29 October at St Marks Church Hall. **AM** has organised invitation list and negotiated with Tesco Express to provide food and drink and service help free of charge (which is much appreciated) All committee members to be there at 4.45pm to help with setting up. Cllr Manuel has said she will try to get Chris Chope MP and/or EDDC Chairman Mike Dyer. Agreed that we would make a small award to the Wpra "Volunteer of the Year" Mary and Jenny Mogg selected. **RH** has arranged coverage in the Stour & Avon magazine.

4. Appearance of West Parley. **AM** briefed on current progress. Summer flowers taken down and winter flowers planted and now in place. Marked cost reductions achieved. Progress on litter clearance and pavement work proceeding. More daffodil plantings arranged for the Autumn. Volunteer list slipping slightly and a pitch to be made at the 29 October reception.

5. Finance. **DO** reported a healthy balance of £5644.03, which included some £2550 of Parish Plan Funds. The two would be shown separately in future accounts. A good position, but agreed that funds would have to be husbanded as businesses were still not in a position to help, and it would be 2 years or so before we could mount another Appeal.

6. Date of next meeting - To be negotiated via email.

D26

Elizabeth Taylor

From: Lynda King
Sent: 29 October 2010 15:07
To: Elizabeth Taylor
Subject: FW: Meeting of West Parley Parish Council.doc

Hi Liz,

Could you put this in the Core Strategy Consultation file.

Thanks

Lynda

From: Richard Henshaw
Sent: 22 October 2010 11:27
To: Lynda King
Subject: Meeting of West Parley Parish Council.doc

Hi

Excellent thank you. Couple of very minor typos amended.

Cheers

Richard

Meeting of West Parley Parish Council 20th October 2010

Richard Henshaw and Lynda King attended West Parley Parish Council's meeting on the evening of the 20th October in West Parley Sports and Social Club to present the Core Strategy Options for Consideration document.

RH gave the Members of the Parish Council an outline of why we are continuing with the LDF following the revocation of the RSS, and outlined the housing need in the area, the constraints on further development within the existing urban area and the desire to retain the existing character of these areas, especially the Special Character Areas, and the impact this and the heathlands restrictions have on the potential to build more within the existing urban areas. He explained that we have built out the vast majority of the allocated sites in the existing Local Plan, which runs out in Jan 2011, and that Green Belt guidance (PPG2) allows for LPA's to review their Green Belt boundaries under these circumstances, to allow for a rolling back of the boundaries to accommodate more development.

EDDC now has no set housing target following the revocation of the RSS, and the LPA is using a bottom up approach to determining where housing development should be targeted, after consulting with local people.

The Council is taking the approach of concentrating development in the 4 major settlements in the District – Wimborne and Colehill, Corfe Mullen, Verwood, and Ferndown and West Parley as they offer the widest range of services and the most sustainable options for development. However, nothing has been agreed in terms of the location of development and we are asking the local population, stakeholders and other interested parties to let us know, via the Options for Consideration Consultation exercise (which is non-statutory) which proposals/policies are acceptable and which are not. The only non-preferred option we are putting forward for discussion is the one at Parley Crossroads for the larger development, mainly because of concerns about the impact on the protected heathland, traffic from Parley Cross, and the coalescence of Parley with north Bournemouth.

RH outlined that the officers and lead members of EDDC had been in regular contact with the local Green Groups, and had had more meetings with the West Parley representatives than any other, and that a number of the Options we are putting forward in Ferndown and West Parley are those suggested by the West Parley Green Group, in particular a new village centre for WP either side of New Road (to look like West Moors village centre).

RH ran through the traffic problems in the area, and why we would like to address them where possible.

He also discussed the housing options and the need for SANGs to be provided as part of the housing proposals and the fact that if the harm from the housing schemes on the protected heathlands could not be mitigated to the satisfaction of Natural England, then the development would not take place. Any SANG area provided off the back of a housing scheme would be protected in perpetuity as open space, which would safeguard that area from future development.

LK explained the Options for Consideration consultation process and outlined all the different methods the Council is using to publicise the event and try and get all sectors of the community involved in commenting on the plan and options. EDDC want to receive comments, whether positive or negative, about all aspects of the document, not just the site-specific policies, as there are a wealth of other options, such as those regarding affordable housing and the form and mix of housing on a development that will have an impact on the quality of an area too. She urged the Members of the Parish Council to assist us in getting local involvement in the process and to let us know if there were any other ways in which we could contact local people.

At this point it was reported that many residents of West Parley, especially those to the east of Parley Cross, do not receive copies of East Dorset News, nor the Stour and Avon Community Magazine. We agreed to raise this issue with those in our office responsible for the distribution of the East Dorset News, which will contain a specific pull out regarding the Core Strategy this month, and that if any Member was aware that they had not received the publication by the end of the month to let us know and we would distribute them by hand if necessary.

One member of the meeting then raised the issue of aircraft noise from the airport and asked if we were factoring in the recent noise directive from the EU into our considerations. He explained that there is a proposal of reducing the number of people within the 55 decibel contour, which would include most of the West Parley and Ferndown housing allocations, and that developing these sites would increase, not decrease the number of affected residents. LK explained that noise was one of the factors taken into consideration by our Planning consultants, but that the only guidance we could take into account was the PPG 24, and that none of the allocations breached these requirements. He advised that the EU legislation may come into effect during the production of the Core Strategy, which would

have a serious impact on housing options in the area.

· Lynda King

**Christchurch Urban Extension Advisory Group
Thursday 21st October 2010, 2.00pm
Committee Room, Christchurch Borough Council**

Notes of the Meeting

Attendees

George Whalley	Planning Policy Team Leader Christchurch Borough Council
Wayne Barraball	Development Services Manager, Christchurch Borough Council
Cllr John Lofts	Christchurch Borough Council
Cllr David Jones	Christchurch Borough Council
Cllr Sally Derham-Wilkes	Christchurch Borough Council
John Bennett	Minerals & Waste Manager, Dorset County Council
Richard Dodson	Planning Obligations Manager, Dorset County Council
Katherine Burt	Environment Agency
Claire Aldridge	Environment Agency
Paul Hanson	Meyrick Estates
Lisa Jackson	Meyrick Estates
Malcolm Selkirk	Roeshot Hill Allotments Association
Eric Wilson	Taylor Wimpey
Steve Hellier	Highways Agency
Jeremy Woolf	Woolf Bond Planning
Keith Cavill	Roeshot Hill Allotments Association
Susan Thwaites	Resident
Patrick Roe	Resident
Julia Mitchell	Planning Policy team, Christchurch BC

Apologies

Cllr Mrs D Jones CBC, Cllr Alan Griffiths CBC, Kate Tunks DCC, Peter Impett DCC, Tony Bray SWRDA, Dave Ogborne Wessex Water, Gillian Sanders Wessex Water, Judy Jamieson Burton Parish Council, George Meyrick Meyrick Estates, Helen Powell Natural England, Mark Keighley Transdev Yellow Buses, John Mather Highcliffe Residents Association

1. Welcome, Introductions and Purpose of Meeting

GW welcomed everyone and asked people to introduce themselves. The main purpose of the meeting is to give people the opportunity to raise issues in relation to the Urban extension options put forward in the Core Strategy Options for Consideration. The link to the Broadway Malyan Stage 1 Masterplanning report has already been circulated, but the group were asked to contact George or Simon Trueick separately for comments on this.

2. Core Strategy / SPD Timetables

GW ran through the Core Strategy timetable and explained that we are now at the Options for Consideration stage and inviting comments until the end of the year. The Council will also be preparing an Urban Extension SPD. The timetable indicates that a draft SPD will be prepared May – Dec 2011 with consultation on the draft anticipated in September 2012.

3. Core Strategy 'Options for Consideration' Consultation

GW explained that this advisory group meeting is part of the Core Strategy Options for Consideration consultation and ran through the different ways of responding. In addition to the main consultation documents, the Council has prepared a series of consultation leaflets, including one on the Christchurch Urban Extension.

4 Masterplanning Update

GW updated the group on masterplanning work. The Stage 1 report will be split into sections and put onto the Dorsetforyou shortly. The masterplanning work establishes five options, four of which are being included in the Core Strategy Options for Consideration.

Stage 2 of the Masterplanning work is envisaged to take place January – August 2011. This will enable it to be informed by the results of the consultation on the Core Strategy Options for Consideration. The outcome of Stage 2 masterplanning work will feed into the next stage of the Core Strategy - pre-submission consultation - which is anticipated to be September 2011.

There will also be Advisory Group meetings in the new year and on-going consultation to inform the next stage of the Core Strategy in Autumn 2011.

5 Core Strategy Urban Extension Options

Options

GW explained that the Core Strategy puts forward urban extension 'options', not a 'preferred option'. These urban extension options are linked to the wider housing delivery options for the Borough in the Core Strategy.

Other Key Evidence

GW ran through the dates of other relevant key evidence:-

- South East Dorset Multi Modal Study
 - Consultation on draft preferred strategy Jan / Feb 2011
 - Finalise / approval of preferred strategy end March 2011

- A35 Route Management Study
 - Identification of A35 Schemes June 2011

The outcomes of both these studies should be ready to inform consultation of the next stage of the Core Strategy (Pre-submission consultation Sept 2011).

The Big Issues to Consider

GW identified a range of big issues to consider including:-

- Range of possible housing delivery 500 – 1250 homes;
- Strategy for the overhead power cables;
- Provision of Suitable Alternative Natural Green Space (SANG);
- Location of allotments and acceptable criteria for possible relocation;
- Transport impact of proposed development;
- Affordable housing provision.

GW then ran through each of the 4 options in turn:-

Option UE1

- Locates approximately 950 – 1250 dwellings south of the railway line
- Open space and retail / community facilities south of the railway line
- Move allotments and provide SANG north of the railway line
- Move the overhead power lines underground.

Issues Raised

- **Relocation of allotments – when this will be determined and who will be involved.**

This is to be determined between now and the next stage of consultation. There will need to be engagement with Meyrick Estates, the landowner and Natural England. Through this Advisory Group, issues can be teased out. The relocation of allotments will be influenced by factors including the size of site and alternative locations.

- **Density of development** – Concern that 1250 dwellings in this area would be considered too high a density compared with nearby residential areas.

Density is an important consideration and 1250 dwellings may well be at the upper level. However in terms of the relationships to other areas within Christchurch, the densities resulting from Option UE1 are not dissimilar to nearby residential areas.

- **Relocation of power cables underground** – a figure of £8 million is quoted in the Stage 1 Masterplan. Unsure why this cost would concern us at this point.

It is an important consideration at this stage as if this cost made the developing the site unviable, there would be difficulties in bring the scheme forward. Another important consideration is whether leaving the power cables overground would adversely affect residential values of the new development. There is more work to do on the details of the infrastructure and deciding the priorities. This would be undertaken with the Advisory Group next year when the details are known.

- **Detailed questions** about balancing costs of undergrounding cables against the gain of 400 extra residential units and what the value of developing land at 20 per hectare would be. Also whether the value of the allotments site has been taken into consideration.

It is difficult to explore this before looking at Stage 2 masterplanning work. Stage 1 is looking at the broad location, capacity for housing and broad infrastructure. Stage 2 of the masterplanning will explore detailed infrastructure issues, cost considerations and viability issues.

Option UE 2

- Locates approximately 650 – 850 dwellings south of the railway line
- Open space and retail / community facilities south of the railway line
- Move allotments and provide suitable alternative natural green space (recreational space) north of the railway line
- Retain the overhead power cables in current position

Issues raised

- **Detailed questions** about the trading of 400 extra dwellings against putting power lines underground and whether it is possible to have any comments on the viability of this option.

It is not possible to comment on the viability of each option at this stage as this level of detail is not available. It is important to include options of both undergrounding and overgrounding of power cables at this stage. Undergrounding the cables is one issue to factor in. Another issue is the housing market. There is clearly a benefit to the new community if the power cables are undergrounded. It's not just a quantitative issue but a qualitative issue too.

Option UE 3

- Locates approximately 500 – 650 dwellings south of the railway line
- Open space, retail / community facilities and allotments south of the railway line
- Move SANG north of the railway line
- Retain overhead power cables in current position

Issues raised

- **Size of current allotments site** and whether it includes the nursery site.

The allotments include the nursery site and the size is about 5ha allotments and 1ha nursery site

Option UE 4

- Locates approximately 500 – 600 dwellings south of the railway line
- Open space, retail and community facilities and allotments provided south of the railway line

- Locate SANG south of the railway
- Retain overhead power cables in current position.

Issues raised

- GW advised the group on Natural England's established position that the SANG should be provided north of the railway. NE are uncomfortable about supporting a SANG south of the railway line as it would not satisfy the Habitats Regs.

General Issues raised

Impact on road network

- At this stage specific highways improvements have not been identified. The Highways Agency did not consider that the level of development at the urban extension on its own would have a significant impact on the highway network. However modelling work would be needed to predict the impact on the A31. The outcomes of the A35 Route Management study and SE Dorset Multi Modal study will be relevant

Minerals issues

- Minerals Consultation Strategy out for consultation at the end of next week but this is not site specific.
- Consultation on Dorset Minerals Sites is expected at the end of 2011. This will identify preferred sites and sites where minerals extraction is unacceptable.
- It is not clear what the next stage of consultation would be for the Hampshire Minerals & Waste document. Hampshire CC are revisiting this in the light of the abolition of the RSS and looking at major sites and re-evaluating minerals required.
- The current arrangements where DCC is the Minerals & Waste authority and CBC is the consultee should not change under the new government.

Flooding issues

- Environment Agency considers that the 4 urban extension options are not creating issues re flood risk. However at a later stage there will need to be details on such issues as drainage and buffer zones around water courses.

Housing trajectory

- A question was asked about where the urban extension site fitted into the housing trajectory. CBC is in the process of updating its Five Year Housing Land Supply. Potentially initial completions of the urban extension site could be factored into the 2014/15 year, taking into account evidence from the SHLAA panel which, in consultation with developers, assumed a reasonable start date of 2014. Stage 2 of the Masterplanning will look at phasing of the development and a more robust trajectory will be prepared following this. The phasing will depend on infrastructure requirements and the funding available.

Impact of New Localism Agenda of Coalition Government

- A question was asked about the impact of the localism agenda on the options coming forward. It is difficult to say at this stage as we need to see what happens next and how it affects the wider Core Strategy. At this stage there are a wide range of housing options. At the submission stage in Autumn 2011 there should be an increased level of clarity of Central Government policy.

Why include all 4 options?

- A question was raised about including Option UE 4 which includes a SANG south of the railway, as Natural England has already stated that they are unhappy with the SANG being located south of the railway. The intention is to put forward a range of options to the community and stakeholders and for the Council to make the decision on what option(s) to take further forward after the results of consultation are received. The more people who respond, the more we will see what people genuinely want.

Location of SANG north of the railway

- A question was asked about how far north the SANG could be from the railway. It should be within reasonable walking distance from the dwellings. More detailed guidance is needed from Natural England, but there will be a degree of flexibility to consider a range of options.

Size of replacement allotments site

- Someone asked how many acres were needed for the allotments and whether they could be in 2 sites. The current site is 13 acres, but the Roeshot Hill Allotments Association would require a replacement site of 20 acres or more as this would go some way to redressing the shortfall in provision across the Borough. The point was also made that the depth of demand for allotments sites has become evident from discussions on the urban extension site, so this exercise has raised awareness of this issue.

6 AOB

- A question was asked about when there will be another meeting of the Urban Extension Advisory group. The next meeting will take place early next year.