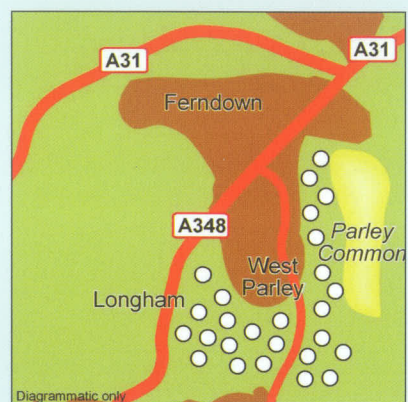




## Rules, regulations and advice

On the assumption that the Panel's recommendations are supported by the Secretary of State when she approves the Regional Spatial Strategy later this year, the Core Strategy must make decisions about where exactly the urban extension at Ferndown should be and what form it should take.

The Key Diagram in the Regional Spatial Strategy shows an 'area of search' for the urban extensions. Although this is not a map, but a diagram, it shows the areas at Ferndown including Parley Common (an internationally significant heathland) in the east, and areas to the south at West Parley and at Longham.



The area of search, as indicated by the white dots on this diagram, is just that. It is bigger than needed for the housing proposed, and includes areas where no development

could take place as well as areas which are possible. There is therefore a choice about which areas of land could be used.

In determining where the Urban Extensions should be, the draft Regional Spatial Strategy and the Inspectors Report also strongly support the following factors:

- must not impact on the protected heathland environments
- must avoid flood plains
- must maintain the key gaps separating the existing settlements. The development must not fill in any of these gaps or make them so narrow that they cannot continue to survive as open country;

- should be located close to existing services, doctors, schools and workplaces, reducing the need to travel - the new housing areas will not be big enough to support local centres of their own;
- the need for affordable housing and higher housing densities in major new housing areas;
- the need for good design, so that new housing areas are attractive places to live;
- new housing should be designed 'sustainably' minimising land take and limiting the impact on the use of resources;

## Features of Ferndown, West Parley and Longham

Most of the land east of Ferndown is ruled out by being within 400 metres of the important Parley Common area of heathland.

At West Parley, there are only limited areas between the existing built up areas, the River Stour and its flood plain to the south and the area seriously affected by aircraft noise from the airport.

There is a local shopping centre at Parley Cross, but schools are a long way from here. There are transport proposals for a 'gyratory' road system at Parley Cross to cope with the growing volume of traffic, including that from the growth of air transport and business at the Airport to the east. It would be uncomfortable to have this major traffic feature at the centre of the new development area, effectively splitting the area in two and away from the existing settlement of West Parley. There is also a relatively good bus service down New Road into Bournemouth.

Further west is the major Ancient Monument at Dudsbury Camp, on a bluff above the river. This could not be built on. Further west again are the Dudsbury Golf Course, and land around the northern parts of Longham. Longham has very few local facilities, either in the way of shops or schools, and it only has a limited bus service.

Further comments:

**Thank you for taking the time to fill in this form. Please return it to Ferndown Town Council Offices directly or send it to:**

Policy Planning Team  
East Dorset District Council  
Furzehill  
Wimborne  
BH21 4HN

All forms should be returned by **6th May 2008**

Please fill in your details below:

Title:

Name:

Address:

Postcode:

Email address:

If you are not currently on our consultation database would you like to be? If yes, we will keep you informed of new documents that we produce. Please tick box

**Data Protection Act:** The information you have provided will be stored on a central database. This information will only be used in connection with the preparation of the Local Development Framework and associated activities, and be made available to Christchurch Borough Council and East Dorset District Council only. It will be used to keep you updated and informed of future events.