



# Dorset Council Local Plan



## Corfe Mullen 2021 Consultation Summary of Responses

January 2023



Dorset  
Council

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## 1. Corfe Mullen

### 1.1. Introduction

#### Paragraph 8.1.3

##### Public response

- Paragraph 7.2.1 says homes are needed where people work but the plan also states that people don't generally work in CM but travel to Wimborne or Poole.

### 1.2. Vision

#### Paragraph 8.2.1

##### Corfe Mullen Town Council

- Recognition of the need to develop affordable homes within Corfe Mullen, but those homes must be affordable to residents and located in areas which will not damage the environment or decimate the Green Belt and are appropriately sited within the village.

##### Community group (non-statutory)

- Suggests that wind generators could be erected on Beacon Hill and that the settlement should have a recycling plan. (Dorset Action).

##### Public response

- A need for some additional housing is generally accepted.
- Disagreement with idea of solving housing issues by building more properties.
- Clarification is required in relation to the vision for Corfe Mullen as stated in the Plan - existing housing stock occupies, primarily, the higher slopes and is set among mature trees affording a gentle transition to the Green Belt - proposals are contrary to vision for a positive outward facing edge.
- Query the requirement for housing in Corfe Mullen - lack of information regarding the need for 400 houses.

### 1.3. Development Strategy

#### Housing issues and requirement

##### Corfe Mullen Town Council

- Strong objections to the plan.
- Consideration that there are exceptional circumstances to warrant alternative approach to housing figure calculations - Corfe Mullen is surrounded by Green Belt land, internationally recognised heathland and an important SSSI - inappropriate proposals at odds with NPPF.

##### Public response

- Concern with use of standard methodology to calculate housing requirement – suggestion that exceptional circumstances exist for an alternative approach based on local need to be taken.

- Review of policies and housing requirement needed due to changing circumstances as a result of the pandemic and Brexit.
- Need to consider data from the 2021 census.
- Housing projections are out of date.
- Suggestion that the population of the village is in decline.
- Potential for windfall sites in the area is more significant than suggested in the plan.

## Release of Green Belt land

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### Portland & Poole CPRE

- The proposal to foster so many houses in Corfe Mullen, Wimborne Minster, Colehill and other parts of South East Dorset could impact upon the integrity of the Green Belt Zone and usefulness of agricultural land in reduced food important depends upon the validity of alleged need. Difficult to secure local people to occupy dwellings previously approved.

### Public response

- General objections to the release of Green Belt land for development.
- Proposals are contrary to adopted planning policies in relation to release of Green Belt - similar proposals were rejected in previous local plan.
- Reference to previous objection from EDDC to major westward expansion of Corfe Mullen below the 200ft contour, thereby having a harmful and damaging effect on the valley landscape and the rural setting of the village from the west (Decision letter 24.4.16 EDDC PA 3/16/0134/OUT).
- Query where exceptional circumstances for release of Green Belt are evidenced – housing need in general is not justification.
- No exceptional circumstances exist for Green Belt release because Dorset Council has significant land in the town, and bordering BCP owned land could be used to facilitate housing.
- The importance of the Green Belt as an area for exercise, health, and wellbeing for local residents.
- Environmental and ecological importance of the Green Belt.
- Strategic Green Belt review document - sites identified as having a high harm rating carried forward into allocations - query why the harm has not been taken into account.
- Green Belt is the physical heart to the community.
- Lack of validity in stating that Broadmoor Road and Waterloo Road would act as a restriction to further development of Green Belt – concern that proposals represent the beginning of urbanisation of the Waterloo Valley.
- Lack of evidence that alternative sites have been considered prior to proposing release of Green Belt land.
- Query the need for Green Belt release in the context of existing developments taking place nearby.
- Protection of green belt is important for the character of the settlement.
- Green belt land represents a significant carbon sink.
- Reference to the purpose of the Green Belt to stop urbanisation and preserve the important asset for wildlife and local people.
- Query whether section 136 of NPPF has been followed - evidence required (measures A, B & C).
- Concern with loss of farmland as a result of Green Belt release.
- Concern with cumulative impacts on the openness of this part of the Green Belt.
- Impacts of green corridors from at the edge of the settlement.

- Paragraph 2.6.5 says there is limited scope to change the green belt at Corfe Mullen - queries why it is then being changed.
- Suggestion that release of Green Belt would break two of the purposes of green belt – to check unrestricted sprawl and to safeguard the countryside from encroachment.
- Paragraph 7.2.8 – lack of justification for the statement in relation to offsetting and compensatory improvements to environmental quality and accessibility, in reference to Corfe Mullen, with the possible exception of unspecified improvements to cycling and walking - In the case of the Waterloo Valley, these would be largely ineffective in reducing car travel due to topography

## Brownfield land

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### Public response

- Need to redevelop empty shops and town centres as residential redevelopment instead of releasing Green Belt.
- Required housing should be addressed by utilising empty homes and brownfield sites (in BCP area) before building on Green Belt.
- Lack of evidence of Duty to Cooperate and consideration of alternatives.
- Suggestion that alternative sites exist on brownfield land:
  - At Bakers Arms west to Bere Regis
  - Wimborne road north towards Cranborne
  - Coventry arms west towards Bere Regis
  - North of the village, as proposed in the East Dorset local plan in 2018 next to the main Wimborne Road
  - On the outskirts of the village

## Settlement hierarchy

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### Public response

- Focus on Corfe Mullen as a commuter area for the conurbation is outdated post COVID-19 pandemic.
- Disagreement with Corfe Mullen being classed as a Tier 1 settlement due to lack of infrastructure.
- Section 7.1.2 - Objection to the classification of Corfe Mullen as part of the conurbation - it has its own identity and is not linked to the facilities of Poole as suggested.
- Corfe Mullen is a village – the channel between the village and Broadstone (the edge of Poole) has been filled in with housing, this does not stop it from being a village.
- The majority of the village is separated from Broadstone by Corfe Hills Heaths.
- Corfe Mullen has the facilities of a village. 2 small Co-op supermarkets, a handful of other shops, a restaurant, a take-away, a fish & chip shop, a branch doctors' surgery and 2 dentists.

## Scale of housing

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### Public response

- Need for smaller developments of affordable housing, starter homes, smaller homes for downsizing, accommodation for the elderly and disabled people.
- Reference to approved development of 9 affordable homes off Pardy's Hill/Sleight Lane – query whether this is taken account of.

- Smaller sites near larger roads would create far less climate change and ecological damage, and far less health impact for school children.
- Concern with proposed housing density - disproportionately concentrated in one area.

## Housing affordability

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### Corfe Mullen Town Council

- Lack of detail in relation to type and affordability of proposed housing to correlate with housing needs.
- Lack of affordable housing in Corfe Mullen for local people - any housing development needs to be affordable for the community with a Community Land Trust established.

### Public response

- Concern with impacts of SANG provision on the viability of affordable housing.
- Local plan does not refer to affordable homes.

## New settlements

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### Public response

- Suggestion that development of a new settlement in Dorset should be considered before releasing Green Belt land around settlements.

## Spatial strategy

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### Public response

- Sites should be viewed as a single land parcel as they form the head of a valley.
- Concern with proposed housing density - disproportionately concentrated in one area.
- Suggestion of creating a linear central area of recreation for the whole town with cycle routes connecting the whole Village.
- Suggestion of land swap with Councils to bring land to build locally.
- Reference to other sites put forward for development that may be more suitable – In use as agricultural/grazing land, closer to major roads and on the edge the village - Blandford Road and Wareham Road.

## Climate Change

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### East Dorset Environment Partnership

- Suggestion that development would be contrary to climate emergency declaration and the Plan's strategic priorities.

### Public response

- Approach is contrary to Council's climate emergency and ecological emergency strategy, and Government strategies of achieving zero carbon omissions.
- New developments should be zero carbon social housing.

## Sustainability Appraisal

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### Public response

- Concern that proposed policies are contrary to information within the Sustainability Appraisal.

## 1.4. Town Centre Strategy

### Village dynamics

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#### Corfe Mullen Town Council

- Corfe Mullen is a linear village - the Plan fails to understand the dynamics of the village.

### The need for retail development

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#### Corfe Mullen Town Council

- Concern that providing a space for retail does not necessarily mean that private retailers would be prepared to fill them.
- Recent closure of small convenience shop and post office at Badbury View Road/Blandford Road due to lack of custom.

#### Public response

- Query the requirement for additional retail space – the need for local shops in Corfe Mullen is reduced due to the pandemic, lack of evidence of specific need.
- Need to support local businesses, and people setting up business from home.
- Need to take account of online shopping trends.
- Local retail facilities are limited but enough.
- People tend to access larger facilities in Broadstone, Wimborne, and Poole.
- Focussed consideration is needed for how to develop a town centre in Corfe Mullen.
- Concern that large retail chains don't produce local benefits.
- Reference to high number of empty shops in Dorset.

## 1.5. Policy CORM1: Land south of Blandford Road

### Release of Green Belt land

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#### Public response

- Concern that proposed development would be contrary to National Planning Policy on release of Green Belt - lack of special circumstances for Green Belt release - query evidence of other considerations and need to consider alternatives.

### Site location

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#### Public response

- Concern that the site is not central to the village and would not serve the whole village.

### Scale of development

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#### Public response

- Query how the site has enough space for expansion of the village's existing retail and local facilities for over 10% more residents.

## Economic impacts

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### Public response

- Advantages to the location near to the existing garage.
- Highlights the need for retail development in this location.
- Concern with impacts on business of existing stores that exist a short distance away - supermarket, village hall/community centre and library are nearby, and garage provides groceries and fast food.
- Suggestion that the proposed use of the site is unclear.
- The site should only be developed if housing development comes forward.

## Potential retail and community uses

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### Spruce Town Planning on behalf of Nylo Homes Ltd

- Site has previously been promoted for a care home facility and 8 houses.
- Agreement with the allocation for development comprising a mix of retail and community uses.
- Considered to be considerable benefits to the provision of new convenience retail provision in Corfe Mullen despite changes in shopping habits. Could introduce a level of choice for residents – existing stores are of the same brand.
- More home working – less opportunities for combined trips to shops - sustainability benefits of providing additional retail provision and customer choice in Corfe Mullen.

### Public response

- More likely that the community would want a coffee hub and office meeting places as many will work from home, more recreational areas.
- A need for the following facilities in Corfe Mullen:
  - Banking facility
  - Pharmacy
  - Post Office
  - Café and general meeting place for residents.
  - Dry cleaners
  - Facilities for teenage children
  - Grocery supermarket
  - Hardware shop
  - Space for independent retailers
- Suggestion that extension to the cemetery is needed instead.

## Other options for development

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### Spruce Town Planning on behalf of Nylo Homes Ltd

- Happy to prioritise retail/community facilities on the site but consider that the site can also provide a care home at the same time – query whether care home comes under umbrella of community infrastructure or not.
- Refers to PPG on need to meet older persons housing need - care accommodation benefits the wider housing stock in the locality by freeing up existing housing as a result of local residents moving into the care home.
- Potential for a 60 bed care home – equivalent benefit of 33 dwellings towards housing land supply position.



- Reference to assessment of needs within the area (attached), a relatively low supply of care accommodation in and around Corfe Mullen.
- Indicative plan demonstrates achievability of mixed use scheme, and ensuring important areas of landscaping at the site edges are maintained, whilst also improving pedestrian and cycle linkages in the locality.

## Wildlife impact

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### Natural England

- Natural England has no objection to the principle of the policy, subject to the following amendments:
- Paragraph 8.4.4. The paragraph should make it explicit that residential development within 400m of an international heathland that is not in conformity with the Dorset Heathlands SPD will not be permitted.
- Natural England has no objection to the policy.
- CORM1 Clause IV: We recommend the need to achieve a minimum 10% net gain in biodiversity is added to the policy.

### Environment Agency

- Green infrastructure.
- Green space should be incorporated into the site where possible, this should include areas of wildlife habitat, and seek to link up any existing green corridors.

### RSPB

- Paragraph 8.4.4 –we welcome recognition of the need to ensure that community and retail use of this site can be carried out without adversely impacting the adjacent internationally-important heathlands.
- Policy CORM 1 –we wish to see the text of para 8.4.4 included in this policy. This would provide greater weight to this requirement, especially because the proposed allocation is located within the 400 m buffer of the adjacent Dorset heathland site.

### Amphibian and Reptile Conservation

- Paragraph 8.4.3 - Amend to include the existing and potential ecological networks.
- CORM1 criterion IV - amend to read 'Development should retain and buffer the ecological network including tree and hedgerow'.

### East Dorset Environment Partnership

- Retail and community facilities could be acceptable in the proposed location.
- Essential that proposals take into account the existing ecological network, and need to protect the lower slope of the site which is mapped as Potential Ecological Network and is adjacent to the Existing Ecological Network.
- Proposed policy mentions only retention of trees and hedges - ground flora are also a key component of hedgerows that are taken into consideration in the Hedgerow Regulations, 1997.
- CORM1: Policy criteria - Para iv. Amend to read: "The development should retain and buffer all areas of the mapped ecological network including existing trees and hedgerows."

### Public response

- Query why residential development is not permitted within 400m of heathlands, when commercial development would be.

- Need to take account of impacts on the ecological network - lower slope should be protected.
- Importance of protection of woodlands and trees.
- Reference to dormice living in nearby woodland.
- Need to retain existing watercourses, hedgerow and undergrowth.

## Impact on the character, landscape, and heritage

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### Public response

- Concern with general impact on the character of the area and loss of green space.
- Impact on protected trees – important to retain existing trees and hedges – suggestion to changing the word 'should' to 'must'.
- Reference to previous archaeological findings in these areas - Medieval field system then goes down to Newtown lane.
- Concern with impact on St Nicholas Church and East of Gate.

## Amenity impacts

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### Corfe Mullen Town Council

- Potential amenity impacts on nearby school and cemetery.

### Public response

- Concerns with amenity impacts and potential traffic impacts, including air pollution.
- Concerns with community wellbeing impacts arising from loss of green space.

## Highways and parking issues

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### Public response

- Concern that the entrance to the site from Blandford Road would cause congestion, accident hazards, and highway safety issues for pedestrians - proximity to roundabout, other Lockyer's Middle School, and other facilities.
- Concern that access from Blandford Road would be steep and potentially unsafe.
- Concern with potential access from Newton Lane, a narrow road with no through-route.
- Concern that provision of only limited parking would result in overspill on street parking and therefore have traffic and highway safety implications.
- Concern that only limited parking would not suit the needs of elderly or disabled customers.
- Suggestion that redesign of the existing nearby roundabout is required.

## Active Travel

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### East Dorset Environment Partnership

- Suggestion that access from each of the Options Sites in the Waterloo Valley would inevitably be by car – due to the distance, topography, and particularly in poor weather and after dark.

### Public response

- Concern with lack of pedestrian footpaths along Newton Lane.
- Surrounding narrow paths can't cope with existing pedestrian numbers.

## Site topography

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### Corfe Mullen Town Council

- Concern with the sloping topography of the land - pedestrian access issues for elderly and disabled.

### East Dorset Environment Partnership

- Need to take into account the topography of the site which suggests it has limited value for retail purposes - size indicates that it would add little to the current retail offer in Corfe Mullen, other than convenience shopping.

### Public response

- Concern with the sloping topography of the site and potential access issues for elderly people, disabled people, young families, and cyclists.
- Suggestion that the area adjacent to Blandford Road is on a plateau and is therefore most suitable for development.
- Suggestion that due to the sloping nature of the site significant groundworks would be required.
- Concern that ability to provide parking would be hindered by the sloping topography.
- Land drops some 10 metres from Blandford Road - unclear how any development would utilise this site without creating multilevel access issues.

## Flooding

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### Environment Agency

- Surface water drainage - Surface water should be retained or held back within the site, where possible. A Sustainable Drainage Systems approach should be considered. However, these should be located and designed to take account of the sensitive SPZ2 in the site, as well as any other flood risk/ ecology/ water quality requirements.
- Green infrastructure - Green space should be incorporated into the site where possible, this should include areas of wildlife habitat, and seek to link up any existing green corridors.

### Public response

- The site is subject to surface water issues autumn and winter.
- Concern that development of the site would result in increased flooding and flood risk.
- Concern that drainage infrastructure provision would create mass instability in the soil.
- Reference to an existing soakaway at the bottom of the slope – which drains into an existing watercourse that runs into the proposed CORM4 allocation area.

## Infrastructure

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### Wessex Water

- Local connections to the public water supply and foul networks will be subject to application.
- Surface water and flood risk strategies must be in accordance with local and national policies.
- There must be no surface water connections to foul sewers.
- Apparatus cross the site: easements and protection measures to be agreed.
- Any damage to our apparatus by third parties will result in compensation claim.

### Go South Coast Buses

- Support for sites subject to amendments – the site lies close to Morebus service 3.

- Need for emphasis of good pedestrian and cycle links and supporting text should note the need for improvements to bus infrastructure.

### Spruce Town Planning on behalf of Nylo Homes Ltd

- Scope for other types of retail space – cafes etc would accord with definition of community uses, could also provide new doctors surgery, and nursery etc.

### Public response

- Requirement for improvements to local infrastructure - road widening, new roads, power, gas, street lighting, to accommodate development.
- Adequate car parking would be required to make it fully accessible and viable.
- Need to ensure cycle and pedestrian access from nearby housing - not just at the site entrance.
- Need for improved pedestrian routes for schoolchildren.
- It would be closer to use existing facilities, thus putting more pressure on existing infrastructure.

## 1.6. Settlement wide issues

### General comments

#### Corfe Mullen Town Council

- Significant anomalies within the Plan in relation to the retail provision, pedestrian and cycling paths for easy access, vehicular access, flooding and ecological issues.

#### Michael Tomlinson MP

- The Waterloo Valley is a beautiful part on the edge of the village that has already been assessed by previous plans / applications, and has been deemed unsuitable.
- The area should not be built on.

### Housing issues and requirement

#### Public response

- The need for houses for local people is a myth. The houses are being hoovered up by people moving from cities for a better life and destroying the quality of life for the existing residents.
- Nursing home required in Corfe Mullen to meet the needs of an aging population.
- The primary local need is for affordable housing for young people and not for large estates aimed at people moving into the area.
- Need for affordable housing, preferably rental.
- Concern with impacts of second homes in the area.

### Employment

#### Public response

- Lack of employment in Corfe Mullen.
- More employment uses needed in Corfe Mullen.
- Concern that the closest employment sites are located between 2.4 and 5.4 miles away.
- Need for high skilled, high end earning jobs in computers/engineering in the area.

## Green Belt release

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### Public response

- Reference to the important role of Green Belt in the landscape - separates surrounding towns and villages, preventing urban sprawl, retaining independent character of communities.
- Concern with the loss of Green Belt and potential impacts of suburban sprawl.
- Queries where exceptional circumstances are and how council can justify development on these grounds.
- Query the allocation of sites in relation to the harm ratings within the Strategic Green Belt review.
- Concern that release of Green Belt would set a precedent for further future Green Belt release.
- Importance of Green Belt for residents' wellbeing – concerns with loss of Green Belt and ability to walk in the countryside.

## Wildlife and habitats

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### Corfe Mullen Town Council

- Increasing need to protect the biodiversity of Waterloo Valley which is a wildlife environment with precious species present.
- As the road would need to be widened to provide safe access to developments it would be impossible to keep the character and protect the wildlife, which would result in loss of hedgerows, trees and shrubs.
- Concern that development would in turn increase flooding of the area as the land would be turned over to tarmac and concrete and the wildlife diversity would disappear.

### Natural England

- Ecological survey of much of the sites' area from 2006 – identified significant ecological interest:
  - Species rich grassland
  - Springs and wet flushes
  - Smaller ancient woodland
- Such areas are of high ecological value and are irreplaceable.
- Potential that there may be some deterioration in habitats quality but considered to be restorable.
- Value as foraging habitat for nightjar needs consideration – proximity to heathlands.
- No prospect of retaining significant ecological interest due to housing numbers.
- The policies should set out the need for the provision of a SANG, provide details of its minimum size and illustrate its location on the Proposals Map.
- Policy should require protection and long-term management of priority habitats on the site.
- Consider early opportunities for biodiversity enhancements on the site.
- Additional clause requiring high quality multifunctional SuDs – achieve high level of attenuation of urban silt and phosphorus.
- In perpetuity funding to cover the SSSI reserve's visitor management costs.
- New ecological surveys of the proposed allocation sites are needed.
- Hard to see how the Plan could be considered sound with the continued inclusion of these allocations.

## RSPB

- Policies CORM2-4 SANGS provision-CORM5 para II includes reference to the need for a SANG. It is unclear why CORM2-4 include no reference to similar provision. It may be that this is provided through SANGS linked to other proposed allocations, but this is not stated. We therefore OBJECT to the lack of SANG provision in these policies.
- We have concerns about the proposed allocations in and adjacent to Waterloo Valley, an area of high ecological value with links to the nearby Corfe Mullen Pastures SSSI and DWT Corfe Mullen Meadows reserve. We share the concerns of other NGOs that some of the allocation land is likely to be of SNCI quality and that the Council may not have been aware of this when setting out the proposed allocation. We strongly recommend that DC seek further data and take full account of the findings before confirming the final boundary of these allocations.
- Paragraph 8.5.12 –all SANGS should be secured prior to plan adoption. We SUPPORT para II in policy CORM5 subject to this provision. Please see our general comments on SANGS provision on page 1 which seek to ensure consistency in relevant policies.

## Local environmental groups

- Concern with the description which ignores restriction of urban development to the plateau.
- Concern with impacts on strategically important biodiversity and ecological networks.
- Failure to consider existing ecological network as a whole, and suspected biodiversity of Lowland Meadows (potential Priority Habitat quality) – a requirement of the NPPF.
- Mapped ecological network has identified only those areas where biodiversity records have been submitted to DERC - full extent of biodiversity interest of privately owned and heavily grazed land has not been assessed formally.
- Existence of a recently named Nature Park in the Ashington Valley – suggestion that Waterloo Valley is an important biodiverse corridor up to the ridge crest between the two systems.
- Detailed botanical survey and protected and priority species surveys of the area are essential, should be carried out in summer 2021.
- Reference to one formal survey undertaken indicating the presence of other highly biodiverse neutral lowland grassland - including green winged orchids.
- Survey of northern part of the valley has highlighted the presence of the flushes or seepages which are a natural consequence of the complex geology and hydrology of these hillsides and add to biodiversity interest.
- Reference to proposed changes to the NPPF 156 c) and 174 d).
- Suggestion that fields have generally not been more than semi-improved, and therefore are of a greater biodiversity - varying dominance of native grasses – see full comments for species.
- Suggestion that reference to unimproved grasslands and landscape value is a huge understatement.
- Part of CORM3, half of CORM4, and parts of CORM5 being of certain high interest including wet flushes or seepages.
- Importance of hillsides as natural ecosystems due to water attenuation provided by grassland.
- Existence of species rich hedgerows, woodland, native trees.
- Priority Habitats within the Option Sites link ecologically both to the Corfe Mullen Pastures SSSI to the south of the option sites and to the SNCI woodlands throughout the Valley and on the plateau - support foraging of bats, nightjar and badgers.
- Exceptional interest of nearby SSSI - green-winged orchid meadow – revealed in the spring and summer.

- Combination of the individual units of varying biodiversity into a substantial continuous area identifies the Waterloo Valley as an area of significant intrinsic biodiversity value.
- Central stream and western flanks of the valley immediately to the west of the Option Sites also have biodiversity interest - stream is natural and lined with wet woodland, meadows alongside it have 'medium' interest.
- Presence of large numbers of Lapwing seen feeding in the Waterloo Valley – red listed species of conservation concern.
- Suggestion that habitat losses would require significant compensation and mitigation.
- Concern with the Green Belt Review assessment that justifies release on the grounds that there will be a net biodiversity gain – suggestion that there will be significant loss of biodiversity.
- Concern with loss of high quality habitat with resulting losses of soil carbon, and important local gene pool – recreating this would be significantly inferior even many years later.
- Loss of carbon holding capacity as a result of development.
- Recommend that a strategic approach is taken to ensure that the areas of higher biodiversity interest across the whole of the Waterloo Valley are retained and linked to establish a Nature Recovery Network.
- Suggestion that proposed SANG would not be appropriate due to ecological issues.
- Concern with impact of development/SANG on the adjoining neutral meadow SSSI with public access.
- Suggestion that a Nature Park could be an alternative and more appropriate multi-functional land use for the site.

### Public response

- Concern with increased recreational impacts on nearby Heathlands and designations such as the Corfe Mullen Pastures SSSI, and Corfe Mullen Meadows SSSI.
- Consider protecting the earmarked sites that are closest to the 400m buffer of Heathlands, from Brook Lane to Wareham Road.
- Concern with encroachment on areas by pets and people - particularly at Orchid Meadow.
- Detailed habitats survey is required - disruption of ecological network and wildlife corridors of the Waterloo Valley contrary to NPPF.
- Suggestion that Corfe Mullen Meadows should be designated as SPA.
- Impact on local wildlife including foxes, deer, long eared and pipistrelle bats, tawny owls, Buzzards, Insects, Roe deer, Lapwings, European hedgehogs, small rodents, Badgers, migrating birds, Stag Beetles, little owls, snake, lizards, slow worms, moths.
- Impact on biodiverse grasslands, wildflowers, hedgerows, woodland (Joiners Copse), mature native trees, ancient trees, nature watercourses.
- Impact of development on existing wetlands and delicate nature of the eco system.
- Concern with removal of irreplaceable established ecosystems and the carbon sink of grasslands and native trees.
- Concern with water pollution impacts from run-off into Corfe Mullen Meadows nature reserve, and main streams.
- Suggestion that significant compensation and mitigation for wildlife impacts would be required.
- Concern that proposed SANG area would be inadequate to compensate impacts on Heathlands.
- Suggestion that land proposed for development in Corfe Mullen is of the highest quality in terms of soil health.
- Concern with damage to wildlife link between Upton Heath and the Stour valley.

## Community wellbeing and amenity

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### Public response

- Emphasis placed on the importance of Green Belt and green areas for peoples' exercise, health, and wellbeing.
- Concern with air and noise pollution impacts of additional traffic in the area - proposed location is the worst possible site for traffic emission impact.
- Concern with impacts on air and water quality as a result of development.
- Concerns with the impact on the use of the sites as horse paddocks.
- Concern with overcrowding impacts arising from increased population.
- Concern with design and quality of new build housing - unaffordable housing with no storage, overlooked gardens and tiny houses, limited parking spaces.
- Possible increase in crime levels in the area.

## Village character, landscape, and heritage

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### Local environmental groups

- Importance of the Waterloo Valley in terms of its natural beauty.
- Concern that developments in the Waterloo Valley would have a damaging impact on the landscape as viewed both from Corfe Mullen and land to the west.
- Concern with impact on the rural character and high levels of relative tranquillity of the area.
- Successive local plans have identified this as an Area of Great Landscape Value.
- Recommendations in the LUC Guidance for each Option Site should be taken forward to policy.

### Public response

- Concern with impact on the rural character of the area.
- Impact on historic countryside.
- Impact on the landscape character of the Waterloo Valley, currently designated as an area of local landscape importance.
- Development below the 200 metre contour line will have an adverse impact on the surrounding landscape/the settlements rural context.
- Suggestion that there is no validity to stating now that roads would provide restriction to further development. Concern that development would mark the beginning of the total urbanisation of the Waterloo Valley.
- Impact on the wider character of the nearby AONB.
- Concerns with impacts associated with light pollution.
- Concern with loss of trees and hedgerows arising from development and potential widening of roads.
- Concerns with increase in amounts of litter on highways and byways.
- Emphasis on the need for good quality, well designed houses – proposed densities are too high.

## Flooding

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### Corfe Mullen Town Council

- Contradiction in relation to location of development outside areas likely to flood - CORM4 site suffers from severe flooding - affecting allotments nearby and housing.
- Concern that flooding issues will worsen as a result of development.



- Valley is a collection point for water from surrounding hills - would be aggravated - need to ensure high specification land drainage systems were in place as part of the building and major highways works.

### East Dorset Environment Partnership

- Option Sites are within an area identified as susceptible to groundwater flooding (25- 50%).
- Whole of Broadmoor Lane is in Flood Zones 2 and 3.
- Concern with land drainage in Corfe Mullen where there are numerous wet flushes on those hillsides where development is proposed - proving a problem with seepage through road infrastructure.
- Failure to consider natural drainage of the valley.
- Slopes of the Eastern side of the plateau play an important role in holding water back in the landscape – should not be disrupted.
- Concern that flooding impacts with worsen with climate change.
- Concern with recent occurrence of large volumes of surface water running down Sleight Lane.
- Suggestion that impact on the existing built environment must also be considered: housing and infrastructure downhill of an allocation must not be put at risk.
- It is only when groundworks start that the true extent of the difficulties in managing ground water in these locations is identified and by then council and developers are committed.
- Surface flooding of the area (every time there is heavy rain) indicates significant sustainable drainage would be a prerequisite to any development.
- Concern with difficulty of achievement of SUDs due to geology and frequent surface water flooding – and potential for increased land-take and further loss of biodiverse grassland, as well as impact on viability.
- Recommend that a strategic approach should be taken to consider if and how SUDs could be delivered to comply with national and local policy - including the management objectives of the Stour Catchment Initiative.

### Michael Tomlinson MP

- The Waterloo Valley area has been assessed in the past as containing a flood risk.

### Public response

- Concern with development in the proximity of nearby flood risk zones - reference to Environment Agency live mapping of flood risk.
- Proposed allocations are all affected by flooding issues relating to collection of surface water and ground water, due to the sites' valley location.
- Concern with impacts of flooding on adjacent roads - Sleight Lane, Pardys Hill, Haywards Lane, and Broadmoor Road suffer from water run-off from surrounding fields, including proposed development sites - particularly after periods of rain in winter.
- Strategy is required for dealing with flooding issues - man made SuDs features would not be acceptable.
- Concern that proposed development would exacerbate existing flooding issues.
- Reference to previous surveys stating that land is unsuitable for development due to flooding issues.
- Concerns with capacity of existing drainage systems/ditches in the area.
- Importance of natural flood protection measures – trees, plants, healthy soil, and small natural watercourses.

- Suggestion that the whole valley is a collection point for the surrounding hills and building will only aggravate the situation.
- Concern with impacts of water input into the Stour as a result of development - increased flooding issues in Wimborne etc.
- Reference to high water table - impact on new housing development evidenced in other similar geographical areas in England.

## Highways

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### Corfe Mullen Town Council

- Suggested infrastructure changes within the Plan go against the climate and ecological emergency already declared by Dorset Council, by encouraging travel in an area lacking public transport to neighbouring towns.
- Existing traffic congestion issues within the Parish - no national or local strategy to improve public transport.
- Proposed allocations are set off small country road with access via a dangerous and limited visibility junction at the top of a very steep hill.
- Would need to be major highways redevelopment to accommodate the increased traffic levels and to make the junction safe.
- Pardy's Hill in particular is a very steep road leading to a limited sight junction with Blandford Road and would be the main route in and out of the proposed sites.
- Significant redesign of the road layout and junctions would result in the unnecessary loss of further green belt and significant cost for the County.

### East Dorset Environment Partnership

- Pardy's Hill and Sleight Lane are currently a main route from the valley out towards the east and to Wimborne.
- Concerns with the gradient Pardy's Hill and Sleight Lane – roads aren't on the gritting route.
- Concerns with impacts of increased car journeys as a result of development.
- Concerns with impacts of high volume of construction traffic must also be taken into consideration.
- Concerns with heavy traffic use of Broadmoor Lane as a rat run for traffic to the south and to the west.
- Existing traffic issues in the area.
- Suggestion that proposal for a Quiet Lanes area should be revisited as traffic has since increased.
- Recommend that a strategic approach is taken to consider all aspects of access – including:
  - how the needs and safety of horse riders will be assured;
  - how surface water flooding of existing roads should be addressed;
  - what additional adopted roads would be required that would need to be funded by the Council/Highway Authority.

### Public response

- General lack of reference to highways infrastructure in the plan.
- Transport infrastructure from site to employment and services needs clear detail.
- Concern that the existing road infrastructure is insufficient to accommodate proposed development.
- Concerns with ability of surrounding roads to accommodate construction traffic.

- Sites are serviced by narrow lanes that are subject to flooding - bounded by natural watercourses, established hedgerows, ancient and veteran trees – which would need to be removed to accommodate additional traffic as a result of development.
- Concern with traffic congestion impacts on Blandford Road and A31 junction, and on Broadmoor Road and Waterloo Road.
- Concern with highway safety impacts of increased traffic on pedestrians, cyclists, and horse riders.
- Concern with degrading impacts on surrounding roads.
- Highway safety Issues with Pardy's Hill and Sleight Lane junctions to Blandford Road – steep and low visibility – improvements would be required to accommodate additional traffic.
- Concerns with highway safety issues in relation to nearby sharp blind bend at Broadmoor Road.
- There are drainage ditches either side of Broadmoor Road and when the road is widened the drainage ditches will need to be replaced.
- Access south to Waterloo Road is a poor junction - especially with extra traffic, narrow road.
- Suggestion that Pardy's Hill is dangerous when icy or snowy.
- Reference to previous comments from a highways officer - Pardys Hill is not suitable for the extra traffic generated from any new housing as the road is constantly subsiding due to underground springs.
- Concern with impact on junctions at Beacon Hill (Limberlost) and at St Hubert's Church.
- Need for speed reductions and traffic calming on surrounding roads.
- Peak time traffic lights would be necessary, with pedestrian crossing over Blandford Road out of Pardy's Hill.
- Additional direct accesses would need to be provided to Wareham Road and services.
- The area is part of the Quiet Lanes project - Pardys Hill, Broadmoor Road, Sleight Lane - discouragement of development that generates traffic increase.
- Query whether a separate horse path is being considered.
- Concern with impacts of on-street parking in the area.

## Active travel

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### East Dorset Environment Partnership

- Extensive bridleway network in the Waterloo Valley - proposals must include details of if and how it could be safeguarded and access to it protected from additional risk of speeding traffic.
- Need to consider as part of a strategic approach:
  - where cycle and pedestrian routes are required to access services, facilities, and employment.
  - where pavements are needed to provide safe use of existing local roads by pedestrians.

### Public response

- Concerns that the sloping topography would result in accessibility issues for pedestrians and cyclists.
- Concern that development would be car-reliant due to sloping topography, distance from employment and facilities, and lack of pedestrian footways and cycle lanes in the area.
- Suggestion that walking and cycle paths would only be suitable for recreational use - driving is essential in Corfe Mullen to reach local facilities.
- Improvements to facilitate cyclists would require widening of Pardys Hill.
- Connections between Corfe Mullen and Wimborne are poor except by car as there are no dedicated cycling facilities and walking over Julian's Bridge is frankly dangerous.

- Suggestion that there is no room for pavements on these roads.
- Policies should state criteria in relation to pedestrian and cycle access 'will' be required, rather than 'should'.
- There is no safe and complete link to Broadstone for cycling.
- Lack of aims in the plan for new cycle links from Corfe Mullen to any other settlement.

## Land topography

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### Public response

- Gradient of the land is unsuitable for development.
- Steeply sloping land, development should not extend down slopes to north, west, and south.
- Issues with sloping land, viability, and pedestrian access.
- Sloping topography and potential long, winding access roads to achieve a safe gradient for vehicles and pedestrians.

## Infrastructure

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### Corfe Mullen Town Council

- Absence of infrastructure analysis within the Plan with no evidence that it has been carried out on roads, drains, doctors, hospitals, and schools, and whether those already in situ are able to cope with an increased population in southeast Dorset.

### Go South Coast Buses

- Support for sites subject to amendments – the site lies close to Morebus service 3.
- Site south of Blandford Road lies on existing route 3.
- The site at Pardy's Hill is not on the route however facilities exist on Wimborne Road within 300m of the site.
- Centre of CORM4 is 600m away from the nearest bus route - service 4, which connects Poole and Wimborne. This site is not accessible for public transport - any diversion would leave Wareham Road unserved.
- Need for emphasis of good pedestrian and cycle links and supporting text should note the need for improvements to bus infrastructure.

### Bournemouth Transport Ltd trading as Yellow Buses

- Buses get relatively close at Lockyers School, however the distance from the Haywards Lane development is over 400 metres away from a bus stop.
- Therefore, the Council should seek the diversion of the existing route 3 and 4 between Wimborne and Poole, perhaps a split in the frequency rather than an entirely new service, or to extend financially supported route 18 to the new site to create links to the Broadstone local centre and connections at that point on to other services.
- The route 18 extension would be hourly and would require an additional bus in the timetable.

### South West Transport Network and Rail Future Severnside

- The provisions of a light rail system in Bournemouth Poole and Christchurch would help from Bournemouth and Poole to Corfe Mullen, Wimborne, Ferndown west moors verwood st Leonard and St Ives to Ringwood.

## Public response

- Corfe Mullen has little village heart or facilities, but has different focal points in the North (Recreation ground), Centre (Library, Co-op, Council office and Village Hall) and South (Post Office, Heathland walks).
- Investment is required generally in community facilities.
- Lack of assessment of existing infrastructure and whether improvements are required to accompany development.
- Concern that no infrastructure has come forward with existing development.
- Emphasis on connection with Broadstone and Poole is overstated - residents prefer to go to Wimborne.
- Concern that Corfe Mullen has been included in the BCP area - Council tax is paid to Dorset Council not BCP - Residents in Corfe Mullen are not allowed to use the recycling centres in Bournemouth, Christchurch or Poole.
- The location of sites is well in excess of the 15 minute DC rule for development maximum distance from employment and services.
- Reference to current limited provision in terms of schools (including primary, middle/secondary school provision), healthcare (doctors, dentists, pharmacy), retail, recreation ground, drainage infrastructure, public transport.
- Reference to need for additional/improved amenities/facilities: policing, parking provision, leisure and recreation facilities, including gyms, retail provision, childcare provision, entertainment venues, banking, post office, youth clubs, sewerage systems, local library, nursing home provision, cafes, bakeries, a smaller village hall for small functions and meetings, charging point for electric bikes, refuse and recycling, pumping station, potential need for supermarket provision.
- Lack of nearby train station.
- Need to rebuild Lockyers School as part of the plan.
- Reference to poor TV, broadband, and phone network coverage - FTTP should be a requirement for new builds, and 5G should be a consideration.
- Highway improvements needed - Improvements to Pardy's Hill, Sleight Lane, Broadmoor Road and Waterloo Road would be required to support development.
- Lack of drinking water supply in dry weather - reference to Wessex Water supply from boreholes which are barely adequate.
- Impact of development on food security - loss of agriculture.
- Suggestion to allocate land to the east Waterloo Road for employment/SANG/amenity space/homes (outside 400 metre area) /replacement school.
- Developments should include features such as solar panels and EV charging points as standard.

## 1.7. Main Development Opportunities

The following sections include summaries of the representations received in relation to the following policies:

- Policy CORM2: Land north of Corfe Mullen
- Policy CORM3: Land west of Pardy's Hill
- Policy CORM4: Land east of Hayward's Lane
- Policy CORM5: Land west of Hayward's Lane

## 1.8. Policy CORM2: Land north of Corfe Mullen

### Corfe Mullen Town Council

- Wording is incorrect - housing being built in two of the three fields is under construction and the allotments are now situated on Broadmoor Road.

### Sport England

- Potential loss of school playing field, would require replacement.
- A site would need to be suitable for cricket.

### Dorset Wildlife Trust

- Policy for CORM2 requires reference to the requirement of SANG and this should be included in policy for consistency with other policies in the Local Plan.

### Go South Coast Buses

- support subject to amendments – the site lies close to Morebus service 3.

### East Dorset Environment Partnership

- Housing development has full planning and reserved matters consent.
- Suggestion that relocated allotments are not suitably located.
- Replacement allotments are in Broadmoor Road in the Waterloo Valley – concerns with ongoing waterlogging and flooding.
- Concern with loss of biodiversity from the replacement allotments.

### Public response

- Wording needs updating to align with development under construction.
- Playing fields must be sacrosanct and the school itself is a precious resource for local parents and clearly a very successful school.

## 1.9. Policy CORM3: Land west of Pardy's Hill

### Development strategy and scale

#### East Dorset Environment Partnership

- Disagreement with the allocation - considers it inappropriate to develop more than the area for which outline planning consent has been granted - site includes area for which Planning Consent was granted for affordable homes.
- Lack of progress in delivery of affordable housing site.
- Despite the policy wording, the site is mapped as including Pardy's Copse.
- Suggestion that extending the development uphill would exacerbate all issues raised.
- Recommend that before any decision is taken to carry the site forward to the Draft Plan, a mechanism for satisfactorily resolving issues raised should be identified.

#### Intelligent Land on behalf of The Perry Family Trust

- Existing permission for 9 affordable houses on lower part of the site - significantly changes the context for the assessment of not only this Parcel, but also the rest of the land in the Perry Trust ownership - reserved matters application being prepared by East Boro Housing Trust.
- Confirmation that land is available, and can be brought forward early in the plan period.

- Masterplan produced - approximately 40-50 new homes - with new low gradient pedestrian/cycle route, and substantial areas of open space which can be used for ecological enhancement and new informal recreation.

### Public response

- Concern that the proposed allocation is contrary to the assessment of the site for the SHLAA.
- Concern that development of the site would be contrary to previous planning permissions that resisted development.
- Suggestion that the proposed number of homes proposed is too many - density is too high, impact on the character of the area.
- Lack of reference to the type of proposed housing provision - need for affordable housing in the area.
- Query availability of proposed housing for local community.
- The only homes that should be built with lots of affordable homes for first time buyers, they should be housing association properties.

## Release of Green Belt

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### Intelligent Land on behalf of The Perry Family Trust

- Corfe Mullen only contributes to the second objective, as it is not required to prevent coalescence of settlements.

### Public response

- Lack of natural boundaries or physical features to influence definition of amended Green Belt boundaries - contravention of NPPF.
- Reference to existing consent for 9 affordable houses from 2019, as a result of exceptional circumstances - not yet built.

## Impact on wildlife and habitats

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### Natural England

- Objection to the proposed allocation.
- Developable areas were some of the better areas of the site.
- The policies should set out the need for the provision of a SANG, provide details of its minimum size and illustrate its location on the Proposals Map.
- Policy should require protection and long-term management of priority habitats on the site.
- Consider early opportunities for biodiversity enhancements on the site.
- Additional clause requiring high quality multifunctional SuDs – achieve high level of attenuation of urban silt and phosphorus.
- Ecological services such as retaining water from springs and seepages needs consideration – SuDs aren't a substitute for this function.
- Need for in perpetuity funding to cover the SSSI reserve's visitor management costs.

### Dorset Wildlife Trust

- Objection to the allocation.
- Ecological corridor includes a group of fields to the south and west of CORM3 that form the Corfe Mullen Pastures SSSI and several Sites of Nature Conservation Interest including the nearby Knoll Farm (SY99/035) and Spur & Atwells Copses (SY99/056) that include deciduous woodland and neutral grassland.

- Believe that the fields have not been intensively farmed, include habitats and species of significant biodiversity interest and, with Pardy's Copse, form an important part of the ecological network connecting with the SNCI to the west.
- Suggestion that there is priority neutral grassland habitat on this site.
- Suggestion that there is wildlife, including protected species, present in this area.
- Existing ecological network mapping does not cover sites such as these grasslands that have not been previously surveyed.
- Essential that the site is subjected to ecological survey before allocation, to establish the presence of any priority habitats - at an appropriate time of year (spring/summer), ideally with a relaxation of grazing – would establish the level and location of biodiversity interest of this site. Without this we believe there will remain a degree of uncertainty over the deliverability of this allocation.
- Proposed allocation would require SANG provision, but details are not included in the draft policy.
- Recommendation for changes to policy to include:
  - Protection to all areas of priority habitat and watercourses as well as existing trees and hedges.
  - Information regarding the requirements and location of a SANG and other green infrastructure based on ecological considerations and a strategic approach to all Corfe Mullen allocations.

### Amphibian and Reptile Conservation

- Oppose the allocation.

### East Dorset Environment Partnership

- Concern that Pardy's Copse would be at risk of water borne pollutants from development - Increased volumes of water would put at risk the biodiversity of this irreplaceable habitat.
- Presence within the site of wet grassland species.
- Field uphill of the consented site is known to include native grasses and at least medium herb content, possibly rich biodiversity.
- Drier upper slopes have ox-eye daisy but also some ragwort, creeping thistle and broadleaved dock.
- Mid-slope includes a substantial wet flush with rush and ragged robin, frequent birds foot trefoil and black knapweed, some yellow bartsia and bush/tufted vetch.
- Suggestion that the number of houses should trigger a requirement for a SANG.
- Proposed SANG area in the CORM5 site is not close enough to the proposed CORM3 development - more than 800m away and there is no potential to take dogs safely off lead to it.

### Intelligent Land on behalf of The Perry Family Trust

- Ecological survey undertaken - hedgerows and trees could be important for bats, birds and dormice, and suggest nesting boxes are provided to enhance their habitat, along with additional planting.
- Semi-improved grassland - medium quality habits, open space can be planted to enhance this form of habitat and provide mitigation, large areas of open space can be managed to support biodiversity.

### Public response

- Concerns with harmful impacts on wildlife on the site.



- Concern with loss of green space - should be preserved and enhanced for wildlife.
- Impact on the natural environment - the site is unimproved pastureland with many species of wildflowers.
- Suggestion that this Green Belt area should be protected as a nature reserve.
- The area is of ecological importance, partly due to its proximity to Corfe Mullen Meadows.
- Existence of designated Existing Ecological Networks and Higher Potential Ecological Networks - Dorset Environmental Records Centre notes that Brown Long-eared and Pipistrelle bats roost in the area.
- Concerns with impact of development on ecologically sensitive land of environmental value with many hedgerows, trees and woods and heathland.
- Concern with impact on wildlife from construction work, increased traffic and the additional light pollution of housing and street lighting.
- Concerns regarding noise pollution impacts of development on wildlife.

## Village character, landscape, and heritage

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### Historic England

- Objection - Impact on the neighbouring Brog Street/Sleight Lane conservation area – further assessment/masterplan is required, and specific policy criteria is required in relation to impacts on the conservation area.

### East Dorset Environment Partnership

- Concern within impact of the development of 50 houses on the rural character, and character of the conservation area.
- Advisable that the policy should include recommendations made by LUC (see full comments for detailed list).
- Recommend that the policy should highlight the need for archaeological investigation of the site.

### Amphibian and Reptile Conservation

- More than the area with outline consent should not be developed - 50 houses would impact the rural character and conservation area. It would require a SANG and heathland mitigation. The sustainability appraisal should be updated.

### Intelligent Land on behalf of The Perry Family Trust

- Development would essentially represent infilling of an existing built environment - not into open countryside.
- Landscape assessment undertaken - important viewpoint from Blandford Road - provision of open space to limited impact.
- Important trees and hedges on boundaries - need to be protected - accesses can be formed without harm to trees - improved landscaping can be provided.
- Impact on adjacent conservation area - landscaping on this boundary can prevent any harm.

### Public response

- Impact on the semi-rural character of the area.
- Impact on the natural edge to the village currently provided by the Green Belt.
- Concerns with impacts on the local landscape character – emphasis on the importance of the site in relation to the local landscape – site is within an Area of Great Landscape Value.
- Concerns with loss of important views from the top of Pardys Hill.

- Concerns with impact on the Brog Street/Sleight Lane Conservation Area – suggestion that any development proposals designed to preserve the sensitive character of the area would not work.
- The importance of the area as a natural break between main built up area and the old village in the conservation area.
- Importance of retaining established trees and hedges – that replanting doesn't make up for removal, suggestion to change the word 'should' to 'must' in relation to this.
- Concerns with potential road widening and impact on green space, mature trees and hedgerows.
- Emphasis on the need for good quality design of housing.
- Potential positive impact on the area in terms of bringing it together as a whole - area has felt like an 'outcast' area.

## Highways issues

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### East Dorset Environment Partnership

- Concern with speed of traffic along the surrounding lanes.
- Existing roads have no pavement and are subject to surface water flooding.
- Visibility issues at junction of Sleight Lane with Blandford Road - Consideration could be given to making this a one-way route so that traffic only goes downhill.
- Safe crossing would be required at Sleight Lane and Pardy's Hill junctions with Blandford Road – should be included in the policy.
- Traffic calming measures in the area should be considered – should be included in the policy.

### Intelligent Land on behalf of The Perry Family Trust

- Transport Study produced - suitable access can be achieved from Pardys Hill for the north eastern field, existing permission for access to lower field.
- Transport study reviewed safety of Pardys Hill and the junction with Blandford Road - no personal injuries in the vicinity of the site within the five year period to the end of October 2020.

### Public response

- Concerns that development would result in increased water run off onto the roads.
- Concern that access to the site is difficult due to sloping land.
- Suggestion that access to the development should be formed from Blandford Road only - Pardy's Hill is unsuitable for further traffic due to steepness.
- Suggestion that a one-way system with no access onto Blandford Road would be required.

## Active travel

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### Corfe Mullen Town Council

- Concern with location of the CORM3 site and lack of easy access for pedestrians and cyclists to access facilities in the village - without use of a vehicle - contradiction with strategic aims to reduce car use.
- Land falls away steeply in this area and accessibility to any green space would be extremely difficult for disability groups or the elderly.

### East Dorset Environment Partnership

- Concerns with access to facilities by bike or foot due to sloping roads – ease of access to shops, schools, healthcare, buses is of paramount importance to young families, anyone with a disability and the elderly.

- Nearby facilities are all on the plateau.

### Intelligent Land on behalf of The Perry Family Trust

- Cycle / pedestrian route can be provided through the north eastern field which can offer a lower gradient route from the lower slopes to Blandford Road.

### Public response

- Access issues for pedestrians and cyclists moving from lower slopes to higher land due to sloping topography of the site.

## Site topography

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### Intelligent Land on behalf of The Perry Family Trust

- Sloping areas not appropriate for development - land alongside Pardys Hill and in the north western corner of the field only slope gently are therefore physically capable of development.

### Public response

- Concern that Building houses on such a steep gradient site invites issues of land stability.

## Flooding

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### Environment Agency

- Area of the site is within SPZ 1– surface water drainage required.
- Small part of the site is in FZ2/3.

### East Dorset Environment Partnership

- Whole site is subject to groundwater flooding.
- Reference to key issues of the outline consent for 9 affordable homes on the lower part of the site – ground contamination, risk of flooding and surface water management, foul drainage.
- Mains sewer runs through the site to the adjacent Wessex Water pumping station.
- Reference to LLFA advice that much of the lower / southern half of the site is shown by mapping of (theoretical) surface water flooding to be at severe risk during significant rainfall events (1:30/100/1000yr), from received flows and runoff derived from elevated land to the north and north-east.
- Concern with frequent road flooding in the area.
- Reference to planning condition on outline consent that here would be no land drainage connection from the site to the surface water network in Broadmoor Lane and no obstruction of the adjacent watercourse.

### Intelligent Land on behalf of The Perry Family Trust

- Small area in the far western corner of the south western field is at risk of surface water flooding. This area can be used as open space, or for other uses that are not vulnerable to flood risk.
- A suitable Sustainable Drainage scheme can be provided to overcome any risks of surface water flooding.

### Public response

- Concern with increased risk of flooding in the Pardy's Hill area as a result of development - potential for less rainwater to soak away naturally.

- Concern with flooding issues on surrounding roads and nearby housing due to water run off and concerns that development could exacerbate this.
- Query whether risk assessments for flooding have been undertaken.
- Suggestion that drainage would need to be diverted away from lowest part of Broadmoor Rd, to a point further west.
- Suggestion that the lower parts of the site acts as a soakaway for the hill, these areas are unsuitable for housing.
- Area at the bottom of the hill has natural springs and suffers from flooding – suggestion that water would need to be pumped up the hill.
- Suggestion that solutions to flooding issues are not simple - query whether developers would address problems not directly on the site.
- Flooding issues on the site mean that proposed allocation contravenes the climate strategic objective and the Flood Risk Policy ENV13.
- Concern that provision of SuDs is not guaranteed solution to prevent flooding of housing.
- Concern that improvements to prevent flooding would move water further down the watercourse and cause flooding lower down the valley.
- Permission refused previously as Wessex Water said they could not cater for sewage and water in that location.

## Impact on community wellbeing and amenity

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### Public response

- Concerns with reduction in air quality, and noise, air, and light pollution.
- Amenity impacts on existing dwellings along the road.
- Concerns with unaffordability of housing.
- Concerns with design and density of housing.
- Potential increase in crime in the area.

## Infrastructure

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### Corfe Mullen Town Council

- Although appropriate, green space would not be of any benefit as allotments because the village already has an allotment provision.

### Wessex Water

- No objections to the allocation.
- Local connections to the public water supply and foul networks will be subject to application.
- Moderate improvements are likely to be required to serve cumulative development. We will require clear guidance from Dorset Council as to timescales and direction of phasing to consider strategies and investment.
- Surface water and flood risk strategies must be in accordance with local and national policies. There must be no surface water connections to foul sewers.
- The site is within a source protection zone. protection measures to be agreed.
- Apparatus cross the site. easements and protection measures to be agreed. Any damage to our apparatus by third parties will result in compensation claim. Development within 15 metres of the existing pumping station will not be permitted.

## Public response

- Provision of community green space in the site would be appropriate, but not allotments as these exist elsewhere.
- Suggestion that community green space would not be beneficial due to sloping land.
- Suggestion that the site as whole should be opened up for community enjoyment.
- Need for Highway improvements to allow safer walking, cycling and exiting by car on to Blandford Road.
- Need to address existing drainage issues.

## Criterion III.

### East Dorset Environment Partnership

- CORM3: Policy criteria Para iii. - makes little sense given the topography of the land – steep slopes and access issues for young families, elderly or people with disabilities – suggestion that compliance with the policy would not be possible.
- CORM3: Policy criteria Para iii - should be amended to read: “The site will be required to provide safe and easy cycle and pedestrian access to facilities and services in the village.”.

## Additional criteria

### East Dorset Environment Partnership

- CORM3: additional para should be added to the policy - para v. “Development should protect and buffer Pardy’s Copse and associated watercourse. Appropriate management within the public realm will be required.”
- CORM3: additional para should be added to the policy - para vi. “To comply with the Dorset Heathlands Planning Framework SPD 2020-2025 heathland mitigation is required.”.

## 1.10. Policy CORM<sub>4</sub>: Land east of Hayward’s Lane

### Development strategy and scale

#### East Dorset Environment Partnership

- Disagreement with the proposed allocation.
- Suggestion that greater certainty of delivery of any site going forward into the Local Plan is essential if we are to avoid the problems of the 5 year rolling land supply that we have had.

#### Turley on behalf of Taylor Wimpey

- Site is promoted for development of around 200 homes.
- Suggestion that the site is well located adjacent to Corfe Mullen, which has a range of local services and facilities.
- Settlement benefits from being contiguous with the Bournemouth, Christchurch and Poole conurbation, where a wider range of facilities and rail services can be accessed.
- Initial site assessments, vision document, and masterplan (attached) have been commissioned - emerging site analysis and master planning strongly supports the Councils justification for and benefits of allocating these sites.
- Settlement and site are logical and sustainable locations for growth, which itself is of a scale that is commensurate with the settlement’s sustainability, function and character.

- Emerging work confirms that all aspects of the CORM4 policy as drafted can be delivered - responding positively to its context, delivering sustainable development, meeting housing needs with a mix of types, sizes, and tenures, large area of open space.
- Promotion of the northern part of the proposed CORM5 allocation as a SANG to mitigate recreational impacts on the Dorset Heathlands.

### Public response

- Reference to SHLAA conclusion regarding requirement of a change in policy prior to the site being suitable for development.
- Suggestion that proposed level of development is too large in relation to surrounding infrastructure.
- Suggestion that the proposed level of development should be reduced from 150 homes to 50 homes.
- Suggestion to reduce density to 75 homes - of which 25 should be social housing to be affordable to local Corfe Mullen families.
- Eastern part of the site only should be considered – with access via Newtown Lane, to avoid access impacts on the other proposed sites.
- Concern that proposed homes would be larger homes and mainly purchased by incoming population.
- Lack of detail around the type of housing proposed, i.e. level of affordable housing, size of houses.
- Query why area targeted for retail, south of Blandford Road, is considered unsuitable for housing development due to protected status, but that of the almost-adjacent East of Haywards Lane, also protected, is considered suitable.
- Suggestion of a lack of need for additional housing - new development would bring in non-residents of the area for either second homes or overpriced rental properties.
- Suggestion that there is a conflict with Sustainability Appraisal report in relation to the CM37 site – in terms of Green Belt and biodiversity harm.

## Green Belt release

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### Turley on behalf of Taylor Wimpey

- Strong grounds for release of site from green belt - would not compromise the integrity of the remaining Green Belt designation in the area - well contained, has strong defensible boundaries to realign the green belt.

### Public response

- Suggestion that development of this Green Belt site would be inappropriate.
- Reference to the important role of Green Belt in the landscape - separates surrounding towns and villages, preventing urban sprawl, retaining independent character of communities.

## Impact on wildlife and habitats

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### Environment Agency

- Green space should be incorporated into the site where possible, this should include areas of wildlife habitat, and seek to link up any existing green corridors. Enhancing the wetland features in the site should be considered.

## Natural England

- Area contains some of the best quality habitats
- The policies should set out the need for the provision of a SANG, provide details of its minimum size and illustrate its location on the Proposals Map.
- Policy should require protection and long-term management of priority habitats on the site.
- Consider early opportunities for biodiversity enhancements on the site
- Additional clause requiring high quality multifunctional SuDs – achieve high level of attenuation of urban silt and phosphorus
- In perpetuity funding to cover the SSSI reserve’s visitor management costs.

## Dorset Wildlife Trust

- Objection to the allocation.
- Ecological corridor includes a group of fields to the south and west of CORM4 that form the Corfe Mullen Pastures SSSI and several Sites of Nature Conservation Interest including the nearby Knoll Farm (SY99/035) and Spur & Atwells Copses (SY99/056) that include deciduous woodland and neutral grassland.
- Believe that the fields have not been intensively farmed, include habitats and species of significant biodiversity interest and, with Joiner’s Copse and small watercourses/wet flush, form an important part of the ecological network that needs to retain its connection with rural land beyond.
- Suggests that there is significant priority neutral grassland habitat on this site.
- Existing ecological network mapping does not cover sites such as these grasslands that have not been previously surveyed.
- Wildlife, including protected species, present in this area.
- Essential that the site is subjected to ecological survey before allocation, to establish the presence of any priority habitats - at an appropriate time of year (spring/summer), ideally with a relaxation of grazing – would establish the level and location of biodiversity interest of this site. Without this we believe there will remain a degree of uncertainty over the deliverability of this allocation.
- Proposed allocation would require SANG provision, but details are not included in the draft policy.
- Recommendation for changes to policy to include:
  - Protection to all areas of priority habitat and watercourses as well as existing trees and hedges.
  - Information regarding the requirements and location of a SANG and other green infrastructure based on ecological considerations and a strategic approach to all Corfe Mullen allocations

## Amphibian and Reptile Conservation

- The allocation should not be taken forward as much of it is within an existing ecological network containing priority Lowland Meadow habitat. This would fail on biodiversity appraisal.
- This site is functionally linked with Corfe Mullen Pastures SSSI.

## Local environmental groups

- Site is functionally linked with Corfe Mullen Pastures SSSI and has a number of species in common - fundamental to conservation on a landscape scale and nature recovery networks and must be delivered to comply with SA Objective 1 and National policy.

- Much of the site is within the existing ecological network (and higher potential ecological network) and includes Joiner's Copse, an area of ancient woodland.
- Suggestion that visual observation indicates that the actual ecological network is considerably greater than that mapped.
- Area to the south of the stream is species-rich lowland meadow (a Priority Habitat) and features a small flush – see full comments for list of observed species.
- Suggests that the most exceptional meadows of the Option Sites are located within the site and should be protected.
- Existence of Black Knapweed on the site - rarely found in such profusion - is a magnet for pollinators and seed eaters.
- Area is a bat, nightjar and badger foraging area, and badger setts are present.
- Much of the field between the stream and Pardy's Hill has been heavily grazed and it is not possible to identify from a distance what may be present.
- Suggestion that Ruderals are growing in the area near Haywards Lane.
- Indication of good biodiversity is visible in photographs submitted by Taylor Wimpey with a proposal for development of the area submitted to EDDC in 2012.
- Joiners Copse (an ancient woodland), and the stream through the centre, are biodiversity features.
- Recommend that full botanical survey is undertaken of the site in the summer.
- Suggestion that restoration of the lower poached areas might be achieved through biodiversity offsetting from other developments.

### Public response

- Concern that there is a conflict with Dorset's Climate and Ecological Emergency – a need to protect wildlife for future generations to enjoy.
- Reference to high level of wildlife in the area: large numbers of deer, bats, Foxes, Hedgehogs, Badgers, small mammals, extensive birdlife (including Lapwings, Buzzards, Owls), insects.
- Concern with a general loss of wildlife as a result of development, and impact of wildlife eco systems.
- Part of the area forms part of an existing ecological network (Joiners Copse and the SE section).
- Importance of Joiners Copse as a habitat for wildlife.
- Site needs to be surveyed (after grazers have been removed for a considerable time to allow seedbank to grow), with full botanical survey.
- Suggestion that fields presently are unimproved pastureland and contain many species of wildflowers, including orchids.
- Impacts of increase in numbers of pollutants as a result of development, and impact on wildlife.
- Concern with impacts of additional street lighting on dark skies and wildlife.
- Concern with the proximity of the site to internationally protected heathland, the Corfe Mullen Meadows, and the Corfe Barrows Nature reserve.
- Concern that additional pressure on the protected heathlands would be significant.
- Suggestion that the site should be designated as a nature reserve.
- Concern with impacts of any road improvements on hedgerow and wildlife habitats.



## Village character and landscape

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### East Dorset Environment Partnership

- Views from the plateau across the whole of the Waterloo Valley is of huge importance to local residents.
- Recognition of the rural character and relative tranquillity is welcome.
- Disagree with the statement (8.5.7) that the land is well enclosed by residential development – reference to LUC description of the “undeveloped character of the area” and need for “high levels of relative tranquillity to be retained”.

### Turley on behalf of Taylor Wimpey

- Suggest that the site is well contained by residential uses on three sides. Haywards Lane, a public highway, comprises the fourth side, one which provides a strong defensible boundary to contain new development within, and align a new Green Belt boundary.

### Public response

- General concern with the loss of countryside and green field land, and the impact on the character of the village.
- Impact on the semi-rural beauty of Corfe Mullen.
- Suggestion that the site currently provides a natural edge to the village, a buffer between the village and open countryside and a well-used resource to enjoy Old Corfe Mullen.
- Reference to previous local plan policies restricting development on slopes to the north, west and south of Corfe Mullen, and highlighting that development that impacts outwards would not be permitted.
- Suggestion that the area isn't enclosed by development - Western boundary with Haywards Lane is undeveloped.
- Concern that the site is in a prominent position - impact on the rural appearance of Waterloo Valley, setting a precedent for further development.
- Concern with impacts of urban sprawl.
- Suggestion that the site is the least overlooked of the options proposed.
- Suggestion that the site is well enclosed by residential development to the north and south, and Haywards Lane to the east – development would be small scale.
- Concerns with impacts of the loss of hedgerow and trees.
- Concern with impact of road widening on mature trees and hedge rows.
- Query vague wording in relation to policy and protection of features.
- Concern with heritage impacts of development on views towards Knoll Farm and historic barrows.
- Concerns with impact of additional street lighting on dark skies.
- Reference to the councils’ Heritage and Landscape assessment which advises against building on the slopes due to high visibility and impact on the landscape.

## Design and scale

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### Turley on behalf of Taylor Wimpey

- Site could be absorbed sensitively into built and natural surroundings - open space and landscaping along Haywards Lane.
- Graduation from urban parts to more rural to the south and west - SANG proposed on northern part of proposed CORM5 allocation.

### Public response

- Concern with the design of mass housing - if building on the Green Belt the developers should provide high quality design.
- Specify storey height due to the topography of site.
- Concerns with the high proposed housing density in relation to less dense neighbouring development at Orchard Lane and Orchard Close.
- Suggested need to keep the area as natural as possible - tree planting within any development.
- How soft landscaping and hedges could be incorporated might be a problem.

## Impact on community wellbeing and amenity

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### Public response

- Importance of the area to residents' physical and mental wellbeing, and quality of life – used for walking during the Covid-19 pandemic.
- Importance of access to green spaces and gardens for residents.
- Land is used for grazing for the large equestrian community in the village – people would need to travel further afield for this if land was developed.
- Concern with increase in anti-social behaviour due to lack of recreation facilities.
- Concern with impacts on clean air as a result of more facilities, more housing, and more cars.
- Potential increase in crime in the area.
- Importance of tranquil, rural approach to Orchard Lane, Orchard Close and Brook Lane, concern with impacts of development on this.
- Suggestion that Joiners Copse should be included as a public area.

## Highways and access

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### East Dorset Environment Partnership

- Suggestion that existing use of Haywards Lane to access the east of the village should not be increased as a result of development.
- Concern that capacity of roads to accommodate development has not been assessed.
- Would need to be a significant improvement including possibly new roads with pavements - note that provision falls outside of the infrastructure that the development would be required to provide.

### Turley on behalf of Taylor Wimpey

- Suggestion of access from Haywards Lane - with pedestrian improvements.

### Public response

- Suggestion that the surrounding road network is unsuitable to accommodate the development - narrow country lanes and steep winding hill (Pardy's Hill).
- Need to resolve issues with narrow adjoining roads and potential flooding prior to development.
- Query whether a separate horse path is being considered.
- Concern that development would strain the narrow entrance to Haywards Lane, and with the inability of Haywards Lane to cope with extra traffic.

## Active travel

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### East Dorset Environment Partnership

- Suggestion that new cycle and pedestrian routes should respect the sensitive ecology of the site, and not increase existing drainage problems.

### Public response

- Suggestion that development should be located where there is sustainable/active travel possible to shops and services – concern that this is not possible on the site.
- Access issues for pedestrians and cyclists due to sloping topography - in some cases dangerous for families, older, disabled residents.
- Pedestrian and cycle links - issues with Haywards Lane - has a pavement and is quite steep - accessibility issues for cyclists.
- Suggestion that the site is well placed to access such services and facilities by foot, with access to a wider range of facilities via public transport in Wareham Road.

## Site topography

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### Erica Trust

- Concerns with the hillside location, and impact of flushes and seepages on the construction and stability of development.

### Public response

- Concern with the sloping topography of the area, constraints on development, and accessibility issues for cycle and pedestrians from lower slopes of the site - specifically for elderly and young families.
- Suggested need for long, winding access roads due to the sloping topography of the site.
- Concerns with the proposed density of the development in relation to the sloping nature of the site.

## Flooding and drainage

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### Corfe Mullen Town Council

- Contradiction in relation to location of development outside areas likely to flood - CORM4 site suffers from severe flooding - affecting allotments and housing nearby.

### Environment Agency

- Support the production of a drainage strategy for this site.
- Modelling of the ordinary watercourses may be required in the Strategic Flood Risk Assessment (SFRA) in order to better understand current and future flood risk.
- Any proposed Sustainable Drainage Systems should be located and designed to take account of the sensitive SPZ2 in the site, as well as any other flood risk/ ecology/ water quality requirements.

### Local environment groups

- Watercourse that flows across the site should be protected, buffered and, where appropriate, enhanced.
- Close to Haywards Lane on the western edges of the fields the land floods frequently with overflows across the road.

- Mapping shows that the land and road are at severe risk during significant rainfall events – from received flows and runoff derived from elevated land to the north and north-east.
- Concern that development on the upper slopes would exacerbate flood risk.
- Concerns with underlying geology and existing drainage issues – suggestion that LLFA should assess in far more detail the potential for alleviating current drainage issues; and delivering SUDS.
- Concern with potential inability of SUDs to mitigate surface water run off due to the hillside location, seepages and flushes, and existing flooding issues.
- Potential drainage solution should i) conform with the objectives of the Stour Catchment Initiative, and ii) ensure no loss of Priority Habitat lowland meadow.

### Public response

- Concern regarding surface water and ground water flooding on the site.
- Reference to Environment Agency live mapping of flood risk – suggestion that the area is a high risk for flooding.
- Reference to water runoff causing flooding issues on surrounding roads and at nearby housing - at the junction of Pardys Hill/Haywards Lane/Sleight Lane – development could exacerbate this.
- Area is full of springs and subject to frequent flooding as a result.
- Concern regarding plans to change existing watercourse to minimise flooding - potential flooding issues from water run-off from development.
- Concern with development in the proximity of nearby flood risk zones.
- Concern that flooding issues in the area will increase with loss of trees and hedgerow.
- Concerns with loss of natural soakaways as a result of development on the site.
- Concern that proposals would be contrary to proposed policy ENV13 on flood risk.
- Concern with Sustainability Appraisal of flooding at site 03\_CM as neutral or negligible.
- Concern that development would be high risk in terms of subsidence due to ground conditions.
- Concern with impacts of water input into the Stour as a result of development - increased flooding issues in Wimborne etc.
- Policy lacks specifics on how flooding issues would be mitigated.
- Reference to a previous drainage solution on the site not resolving the issues.
- Current drainage in Haywards Lane is not sufficient to cope with the large amount of water which pours out of the fields.
- Query how water would be taken from the site - sufficient drainage would need to be installed to prevent flooding.
- Sewage would need to be pumped for treatment - potential pollution if pumping station was to fail.
- Suggestion that there is a need for a pumping station in the area.
- Query whether developers would address problems not directly on the site.
- Concern that provision of SuDs is not guaranteed solution to prevent flooding of housing.
- Need to ensure high specification land drainage systems are in place as part of the building and major highways works.
- Reference to drainage ditches either side of Broadmoor Road and when the road is widened the drainage ditches will need to be replaced.

## Infrastructure

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### Wessex Water

- No objections to the allocation.
- Local connections to the public water supply and foul networks will be subject to application.
- Moderate improvements are likely to be required to serve cumulative development. We will require clear guidance from Dorset Council as to timescales and direction of phasing to consider strategies and investment.
- Surface water and flood risk strategies will need to be in accordance with local and national policies.
- Apparatus cross the site. easements and protection measures to be agreed. Any damage to our apparatus by third parties will result in compensation claim.

### Public response

- Concern that proposals would contradict proposed policy COM7. Distance and difference in elevation mean that walking to existing community facilities is not a viable option - lack of bus service in Haywards Lane area, increase in single purpose car journeys.
- 2 high power electricity lines bisect CM37.
- Need to improve surface of path joining Newtown Lane to Orchard Lane.

## Criterion I.

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### East Dorset Environment Partnership

- CORM4: Policy criteria - i. Amend to reflect issues identified above excluding and buffering all priority habitats and restricting any very limited development to the lower part of Pardy's Hill.

## Criterion II.

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### East Dorset Environment Partnership

- CORM4: Policy criteria - ii. Add Pedestrian and cycleway links will be required to avoid damage to priority habitat.

## Criterion III.

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### East Dorset Environment Partnership

- CORM4: Policy criteria - iii. Amend to read. "Development will be required to incorporate all priority habitat".

## Criterion V.

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### East Dorset Environment Partnership

- CORM4: Policy criteria - v. Add: "Development will be required to ensure appropriate linkage, buffering and management of all priority habitats."

## Criterion IV.

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- CORM4: Policy criteria - iv. The present wording can be read to imply that it is acceptable simply to direct the water elsewhere provided that there are no on-site problems - helpful to make far clearer the requirement for a development to ensure there are no resultant on-site and off-site surface water drainage problems.

## 1.11. Policy CORM5: Land west of Haywards Lane

### Development strategy and scale

#### East Dorset Environment Partnership

- Disagreement with the proposed allocation.
- There should be only very limited development at the southernmost end but this would have a strongly negative impact on Corfe Mullen Pastures SSSI.

#### Turley on behalf of Taylor Wimpey

- Promotion of the area on the northern part of the CORM5 proposed allocation as a SANG to support development of the CORM4 site.
- Land to the west of Haywards Lane is well contained by existing treed boundaries, and is at present proposed by client as SANG.
- Client is happy to open dialogue with adjacent landowners to explore whether the Council's wider draft Local Plan Policy CORM5 aspirations can be delivered within the plan period.

#### Public response

- Query the need for the proposed level of housing proposed in the allocation.
- Lack of clarity on the local need for housing, and the type, size, and affordability of housing required or proposed.
- Suggestion that the proposed allocation is inappropriate and at odds with the NPPF due to the site's proximity to Green Belt land, internationally recognised heathland and an important SSSI.
- Suggestion that the policy is unclear in relation to development south of Chapel Lane. Lack of reference to land west of Chapel Lane or access from it.
- Concern with loss of farmland and employment.
- Suggestion that the area to the south is within 400m of heathlands, and is south facing - could be allocated for solar/wind energy.
- Concern with loss of farmland/employment site.
- Suggestion that the site should be developed as a wild nature recreational park.
- Suggestion of a land swap with council owned land and development of the site as a recreational use – council owned land would be flatter and have better access.
- Suggestions that existing covenants prevent development in certain locations on the site.
- Proposed allocation omits a small allocation of land between the settlement boundary and the allocation, occupied by two dwellings and curtilage – should be included in the proposed allocation.

### Green Belt release

#### Public response

- Concern with loss of Green Belt in relation to impacts of urban sprawl, maintaining openness and permanence – need to fully consider alternative options prior to release.
- Concern that release of Green belt would be contrary to previously adopted planning policy for the area, and recommendations within the Green Belt review of 2017.
- Potential that two dwellings would remain in the Green Belt but surrounded by development outside of it - Reference to Paragraph 139 of the NPPF and defining Green Belt boundaries and not including land which it is unnecessary to keep permanently open.

## Proposed SANG area

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### Natural England

- SANG area is too small and poorly located to provide mitigation for effects on heathlands
- Corfe Mullen Pastures SSSI may be negatively impacted by SANG location – additional footfall.

### Dorset Wildlife Trust

- Consider that the position of the CORM5 SANG and other green infrastructure should be considered in relation to the other Corfe Mullen allocations as referenced in the Corfe Mullen vision 8.3.3 to gain maximum advantage for recreational access and biodiversity.
- If this development is taken to the next stage then we would wish to see more detail provided on the requirements for the SANG and protection of existing biodiversity including priority habitats within the policy wording.

### Amphibian and Reptile Conservation

- The proposed SANG location could also impact Corfe Mullen Meadows SSSI with additional public pressure.

### Businesses

- Paragraph 8.5.12 - all SANGS should be secured prior to plan adoption, support para II in policy CORM5 subject to this provision.

### Local environment groups

- Concerned that location is so close to Corfe Mullen Pastures SSSI - have suffered from huge pressure of numerous additional visitors during Covid-19 lockdown.
- Increased development will increase this pressure on the SSSI: it is essential that wherever the SANG is located it reduces this risk.
- Concern that the area is not large enough to be an effective SANG.
- Concern that the SANG will not be able to address the proper preservation of the biodiverse habitats in their full ecological network nor their satisfactory long term maintenance.
- Location of any SANG for these development proposals should be tied in with an overall strategy of retaining/attempting to retain those areas of maximum biodiversity.
- Suggest the SANG might be reconfigured to achieve objective of diverting additional visitors away from the heathlands.
- SANG could include a wide green corridor leading from the proposed area northwards through CORM5 to another expansive area to provide a meaningful natural greenspace with the required variety of routes that will not suffer from over-use.
- Must consider the long term impact of Covid19 on people's behaviour and work patterns and the huge increase in pressure on all currently accessible natural greenspace -
- Emphasis on need to allow people to enjoy nature for their physical and mental wellbeing.
- Valley's role as a habitat corridor, linking to the Stour Valley and forming part of the Nature Recovery Network offers huge potential for the creation of a strategic SANG rather than the hugely damaging development proposed.

### Public response

- Clarification is required on what area will provide a SANG.
- Suggestion that if the land floods it is not suitable for development or as a SANG.

- Suggestion that a SANG is no mitigation for destroying a tranquil environment enjoyed by walkers, cyclists, runners and horse riders.
- Concern that there is no guarantee the SANG will mitigate effects on the local SSSI.
- Lack of dog walking areas etc. where dogs can be let off lead. A dog park or dog pen or making this SANG dog friendly is advisable.
- Passing additional traffic along the winding, narrow road adjacent to the proposed SANG, will reduce the efficacy of the SANG and increase the probability of collisions.
- Suggestion that the small SANG area proposed would have little benefit for wildlife.

## Impact on wildlife and habitats

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### Natural England

- Buffer of 400m is required between development and Corfe Mullen Pastures SSSI reserve.
- Habitat loss would far outweigh the benefits of the proposed SANG.
- Environmental enhancements to compensate loss of Green Belt would need to be great – currently significant environmental detriment.
- Details of SANG minimum size and location to be presented on the proposals map.
- Policy should require protection and long-term management of priority habitats on the site – including unimproved grasslands and lowland deciduous woodlands.
- Consider early opportunities for biodiversity enhancements on the site.
- Clause requiring high quality multifunctional SuDs – achieve high level of attenuation of urban silt and phosphorus.

### Dorset Wildlife Trust

- Objection to the allocation.
- Ecological corridor includes a group of fields to the south and west of CORM4 that form the Corfe Mullen Pastures SSSI and several Sites of Nature Conservation Interest including the nearby Knoll Farm (SY99/035) and Spur & Atwells Copses (SY99/056) that include deciduous woodland and neutral grassland.
- Believe that the fields have not been intensively farmed, include habitats and species of significant biodiversity interest and form an important part of the ecological network
- Suggests that there is priority neutral grassland habitat on this site.
- Wildlife, including protected species, present in this area - records held by Dorset Environmental Records Centre show the presence of enough Dorset Notable Species for this site to be of special interest.
- Existing ecological network mapping does not cover sites such as these grasslands that have not been previously surveyed.
- Essential that the site is subjected to ecological survey to establish the presence of any priority habitats - at an appropriate time of year (spring/summer), ideally with a relaxation of grazing – would establish the level and location of biodiversity interest of this site before any decision is made on its suitability for development. Without this we believe there will remain a degree of uncertainty over the deliverability of this allocation.
- Of particular concern is the impact of this proposed allocation on the Dorset Wildlife Trust Corfe Mullen Meadows Nature Reserve which forms part of the Corfe Mullen Pastures SSSI (SY99/009) - already under recreational pressure, which has increased during the Covid-19 pandemic, and is showing evidence of trampling of the fragile vegetation and frequent reports of dogs off lead.



- Despite the proposed provision of a SANG for this development, we consider that an increase of population so close to this fragile site would cause an unacceptable increase in footfall and consequent disturbance likely to damage the site to an unacceptable level.
- Reference to the Sustainability Appraisal and recommendations in relation to restricting access from the proposed SANG to the Corfe Mullen Pastures SSSI - would wish to see amendment to the policy to reflect this need to protect and enhance the adjacent Corfe Mullen Pastures SSSI as suggested in the Sustainability Appraisal.
- As identified in the LUC guidance, we would also wish to ensure any opportunities were taken to retain and enhance habitat connectivity in association with new development, and to respect and seek to conserve the rural character, landscape and high levels of relative tranquillity that is a feature of the area in which the reserve is located.
- Need for more ecological information in order to determine scope for avoidance/mitigation to protect biodiversity, opportunities for net biodiversity gain, the possible position/design/size of the SANG and any housing, and the consequent viability of a development.
- Would be helpful to show more detailed maps showing possible layout of development for assessment.
- Recommend the following policy changes:
  - Measures that give protection to the Corfe Mullen Meadows Nature Reserve and ensure habitat connectivity.
  - Protection to any areas of priority habitat as well as existing trees and hedges.
  - Further information regarding the requirements and location of the SANG and other green infrastructure based on ecological considerations and a more strategic approach to all Corfe Mullen allocations

### RSPB

- Objection to the allocation in its current form.
- Incursion into the 400m Dorset heathlands buffer - the northern edge of this allocation lies within the 400m Dorset heathlands buffer – should be acknowledged with a statement that this area is not suitable for residential development, and suggested revision of the map in fig 8.1 to show this.

### Environment Agency

- Green space should be incorporated into the site where possible, this should include areas of wildlife habitat, and seek to link up any existing green corridors. Enhancing any wetland features in the site should be considered.
- Proposed development would be only 200m from designated site (SSSI) but may not necessarily interfere/impact on the flora/plant assemblage or fauna for which it was designated. However, the potential impact should be assessed and any required mitigation put in place.

### Amphibian and Reptile Conservation

- Oppose the allocation. It is part of the ecological network of the Waterloo Valley. This development would cause loss of a priority habitat and the ecological network.

### East Dorset Environment Partnership

- Area is part of the ecological network of the Waterloo Valley as well as having value in its own right.
- Policy ignores the importance of Lowland Meadow which is also a Priority Habitat.

- Site is functionally linked with Corfe Mullen Pastures SSSI and has a number of species in common - fundamental to conservation on a landscape scale and nature recovery networks and must be delivered to comply with SA Objective 1 and National policy.
- Observation from field boundaries indicates that this meadow also has important biodiversity interest particularly in the lower wetter areas.
- Reference to residents' observations on existing meadow species - indicative of a continuation of the underlying geology and habitat across the valley and following the same contours from CORM4.
- Suggestion that in the absence of heavy grazing, habitat would re-establish.
- Site is part of the overall mix of grassland habitat in the Waterloo Valley and contributes to the existing coherent ecological network.
- Land should be properly surveyed as a matter of some urgency and in the absence of the heavy grazing to which it has been subjected.

### Public response

- Concern with sensitivity of nearby heathland sites and SSSI.
- Concern with impacts on existing species on the site: Roe Deer, Bats (Brown Long Eared and Pipistrelle), smaller animals, birds, insects.
- Need for ecological survey to be undertaken on the site.
- Concern with impacts on nature conservation area beyond Brook lane and on the grassland the other side of Broadmoor Road.
- Importance of the retention of mature trees and hedgerows.
- Concern with negative impact on the SSSI at Corfe Mullen Meadows.
- Concern with existing and potential impacts of nearby Dorset Heathlands - significant pressure.
- Suggestion that the area is labelled as a nature reserve and therefore should be kept as so.

## Impact on character and landscape

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### East Dorset Environment Partnership

- Views from the plateau across the whole of the Waterloo Valley are of huge importance to local residents.
- Recognition of the rural character and relative tranquillity is welcome.
- Suggestion that development would have a hugely damaging impact on the landscape as viewed both from Corfe Mullen and land to the west and will destroy the rural character and high levels of relative tranquillity of the area.

### Public response

- Concern with impacts on high value landscape, and tranquil character of the area.
- Reference to the area being part of the Waterloo Valley, an Area of Great Landscape Value.
- General concerns with impact on the character of the area, and potential 'manicuring' impact.
- Concern with contradiction of proposed allocation with previously adopted planning policy in terms of protecting views from Windgreen and Blandford Rd. to the west.
- Concern with use of the word 'should' in relation to protection of trees and hedgerows, which are both visually important and ecologically important.

## Impact on community wellbeing and amenity

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### Public response

- Concern with impact on physical and mental health to residents - loss of green space.
- Concern with significant inconvenience and down-grading of the local life quality with loss of local Green Belt as many cannot simply walk further.
- Concern with impacts in relation to air and water-course pollution.

## Highways and access

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### East Dorset Environment Partnership

- Capacity of the local road system to accommodate the increase in vehicles does not appear to have been assessed.
- Would need to be a significant improvement though we note that provision falls outside of the infrastructure that the development would be required to provide.
- Concern with highway safety issues on nearby roads, used as a rat run, and concern with speeding vehicles – particularly on Broadmoor Road.
- Traffic calming measures would be essential and a possible reduction in speed limit.
- Current surface flooding of the local road network should be resolved.

### Public response

- Vehicle access would be via narrow country lanes with no footpaths or lighting and the resulting increased traffic volumes would create a severe impact on road safety.
- Suggestion that development would further compromise Pardy's Hill with its steep hill, on road parking and difficult junction with Blandford Road. also, it would increase the risk to children from the adjacent school and playing field.
- Suggestion that passing additional traffic along the winding, narrow road adjacent to the proposed SANG, will reduce the efficacy of the SANG and increase the probability of collisions.

## Active travel

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### East Dorset Environment Partnership

- Pavements would be needed to ensure safety of pedestrians.

### Public response

- Suggestion that cycle routes to the main village would be constrained by topography.
- Concern that whilst there are proposals for footpaths and cycleways to connect with the larger urban environment to minimise car use, only the fittest would be attracted by the distances and inclines involved.
- Lack of employment in the village means residents would be car reliant in order to commute to work.

## Flooding

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### Environment Agency

- Modelling of the ordinary watercourses may be required in the Strategic Flood Risk Assessment (SFRA) in order to better understand current and future flood risk.

- Any proposed Sustainable Drainage Systems should be located and designed to take account of the sensitive SPZ2 in the site, as well as any other flood risk/ ecology/ water quality requirements.

### East Dorset Environment Partnership

- A stream flows near and adjacent to Broadmoor Road: the area around it is in flood risk zones 2 and 3.
- New allotments on the other side of Broadmoor Road have unresolved flooding issues.
- Because of the extent of surface and bedrock clay we recommend that the capacity of the land to alleviate current drainage issues and deliver SUDS should be assessed.
- Potential drainage solution should i) conform with the objectives of the Stour Catchment Initiative, and ii) ensure no loss of priority habitat lowland meadow.

### Public response

- Suggestion that the area is prone to flooding and that development will exacerbate this issue.
- Concern that the Plan contradicts itself by stating that there is a need to avoid building in areas likely to flood, but the proposed allocation is in an area which suffers from severe flooding.
- Concerns with flooding impacts of water runoff from the site onto neighbouring roads.
- Concern with reduction in the ability of land to absorb water.
- Increased water run off would require major upgrades to surface water infrastructure.
- Suggestion that land is not suitable for development and may store future problems for the residents.

## Infrastructure

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### Wessex Water

- No objections to this allocation.
- Local connections to the public water supply and foul networks will be subject to application.
- Moderate improvements are likely to be required to serve cumulative development. We will require clear guidance from Dorset Council as to timescales and direction of phasing to consider strategies and investment.
- Surface water and flood risk strategies must be in accordance with local and national policies. There must be no surface water connections to foul sewers.
- Apparatus cross the site; easements and protection measures to be agreed. Any damage to our apparatus by third parties will result in compensation claim.

### Go South Coast Buses

- Objection.
- Site is over 600m from service 4 route on Wareham Road and diversion would leave existing housing without access - site is long and hard to serve in this location and allocation contrary to COM1 and COM7.
- If the site came forward, need to discuss potential public transport options with providers although commercially sustainable long-term public transport solutions are unlikely to present themselves.

### Public response

- General concern with lack of infrastructure to support development, and absence of infrastructure analysis.

- Concern that the lack of infrastructure will promote car use.
- Recreation and cycle provision in the area requires improvement.
- Children need space.
- Community features will be on land adjacent to Pardy's Hill and Newtown Lane area, which are within very easy walking distance of this land in CORM5.

### Criterion I.

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#### East Dorset Environment Partnership

- CORM5: Policy criteria i. Amend to reflect the issues identified.

### Criterion II.

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#### East Dorset Environment Partnership

- CORM5: Policy criteria ii. Reconsider the size and location of the SANG to divert increased recreational pressure on Corfe Mullen Pastures SSSI and to ensure it is accessible to any development West of Pardy's Hill.

## 1.12. Omission sites

### Candy's Lane Industrial Estate

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#### Public response

- There is an underused industrial site at the northern end of Candy's Lane which could be better used and maybe expanded.

### Hillview and land adj Hillview at Broadmoor Road (LA/CMUL/003, LA/CMUL/025)

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#### Ken Parke Planning Consultants on behalf of the landowner

- Proposed allocation CORM5 omits a small allocation of land between the settlement boundary and the allocation.
- The land in question is previously developed being occupied by two detached dwellings and their curtilage.
- The consequences of omitting the small area of land as shown in the draft allocation would be two residential properties remaining in the Green Belt surrounded by residential development.
- The land should have the Green Belt designation removed to ensure consistency with adjoining land to the east of Broadmoor Road – reference to attached plan.