



Sturminster Marshall Corfe Mullen and Planning for the future of

Christchurch and East Dorset
Core Strategy
Pre-Submission Consultation
Christchurch and East Dorset Councils
delivering services together

How can I make a Representation?

Completing a Representations Form: (overleaf)

You will need a **separate form** for every policy you want to comment on, one copy is attached to this leaflet. Additional copies can be either photocopied, downloaded from our website www.dorsetforyou.com/348323 or requested by phoning 01202 886201 ext. 2422

Submit your Representation online:

The easiest way of making your representation is to complete the form online at <http://christchurcheastdorset-consult.dorsetforyou.com/portal> and follow the instructions. This will save you having to copy, handwrite and post the form and it also makes it easier for us to collate all the submissions.

It is important that responses to the consultation are based around the **'Tests of Soundness'**.

To be 'sound' a Core Strategy should be **Justified, Effective and Consistent with National Policy**.

'Justified' means that the document must be:

- founded on a robust and credible evidence base
- the most appropriate strategy when considered against the reasonable alternatives

'Effective' means that the document must be:

- deliverable
- flexible
- able to be monitored

The concepts of justification and effectiveness are expanded in the 'Local Development Frameworks, Examining Development Plan Documents, Procedure Guidance' paragraphs 4.36 - 4.38 and 4.44 - 4.47 which can be found at: www.communities.gov.uk/documents/planningandbuilding/pdf/pps12lsp.pdf

Please send your completed form(s) to:

Policy Planning, Corfe Mullen and Sturminster Marshall Proposals, FREEPOST, (BH575), Christchurch Borough Council, Civic Offices, Bridge Street Christchurch BH23 1BR

I/we understand that Christchurch Borough Council / East Dorset District Council will use the information that I/we have provided for the purpose of the Core Strategy. I/we consent to Christchurch Borough Council / East Dorset District Council disclosing my/our information to third parties for this purpose.

I understand that I/we have the right to ask for a copy of the information held about me/us and which is subject of Data Protection Act 1998 (for which Christchurch Borough Council / East Dorset District Council may make a charge) and to correct any inaccuracies in my/our information.

Data Protection Act 1998: Any information provided will be treated in strict confidence and will be held on and processed by computer.



East Dorset District Council is working jointly with Christchurch Borough Council to consider our new Local Plan, which sets out a strategy for how to manage the future growth and development in East Dorset

This document is being prepared for the third round of public consultation. The previous consultations on the Core Strategy took place in the spring/summer of 2008 at "Issues and Options" stage, and late in 2010 at the "Options for Consideration" stage. We asked the public to confirm what they felt to be the main issues facing Christchurch and East Dorset which the Core Strategy should address, and their views on policy options for addressing the issues.

The consultations have provided a very good response with many diverse opinions and ideas about how best to plan the area. The Options for Consideration stage received responses from about 3,000 individuals and organisations providing over 22,000 comments. These were further supported by a range of meetings with Parish and Town Councils, residents associations and many other local groups. This was an unprecedented level of interest in a Local Plan in East Dorset.

Additionally, a series of exhibitions gave the opportunity for officers and members to listen and talk to local residents. These consultations have influenced the Core Strategy in many ways, amending development proposals and guiding policies for which we thank you. The comments can be read at www.dorsetforyou.com/348323 or at the Council Offices at Furzehill.

The next stage of preparation is to consult on the Pre-Submission Core Strategy, so called because it occurs prior to the Council formally submitting the document to the Secretary of State for his examination and approval. The consultation period will run for 12 weeks from 2nd April - 25th June 2012, during which there will be exhibitions and the chance for you to respond. We hope that you will read this leaflet, and once again will make your views known to us.

For this stage it is important that responses are based around the 'Tests of Soundness' that require the Core Strategy to be 'Justified', 'Effective' and 'Consistent with National Policy'.



The full detailed document can be viewed online at www.dorsetforyou.com/348323. Alternatively, paper copies are available at the District Council Offices, the libraries, and at Ferndown, Verwood and Wimborne Town Councils and Corfe Mullen and West Moors Parish Council Offices. Other leaflets on key towns and villages which face change are also available at the libraries and Council Offices.

On behalf of the Council, I look forward to hearing your views.

Councillor Simon Tong
Leader Member for the Environment,
East Dorset District Council



Some frequently asked questions

Q Why are we planning for 15 years ahead?

A We need to make sure that we have policies in place to plan for the future, to help us make decisions about a wide range of issues, such as housing, employment, open space and leisure, the environment, town centres and transport. If we have no plan then we will lose local control and decisions will be made for us through planning appeals using national policies.

Q Have you listened to the residents and community before publishing this document?

A Yes, the consultation has provided us with a clear gauge of local interest from the community, with over 22,000 individual responses from over 3000 residents and interest groups covering a broad range of issues and concerns. Officers have spent considerable time listening and talking to residents at exhibitions and meetings, and these views have helped to shape the policies in this document.

Q Are you going to protect the Green Belt?

Yes, we aim to protect 99.5% of the Green Belt in East Dorset by these policies. In order to provide land to meet our housing and employment needs for the next 15 years, a very small amount (0.5%) will have to be released from the Green Belt because there is not enough available land in the urban areas. Despite this, the majority of new housing will be built in our settlements, not in what is now Green Belt. The purposes of the Green Belt are to check the unrestricted sprawl of large built-up areas; to prevent neighbouring towns from merging into one another; to assist in safeguarding the countryside from encroachment; to preserve the setting and special character of historic towns; and to assist in urban regeneration, by encouraging the recycling of derelict and other urban land. These purposes are not undermined by the proposals in the Core Strategy. In fact, we plan to give greater public access for the community onto Green Belt land through footpaths, parks and trails than there has been in the past.

Q Why do all of the housing development options focus on four settlements?

A Corfe Mullen, Ferndown and West Parley, Verwood, and Wimborne and Colehill are the locations where important facilities, services and employment are most accessible and readily improved.

Q What will happen to my comments?

A All representations received will be published on the Council's website along with your name (see 'How can I make a Representation').

Your response will be considered by the Council when approving the submission of the Core Strategy to the Secretary of State. It will also be made available to the Planning Inspector who will be appointed to examine the document. As your representation will be passed to the Inspector you should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change, based on the 'Tests of Soundness'.

Public exhibition dates:

Tuesday 17th April	The Hub, Brock Way, Verwood BH31 7QE	2.30pm-8pm
Friday 20th April	The Allendale Community Centre, Hanham Road, Wimborne BH21 1AS	2.30pm-8pm
Tuesday 24th April	The Memorial Hall, Christchurch Road, West Parley BH22 8TS	2.30pm-8pm
Friday 27th April	Corfe Mullen Scout Hut, Badbury View Road, Corfe Mullen BH21 3HU	2.30pm-8pm
Tuesday 1st May	St John's Church Hall, Leigh Road, Wimborne BH21 1AE	2.30pm-8pm
Wednesday 2nd May	Longham United Reformed Church Hall, Ringwood Road, Longham, Ferndown BH22 9AW	2.30pm-8pm
Thursday 17th May	Penny's Walk, Ferndown Town Centre	10am-3pm

Planning for the Future of Sturminster Marshall

There is limited scope for major changes to the village of Sturminster Marshall. It is however, proposed to extend the Bailie Gate Industrial Estate in order to meet local economic need in the District.

Bailie Gate

What you said:

- Village life will be affected by this development.
- A31 cannot cope with additional traffic without significant improvements.
- Parts of this site may have Great Crested Newts present.
- Part of the site lies within an area which may be prone to surface water flooding.
- Development will help reinforce the village's position as a Rural Service Centre.
- The site is well located in terms of public transport.
- Concerns about on-street parking in the vicinity of the Estate, and any development of the site should be adequately screened.
- There is a shortage of employment opportunities in the area.
- Please consider the provision of incubator offices and small workshops for businesses.

Our Response:

- This proposal gained a significant degree of support in the Consultation. It represents a relatively small extension to the existing industrial estate away from existing housing on land that has been used in the past as storage associated with the former Dairy and Cheese factory.
- There is a recognised need for additional employment land to be made available within the District to meet the needs of the economy of the area. There are no significant brownfield opportunities within the District to meet this need and therefore the only viable option is to identify limited areas of land for release from the Green Belt to be developed for employment uses.
- The land identified here is clearly bounded by physical features such as the existing hedgerows around the site and will represent the minimum area of land to be released to meet the identified need in this location, and represents a natural rounding off of the existing Industrial Estate.

Policy RA1 - Bailie Gate, Employment Allocation, Sturminster Marshall

3.3 hectares of additional employment land

- The provision of B1 (office and light industrial), B2 (general industrial) and B8 (storage) employment uses.
- Ancillary support services, such as cafés.
- Agreement of a site development brief.
- Agreement of a comprehensive travel plan, including the provision of regular bus services and cycle routes.
- Provision of significant landscape buffers alongside the countryside edges of the site.



Planning for the Future of Corfe Mullen

In the Issues and Options Consultation 2010/11, we asked you to tell us what you would like to see happen in your community. We have listened to what you have said and now reconsidered the proposals for Corfe Mullen and Sturminster Marshall. The plan does not take forward the option for housing provision on the recreation ground in Corfe Mullen.

Green Belt and the Environment

What you said:

- These proposals offer opportunities for significant Green Infrastructure that could reduce the pressures on heathland.
- No to building in the Green Belt, build on brownfield sites/infill first.
- The area has biodiversity interest.
- Do not spoil the views from the site to Badbury Rings.

Our Response:

- The principle of allowing development in the Green Belt is accepted because affordable housing needs cannot be met by building in the urban areas.
- The removal of the allotments and land to the east of Violet Farm Close, from the Green Belt would cause minimal harm as it would not cause coalescence and a new strong boundary can be identified.

Recreation Grounds and Allotments

What you said:

- The Recreation Ground is very heavily used and provides excellent sports facilities.
- The existing facility has been heavily invested in over the years. Different sports thrive on the site. Operating over two sites would not be feasible.
- Building on the Recreation Ground will force dog-walkers onto the nearby protected heaths.
- Not enough flat land elsewhere in Corfe Mullen for a replacement Recreation Ground.
- The allotments could continue in use until the houses are needed.
- Object to the loss of the allotments.
- Existing allotment holders do not object to the site being redeveloped provided the allotments are relocated, with better facilities.
- The existing allotments have a long waiting list.

Our Response:

- A critical factor is the replacement of the sports pitches, allotments and informal open space lost to development. It is agreed that the splitting of sports facilities could cause some management problems and that the current Recreation Ground is well used. This should not be lost to provide housing. However, there is a need to relocate Lockyer's School and part of the Recreation Ground is the best location as it is accessible to the village. Playing fields can be shared with the school, but there would be some loss of sports play area which should be replaced.
- There is a lack of formal open space in the south of the village and if a suitable site is provided for the replacement facility in this area, not only will it replace the land lost to development; it will also provide a much-needed resource elsewhere in the village.
- In discussion with the allotment holders, the main issue is how to successfully relocate the allotments within Corfe Mullen. Discussions are still on going on how and where to achieve this.

Traffic

What you said:

- The area has a high car dependency and further growth could exacerbate the existing high level of demand for movements via the A31
- More properties could be an opportunity to improve public transport provision for Corfe Mullen.
- Public transport needs to be improved to serve the existing population.

Our Response:

- As Corfe Mullen is so heavily dependent on the car, any development should aim to provide local facilities to increase the level of self-containment and reduce car trips in Corfe Mullen. Sustainable modes of transport would benefit from a defined local centre.
- We will work with the bus service providers to help deliver improvements to the bus services in Corfe Mullen.

Housing

What you said:

- Any affordable housing provided should be for local people only.
- The village needs two-bed houses for small families, good quality materials with adequate parking and good layout.
- Question the need for affordable housing in the village.

Our Response:

- The proposals for Corfe Mullen offer residential development in close proximity to the existing facilities within the village in a sustainable location. Affordable housing needs cannot be met just by building in the urban areas, so we propose making small changes to the Green Belt boundaries to provide for additional opportunities.
- The sites provide the opportunity to produce a sustainable form of development which can reduce the need to travel by car and which will be integrated into the existing urban fabric of the village, with good pedestrian and cycle links to the urban area, schools and facilities.

Shops and Facilities

What you said:

- There is no need for additional shopping facilities in Corfe Mullen.
- No need to re-locate the village centre from its existing site around the Village Hall.
- The existing village facilities cannot cope with an increase in population.
- Would another supermarket be viable?

Our Response:

- The original school buildings will be reused, and it is possible that new retail uses could be provided at this site. Evidence studies suggest there is a need for additional convenience shopping in Corfe Mullen and will be considered further.
- Improved youth club facilities will also be considered in the proposals.

Lockyers School

What you said:

- The original school building should be retained.
- Relocation of the school provides an opportunity to improve the educational facilities in the village.
- Lockyers School needs to be re-built as it is in a poor state of repair.

Our Response:

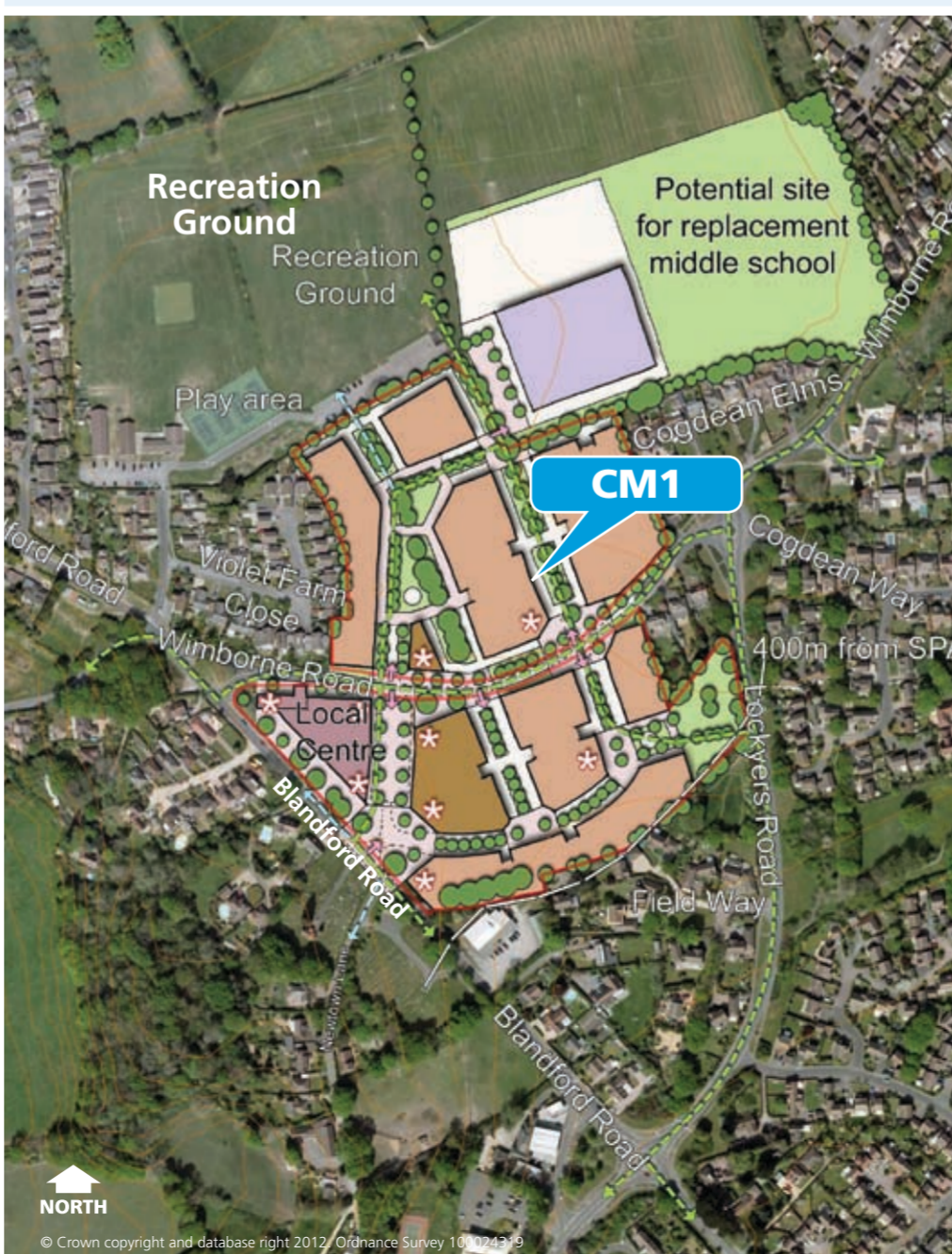
- Discussions have taken place with Dorset County Council, as Education Authority, regarding the educational needs of the village and these have concluded that Lockyers School buildings are unsuitable for use. The existing school site is too small to meet modern standards. The County Council are therefore keen to replace the Middle School on the Recreation Ground. The existing site in the urban area would be sold for redevelopment and would fund the new school.

Policy CM1 - Lockyers School and land to the north of Wimborne Road



- **250 homes** (Minimum of 50% affordable)
- A new school is to be provided on land north of Wimborne Road.
- The original old school buildings are to be retained and reused.
- The school playing fields are to be made available for community use when not required by the school.
- New replacement allotments will be provided elsewhere in the Parish.
- The Recreation Ground will be re-organised to maximize pitch provision, and a further 6 hectares of sports pitches will be provided on the western edge of the village.

The development would be dependent on the redevelopment or relocation of Lockyers School elsewhere in the village if required by the Education Authority.



This form has two parts - **Part A** - Personal details, and **Part B** - Your representation(s).
Please fill in a separate sheet (Part B) for each representation you wish to make.

Part A - Personal details

	1. Personal details	2. Agent's details (if applicable)
Title	<input type="text"/>	<input type="text"/>
First name	<input type="text"/>	<input type="text"/>
Last name	<input type="text"/>	<input type="text"/>
Job title	<input type="text"/>	<input type="text"/>
Organisation	<input type="text"/>	<input type="text"/>
Address	<input type="text"/>	<input type="text"/>
Phone no.	<input type="text"/>	<input type="text"/>
E-mail	<input type="text"/>	<input type="text"/>

Part B - Please use a separate sheet for each representation

3. To which part of the document does this representation relate?

Policy (eg. WMC1): Paragraph: Map number:

4. Do you consider the document is: (please tick)

Legally compliant: Yes No Sound*: Yes No

**The considerations in relation to the document being 'Sound' are explained in Planning Policy Statement 12 in paragraphs 4.36 - 4.47, 4.51 and 5.52 and the boxed text. If you have entered No to 4.(2), please continue to Q5. In all other circumstances, please go to Q6.*

5. Do you consider the document is unsound because it is not: (please tick)

Justified: Effective: Consistent with national policy:

6. Please give details of why you consider the document is not legally compliant or is unsound. Please be as precise as possible. If you wish to support the legal compliance or soundness of the document, please also use this box to set out your comments.

7. Please set out what change(s) you consider necessary to make the document legally compliant or sound, having regard to the test you have identified at 5 above where this relates to soundness. You will need to say why this change will make the document legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage. After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

8. If your representation is seeking a change, do you consider it necessary to participate at the oral part of the examination with the Government Inspector? (please tick)

No, I do not wish to participate at the oral examination Yes, I wish to participate at the oral examination

9. If you wish to participate at the oral part of the examination with the Government Inspector, please outline why you consider this to be necessary:

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.

Signature: _____ Date: _____