



West Parley Village

Planning for the future of

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

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



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/pps12sp.pdf

Please send your completed form(s) to:

Policy Planning, West Parley Village Proposals, FREEPOST, (BH575), Christchurch Borough Council, Civic Offices, Bridge Street Christchurch BH23 1BR

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

I understand that 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.

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?

A 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



Key

- Extent of site
- Existing contours at 1m intervals
- Leisure and recreation
- Education
- Community and local retail
- Residential - higher density
- Residential - medium density
- Residential - lower density
- Residential - very low density
- Potential SANGs
- Key pedestrian route
- Key pedestrian and cycle route
- Vehicular access point
- Focal building
- Children's play provision

Key facts about West Parley Village and the Green Belt

- **900 homes in the Green Belt** – proposed under the Regional Spatial Strategy in 2008.
- **100 homes in the Green Belt** – proposed by the West Parley Residents' Association (WPRA) and Parish Plan.
- **520 homes in the Green Belt** – proposed by the Core Strategy Pre-Submission document.
- The Core Strategy proposes that **99.5% of the Green Belt** would remain protected in East Dorset.
- 25 hectares (60 acres) of private land currently Green Belt will become publicly accessible open space. This Suitable Alternative Natural Green Space (SANG) will remain in the Green Belt, and will help to relieve pressure from the Dorset Heaths.
- An improved walk along the River Stour and new links to Poor Common will be provided.

What else should you know about how we have consulted and kept your community representatives informed about possible changes in West Parley?

- 11 personal meetings have taken place between the West Parley Residents Association (WPRA) and Council Officers since 2010.
- WPRA has attended 2 focus group meetings since 2010.
- WPRA supports a new village centre similar to West Moors.
- WPRA supports Green Belt development at Holmwood House, Coppins and 100 homes in West Parley.
- Numerous meetings have taken place between WPRA and East Dorset Councillors since 2010.
- WPRA asked to see the Issues and Options Consultation leaflets (2010) prior to their publication – this wish was granted.
- Just 13% of the residents of West Parley responded to the Issues and Options Consultation in 2010/11; the majority have not voiced an opinion.
- Since the recent election, representatives of the newly elected Parish Council have met Council Officers and Councillors on a number of occasions.



Policy FWP6 - East of New Road New Neighbourhood, West Parley

320 homes - (Minimum of 50% affordable)

- Extension to the village centre with additional shops and services.
- New Foodstore of 3,000 sq m.
- A new link road to join Christchurch Road and New Road to divert traffic from Parley Crossroads.
- New significant areas of Suitable Alternative Natural Green Space (SANG) to the east of Church Lane, south of the allocated housing area to include allotments, a community orchard, and new park.
- New community uses, including a small church/gospel hall for the Plymouth Brethren.
- Improvements to public transport provision.



Policy FWP7 - West of New Road New Neighbourhood, West Parley

200 homes - (Minimum of 50% affordable)

- New significant areas of Suitable Alternative Natural Green Space (SANG) will be provided to improve public access, and provide green links to the River Stour valley.
- A new link road to join Christchurch Road and New Road will be provided through the development, that will help to divert traffic from Parley Crossroads.
- To be in conjunction with wholesale changes to Parley Crossroads and the environmental enhancements to the village centre.
- New development will be at least 75m away from Dudsbury Hill Fort with open space parkland between it and the new housing.

Policy FWP5 - West Parley Village Centre Enhancement Scheme

Major Environmental Enhancements to the Village Centre

- New public spaces, shops and services to improve its vitality and viability for the local community.
- To be in conjunction with wholesale changes to Parley Crossroads and the service roads.
- Relies upon new link roads in conjunction with the New Neighbourhoods in FWP6 and FWP7.



Planning for the Future of West Parley

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 West Parley.

Housing

What you said:

- West Parley needs younger people, but not 800 homes.
- We like it the way it is.
- Please keep West Parley and surrounding areas pleasant to live in, by limiting the density of all of these options.
- We are in desperate need of affordable housing.
- 50% affordable housing is too high.

Our Response:

- We need to provide new homes in our communities. We have an affordable housing crisis, due to the cost of living in this area, low wages, and a lack of new homes being built. If we do not adequately plan for the next 15 years, we shall be forced to accept new housing in less appropriate sites in the area, including other Green Belt sites.

Environment

What you said:

- We should try at all costs to preserve the Green Belt. If we have to use it then a very small amount should be made available.
- The Ridgeway site is exposed and elevated and has drainage problems.
- Inappropriate development next to Dudsbury Hill Fort.
- Natural England will accept development if it provides a large area of new publicly accessible open space to attract people away from the heaths.

Our Response:

- 99.5% of the East Dorset Green Belt will remain protected. The opportunity will be taken to maximise the area of publicly accessible Suitable Alternative Natural Green Space (SANG) in line with the desire to create a linear country park along the Stour, and allow better public access to the river walks.
- Parkland will separate Dudsbury Hill Fort from new development to protect its setting.

Traffic

What you said:

- The whole area should receive major traffic improvements BEFORE any building takes place.
- The main concern is New Road which is virtually impossible to cross, no complete stopping of traffic - no pavement leading to the iron bridge (New Road Bridge and 40mph speed limit.
- Traffic chaos on New Road. We need a flyover.
- West Parley and Ferndown roads cannot cope with the current volume of traffic.
- We need more buses.
- Better bus services are a priority.

Our Response:

- The traffic at Parley Crossroads has led to a poor quality local environment for the community, with major congestion and over 1 hectare of tarmac dominating the village centre at the crossroads and service roads
- Development of a sufficient scale here can help improve transport conditions at the crossroads. If only a small level of development occurs then very little benefit can be achieved for the existing or new residents as transport improvements will not be financially viable.
- The Transport Authority (DCC) requested a larger scheme to provide major transport solutions.
- Development on both sides of Parley Cross should contribute towards provision of a solution to reduce traffic flows and therefore congestion at the existing crossroads.
- We support improvements to public transport provision.

Sports and Community Facilities

What you said:

- An improved village centre could revive the area.
- We will need additional medical facilities and schools for the influx of new residents.
- A major rethink about shops in West Parley is needed. Food shops that people can go into as it used to be 25/30 years ago. – a butcher, greengrocer, baker etc, less tiles, bathrooms, kitchens, beauty treatments as it is now.
- Creation of a new burial site and allotments are needed.
- We would like to use land for a small church/gospel hall for the Plymouth Brethren.

Our Response:

- We support a plan where Parley Cross would benefit from a reduction in vehicular traffic, allowing New Road to the south of the junction to be narrowed, with the provision of better facilities for cycling, walking and public transport
- This along with additional shops and services would provide a more vibrant centre for the community.
- New allotments, a community orchard, cycle routes and 25 hectares (60 acres) of parkland and Suitable Alternative Natural Green Space (SANG) are proposed at West Parley.

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: _____