

Core Strategy Pre-Submission – Chapter 3 Challenges, Vision and Strategic Objectives

Contact Pers on ID	Contact Full Name	Contact Company / Organisation	ID	Number	Q 1 - Legally compliant	Q 2 - Sound	Q 3 - Positively Prepared	Q 3 - Justified	Q 3 - Effective	Q 3 - Consistent with national policy	Question 4	Question 5	Question 6	Question 7	Order	Filename
360149	Mr John Urganhart		CSPS82	3	Yes	Yes	Yes	Yes	Yes	Yes					104	
647876	Mr Christopher Whitche		CSPS117	3							As with the decision made about the future of Druitt Hall this complete leaflet is irrelevant as it appears to me that the final decision has been made. I also begrudge even more money wasted on this leaflet as with the rise in Councillors expenses "austerity"?				104	
647898	Mr Derek Beasley		CSPS107	3	Yes	Yes	Yes	Yes	Yes	Yes					104	
650644	Mrs C M Williams		CSPS334	3							No. Junction improvement on A35 will not lessen the impact of through traffic and local traffic backing up due to sheer volume. Christchurch is heading towards grid-lock on Christchurch bypass and by Sainsbury.				104	
507546	Mr Nigel Pugsley	BNP Paribas Real Estate	CSPS710	3							The document sets out as a statement outlining the both Council's vision for the East Dorset District and Borough of Christchurch during the plan period. While my client is generally supportive of the vision and objectives as currently drafted.		No, I do not wish to participate at the oral examination		104	
656493	Cllr Tony Gibb	Eastern Area DAPTC	CSPS1465	3		No	No	No	No	No	<p>RURAL RESPONSE TO EAST DORSET AND CHRISTCHURCH CORE STRATEGY</p> <p>This response is made to supplement those made by individual parishes. Some of the points made are general to all some are specific to a few. This response does not concern itself with Christchurch Borough.</p> <p>Area Covered by Response including the parishes and grouped parishes of Aderholt, Cranborne, Knowlton, Gussages, Vale of Allen, Holt, Pamphill & Shapwick, Sixpenny Handley with Pentridge, Sturminster Marshall. It does not include the conurbations along the A31 or Verwood and Three Legged Cross.</p> <p>Despite previous comments, the Core Strategy remains urban centric, focussing on the conurbations along the A31 and ignoring the largest part of the District. The size of the rural community (as covered by this response) is 25597 hectares or 72.21% of the East Dorset Area (source Dorset Data Book 2011). The rural population is 12950 or 14.74% of the East Dorset population. These communities deserve better recognition within the Core Strategy before it can be fully supported.</p> <p>The Defra Local Authority dataset post 2009 classified East Dorset with a rural population of 73.29% and a classification of R50.</p> <p>http://webarchive.nationalarchives.gov.uk/20110215111010/http://archive.defra.gov.uk/evidence/statistics/rural/rural-definition.htm</p> <p>The DEFRA maps classify the majority of East Dorset as "Less Sparse and Less Sparse Dispersed.</p> <p>A recent report by Prof Mark Shucksmith OBE, of Newcastle</p>	The East Dorset and Christchurch Core Strategy needs to be enhanced in a number of areas before it can be said to reflect the majority of the East Dorset area. It cannot be endorsed in its current state.			104	

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											<p>University who has conducted several studies for the Commission for Rural Communities (CRC) indicated that “It should be no surprise to us that powerful groups prevail in designing rural policy and planning, and that less powerful groups are generally excluded from decisions. Average house prices in rural areas exceed those in urban areas of England by around 25%, with higher prices in some villages costing nearly 11 times the average income.</p> <p>“Rural communities are often proclaimed by those who live there as inclusive and neighbourly, but it seems they often prevent the new housing which would enable poorer and middle income groups to share the rural idyll. People’s housing opportunities are crushed and their life-chances diminished by the failure to build sufficient houses in rural Britain.”</p> <p>All the points made in the latest CRC State of the Countryside Report 2010 are valid in East Dorset http://www.defra.gov.uk/crc/documents.state-of-the-countryside-report/sotc2010/ . The key points from Section 2 are replicated at Annex A. Since the CRC is not due to be abolished until Mar 2013, it recommended that they be consulted to enhance the credibility of the District Strategy.</p> <p>Estates. There is no reference in the Strategy to the fact that much of the rural area of the district is made up of private estates – Cranborne, Shaftesbury, Crichel, Kingston Lacy (NT), Edmondsham, Rushmore (part of). All have a part to play and are involved in various ways in the life and economy of East Dorset; this has to be recognised.</p> <p>The Core Strategy. There is a lack of a clearly defined Aim for the document. If there is to be a Vision it should lead to an Aim “To produce a Strategy For the Development of East Dorset during the period 2013 to 2028”. Para 4.1 of the Key Strategy is therefore limiting in that it says that the strategy is only concerned with identifying the locations for development; it is putting the cart before the horse. The objectives should cover the key areas of the strategy: economy, housing, welfare, environment, communications. The policies should be specific within each key objective.</p> <p>Core Strategy Objectives. Either all the objectives cover the partnership area or all need to specify which parts they pertain to. (Obj 1 and 4). Too many of the objectives start to discuss particular aspects, which limit their application. An objective should be an achievable target from which the policy statements are derived.</p> <p>Whilst the majority of the rural economy is based on agriculture, there are also a wide variety of home workers who need stronger recognition in the strategy. Both need firm policies to support their continued existence; the national evidence would suggest that home working will increase dramatically during coming years as the price of travelling continues to rise and central government supports the improvements of the communications infrastructure.</p> <p>Generic policy statements are not sufficient to embrace them.</p> <p>Market Towns. The lack of any partnership working within East</p>					

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											<p>Dorset reduces the role of the market towns as a focus for their area. The location of the market towns in the south of the district does not help. There is confusion of terminology within the document between Rural Service Centres and Key Settlements. Communications – Broadband will play an essential part of the future of East Dorset. It is an essential requirement for farmers, home workers and the service sector. 100% coverage of mobile communications is required to ensure connection with the emergency services at all times and to make up for the poor broadband coverage. A firm policy to support enhanced communications across the rural community is essential. Highways. Rural roads must be maintained to support the local economy and tourist traffic which will only increase. The A354 is classified as a strategic route yet there is no strategy or policy to support this. The B3081 / B3078 / B3082 roads are all secondary and local distributor roads; within the rural community these roads are as important as the streets in the towns yet they are not recognised within the strategy or policies. Environmental Issues – surface water drainage. The chalk landscape produces particular problems with flooding in certain areas which can lead to paralysis of the economy and infrastructure with an allied impact on foul water drainages. It is essential that the District recognises their liability to work with the county council to mitigate the effects of surface water flooding which are now more common than 25 years ago. Population shift. The increase in elderly population can only continue as efforts are made to sustain the rural centres. These will attract retired people who will not necessarily contribute to the local economy except through volunteering. Housing. A policy is required to encourage major landowners to build Affordable Housing within their estates to make up for the properties that have been sold off and are used as second homes. A policy of 100% taxation of second homes is required to support the infrastructure costs of the district. Growth potential. – Whilst mention is made of diversification, there need to be strong policies to encourage small business units and Home Working within the rural area. Limiting this will be to stifle the rural economy.</p> <p>Annex A to Eastern Area DAPTC Response to EDDC Core Strategy Submission Extract From CRC State of the Countryside Report 2010 Key summary points on social issues:</p> <ul style="list-style-type: none"> • Between 2001 and 2008 the population of rural England rose faster than in urban areas. The fastest growth was in Village, hamlet and isolated dwellings – Less sparse areas which grew by 6.1%. • 23.5% of people in rural areas are over state retirement age compared with 18.1% in urban areas. • Whilst over 98% of urban residents have the following services within 4km, for rural residents 51% have a bank or building society, 85% have cashpoints, 80% a GP surgery, 62% a supermarket, 57% an NHS dentist, 67% a pharmacy and 48% a 						

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											<p>secondary school.</p> <ul style="list-style-type: none"> • Approximately 5% of rural households were using dial-up internet connections in 2009 compared with 2% in urban areas. • People in villages and hamlets with the lowest incomes spend an average of £50 per week on travel compared with £32 in rural towns and £28 in urban areas. • In rural areas the cheapest housing is six times the annual income of the lowest income households, compared to five times in urban areas. Despite house price falls during the recession in hamlets in sparse areas of the country the multiple is nine times annual household incomes. • 28% of those households not on the mains gas network in villages and hamlets are in fuel poverty compared with 13% who are on the mains gas network. The comparative figures for urban areas are 18% and 12%. • 87% of people living in the most rural districts are satisfied with their area as a place to live compared with 76% living in the most urban authorities. • 29% of people living in the most rural districts have given unpaid voluntary help at least monthly over the last year compared with 21% of people living in the most urban authorities. 					
656678	Mr James Cleary	Pro Vision Planning and Design	CSPS3 486	3	Yes	No	Yes	Yes	Yes	Yes	Please see enclosed representations.	Please see enclosed representations.	Yes, I wish to participate at the oral examination	1) Because of the high level of public interest in reducing greenfield land take in East Dorset in favour of optimizing previously developed land. 2) To enable the Inspector to test the evidence demonstrating that the Core Strategy is unsound without the allocation of Little Canford Depot for a mixed use residential and employment development.	104	2258053_01.pdf
360482	Mr M Collard	Stanpit & Mudeford Residents Association	CSPS3 675	3		No					<p>The document to shape our future development has an immense scope and we do not feel able to comment on the detailed information given. We must trust our representatives to protect the interest of all residents in such an undertaking. Our general impression is that the document is a vision with some omissions. We are not sure what it is meant to achieve and have had difficulty making any sensible detailed response. It assumes that Christchurch has to grow both in terms of its inhabitants and industry.</p> <p>Not feeling competent to comment on the legal aspects of the Core Strategy Pre-Submission Consultation Document, nor its detail, we have restricted our general comments to the soundness and sustainability of the proposals, concentrating on the omissions.</p> <p>The current infrastructure has difficulty in supporting the current</p>				104	

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											<p>level of requirements. It is our opinion that, amongst others, these include; education, health, both GP and hospital, transport, road and utilities, especially sewage services.</p> <p>We should ensure that the necessary improvements to the infrastructure are agreed, planned, costed and their implementation made legally binding. These must proceed in parallel to any large increase in population, planning approval being made conditional on this being done. Subsequent minor changes and planning amendments should not be allowed to negate their provision. The infrastructure provision is neither considered in detail nor planned, in the document under consideration.</p> <p>The planning for the maintenance and development of tourism, which currently makes an important contribution to our economy, does not seem to be covered.</p> <p>The proposal for the "Deleted Policies following the adoption of the Core Strategy", removes a lot of environmental protection of the area. Many, especially those protecting the green belt and conservation areas, should be retained.</p> <p>The proposals thus fail the test of soundness. The very necessary extensions to the infrastructure, apart from some cosmetic road changes and possible extensions to the education system, are left to the whims of the developers and service providers and their provision is not laid down in the document. The document has obviously been meticulously prepared but we would ask that consideration also be given as to how the improvements to the infrastructure will be implemented and be paid for?</p>					
5243 38	Mr Kenneth Brooks		CSPS2 38	3.1							<p>We are informed the 2012 Strategic Housing Market Assessment has identified 'an annual housing need far exceeding the total housing supply and there is a significant housing waiting list', presumably for 'affordable homes' - assessed as 430 per year in East Dorset.</p> <p>In Appendix 2, paragraph 2.2 'affordable housing' is defined as social rented, affordable rented and intermediate housing provided to eligible households whose needs are not met by the housing market. Most of the New Neighbourhoods planned for East Dorset are required to have a minimum of 50% affordable homes, the need being mainly 1 bedroom dwellings.</p> <p>The New Neighbourhoods are being planned with 'high density' residential dwellings adjoining 'lower density' (whatever that means) residential dwellings which will need to be sold on the open housing market. Bearing in mind the market dwellings which will need to be attractive to prospective house-buyers looking to move into East Dorset, this Core Strategy Consultation process should include the views of local estate agents to determine the most sought after types of residential properties.</p>				105	
6508 44	Mr Jeff Morland		CSPS4 31	3.1	Yes	No	No	No	Yes	No	<p>As an involved social housing tenant it appears to me that their has only been somewhat vague references to the need for social/affordable housing. I would also question the comment that there is most need for one bedroom accomodation. There is</p>	<p>The requirement for the provision of more social/affordable housing needs to be stated more positively. At the moment there</p>	<p>No, I do not wish to participate at the oral examination</p>		105	

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											also strong demand for family homes within the social housing area.	appears to be no more than a nod in that direction. There needs to be more positive consultation with social landlords regarding the type and location for social housing.				
6527 10	Mr Gary Balmer		CSPS4 67	3.1	No	No	No	No	Yes	No	Building homes on VTSW5 is no worse than building in the middle of the countryside as far as building in sustainable locations. VTSW5 is on the outskirts of the town, 2 miles from shops, supermarkets, doctors and dentists, schools, this is only encouraging the burning of fossil fuel not making Verwood more sustainable. We are supposed to be trying to cut our carbon emissions not increase them.	build on land that is within easy access of local amenities, encouraging walking and cycling rather than vehicles	No, I do not wish to participate at the oral examination		105	
6529 94	Mrs Kathleen Leader		CSPS3 36	3.1	No	No		Yes	Yes	Yes	This section talks about sustainable location, how sustainable can it be to site a housing development so that even buying a bottle of milk involves a car journey not to mention 100+ school runs.	choose sustainable housing to be built around existing infrastructure to minimise use of vehicles	No, I do not wish to participate at the oral examination		105	
6529 94	Mrs Kathleen Leader		CSPS3 37	3.1	No	No		Yes	Yes	Yes	This section talks about sustainable location, how sustainable can it be to site a housing development so that even buying a bottle of milk involves a car journey not to mention 100+ school runs.	choose sustainable housing to be built around existing infrastructure to minimise use of vehicles	No, I do not wish to participate at the oral examination		105	
6538 52	Mrs Susan Newmann-Crane		CSPS6 43	3.1	No	No	Yes	Yes	Yes	Yes	The criteria as set out regarding the Green Belt, nature conservation, sensitive heathland, congested roads, etc, are not protected in this document.	This document has to address the housing pressure problem in ways other than endlessly building (what's going to be built over in the next Plan? It can't go on) where the above-mentioned habitats are lost or threatened and congestion can only worsen. Crucial to this is defending the Green Belt, which is not being done. That's the only way to protect the habitats and considerations described.	No, I do not wish to participate at the oral examination		105	
6507 14	Mr Norman Bethell		CSPS8 95	3.1	Yes	No	Yes	No	No	Yes	The Document states 'the need to provide better and more sustainable travel choices for residents'. If the site VTSW5 is built on the new residents will have no other choice other than using their cars (50 - 100 perhaps), as there is no bus service available nearby and there is no room to introduce a cycle lane along-side Ringwood Road as it is not wide enough. The Document also states 'the need to adapt to climate change.....as well as measures to reduce the impact of new development'. The extra 50 to 100 cars will produce extra carbon emissions and the building of houses will result in more fossil fuels being burnt.		No, I do not wish to participate at the oral examination		105	
6544 56	Elliot Marx		CSPS9 54	3.1			Yes	Yes	Yes	Yes	'Supporting our communities in urban and rural areas, including ensuring that community facilities support community development, and that the specific needs of older residents and young people are met.'				105	

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											GOOD. This is welcome. But planned loss of the town centre community hall without a replacement would go counter to this.					
654660	Anne Mason	Transition Town Christchurch	CSPS930	3.1		Yes	Yes	No	No	No	Add to What we Need to plan for: The need to acknowledge the risk of disruption to the economy ,food supply ,and austerity		No, I do not wish to participate at the oral examination		105	2259130_01.pdf
654989	Tanner & Tilley	Tanner & Tilley Planning Consultants	CSPS941	3.1	Yes	No	Yes	No	Yes	Yes	Having regard to the very high proportion of older people residing throughout the Plan Area and the likely projected increase in the number and proportion of the elderly population over the Plan period, particularly in the proportion of the very elderly, it is considered that this will present a challenge that particularly should be identified in the strategic objectives and vision of the Core Strategy. The strategy should identify how provision will be made for the special housing needs of the elderly and the very frail elderly likely to arise during the Plan period and recognise the opportunity that the delivery of special accommodation for the elderly can have in the release of under occupied dwellings within the existing housing stock to the benefit of housing provision generally.	The Core Vision and the Objectives of the Core Strategy should address the challenges and opportunities that will need to be addressed arising from the high proportion of older people living in the Plan area and the predicted increase in the number and proportion of the elderly and the very frail elderly during the Plan period.	No, I do not wish to participate at the oral examination		105	
523531	Mr Tim Hoskins	Savills	CSPS2106	3.1		No				No	Paragraph 3.1 Object: the paragraph is unsound as it is not justified. The third bullet point of paragraph 3.1 relates to housing demand. It is clear that this is a critical factor that needs to be planned for, however the bullet point as currently expressed does not provide an accurate or adequate summary of the issue. Housing demand in the area is influenced by a range of factors such as demographic changes, economic performance, and availability of jobs, house prices and family circumstances. Paragraphs 7.105 and 7.106 of the Strategic Housing Market Update 2011 provide a summary of the factors influencing market demand for housing. East Dorset and Christchurch have the highest projected proportionate household change within the Housing Market Area (19.0% and 19.9% respectively), as indicated by Figure 7.1 of the Strategic Housing Market Update 2011. The changing population structure is also a key factor, with a significant increase forecast in the population of those over 60. Figure 7.7 of the Strategic Housing Market Update 2011 shows that between 2011 and 2031, the proportion of the population aged 60-74 in East Dorset is forecast to increase by 29.6% and the proportion of the population aged 75+ is forecast to increase by 62.7%.	Amend paragraph 3.1 as follows: Strong demand for housing driven by demographic changes, economic performance, employment growth, and the popularity of the area to live in.	Yes, I wish to participate at the oral examination	Savills are acting on behalf of the Canford Estate and Harry J Palmer Ltd in relation to their landholdings on the edge of Corfe Mullen that form part of the CM1 allocation in the Pre-submission Draft Core Strategy. We are seeking participation at the oral part of the examination in order to help ensure that the plan is sound and deliverable	105	
359529	Mrs Lisa Goodwin	Sixpenny Handley with Pentridge Parish Council	CSPS2407	3.1							Reference A: Christchurch and East Dorset Pre-Submission Core Strategy dated April 2012 B: Knowlton Parish Council response to the Christchurch and East Dorset Pre-Submission Core Strategy dated 20th June 2012. C. Eastern Area DAPTC rural response to East and Christchurch Core Strategy dated 21st June 2012. Introduction				105	2248860_01.pdf 2248941_01.pdf 2248948_01.pdf

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											Sixpenny Handley with Pentridge Parish Council (6dHwP) considers that the current Christchurch and East Dorset District (C&EDDC) Core Strategy pre-submission Consultation Document at Reference A is a great improvement on the original draft of 18 months ago for which the officers responsible for its development are to be commended. We are asked to comment using a separate response form for each of the policies with which we have any issues. This has been found to be most difficult because it is not so much the policies which are the problem as the absence of any real strategy at all covering a very large part of East Dorset and hence a lack of meaningful policies upon which to comment. We are also aware that 6dHwP is unique among the rural parishes in that it is the most remote lying north of the A354. Moreover, much of the social and logistic infrastructure of the parish – Main Settlements and transport etc - is not dependant or sourced from facilities within East Dorset.						
359277	Mr Jamie Sullivan	Tetlow King	CSPS2 634	3.1	Yes	No	Yes	Yes	Yes	No	The list of challenges makes reference to meeting the needs of older residents, but this appears only to be in the context of providing the community facilities for older people. Paragraph 50 of the NPPF states that local authorities should aim to provide a wide choic of homes and widen opportunities for older people and "plan for a mix of housing based on current and future demographic trends."	Supporting our communities in urban and rural areas, including ensuring that community facilities support community development, and that the specific housing and care needs of older residents and young people are met.	No, I do not wish to participate at the oral examination		105		
523531	Mr Tim Hoskinson	Savills	CSPS3 010	3.1		No				No	The paragraph is considered unsound as it is not justified. The third bullet point of paragraph 3.1 relates to housing demand. It is clear that this is a critical factor that needs to be planned for, however the bullet point as currently expressed does not provide an accurate or adequate summary of the issue. Housing demand in the area is influenced by a range of factors such as demographic changes, economic performance, and availability of jobs, house prices and family circumstances. Paragraphs 7.105 and 7.106 of the Strategic Housing Market Update 2011 provide a summary of the factors influencing market demand for housing. East Dorset and Christchurch have the highest projected proportionate household change within the Housing Market Area (19.0% and 19.9% respectively), as indicated by Figure 7.1 of the Strategic Housing Market Update 2011. The changing population structure is also a key factor, with a significant increase forecast in the population of those over 60. Figure 7.7 of the Strategic Housing Market Update 2011 shows that between 2011 and 2031, the proportion of the population aged 60-74 in East Dorset is forecast to increase by 29.6% and the proportion of the population aged 75+ is forecast to increase by 62.7%.	Amend paragraph 3.1 as follows: Strong demand for housing driven by demographic changes, economic performance, employment growth, and the popularity of the area to live in.	Yes, I wish to participate at the oral examination	Savills are acting on behalf of Barratt David Wilson Homes in relation to land to the north of Christchurch Road, West Parley that forms the FWP4 allocation in the Pre-submission Draft Core Strategy. We are seeking participation at the oral part of the examination in order to help ensure that the plan is sound and deliverable	105	2249910_0_1.pdf 2249912_0_1.pdf 2249911_0_1.pdf	
359571	Mr Renny Henderson	Royal Society for the Protection of Birds	CSPS3 704	3.1							We recognise and support the 'challenges' identified in the preamble to the Core Strategy Vision, identified as Green Belt, flood zones, nature conservation and landscape designations, and the recognition of the pressures on the Dorset Heathlands		Yes, I wish to participate at the oral examination	we would like to confirm that we wish to reserve the right to appear at the Examination into the Core	105		

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											(paragraph 3.1). The RSPB generally supports the Core Strategy Vision. We particularly welcome the recognition that the natural environment of Christchurch and East Dorset "are the most important assets of the area". We also welcome the commitment to protect and enhance the Dorset Heathlands, Cranborne Chase and West Wiltshire AONB, Christchurch Harbour and other assets.			Strategy, on the grounds the Core Strategy raises significant issues relating to the protection of internationally important wildlife sites (as highlighted in the HRA) and that there remains uncertainty over the delivery of appropriate and effective mitigation measures.		
5235 31	Mr Tim Hoskins on	Savills	CSPSS 011	3.2		No	No	No	No	No	The Core Strategy Vision is generally supported; however we are concerned about changes to the vision introduced since the Options consultation. The Vision set out in the Options consultation included the wording 'The housing needs of the area will be addressed, ...' The corresponding part of the Vision in the Pre-submission consultation now states 'The unmet housing needs of the area will be reduced, ...' This change would appear to water down a very important element of the plan, and is inconsistent with the requirements of the National Planning Policy Framework to plan positively for development and to meet the full, objectively assessed needs for market and affordable housing in the housing market area. The paragraph in the Vision relating to the Green Belt has also been changed. The revised text introduces a level of vagueness and subjectivity which does not reflect the clear need identified elsewhere in the plan to review Green Belt boundaries to allow for future growth. This is at odds with paragraph 85 of the NPPF which requires boundaries to be defined to ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development.	Amend the first line of the fourth paragraph of the Core Strategy Vision as follows: New homes will be provided to help meet housing needs, with housing delivered of a type and tenure which meets the aspirations of those wishing to buy or rent. Amend the sixth paragraph of the Core Strategy Vision as follows: The Green Belt policy will be kept in place to help protect the character of the area, subject to alterations to allow for housing and employment growth to help meet identified needs.	Yes, I wish to participate at the oral examination	Savills are acting on behalf of Barratt David Wilson Homes in relation to land to the north of Christchurch Road, West Parley that forms the FWP4 allocation in the Pre-submission Draft Core Strategy. We are seeking participation at the oral part of the examination in order to help ensure that the plan is sound and deliverable	106	2249911_0_1.pdf 2249912_0_1.pdf 2249910_0_1.pdf
6262 47	Mr Mike Hirsh		CSPSS 49	3.3	Yes	No	Yes	No	No	No	Para 3.2 pre-dates the National Planning Policy Framework (NPPF). The hesitancy in the wording and its brevity are understandable at the time it was written but could now usefully be amended to align it. This representation is to allow the Councils, if necessary with the involvement of the appointed Inspector to come up with a more positive and up-to-date wording.	The wording should advise: This strategy is set against the advice from Government set out in the National Planning Policy Framework. The planning system must be genuinely plan led and empower local people to provide a positive exercise enhancing places and lives.	No, I do not wish to participate at the oral examination		107	
6544 56	Elliot Marx		CSPSS 55	3.3		No	Yes	Yes	Yes	Yes	Reduction of human causes of climate change must be added to the last bullet point.				107	
6546 60	Anne Mason	Transition Town Christchurch	CSPSS 31	3.3		No	No	No		No	Add to " Climate change mitigation and adaptation" "reduction of human causes of climate change"		No, I do not wish to participate at the oral examination		107	2259130_0_1.pdf
3595 46	Mrs K. Bradbury	Vale of Allen Parish Council	CSPSS 91	3.5		No		No	No		The last sentence in the bx "The Core strategy Vision" highlighted in green suggests "new ways of delivering services and facilities in rural areas will be developed". Nothing relating to rural services and facilities was mentioned in later chapters.	For example; Objective 5 - highlighted in yellow focuses entirely upon the major transport corridors and makes no mention of	No, I do not wish to participate at the oral examination		109	

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												improving the range of travel choices in rural communities through voluntary/charitable car sharing, dial-a-ride, post bus and other schemes.				
653603	Mr Malcolm Edmund Parsons		CSPS73	3.5		No			No		The vision for the Natural Environment and Economy will be threatened by the Navitas Bay wind farm. Also the Transport vision will not be sound if an emphasis on cyclists and public transport adversely impacts on car users - with knock on impact on the Economy				109	
653852	Mrs Susan Newmann-Crane		CSPS716	3.5		No	Yes	Yes	Yes		How can Xch Borough Council continue to support a bypass policy which has been refused on strong environmental grounds at European level, and the route of which, always intended to go east of St Catherine's Hill, utterly dispoil this extremely nature-sensitive area? A bypass would only serve to make the town larger, releasing more land for building on: growth would inevitably fill in the spaces up to such a bypass. This policy is just about as unsustainable, environmentally unfriendly, and as hostile to the Green belt and natural landscape as you can get. It's high time we had more progressive thinking on this traffic issue from our council. The road to ruin is proposed, wily nilly, no matter what habitats are sacrificed, noise levels elevated, or environmental degradation it would cause. Time and time again, new roads have been shown to increase traffic, and before long become as congested as the roads they are meant to relieve (eg M25).	Rethink your traffic options and get sustainable. How about a tram system? Istanbul has a fantastic central tramline with 6-coach vehicles - if they can do it, and Germany, so can we. A heavily subsidised effective bus network (cheaper than roads).	No, I do not wish to participate at the oral examination		109	
654320	Mrs Meghan Downing	Highways Agency	CSPS747	3.5	Yes	Yes					The Highways Agency support the recognition in the Core Strategy Vision of congestion issues on the A31, particularly at Canford Bottom and between Ferndown and Merley. Improvements at Canford Bottom are currently underway. Whilst we support the inclusion of Ferndown to Merley within the Vision, the delivery mechanism for this proposal is not yet confirmed and therefore this remains to be clarified.		No, I do not wish to participate at the oral examination		109	
654686	Mrs J E Francis		CSPS73	3.5							No. The vision means that Green Belt can be built on anywhere the Council choose. This is not sound, not acceptable.				109	
220620	Miss S Thorpe	Gleeson Developments Ltd	CSPS902	3.5	Yes	Yes	Yes	Yes	Yes	Yes		These representations have been prepared by Gleeson Strategic Land as part of our continued promotion of the land to the south of Leigh Road, Wimborne through the Joint Christchurch and East Dorset Local Development Framework. Gleeson support the Core Strategy as a sound policy document for the joint authorities. Although we are supportive of the document and agree that it is	Yes, I wish to participate at the oral examination		109	

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												<p>legally compliant; we do have a number of observations relating to the policy areas which we have identified within our representations.</p> <p>Core Strategy vision - Paragraph 3.5</p> <p>The function of the Core Strategy is to provide a strategic vision for the joint authorities across the plan period.</p> <p>Gleeson support the strategic vision within the Core Strategy and the provision of additional market and affordable housing across the joint Districts, and in particular within East Dorset District where availability of housing stock has led to existing house prices being higher than the national average.</p> <p>East Dorset has seen a changing demographic over recent decades with the population of the District becoming increasingly older in addition to an increase in household formations. Within the background documents of the Core Strategy the Council have acknowledged that there is an undersupply of suitable housing with the available housing range, and mix of homes not meeting demand across the Districts. We therefore support additional homes across a range of locations in order to address the current imbalance in supply and demand.</p> <p>East Dorset District council have identified that they are aware of the constraints in the existing housing supply which comprises mainly of detached houses and bungalows with only a small number of existing small homes and small family housing when compared against the overall housing stock across Dorset.</p> <p>With limited housing stock houses prices have become inflated and it is evident that affordability of housing restricts existing residents within the District from entering the</p>				

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												private housing market. Due to the relationship between the delivery of market and affordable housing, with a comparatively low level of new housing being delivered across the District in recent years, the levels of affordable housing delivery have been very low and the joint authorities have not met housing need or addressed housing demand. Gleeson supports the principles within the Core Strategy Vision; however it should be noted that the economic benefits of delivering residential development with regard to social improvements and economic benefits linked to new housing should be a consideration of the Council. Economic benefits including increased retail and service center usage, and the potential for new employers to move to the District, have also been identified as a planning consideration within the NPPF.				
6544 56	Elliot Marx		CSPS9 57	3.5		Yes	No		No			'Perhaps most important of all, our communities will thrive. There will be targeted regeneration to provide improved housing facilities and services in the Somerford, Leigh Park and Heatherlands Estates. Community facilities will be safeguarded and support will be given to the community groups and organisations to develop volunteering, and to obtain premises from which to deliver services. The provision of a new community facility in Christchurch town centre will be supported.' GOOD in spirit but needs explicit reference to a Town Centre Community Hall -- which should not be demolished before a replacement is built.			109	
6546 88	Mr Paul Newma n	Paul Newman Property Consultants Limited	CSPS8 28	3.5	Yes	No	Yes	Yes	Yes	Yes	The Core Strategy vision is generally supported, however the vision has been amended since the initial consultation on the options. The vision in the options consultation clearly stated that the housing needs of the district will be addressed and now the	Amend the first line of the fourth paragraph of the Core Strategy as follows: New homes will be provided to	Yes, I wish to participate at the oral examination	It is important that the full implications of the issues raised in the representations, which go to	109	

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											<p>corresponding part in the Pre submission draft states that the unmet housing needs of the area will be reduced. This change is fundamental as it clearly seeks to water down a very important element of the plan, and is not in accordance with the requirements of the National Planning Policy Framework which clearly states that plans should be produced to positively plan for development to meet the full needs for both market and affordable housing. Accordingly the wording should be amended to reflect the requirement for the Core Strategy to meet the objectives of the NPPF. The vision in relation to the Green Belt has also been amended which now does not plan to review the green belt boundaries to allow for future growth. This is at odds with paragraph 85 of the NPPF.</p>	<p>meet the identified housing needs of the district, with housing being delivered of a type and tenure which meets the aspirations of those wishing to buy or rent. Amend the sixth paragraph of the Core Strategy Vision as follows: The Green Belt policy will be kept in place to help protect the character of the area, subject to alterations to allow for housing and employment growth to meet the identified needs.</p>		<p>the core of the soundness of the plan in respect of the vision of what the Core Strategy should be delivering and as such it is important that the matter is fully discussed with the Inspector.</p>		
654704	Mrs J E John		CSPS1047	3.5							<p>It has been very sad to learn of several airlines reducing or even pulling out altogether from flying from this airport. So to inject flying life into it would be welcomed (subject to flight times for nearby residents). So, also would be welcome, new visions for the business park. However the soundness would be badly affected if the council did not meet the need for new travel network and maintain the roads to a new level surrounding the airport.</p>				109	
655432	Mr Andy Davies		CSPS1017	3.5							Does the Airport need to grow sustainably? No.				109	
655526	Mr Paul Morrison		CSPS1029	3.5							Yes in a perfect world				109	
359461	Mrs Nicola Brunt	Dorset Wildlife Trust	CSPS1305	3.5		No	No	No	No	No	<p>1. Dorset Wildlife Trust welcome the recognition that the natural environment of Christchurch and East Dorset is one of its most important assets but object to the statement that 'this special environment will be used to sustain the growth of the local economy, and the welfare of its local communities, rather than being used as a reason to turn our back on growth that can be achieved sustainably'. We consider this is a negative statement and that a statement linking the three strands of sustainability – social, economic and environmental - in a way that moves all three forward positively and sustainably would be preferable and in line with NPPF (7,9). 2. DWT welcome the statement that 'The Dorset Heathlands, the Cranborne Chase and West Wiltshire Downs Area of outstanding Natural Beauty, Christchurch Harbour, the coast, beaches and rivers will be protected and enhanced for their intrinsic value and to ensure that recreation and commercial activity sustains these areas'. However, we do not consider that this fully encompasses all the biodiversity of the area and the intention of NPPF with respect to conserving and enhancing the natural environment. For example, the area supports significant areas of other priority habitats such as lowland deciduous and wet woodland, species rich hedgerows and lowland grassland. Thus we consider a wider statement giving protection to all priority habitats and</p>	<p>The natural environment of Christchurch and East Dorset and their historic and thriving towns and villages are, and will continue to be, the most important assets for the area. This special environment will be used to sustain the growth of the local economy, and the welfare of its local communities, rather than being used as a reason to turn our back on growth which can be achieved sustainably underpins the local economy and quality of life and our vision is to see sustainable growth that benefits the environment, economy and local communities. The Dorset Heathlands, the Cranborne Chase and West Wiltshire Downs Area Of Outstanding Natural Beauty, Christchurch Harbour, the coast,</p>	<p>Yes, I wish to participate at the oral examination</p>	<p>Dorset Wildlife Trust is a voluntary nature conservation organisation which has specialist knowledge of the wildlife of Dorset and can offer local expertise. We manage the Sites of Nature Conservation Interest scheme for the county, are members of the East Dorset Environment Action Theme Group, the Dorset Biodiversity Officers Group and Dorset Biodiversity Partnership.</p>	109	

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											<p>species is required.</p> <p>3. NPPF (114) refers to the need to set out a strategic approach, planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure and (109) providing net gains for biodiversity where possible. We do not consider that this is adequately reflected in the vision. This also links into the need to plan for the impacts of climate change on the natural environment, by working on a landscape scale to allow adaptation. This is not recognised within the vision, where the focus (para 3) is on the built environment.</p> <p>4. DWT object to the inclusion of the Christchurch Bypass as a long term solution to the town's traffic problems within the vision. DWT has held long term objections to proposals for such a scheme due to the significant impacts on important nature conservation sites. We do not consider this solution will be environmentally sound and thus should not be mentioned here in the vision when it is not a scheme that will come forward in the life of the plan.</p>	<p>beaches, and rivers and all priority habitats will be protected and enhanced for their intrinsic value to deliver coherent ecological networks at a landscape scale, to reconnect people and wildlife and to ensure that recreation and commercial activity sustains these areas.</p> <p>The area will adapt to the emerging demands of climate change through clear strategies for adaptation and mitigation to reduce including reducing the risk of flooding, and through encouraging high standards of building design and construction.</p> <p>.....</p> <p>The area will be easier to get around, not just for those who have a car, but for those who wish to use public transport, to walk or to cycle, with major development focused in locations accessible by different means of transport. In Christchurch, development will be focused on the existing public transport corridors on the A35 and A337 and better links will be made to Christchurch and Hinton Admiral stations, with the urban extension also linked to the transport network. Christchurch Borough Council will continue to press for the development of a Christchurch Bypass as a long term solution to the town's traffic problems.</p>				
6564 93	Cllr Tony Gibb	Eastern Area DAPTC	CSPS1 466	3.5		No	No	No	No	No	<p>RURAL RESPONSE TO EAST DORSET AND CHRISTCHURCH CORE STRATEGY</p> <p>This response is made to supplement those made by individual parishes. Some of the points made are general to all some are specific to a few. This response does not concern itself with Christchurch Borough.</p> <p>Area Covered by Response including the parishes and grouped parishes of Aderholt, Cranborne, Knowlton, Gussages, Vale of Allen, Holt, Pamphill & Shapwick, Sixpenny Handley with Pentridge, Sturminster Marshall. It does not include the conurbations along the A31 or Verwood and Three Legged Cross.</p> <p>Despite previous comments, the Core Strategy remains urban centric, focussing on the conurbations along the A31 and</p>	<p>The East Dorset and Christchurch Core Strategy needs to be enhanced in a number of areas before it can be said to reflect the majority of the East Dorset area. It cannot be endorsed in its current state.</p>			109	

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											<p>ignoring the largest part of the District. The size of the rural community (as covered by this response) is 25597 hectares or 72.21% of the East Dorset Area (source Dorset Data Book 2011). The rural population is 12950 or 14.74% of the East Dorset population. These communities deserve better recognition within the Core Strategy before it can be fully supported.</p> <p>The Defra Local Authority dataset post 2009 classified East Dorset with a rural population of 73.29% and a classification of R50.</p> <p>http://webarchive.nationalarchives.gov.uk/20110215111010/http://archive.defra.gov.uk/evidence/statistics/rural/rural-definition.htm. The DEFRA maps classify the majority of East Dorset as "Less Sparse and Less Sparse Dispersed.</p> <p>A recent report by Prof Mark Shucksmith OBE, of Newcastle University who has conducted several studies for the Commission for Rural Communities (CRC) indicated that "It should be no surprise to us that powerful groups prevail in designing rural policy and planning, and that less powerful groups are generally excluded from decisions. Average house prices in rural areas exceed those in urban areas of England by around 25%, with higher prices in some villages costing nearly 11 times the average income.</p> <p>"Rural communities are often proclaimed by those who live there as inclusive and neighbourly, but it seems they often prevent the new housing which would enable poorer and middle income groups to share the rural idyll. People's housing opportunities are crushed and their life-chances diminished by the failure to build sufficient houses in rural Britain."</p> <p>All the points made in the latest CRC State of the Countryside Report 2010 are valid in East Dorset</p> <p>http://www.defra.gov.uk/crc/documents.state-of-the-countryside-report/sotc2010/. The key points from Section 2 are replicated at Annex A. Since the CRC is not due to be abolished until Mar 2013, it recommended that they be consulted to enhance the credibility of the District Strategy.</p> <p>Estates. There is no reference in the Strategy to the fact that much of the rural area of the district is made up of private estates – Cranborne, Shaftesbury, Criche, Kingston Lacy (NT), Edmondsham, Rushmore (part of). All have a part to play and are involved in various ways in the life and economy of East Dorset; this has to be recognised.</p> <p>The Core Strategy. There is a lack of a clearly defined Aim for the document. If there is to be a Vision it should lead to an Aim "To produce a Strategy For the Development of East Dorset during the period 2013 to 2028". Para 4.1 of the Key Strategy is therefore limiting in that it says that the strategy is only concerned with identifying the locations for development; it is putting the cart before the horse. The objectives should cover the key areas of the strategy: economy, housing, welfare, environment, communications. The policies should be specific within each key objective.</p> <p>Core Strategy Objectives. Either all the objectives cover the</p>					

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											<p>partnership area or all need to specify which parts they pertain to. (Obj 1 and 4). Too many of the objectives start to discuss particular aspects, which limit their application. An objective should be an achievable target from which the policy statements are derived.</p> <p>Whilst the majority of the rural economy is based on agriculture, there are also a wide variety of home workers who need stronger recognition in the strategy. Both need firm policies to support their continued existence; the national evidence would suggest that home working will increase dramatically during coming years as the price of travelling continues to rise and central government supports the improvements of the communications infrastructure.</p> <p>Generic policy statements are not sufficient to embrace them. Market Towns. The lack of any partnership working within East Dorset reduces the role of the market towns as a focus for their area. The location of the market towns in the south of the district does not help. There is confusion of terminology within the document between Rural Service Centres and Key Settlements. Communications – Broadband will play an essential part of the future of East Dorset. It is an essential requirement for farmers, home workers and the service sector. 100% coverage of mobile communications is required to ensure connection with the emergency services at all times and to make up for the poor broadband coverage. A firm policy to support enhanced communications across the rural community is essential.</p> <p>Highways. Rural roads must be maintained to support the local economy and tourist traffic which will only increase. The A354 is classified as a strategic route yet there is no strategy or policy to support this. The B3081 / B3078 / B3082 roads are all secondary and local distributor roads; within the rural community these roads are as important as the streets in the towns yet they are not recognised within the strategy or policies.</p> <p>Environmental Issues – surface water drainage. The chalk landscape produces particular problems with flooding in certain areas which can lead to paralysis of the economy and infrastructure with an allied impact on foul water drainages. It is essential that the District recognises their liability to work with the county council to mitigate the effects of surface water flooding which are now more common than 25 years ago.</p> <p>Population shift. The increase in elderly population can only continue as efforts are made to sustain the rural centres. These will attract retired people who will not necessarily contribute to the local economy except through volunteering.</p> <p>Housing. A policy is required to encourage major landowners to build Affordable Housing within their estates to make up for the properties that have been sold off and are used as second homes. A policy of 100% taxation of second homes is required to support the infrastructure costs of the district.</p> <p>Growth potential. – Whilst mention is made of diversification, there need to be strong policies to encourage small business units and Home Working within the rural area. Limiting this will be to stifle the rural economy.</p>					

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											<p>Annex A to Eastern Area DAPTC Response to EDDC Core Strategy Submission Extract From CRC State of the Countryside Report 2010</p> <p>Key summary points on social issues:</p> <ul style="list-style-type: none"> • Between 2001 and 2008 the population of rural England rose faster than in urban areas. The fastest growth was in Village, hamlet and isolated dwellings – Less sparse areas which grew by 6.1%. • 23.5% of people in rural areas are over state retirement age compared with 18.1% in urban areas. • Whilst over 98% of urban residents have the following services within 4km, for rural residents 51% have a bank or building society, 85% have cashpoints, 80% a GP surgery, 62% a supermarket, 57% an NHS dentist, 67% a pharmacy and 48% a secondary school. • Approximately 5% of rural households were using dial-up internet connections in 2009 compared with 2% in urban areas. • People in villages and hamlets with the lowest incomes spend an average of £50 per week on travel compared with £32 in rural towns and £28 in urban areas. • In rural areas the cheapest housing is six times the annual income of the lowest income households, compared to five times in urban areas. Despite house price falls during the recession in hamlets in sparse areas of the country the multiple is nine times annual household incomes. • 28% of those households not on the mains gas network in villages and hamlets are in fuel poverty compared with 13% who are on the mains gas network. The comparative figures for urban areas are 18% and 12%. • 87% of people living in the most rural districts are satisfied with their area as a place to live compared with 76% living in the most urban authorities. • 29% of people living in the most rural districts have given unpaid voluntary help at least monthly over the last year compared with 21% of people living in the most urban authorities. <p>The Vision lacks any mention of the development of the rural communities. Which Airport? - the name should be specified.</p>					
3602 45	Mr Richard Burden	Cranborne Chase & West Wiltshire Downs AONB	CSPS1 557	3.5							<p>Thank you for consulting the AONB on this important policy document. As the ANOB considers there are some quite fundamental matters for discussion this letter is being sent simultaneously to Judith Plumley and yourself.</p> <p>The Cranborne Chase and West Wiltshire Downs AONB has been established under the 1949 National Parks and Access to the Countryside Act to conserve and enhance the outstanding natural beauty of this area which straddles three County, one Unitary and five District councils. It is clear from the Act, subsequent government sponsored reports, and the Countryside and Rights of Way Act 2000 that natural beauty includes wildlife, scientific, and cultural heritage. It is also recognised that in</p>				109	2239337_0 1.pdf 2239336_0 1.pdf

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											<p>relation to their landscape characteristics and quality, National Parks and Areas of Outstanding Natural Beauty are equally important aspects of the nation's heritage and environmental capital. The AONB Management Plan (2009 – 2014) is a statutory document that has been approved by the Secretary of State and was adopted by your Council early in 2009.</p> <p>The ANOB has looked with considerable interest at your Core Strategy Pre-Submission Document. We are acutely aware, with the production of the National Planning Policy Framework (NPPF), the revocation of the Regional Spatial Strategy (RSS), and the removal of the whole suite of Planning Policy Statements and Planning Policy Guidance that all Core Strategy documents are in real danger of being insufficiently detailed to provide adequate policy guidance through to 2028.</p> <p>It is, however, clear from the NPPF that Government envisages the re-emergence of Local Plans with considerable detail within them to cover policy and decision making needs. It is noticeable that the NPPF puts equal weight on achieving economic, social and environmental gains jointly and simultaneously through sustainable development. There is a clear implication that solely economic proposals are not automatically sustainable.</p> <p>Crucially Paragraph 14, in association with Footnote 9, clearly indicates that there should be special policies in these emerging Local Plans to cover special situations. Those special situations include designated landscapes such as AONBs. Paragraph 218 also indicates that it would be in order for Local Plans to take on board those policies that have been lost in the revocation of the RSS.</p> <p>The thrust, therefore, of the AONB's comments relate to matters that we feel should be included in the Core Strategy to overcome the policy vacuum created by the loss of the higher level strategies and policies on which the whole concept of Core Strategies was predicted. Whilst there is much to be supported in the pre-submission Core Strategy the AONB is of the view that without the additional policies to fill the gaps created by the loss of the higher level strategies and policies it will not be fully fit for purpose through to 2028 and therefore would have to be regarded as less than sound.</p> <p>In particular the AONB would wish to see clear policies that indicate the special character of the AONB, and proposed developments within it, would be handled in ways different from other, undesignated, areas of countryside within the District. Similarly we would commend the RSS suite of policies ENV1, 2, 3, 4, 5, and in particular ENV3 which relates to the setting of AONBs. We would wish to see priority given to conserving and enhancing natural beauty within the AONB and to priority being given to conserving and enhancing natural beauty where there is conflict with proposed development.</p> <p>. Whilst the AONB welcomes the reference to the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty in the second paragraph of the Core Strategy Vision and Objective 1 we are strongly of the view that the detailed policies that follow have insufficient detail and are not sufficiently robust</p>					

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											to achieve those worthwhile objectives and strategic vision.					
524723	Mr John Worth	Wimbome Civic Society	CSPS1890	3.5							The National Planning Policy Framework, issued in March 2012, promotes the idea of the planning process being an essential factor creating economic growth. The Core Strategy has to be consistent with national policy but we would not like the NPPF to be a licence for unbridled development. We need the Core Strategy to be a check on inappropriate schemes. In particular we would like the Core Strategy to make it clear that neighbourhood plans and Neighbourhood Development Orders, as promulgated in the NPPF, will be encompassed within and cannot override the policies of the Core Strategy drawn up by the local authority and endorsed by the Government Inspectorate.				109	
612430	Mr Nick Squirrell	Natural England, Dorset and Somerset Team	CSPS1909	3.5	No	No	Yes	No	No	No	<p>The Core Strategy Vision does not reflect the three strands of sustainability – social, economic and environmental as set out in the NPPF (para 7). The first paragraph, whilst valuing the natural environment then sets out to justify the need for it to sustain growth rather than viewing the environment as one of the three positive strands which need to be secured. NPPF paragraph 9 clearly sets out the government’s policy position in the sentence “moving from a net loss of bio-diversity to achieving net gains for nature”.</p> <p>The second paragraph covering a number of areas and features is broadly welcomed but should be improved to encompass the requirements of paragraph 117, specifically the consideration of priority habitats and species. This paragraph could be more effectively delivered if it included recognition of the need to secure net gains for biodiversity as well as referencing networks of biodiversity and green infrastructure and impacts of climate change all of which are identified specifically in the NPPF.</p> <p>The Vision is not consistent with the evidence based and assessed approach set out in the adopted Local Transport Plan which covers 2011 to 2026 and came into effect from April 2011. The LTP was subject to a Habitats Regulations’ Assessment which did not support the inclusion of the project within the time frame. The LTP commented:</p> <p>“Retaining aspirations for route improvements of non-trunk routes that carry regional and national destination traffic through Dorset, or that contribute to delivering growth, but which have little or no chance of being built by 2026</p> <p>The following additional major highway schemes previously included in the County Structure Plan and elsewhere will not be delivered within the current plan period due funding constraints, but are retained for future consideration:</p> <p>A3060 Castle Lane West Relief Road (Structure Plan Transportation Policy Y)</p> <p>A341 Kinson relief road (Structure Plan Transportation Policy Y)</p> <p>B3072 West Moors By Pass (Structure Plan Transportation Policy Z)</p> <p>A35 Christchurch By Pass (Not included in last Structure Plan) “</p> <p>Natural England therefore advise that the inclusion of an aspirational transport project, supported by Structure Plan</p>	The Vision requires substantial modifications in line with the NPPF. Natural England would not wish to advise the authorities on the wording of their vision rather the principle. The modifications proposed by the Dorset Wildlife Trust are however supported as a sound basis for the authorities to consider.	Yes, I wish to participate at the oral examination	Natural England may wish to provide specific advice to the Inspector regarding the effects of the wording on European and internationally designated sites.	109	

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											Policies which are many years old and which would pass through several European and internationally designated sites and which has therefore been excluded from the LTP is inappropriate and unjustified at this level within the plan and should be deleted from such a prominent position when its delivery is so clearly uncertain within the plan period.					
5235 31	Mr Tim Hoskins on	Savills	CSPS2 109	3.5		No	No	No	No	No	<p>Object: this part of the plan is unsound as it is not positively prepared, justified or effective.</p> <p>The Core Strategy Vision is generally supported; however we are concerned about changes to the vision introduced since the Options consultation.</p> <p>The Vision set out in the Options consultation included the wording 'The housing needs of the area will be addressed, ...' The corresponding part of the Vision in the Pre-submission consultation now states 'The unmet housing needs of the area will be reduced, ...' This change would appear to water down a very important element of the plan, and is inconsistent with the requirements of the National Planning Policy Framework to plan positively for development and to meet the full, objectively assessed needs for market and affordable housing in the housing market area.</p> <p>The paragraph in the Vision relating to the Green Belt has also been changed. The revised text introduces a level of vagueness and subjectivity which does not reflect the clear need identified elsewhere in the plan to review Green Belt boundaries to allow for future growth. This is at odds with paragraph 85 of the NPPF which requires boundaries to be defined to ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development.</p>	<p>Amend the first line of the fourth paragraph of the Core Strategy Vision as follows: New homes will be provided to help meet housing needs, with housing delivered of a type and tenure which meets the aspirations of those wishing to buy or rent.</p> <p>Amend the sixth paragraph of the Core Strategy Vision as follows: The Green Belt policy will be kept in place to help protect the character of the area, subject to alterations to allow for housing and employment growth to help meet identified needs.</p>	Yes, I wish to participate at the oral examination	<p>The recognition in Strategic Objective 1 of the need to review the Green Belt to allow for the release of land for new housing and employment development is supported. This is the most appropriate strategy for the area taking into account evidence in relation to housing need and the availability of housing land.</p>	109	
3595 29	Mrs Lisa Goodwin	Sixpenny Handley with Pentridge Parish Council	CSPS2 467	3.5							<p>Apart from the final sentence the Vision lacks any mention of the development of the rural communities</p> <p>Which Airport – Bournemouth International?</p> <p>The Vision is an overarching aspiration. Where are we now? Where do we want to be in 15 years time? How do we get there? Achievement of that AIM is obtained through the OBJECTIVES.</p>				109	2248860_01.pdf 2248941_01.pdf 2248948_01.pdf
6562 28	Mr Adrian Dwyer		CSPS2 466	3.5							No. Highcliffe councillors have consistently thwarted attempts to expand the Airport.				109	
6566 50	Mrs Patricia Fear		CSPS2 438	3.5							I want to say, if people want to come here to live, they have to accept Christchurch as it is, not try and change and spoil it. People who have lived here all their lives and families before them, are really angry at the way 'outsiders' are trying to spoil the town. This is a lovely old town, not some modern city. We love our Christchurch.				109	
6566 64	Mr Glen Morrison		CSPS2 452	3.5							The key factors that are addressed under the Core Strategy Vision need to also include the element that will identify the impact of these changes. Christchurch has grown into a vibrant town with a retail sector that struggles to stay bouyant. The surrounding roads are already saturated and key junction points are primary bottlenecks. Remember this has occurred through				109	

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											population growth in the town and increased human footprint on an already struggling Christchurch infrastructure. Please address the current issues before adding to them. Therefore future thinking the consequences of not addressing key issues first.					
359277	Mr Jamie Sullivan	Tetlow King	CSPS2 655	3.5							The Vision in the Core Strategy states that: The unmet housing needs of the area will be reduced, with housing delivered of a type and tenure which meets the aspirations of those wishing to buy or rent." However this is contrary to the Presumption in Favour of Sustainable Development in te NPPF which states that " Local Plans shuold meeet objectively assessed needs."				109	
510796	Mr Rollo Reid		CSPS2 712	3.5							The following comments were submitted regarding the Core Strategy vision. Climate Change - Yes - not building houses. Housing Needs - On brownfield, on infill Green Belt - Delete the words "Except those needed for well planned and sustainable housing and employment growth." Should be In All Areas. Town Centre - Better traffic, easier parking Economy - The economy of the area is being strangled by over crowding and traffic jams. Does the vision meet the tests of soundness? - No, please see notes above.				109	
656369	Mr Timothy Peter Cook	John Reid and Sons (Structsteel) Ltd	CSPS2 756	3.5							No. Policy is contradictory. How can you have a policy for development which respects the green belt but only if you don't want to build on it?				109	
656567	Mr Michael D Chappel		CSPS2 851	3.5							What about a new relief road between that A338 and dual carriageway between Stony Lane and Fountain roundabouts.				109	
359478	Mr Rohan Torkildsen	English Heritage	CSPS2 732	3.5							Support				109	
360949	Mr Stuart Goodwill	Barratt David Wilson Ltd	CSPS2 706	3.5	Yes	No	Yes	Yes	Yes	Yes	The Core Strategy Vision is generally supported; however the vision has been watered down since the Options consultation. The Vision set out in the Options consultation stated: 'The housing needs of the area will be addressed, ...' The corresponding part of the Vision in the Pre-submission consultation now states 'The unmet housing needs of the area will be reduced, ...' This change would appear to water down a very important element of the plan, and is inconsistent with the requirements of the National Planning Policy Framework to plan positively for development and to meet the full, objectively assessed needs for market and affordable housing in the housing market area. Equally this revised wording is neither positive nor effective. Accordingly the wording should be amended to reflect the requirement for the Core Strategy to positively and effectively meet the objectives, principles and policies of the NPPF (para 157.).	Amend the first line of the fourth paragraph of the Core Strategy Vision as follows: New homes will be provided to meet the identified housing needs of the district, with housing delivered of a type and tenure which meets the aspirations of those wishing to buy or rent. Amend the sixth paragraph of the Core Strategy Vision as follows: The Green Belt policy will be kept in place to help protect the character of the area, subject to alterations to allow for housing and employment growth to help meet identified needs.	Yes, I wish to participate at the oral examination	It is considered important that the implications of the issues raised in the representations go to the heart of the soundness of the plan, in respect of the overarching vision of what the Core Strategy should be delivering and as such it is imperative that we are present at the hearing sessions to discuss the matter with the Inspector.	109	

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											The paragraph in the Vision relating to the Green Belt has also been changed. The revised text introduces a level of vagueness and subjectivity which does not reflect the clear need identified elsewhere in the plan to review Green Belt boundaries to allow for future growth. This is at odds with paragraph 85 of the NPPF which requires boundaries to be defined to ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development.	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. After this stage, further submissions will only be at the request of the independent Inspector appointed by the Secretary of State, 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 one box only)				
3603 02	Mrs Hilary Chittenden	Environment TAG (East Dorset)	CSPS3 216	3.5	No	No	No	No	No	No	We support this in part, particularly recognition of the importance of the special natural environment of the Districts and its contribution to the local economy and welfare of local communities. However, we consider that the balance of the emphasis is incorrect. (PI see 2nd response) The reference to the protection and enhancement of some specified areas for their intrinsic value is also welcome but incomplete. (PI. see 2nd response) We welcome the commitment to requiring development to better reflect the character of local areas: too many recent developments have failed in this respect		Yes, I wish to participate at the oral examination		109	
3603 02	Mrs Hilary Chittenden	Environment TAG (East Dorset)	CSPS3 217	3.5	No	No	No	No	No	No	. Consideration of sustainable development must include all three strands of sustainability - social, economic and environmental (NPPF para 7) 2. Although welcoming recognition of the importance of the natural environment of the Districts and its contribution to the local economy and welfare of local communities, we consider that the emphasis is unbalanced and incorrect. To be sustainable, growth of the local economy must not put our special natural environment at risk: it should follow the principles set out unequivocally by Lawton and the Natural Environment White Paper (as endorsed by NPPF paras 9, 17 and 109-125). In his statement on NPPF to the House of Commons on 27.3.12, the Rt Hon Greg Clark said, The Framework guarantees robust protections for our natural and historic environment, and goes further by requiring net improvements to put right some of the neglect that has been visited on us. That level of commitment is not evident in the vision or the subsequent policies. 3. We recommend that there should be clearer evidence of	Para 1. Replace 2nd sentence with, There will be positive improvements to these assets and to people's quality of life.. Para 2 Amend to, The Dorset Heathlands, the CC & WW AONB, Christchurch Harbour and all priority habitats will be protected and enhanced for their intrinsic value, to deliver coherent ecological networks at a landscape scale and to reconnect people and wildlife. Para 3. Amend to, The area will adapt to the emerging demands of climate change through clear strategies that increase the resilience of habitats, reduce the	Yes, I wish to participate at the oral examination	As part of the East Dorset Community Partnership, ETAG's remit on biological sciences and sustainability is wider than that of Natural England or Dorset Wildlife Trust. Membership includes highly qualified natural scientists and town & parish representatives.	109	

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											<p>integrating the nature of places and how they function. Particular emphasis should be placed on</p> <ul style="list-style-type: none"> • the need for coherent ecological networks at a landscape scale and ecosystem services, and • the potential for the Core Strategy to facilitate delivery and ensure that opportunities for linkages in the longer term are also identified. <p>4. The reference to the protection and enhancement of some specified areas for their intrinsic value is also welcome but incomplete. Again this fails to recognise the importance of a coherent ecological network and biodiversity. The natural environment in its entirety is what underpins our tourism. NPPF (para 9) requires positive improvements in the quality of the built, natural and historic environment and a move from net loss of biodiversity to achieving net gains for nature. Despite our repeated advice, proposals have not been informed by any biodiversity surveys. This is of particular concern where development is proposed on known or suspected unimproved grassland where there is a potential risk of significant biodiversity loss (above ground and within soil ecosystems) and undoubted soil carbon loss. The importance of soil carbon was the subject of a supplementary response to Core Strategy Options that ETAG submitted to EDDC on 5.6.11, Carbon issues relevant to the Core Strategy. This technical document has neither been put into the public domain nor acknowledged in the background documents to the current consultation. It is appended as part of the response to para 13.20.</p> <p>5. The commitment to adapting to the emerging demands of climate change is incomplete as it deals only with the built environment. It should also include adaptations required to protect the natural environment: some habitats and species may benefit while others will suffer. What is critical is to ensure resilience of our natural and semi-natural habitats on a landscape scale to permit adaptation. (NPPF para 100)</p> <p>6. Although it may be implicit in later paragraphs of the Core Strategy (eg those on transport), addressing the causes of climate change should be included. The importance of ecosystem services should also be recognised (NPPF para 109, bullet point 2).</p> <p>7. It should be acknowledged that the dualling of the A31 from Ferndown to Merley will result in loss of and damage to sensitive ecosystems. The original single carriageway consumed and severed important habitat, so its dualling will inevitably compound the original damage. The fundamental problems of congestion and air pollution will merely be shifted to Merley causing biodiversity loss for questionable gain. We recognise that this is in the now adopted LTP3. As existing policy it may not be appropriate to include in the Core Strategy.</p> <p>8. We consider that deliverability of much of the Core Strategy is in doubt:</p> <ul style="list-style-type: none"> • Flood Risk Assessment and ecological surveys should have informed the selection of sites that are short listed; • the CS lacks flexibility to deliver objectives if some potential 	<p>causes and impact of flooding, encourage high standards of building design and construction and reduce the need to travel. Para 9. Delete “not just for those who have a car”. Amend to The area will be easier to get around particularly for those who wish to use public transport, to walk or to cycle.....</p>				

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											sites fail as a result of not having these surveys.					
654660	Anne Mason	Transition Town Christchurch	CSPS932	3.6		No						to Objective 3 "to adapt to the challenges of climate change" Add "Peak Oil ad Economic downturn."			110	2259130_01.pdf
656493	Cllr Tony Gibb	Eastern Area DAPTC	CSPS1467	3.6		No	No	No	No	No	<p>RURAL RESPONSE TO EAST DORSET AND CHRISTCHURCH CORE STRATEGY</p> <p>This response is made to supplement those made by individual parishes. Some of the points made are general to all some are specific to a few. This response does not concern itself with Christchurch Borough.</p> <p>Area Covered by Response including the parishes and grouped parishes of Aderholt, Cranborne, Knowlton, Gussages, Vale of Allen, Holt, Pamphill & Shapwick, Sixpenny Handley with Pentridge, Sturminster Marshall. It does not include the conurbations along the A31 or Verwood and Three Legged Cross.</p> <p>Despite previous comments, the Core Strategy remains urban centric, focussing on the conurbations along the A31 and ignoring the largest part of the District. The size of the rural community (as covered by this response) is 25597 hectares or 72.21% of the East Dorset Area (source Dorset Data Book 2011). The rural population is 12950 or 14.74% of the East Dorset population. These communities deserve better recognition within the Core Strategy before it can be fully supported.</p> <p>The Defra Local Authority dataset post 2009 classified East Dorset with a rural population of 73.29% and a classification of R50.</p> <p>http://webarchive.nationalarchives.gov.uk/20110215111010/http://archive.defra.gov.uk/evidence/statistics/rural/rural-definition.htm. The DEFRA maps classify the majority of East Dorset as "Less Sparse and Less Sparse Dispersed.</p> <p>A recent report by Prof Mark Shucksmith OBE, of Newcastle University who has conducted several studies for the Commission for Rural Communities (CRC) indicated that "It should be no surprise to us that powerful groups prevail in designing rural policy and planning, and that less powerful groups are generally excluded from decisions. Average house prices in rural areas exceed those in urban areas of England by around 25%, with higher prices in some villages costing nearly 11 times the average income.</p> <p>"Rural communities are often proclaimed by those who live there as inclusive and neighbourly, but it seems they often prevent the new housing which would enable poorer and middle income groups to share the rural idyll. People's housing opportunities are crushed and their life-chances diminished by the failure to build sufficient houses in rural Britain."</p> <p>All the points made in the latest CRC State of the Countryside Report 2010 are valid in East Dorset</p> <p>http://www.defra.gov.uk/crc/documents.state-of-the-countryside-report/sotc2010/. The key points from Section 2 are replicated at</p>	The East Dorset and Christchurch Core Strategy needs to be enhanced in a number of areas before it can be said to reflect the majority of the East Dorset area. It cannot be endorsed in its current state.			110	

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											<p>Annex A. Since the CRC is not due to be abolished until Mar 2013, it recommended that they be consulted to enhance the credibility of the District Strategy.</p> <p>Estates. There is no reference in the Strategy to the fact that much of the rural area of the district is made up of private estates – Cranborne, Shaftesbury, Criche l, Kingston Lacy (NT), Edmondsham, Rushmore (part of). All have a part to play and are involved in various ways in the life and economy of East Dorset; this has to be recognised.</p> <p>The Core Strategy. There is a lack of a clearly defined Aim for the document. If there is to be a Vision it should lead to an Aim “To produce a Strategy For the Development of East Dorset during the period 2013 to 2028”. Para 4.1 of the Key Strategy is therefore limiting in that it says that the strategy is only concerned with identifying the locations for development; it is putting the cart before the horse. The objectives should cover the key areas of the strategy: economy, housing, welfare, environment, communications. The policies should be specific within each key objective.</p> <p>Core Strategy Objectives. Either all the objectives cover the partnership area or all need to specify which parts they pertain to. (Obj 1 and 4). Too many of the objectives start to discuss particular aspects, which limit their application. An objective should be an achievable target from which the policy statements are derived.</p> <p>Whilst the majority of the rural economy is based on agriculture, there are also a wide variety of home workers who need stronger recognition in the strategy. Both need firm policies to support their continued existence; the national evidence would suggest that home working will increase dramatically during coming years as the price of travelling continues to rise and central government supports the improvements of the communications infrastructure.</p> <p>Generic policy statements are not sufficient to embrace them. Market Towns. The lack of any partnership working within East Dorset reduces the role of the market towns as a focus for their area. The location of the market towns in the south of the district does not help. There is confusion of terminology within the document between Rural Service Centres and Key Settlements. Communications – Broadband will play an essential part of the future of East Dorset. It is an essential requirement for farmers, home workers and the service sector. 100% coverage of mobile communications is required to ensure connection with the emergency services at all times and to make up for the poor broadband coverage. A firm policy to support enhanced communications across the rural community is essential.</p> <p>Highways. Rural roads must be maintained to support the local economy and tourist traffic which will only increase. The A354 is classified as a strategic route yet there is no strategy or policy to support this. The B3081 / B3078 / B3082 roads are all secondary and local distributor roads; within the rural community these roads are as important as the streets in the towns yet they are not recognised within the strategy or policies.</p>					

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											<p>Environmental Issues – surface water drainage. The chalk landscape produces particular problems with flooding in certain areas which can lead to paralysis of the economy and infrastructure with an allied impact on foul water drainages. It is essential that the District recognises their liability to work with the county council to mitigate the effects of surface water flooding which are now more common than 25 years ago.</p> <p>Population shift. The increase in elderly population can only continue as efforts are made to sustain the rural centres. These will attract retired people who will not necessarily contribute to the local economy except through volunteering.</p> <p>Housing. A policy is required to encourage major landowners to build Affordable Housing within their estates to make up for the properties that have been sold off and are used as second homes. A policy of 100% taxation of second homes is required to support the infrastructure costs of the district.</p> <p>Growth potential. – Whilst mention is made of diversification, there need to be strong policies to encourage small business units and Home Working within the rural area. Limiting this will be to stifle the rural economy.</p> <p>Annex A to Eastern Area DAPTC Response to EDDC Core Strategy Submission Extract From CRC State of the Countryside Report 2010 Key summary points on social issues:</p> <ul style="list-style-type: none"> • Between 2001 and 2008 the population of rural England rose faster than in urban areas. The fastest growth was in Village, hamlet and isolated dwellings – Less sparse areas which grew by 6.1%. • 23.5% of people in rural areas are over state retirement age compared with 18.1% in urban areas. • Whilst over 98% of urban residents have the following services within 4km, for rural residents 51% have a bank or building society, 85% have cashpoints, 80% a GP surgery, 62% a supermarket, 57% an NHS dentist, 67% a pharmacy and 48% a secondary school. • Approximately 5% of rural households were using dial-up internet connections in 2009 compared with 2% in urban areas. • People in villages and hamlets with the lowest incomes spend an average of £50 per week on travel compared with £32 in rural towns and £28 in urban areas. • In rural areas the cheapest housing is six times the annual income of the lowest income households, compared to five times in urban areas. Despite house price falls during the recession in hamlets in sparse areas of the country the multiple is nine times annual household incomes. • 28% of those households not on the mains gas network in villages and hamlets are in fuel poverty compared with 13% who are on the mains gas network. The comparative figures for urban areas are 18% and 12%. • 87% of people living in the most rural districts are satisfied with their area as a place to live compared with 76% living in the most urban authorities. 					

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											<p>• 29% of people living in the most rural districts have given unpaid voluntary help at least monthly over the last year compared with 21% of people living in the most urban authorities.</p> <p>The embellishments statements should be an explanation of what is meant by the objective, not its application.</p> <p>Either all objectives relate to East Dorset and Christchurch or none of them should.</p>					
359529	Mrs Lisa Goodwin	Sixpenny Handley with Pentridge Parish Council	CSPS2468	3.6							The embellishment statements should be an explanation of what is meant by the objective, not its application All objectives relate to East Dorset and Christchurch, they cannot be selective.				110	2248948_01.pdf 2248941_01.pdf 2248860_01.pdf
652710	Mr Gary Balmer		CSPS468	Objective 1	No	No	No	Yes	Yes	Yes	This is a weak and meaningless comment. How can the comment say, green belt will be protected, unless we need it for development. Either Green Belt is important or it is not. If it is ok to use green belt if we don't have anymore space, very soon all the green belt will disapeat as each local council claims a bit here and there.	Green belt should not be compromised with any caveats that say - unless we need it to keep our building numbers up for the government.	No, I do not wish to participate at the oral examination		111	
652994	Mrs Kathleen Leader		CSPS38	Objective 1	No			Yes	Yes	Yes	VTSW5 is on green bel should not be built on unless there are exceptional circumstances. It is the VTSW5 greenbelt tha separates us from Hampshire.	Land contained within Verwood should be used first and then non-greenbelt land on the outskirts.	No, I do not wish to participate at the oral examination		111	
653852	Mrs Susan Newmann-Crane		CSPS644	Objective 1	No	No	Yes	Yes	Yes		I agree with other comment: 'This is a weak and meaningless comment. How can the comment say, green belt will be protected, unless we need it for development. Either Green Belt is important or it is not. If it is ok to use green belt if we don't have anymore space, very soon all the green belt will disapeat as each local council claims a bit here and there. Green belt should not be compromised with any caveats that say - unless we need it to keep our building numbers up for the government.'	I agree that the Green Belt should not be amended to accept housing: either it's to be protected or not. And it must be protected. Thin end of the wedge.	No, I do not wish to participate at the oral examination		111	
654026	ms bev miller		CSPS604	Objective 1	No	No		Yes		Yes	The Green Belt policy will be kept in place to protect the character of the area, subject to limited alterations of boundaries to enable its extension and elsewhere to allow for some housing and employment growth to help meet the needs of the local communities..... Nonsense comment, it is either kept in place or it is not, ambiguous. This relentless eating away of our green belt is unacceptable, if it continues we will have no green only concrete. Green belt is there for a purpose and must remain as such. There is no mention of brownfield sites for new housing, although in Christchurch there is plenty of this.		No, I do not wish to participate at the oral examination		111	
650714	Mr Norman Bethell		CSPS896	Objective 1	No	No	Yes	No	No	Yes	It is all very well to state 'that strategic release of land from Green Belt will be made' but where will this end? Soon we will not have any Green Belt left! VTSW5 boarders Ringwood Forest and this should be protected from house building and also from being used as a dump site and for mineral extraction.		No, I do not wish to participate at the oral examination		111	
654822	Mrs Marion Crumpl		CSPS837	Objective 1	Yes	Yes					I agree we must protect the Green Belt		No, I do not wish to participate at the oral examination		111	

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654823	Mr Joe Burke		CSPS830	Objective 1	No	No	Yes	Yes	Yes	Yes	The Green Belt will be retained and protected, except for strategic release of land to provide....development! I agree with the others that this is a nonsense comment, it is either kept in place or it is not, ambiguous. This relentless eating away of our green belt is unacceptable, if it continues we will have no green only concrete. Green belt is there for a purpose and must remain as such. There is no mention of brownfield sites for new housing, although in Christchurch there is plenty of this to sustain future development needs		No, I do not wish to participate at the oral examination		111	
359461	Mrs Nicola Brunt	Dorset Wildlife Trust	CSPS1307	Objective 1	No	No	No	No	No	No	DWT support the overall objective but consider that some amendment to wording would strengthen the objective and bring it in line with NPPF and the Dorset Heathlands Interim Planning Framework (IPF). 1. Rewording is required to clarify that residential development will contribute to mitigation of impacts on development near (rather than on) heathland. 2. We consider that provision of greenspace is not just restricted to major housing schemes, for example the Dorset Heathlands IPF requires contributions to greenspace where provision is not possible on site. New greenspace is an overall aim of the Green Infrastructure Strategy and is vital to give people access to open space/nature for health and wellbeing. We therefore support wording proposed by East Dorset Environment Theme Action Group, of which DWT is a member. 3. Whilst supporting the protection and enhancement of important natural features, we do not consider that this fully encompasses all the biodiversity of the area and the intention of NPPF with respect to conserving and enhancing the natural environment. For example, the area supports significant areas of other priority habitats such as lowland deciduous and wet woodland, species rich hedgerows and lowland grassland. NPPF also seeks positive gains and positive planning for networks of biodiversity and green infrastructure. Thus we consider a wider statement giving protection to all priority habitats is required and reference to landscape scale conservation.	To manage and safeguard the natural environment of Christchurch and East Dorset. The Green Belt will be retained and protected, except for strategic release of land to provide new housing, and for employment development in East Dorset and at Bournemouth Airport. Impact on designated sites will be avoided, and residential development will contribute to mitigation of impacts of development on near Heathland habitats. New greenspace will be provided as part of major housing proposals to reconnect people and nature and improve our natural environment on a landscape scale. Important natural features and priority habitats such as Christchurch Harbour, the coast, rivers and beaches and the Wiltshire Downs and Cranborne Chase Area of Outstanding Natural Beauty will be protected and enhanced.	Yes, I wish to participate at the oral examination	Dorset Wildlife Trust is a voluntary nature conservation organisation which has specialist knowledge of the wildlife of Dorset and can offer local expertise. We manage the Sites of Nature Conservation Interest scheme for the county, are members of the East Dorset Environment Action Theme Group, the Dorset Biodiversity Officers Group and Dorset Biodiversity Partnership.	111	
360245	Mr Richard Burden	Cranborne Chase & West Wiltshire Downs AONB	CSPS1559	Objective 1							Thank you for consulting the AONB on this important policy document. As the ANOB considers there are some quite fundamental matters for discussion this letter is being sent simultaneously to Judith Plumley and yourself. The Cranborne Chase and West Wiltshire Downs AONB has been established under the 1949 National Parks and Access to the Countryside Act to conserve and enhance the outstanding natural beauty of this area which straddles three County, one Unitary and five District councils. It is clear from the Act, subsequent government sponsored reports, and the Countryside and Rights of Way Act 2000 that natural beauty includes wildlife, scientific, and cultural heritage. It is also recognised that in relation to their landscape characteristics and quality, National				111	2239336_01.pdf 2239337_01.pdf

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											<p>Parks and Areas of Outstanding Natural Beauty are equally important aspects of the nation's heritage and environmental capital. The AONB Management Plan (2009 – 2014) is a statutory document that has been approved by the Secretary of State and was adopted by your Council early in 2009.</p> <p>The ANOB has looked with considerable interest at your Core Strategy Pre-Submission Document. We are acutely aware, with the production of the National Planning Policy Framework (NPPF), the revocation of the Regional Spatial Strategy (RSS), and the removal of the whole suite of Planning Policy Statements and Planning Policy Guidance that all Core Strategy documents are in real danger of being insufficiently detailed to provide adequate policy guidance through to 2028.</p> <p>It is, however, clear from the NPPF that Government envisages the re-emergence of Local Plans with considerable detail within them to cover policy and decision making needs. It is noticeable that the NPPF puts equal weight on achieving economic, social and environmental gains jointly and simultaneously through sustainable development. There is a clear implication that solely economic proposals are not automatically sustainable.</p> <p>Crucially Paragraph 14, in association with Footnote 9, clearly indicates that there should be special policies in these emerging Local Plans to cover special situations. Those special situations include designated landscapes such as AONBs. Paragraph 218 also indicates that it would be in order for Local Plans to take on board those policies that have been lost in the revocation of the RSS.</p> <p>The thrust, therefore, of the AONB's comments relate to matters that we feel should be included in the Core Strategy to overcome the policy vacuum created by the loss of the higher level strategies and policies on which the whole concept of Core Strategies was predicted. Whilst there is much to be supported in the pre-submission Core Strategy the AONB is of the view that without the additional policies to fill the gaps created by the loss of the higher level strategies and policies it will not be fully fit for purpose through to 2028 and therefore would have to be regarded as less than sound.</p> <p>In particular the AONB would wish to see clear policies that indicate the special character of the AONB, and proposed developments within it, would be handled in ways different from other, undesignated, areas of countryside within the District. Similarly we would commend the RSS suite of policies ENV1, 2, 3, 4, 5, and in particular ENV3 which relates to the setting of AONBs. We would wish to see priority given to conserving and enhancing natural beauty within the AONB and to priority being given to conserving and enhancing natural beauty where there is conflict with proposed development.</p> <p>. Whilst the AONB welcomes the reference to the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty in the second paragraph of the Core Strategy Vision and Objective 1 we are strongly of the view that the detailed policies that follow have insufficient detail and are not sufficiently robust to achieve those worthwhile objectives and strategic vision.</p>					

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6124 30	Mr Nick Squirrell	Natural England, Dorset and Somerset Team	CSPS2 062	Objectiv e 1	Yes	No	Yes	No	No	No	<p>Objective 1 To manage and safeguard the natural environment of Christchurch and East Dorset. Natural England supports this objective. The wording with respect of designated sites requires modification to take account of the 400m area position eg development “near” to designated sites rather than on them. Also the objective is not consistent with the NPPF para 113 which indicated a need for policy to differentiate between areas of different values. The NPPF is not specific to avoiding the harmful effects of development on heathland alone, its advice includes all habitats and SSSIs. The reference to heathlands should be revised accordingly. The text supporting the objective does not adequately reflect the governments objectives set out in the NPPF with respect of priority species and habitats as well as the policy to secure enhancements (para 118). The statement concerning new greenspace is exclusive to major developments. All residential developments are required under the Interim Planning Framework to provide mitigation and therefore Natural England advise that the wording is too restrictive. East Dorset DC have brought forward additional greenspace independently. The Government places weight on the appropriate use and value of the ecosystem services provided by the natural environment, reference should be made of this term in the objective.</p>	Natural England advise that the proposed areas requiring modification above could best be resolved by discussion with the District rather than proposing re-wording.	Yes, I wish to participate at the oral examination	This objective is critical to the delivery of biodiversity and Natural England would wish to be available to advise the Inspector accordingly.	111	
5235 31	Mr Tim Hoskinson	Savills	CSPS2 111	Objectiv e 1		Yes	Yes	Yes	Yes		<p>The recognition in Strategic Objective 1 of the need to review the Green Belt to allow for the release of land for new housing and employment development is supported. This is the most appropriate strategy for the area taking into account evidence in relation to housing need and the availability of housing land.</p>				111	
3595 29	Mrs Lisa Goodwin	Sixpenny Handley with Pentridge Parish Council	CSPS2 408	Objectiv e 1							<p>The clues to the Parish Council’s concerns start to appear at the outset in the Key Strategy section of the document. The sequence in which those objectives are defined, indicates an emerging concept of constraining development to urban areas – and all that flows from such a presumption – in order to conserve the look and feel of the countryside. Development in the country areas is heavily suppressed by the presence of green belt and various designations of natural or environmental protection. Those of us who live in the country are allowed to do so in a manner which is designed to please those who do not – but would probably want to do so if they could. We believe that the underlying difficulty is that neither the authors of this series of documents (nor indeed some of the newer residents of rural Dorset) can see the creeping effect which such a policy has on the community viability in the villages and hamlets. For example, we complain when village pubs become gastro-pub high-price restaurants, but the outward migration of the people who used to support the village pub as a social centre is something which we have allowed to happen as a result of the influx of high-income or retired ‘rural idyll’- seekers</p>				111	2248948_0_1.pdf 2248941_0_1.pdf 2248860_0_1.pdf

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											<p>forcing the price of housing well out of reach. When that happens, there is no further need for a pub, post office or shop and the 'central place' structure proposed in the strategy becomes the solution.</p> <p>A 'vibrant' community is surely one which encompasses a wide variety of people with an equally wide variety of skills and interests which support an active participation in community affairs. This is becoming a more and more difficult objective to achieve. We need people to sit on committees and to run organisations – but we also need people with the full range of technical and craft skills as well.</p> <p>In order to maintain or rebalance our communities we must:</p> <ul style="list-style-type: none"> • Insist that affordable housing is an essential element of village development, particularly where this can lead to the maintenance of extended family groups. • Enable the elderly to remain in their community with the necessary care support. • Ensure that a broad variety of opportunities for employment is encouraged and supported wherever possible. • Resist the pressure of the urban dwelling planner to consider the countryside as a theme park. It is an industrial landscape with residential settlements. <p>On the last point we are mindful of a comment made during the creation of the South Downs National Park – “We need a National Park to save the South Downs from the farmers!” That is seriously putting the cart before the horse as it should not be forgotten by whom and how the South Downs landscape has been developed. The rural countryside cannot be set in concrete; it is a dynamic, changing and thus developing environment and is primarily an agricultural based industry vital to the national economy. The Core Strategy barely acknowledges agriculture which has to be the largest and probably most economically significant activity in the District. Nor is there any reference to the big and ancient estates that still dominate our rural land ownership and who are the primary creators of the present Cranborne Chase landscape. However, recognition of the increased business opportunities presented by farm diversification is welcomed, although to state that such development would only be permitted to farms located on the peripheries of villages which are not to be confused with hamlets or isolated dwellings. Such a policy can only be considered unacceptably restrictive, discriminatory and very unconstructive. Under the proposed new settlement hierarchy we welcome the intention for Sixpenny Handley to be designated a Rural Service Centre (RSC). Such a designation reinforces the village's already established role as a provider of community leisure; cultural; retail; educational; health and recreational as well as other service facilities providing support for both the village and adjacent communities within the parish and beyond. However, that said, there is nothing of significance within the rest of the document as to how this role is to be maintained let alone developed reinforcing the impression that it is merely a token gesture.</p>					

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											<p>In Sixpenny Handley and Pentridge we still retain the basic ingredients of vibrancy – but only just and they are almost imperceptibly slipping away. We have to develop in order to meet the needs of Dorset’s increasing population and to continue to provide the necessary services to fulfil our role as a Rural Service Centre. To that end it is disappointing to note that the prime transport corridors up here in the far north - the A354 and B3081 – with their vital public transport services barely get a mention and we wonder at times if we really are best served by East Dorset and might be better off in the North with its predominately rural population and outlook. Our three Main Settlements are Blandford Forum, Shaftesbury and Salisbury all of which lie not only outside East Dorset and therefore the scope of this document but in the case of the City of Salisbury - outside the county. For us Wimborne and the other East Dorset Main Settlements - the Bournemouth and Poole dormitory towns - are a long way away.</p> <p>Conclusions The draft paper is entirely lacking a strategy for the development of the rural area and thus ignores the present and future needs of almost 15% of the district’s population and their potential contribution to the whole. Moreover, without a proper strategy for the rural areas, C&EDDC risk losing substantial benefits from tourism and other income. It is therefore quite unacceptable for the East Dorset Local Plan to be passed to the Secretary of State for approval before these matters are thoroughly addressed.</p> <p>We most strongly support the responses and comments made by Knowlton Parish Council at Reference B and also DAPTC Eastern Area at Reference C, the vast majority of which apply similarly to Sixpenny Handley with Pentridge</p>					
3603 02	Mrs Hilary Chittenden	Environment TAG (East Dorset)	CSPS3 218	Objective 1		No	No	No	No	No	<p>Support in part While welcoming the commitment to the natural environment of the Districts we are concerned that the sub-text is incomplete. The qualifying text of this objective is selective in the areas and habitats that it seeks to protect, and fails to emphasise the need to achieve landscape scale coherent ecological networks to ensure resilience of our natural environment: this cannot be achieved through simply avoiding direct impact on designated sites (NPPF para 117). The Core Strategy does not include an assessment of existing and potential components of ecological networks (NPPF para 165): this is compounded by the absence of biodiversity survey of the proposed development sites. The Strategy has focused solely on the development constraints posed by the requirement to protect internationally designated heathland.</p> <p>Sustainability Appraisal SA Objective 1 Protect, enhance and expand habitats and protected species While ME policies provide for protection of sites in general, there have been no biological surveys to inform site selection or the way in which they can be managed to ensure net biodiversity</p>	<p>Amend 2nd sentence so it does not imply that development takes place on heathland.eg ...mitigation of development near heathland habitats Change 3rd sentence to New greenspace will be provided as part of major housing proposals to reconnect people and nature and improve our natural environment on a landscape scale.</p>	Yes, I wish to participate at the oral examination	<p>As part of the East Dorset Community Partnership, ETAG’s remit on biological sciences and sustainability is wider than that of Natural England or Dorset Wildlife Trust. Membership includes highly qualified natural scientists and town & parish representatives.</p>	111	

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											<p>gains, no loss of ecosystem services or how proposals can contribute to establishing coherent ecological networks. Losses and risks include:</p> <ul style="list-style-type: none"> • large scale heathland habitat restoration potential (particularly at Blunts Farm FWP8, Woolsbridge VTSW6 and West Moors VTSW8 and acid grassland particularly West Parley FWP7; • areas of unimproved/semi-improved grassland; • sensitive water courses (the Allen and Moors River system) threatened by employment and large scale residential development. <p>Potential for expansion and linkages have not been identified for heathland, woodland or grasslands. The Wild Purbeck NIA and River Allen SNA should be considered. Scoring should be no better than unknown (0), possibly negative (-)</p> <p>SA Objective 2 Make sustainable use of resources Green Belt is the only resource that has been considered: most development (in East Dorset) will take place on green field sites.</p> <p>SA Objective 3 Minimise pollution The admitted increase in risk of pollution on employment sites is of concern. Light pollution and tranquillity have not been considered adequately in site selection for housing or employment.</p> <p>SA Objective 7 Create conditions to improve health, promoting healthy lifestyles There is a risk of damage to/loss of some high quality habitat. Careful design and management of the SANGs can provide opportunities for habitat restoration</p> <p>SA Objective 12 Facilitate a sustainable and growing economy etc. The proposed employment sites pose the greatest threat to the Moors River and to opportunities for significant heathland restoration. Overall scoring is marginal between negative and unknown Cumulative effects and summary This objective scores positively on only 4 of the objectives. There is no assessment of how the Core Strategy will contribute to coherent ecological networks or the balance of ecosystem function across the District as a whole. There may be some wins through SANGs but in the absence of survey there are far too many unknowns.</p>					
523531	Mr Tim Hoskinson	Savills	CSPS3 182	Objective 1		Yes		Yes	Yes		The recognition in Strategic Objective 1 of the need to review the Green Belt to allow for the release of land for new housing and employment development is supported. This is the most appropriate strategy for the area taking into account evidence in relation to housing need and the availability of housing land.				111	2249912_0_1.pdf 2249911_0_1.pdf 2249910_0_1.pdf
523319	Mr Ryan Johnson	Turley Associates	CSPS3 291	Objective 1		No			Yes		The first part of the second sentence states, 'Impact on designated sites will be avoided.'. The word 'avoided' is not flexible enough to be effective over the plan period, as the policies of the Core Strategy DPD will have impacts on	Add words, 'or mitigated where this is not possible,' after 'avoided,'	Yes, I wish to participate at the oral examination	We would wish to participate at the Examination in Public to elaborate on these comments, particularly in the	111	2255451_0_1.pdf 2255452_0_1.pdf

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											'designated sites', an example being SPAs. This cannot be 'avoided' if the Council are to fulfil its housing objectives. However, it can be effectively mitigated through the provision of compensatory SANG. There are other designations where mitigation is more appropriate on balance than avoidance, particularly where this results in wider benefits or net gains.			context of the lands controlled by our client.		
490815	Mrs Trish Jamieson	Burton Parish Council	CSPS3 610	Objective 1							Burton Village is felt by those who live there to be a very special community. Despite the spurt of housing growth in the 1960s and 1970s the new development was confined to the area between Salisbury Road and Stony Lane and Burton's essential character as a rural village has been maintained. This is recognised by the establishment of the Burton Conservation Area, which protects the core of the old village and its essential features. The Parish Council, elected in May 2011, in commenting on these proposals has as its aim the preservation and enhancement of the character of the village and the lives of its residents by: _ Preventing development inimical to the village _ Supporting and promoting appropriate developments To this end the Council supports the need for a new Local Plan and Core Strategy and acknowledges that without the new plan there is a considerable danger that developers will be able to seek to pursue development proposals which might not be in the best interests of the Village. The Parish Council also accepts that the new Core Strategy offers opportunities to protect services and facilities in the village, and to develop new ones - for example, to pursue extensions to public transport, to protect local shops and facilities, and to secure improvements to private transport. Aware of the difficulties facing young couples with roots in the village finding housing, the Council welcomes the commitment to allowing a development of 100% affordable housing and will seek the adoption of a Rural Exception policy for Burton. For these reasons the Council welcomes many of the new policies and proposals, but it has to be noted that it has serious concerns over proposed Policy CN2. Objective 1 The Council accepts and very strongly supports this objective, particularly the retention of the Green Belt. However the Council would note that release of the Green Belt for housing must be very carefully considered. It also notes that it could be argued that parts of the Green Belt may be considered to be more valuable than others, and in this context the Council notes the immense strategic importance to the Council of the maintenance of the				111	

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											Green Wedge between the built areas of the Parish and the town of Christchurch.					
359571	Mr Renny Henderson	Royal Society for the Protection of Birds	CSPS3705	Objective 1							We support the strategic objectives of the Core Strategy, especially objective 1 which seeks to “manage and safeguard the natural environment” and objective 3 which seeks to “adapt to the challenges of climate change”. Objective 4 (employment) and objective 5 (housing) present acute issues for the management and safeguarding of natural assets, as the HRA recognises, we comment further below.		Yes, I wish to participate at the oral examination	we would like to confirm that we wish to reserve the right to appear at the Examination into the Core Strategy, on the grounds the Core Strategy raises significant issues relating to the protection of internationally important wildlife sites (as highlighted in the HRA) and that there remains uncertainty over the delivery of appropriate and effective mitigation measures.	111	
523319	Mr Ryan Johnson	Turley Associates	CSPS3771	Objective 1		No			Yes		Thank you for the invitation to comment on the Pre-Submission Core Strategy DPD. I write on behalf of our client, Burry & Knight Ltd, who are the owners and developers of Hoburne Farm Estate, which includes land east of phase 8 of the Hoburne Farm Estate (SHLAA reference 8/11/0525); and are the owners and operators of Hoburne Caravan Park (SHLAA reference 8/11/0287). Our clients support the Council in their objective to progress and adopt a Local Plan for the area as quickly as possible. This will provide clarity and certainty for the development industry and all those who interact with the planning system. More importantly it will assist the Council in its efforts to address the significant housing land supply shortages in the borough, particularly over the next five years. We have reviewed the plan and its evidence base and conclude that revisions are needed if the Council are to satisfy the tests of soundness in the NPPF. The following paragraph/policy specific comments are therefore made to assist the Council in finalising the plan before it is formally submitted to the Secretary of State. We would wish to participate at the Examination in Public to elaborate on these comments, particularly in the context of the lands controlled by our client. Objective 1 Comment The first part of the second sentence states, ‘Impact on designated sites will be avoided,’. The word ‘avoided’ is not flexible enough to be effective over the plan period, as the policies of the Core Strategy DPD will have impacts on ‘designated sites’, an example being SPAs. This cannot be ‘avoided’ if the Council are to fulfil its housing objectives. However, it can be effectively mitigated through the provision of compensatory SANG. There are equally other designations where mitigation is more appropriate on balance than avoidance, particularly where this results in wider benefits or net gains.	Add words, ‘or mitigated where this is not possible,’ after ‘avoided,’	Yes, I wish to participate at the oral examination	We would wish to participate at the Examination in Public to elaborate on these comments, particularly in the context of the lands controlled by our client.	111	

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654506	Mr John Showell		CSPS807	Objective 2	Yes	No		Yes	Yes	Yes	There is conflict between the plans proposal to continue extensive land use expansion to meet external demands and the hierarchy of centres approach to maintaining and improving the character of the towns and villages. There is no consideration of New Town type approach to meet the external demands whilst maintaining the existing structure in the remaining area. This plan just continues the incremental sprawl of the past 50 years and now is the opportunity to grasp the external growth demand to create a completely new community.	As all land use growth demand in the plan area will come from other parts of the country a New Town site should be considered where resources could be concentrated and developed over the life of the Plan. This is not a new idea (See Poundbury) and could become an attraction in itself giving builders, architects and professionals of all hues the opportunity to create something positive for the area rather than more incremental clutter. The location could be in the St Leonards or Verwood areas where there is already the framework of transport links and it would create sufficient critical size to turn an under serviced area into a fully provisioned community. It would also provide the opportunity to create a green environmental town from basics.	No, I do not wish to participate at the oral examination		112		
524723	Mr John Worth	Wimborne Civic Society	CSPS1945	Objective 2							We particularly welcome the proposal (and note also its inclusion in section 3.6 as part of the Core Strategy Vision) for the local listing of key buildings and structures which have valuable architectural or historic merit and make a positive contribution to local character.				112		
524723	Mr John Worth	Wimborne Civic Society	CSPS1928	Objective 2							We are in favour of the creation of SANGs, under Policy ME3, and a review, with possible expansion, of Special Character Areas and Areas of Great Landscape Value in East Dorset.				112		
359529	Mrs Lisa Goodwin	Sixpenny Handley with Pentridge Parish Council	CSPS2410	Objective 2							The clues to the Parish Council's concerns start to appear at the outset in the Key Strategy section of the document. The sequence in which those objectives are defined, indicates an emerging concept of constraining development to urban areas – and all that flows from such a presumption – in order to conserve the look and feel of the countryside. Development in the country areas is heavily suppressed by the presence of green belt and various designations of natural or environmental protection. Those of us who live in the country are allowed to do so in a manner which is designed to please those who do not – but would probably want to do so if they could. We believe that the underlying difficulty is that neither the authors of this series of documents (nor indeed some of the newer residents of rural Dorset) can see the creeping effect which such a policy has on the community viability in the villages and hamlets. For example, we complain when village pubs become gastro-pub high-price restaurants, but the outward migration of the people who used to support the village pub as a social centre is something which we have allowed to happen as					112	2248860_01.pdf 2248941_01.pdf 2248948_01.pdf

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											<p>a result of the influx of high-income or retired 'rural idyll'- seekers forcing the price of housing well out of reach. When that happens, there is no further need for a pub, post office or shop and the 'central place' structure proposed in the strategy becomes the solution.</p> <p>A 'vibrant' community is surely one which encompasses a wide variety of people with an equally wide variety of skills and interests which support an active participation in community affairs. This is becoming a more and more difficult objective to achieve. We need people to sit on committees and to run organisations – but we also need people with the full range of technical and craft skills as well.</p> <p>In order to maintain or rebalance our communities we must:</p> <ul style="list-style-type: none"> • Insist that affordable housing is an essential element of village development, particularly where this can lead to the maintenance of extended family groups. • Enable the elderly to remain in their community with the necessary care support. • Ensure that a broad variety of opportunities for employment is encouraged and supported wherever possible. • Resist the pressure of the urban dwelling planner to consider the countryside as a theme park. It is an industrial landscape with residential settlements. <p>On the last point we are mindful of a comment made during the creation of the South Downs National Park – “We need a National Park to save the South Downs from the farmers!” That is seriously putting the cart before the horse as it should not be forgotten by whom and how the South Downs landscape has been developed. The rural countryside cannot be set in concrete; it is a dynamic, changing and thus developing environment and is primarily an agricultural based industry vital to the national economy. The Core Strategy barely acknowledges agriculture which has to be the largest and probably most economically significant activity in the District. Nor is there any reference to the big and ancient estates that still dominate our rural land ownership and who are the primary creators of the present Cranborne Chase landscape. However, recognition of the increased business opportunities presented by farm diversification is welcomed, although to state that such development would only be permitted to farms located on the peripheries of villages which are not to be confused with hamlets or isolated dwellings. Such a policy can only be considered unacceptably restrictive, discriminatory and very unconstructive. Under the proposed new settlement hierarchy we welcome the intention for Sixpenny Handley to be designated a Rural Service Centre (RSC). Such a designation reinforces the village's already established role as a provider of community leisure; cultural; retail; educational; health and recreational as well as other service facilities providing support for both the village and adjacent communities within the parish and beyond. However, that said, there is nothing of significance within the rest of the document as to how this role is to be maintained let alone developed reinforcing the impression that it is merely a token</p>					

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											<p>gesture.</p> <p>In Sixpenny Handley and Pentridge we still retain the basic ingredients of vibrancy – but only just and they are almost imperceptibly slipping away. We have to develop in order to meet the needs of Dorset’s increasing population and to continue to provide the necessary services to fulfil our role as a Rural Service Centre. To that end it is disappointing to note that the prime transport corridors up here in the far north - the A354 and B3081 – with their vital public transport services barely get a mention and we wonder at times if we really are best served by East Dorset and might be better off in the North with its predominately rural population and outlook. Our three Main Settlements are Blandford Forum, Shaftesbury and Salisbury all of which lie not only outside East Dorset and therefore the scope of this document but in the case of the City of Salisbury - outside the county. For us Wimborne and the other East Dorset Main Settlements - the Bournemouth and Poole dormitory towns - are a long way away.</p> <p>Conclusions</p> <p>The draft paper is entirely lacking a strategy for the development of the rural area and thus ignores the present and future needs of almost 15% of the district’s population and their potential contribution to the whole. Moreover, without a proper strategy for the rural areas, C&EDDC risk losing substantial benefits from tourism and other income. It is therefore quite unacceptable for the East Dorset Local Plan to be passed to the Secretary of State for approval before these matters are thoroughly addressed.</p> <p>We most strongly support the responses and comments made by Knowlton Parish Council at Reference B and also DAPTC Eastern Area at Reference C, the vast majority of which apply similarly to Sixpenny Handley with Pentridge</p>					
360302	Mrs Hilary Chittenden	Environment TAG (East Dorset)	CSPS3 219	Objective 2		Yes	Yes		Yes	Yes	Supported particularly the creation of a local list in East Dorset and setting design standards.		No, I do not wish to participate at the oral examination		112	
359571	Mr Renny Henderson	Royal Society for the Protection of Birds	CSPS3 706	Objective 2							<p>We support the strategic objectives of the Core Strategy, especially objective 1 which seeks to “manage and safeguard the natural environment” and objective 3 which seeks to “adapt to the challenges of climate change”. Objective 4 (employment) and objective 5 (housing) present acute issues for the management and safeguarding of natural assets, as the HRA recognises, we comment further below.</p>		Yes, I wish to participate at the oral examination	<p>we would like to confirm that we wish to reserve the right to appear at the Examination into the Core Strategy, on the grounds the Core Strategy raises significant issues relating to the protection of internationally important wildlife sites (as highlighted in the HRA) and that there remains uncertainty over the delivery of appropriate and effective mitigation measures.</p>	112	
652710	Mr Gary		CSPS4 69	Objective 3	Yes	No	No	No	Yes	No	how can carbon emission be cut with VTSW5 when it is so far	shops giving the occupants a	No, I do not wish to participate at the		113	

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	Balmer										away from shops, schools, dentists and doctors and there is no bus route and a small path on one side of the road with no cycle path ?	simple route to amenities without the need for vehicles. Clearly marked, safe pathways and cycle routes.	oral examination			
652994	Mrs Kathleen Leader		CSPPS 39	Objective 3	No	No	Yes	Yes	Yes		VTSW5 is not in an accessible area, it is over a mile from anything in the village and over 2 miles from doctors, hub, morrisons and the playing fields. There is no room for a suitable cycle lane and the footpath is only on one side of the road and narrow in places, unsuitable for walking with young children, even if they could manage a 1.5mile walk to school.	Sustainable developments needs to be located in areas where residents can easily assess the towns amenities	No, I do not wish to participate at the oral examination		113	
359461	Mrs Nicola Brunt	Dorset Wildlife Trust	CSPPS 308	Objective 3		No				No	Adapting to the challenges of climate change should include reference to the natural environment. We consider that the wider benefits of ecosystem services should be recognised within this objective, in line with NPPF (109).	Suggested additional sentence Resilient and coherent ecological networks on a landscape scale are an essential part of adapting to climate change and optimising the benefits of ecosystem services	No, I do not wish to participate at the oral examination		113	
612430	Mr Nick Squirrel	Natural England, Dorset and Somerset Team	CSPPS 063	Objective 3							Objective 3 To adapt to the challenges of climate change. This objective should make reference to Ecosystem services (NPPF para 109) in this objective as an important delivery consideration.	Natural England have raised a consideration, however at this level of policy the incorporation of a modification may best be achieved through discussion with the LPA.	No, I do not wish to participate at the oral examination		113	
360302	Mrs Hilary Chittenden	Environment TAG (East Dorset)	CSPPS 220	Objective 3		No			No	No	We support the proposals for sustainable transport, requirements for developments to reduce their impact on climate change and for the sequential and exception tests to be applied locally to FRA. However, the considerations of necessary adaptations to climate change are incomplete. Adaptation to the challenges of climate change include recognition of the role of ecosystem services (including carbon sequestration through retention and appropriate management of permanent vegetation such as grassland and heathland, and habitat restoration and creation), watershed protection and flood risk attenuation, pollination, pest and disease control (NPPF para 109) Ensuring we have resilient and coherent ecological networks on a landscape scale is an essential part of our adaptation to climate change. Sustainability Appraisal SA Objective 1 Protect, enhance and expand habitats and protected species Biodiversity interest and the ecosystem services of proposed sites must be identified to ensure this challenge is addressed. There is no doubt that transport and development will impact on this objective.	Amend 2nd sentence to: To reduce impact on climate change, developments will be expected to incorporate measures to increase carbon sequestration, reduce greenhouse gas emissions and improve water and energy efficiency			113	
359571	Mr Renny Henderson	Royal Society for the Protection of Birds	CSPPS 707	Objective 3							We support the strategic objectives of the Core Strategy, especially objective 1 which seeks to “manage and safeguard the natural environment” and objective 3 which seeks to “adapt to the challenges of climate change”. Objective 4 (employment) and objective 5 (housing) present acute issues for the management and safeguarding of natural assets, as the HRA		Yes, I wish to participate at the oral examination	we would like to confirm that we wish to reserve the right to appear at the Examination into the Core Strategy, on the grounds the Core Strategy raises	113	

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											recognises, we comment further below.			significant issues relating to the protection of internationally important wildlife sites (as highlighted in the HRA) and that there remains uncertainty over the delivery of appropriate and effective mitigation measures.		
3595 46	Mrs K. Bradbury	Vale of Allen Parish Council	CSPS3 88	Objective 4	Yes	Yes					The development strategy for Bournemouth airport is very positive.		No, I do not wish to participate at the oral examination		114	
3594 61	Mrs Nicola Brunt	Dorset Wildlife Trust	CSPS1 309	Objective 4		Yes					Dorset Wildlife Trust supports the protection given to key environmental features and that opportunities will be taken to create new features and habitats where possible				114	
6124 30	Mr Nick Squirrell	Natural England, Dorset and Somerset Team	CSPS2 064	Objective 4	Yes	Yes					Natural England support the final two sentences of the Objective		No, I do not wish to participate at the oral examination		114	
3595 29	Mrs Lisa Goodwin	Sixpenny Handley with Pentridge Parish Council	CSPS2 411	Objective 4							<p>The clues to the Parish Council's concerns start to appear at the outset in the Key Strategy section of the document. The sequence in which those objectives are defined, indicates an emerging concept of constraining development to urban areas – and all that flows from such a presumption – in order to conserve the look and feel of the countryside. Development in the country areas is heavily suppressed by the presence of green belt and various designations of natural or environmental protection. Those of us who live in the country are allowed to do so in a manner which is designed to please those who do not – but would probably want to do so if they could.</p> <p>We believe that the underlying difficulty is that neither the authors of this series of documents (nor indeed some of the newer residents of rural Dorset) can see the creeping effect which such a policy has on the community viability in the villages and hamlets. For example, we complain when village pubs become gastro-pub high-price restaurants, but the outward migration of the people who used to support the village pub as a social centre is something which we have allowed to happen as a result of the influx of high-income or retired 'rural idyll'- seekers forcing the price of housing well out of reach. When that happens, there is no further need for a pub, post office or shop and the 'central place' structure proposed in the strategy becomes the solution.</p> <p>A 'vibrant' community is surely one which encompasses a wide variety of people with an equally wide variety of skills and interests which support an active participation in community affairs. This is becoming a more and more difficult objective to achieve. We need people to sit on committees and to run organisations – but we also need people with the full range of technical and craft skills as well.</p> <p>In order to maintain or rebalance our communities we must:</p>				114	2248941_01.pdf 2248948_01.pdf 2248860_01.pdf

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											<p>• Insist that affordable housing is an essential element of village development, particularly where this can lead to the maintenance of extended family groups.</p> <p>• Enable the elderly to remain in their community with the necessary care support.</p> <p>• Ensure that a broad variety of opportunities for employment is encouraged and supported wherever possible.</p> <p>• Resist the pressure of the urban dwelling planner to consider the countryside as a theme park. It is an industrial landscape with residential settlements.</p> <p>On the last point we are mindful of a comment made during the creation of the South Downs National Park – “We need a National Park to save the South Downs from the farmers!” That is seriously putting the cart before the horse as it should not be forgotten by whom and how the South Downs landscape has been developed. The rural countryside cannot be set in concrete; it is a dynamic, changing and thus developing environment and is primarily an agricultural based industry vital to the national economy. The Core Strategy barely acknowledges agriculture which has to be the largest and probably most economically significant activity in the District. Nor is there any reference to the big and ancient estates that still dominate our rural land ownership and who are the primary creators of the present Cranborne Chase landscape. However, recognition of the increased business opportunities presented by farm diversification is welcomed, although to state that such development would only be permitted to farms located on the peripheries of villages which are not to be confused with hamlets or isolated dwellings. Such a policy can only be considered unacceptably restrictive, discriminatory and very unconstructive. Under the proposed new settlement hierarchy we welcome the intention for Sixpenny Handley to be designated a Rural Service Centre (RSC). Such a designation reinforces the village’s already established role as a provider of community leisure; cultural; retail; educational; health and recreational as well as other service facilities providing support for both the village and adjacent communities within the parish and beyond. However, that said, there is nothing of significance within the rest of the document as to how this role is to be maintained let alone developed reinforcing the impression that it is merely a token gesture.</p> <p>In Sixpenny Handley and Pentridge we still retain the basic ingredients of vibrancy – but only just and they are almost imperceptibly slipping away. We have to develop in order to meet the needs of Dorset’s increasing population and to continue to provide the necessary services to fulfil our role as a Rural Service Centre. To that end it is disappointing to note that the prime transport corridors up here in the far north - the A354 and B3081 – with their vital public transport services barely get a mention and we wonder at times if we really are best served by East Dorset and might be better off in the North with its predominately rural population and outlook. Our three Main Settlements are Blandford Forum, Shaftesbury and Salisbury all</p>					

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											<p>of which lie not only outside East Dorset and therefore the scope of this document but in the case of the City of Salisbury - outside the county. For us Wimborne and the other East Dorset Main Settlements - the Bournemouth and Poole dormitory towns - are a long way away.</p> <p>Conclusions The draft paper is entirely lacking a strategy for the development of the rural area and thus ignores the present and future needs of almost 15% of the district's population and their potential contribution to the whole. Moreover, without a proper strategy for the rural areas, C&EDDC risk losing substantial benefits from tourism and other income. It is therefore quite unacceptable for the East Dorset Local Plan to be passed to the Secretary of State for approval before these matters are thoroughly addressed.</p> <p>We most strongly support the responses and comments made by Knowlton Parish Council at Reference B and also DAPTC Eastern Area at Reference C, the vast majority of which apply similarly to Sixpenny Handley with Pentridge</p>						
360302	Mrs Hilary Chittenden	Environment TAG (East Dorset)	CSPS3 225	Objective 4		No	No	No			<p>Support in part While welcoming the acknowledgement of the importance of the natural environment to the economy of the Districts, the role of "features" is overemphasised and we suggest is not the most appropriate wording.</p> <p>While welcoming the acknowledgement of the importance of the natural environment to the economy of the Districts, the role of selected "features" is overemphasised at the expense of landscape and natural environment which create and shape those features. The present wording has elicited comments of "theme park" approach. We need to manage those assets that attract large numbers of visitors so that they are not damaged by too many people ie achieve sustainable tourism.</p> <p>Sustainability Appraisal SA Objective 1 Protect, enhance and expand habitats and protected species Policies for employment sites largely preclude any habitat enhancement and expansion. Rivers in East Dorset will be at risk. To minimise risk to coherent ecological networks, impacts on BAP habitats and species should be considered (not only designated sites).</p> <p>A neutral score cannot be justified overall. It is definitely negative.</p> <p>Cumulative effects and summary We welcome acknowledgement that opportunities for habitat expansion and enhancement will be lost permanently on these sites. This loss should be mitigated or, where that is not possible, through off-site compensation.</p>	<p>Change penultimate sentence to, Sustainable tourism will ensure low impact on the historic and natural environment while helping to generate employment for local people.</p> <p>Change final sentence to Opportunities will be taken to enhance landscapes and townscapes and to improve, extend and link habitats.</p>	No, I do not wish to participate at the oral examination		114		
498034	Mr Richard Cutler		CSPS3 176	Objective 4		No	No	No	No	No	<p>Our representation on the Core Strategy Options, submitted on 11 January 2011, together with Stourbank Park, Wimborne: A Compelling Case – Part 1 (May 2010), resubmitted with our January 2011 representations, make two particular points that fall four square within Objective 4, namely:</p>	<p>The Core Strategy can be made sound by East Dorset commissioning Stages 2 and 3 of the local Employment Land Review and then recasting its</p>	Yes, I wish to participate at the oral examination	<p>East Dorset has failed to engage with us on our representations so a third party hearing is essential in order to mediate our case.</p>	114	2254009_01.pdf	

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											<p>1. Stourbank Park comprises previously developed land. It is therefore sequentially preferable to any other greenfield site; particularly the 30 hectares proposed at Blunts Farm, that requires the removal of established woodland that currently provides an essential landscape buffer, easing the sense of urbanization and coalescence as viewed from the A31. This buffer is especially important given the large format business uses (ie 'sheds') that make up the majority of the Uddens and Ferndown Industrial Estates.</p> <p>2. We believe that modest dispersal of employment development, as proposed at Stourbank Nurseries, is more sustainable, more deliverable, creates less traffic congestion (owing to the dispersal of traffic), and provides for a higher quality business environment than a simple extension of the 'large sheds' at Uddens and Ferndown. In our view, it is very difficult to see how any extension of the large industrial estates can deliver anything other than more of the same; which, though valuable as an employment asset, does not help to diversify the East Dorset economy or create a 'step change' towards a knowledge economy as proposed by Objective 4 (and as defined in the needs, 9th bullet point, that follow paragraph 3.1 of the draft plan. In a similar vein, we do not accept that all knowledge economy (or Use Class B1) jobs should be located in the Bournemouth-Poole-Christchurch conurbation. This can only lead to longer than necessary commuting within an urban form that has limited opportunities for rail-based travel to work. It also ignores the potential of the 'rural' or 'market town' economy. Moreover, whilst Bournemouth Airport offers some useful, out of town business space potential, this is likely to be (or, from a planning policy point of view, should be of) a scale to suit large to medium-sized enterprises linked to an 'aviation cluster'. Choice and flexibility are key criteria for employment development – this needs to be reflected on the site allocations (ie a selection of large and small sites, catering for industrial, office and R&D occupiers).</p> <p>It follows that East Dorset's Employment Land Review needs to provide for a segmented and targeted approach to employment development. It does not. In fact, the employment evidence base is deficient as only Stage 1 of the Employment Land Review 2006-2026 has been completed. This simply provides a "stock take of the existing situation" (paragraph 1.4 of the review), leaving Stage 2 to assess the scale and nature of likely demand and available supply and Stage 3 to identify and designate new employment sites in order to create a balanced employment land portfolio. Stages 2 and 3 have not been commissioned at the district level. There is, therefore, a prima facie, and unequivocal, case that the East Dorset Core Strategy is unsound because:</p> <ul style="list-style-type: none"> • The objectives have been formulated in advance of the evidence. Axiomatically, the objectives are not, therefore, justified (by the evidence). • The employment policies (in Chapter 10, so far as we are concerned) are not founded on an evidence base, for example 	<p>allocations and approach to employment based on the evidence that is made available. Objective 4 does not need to change, only the outputs from this objective – in our case, the allocations in Chapter 10 and, in particular, a new allocation at Stourbank Park in accordance with our Compelling Case – Part 1 submitted in May 2010.</p>		<p>As a former Director of Arlington Securities Plc (now Goldman), the company that originated the business park concept in the UK, we have substantial experience in the delivery of employment and economic strategies, which ought to be of assistance to the examination.</p>		

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											<p>relating to the scale and nature of employment demand and supply at the local level, and there is no evidence that a balanced employment land portfolio has been proposed: in fact, on the contrary, only two very large employment sites have been allocated in Chapter 10. We are aware of the Bournemouth, Dorset & Poole Workspace Studies 2008 and 2012, but these are too strategic fail to examine the actual take up rates of land (ie in hectares per annum) at the local level and the different needs of the B1, B2 and B8 markets. There is, moreover, also the question of balance. The table on page 67 of the Workspace Study 2012 suggests that East Dorset will have far fewer smaller scale, local business parks for the period 2011-31, confirming that the SME and small office sector is not being planned for in a positive way.</p> <ul style="list-style-type: none"> The plan has not been positively prepared because, so far as employment allocations are concerned, this is the function of Stages 2 and 3 of the employment land review process, which have not been commissioned. <p>The following extracts from the Workspace Study 2008 confirm these conclusions:</p> <ul style="list-style-type: none"> Paragraph 8.17 states "The local planning policies should recognise the need for a variety of employment sites. The supply analysis has identified that the majority of the potential supply is concentrated within a limited number of large sites and there might be a need for the identification of additional smaller sites". Paragraph 8.20 states "The allocated supply should meet the demand in terms of overall quantity and provide choice with regards to size and location. Consideration should be given to specific needs of locally important sectors and sectors with potential for growth such as the finance and business services, marine sector and the aviation sector. Paragraph 8.25 states "Across the sub-region smaller scale office development in market towns should be supported to provide local employment and reduce the need for travel. This sort of development is not going to happen in a meaningful way in the retail and historic core of Wimborne, but Stourbank Park provides a reasonable alternative (which still meets the potential of the same market area). <p>These paragraphs are, in essence, a brief for a local Employment Land Review to inform the Core Strategy. The Workspace Studies 2008 and 2012 only deal with aggregated data and key sites across the whole of Bournemouth, Poole and Dorset.</p> <p>Thus, the draft Core Strategy has, in short, ignored a very strong needs and demand-based case for a Use Class B1 allocation at Stourbank Nurseries to accommodate the demand for growing small to medium sized enterprises (SMEs) within East Dorset. This proposal can be combined with residential (and other uses) to create a mixed-use, sustainable development. This is consistent with Objective 4, but the Council has come to an incorrect and unsound conclusion because it has not formulated its employment allocations based on an up to date, complete and locally specific/relevant Employment Land Review.</p>					

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359571	Mr Renny Henderson	Royal Society for the Protection of Birds	CSPS3708	Objective 4							We support the strategic objectives of the Core Strategy, especially objective 1 which seeks to “manage and safeguard the natural environment” and objective 3 which seeks to “adapt to the challenges of climate change”. Objective 4 (employment) and objective 5 (housing) present acute issues for the management and safeguarding of natural assets, as the HRA recognises, we comment further below.		Yes, I wish to participate at the oral examination	we would like to confirm that we wish to reserve the right to appear at the Examination into the Core Strategy, on the grounds the Core Strategy raises significant issues relating to the protection of internationally important wildlife sites (as highlighted in the HRA) and that there remains uncertainty over the delivery of appropriate and effective mitigation measures.	114	
653852	Mrs Susan Newmann-Crane		CSPS645	Objective 5		No		Yes	Yes		Not enough provision for affordable housing: both for rent and purchase, by local people.	Increase considerably the % of affordable housing and link it to local residents as a condition. We have to do all we can to control the rate of influx of people from outside, which is the biggest factor in housing being unaffordable for our own residents.	No, I do not wish to participate at the oral examination		115	
654506	Mr John Showell		CSPS805	Objective 5	Yes	No		Yes	Yes		How long does a person have to live in the area before their needs are defined as local? The proposal to provide sufficient housing for local needs can only be met if migration into the area is limited. In other attractive areas such as the Channel Islands the only way to meet local needs has been to build housing exclusively for local (defined by law) people and to operate a two tier housing market. As neither of these policies are legal in England (see arguments put forward in Lake District) the planners have no method to meet affordable housing targets.	Be open about the impact of continued movement into the area on housing availability rather than indicating that increased take up of green field land will improve the situation. Use the example of National Policy on housing in Central London housing opportunity is to be driven by price in future not need.	No, I do not wish to participate at the oral examination		115	
654688	Mr Paul Newmann	Paul Newman Property Consultants Limited	CSPS827	Objective 5	Yes	No	Yes	Yes	Yes	Yes	The objectives are supported, but the supporting text refers to providing sufficient housing to reduce local housing needs, this is contrary to the requirements of the National Planning Policy Framework (NPPF) to positively plan for development and to meet the full identified assessed needs for the market and affordable housing in the housing market area.	Amend the first sentence of objective 5, to state: Sufficient housing will be provided in Christchurch and East Dorset to address housing needs, whilst maintaining the character of local communities.	Yes, I wish to participate at the oral examination	It is considered that this is a fundamental point in respect of the key objectives of the Core Strategy and what the Core Strategy should be aiming to deliver and as such it is important that this point is made to the Inspector at the hearing sessions.	115	
523531	Mr Tim Hoskinson	Savills	CSPS2113	Objective 5		No	No	No	No	No	Object: this part of the plan is unsound as it is not positively prepared, justified or effective. The objective of delivering a suitable, affordable and sustainable range of housing to provide for local needs as set out in the heading for Objective 5 is supported. However the subsequent text refers to providing sufficient housing to reduce local needs. This aspect of Objective 5 is	Changes required: Amend the first sentence of Objective 5 as follows: Sufficient housing will be provided in Christchurch and East Dorset to address reduce local housing needs, whilst maintaining the	Yes, I wish to participate at the oral examination	The recognition in Strategic Objective 1 of the need to review the Green Belt to allow for the release of land for new housing and employment development is supported. This is the most	115	

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											inconsistent with the requirements of the National Planning Policy Framework to plan positively for development and to meet the full, objectively assessed needs for market and affordable housing in the housing market area. The fourth sentence of Objective 5 refers to the provision of affordable housing at a rate of 35% of total units being developed. The Core Strategy needs to take a flexible approach to affordable housing provision to allow the circumstances for individual sites to be taken into account, along with other factors such as the strength of the housing market and the availability of grant funding. It is considered inappropriate to refer to a specific rate of delivery within the Objectives section of the Core Strategy.	character of local communities. Delete the second part of the fourth sentence of paragraph 3.52 as follows: All residential development resulting in a net increase in dwellings will contribute towards provision of affordable housing.		appropriate strategy for the area taking into account evidence in relation to housing need and the availability of housing land.		
359529	Mrs Lisa Goodwin	Sixpenny Handley with Pentridge Parish Council	CSPS2412	Objective 5							The clues to the Parish Council's concerns start to appear at the outset in the Key Strategy section of the document. The sequence in which those objectives are defined, indicates an emerging concept of constraining development to urban areas – and all that flows from such a presumption – in order to conserve the look and feel of the countryside. Development in the country areas is heavily suppressed by the presence of green belt and various designations of natural or environmental protection. Those of us who live in the country are allowed to do so in a manner which is designed to please those who do not – but would probably want to do so if they could. We believe that the underlying difficulty is that neither the authors of this series of documents (nor indeed some of the newer residents of rural Dorset) can see the creeping effect which such a policy has on the community viability in the villages and hamlets. For example, we complain when village pubs become gastro-pub high-price restaurants, but the outward migration of the people who used to support the village pub as a social centre is something which we have allowed to happen as a result of the influx of high-income or retired 'rural idyll'- seekers forcing the price of housing well out of reach. When that happens, there is no further need for a pub, post office or shop and the 'central place' structure proposed in the strategy becomes the solution. A 'vibrant' community is surely one which encompasses a wide variety of people with an equally wide variety of skills and interests which support an active participation in community affairs. This is becoming a more and more difficult objective to achieve. We need people to sit on committees and to run organisations – but we also need people with the full range of technical and craft skills as well. In order to maintain or rebalance our communities we must: • Insist that affordable housing is an essential element of village development, particularly where this can lead to the maintenance of extended family groups. • Enable the elderly to remain in their community with the necessary care support. • Ensure that a broad variety of opportunities for employment is encouraged and supported wherever possible.				115	2248860_0_1.pdf 2248948_0_1.pdf 2248941_0_1.pdf

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											<p>• Resist the pressure of the urban dwelling planner to consider the countryside as a theme park. It is an industrial landscape with residential settlements.</p> <p>On the last point we are mindful of a comment made during the creation of the South Downs National Park – “We need a National Park to save the South Downs from the farmers!” That is seriously putting the cart before the horse as it should not be forgotten by whom and how the South Downs landscape has been developed. The rural countryside cannot be set in concrete; it is a dynamic, changing and thus developing environment and is primarily an agricultural based industry vital to the national economy. The Core Strategy barely acknowledges agriculture which has to be the largest and probably most economically significant activity in the District. Nor is there any reference to the big and ancient estates that still dominate our rural land ownership and who are the primary creators of the present Cranborne Chase landscape. However, recognition of the increased business opportunities presented by farm diversification is welcomed, although to state that such development would only be permitted to farms located on the peripheries of villages which are not to be confused with hamlets or isolated dwellings. Such a policy can only be considered unacceptably restrictive, discriminatory and very unconstructive. Under the proposed new settlement hierarchy we welcome the intention for Sixpenny Handley to be designated a Rural Service Centre (RSC). Such a designation reinforces the village’s already established role as a provider of community leisure; cultural; retail; educational; health and recreational as well as other service facilities providing support for both the village and adjacent communities within the parish and beyond. However, that said, there is nothing of significance within the rest of the document as to how this role is to be maintained let alone developed reinforcing the impression that it is merely a token gesture.</p> <p>In Sixpenny Handley and Pentridge we still retain the basic ingredients of vibrancy – but only just and they are almost imperceptibly slipping away. We have to develop in order to meet the needs of Dorset’s increasing population and to continue to provide the necessary services to fulfil our role as a Rural Service Centre. To that end it is disappointing to note that the prime transport corridors up here in the far north - the A354 and B3081 – with their vital public transport services barely get a mention and we wonder at times if we really are best served by East Dorset and might be better off in the North with its predominately rural population and outlook. Our three Main Settlements are Blandford Forum, Shaftesbury and Salisbury all of which lie not only outside East Dorset and therefore the scope of this document but in the case of the City of Salisbury - outside the county. For us Wimborne and the other East Dorset Main Settlements - the Bournemouth and Poole dormitory towns - are a long way away.</p> <p>Conclusions The draft paper is entirely lacking a strategy for the development</p>						

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											of the rural area and thus ignores the present and future needs of almost 15% of the district's population and their potential contribution to the whole. Moreover, without a proper strategy for the rural areas, C&EDDC risk losing substantial benefits from tourism and other income. It is therefore quite unacceptable for the East Dorset Local Plan to be passed to the Secretary of State for approval before these matters are thoroughly addressed. We most strongly support the responses and comments made by Knowlton Parish Council at Reference B and also DAPTC Eastern Area at Reference C, the vast majority of which apply similarly to Sixpenny Handley with Pentridge						
360949	Mr Stuart Goodwill	Barratt David Wilson Ltd	CSPS2 708	Objective 5	No	No	Yes	Yes	Yes	Yes	Delivering a suitable, affordable and sustainable range of housing to provide for local needs as set out in the heading for Objective 5 is supported. However the subsequent text refers to providing sufficient housing to reduce local needs. This aspect of Objective 5 is inconsistent with the requirements of the National Planning Policy Framework to plan positively for development and to meet the full, objectively assessed needs for market and affordable housing in the housing market area.	Amend the first sentence of Objective 5 as follows: Sufficient housing will be provided in Christchurch and East Dorset to address housing needs, whilst maintaining the character of local communities.	Yes, I wish to participate at the oral examination	It is considered important that the implications of the issues raised in the representations go to the heart of the soundness of the plan, in respect of the key objectives of what the Core Strategy should be delivering and as such it is imperative that we are present at the hearing sessions to discuss the matter with the Inspector.	115		
360302	Mrs Hilary Chittenden	Environment TAG (East Dorset)	CSPS3 226	Objective 5		Yes	Yes	Yes	Yes	Yes	Support particularly the recognition of the need to reduce demand while maintaining the character of local communities. Both are equally important in ensuring the maintenance of social cohesion. We also welcome recognition of the need for affordable housing of all sizes so that new families do not rapidly outgrow their homes. Integrated development of all sizes and tenures is essential to ensure sustainability. Sustainability Appraisal SA Objective 1 Protect, enhance and expand habitats and protected species There will undoubtedly be some habitat losses and others will be put at risk. In the absence of survey these cannot be quantified. Not all will be mitigated through the provision of SANGs. Scoring has to be "Unknown" but without adequate design and management of the SANGs could be negative.		No, I do not wish to participate at the oral examination		115		
523531	Mr Tim Hoskinson	Savills	CSPS3 184	Objective 5		No	No	No	No	No	The objective of delivering a suitable, affordable and sustainable range of housing to provide for local needs as set out in the heading for Objective 5 is supported. However the subsequent text refers to providing sufficient housing to reduce local needs. This aspect of Objective 5 is inconsistent with the requirements of the National Planning Policy Framework to plan positively for development and to meet the full, objectively assessed needs for market and affordable housing in the housing market area. The fourth sentence of Objective 5 refers to the provision of	Amend the first sentence of Objective 5 as follows: Sufficient housing will be provided in Christchurch and East Dorset to address reduce local housing needs, whilst maintaining the character of local communities. Delete the second part of the fourth sentence of paragraph 3.52 as follows:	Yes, I wish to participate at the oral examination	Savills are acting on behalf of Barratt David Wilson Homes in relation to land to the north of Christchurch Road, West Parley that forms the FWP4 allocation in the Pre-submission Draft Core Strategy. We are seeking participation at the oral part of the examination	115	2249910_0 1.pdf 2249911_0 1.pdf 2249912_0 1.pdf	

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											affordable housing at a rate of 35% of total units being developed. The Core Strategy needs to take a flexible approach to affordable housing provision to allow the circumstances for individual sites to be taken into account, along with other factors such as the strength of the housing market and the availability of grant funding. It is considered inappropriate to refer to a specific rate of delivery within the Objectives section of the Core Strategy.	All residential development resulting in a net increase in dwellings will contribute towards provision of affordable housing		in order to help ensure that the plan is sound and deliverable			
523319	Mr Ryan Johnson	Turley Associates	CSPS3 292	Objective 5		No				Yes	In respect of housing provision, the first sentence states that sufficient housing will be provided to 'reduce local needs'. This does not reflect paragraphs 14, 47 and 182 of NPPF. This requires LPAs to 'meet' objectively assessed needs, unless to do so would conflict with NPPF as whole or specific restraint policies therein.	This sentence should be revised to become a 'Positively Prepared' objective under paragraph 182 of NPPF. This could for example be worded more positively as seeking to provide sufficient housing to meet the social and economic needs of the area to 2028, whilst avoiding, or where appropriate mitigating unacceptable impacts to the areas built and natural environment. If the Council are to retain the words 'local needs, then further justification is required elsewhere in the plan. We comment further on housing need and supply in respect of Policy KS3 below.	Yes, I wish to participate at the oral examination	We would wish to participate at the Examination in Public to elaborate on these comments, particularly in the context of the lands controlled by our client.	115	2255452_01.pdf 2255451_01.pdf	
490815	Mrs Trish Jamieson	Burton Parish Council	CSPS3 661	Objective 5							Burton Village is felt by those who live there to be a very special community. Despite the spurt of housing growth in the 1960s and 1970s the new development was confined to the area between Salisbury Road and Stony Lane and Burton's essential character as a rural village has been maintained. This is recognised by the establishment of the Burton Conservation Area, which protects the core of the old village and its essential features. The Parish Council, elected in May 2011, in commenting on these proposals has as its aim the preservation and enhancement of the character of the village and the lives of its residents by: _ Preventing development inimical to the village _ Supporting and promoting appropriate developments To this end the Council supports the need for a new Local Plan and Core Strategy and acknowledges that without the new plan there is a considerable danger that developers will be able to seek to pursue development proposals which might not be in the best interests of the Village. The Parish Council also accepts that the new Core Strategy offers opportunities to protect services and facilities in the village, and to develop new ones -					115	

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											<p>for example, to pursue extensions to public transport, to protect local shops and facilities, and to secure improvements to private transport.</p> <p>Aware of the difficulties facing young couples with roots in the village finding housing, the Council welcomes the commitment to allowing a development of 100% affordable housing and will seek the adoption of a Rural Exception policy for Burton.</p> <p>For these reasons the Council welcomes many of the new policies and proposals, but it has to be noted that it has serious concerns over proposed Policy CN2. Objective 5</p> <p>The Council notes the intentions of this Objective. Nevertheless the Council also notes that for people living in the hinterland there is no alternative than travel by car, and also notes that given the lack of employment opportunities in the village it is inevitable that people will seek to travel to work by car. The Council believes that support for alternative transport choices must not be at the expense of making travel by car more difficult.</p>						
656629	John Campbell	Roeshot Hill Allotment Association	CSPS3 837	Objective 5							<p>We appreciate that the strategy within the Document relates to a wide geographic area and the rationalisation of demands from a wide range of competing interests. Whilst the interests and concerns of Christchurch allotment gardeners may seem almost incidental in such context, they are by no means so. We have examined the Document from three perspectives: (1) proposals affecting Christchurch; (2) allotment provision in Christchurch and (3) the impact on the rural environment of Christchurch. We have found that a number of the issues that concern us touch upon fundamental principles contained in the document.</p> <p>HOUSING POLICY - Christchurch</p> <p>The Document draws upon a number of assessments of housing supply and predicted demand to conclude that urban infill will be insufficient to meet future housing needs. After briefly reviewing the physical constraints on building elsewhere in Christchurch, it is proposed to adjust the Green Belt area at Roeshot Hill, Burton and Marsh Lane to accommodate housing developments.</p> <p>1. We consider these proposals to be unjustified in that:</p> <p>1.1 They rest on the assumption that 'housing trumps environment' in a Borough which is characterised by its urban, rural and coastal mix, which makes 'life pleasant' for its inhabitants and which attracts a large volume of visitors and vacationers. Our view is that the assumption in the document is merely a subjective assessment, and that it fails to grasp the inconvenient truth that Christchurch cannot accommodate all who may wish to live in the Borough whilst maintaining its present character.</p> <p>1.2 The proposals for housing at Burton fail to explain how an additional 45 dwellings will serve the 'specific needs' of the village. On the contrary, the effect of the proposal would be negative by turning Burton from a village into a conurbation.</p>		Yes, I wish to participate at the oral examination		115	2267876_01.pdf	

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											<p>1.3 The Document contemplates the development of ‘exception sites’ in order to meet the need for affordable housing in the area. This weakens the case for provision of new market homes at the expense of the rural environment.</p> <p>2. The proposals are ineffective in that:</p> <p>2.1 They would adversely affect the Green Belt by releasing some of the ‘best and most versatile agricultural land’ at Roeshot Hill and substituting unspecified land of lesser value.</p> <p>2.2 They do not ensure the reduction of local demand for new market homes in the absence of a residential qualification (such as applied elsewhere in Dorset) and/or other measures to ensure that local residents have the ability and opportunity to absorb new housing as it becomes available. The document admits the attractions of Christchurch as a retirement location, and the phenomenon of ‘supply stimulating demand’ could well result in migrants from other areas of the country exacerbating rather than reducing the demands on local resources without reducing local housing needs.</p> <p>3. The proposals are non-compliant with section 110 Localism Act 2011</p> <p>Christchurch shares a housing market area and travel to work area with Bournemouth and Poole, New Forest Council and adjacent local authorities in Hampshire. It is mostly a matter of preference rather than strategic issues that determine where people live. If it is the case that Christchurch cannot accommodate more than 2060 additional homes without impacting on its rural villages and Green Belt, the question arises as to whether there has been a reasonable allocation of resources to absorb regional housing needs.</p> <p>Despite some reference to joint working with neighbouring Dorset authorities (but not Hampshire) there is no evidence of any specific arrangement whereby unmet requirements in Christchurch might be met by neighbouring authorities, particularly by Bournemouth ,which is by far the largest authority. We feel that it is reasonable to conclude that the Christchurch Borough Council and East Dorset District Council have failed to fully exhaust the duty to co-operate with adjoining local authorities within the spirit of section 110.</p> <p>4. The proposals are non-compliant in respect of Sustainability</p> <p>The Sustainability Assessment is not on consultation and is only referred to in paragraph 1.21. By not have the SA open for consultation in the same way as the Core Strategy the Council are failing to complete stage D of the Sustainability Assessment effectively and thus the Core Strategy is unsound. This could be subject to Judicial Review.</p>					
523319	Mr Ryan Johnson	Turley Associates	CSPS3773	Objective 5	No				Yes		<p>Thank you for the invitation to comment on the Pre-Submission Core Strategy DPD. I write on behalf of our client, Burry & Knight Ltd, who are the owners and developers of Hoburne Farm Estate, which includes land east of phase 8 of the Hoburne Farm Estate (SHLAA reference 8/11/0525); and are the owners and operators of Hoburne Caravan Park (SHLAA reference 8/11/0287).</p>	<p>Suggested Change This sentence should be revised to become a ‘Positively Prepared’ objective under paragraph 182 of NPPF. This could for example be worded more positively as seeking to provide sufficient housing to meet</p>	<p>Yes, I wish to participate at the oral examination</p>	<p>We would wish to participate at the Examination in Public to elaborate on these comments, particularly in the context of the lands controlled by our client.</p>	115	

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											<p>Our clients support the Council in their objective to progress and adopt a Local Plan for the area as quickly as possible. This will provide clarity and certainty for the development industry and all those who interact with the planning system. More importantly it will assist the Council in its efforts to address the significant housing land supply shortages in the borough, particularly over the next five years.</p> <p>We have reviewed the plan and its evidence base and conclude that revisions are needed if the Council are to satisfy the tests of soundness in the NPPF. The following paragraph/policy specific comments are therefore made to assist the Council in finalising the plan before it is formally submitted to the Secretary of State. We would wish to participate at the Examination in Public to elaborate on these comments, particularly in the context of the lands controlled by our client.</p> <p>Objective 5 Comment In respect of housing provision, the first sentence states that sufficient housing will be provided to 'reduce local needs'. This does not reflect paragraphs 14, 47 and 182 of NPPF. This requires LPAs to 'meet' objectively assessed needs, unless to do so would conflict with NPPF as whole or specific restraint policies therein.</p>	the social and economic needs of the area to 2028, whilst maintaining the character of local communities.				
652710	Mr Gary Balmer		CSPS470	Objective 6	Yes	Yes	No	No	Yes	No	the development on VTSW5 would push every resident onto the roads and to buy extra cars. There is no easy pedestrian/cycle route anywhere and no bus service.	development in an area where residents do not have to use a car	No, I do not wish to participate at the oral examination		116	
652994	Mrs Kathleen Leader		CSPS40	Objective 6	No	No	Yes	Yes	Yes	Yes	VTSW5 is not easily accessible to anything the town has to offer. It will only encourage more car use and any families living there will have to buy a second car, not reduce their carbon emissions.	developments must as the policy states encourage less use of vehicles	No, I do not wish to participate at the oral examination		116	
654320	Mrs Meghan Downing	Highways Agency	CSPS748	Objective 6	Yes	Yes					We are very supportive of the aim to reduce congestion by reducing the need to travel and encouraging alternatives to the car. As with the Core Strategy Vision, we support the recognition of concerns on the Ameysford to Merley link, however we would add that the delivery mechanism for this proposal is yet to be clarified.		No, I do not wish to participate at the oral examination		116	
654660	Anne Mason	Transition Town Christchurch	CSPS933	Objective 6		Yes	Yes	Yes	Yes	Yes	Good				116	2259130_01.pdf
359461	Mrs Nicola Brunt	Dorset Wildlife Trust	CSPS1310	Objective 6		No				No	<p>Dorset Wildlife Trust considers that recognition is required that transport schemes may have adverse environmental impacts, which should be minimised. An example is the dualling of the A31 (T) between Merley and Ameysford, which, although in the Local Transport Plan, will have impacts on biodiversity. This would comply with NPPF (109).</p> <p>DWT support the development of new Green Infrastructure.</p>	<p>To reduce the need for our communities to travel, and to do so more easily by a range of travel choices.</p> <p>The overall aim will be to reduce congestion in key locations, by reducing the need to travel and encouraging public transport use, walking and cycling as alternatives to the car, and to minimise any adverse environmental impacts of transport schemes. Development will be located in the most</p>	No, I do not wish to participate at the oral examination		116	

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												accessible locations, focused on prime transport corridors and town centres. New residential development will be located either close to existing facilities, or where good transport links exist to such facilities.				
6124 30	Mr Nick Squirrell	Natural England, Dorset and Somerset Team	CSPS2 065	Objective 6	Yes	Yes					Natural Enagland welcome the final sentence of the objective.		No, I do not wish to participate at the oral examination		116	
3595 29	Mrs Lisa Goodwin	Sixpenny Handley with Pentridge Parish Council	CSPS2 413	Objective 6							<p>The clues to the Parish Council’s concerns start to appear at the outset in the Key Strategy section of the document. The sequence in which those objectives are defined, indicates an emerging concept of constraining development to urban areas – and all that flows from such a presumption – in order to conserve the look and feel of the countryside. Development in the country areas is heavily suppressed by the presence of green belt and various designations of natural or environmental protection. Those of us who live in the country are allowed to do so in a manner which is designed to please those who do not – but would probably want to do so if they could.</p> <p>We believe that the underlying difficulty is that neither the authors of this series of documents (nor indeed some of the newer residents of rural Dorset) can see the creeping effect which such a policy has on the community viability in the villages and hamlets. For example, we complain when village pubs become gastro-pub high-price restaurants, but the outward migration of the people who used to support the village pub as a social centre is something which we have allowed to happen as a result of the influx of high-income or retired ‘rural idyll’- seekers forcing the price of housing well out of reach. When that happens, there is no further need for a pub, post office or shop and the ‘central place’ structure proposed in the strategy becomes the solution.</p> <p>A ‘vibrant’ community is surely one which encompasses a wide variety of people with an equally wide variety of skills and interests which support an active participation in community affairs. This is becoming a more and more difficult objective to achieve. We need people to sit on committees and to run organisations – but we also need people with the full range of technical and craft skills as well.</p> <p>In order to maintain or rebalance our communities we must:</p> <ul style="list-style-type: none"> • Insist that affordable housing is an essential element of village development, particularly where this can lead to the maintenance of extended family groups. • Enable the elderly to remain in their community with the necessary care support. • Ensure that a broad variety of opportunities for employment is encouraged and supported wherever possible. • Resist the pressure of the urban dwelling planner to consider the countryside as a theme park. It is an industrial landscape 				116	2248941_0_1.pdf 2248948_0_1.pdf 2248860_0_1.pdf

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											<p>with residential settlements.</p> <p>On the last point we are mindful of a comment made during the creation of the South Downs National Park – “We need a National Park to save the South Downs from the farmers!” That is seriously putting the cart before the horse as it should not be forgotten by whom and how the South Downs landscape has been developed. The rural countryside cannot be set in concrete; it is a dynamic, changing and thus developing environment and is primarily an agricultural based industry vital to the national economy. The Core Strategy barely acknowledges agriculture which has to be the largest and probably most economically significant activity in the District. Nor is there any reference to the big and ancient estates that still dominate our rural land ownership and who are the primary creators of the present Cranborne Chase landscape. However, recognition of the increased business opportunities presented by farm diversification is welcomed, although to state that such development would only be permitted to farms located on the peripheries of villages which are not to be confused with hamlets or isolated dwellings. Such a policy can only be considered unacceptably restrictive, discriminatory and very unconstructive. Under the proposed new settlement hierarchy we welcome the intention for Sixpenny Handley to be designated a Rural Service Centre (RSC). Such a designation reinforces the village’s already established role as a provider of community leisure; cultural; retail; educational; health and recreational as well as other service facilities providing support for both the village and adjacent communities within the parish and beyond. However, that said, there is nothing of significance within the rest of the document as to how this role is to be maintained let alone developed reinforcing the impression that it is merely a token gesture.</p> <p>In Sixpenny Handley and Pentridge we still retain the basic ingredients of vibrancy – but only just and they are almost imperceptibly slipping away. We have to develop in order to meet the needs of Dorset’s increasing population and to continue to provide the necessary services to fulfil our role as a Rural Service Centre. To that end it is disappointing to note that the prime transport corridors up here in the far north - the A354 and B3081 – with their vital public transport services barely get a mention and we wonder at times if we really are best served by East Dorset and might be better off in the North with its predominately rural population and outlook. Our three Main Settlements are Blandford Forum, Shaftesbury and Salisbury all of which lie not only outside East Dorset and therefore the scope of this document but in the case of the City of Salisbury - outside the county. For us Wimborne and the other East Dorset Main Settlements - the Bournemouth and Poole dormitory towns - are a long way away.</p> <p>Conclusions</p> <p>The draft paper is entirely lacking a strategy for the development of the rural area and thus ignores the present and future needs of almost 15% of the district’s population and their potential</p>					

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											<p>contribution to the whole. Moreover, without a proper strategy for the rural areas, C&EDDC risk losing substantial benefits from tourism and other income. It is therefore quite unacceptable for the East Dorset Local Plan to be passed to the Secretary of State for approval before these matters are thoroughly addressed.</p> <p>We most strongly support the responses and comments made by Knowlton Parish Council at Reference B and also DAPTC Eastern Area at Reference C, the vast majority of which apply similarly to Sixpenny Handley with Pentridge</p>					
360302	Mrs Hilary Chittenden	Environment TAG (East Dorset)	CSPP3 227	Objective 6	No	Yes	No	No	No	No	<p>Support in part</p> <p>We welcome proposals for reducing the need to travel and encouraging sustainable travel choices. The CS contains specific proposals (notably for new roads and junction changes at West Parley) designed to reduce congestion. Traffic calming measures proposed for other centres may increase GHG emissions due to inefficiencies of vehicle engines at lower speeds but encourage HGVs to choose other routes so reducing emissions and noise where pedestrians and local residents quality of life should take precedence.</p> <p>The overall aim should be to reduce fossil fuel consumption and GHG emissions. This will be achieved by reducing the need to travel and traffic congestion.</p> <p>Where good transport links (particularly bus services) do not exist or are unlikely to be introduced for all the proposed new residential development ("new neighbourhoods"), the policies conflict with the objective and fail to meet the requirements of NPPF para 17 (penultimate bullet point) .</p> <p>As noted in comments on the Vision, the objective repeats proposals in LTP3. The road proposals for the B3073 and A31 will have damaging consequences for SNCIs.</p> <p>Sustainability Appraisal</p> <p>SA Objective 1 Protect, enhance and expand habitats and protected species</p> <p>The best we can hope for with ME1 is to reduce the impact of some of these routes – it will not ensure "no adverse impact on biodiversity".</p> <p>Score is negative not 0</p>		No, I do not wish to participate at the oral examination		116	
490815	Mrs Trish Jamieson	Burton Parish Council	CSPP3 662	Objective 6							<p>Burton Village is felt by those who live there to be a very special community. Despite the spurt of housing growth in the 1960s and 1970s the new development was confined to the area between Salisbury Road and Stony Lane and Burton's essential character as a rural village has been maintained. This is recognised by the establishment of the Burton Conservation Area, which protects the core of the old village and its essential features.</p> <p>The Parish Council, elected in May 2011, in commenting on these proposals has as its aim the preservation and enhancement of the character of the village and the lives of its residents by:</p>				116	

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											<p>_ Preventing development inimical to the village _ Supporting and promoting appropriate developments To this end the Council supports the need for a new Local Plan and Core Strategy and acknowledges that without the new plan there is a considerable danger that developers will be able to seek to pursue development proposals which might not be in the best interests of the Village. The Parish Council also accepts that the new Core Strategy offers opportunities to protect services and facilities in the village, and to develop new ones - for example, to pursue extensions to public transport, to protect local shops and facilities, and to secure improvements to private transport. Aware of the difficulties facing young couples with roots in the village finding housing, the Council welcomes the commitment to allowing a development of 100% affordable housing and will seek the adoption of a Rural Exception policy for Burton. For these reasons the Council welcomes many of the new policies and proposals, but it has to be noted that it has serious concerns over proposed Policy CN2. Objective 6 The Council strongly welcome the commitment to improve the junctions at the intersections of Stony Lane and Salisbury Road with the A35.</p>					
654456	Elliot Marx		CSPS958	Objective 7			Yes	No			<p>The aspiration to help our communities thrive and help people support each other fits with the spirit of the Localism Act and the idea behind the 'Big Society' But explicit reference needs to be made in the Core Strategy Vision and in Objective 7 of the importance of a Town Centre Community Hall. Reinstate former wording of 24 Dec 2010 options for consideration Christchurch Town Centre : "The town centre enjoys relative good provision of public halls and meeting rooms, including the Druitt Hall, the Baptist Church Hall on Bargates and the Mayor's Parlour on the High Street. There are plans to rebuild a community centre on the site of the Druitt Hall and a fund raising scheme for the project is currently being prepared"</p>				117	
654660	Anne Mason	Transition Town Christchurch	CSPS934	Objective 7							<p>..."the focus for commercial, retail and community facilities..." Add "community halls to promote resilience"</p>				117	2259130_01.pdf
656493	Cllr Tony Gibb	Eastern Area DAPTC	CSPS1468	Objective 7		No	No	No	No	No	<p>RURAL RESPONSE TO EAST DORSET AND CHRISTCHURCH CORE STRATEGY This response is made to supplement those made by individual parishes. Some of the points made are general to all some are specific to a few. This response does not concern itself with Christchurch Borough. Area Covered by Response including the parishes and grouped parishes of Aderholt, Cranborne, Knowlton, Gussages, Vale of Allen, Holt, Pamphill & Shapwick, Sixpenny Handley with</p>	<p>The East Dorset and Christchurch Core Strategy needs to be enhanced in a number of areas before it can be said to reflect the majority of the East Dorset area. It cannot be endorsed in its current state.</p>			117	

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											<p>Pentridge, Sturminster Marshall. It does not include the conurbations along the A31 or Verwood and Three Legged Cross.</p> <p>Despite previous comments, the Core Strategy remains urban centric, focussing on the conurbations along the A31 and ignoring the largest part of the District. The size of the rural community (as covered by this response) is 25597 hectares or 72.21% of the East Dorset Area (source Dorset Data Book 2011). The rural population is 12950 or 14.74% of the East Dorset population. These communities deserve better recognition within the Core Strategy before it can be fully supported.</p> <p>The Defra Local Authority dataset post 2009 classified East Dorset with a rural population of 73.29% and a classification of R50.</p> <p>http://webarchive.nationalarchives.gov.uk/20110215111010/http://archive.defra.gov.uk/evidence/statistics/rural/rural-definition.htm . The DEFRA maps classify the majority of East Dorset as "Less Sparse and Less Sparse Dispersed.</p> <p>A recent report by Prof Mark Shucksmith OBE, of Newcastle University who has conducted several studies for the Commission for Rural Communities (CRC) indicated that "It should be no surprise to us that powerful groups prevail in designing rural policy and planning, and that less powerful groups are generally excluded from decisions. Average house prices in rural areas exceed those in urban areas of England by around 25%, with higher prices in some villages costing nearly 11 times the average income.</p> <p>"Rural communities are often proclaimed by those who live there as inclusive and neighbourly, but it seems they often prevent the new housing which would enable poorer and middle income groups to share the rural idyll. People's housing opportunities are crushed and their life-chances diminished by the failure to build sufficient houses in rural Britain."</p> <p>All the points made in the latest CRC State of the Countryside Report 2010 are valid in East Dorset</p> <p>http://www.defra.gov.uk/crc/documents.state-of-the-countryside-report/sotc2010/ . The key points from Section 2 are replicated at Annex A. Since the CRC is not due to be abolished until Mar 2013, it recommended that they be consulted to enhance the credibility of the District Strategy.</p> <p>Estates. There is no reference in the Strategy to the fact that much of the rural area of the district is made up of private estates – Cranborne, Shaftesbury, Criche, Kingston Lacy (NT), Edmondsham, Rushmore (part of). All have a part to play and are involved in various ways in the life and economy of East Dorset; this has to be recognised.</p> <p>The Core Strategy. There is a lack of a clearly defined Aim for the document. If there is to be a Vision it should lead to an Aim "To produce a Strategy For the Development of East Dorset during the period 2013 to 2028". Para 4.1 of the Key Strategy is therefore limiting in that it says that the strategy is only concerned with identifying the locations for development; it is</p>					

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											<p>putting the cart before the horse. The objectives should cover the key areas of the strategy: economy, housing, welfare, environment, communications. The policies should be specific within each key objective.</p> <p>Core Strategy Objectives. Either all the objectives cover the partnership area or all need to specify which parts they pertain to. (Obj 1 and 4). Too many of the objectives start to discuss particular aspects, which limit their application. An objective should be an achievable target from which the policy statements are derived.</p> <p>Whilst the majority of the rural economy is based on agriculture, there are also a wide variety of home workers who need stronger recognition in the strategy. Both need firm policies to support their continued existence; the national evidence would suggest that home working will increase dramatically during coming years as the price of travelling continues to rise and central government supports the improvements of the communications infrastructure.</p> <p>Generic policy statements are not sufficient to embrace them. Market Towns. The lack of any partnership working within East Dorset reduces the role of the market towns as a focus for their area. The location of the market towns in the south of the district does not help. There is confusion of terminology within the document between Rural Service Centres and Key Settlements. Communications – Broadband will play an essential part of the future of East Dorset. It is an essential requirement for farmers, home workers and the service sector. 100% coverage of mobile communications is required to ensure connection with the emergency services at all times and to make up for the poor broadband coverage. A firm policy to support enhanced communications across the rural community is essential. Highways. Rural roads must be maintained to support the local economy and tourist traffic which will only increase. The A354 is classified as a strategic route yet there is no strategy or policy to support this. The B3081 / B3078 / B3082 roads are all secondary and local distributor roads; within the rural community these roads are as important as the streets in the towns yet they are not recognised within the strategy or policies. Environmental Issues – surface water drainage. The chalk landscape produces particular problems with flooding in certain areas which can lead to paralysis of the economy and infrastructure with an allied impact on foul water drainages. It is essential that the District recognises their liability to work with the county council to mitigate the effects of surface water flooding which are now more common than 25 years ago. Population shift. The increase in elderly population can only continue as efforts are made to sustain the rural centres. These will attract retired people who will not necessarily contribute to the local economy except through volunteering. Housing. A policy is required to encourage major landowners to build Affordable Housing within their estates to make up for the properties that have been sold off and are used as second homes. A policy of 100% taxation of second homes is required to</p>					

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											<p>support the infrastructure costs of the district.</p> <p>Growth potential. – Whilst mention is made of diversification, there need to be strong policies to encourage small business units and Home Working within the rural area. Limiting this will be to stifle the rural economy.</p> <p>Annex A to Eastern Area DAPTC Response to EDDC Core Strategy Submission Extract From CRC State of the Countryside Report 2010 Key summary points on social issues:</p> <ul style="list-style-type: none"> • Between 2001 and 2008 the population of rural England rose faster than in urban areas. The fastest growth was in Village, hamlet and isolated dwellings – Less sparse areas which grew by 6.1%. • 23.5% of people in rural areas are over state retirement age compared with 18.1% in urban areas. • Whilst over 98% of urban residents have the following services within 4km, for rural residents 51% have a bank or building society, 85% have cashpoints, 80% a GP surgery, 62% a supermarket, 57% an NHS dentist, 67% a pharmacy and 48% a secondary school. • Approximately 5% of rural households were using dial-up internet connections in 2009 compared with 2% in urban areas. • People in villages and hamlets with the lowest incomes spend an average of £50 per week on travel compared with £32 in rural towns and £28 in urban areas. • In rural areas the cheapest housing is six times the annual income of the lowest income households, compared to five times in urban areas. Despite house price falls during the recession in hamlets in sparse areas of the country the multiple is nine times annual household incomes. • 28% of those households not on the mains gas network in villages and hamlets are in fuel poverty compared with 13% who are on the mains gas network. The comparative figures for urban areas are 18% and 12%. • 87% of people living in the most rural districts are satisfied with their area as a place to live compared with 76% living in the most urban authorities. • 29% of people living in the most rural districts have given unpaid voluntary help at least monthly over the last year compared with 21% of people living in the most urban authorities. <p>Villages do not play a supporting role to towns, rather the other way round. Villages have their own needs to thrive which must be encouraged.</p>					
359529	Mrs Lisa Goodwin	Sixpenny Handley with Pentridge Parish Council	CSPS2 414	Objective 7							<p>The clues to the Parish Council’s concerns start to appear at the outset in the Key Strategy section of the document. The sequence in which those objectives are defined, indicates an emerging concept of constraining development to urban areas – and all that flows from such a presumption – in order to conserve the look and feel of the countryside. Development in the country areas is heavily suppressed by the presence of green belt and</p>				117	2248860_0_1.pdf 2248948_0_1.pdf 2248941_0_1.pdf

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											<p>various designations of natural or environmental protection. Those of us who live in the country are allowed to do so in a manner which is designed to please those who do not – but would probably want to do so if they could.</p> <p>We believe that the underlying difficulty is that neither the authors of this series of documents (nor indeed some of the newer residents of rural Dorset) can see the creeping effect which such a policy has on the community viability in the villages and hamlets. For example, we complain when village pubs become gastro-pub high-price restaurants, but the outward migration of the people who used to support the village pub as a social centre is something which we have allowed to happen as a result of the influx of high-income or retired 'rural idyll'- seekers forcing the price of housing well out of reach. When that happens, there is no further need for a pub, post office or shop and the 'central place' structure proposed in the strategy becomes the solution.</p> <p>A 'vibrant' community is surely one which encompasses a wide variety of people with an equally wide variety of skills and interests which support an active participation in community affairs. This is becoming a more and more difficult objective to achieve. We need people to sit on committees and to run organisations – but we also need people with the full range of technical and craft skills as well.</p> <p>In order to maintain or rebalance our communities we must:</p> <ul style="list-style-type: none"> • Insist that affordable housing is an essential element of village development, particularly where this can lead to the maintenance of extended family groups. • Enable the elderly to remain in their community with the necessary care support. • Ensure that a broad variety of opportunities for employment is encouraged and supported wherever possible. • Resist the pressure of the urban dwelling planner to consider the countryside as a theme park. It is an industrial landscape with residential settlements. <p>On the last point we are mindful of a comment made during the creation of the South Downs National Park – “We need a National Park to save the South Downs from the farmers!” That is seriously putting the cart before the horse as it should not be forgotten by whom and how the South Downs landscape has been developed. The rural countryside cannot be set in concrete; it is a dynamic, changing and thus developing environment and is primarily an agricultural based industry vital to the national economy. The Core Strategy barely acknowledges agriculture which has to be the largest and probably most economically significant activity in the District. Nor is there any reference to the big and ancient estates that still dominate our rural land ownership and who are the primary creators of the present Cranborne Chase landscape. However, recognition of the increased business opportunities presented by farm diversification is welcomed, although to state that such development would only be permitted to farms located on the peripheries of villages which are not to be confused with hamlets</p>					

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											<p>or isolated dwellings. Such a policy can only be considered unacceptably restrictive, discriminatory and very unconstructive. Under the proposed new settlement hierarchy we welcome the intention for Sixpenny Handley to be designated a Rural Service Centre (RSC). Such a designation reinforces the village's already established role as a provider of community leisure; cultural; retail; educational; health and recreational as well as other service facilities providing support for both the village and adjacent communities within the parish and beyond. However, that said, there is nothing of significance within the rest of the document as to how this role is to be maintained let alone developed reinforcing the impression that it is merely a token gesture.</p> <p>In Sixpenny Handley and Pentridge we still retain the basic ingredients of vibrancy – but only just and they are almost imperceptibly slipping away. We have to develop in order to meet the needs of Dorset's increasing population and to continue to provide the necessary services to fulfil our role as a Rural Service Centre. To that end it is disappointing to note that the prime transport corridors up here in the far north - the A354 and B3081 – with their vital public transport services barely get a mention and we wonder at times if we really are best served by East Dorset and might be better off in the North with its predominately rural population and outlook. Our three Main Settlements are Blandford Forum, Shaftesbury and Salisbury all of which lie not only outside East Dorset and therefore the scope of this document but in the case of the City of Salisbury - outside the county. For us Wimborne and the other East Dorset Main Settlements - the Bournemouth and Poole dormitory towns - are a long way away.</p> <p>Conclusions</p> <p>The draft paper is entirely lacking a strategy for the development of the rural area and thus ignores the present and future needs of almost 15% of the district's population and their potential contribution to the whole. Moreover, without a proper strategy for the rural areas, C&EDDC risk losing substantial benefits from tourism and other income. It is therefore quite unacceptable for the East Dorset Local Plan to be passed to the Secretary of State for approval before these matters are thoroughly addressed.</p> <p>We most strongly support the responses and comments made by Knowlton Parish Council at Reference B and also DAPTC Eastern Area at Reference C, the vast majority of which apply similarly to Sixpenny Handley with Pentridge (from Annex to comments)</p> <p>Villages do not play a supporting role to towns – towns developed to meet the needs of villages, rather than the other way round. Villages have their own needs to enable them to develop and thrive which must be encouraged.</p>					