

**Core Strategy Pre-Submission – Chapter 9 Corfe Mullen Housing**

Contact Person ID	Contact Full Name	Contact Company / Organisation	ID	Number	Question 1 - Legally compliant	Question 2 - Sound	Question 3 - Positively Prepared	Question 3 - Justified	Question 3 - Effective	Question 3 - Consistent with national policy	Question 4	Question 5	Question 6	Question 7	Order	Filename
647793	Mr J Goddard		<a href="#">CSPS89</a>	9.3	Yes	No				Yes	<p>Letter from the Rt Hon Greg Clark, Minister of Housing to Annette Brooke MP dated 27th March 2012 (copy herewith) indicates, amongst other things, that policies protecting Green Belt cannot be overridden by the presumption in favour of sustainable development. The proposed plans of East Dorset District Council to build on various green belt sites within Corfe Mullen contradict national policies and are therefore unsound. Mrs Annette Brooke MP House of Commons London SW1A 0AA Dear Annette</p> <p>I would like to thank you for writing to me on behalf of your constituents conveying their views during the consultation on the new National Planning Policy Framework. We have read and considered seriously every contribution and I hope that you and they will agree that the revised Framework, which we published today, has been strengthened by the views which you conveyed. Our reforms to planning policy have three fundamental objectives: to put power in the hands of communities to shape the places in which they live; to help create the homes and jobs the country needs; and to protect and enhance our natural and historic environment. We have listened to, and taken on board, a number of sensible and practical suggestions made during the consultation including:</p> <ul style="list-style-type: none"> <li>• Making it clear that the Local Plan is the basis for decisions in the planning system, and that the presumption in favour of sustainable development works through, and not against, the Local Plan;</li> <li>• Emphasising that the definition of sustainable development embraces social, environmental and economic objectives, and that none can be pursued in isolation of the others;</li> <li>• Clarifying that the relevant policies – such as those protecting the Green Belt, National Parks, Areas of Outstanding Natural Beauty and Sites of Special Scientific Interest – cannot be overridden by the presumption in favour of sustainable development;</li> <li>• Being explicit that councils’ policies should encourage brownfield sites to be brought</li> </ul>	<p>Corfe Mullen is full. There is no more room for housing apart from the proposed developments on the green belt, which is against national policy as stated by the Rt Hon Greg Clark, Housing Minister, indicated above. If new housing is required, I would respectfully suggest the building of a new town/village on a green field (NOT GREEN BELT) site separate from Corfe Mullen where sustainable development for the future can be realistically accommodated.</p>	No, I do not wish to participate at the oral examination		432	

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											<p>back into use, provided they are not of high environmental value;</p> <ul style="list-style-type: none"> <li>• Recognising the intrinsic value and beauty of the countryside, whether or not it is specifically designated;</li> <li>• Reinforcing the vital importance of town centres to thriving communities while recognising that businesses in rural communities should be able to expand;</li> <li>• Allowing councils to give greater protection to back gardens;</li> <li>• Ensuring that playing fields cannot be built on unless they are replaced;</li> <li>• Strengthening the requirement for new buildings to be well designed.</li> </ul> <p>The Rt Hon Greg Clark MP Minister for Decentralisation and Planning Department for Communities and Local Government Eland House Bressenden Place London SW1E 5DU Tel: 0303 444 3459 Fax: 020 7821 0635 E-Mail: greg.clark@communities.gsi.gov.uk www.communities.gov.uk 27 March 2012</p> <p>In addition, we have agreed transitional arrangements with the Local Government Association which ensure that a council which has adopted, or has made good progress in preparing, a local plan will not be disadvantaged by the new approach, but that where no local plan exists allows a sensitive and well-balanced decision to be made which reflects the continuing requirements of the planning system to balance economic, social and environmental objections.</p> <p>Once again, I am grateful to you and to your constituents for the time and trouble you have taken to help ensure that the planning system helps build the homes and provide the jobs we need while protecting what we hold dear in our matchless countryside and in the fabric of our history.</p> <p>Yours ever, RT HON GREG CLARK MP</p>					
650665	Mrs Jill Goddard		<a href="#">CSPS345</a>	9.3	Yes	Yes							No, I do not wish to participate at the oral examination		432	
359461	Mrs	Dorset Wildlife	<a href="#">CSPS1335</a>	9.3		No		No		No	DWT support the recognition given to the natural	We seek a change in wording	No, I do not		432	

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	Nicola Brunt	Trust									environment around Corfe Mullen and in particular the acknowledgement of the biodiversity value of the Waterloo Valley, which falls within a Strategic Nature Area. The Waterloo Valley and area to the west of Corfe Mullen now fall within the newly defined Wild Purbeck Nature Improvement Area and we consider this should be added to the text. NPPF (117) suggests consideration should be given to specifying the types of development that may be appropriate in an NIA.	to: There are internationally protected heathlands within and on the border of the Village. Additionally, some of the fields in the Waterloo Valley have important unimproved grasslands. A large proportion of the Waterloo Valley is identified as an Area of Great Landscape Value and falls within the Wild Purbeck Nature Improvement Area which lies to the west of Corfe Mullen. We suggest that consideration is also given to including text regarding the types of development that may be appropriate in the NIA as advised by NPPF (117).	wish to participate at the oral examination			
360302	Mrs Hilary Chittenden	Environment TAG (East Dorset)	<a href="#">CSPS3302</a>	9.3		Yes					Support in part We strongly support the recognition of the biodiversity and landscape of the Waterloo Valley but advise that this para should be updated. (PI see 2nd response)		No, I do not wish to participate at the oral examination		432	
360302	Mrs Hilary Chittenden	Environment TAG (East Dorset)	<a href="#">CSPS3303</a>	9.3		No	Yes	Yes	Yes	No	While welcoming the recognition of the strategic importance of the biodiversity of the Waterloo Valley and its landscape, the para should also be updated to include reference to its recent inclusion in the Wild Purbeck Nature Improvement Area (NPPF para 117).	Update to include reference to the recent creation of the Wild Purbeck Nature Improvement Area and its inclusion of the Waterloo Valley and land to the west of Corfe Mullen.	No, I do not wish to participate at the oral examination		432	
647793	Mr J Goddard		<a href="#">CSPS91</a>	9.4	Yes	Yes							No, I do not wish to participate at the oral examination		433	
650665	Mrs Jill Goddard		<a href="#">CSPS346</a>	9.4	Yes	Yes							No, I do not wish to participate at the oral examination		433	
647793	Mr J Goddard		<a href="#">CSPS96</a>	9.5	Yes	No				Yes	Letter from the Rt Hon Greg Clark, Minister of Housing to Annette Brooke MP dated 27th March 2012 (copy herewith) indicates, amongst other things, that policies protecting Green Belt cannot be overridden by the presumption in favour of sustainable development. The proposed plans of East Dorset District Council to build on various green belt sites within Corfe Mullen contradict national policies and are therefore unsound.	Corfe Mullen is full. There is no more room for housing apart from the proposed developments on the green belt, which is against national policy as stated by the Rt Hon Greg Clark, Housing Minister, indicated above. If	No, I do not wish to participate at the oral examination		434	

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											<p>Mrs Annette Brooke MP House of Commons London SW1A 0AA Dear Annette</p> <p>I would like to thank you for writing to me on behalf of your constituents conveying their views during the consultation on the new National Planning Policy Framework. We have read and considered seriously every contribution and I hope that you and they will agree that the revised Framework, which we published today, has been strengthened by the views which you conveyed. Our reforms to planning policy have three fundamental objectives: to put power in the hands of communities to shape the places in which they live; to help create the homes and jobs the country needs; and to protect and enhance our natural and historic environment. We have listened to, and taken on board, a number of sensible and practical suggestions made during the consultation including:</p> <ul style="list-style-type: none"> <li>• Making it clear that the Local Plan is the basis for decisions in the planning system, and that the presumption in favour of sustainable development works through, and not against, the Local Plan;</li> <li>• Emphasising that the definition of sustainable development embraces social, environmental and economic objectives, and that none can be pursued in isolation of the others;</li> <li>• Clarifying that the relevant policies – such as those protecting the Green Belt, National Parks, Areas of Outstanding Natural Beauty and Sites of Special Scientific Interest – cannot be overridden by the presumption in favour of sustainable development;</li> <li>• Being explicit that councils' policies should encourage brownfield sites to be brought back into use, provided they are not of high environmental value;</li> <li>• Recognising the intrinsic value and beauty of the countryside, whether or not it is specifically designated;</li> <li>• Reinforcing the vital importance of town centres to thriving communities while recognising that businesses in rural communities should be able to expand;</li> <li>• Allowing councils to give greater protection to back gardens;</li> </ul>	<p>new housing is required, I would respectfully suggest the building of a new town/village on a green field (NOT GREEN BELT) site separate from Corfe Mullen where sustainable development for the future can be realistically accommodated.</p>				

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											<p>• Ensuring that playing fields cannot be built on unless they are replaced;</p> <p>• Strengthening the requirement for new buildings to be well designed.</p> <p>The Rt Hon Greg Clark MP                      Minister for Decentralisation and Planning                      Department for Communities and Local Government                      Eland House                      Bressenden Place                      London SW1E 5DU                      Tel: 0303 444 3459                      Fax: 020 7821 0635                      E-Mail: greg.clark@communities.gsi.gov.uk                      www.communities.gov.uk                      27 March 2012</p> <p>In addition, we have agreed transitional arrangements with the Local Government Association which ensure that a council which has adopted, or has made good progress in preparing, a local plan will not be disadvantaged by the new approach, but that where no local plan exists allows a sensitive and well-balanced decision to be made which reflects the continuing requirements of the planning system to balance economic, social and environmental objections.</p> <p>Once again, I am grateful to you and to your constituents for the time and trouble you have taken to help ensure that the planning system helps build the homes and provide the jobs we need while protecting what we hold dear in our matchless countryside and in the fabric of our history.</p> <p>Yours ever,                      RT HON GREG CLARK MP</p>					
647793	Mr J Goddard		<a href="#">CSPS92</a>	9.5	Yes	No				Yes	<p>Letter from the Rt Hon Greg Clark, Minister of Housing to Annette Brooke MP dated 27th March 2012 (copy herewith) indicates, amongst other things, that policies protecting Green Belt cannot be overridden by the presumption in favour of sustainable development. The proposed plans of East Dorset District Council to build on various green belt sites within Corfe Mullen contradict national policies and are therefore unsound.</p> <p>Mrs Annette Brooke MP                      House of Commons                      London                      SW1A 0AA                      Dear Annette                      I would like to thank you for writing to me on behalf of your constituents conveying their</p>	<p>Corfe Mullen is full. There is no more room for housing apart from the proposed developments on the green belt, which is against national policy as stated by the The Rt Hon Greg Clark, Housing Minister, indicated above. If new housing is required, I would respectfully suggest the building of a new town/village on a green field (NOT GREEN BELT) site separate from Corfe Mullen where sustainable</p>	No, I do not wish to participate at the oral examination		434	

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											<p>views during the consultation on the new National Planning Policy Framework.</p> <p>We have read and considered seriously every contribution and I hope that you and they will agree that the revised Framework, which we published today, has been strengthened by the views which you conveyed.</p> <p>Our reforms to planning policy have three fundamental objectives: to put power in the hands of communities to shape the places in which they live; to help create the homes and jobs the country needs; and to protect and enhance our natural and historic environment.</p> <p>We have listened to, and taken on board, a number of sensible and practical suggestions made during the consultation including:</p> <ul style="list-style-type: none"> <li>• Making it clear that the Local Plan is the basis for decisions in the planning system, and that the presumption in favour of sustainable development works through, and not against, the Local Plan;</li> <li>• Emphasising that the definition of sustainable development embraces social, environmental and economic objectives, and that none can be pursued in isolation of the others;</li> <li>• Clarifying that the relevant policies – such as those protecting the Green Belt, National Parks, Areas of Outstanding Natural Beauty and Sites of Special Scientific Interest – cannot be overridden by the presumption in favour of sustainable development;</li> <li>• Being explicit that councils’ policies should encourage brownfield sites to be brought back into use, provided they are not of high environmental value;</li> <li>• Recognising the intrinsic value and beauty of the countryside, whether or not it is specifically designated;</li> <li>• Reinforcing the vital importance of town centres to thriving communities while recognising that businesses in rural communities should be able to expand;</li> <li>• Allowing councils to give greater protection to back gardens;</li> <li>• Ensuring that playing fields cannot be built on unless they are replaced;</li> <li>• Strengthening the requirement for new buildings to be well designed.</li> </ul> <p>The Rt Hon Greg Clark MP Minister for Decentralisation and Planning Department for Communities and Local</p>	<p>development for the future can be realistically accommodated.</p>				

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650665	Mrs Jill Goddard		<a href="#">CSPS348</a>	9.5	Yes	No	Yes	Yes	Yes	Yes	<p>Letter from the Rt Hon Greg Clark, Minister of Housing to Annette Brooke MP dated 27th March 2012 (copy herewith) indicates, amongst other things, that policies protecting Green Belt cannot be overridden by the presumption in favour of sustainable development. The proposed plans of East Dorset District Council to build on various green belt sites within Corfe Mullen contradict national policies and are therefore unsound.</p> <p>Mrs Annette Brooke MP House of Commons London SW1A 0AA Dear Annette</p>	<p>Corfe Mullen is full. There is no more room for housing apart from the proposed developments on the green belt, which is against national policy as stated by the Rt Hon Greg Clark, Housing Minister, indicated above. If new housing is required, I would respectfully suggest the building of a new town/village on a green field (NOT GREEN BELT) site</p>	No, I do not wish to participate at the oral examination		434	

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											<p>Minister for Decentralisation and Planning  Department for Communities and Local Government  Eland House  Bressenden Place  London SW1E 5DU  Tel: 0303 444 3459  Fax: 020 7821 0635  E-Mail: greg.clark@communities.gsi.gov.uk  www.communities.gov.uk  27 March 2012</p> <p>In addition, we have agreed transitional arrangements with the Local Government Association which ensure that a council which has adopted, or has made good progress in preparing, a local plan will not be disadvantaged by the new approach, but that where no local plan exists allows a sensitive and well-balanced decision to be made which reflects the continuing requirements of the planning system to balance economic, social and environmental objections.</p> <p>Once again, I am grateful to you and to your constituents for the time and trouble you have taken to help ensure that the planning system helps build the homes and provide the jobs we need while protecting what we hold dear in our matchless countryside and in the fabric of our history.</p> <p>Yours ever,  RT HON GREG CLARK MP</p> <p>Corfe Mullen is full. There is no more room for housing apart from the proposed developments on the green belt, which is against national policy as stated by the Rt Hon Greg Clark, Housing Minister, indicated above. If new housing is required, I would respectfully suggest the building of a new town/village on a green field (NOT GREEN BELT) site separate from Corfe Mullen where sustainable development for the future can be realistically accommodated.</p>					
501616	Mr R J Joyce		<a href="#">CSPS1813</a>	9.5	Yes	Yes							No, I do not wish to participate at the oral examination		434	
650665	Mrs Jill Goddard		<a href="#">CSPS349</a>	9.6	Yes	Yes							No, I do not wish to participate at the oral examination		435	
654837	Mr Richard Langley		<a href="#">CSPS861</a>	9.6	Yes	No	Yes	No	Yes	No	<p>The strategy states that "The principle of allowing development in the green belt is acceptable.....etc"  If this principal is adopted it can be extended until all the green belt is eroded. It is UNACCEPTABLE to adopt this</p>	Green Belt should be protected at all possible opportunity.	No, I do not wish to participate at the oral examination		435	

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											policy					
650665	Mrs Jill Goddard		<a href="#">CSPS350</a>	9.7	Yes	Yes							No, I do not wish to participate at the oral examination		436	
497743	Mrs Susan Jefferies		<a href="#">CSPS815</a>	9.7	Yes	No		Yes			Not enough consultation with the public, one occasion, 5 hours long in the village does not give everyone time to explore the details. The Village was built along the ridge of a plateau and has now extended down the slopes. It is folly to use up what remaining land we have for housing. Houses can be built on slopes but Sports fields need level ground	Further and fuller consultation with the public	No, I do not wish to participate at the oral examination		436	
359461	Mrs Nicola Brunt	Dorset Wildlife Trust	<a href="#">CSPS1336</a>	9.7		Yes					Dorset Wildlife Trust supports the recognition given to the protection of heathland in this paragraph.		No, I do not wish to participate at the oral examination		436	
654773	Dr Alistair Watkins	Hadleigh Practice	<a href="#">CSPS806</a>	9.9	Yes	Yes						The addition of this number of homes to the village will create a significant increase in population for which medical services will be needed. The present Doctors surgery is at the other end of the village along the Wareham Road and consultation will be needed to see how best this increase can be accommodated. They could be accommodated within the present medical centre but transport links between the east and west of the village along the Wareham Road would need to be strengthened and further development of the surgery may be needed. Further consultation with the local medical services in planning would be welcomed	No, I do not wish to participate at the oral examination		438	
654837	Mr Richard Langley		<a href="#">CSPS862</a>	9.9	Yes	No	Yes	No	No	No	The village has adequate shopping facilities dispersed geographically through the village. Introducing an additional outlet will put pressure on an existing facility possibly driving it out of business. Is this your intention?	Delete the suggestion of the need for new shopping facilities.	No, I do not wish to participate at the oral examination		438	
655009	Mr D Mure		<a href="#">CSPS987</a>	9.9	Yes	No	Yes	Yes	Yes	No	Corfe Mullen is tied to Wimborne - not Broadstone or Poole. Examples being recycling facilities and library access. Transport links between Broadstone and Poole are negligible, and any promises to improve them do not mean anything. You can promise to create them, but these need to be tied in place legally forever, not just a		No, I do not wish to participate at the oral examination		438	

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											few years - which is what I suspect will happen. Therefore, you need to assess the impact on Wimborne and whether it can provide the services required.					
497743	Mrs Susan Jefferies		<a href="#">CSPS817</a>	9.12	Yes	No		Yes			The South of the Village does lack sports and recreational facilities but the residents in the South have never been asked what they would like/prefer. Are they happy to travel to the Rec in the North, or would they prefer a separate facility in the South? The Corfe Mullen Sports Association is successfully run by volunteers, they could not run facilities in two locations. Many also multi task, ie support more than one sport or age group, it is the adult teams members who coach the Juniors. As things are it would be impossible to organise sport in two locations a car journey apart. Many families take part in Sports at the Rec, if different sports or different age groups were in different places parents would find it impossible to take part.		No, I do not wish to participate at the oral examination		441	
497743	Mrs Susan Jefferies		<a href="#">CSPS818</a>	9.14	Yes	Yes					More emphasis must be placed on improvements in public transport, ie buses.				443	
654383	Hon. Geoff Beck		<a href="#">CSPS899</a>	9.14	Yes	No	Yes	Yes	Yes	Yes	This section of the document is clearly unsound as it admits that public transport provision for the village is inadequate and therefore contradicts the very basis of the proposals in policy 9.19. If the plan to provide affordable housing on the Locyker's site goes ahead, then that would introduce another large influx of people who, by virtue of their lower incomes, are more likely to be those requiring access to public transport. This section clearly adds weight to to erode the arguments for policy 9.19. Rectification by way of a positive policy of providing more transport would need to be promised by the local operators and that is omitted within the document.	The proposal in this section should be positive policies to improve public transport to back up the idea of policy 9.19, otherwise the housing and transport policy for Corfe Mullen, within this document, is contradictory. The document cannot be rectified until the authors actively engage the transport companies and secure written and guaranteed proposals to improve services.	Yes, I wish to participate at the oral examination	As a resident that has lived in this village for nearly 16 years, and has lived in the area since birth, it is important that villagers affected by such a sweeping document are consulted as to our concerns and that we have the opportunity to give more detail to our objections than is possible by written word. If the Inspector allows local councillors and architects of this plan to submit verbal evidence then it goes without saying that, in the interests of fairness and balance, residents are likewise invited to discuss these proposals.	443	
655009	Mr D Mure		<a href="#">CSPS989</a>	9.14	Yes	No	Yes	Yes	Yes	No	Corfe Mullen does have congestion problems at peak times. It may flow fairly well throughout the day, but you only need a blockage of some sort (bad parking, road works, etc) to show just how close to capacity it actually is. Flooding the village with extra residents, all of whom will have cars, will create further problems. Moreover, the traffic problem is highlighted by certain black spots where many people have been injured and even died. To say it		No, I do not wish to participate at the oral examination		443	

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											has no traffic issues would suggest that the correct research has not been carried out, or you are trying to get round the real issue by applying a very tight definition. With regards to public transport, you can put on as many bus services as you like, but the cost of tickets and the length of time it takes to get anywhere make it cheaper and more practical to own a car.					
654383	Hon. Geoff Beck		<a href="#">CSPS900</a>	9.16	Yes	No	Yes	Yes	No	No	From what source is the author stating that 50% of Corfe Mullen properties are under-utilised? To include such a sweeping statement without a reference point is somewhat sloppy and therefore gives the impression that either the document includes hearsay or non-substantiated fiction.	A reference to the source of these statistics, and inclusion of such as an appendix, is required to substantiate these claims.	Yes, I wish to participate at the oral examination	As a resident that has lived in this village for nearly 16 years, and has lived in the area since birth, it is important that villagers affected by such a sweeping document are consulted as to our concerns and that we have the opportunity to give more detail to our objections than is possible by written word. If the Inspector allows local councillors and architects of this plan to submit verbal evidence then it goes without saying that, in the interests of fairness and balance, residents are likewise invited to discuss these proposals.	445	
655009	Mr D Mure		<a href="#">CSPS990</a>	9.16	Yes	No	Yes	Yes	Yes	No	Why does everyone have to be crushed in line sardines? Having a little extra capacity gives people space, whilst allowing the village to host events such as the carnival. If you cram everyone in, you will get social disorder, crime will rise, and it will become a less desirable place to live		No, I do not wish to participate at the oral examination		445	
655009	Mr D Mure		<a href="#">CSPS991</a>	9.18	Yes	No	Yes	Yes	Yes	No	Therefore, adding further people into the village creates more cars, more pollution, and more commuting. I would argue that the majority of people commute to Poole or Bournemouth for work, maybe even further. It would make more sense to put the extra houses into these area's - or create satellite towns (such as Verwood). Attempting to squeeze villages such as Corfe Mullen for space, is not a strategy, its lazy and shows lack of insight and social planning		No, I do not wish to participate at the oral examination		447	
650665	Mrs Jill Goddard		<a href="#">CSPS351</a>	9.19	Yes	No	Yes	Yes	Yes	Yes	Letter from the Rt Hon Greg Clark, Minister of Housing to Annette Brooke MP dated 27th March 2012 (copy herewith) indicates, amongst other things, that policies protecting Green Belt cannot be overridden by the presumption in favour of sustainable development. The proposed plans of East Dorset District Council to build on various green belt sites within Corfe Mullen	Corfe Mullen is full. There is no more room for housing apart from the proposed developments on the green belt, which is against national policy as stated by the The Rt Hon Greg Clark, Housing	No, I do not wish to participate at the oral examination		448	

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											<p>contradict national policies and are therefore unsound.                      Mrs Annette Brooke MP                      House of Commons                      London                      SW1A 0AA                      Dear Annette                      I would like to thank you for writing to me on behalf of your constituents conveying their views during the consultation on the new National Planning Policy Framework.                      We have read and considered seriously every contribution and I hope that you and they will agree that the revised Framework, which we published today, has been strengthened by the views which you conveyed.                      Our reforms to planning policy have three fundamental objectives: to put power in the hands of communities to shape the places in which they live; to help create the homes and jobs the country needs; and to protect and enhance our natural and historic environment.                      We have listened to, and taken on board, a number of sensible and practical suggestions made during the consultation including:</p> <ul style="list-style-type: none"> <li>• Making it clear that the Local Plan is the basis for decisions in the planning system, and that the presumption in favour of sustainable development works through, and not against, the Local Plan;</li> <li>• Emphasising that the definition of sustainable development embraces social, environmental and economic objectives, and that none can be pursued in isolation of the others;</li> <li>• Clarifying that the relevant policies – such as those protecting the Green Belt, National Parks, Areas of Outstanding Natural Beauty and Sites of Special Scientific Interest – cannot be overridden by the presumption in favour of sustainable development;</li> <li>• Being explicit that councils' policies should encourage brownfield sites to be brought back into use, provided they are not of high environmental value;</li> <li>• Recognising the intrinsic value and beauty of the countryside, whether or not it is specifically designated;</li> <li>• Reinforcing the vital importance of town centres to thriving communities while recognising that businesses in rural communities should be able to expand;</li> <li>• Allowing councils to give greater protection to back</li> </ul>	<p>Minister, indicated above. If new housing is required, I would respectfully suggest the building of a new town/village on a green field (NOT GREEN BELT) site separate from Corfe Mullen where sustainable development for the future can be realistically accommodated.</p>				

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											<p>gardens;</p> <ul style="list-style-type: none"> <li>• Ensuring that playing fields cannot be built on unless they are replaced;</li> <li>• Strengthening the requirement for new buildings to be well designed.</li> </ul> <p>The Rt Hon Greg Clark MP                      Minister for Decentralisation and Planning                      Department for Communities and Local Government                      Eland House                      Bressenden Place                      London SW1E 5DU                      Tel: 0303 444 3459                      Fax: 020 7821 0635                      E-Mail: greg.clark@communities.gsi.gov.uk                      www.communities.gov.uk                      27 March 2012</p> <p>In addition, we have agreed transitional arrangements with the Local Government Association which ensure that a council which has adopted, or has made good progress in preparing, a local plan will not be disadvantaged by the new approach, but that where no local plan exists allows a sensitive and well-balanced decision to be made which reflects the continuing requirements of the planning system to balance economic, social and environmental objections.</p> <p>Once again, I am grateful to you and to your constituents for the time and trouble you have taken to help ensure that the planning system helps build the homes and provide the jobs we need while protecting what we hold dear in our matchless countryside and in the fabric of our history.</p> <p>Yours ever,                      RT HON GREG CLARK MP</p> <p>Corfe Mullen is full. There is no more room for housing apart from the proposed developments on the green belt, which is against national policy as stated by the The Rt Hon Greg Clark, Housing Minister, indicated above. If new housing is required, I would respectfully suggest the building of a new town/village on a green field (NOT GREEN BELT) site separate from Corfe Mullen where sustainable development for the future can be realistically accommodated.</p>					
655009	Mr D Mure		<a href="#">CSPS995</a>	9.19	Yes	No	Yes	Yes	Yes	No	<p>So, it doesn't have the services, but Broadstone and Poole do? And the "strategy" is to build in Corfe Mullen? Surely it would be a good idea to build where the services are, or create them in the village FIRST. Give it the capacity and then fill it, don't fill it and expect it to cope.</p>		No, I do not wish to participate at the oral examination		448	



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											Who did the social planning for this recommendation, and could I have a copy of the analysis and conclusions?					
359437	Ms Gill Smith	Dorset County Council	<a href="#">CSPS1996</a>	9.19							In general, current school facilities provision meets the needs of the area. However future population increase and residential development will put pressure on some education facilities. Where new schools are required in association with new development, as in the Cranborne Road and Leigh Road New Neighbourhoods in Wimborne and the Lockyer's School site in Corfe Mullen this is identified. In Verwood a new senior school is proposed towards the end of the Plan period. Elsewhere education needs may be met through expansion or re-organisation of existing facilities. The costs and responsibilities for the funding of these improvements and new facilities are identified in the Draft IDP. County Council officers have worked closely with local planning officers in developing the plan. The Core Strategy and Draft IDP reflect the County Council's future requirements in terms of school provision in the area and are supported.	No proposed changes to this policy			448	
523531	Mr Tim Hoskinson	Savills	<a href="#">CSPS2122</a>	9.19		Yes		Yes	Yes		The identification of Corfe Mullen as a suitable settlement to locate new strategic housing development is fully supported. Corfe Mullen has a wide range of services and facilities including schools, shops, supermarket, sports facilities, library, doctors surgery, dental practice, bus services and employment opportunities. Although these services and facilities are not concentrated in a single location, there are suitable locations for new housing development available in the area where a range of services and facilities are accessible to those without the use of a car.				448	
359264	Mr Peter Atfield	Goadsby Ltd	<a href="#">CSPS3520</a>	9.19	Yes	No	No	No	No	No	J. Havelock and A. Lloyd are the owners of approximately 1 hectare of land to the south west of Blandford Road at Corfe Mullen. This is identified on the plan reproduced at the end of this form of representation. The site is just to the north of a petrol filling station (Windgreen Garage) with an ancillary shop. Beyond this are sports facilities, including a hall, and a library. Some of these areas are already the subject of Policy CM3 of the adopted East Dorset Local Plan. This policy states that: "Developments falling within Use Classes A1, A2, A3, B1 and community uses will be permitted in accordance with Policy SHDEV1 para 6.236 along Wareham Road at Hill View Post Office, around the junction with Albert Road, the library and Windgreen garage in areas shown on the Proposals Map. Any such development or redevelopment will be subject to the provision of off-street car parking and/or rear service areas and must not prejudice the amenities of residential properties. Residential development at first floor level will also be permitted in	Amend Policy CM 1, Plan 9.1, and the green belt boundary to exclude land at Blandford Road as identified on the attached plan.	Yes, I wish to participate at the oral examination	To critically examine the revised position of the green belt boundary.	448	

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											<p>association with such development.”</p> <p>The intention of this policy was to consolidate and strengthen the two principal centres at Corfe Mullen, including the area around the Windgreen Garage site. Given that the Core Strategy (CS) now allocates 250 new dwellings to the northern part of the settlement, there is an even greater need to strengthen the existing commercial and community centre. The land south west of Blandford Road is ideal to accommodate these additional uses. This should be considered as an alternative to the creation of a new local centre adjoining the junction of Blandford Road and Wimborne Road. In this location, new shops and facilities will compete with the existing shops and services in the area around the Windgreen Garage. The existing facilities are established and more central to the settlement of Corfe Mullen. As shown on Map 9.1, the proposed local centre is in a peripheral location, with the illustrative master plan indicating that there will be no main road frontage – landscaping surrounds the site. Our previous representations referred to a historic parish plan and focus group meetings that identified a need for the following services:</p> <ul style="list-style-type: none"> <li>• A new dental practice.</li> <li>• There may be a further need for a doctor’s surgery if more housing is constructed at Corfe Mullen – some respondents stated that they currently travel outside of the area to get to a doctor or dentist.</li> <li>• A cyber café is required.</li> <li>• A focal point will help bring the village together.</li> </ul> <p>The Core Strategy, at Paragraph 9.20, identifies the potential to develop new retail facilities, but makes the assumption that these should be in association with the development of a new neighbourhood. This does not need to be the case. It is more appropriate to develop new services alongside existing facilities, in commercially advantageous locations.</p> <p>It is therefore submitted that land to the south west of Blandford Road is suitable to accommodate a range of uses to compliment the residential development of 250 dwellings at Lockyer’s School, east of Violet Farm Close and at the eastern end of the recreation ground. The range of uses could include:</p> <ul style="list-style-type: none"> <li>• Retail</li> <li>• Medical surgery / health care facility, with pharmacy</li> <li>• Care Home</li> <li>• Residential (where in excess of 400 metres from Dorset heathland)</li> </ul> <p>The allocation of land for additional residential development would also meet the guidance set out in the National Planning Policy Framework (NPPF). In particular, Paragraph 47 states that local plans should meet the full, objectively assessed needs for market and affordable</p>					



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											housing. In Corfe Mullen, these are immediate needs. The CS approach will not deliver housing in the short term. Policy CM 1 requires the re-location of Lockyers School, based on a pre-agreed active sports strategy. Also, the establishment of allotments is a development pre-requisite. Our clients' land at Blandford Road provides a more immediate development opportunity in the early years of the plan period, hence meeting current market and affordable housing needs. An amendment to the boundary of the green belt is required at Corfe Mullen. It is submitted that a new boundary can also exclude land south west of Blandford Road from the green belt so as to permit the development of the site with the range of uses set out earlier.					
359437	Ms Gill Smith	Dorset County Council	<a href="#">CSPS1997</a>	9.20							In general, current school facilities provision meets the needs of the area. However future population increase and residential development will put pressure on some education facilities. Where new schools are required in association with new development, as in the Cranborne Road and Leigh Road New Neighbourhoods in Wimborne and the Lockyer's School site in Corfe Mullen this is identified. In Verwood a new senior school is proposed towards the end of the Plan period. Elsewhere education needs may be met through expansion or re-organisation of existing facilities. The costs and responsibilities for the funding of these improvements and new facilities are identified in the Draft IDP. County Council officers have worked closely with local planning officers in developing the plan. The Core Strategy and Draft IDP reflect the County Council's future requirements in terms of school provision in the area and are supported.	No proposed changes to this policy			449	
359264	Mr Peter Atfield	Goadsby Ltd	<a href="#">CSPS3521</a>	9.20	Yes	No	No	No	No	No	J. Havelock and A. Lloyd are the owners of approximately 1 hectare of land to the south west of Blandford Road at Corfe Mullen. This is identified on the plan reproduced at the end of this form of representation. The site is just to the north of a petrol filling station (Windgreen Garage) with an ancillary shop. Beyond this are sports facilities, including a hall, and a library. Some of these areas are already the subject of Policy CM3 of the adopted East Dorset Local Plan. This policy states that: "Developments falling within Use Classes A1, A2, A3, B1 and community uses will be permitted in accordance with Policy SHDEV1 para 6.236 along Wareham Road at Hill View Post Office, around the junction with Albert Road, the library and Windgreen garage in areas shown on the Proposals Map. Any such development or redevelopment will be subject to the provision of off-street car parking and/or rear service areas and must not prejudice the amenities of residential properties. Residential development at first floor level will also be permitted in	Amend Policy CM 1, Plan 9.1, and the green belt boundary to exclude land at Blandford Road as identified on the attached plan.	Yes, I wish to participate at the oral examination	To critically examine the revised position of the green belt boundary.	449	

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											housing. In Corfe Mullen, these are immediate needs. The CS approach will not deliver housing in the short term. Policy CM 1 requires the re-location of Lockyers School, based on a pre-agreed active sports strategy. Also, the establishment of allotments is a development pre-requisite. Our clients' land at Blandford Road provides a more immediate development opportunity in the early years of the plan period, hence meeting current market and affordable housing needs. An amendment to the boundary of the green belt is required at Corfe Mullen. It is submitted that a new boundary can also exclude land south west of Blandford Road from the green belt so as to permit the development of the site with the range of uses set out earlier.						
359854	Mr T Graham		<a href="#">CSPS167</a>	Policy CM1		No					You can hardly plan the major undertaking of building a new school on a new site if you do not even know whether such a school is to be part of a two tier system or a three tier system. If yo do not know where the sports pitches and allotments are to be allocated you cannot guarantee their provision.	Provide the new allotments and the sports pitches first of all. Know what type of school is required before building it. Provide the proposed dwellings for existing Corfe Mullen community only or do not build at all. Do not make any other proposals than CM1.	No, I do not wish to participate at the oral examination		450		
647793	Mr J Goddard		<a href="#">CSPS94</a>	Policy CM1	Yes	Yes							No, I do not wish to participate at the oral examination		450		
648163	Mr and Mrs B Wiltshire		<a href="#">CSPS138</a>	Policy CM1							From a resident and regular user of the Corfe Mullen Recreation Ground. I do not feel it would be a good idea to build the new Lockyer School on the Recreation Ground as shown on the plan. For a school to be off the main road could be a mistake. We all know that children congregate around the schools outside of school time and in the summer the area very near to the proposed building area - by the Skatebord Slide - is always crowded with noisy youths and their radios blasting out from their cars - there usually is a police car regularly checking the area - I can forsee broken school windows, even MORE rubbish strewn across the recreation ground and also it is a known thing that school children do drugs and glue sniffing. I myself found myself a couple of bottles with obvious signs that they had been used for drug/and glue sniffing. Consequently our beautiful recreation ground will be turned into a filthy rubbish strewn vandalised area with noisy children, broken school windows, cigarette dog ends everywhere - you have only got to look at the Corfe Hills School premises as an example - and will bring noisy					450	

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											children into the residential areas surrounding the recreation ground. Furthermore, the parking areas for the recreation ground already get overcrowded! What will happen when the mothers come in their cars? Where will they park? Will we have cars being driven across the grass? It is NOT a good idea I can assure you. The matter should be rethought yet again.						
648258	Mrs Julia Thomas		<a href="#">CSPS152</a>	Policy CM1							I have an allotment at the present site I have been there 3 1/2 years and have just got used to the yearly planning. I hope we can remain there but if we do get moved to another site I find it hard to see where a suitable one can be found in Corfe Mullen as the soil is poor more or less everywhere but at the present site. If similar site with better facilities i.e. able to have a shed, good water supply, ample parking, good growing positions. I would be happy as long as we can harvest our crops. Perhaps if another site is found we could start there before finishing this one so as not lose any growing time.				450		
648286	Mr Rod Pope		<a href="#">CSPS153</a>	Policy CM1		No			Yes		As I understand the number of sites that have been identified for suitable use for allotments the ground is not suitable for growing vegetables because part of site are on floodplains on common land. Also some of the sites are not in the village of Corfe Mullen so are not under the control of village council.				450		
650665	Mrs Jill Goddard		<a href="#">CSPS352</a>	Policy CM1	Yes	Yes					If new housing is to be forced on Corfe Mullen, despite my overall protests to such a scheme, then the development proposed here is, in my view, the least damaging.	Corfe Mullen is full. There is no more room for housing apart from the proposed developments on the green belt, which is against national policy as stated by the Rt Hon Greg Clark, Housing Minister, indicated above. If new housing is required, I would respectfully suggest the building of a new town/village on a green field (NOT GREEN BELT) site separate from Corfe Mullen where sustainable development for the future can be realistically accommodated.	No, I do not wish to participate at the oral examination		450		
652693	Mr Robin Hill		<a href="#">CSPS462</a>	Policy CM1	Yes	No		Yes			Green land should be protected. Re Corfe Mullen allotment only. Details need to be provided of replacement land to be used for allotments to meet legal requirements. I fully understand there is nationwide Government pressure on housebuilding. However, Green Belt land		No, I do not wish to participate at the oral examination		450		

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											should be preserved and any development of our allotments should not proceed until replacement land, of an acceptable agreed quality, is made available.					
652820	Mr Peter Talman		<a href="#">CSPS509</a>	Policy CM1							Only concern is the loss of the allotments. These are at present serving the community in many very positive ways, not least of which is the financial benefit in these difficult times. The allotments are nearly all put to excellent use and if a new site is found could be problematic for current users.		No, I do not wish to participate at the oral examination		450	
652823	Dr Robert Hornby		<a href="#">CSPS510</a>	Policy CM1		No					1. We do not see any detail of time scale on this. 2. There is no detail of possible resiting of allotments. (We are allotment holders). 3. Lack of buses to the Corfe Mullen area especially removal of no 3 bus.		No, I do not wish to participate at the oral examination		450	
652851	Mr David Aylmore		<a href="#">CSPS523</a>	Policy CM1	Yes	No	No	Yes	No	No	I do not support the EDDC Core Strategy for Corfe Mullen as I feel that it will be detrimental to the quality of life of existing residents. This is for the following reasons:- i.) The areas of open space comprising the allotments and playing fields are essential amenities for the people who use them, i.e. the allotment holders, sports people and dog walkers. Relocating to the south of CM will involve longer journeys for those people and undoubtedly increase traffic on local roads. ii.) The allotments and playing fields provide a break in the built environment and give CM more of a semi-rural feel which distinguishes it from the more densely built-up adjacent areas of Poole. 250 new houses, a new school and retail outlets will irreversibly change the character of CM. iii.) I do not support the argument which seems to suggest there is a choice between two bad alternatives, i.e. between the EDDC Core Strategy and building in Pardy's Hill and Waterloo Valley. Both ideas, in my opinion, are totally out of scale for this area of CM. In summary, the proposed new development will mean: loss of amenity, increased traffic, worse environment, more pressure on schools and doctors. There is a potential for increased crime. I have not seen any reference to carrying out an environmental impact assessment. I suggest that before any further action is taken there should be a local referendum to accurately gauge the opinion of the people who matter - the existing residents.		No, I do not wish to participate at the oral examination		450	
653630	Mrs Lesley Cripps		<a href="#">CSPS582</a>	Policy CM1	No	No	No	No	No		Corfe Mullen does not need more housing but it does need a new build middle or junior school, depending upon the current upheaval in Dorset over whether to adopt two-tier or continue with three-tier schooling. The current school buildings are considerably out of date and the people of Corfe Mullen have been waiting a long long time	.....Build a new Lockyers School as soon as funds are available .....Do not move the allotments. ..... Do not allow more	No, I do not wish to participate at the oral examination		450	

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											for new facilities for their children. The current school was old before my children were born and now it looks like my grandchildren will not be able to attend a modern school as they will have reached senior school age before Lockyers is replaced. As for the current school being undersubscribed, I understand many Corfe Mullen children are being taken out of the village to Wimborne and Broadstone where facilities are more superior. Also the birth rate has risen again in more recent years thus the need will soon arise for more middle school places. There will be no need to move the much loved allotments if new housing is not allowed on that site but new retail units would be welcome on the current Lockyers School site. This would also provide more employment in the village. A new health centre would also be welcomed by folks who struggle to reach the only other health centre which is at the opposite end of the village.	housing in the village. .....Build new retail units or provide better public transport to existing facilities .....Consider a new health centre or provide better public transport to existing facilities					
653762	Corfe Mullen Parish Council	Corfe Mullen Parish Council	<a href="#">CSPS583</a>	Policy CM1	Yes	No		No			The Parish Council is against building a replacement school on part of the recreation ground. The Parish Council accepts the proposal to build homes on the two fields adjacent to the allotments. The Parish Council would also accept the proposal to build homes on the existing allotment site subject to an alternative site of equal quality being provided. In addition the Parish Council wishes the policy to include specific reference to the retention of a youth centre facility.				450		
654047	Mr Michael Livesey		<a href="#">CSPS636</a>	Policy CM1	No	No	Yes	Yes	Yes	Yes	1. Moving a school to playing fields and allotments to "alternative" sites is neither compliant nor sound. It is simply a duplicitous means by which green belt and community recreation land is being built on. Moving the school to the recreation ground is no different to building houses directly on that recreation ground. If such a plan was proposed it would clearly be seen as unsustainable. This switching and juggling of land therefore seeks to mask what is truly happening. One only has to see the higher rates of objections to alternative options CM2 and CM3, (plans that are more open in that they propose directly building on green belt) to understand that option CM1 is just as objectionable. For example, plan CM1 would be no different to a plan to move Parkstone Grammar to Broadstone Park, (with a claim that the land could be used by the community when not in use by the school) and to suggest development of the old school site. It would clearly be the same as an attempt to build on Broadstone park directly. Such back-door development schemes should be rejected wholeheartedly. It is not sustainable as it is simply a means of building on the green belt, albeit in an indirect method. If such a plan is adopted where next? I do not consider the plan to be justified, sound, or legally compliant unless the actual specific sites of "proposed"	There is no way to make the document sound. Housing development should proceed on brownfield sites and redevelopment of derelict properties in the area.	No, I do not wish to participate at the oral examination			450	

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											<p>allotments and additional recreation ground be specified as a judgment on the scheme cannot be sensibly made without such detail. Without the detail of such proposals any consent to it would be void. My own view is that there is no suitable site for allotments or recreation ground in the area, and therefore the lack of clarity on these issues is an omission to gain consent when otherwise the plan would be rejected wholeheartedly.</p> <p>2. In the context of large areas of brownfield land in nearby Poole, and derelict housing at sites such Shamrock Close in Wimborne, the building of housing on Green Belt and recreation ground is therefore not justified. Large levels of affordable housing are already being provided in the area by the development of flight refueling in Wimborne.</p> <p>3. As others have pointed out, the provision of upto 500-1000 houses in Corfe Mullen is completely out of proportion to the area. Corfe Mullen, population 10,000, would be increased nearly 25%. Such a massive increase in population is not sustainable by the local amenities or infrastructure. Do people want to wait 4 weeks just to see a doctor as they do in other areas of over-development? This is exactly what happened in an area where I used to live where a similar expansion of population occurred. Additionally, the roundabout at the top of Lockyer's Rd, and the roundabout in Broadstone (Higher Blandford Rd) are close to capacity, especially at rush hour. Large scale housing development will push these very busy roundabouts beyond their limits, thus making them very dangerous, especially for children attending nearby schools.</p> <p>It has been suggested that nearby amenities in Broadstone could cope with the increase in population. However, one only has to visit Broadstone high street to know that the traffic is at close to capacity. The roundabout is already dangerous due to the volume of traffic and the high street is regularly at a stand still. Simply put, Corfe Mullen and Broadstone are full.</p> <p>4. The dual use of school playing fields is not a good idea, especially in the light of increasing awareness and risk of child abuse and safety. It would significantly lower the safety that our current schools now provide, being completely fenced off and separate.</p> <p>The claim that the Lockyer's school site cannot be redeveloped whilst still in use is also false - QE in Wimborne managed to do exactly that. It is a fiction being put forward to justify what is a very poor plan.</p> <p>The car park in the recreation ground is regularly full, the location of the recreation ground is not suitable for a school, not only would it be unsafe for the point of view of traffic, but a much used recreation facility would be ruined.</p> <p>5. One only has to look at the large numbers of 2 and 3</p>					



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											<p>bed starter houses for sale in Corfe Mullen to appreciate that there is no shortage of housing in this area. The idea that development will make housing more affordable is ridiculous as developers always sell at the highest market price, which is no doubt why they are desperate to develop housing in this area.</p> <p>In conclusion, the plan should be rejected in entirety as should any similar alternative plans for additional housing. I can appreciate that developers and owners of Green Belt land would wish to be enriched by development, and that the council are being offered the development of a school – but such an offer should be viewed as a poison chalice as it comes with destruction of community resources that can never be recovered, additional damage and risk to the community as a whole and a traffic nightmare than cannot be corrected.</p>					
654047	Mr Michael Livesey		<a href="#">CSPS642</a>	Policy CM1	No	No	Yes	Yes	Yes	Yes	<p>Moving Lockyer's school to the recreation ground would pose an unacceptable risk to children with respect to paedophiles. These risks have been highlighted in other areas such as Archway primary school in Islington, where POLICE warned in 2009 that moving the school to a nearby recreation ground would put children at unacceptable risk. The reasons being that paedophiles can legitimately walk on the recreation ground and can legitimately have binoculars - Police stated that - "Certain types of offenders with an unwelcome interest in children may frequent the site,"The environment may create opportunities for potential offenders to view children giving potential offenders a ready-made explanation for carrying a camera or binoculars." Quite how partial development of the much loved recreation ground, the serious risk to children, and destruction of the green belt can be considered positive is beyond me.</p> <p>Lockyer's school could either be redeveloped on the current site, or the waste ground on the opposite side of the road could be developed, and the road layout changed. Either way, there is no need to put the school on the recreation ground. Furthermore there is no need for additional housing, Corfe Mullen has already seen more extensive development in the last 2 decades than all of the surrounding areas. Enough is enough. More development, of the scale suggested would result in traffic and local services such as doctors and hospitals being detrimentally impacted. Also where are these extra people supposed to go to school, Corfe Hills is full as it is.</p>	<p>Proposed change such that Lockyer's school would be redeveloped on current site or waste ground. Propose that no new houses be built in Corfe Mullen. It is questionable whether any new houses are needed with the current figures of over half a million homes in Britain standing vacant. But if new homes were needed, development of a completely separate area would be advisable outside Corfe Mullen.</p>	No, I do not wish to participate at the oral examination		450	
654051	Miss Emily Richards		<a href="#">CSPS637</a>	Policy CM1	No	No	Yes	Yes	Yes	Yes	<p>The plan is not legally compliant, sound or justified because a proper decision on the matter cannot be made without specific details of the alternative allotment or recreation sites in the proposal. For example some people may approve the idea on the basis of what they would</p>	<p>I would encourage the plan CM1, and all alternative plans, to be rejected completely for reasons given above. Provision of new housing can</p>	No, I do not wish to participate at the oral examination		450	



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											<p>reasonably expect to be alternative sites, but that may not be the same thing as what the council or developers consider to be reasonable. Therefore without detail people would be agreeing to a plan that they would otherwise reject.</p> <p>The proposition for the building of so many homes in an area such Corfe Mullen, increasing the population substantially, is not sustainable. The roads, local amenities and schools would not be able to cope with such an increase. The population of the area is stated as 10,440. As many as 1000 new homes are suggested in the combined plans, 250 in CM1 alone. Increasing the population by 10-30%. Other areas can more suitably cope with the provision of homes.</p> <p>Greenbelt land is classified as Greenbelt because it serves an important purpose. Providing recreation areas, clean air (and water in the case of the recreation ground as it lies over a chalk aquifer), an important habitat for wildlife, and furthermore ensuring that development does not extend beyond a certain boundary to protect the character of not just Corfe Mullen, but the surrounding areas. Any building on it is just not acceptable and is contrary to public policy.</p> <p>The building of a school on the recreation ground and substitution of the old school land for development is, in my opinion, a sneaky way of building on the greenbelt. If it was allowed, no area would be safe. It is not suitable for a number of reasons.</p> <p>i)The dual use of the recreation ground by the school and community is not safe from the perspective of the children attending the school, it would become more difficult to police the school for paedophiles, and may even attract them.</p> <p>ii)The parking facilities at the recreation ground are not suitable for school traffic.</p> <p>iii)The recreation ground is very much loved and well used area, the car park is regularly full, therefore it is not justified to restrict the use of the area as it would unfairly and unreasonably impact the lives of current residents.</p> <p>iv)The recreation ground in Corfe Mullen is the only large open space in the area, therefore the impact of the building of a school on it would be unacceptably severe. It is just as unacceptable to build a school on Broadstone park as it is Corfe Mullen recreation ground.</p> <p>I would encourage the plan CM1, and all alternative plans, to be rejected completely. Provision of new housing can be achieved by Brownfield development and the renovation of the large numbers of vacant properties in the area and surrounding areas. I would encourage people not to accept this plan merely because of the threatened plan of building on other areas of greenbelt is considered even worse. Such duress in decisions almost</p>	<p>be achieved by Brownfield development and the renovation of the large numbers of vacant properties in the area and surrounding areas. I would encourage people not to accept this plan merely because of the threatened plan of building on other areas of greenbelt is considered even worse. Such duress in decisions almost always leads to the wrong outcome.</p>				

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											always leads to the wrong outcome.					
497743	Mrs Susan Jefferies		<a href="#">CSPS816</a>	Policy CM1	Yes	No		Yes	Yes		There are no plans and there is no funding set aside to rebuild Lockyers Middle School. This part of the Startegy will deliver no housing in the foreseeable future.It is unrealistic		No, I do not wish to participate at the oral examination		450	
497743	Mrs Susan Jefferies		<a href="#">CSPS841</a>	Policy CM1	Yes	No	Yes				Resiting the Allotments sounds straightforward but in fact is fraught with problems. The allotments were originally sited on the area of the old Violet Farm for good reason, good soil, good drainage and plenty of sun, good growing land in fact, Corfe mullen being adjacent to heathland is short of this. There is no ideal alternative. Good growing land is essential for allotments but wasted on houses.		No, I do not wish to participate at the oral examination		450	
654320	Mrs Meghann Downing	Highways Agency	<a href="#">CSPS755</a>	Policy CM1	Yes	Yes					Corfe Mullen has high car ownership and therefore any future development, particularly one of the size proposed here, will have an impact upon the already constrained A31. The Highways Agency would therefore emphasise that, as per Policy KS11, developments will need to ensure that the traffic impacts are mitigated, which may include improvements to sustainable transport measures, and which will be assessed through the appropriate Transport Assessment.		No, I do not wish to participate at the oral examination		450	
654383	Hon. Geoff Beck		<a href="#">CSPS908</a>	Policy CM1	No	No	Yes	Yes	Yes	Yes	<p>The land currently used by Lockyer's Middle School was bequeathed to the village yet the document does not state how it is proposed to take it over, presumably without permission from the villagers, for the purposes of redevelopment or a different function than that in which it was given.</p> <p>I understand that there is no mechanism to wrest ownership in these situations, therefore the proposal is clearly attempting to proceed without the most basic of checks having been conducted.</p> <p>The remainder of the proposal is totally unsound and does add up either economically, socially or in terms of comparing to other sections of section 9, which clearly imply that there are contradictions to this plan succeeding in reality.</p> <p>1. The school has undergone costly refurbishment and is not on the County Council's own list of priority re-builds. According to the information provided by County Hall, it is in the late-30s of priorities. What is the actual primary requirement here? To solve the housing problem or rebuild the school. If it is housing, then there are alternative sites available including the brown field site at the top of Pardy's Hill which has been offered to include a more-then-minimum level of affordable housing.</p> <p>2. As we understand it, the school was bequeathed to the village for use as a school, not for any other function. Even re-using it for other purposes could invoke legal challenges that would be difficult and expensive to</p>	<p>The document needs to address the fundamental infrastructure issues currently facing Corfe Mullen, before it embarks on a proposal to add to that overload. The points raised above are just a small selection of the issues facing this village.</p>	Yes, I wish to participate at the oral examination	<p>As a resident that has lived in this village for nearly 16 years, and has lived in the area since birth, it is important that villagers affected by such a sweeping document are consulted as to our concerns and that we have the opportunity to give more detail to our objections than is possible by written word. If the Inspector allows local councillors and architects of this plan to submit verbal evidence then it goes without saying that, in the interests of fairness and balance, residents are likewise invited to discuss these proposals.</p>	450	

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											<p>defend. Land and property being 'left to the village' is not the same as the local Councils thinking that they can decide (on behalf of the village) what's best for it. There is a fundamental difference.</p> <p>3. The amount of money raised by the sell-off of the school land would, in no way, provide sufficient funds to offset the cost of a new school. The current costs for a new Middle School, built to current environmental standards, technology requirements, etc., are way in excess of even the most liberal estimate of the land sale proceeds. There is no guarantee, certainly not within the document, to show that any authority is prepared to fund any difference or its priority in allocating money.</p> <p>4. This document pre-empts the future educational strategy of possibly changing to a two-level education model, therefore there is no sensible approach within the document that takes this highly likely change into account. The new build school could be totally unfit for purpose if those changes do happen in terms of capacity and suitability. If that happens, then there would a very real danger of further recreation land being swallowed up to compensate for that strategy oversight.</p> <p>5. Waiting for developer funds to be made available before re-siting the school, then building houses doesn't actually solve the housing problem straight away. It would all be dependent on a lot of factors, sales, and permissions and, likely, ever-increasing budget over-runs, before the land could be released. That is also assuming that the land can legally be brought out of public ownership which is highly questionable at this stage.</p> <p>6. The footprint of the proposed school takes an enormous chunk out of the available space , and does not appear to have anywhere near enough parking to coincide with recreation users' parking. It cannot simply be a case of claiming that the 'lost' ground can be compensated by moving those pitches to the north. The fields to the North are on steep inclines and certainly not suitable for sports pitches.</p> <p>7. Paragraph 9.20 of the document states:" The Council's Open Space, Sport and Recreation Survey identifies a shortfall in the provision of active sports pitches of about 4 hectares."</p> <p>How will a policy of building over up to 6 pitches align itself with the existing shortfall. Any building that requires loss of pitches flies in the face of a strategy aiming to reduce that already existing shortcoming.</p> <p>8. The area shown is the southerly fringe where many dog owners use the grounds for walks as a circuit of the grounds. That use would be instantly out of bounds by any building. In addition, it is highly likely, as has happened in hundreds of other locations nationally, that dog walking would be banned permanently once a school</p>					

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											<p>was built. Whilst we are very responsible dog owners, there are, admittedly, some who are not. In terms of dog control and dog waste, the school would, no doubt, campaign for a total dog ban on all the recreation grounds once any single episode of a social breach occurred. That would then deny an area that has, for generations, been available to dog owners and walkers. It is also hard to see how dog walking would be permitted on the perimeter grounds during school hours when students are using the pitches. This is currently available to all residents during the day, and a daytime prohibition would therefore be a huge step backwards in villagers' enjoyment of the grounds and their right to use them.</p> <p>9. If the school requires additional pitch use, then there really is no reason why they cannot be given access to the existing recreation ground facilities during term time, without having to move the school over there as well. After all, the bequest did include the entire village, and that does include schoolchildren. A short three-minute warm-up walk from the current school over to the recreation ground is hardly likely to cause concern to games teachers or students.</p> <p>10. There is no guarantee in the document as to the actual footprint required by a new school build. The proposed site looks far too small and there is therefore a clear danger that the actual loss of recreation lands could be much higher. A simple analysis against the size and layout of new middle school builds nationally, shows that (when overlaid) the site shown is too small. The locally banded-about 'estimate' of losing only a few pitches, is viewed as an oversimplification in the attempt to quieten down any opposition.</p> <p>11. There is nothing in the document to propose where the current allotments will actually be relocated. This is an incredibly crass omission as if the allotment holders within the village can be so nonchalantly dismissed, or as if their gardening pursuits are peripheral to the rights of property developers. In these days of the Government encouraging more physical activity, and in days of ever-increasing food prices, some people do actually like to get out in a garden and grow their own produce, and why shouldn't they? To simply omit an entire group of villagers' concerns from such an important document goes beyond whether the document is "sound" and more towards 'wilfully careless'.</p> <p>12. In terms of transport, there is absolutely no way that the current road infrastructure can support this many homes leading onto two, already gridlocked, feeder roads. The roundabouts at both Windgreen and Cogdean Elms are nothing short of a transport joke, and have villagers taking their lives into their hands by using them. Drivers travelling northwards down Lockyer's Road (towards Wimborne Road/Lake Gates) often fail to give way to</p>					

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											<p>traffic users exiting Cogdean Way causing numerous near-accidents and forcing many drivers to take evasive action, or won't allow Cogdean drivers to exit because they have blocked the roundabout whilst queuing. Certainly the residents of the Cogdean Elms development are fed up with it. The same applies to those exiting the westerly section of Wimborne Road from the school's direction. Despite numerous requests for traffic calming roundabouts to be installed (like Shaftesbury has installed on Christy's Lane/Pound Lane) these have fallen on deaf, or unwilling, ears. There is no proposal listed in the document for extra traffic management or calming measures to accommodate the extra residents/pedestrians around the area, e.g. traffic calming for both the westerly section of Wimborne Road and Lockyer's Road. The huge uplift in the number of those driving out of the new houses towards Wimborne, or Poole, by using the Cogdean Elms roundabout will cause even more congestion along Lockyer's Road which already gridlocks the road every morning between there and the Windgreen roundabout. Should those additional residents use the Blandford Road to Windgreen route instead, then there will equally be more holdups to those coming from Lockyer's Road, or from the Corfe Hill's direction of Blandford Road. The priority system in place for UK roundabouts means that traffic travelling southwards along Lockyer's Road towards the northerly spoke of the Windgreen roundabout, would have to give way to those coming from the new development along Blandford Road. This would also create an increasingly extended tailback past the Cogdean Elms roundabout. As residents from Cogdean Elms cannot exit Cogdean Way except via this point (there is no other access road), additional traffic will make it even harder just to exit onto the roundabout as through traffic rarely way to residents, as there is no box junction or restriction markings on either roundabout. These matters must be addressed before there is even any discussion of increasing traffic numbers.</p> <p>13. Corfe Mullen, is already used as a rat-run by people from all over East Dorset, particularly commuters from Ferndown and Wimborne travelling to Poole who won't, use the Gravel Hill or A35 routes. Despite being bordered by four suitable bypass and main roads, the village is continually used as a convenient cut-through with no improvement in sight. Additional housing at one of the existing main pinch points in the road system is hardly a competent strategy to either pacify existing residents or serve future incoming villagers.</p> <p>14. Combined with the need for additional public transport, the above traffic problems will not help transport companies unless delays in the peak-time gridlocks can</p>					

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											<p>be accommodated. The bus companies, in particular, won't be too happy having services delayed by increasing gridlock through what should be a completely by-passed village.</p> <p>15. In addition to the numerous traffic issues, there are no facilities to accommodate additional residents. Corfe Mullen is already creaking at the seams when it comes to lack of provision for healthcare, etc. Residents are already facing four-day appointment wait to see a doctor in Broadstone – through lack of provision in the village itself – so just how are an additional 1,000-2,000 residents going to be accommodated?</p> <p>16. On top of the facilities issue is the matter of school places. It is clear to all who read it that the proposed plan to rebuild Lockyers is woefully short of what would actually need to be built to accommodate a new influx of hundreds of new families. This leads to fears that the first building on the recreation ground would only be the start of a slippery slope to substantial amounts of that land being used in future.</p> <p>In summary, Corfe Mullen is over-stretched already, as is the neighbouring village of Broadstone. To keep pouring more people in to these two villages with more and more ill-thought-out building, whilst selling off valuable recreation space is a self-defeating strategy. It is a strategy that illustrates a complete lack of lateral or forward-thinking that such an important decision demands. It shows that it has been constructed purely to alleviate short-term demand and not sensible growth-modelling strategy. The document itself lists numerous issues that already face the residents of Corfe Mullen, yet goes on to propose compounding those very same problems without any practical or economic solution to the original issues, or future population stress-testing.</p> <p>We are, in resident numbers, one of the largest villages in the country, yet without anywhere near the facilities that those other villages enjoy. In short we have nothing to help cope with traffic, facilities demands, substantial employment, etc. The one thing we do have is a legacy of a good open space that has been preserved for hundreds of years for the enjoyment of all. To make such drastic inroads on that land, with the very likely requirement to have to encroach further, is a total travesty against unnecessary development. This is especially when there are other brown field sites available that have not even been mentioned in the document.</p>					
654655	Mrs V Pearson		<a href="#">CSPS813</a>	Policy CM1	Yes	No		No			I do not believe that this document is sound because it simply says that alternative sites for the allotments and other amenities will be found but does not state where they will be. It is not possible to give a considered opinion when all details are not given. I am an allotment holder	We need full details of all proposals not just promises that alternatives will be found.	Yes, I wish to participate at the oral examination	To enable a full understanding of the effect these proposals will have on local residents it is important that the Gov	450	

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											<p>and have lived in Corfe Mullen for over 30 years. As a horse rider I am concerned that the volume of new houses and resulting traffic will make riding even more dangerous. Many of the roads are country roads barely wide enough for two cars to pass adequately. They have no speed limit and so cars can travel at 60 miles an hour round blind corners on narrow roads with no footpaths, often overgrown with trees and hedges making them dark even on the brightest days. Any increase in the number of cars will make traveling on push bike or horse back or just walking even more dangerous. Access to one of the possible sites given for public access is currently via narrow, unlit roads without footpaths and I certainly would not want to walk young children along the road which also has an unrestricted speed limit. As a community we are very poorly provided for by way of entertainment or even public transport to take us to neighbouring towns to make use of the entertainment available there. As a result we are a large village/town with residents having to make their own entertainment. Corfe Mullen is gridlocked in rushhour now, with access to Wimborne, Bournemouth and Poole already at a crawl. Even when you manage to get into Broadstone, the main Broadway is blocked by traffic trying to park.</p> <p>Where are all the new residents going to work, rest and play?</p> <p>To agree with other comments, Corfe Mullen is simply full.</p>			Insector hears from people living in the area.		
654816	Mrs Claire Taylor		<a href="#">CSPS872</a>	Policy CM1	No	No	Yes	Yes	Yes	Yes	<p>1. Moving a school to playing fields and allotments to "alternative" sites is neither compliant nor sound. It is a simply a duplicitous means by which green belt and community recreation land is being built on. Moving the school to the recreation ground is no different to building houses directly on that recreation ground. If such a plan was proposed it would clearly be seen as unsustainable. This switching and juggling of land therefore seeks to mask what is truly happening. One only has to see the higher rates of objections to alternative options CM2 and CM3, (plans that are more open in that they propose directly building on green belt) to understand that option CM1 is just as objectionable.</p> <p>For example, plan CM1 would be no different to a plan to move Parkstone Grammar to Broadstone Park, (with a claim that the land could be used by the community when not in use by the school) and to suggest development of the old school site. It would clearly be the same as an attempt to build on Broadstone park directly. Such back-door development schemes should be rejected wholeheartedly. It is not sustainable as it is simply a means of building on the green belt, albeit in an indirect method. If such a plan is adopted where next?</p> <p>I do not consider the plan to be justified, sound, or legally</p>	<p>There is no way to make the document sound. Housing development should proceed on brownfield sites and redevelopment of derelict properties in the area.</p>	<p>No, I do not wish to participate at the oral examination</p>		450	

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											<p>compliant unless the actual specific sites of "proposed" allotments and additional recreation ground be specified as a judgment on the scheme cannot be sensibly made without such detail. Without the detail of such proposals any consent to it would be void. My own view is that there is no suitable site for allotments or recreation ground in the area, and therefore the lack of clarity on these issues is an omission to gain consent when otherwise the plan would be rejected wholeheartedly.</p> <p>2. In the context of large areas of brownfield land in nearby Poole, and derelict housing at sites such Shamrock Close in Wimborne, the building of housing on Green Belt and recreation ground is therefore not justified. Large levels of affordable housing are already being provided in the area by the development of flight refueling in Wimborne.</p> <p>3. As others have pointed out, the provision of upto 500-1000 houses in Corfe Mullen is completely out of proportion to the area. Corfe Mullen, population 10,000, would be increased nearly 25%. Such a massive increase in population is not sustainable by the local amenities or infrastructure. Do people want to wait 4 weeks just to see a doctor as they do in other areas of over-development? This is exactly what happened in an area where I used to live where a similar expansion of population occurred. Additionally, the roundabout at the top of Lockyer's Rd, and the roundabout in Broadstone (Higher Blandford Rd) are close to capacity, especially at rush hour. Large scale housing development will push these very busy roundabouts beyond their limits, thus making them very dangerous, especially for children attending nearby schools.</p> <p>It has been suggested that nearby amenities in Broadstone could cope with the increase in population. However, one only has to visit Broadstone high street to know that the traffic is at close to capacity. The roundabout is already dangerous due to the volume of traffic and the high street is regularly at a stand still. Simply put, Corfe Mullen and Broadstone are full.</p> <p>4. The dual use of school playing fields is not a good idea, especially in the light of increasing awareness and risk of child abuse and safety. It would significantly lower the safety that our current schools now provide, being completely fenced off and separate.</p> <p>The claim that the Lockyer's school site cannot be redeveloped whilst still in use is also false - QE in Wimborne managed to do exactly that. It is a fiction being put forward to justify what is a very poor plan.</p> <p>The car park in the recreation ground is regularly full, the location of the recreation ground is not suitable for a school, not only would it be unsafe for the point of view of traffic, but a much used recreation facility would be ruined.</p>					



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											<p>5. One only has to look at the large numbers of 2 and 3 bed starter houses for sale in Corfe Mullen to appreciate that there is no shortage of housing in this area. The idea that development will make housing more affordable is ridiculous as developers always sell at the highest market price, which is no doubt why they are desperate to develop housing in this area.</p> <p>In conclusion, the plan should be rejected in entirety as should any similar alternative plans for additional housing. I can appreciate that developers and owners of Green Belt land would wish to be enriched by development, and that the council are being offered the development of a school – but such an offer should be viewed as a poison chalice as it comes with destruction of community resources that can never be recovered, additional damage and risk to the community as a whole and a traffic nightmare than cannot be corrected.</p>					
654818	Mr E Alexander		<a href="#">CSPS825</a>	Policy CM1	Yes	No	No	No	No		<p>CM1 is not suitably clear to make the proposed policy sound. There are too many areas that have not been addressed sufficiently or are still in doubt to make informed judgements and therefore the effectiveness to proceed under the current policy CM1 must be in doubt.</p>	<p>CM1 Allotments; despite some enquiries, a suitable alternative allotment site still remains uncertain. Without a new site being identified, being of at least the same standard or better and for it to be set up and established, no planning permission should be granted on the existing allotment site. Although this is referred to it should be reinforced and must be upheld regardless of developer pressure. Site suitability should be agreed with a recognised body such as the National Society of Allotment and Leisure Gardeners (NSALG), as well as with the Parish Council and should be a requirement in the policy.</p> <p>Recreational space; Corfe Mullen is already short of 4ha of recreational space. (It would require a further 2ha if the school is moved). The location of any new recreational space has not been addressed and unlike the allotments, the policy currently does not require any</p>	No, I do not wish to participate at the oral examination		450	

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												<p>new space to be ready for use before building commences. The policy should be addressing the deficit of 4ha before any further development takes place. If the school is moved, then the further 2ha should also be established before land is lost at the recreation ground. The policy needs amending to site recreational ground to the south (not west) of the village. School relocation; First and foremost at this time DCC does not know whether Corfe Mullen will be in a two or three tier system. This doubt means that the Lockyers site may not even come forward during the policy life time. It appears that DCC is not prepared to seriously consider redevelopment on the existing school site. While this may not be the simple solution it needs further serious investigation rather than just opting for the easy option of building on a green belt site. The policy should be worded that if it is not possible then the recreation ground site would be considered. At present DCC is hedging its bets by proposing to sell the existing site to pay for a new school. The parish is therefore having to lose green belt due to a lack of investment by DCC in its assets and this should not be the default position. The comment that if the school is relocated then the community would have use of the school grounds outside of school times is misleading. This would be difficult to enforce and a school could withdraw community use if it so</p>				

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												<p>wished. Relocation of the school would need to provide an area equivalent to the lost recreational space prior to building as part of the policy. There is some doubt over the need for further retail land. The last study that stated a retail area should be included was based on over 750 homes not the current proposal of up to 250. The proposed retail area should be available for further affordable housing only (possibly of high density), if there is no retail demand. Care must be taken that any new retail unit does not result in the closing of one of the existing locations in the parish as this could lead to some residents being left with no facility within reasonable walking distance. To allow for affordable housing instead of retail the wording on the number of houses should be changed to 'approximately 250 homes' or 'up to XXX homes' to allow flexibility. Reality is CM1 is likely to only deliver around 100-150 homes during the life of the policy if the school is not relocated.</p> <p>The policy needs to protect the existing youth club facility. Any redevelopment needs to allow for relocation (including building a suitable facility). This needs to be stated in the policy.</p> <p>The policy should be worded to allow for as many affordable homes as possible. These are in the greatest demand in the parish and due to restrictions because of heath land, it must be a requirement that any affordable home</p>				

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												requirements are included within any development rather than paying a contribution to 'off site' homes which would be difficult to deliver in the parish due to the restrictions.				
654840	Mr Christian Westwood		<a href="#">CSPS868</a>	Policy CM1	No	No	Yes	No	Yes	Yes	<p>The proposal is neither justified nor sound for the following reasons.</p> <p>Wimborne Road is not capable of sustaining the increased traffic that will undoubtedly result from 250 additional homes and access to the proposed site for Lockyers School.</p> <p>I would question the value of denoting land as Greenbelt when the boundaries can be so easily relocated should the local authority elect to develop the site. Land is denoted Greenbelt to provide green areas for local residents and protect the character of the village. Any development would fundamentally damage the local environment.</p> <p>The relocation of Lockyers school to the proposed site would result in the loss of the local recreation area.</p> <p>Having previously lived in the Wareham area, we have prior experience of facilities shared between local residents and education establishments and found that the limited times that they were available to the residents was particularly restrictive. Furthermore, the price charged for such facilities as astro turf pitches meant that, on the occasions I played there, two thirds of the pitch was not utilised. I appreciate that such facilities have an inherent construction cost that must be recovered, however I do not consider them a fair replacement for playing fields for which there is only a charge for use.</p> <p>Although additional commercial infrastructure has been considered, what of the need for additional policing and healthcare?</p>	<p>There is no need to increase the quantity of houses in Corfe Mullen. In light of the improvements to existing infrastructure and new infrastructure required, consider the redevelopment of a Brownfield site or derelict housing to which the addition of further housing and commercial activity would result in less damage to the local environment. The proposed redevelopment of the current sites of Lockyers School, the allotments and the Recreation Ground removes access to fantastic views of our beautiful countryside and living in a rural environment.</p> <p>Furthermore, any provision of commercial facilities would simply duplicate those that already exist in a 5-10 mile radius.</p>	No, I do not wish to participate at the oral examination		450	
654843	Mr Martyn Best		<a href="#">CSPS867</a>	Policy CM1	No	No					<p>We do not agree with any housing developments in Corfe Mullen because the roads, local amenities and schools would not be able to cope with the increase in population. This includes any developments on the rec/allotments CM1, Pardys Hill and Waterloo Valley.</p>		No, I do not wish to participate at the oral examination		450	
654855	Mrs Deborah Jeffries		<a href="#">CSPS886</a>	Policy CM1	Yes	No	Yes	Yes	Yes	No	<p>I do not believe that all areas surrounding Corfe Mullen have been given equal consideration. The assumption seems to be that the only choice of areas for development is between either the Waterloo Valley/Pardys Hill area or the Lockyers School/Recreation Ground area.</p> <p>I also think that this proposal cannot be seriously considered without identification of the proposed sites for the replacement sports pitches or the new allotments. I cannot think of sites which would be suitable for either,</p>	<p>It is necessary to add information on why so many other areas are less suitable than the one proposed. Add information on the precise location of new allotments and sports facilities. Add information on access to these new areas, especially</p>	No, I do not wish to participate at the oral examination		450	

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											and question whether they exist. The loss of, or relocation of these facilities, would be detrimental to the community, especially if they were pushed further to the edge of the village, necessitating more car travel. In the same way, moving the school further away from where most pupils live, would make it more difficult for them to walk or cycle, and increase car travel. There would be sufficient space to expand the school from its existing site, if we weren't trying to build so many houses. I also note that there is no provision for improved access for cyclists and walkers.	for cyclists and walkers. However, if the best proposal is to build on our recreation ground, sports facilities, allotments and school site, then we should conclude that Corfe Mullen is not a suitable area for this kind of development.				
654993	Mrs Sarah Morgan		<a href="#">CSPS956</a>	Policy CM1	No	No	Yes	Yes	Yes	Yes	The plan is not legally compliant, sound or justified because a proper decision on the matter cannot be made without specific details of the alternative allotment or recreation sites in the proposal. Greenbelt land is classified as Greenbelt because it serves an important purpose. Providing recreation areas, an important habitat for wildlife, and furthermore ensuring that development does not extend beyond a certain boundary to protect the character of not just Corfe Mullen, but the surrounding areas. By building on this land it would be contrary to public policy. Without additional detail we cannot agree to a plan that would otherwise be rejected. The proposition for the building of so many homes on this site will increase the population substantially and is not sustainable. The roads, local amenities and schools would not be able to cope with such an increase – they are full to capacity as it is. This would have a negative impact on the existing residents. The recreation ground is well used and very much appreciated by all ages. By increasing the traffic throughput, this could have a detrimental effect on the pollution and safety of the users. In addition to this, it is the only large open space in the area, therefore the impact of the building of a school on it would be unacceptably severe. To build a school on this wonderful family friendly area is not acceptable and would not happen in neighboring boroughs. The allotments are an important part of life for those who use it, encouraging sustainability and organic food growth as well as a chance to relax and enjoy the fresh air. I am proud to live in the Village of Corfe Mullen. By adding 250 new homes, a new school and new retail opportunities (possibly by the giants such as Tescos or Sainsburys) this will irreversibly change the character of our Village for the worse.	If new housing is required, I would respectfully suggest the building of a new town/village on a green field (NOT GREEN BELT) site separate from Corfe Mullen where sustainable development for the future can be realistically accommodated	No, I do not wish to participate at the oral examination		450	
656345	Mrs Sharon Gaston		<a href="#">CSPS1135</a>	Policy CM1	Yes	Yes					Just want to say that this seems the best way of safeguarding the green belt in Corfe Mullen while providing better facilities and housing if required.				450	

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359461	Mrs Nicola Brunt	Dorset Wildlife Trust	<a href="#">CSPS1337</a>	Policy CM1		No	No	No	No	No	Ecological survey information for this site is not available therefore it is not possible to fully assess the potential environmental impacts of development on this site. NPPF (165) states that planning policies and decisions should be based on up-to-date information about the natural environment. Should this site be determined as of low ecological value, Dorset Wildlife Trust has no objection to the allocation of this site providing a Suitable Alternative Natural Greenspace strategy can be implemented as required by ME3. We have concerns regarding the potential increased use of our nature reserve at Upton Heath and other European designated sites within the area. Therefore DWT hold an objection to this allocation pending ecological and environmental studies and identification of a suitable and functional area of SANG, which is not currently identified on Map 9.1	We suggest ecological information is provided to inform this allocation and identification area of SANG to ensure that this option is deliverable	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. This allocation could have adverse impacts on our nature reserve at Upton Heath without appropriate provision of SANG.	450	
361228	Mr A.R Barker		<a href="#">CSPS1449</a>	Policy CM1		No		Yes			Perhaps I am not looking in the right place, but I cannot see any reference in the documents to any strategy for returning empty properties to the market to help to meet housing needs. Maybe it's in there somewhere though. The document 'Dorset Survey of Housing Needs' is dated June 2008 – about the peak of the boom, so probably figures about 5 years old.	Consider the strategies advised on empty homes.com to bring more empty homes back into use. Discourage people from buying homes as financial assets rather than places to live. Increase tax on unoccupied homes? I am very much opposed to building in the Waterloo Valley, Corfe Mullen as building in a prominent position on the green belt will open the floodgates to development. To expand on my comments in section 7. I said "Discourage people from buying houses as financial assets rather than places to live." I didn't express that very well – my point is really to ask that the core strategy research should include an investigation of how many houses in the area are second homes. I don't see any assessment of this in the	No, I do not wish to participate at the oral examination		450	

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												documents on the website. Maybe it's there but I can't see it. I see there are figures for empty homes, but none for second homes. If there were no second homes would there be such a housing shortage? Recent press reports have suggested that foreign buyers have bought properties in London to convert what they think may become a depreciating currency into a tangible asset. But of course I am not suggesting for a moment that foreign nationals are buying properties in Dorset in significant numbers. However I do know people amongst my own circle of friends who have converted their savings into housing as they consider it to be a good hedge against a possible large increase in inflation. They are also very sceptical about putting any money into pensions and again prefer to have their money in a tangible asset. They don't seem too concerned when there are periods between lettings while they wait for the "right" type of tenant to appear. Dorset is an attractive area and it concerns me that when we build houses in the area a good proportion of them should go to those that live and work there.				
518481	Corfe Mullen Sports Association		<a href="#">CSPS1429</a>	Policy CM1	No	Yes	Yes	Yes	Yes	Yes	Un-sound - Not Positively prepared It is felt the document is unsound as it is not 'positively prepared' because insufficient provision has been made / identified in relation to 'achieving sustainable development'. This strategy does not ensure sustainable delivery of sports and recreational facilities for the community of Corfe Mullen for the future on the following grounds - . 1) The policy has identified the area for new housing /	The document / strategy is not considered, by the CMSA, to be sound nor consistent with achieving sustainable development until either;- The two fields between Violet Farm Close and the present allotments are allocated for	Yes, I wish to participate at the oral examination	As the members of CMSA are the primary users of sports / recreation facilities at Corfe Mullen Recreation Ground it is paramount that the Sports Association be actively involved in the Consultation process concerning the area we	450	



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											<p>school development which will reduce the area currently available for sports and recreation. However, a suitable site for additional / alternative recreational facilities has not yet been identified.</p> <p>2) There is no provision / valid consultations regarding who will be responsible for funding / maintaining / sustaining any new recreational facilities.</p> <p>3) In the phasing plans, the document states that, 'An active sports strategy must be agreed with the Council prior to the relocation of the School to ensure that adequate provision is available to meet existing and future needs.' The existence of a 'sports strategy' does not itself ensure nor guarantee that any new / alternative sports and recreation provision will actually be in place, be provided, be sufficient or be operational prior to the commencement of any development.</p> <p>Therefore the document / strategy is not considered to be consistent with achieving sustainable development until ;-</p> <p>1) A new / alternative / additional site for Recreational facilities is identified.</p> <p>2) It is identified which local authority / service provider would be responsible for funding, maintaining and sustaining the new sports/recreation provision.</p> <p>3) Any new / additional sports and recreational provision must be in place including parking provision and changing facilities, be sufficient for current needs and be operational prior to any development to the existing site. A 'Sports Strategy' alone is not sufficient, unless the clauses above are included.</p> <p>Unsound - Not Justified</p> <p>It is felt the plan is unsound as it is not 'justified'. In order to be justified the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence.</p> <p>1 - It is not necessary to build the school on the recreation ground since it can be rebuilt on its present site as a two storey building if necessary. Allendale Middle School in Wimborne has recently been rebuilt as two storeys and Queen Elizabeth School also in Wimborne has just been rebuilt on its existing site. Community use of the school playing fields is unlikely to materialise due to safety and security concerns of the school. The proposed site for the school is in an isolated position and it would be vulnerable to vandalism.</p> <p>2 - Current recreational provision is inadequate and well used by the community. A site for any new sports and recreational provision has not yet been identified, nor is it guaranteed to be of equal or greater quality / standards of current site.</p> <p>The possibility of operating 2 sports facilities in the village is not a viable option for the Sports Association or Parish Council since it would incur double the expenditure /</p>	<p>sports and recreational use. They are level and close enough to benefit from the existing changing and parking facilities, are in the Green Belt and would compensate for the present shortfall in sports and recreational land.</p> <p>Or:</p> <p>1) A new / alternative / additional site for Recreational facilities is identified.</p> <p>2) It is identified which local authority / service provider would be responsible for funding, maintaining and sustaining the new sports/recreation provision.</p> <p>3) Assurance is given that any new / additional sports and recreational provision must be in place, be sufficient for current needs and be operational, prior to any development to the existing site. A 'Sports Strategy' alone is not sufficient.</p> <p>In order to be 'justified' the plan should 'be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence'. Therefore in order to be 'justified' any 'reasonable alternatives' need to be identified and included in this document / strategy prior to its submission. This document does not identify any 'reasonable alternatives'.</p> <p>In order to be effective, exactly how this plan would be 'delivered' should be stipulated in detail to include who will be responsible for delivering, funding and sustaining.</p>		currently manage on the behalf of Corfe Mullen Parish Council, along with the implications of future sustainability of any potential new site.		

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											<p>maintenance / workload with no additional income / staff to cover these implications.</p> <p>3 - It has been identified, in previous reports, that there is already a shortfall of allocated land for sports and recreation in Corfe Mullen, in relation to the size of the village and the guidelines for the required hectares of land allocated for sports and recreation provision. Reducing the current area allocated for recreation (when there is already a shortfall) is not justifiable when there are no guarantees on the location or size of any new / alternative / additional recreational provision.</p> <p>Unsound - Not Effective</p> <p>To be effective the plan should 'be deliverable over its period and based on effective joint working on cross-boundary strategic priorities'. No specific details of how the extra 6 hectares of sports pitches are to be delivered / funded has been stipulated or identified.</p>					
518491	Mr and Mrs Bargewell		<a href="#">CSPS1433</a>	Policy CM1	No	Yes	Yes	Yes	Yes		<p>Un-sound - Not Positively prepared</p> <p>We feel that the document is unsound as it is not 'positively prepared' as there is insufficient provision made / identified in relation to 'achieving sustainable development'. This strategy does not ensure sustainable development of sports and recreational facilities / allotment provision / school provision for the community of Corfe Mullen for the future, on the following grounds - .</p> <p>The policy has identified an area for new housing / a potential new school. The use of this site (CM1) for the proposed development will ;:-</p> <p>1) Reduce the area currently available for Sports and Recreation (for which there is already a shortfall in relation to the size of the village) when a new / additional site for recreation has yet to be identified. Any new site would need years to become established sufficiently to equal or be of superior quality to the grounds already in situ. The current 'sports' area is well drained (an essential factor for sports facilities) owing to its good soil quality and location. The majority of the surrounding area 'slopes away' to lower ground that is of a poorer soil content (believed to be mostly clay) which would not be 'free draining' without substantial cost implications and thus would not be viable for sports provision, nor would an alternative site be sustainable on these grounds.</p> <p>2) Completely remove all the current allotment provision from the site. Again, no new site for allotment provision has been identified in the plan. The current allotments have been in situ for many years, are now well established for purpose and currently have a long waiting list for 'plots'. Any potential new site, and the soil quality of it, would need years to become sufficiently established before the allotments could be successfully relocated. Until an alternative suitable site is identified, the</p>	<p>We feel the document / strategy is not 'considered to be sound nor consistent with achieving sustainable development' until ;-</p> <p>1) A new / alternative / additional site suitable for Recreational facilities is identified and it is assured it will be established BEFORE the new development begins.</p> <p>2) A new / alternative / additional site suitable for allotment provision is identified and it is assured it will be established BEFORE the new development begins.</p> <p>3) The consultations on the 2-tier / 3 tier options for the local education system have concluded and the future education needs/provision are clearly identified following this.</p> <p>4) It is identified which local authority / service provider would be responsible for funding, maintaining and sustaining the new sports/recreation provision, new housing development, and new allotment provision and whether current residents will be expected to financially</p>	<p>Yes, I wish to participate at the oral examination</p>	<p>I feel it necessary to participate on the basis I am ;-</p> <p>1) A local resident who pays Council Tax, which includes a Corfe Mullen Parish Council Precept.</p> <p>2) A local resident who is an allotment holder.</p> <p>3) A local resident whom uses the current sports / recreation ground facilities regularly.</p> <p>4) A local resident whom is involved with the local youth football club – a primary user of the rec</p> <p>5) A local resident whom has 2 'school age' children whom attend the already 'full' upper school.</p> <p>6) A local resident whom is employed by one of the local first schools.</p> <p>7) A local resident who would be immediately affected by the proposed development owing to its location.</p> <p>8) A local resident who strongly believes Green Belt Land should be retained.</p>	450	

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											<p>sustainability of it cannot be assured.</p> <p>3) Relocate an existing school when this may not be necessary. Based on the current 'infrastructure' of the village of Corfe Mullen, the proposal to relocate Lockyers Middle School is not a necessity at this current time. Pupil numbers at the current middle school are not at full capacity, but the 3 local first schools are, as is the upper school of Corfe Hills. The development of up to 250 new homes, with the potential children they would house, will add an additional strain on pupil admissions to first schools (whom are already experiencing appeals and waiting lists), as well as the upper school of Corfe Hills, which does not have the capability of increasing pupil numbers / increasing the size of its site owing to protected heathland surrounding it. This would necessitate the children, in those age brackets, whom would live at the new development being educated 'outside' the area'. Furthermore, consultations are ongoing as to whether the school system in the village will remain as a 3-tier system or change to a 2-tier system. Until these consultations are complete – the need for a new school cannot be ascertained, therefore neither can the 'sustainability' of a new school be assured.</p> <p>4) In the phasing plans, the document states that, 'An active sports strategy must be agreed with the Council prior to the relocation of the School to ensure that adequate provision is available to meet existing and future needs.' The existence of a 'sports strategy' does not itself ensure nor guarantee that any new / alternative sports and recreation provision will actually be in place, be provided, be sufficient or be operational prior to the commencement of any development. Therefore the document / strategy is not considered to be consistent with achieving sustainable development until ;-</p> <p>1) A new / alternative / additional site suitable for Recreational facilities is identified AND established.</p> <p>2) A new / alternative site suitable for allotments is identified AND established.</p> <p>3) The future educational needs for the village are clearly identified with regard to the 'tier system' which is to be adopted in the future, as well as the anticipated number of 'new residents' who will be requiring admission into the already 'full' first schools and upper school.</p> <p>4) 'An active sports strategy must be agreed with the Council prior to the relocation of the School to ensure that adequate provision is available to meet existing and future needs.' This 'sports' strategy should be agreed BEFORE the Core Strategy itself is approved / agreed to ensure adequate provision is available.</p> <p>Unsound - Not Justified</p> <p>We feel that the plan is unsound as it is not 'justified'. In order to be justified the plan should be the most</p>	<p>contribute by means of increase Parish precept on Council Tax etc..</p> <p>In order to be 'justified' the plan should 'be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence'. Therefore in order to be 'justified' any 'reasonable alternatives' need to be identified and included in this document / strategy prior to its submission. This document does not identify any 'reasonable alternatives'. It is felt vitally important that Green Belt Land should be retained and protected. Alternative sites for potential housing development could be found elsewhere (on non-green belt land). Land off of Violet Farm Close should be considered for Recreational / Allotment provision (for which there is a current shortfall for both) rather than housing. Land / sites that are flat, of quality soil content and well drained (thus ideally suited for Recreation / allotments) are harder to locate in the village than sites suitable for housing. Houses can be located on slopes / land with gradient, where-as playing fields / allotments cannot. Extending the Recreational / allotment facilities that are already in situ would surely be the most appropriate strategy (as well as a more cost effective one) rather than finding alternative sites to relocate two already well-established and viable community facilities. In order to be effective,</p>				

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											<p>appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence. We feel this is not the most appropriate strategy because -</p> <p>1 - No 'reasonable alternatives' (to the proposed area of land being considered) have been identified and none are stated as being considered in the current Pre-Submission Document. Therefore, this is not considered to be the 'most appropriate strategy' when it is not being considered against ANY alternatives. Other areas in the village could be viable as alternative sites for housing, but none are stated in the current strategy as being considered. The Waterloo Valley is known locally to be one possible alternative site, but it is neither mentioned nor is it being considered. Finding an alternative site for housing / school development would mean that the current Recreational provision and allotment provision could remain in situ, thus the need for new sites for both would not be necessary. Surely a more cost effective option?</p> <p>2 - Current recreational provision is well-established, well-managed, ideally located, sufficient for need and well used by the community. A site for any new sports and recreational provision has not yet been identified, nor is it guaranteed to be of equal or greater size to current the facilities nor to the current high quality / standards of current site. The current site is the 'heart of the village' when many community events take place. To reduce this space, relocate to an alternative site or split the provision into 2 sites is not the most appropriate strategy for the village.</p> <p>The possibility of operating 2 sports facilities in the village is surely not a viable option for the current service providers on the basis it would incur double the expenditure / maintenance / workload with no additional income / staff to cover these implications. Operating 2 sites is not justified or appropriate for a village of this size, nor is it thought cost effective or sustainable to do so.</p> <p>3 - It has been identified, in previous reports, that there is already a shortfall of allocated land for sports and recreation in Corfe Mullen, in relation to the size of the village and the guidelines for the required hectares of land allocated for sports and recreation provision. Reducing the current area allocated for recreation (when there is already a shortfall) is not justifiable or is it the most appropriate strategy when there are no guarantees on the location nor size of any new / alternative / additional recreational provision.</p> <p>The land off of Violet Farm Close would be more suited to extend the current well-established Recreational / allotment provision, for both of which there is currently a shortfall. The land is flat, of good soil quality in comparison to other areas in the village which are largely</p>	<p>exactly how this plan would be 'delivered' should be stipulated in detail to include who will be responsible for delivering, funding and sustaining. To be effective the current community's need for increased suitable recreational / allotment provision should be considered, not just housing.</p>				

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											<p>of clay content, well drained and ideally located for Sports / Allotment provision. It is believed the ability to find suitable alternative sites in the village for recreation / allotments will be either difficult and/or not cost effective to do so – thus not the most appropriate strategy.</p> <p>The land identified in CM1 is Green Belt. I understand that the use of said land for Recreation and / or allotments would not necessitate the moving of the Green Belt Boundaries.</p> <p>Unsound - Not Effective</p> <p>To be effective the plan should 'be deliverable over its period and based on effective joint working on cross-boundary strategic priorities'. No specific details of how the plan itself is to be delivered / funded has been stipulated or identified. The residents of Corfe Mullen need assurances that this is indeed a strategic priority for their village, as well as guarantees it is deliverable at no additional cost to the residents / their Parish Council.</p>					
656438	Ms Carolyn Manners		<a href="#">CSPS1174</a>	Policy CM1	Yes	No		Yes			<p>Response to traffic concerns are not sustainable. Public transport is poor, families will continue to depend on their cars, despite your comments in the leaflet. This area overall is getting more and more congested and the infrastructure is unable to expand to the extent proposed in this plan. Number of houses proposed are too many with regard to above comments.</p>		No, I do not wish to participate at the oral examination		450	
656668	Mr & Mrs Green		<a href="#">CSPS1288</a>	Policy CM1							<p>We write in connection with the Core Strategy proposals. We have examined the plans and know the site well. We wish to object strongly to any development encroaching on the recreational space and community activities provided at both the recreation ground (the rec) and on existing Lockyers School fields<sup>1</sup>, and also object to the vast number of residential dwellings proposed on the Lockyers school site.</p> <p>Below find listed justification for our objection:</p> <p>1) The proposed re-siting of Lockyers School, in order to accommodate extra housing is particularly ill-considered, in my view, because the existing site area is more than suitable for expansion of the school buildings, even if new replacement buildings housed the entire school. The fact that the school is next to the recreation ground is ideal, to cater for term-time formal physical education activity. Indeed, Upton Junior School uses Upton Recreation Ground in a similar way. (We believe shared use of school fields is part of your proposals anyway). The unused land bordering Violet Farm Close, the rec and the school is more than enough space for expansion of the school, beyond the existing site, should it be required.</p> <p>• In Chapter 8: Policies and Proposals for Corfe Mullen, East Dorset Local Plan (EDLP) - Adopted January 2002 , Para 8.9. – 'The proposal to develop a replacement school on land to the north of Wimborne Road was</p>				450	

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											<p>included in the Deposit Local Plan, but has been deleted on the recommendation of the Inspector. It is now the intention of the Education Authority to build a replacement school within the present grounds, where some of the playing areas can also be provided. Further sports grounds to meet the required standards for the school will be provided through land north of the Wimborne Road, already in County Council ownership, over which there will be a joint use agreement with the Parish Council.' The school's concerns have already been addressed and were concluded in the 2002 Adopted Local Plan.</p> <p>2) The proposed large residential development of 250 homes, particularly in this location, in Corfe Mullen, is in our view, ill considered for the following reasons:</p> <ul style="list-style-type: none"> <li>• The EDDC Housing Options Masterplan Report, published in November 2010 (EDDC HOMR), p6, states 'Corfe Mullen benefits from a strong and fairly dramatic landscape structure around its northern edge'. This is an area of immense character, it deserves due consideration with respect to any additional development. The document's Transport Analysis, Chapter 7, PPG13 states that objectives include 'reducing the impact of traffic in more sensitive locations'. We would like to see EDDC's support in trying to preserve this beautiful area. On page 127, it goes on to say, 'it is necessary for developers to demonstrate what residual impact of vehicular trips that would be generated by the new neighbourhood.'</li> <li>• 'Not particularly sustainable' Corfe Mullen</li> </ul> <p>We question whether Corfe Mullen is the ideal location for the EDDC's housing proposals. On page 4 of the EDDC HOMR, it states that Corfe Mullen is 'actually larger than Wimborne Minster in terms of population. However, unlike Wimborne Minster it is poorly catered for in terms of amenities and essentially acts as a residential suburb of Poole'. If sustainable communities are what you are looking to develop, Corfe Mullen doesn't seem to us to be a model example. We don't have a train station, or sustainable employment opportunities to accommodate increased population, such as Poole, Bournemouth, Christchurch or Dorchester. We don't have a maintained cycle route to Poole, such as Broadstone, or bus routes to both Poole and Bournemouth such as Wimborne. Indeed our bus route to Poole has been cut in half and now we share a bus route with Merley to Poole. The A31 and Julian's Bridge, both make a journey into Wimborne unsafe for both pedestrians and cyclists. For a wheelchair or indeed a pushchair user, arguably impossible.</p> <p>According to the Corfe Mullen Census Town Profile, published in 2005, by Dorset County Council (DCC CMCTP), p9 – p10 'Overall, Dorset has a high level of car ownership compared with national levels. Corfe Mullen has an even higher level of car ownership– only 9.2% of</p>					

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											<p>households have no car/van, compared with 17% in Dorset, and almost 27% nationally. More people in Corfe Mullen have over two cars. In Dorset, 36.7% have 2+ cars, while in Corfe Mullen, almost half of all households have 2+cars. 54.5% of households in Corfe Mullen North have two or more cars.' Furthermore, 'The majority of people in Corfe Mullen travel 5 to 10 km of work (37%). This is much higher than the average for all the 24 towns as the chart shows. This is also higher than the average for Dorset (16%). These people are most likely to be travel to Bournemouth or Poole, the nearest major employment centres. The majority of people travel to work in a car/van. The average in Corfe Mullen is almost 72%. This is just over 10% higher than the County average. A further 6.2% travel as passengers in a car/van, while in Dorset this is an additional 5.7%. Corfe Mullen North', incidently the site where you proposals would be sited, 'has the highest proportion of people driving to work , and this links in with the higher proportion of car ownership. 6.5% of Corfe Mullen's population cycle or walk to work - this is much lower than the County average of 14.3% . 9.6% of Corfe Mullen's population work at or mainly from home, this is less than the average for Dorset, where 12.4% work mainly at or from home. Across Dorset, 4% use public transport (bus, tram, train) to get to and from work, Corfe Mullen is marginally lower at 3.3%.Both are much lower than national levels of 14.5%.' These statistics speak for themselves, Corfe Mullen needs investment and mitigation measures proposed to address sustainability, accordingly. Surely increased development here of the scale proposed will only serve to exacerbate the problem.</p> <ul style="list-style-type: none"> <li>• The reality of the Core Strategy housing proposals According to the DCC CMCTP, p9 – 'The average household size in Corfe Mullen is 2.49 people per household. This is higher than both the County average (2.26 per households) and the national average (2.36 per household). The figure is highest in Corfe Mullen Central where there are, on average, 2.56 people per household. The EDDC HOMR underestimates the impact on Corfe Mullen population in its figures slightly, basing the amount of proposed houses on a figure of 2.46, average size of household. The increased population will be more than you have estimated. There will be higher than average increase in car usage if you choose to build Corfe Mullen. The EDLP para 8.11 – 'The policies also provide for redevelopment and extensions to shopping within the two existing centres and for the improvement of a number of roads and pedestrian routes, including the introduction of traffic-calming measures, crossings and pedestrian refuges in Wareham Road, which has a poor accident record.' Wareham Road is a busy road, however new</li> </ul>					



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											<p>proposals would also have a substantial impact on Wimborne Road down to the A31 Lake gates roundabout and Blandford Road, both side of the Windgreen roundabout. Pedestrian crossings, lower speed restrictions and essential infrastructure support are required anyway, regardless of the new Core Strategy proposals.</p> <p>The Wimborne Road residents already endure road traffic accidents (notably after the poorly signposted dogleg bend, on the stretch between East End Methodist Church and Higher Merley Lane), noise, pollution and congestion issues, which again, would be exacerbated by Core Strategy proposals by increasing the traffic impact significantly. We use more cars in Corfe Mullen so again, above national average car usage if you choose Corfe Mullen to build 250 houses.</p> <ul style="list-style-type: none"> <li>• The questionable need for affordable housing in Corfe Mullen</li> </ul> <p>DCC CMCTP also states on page 9 that '25.3% of households in Corfe Mullen are composed of pensioners. This is lower than the County average of 33.4%.' Corfe Mullen have a proportionately younger demographic than other villages/towns in Dorset. That demonstrates to me that whilst the housing remains expensive, the demographic of Corfe Mullen remains well balanced.</p> <p>Corfe Mullen may be expensive but that's why so many of us have worked so hard to be able to buy a family home here. Our first house was not purchased in Corfe Mullen.</p> <p>3) As The Core Strategy states, the rec is 'very heavily used' by many villagers for recreation and walking dogs, and is a lifeline for many families, including ours. Building on the recreation ground would stretch its capacity to cater for the population of Corfe Mullen.</p> <ul style="list-style-type: none"> <li>• The EDLP acknowledges 'Open Space and Recreation, 8.21. There are only limited open spaces within the built up areas of Corfe Mullen'. Surely reducing any recreational provision would be considered unsuitable.</li> <li>• In the EDLP page 135, para 8.5 it states, 'although additional sports pitches have been provided on the northern side of Corfe Mullen in recent years, there remains a shortfall measured against national standards, and the central and southern parts have inadequate provision in terms of accessible, local spaces, especially for children's play.' This shortage of open space was determined before these new proposals were even considered.</li> </ul> <p>The Core Strategy proposals suggest it is intended that loss of recreation provision, would be offset by relocating it elsewhere in Corfe Mullen, but that only demonstrates a gross undervaluation of the facility. The rec has capacity to enable large sporting tournaments, indeed sometimes including multiple children from the same family for</p>					

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											<p>football, for example. It is an invaluable resource to a family orientated community.</p> <p>Relocation of part of the rec space will be hard to replicate elsewhere given the topography of Corfe Mullen. I can't think of a ball sport-suitable, flat site, which is available, especially in the central or southern areas of Corfe Mullen.</p> <p>We suggest an alternative site elsewhere be sought for housing, the recreation fields be maintained and the school be redeveloped on the existing site, growing as required into land opposite bordered by Violet farm Close and the play area, as agreed in the Adopted 2002 EDLP.</p> <p>The Core Strategy proposals introduce housing into the site considerations almost as an after thought without due consideration for the impact to the local environment and community: landscape character, natural heritage or impact on traffic and existing amenities.</p> <p>In summary</p> <ol style="list-style-type: none"> <li>1. There is no compelling reason to re-site a school already located on site more than adequate to allow for development. Many schools locally have expanded or rebuilt on existing sites whilst maintaining the character of existing buildings. Frequently it has been demonstrated that this development can continue during the normal operation of the school. There is simply no need to re-site the school.</li> <li>2. Any development within an already overdeveloped Corfe Mullen will only serve to damage a very sensitive environment.</li> <li>3. Corfe Mullen is a large village already suffering from lack of infrastructure and transport links. The development suggested, which does nothing to improve this situation will inevitably cause further disruption to existing homeowners.</li> <li>4. We have demonstrated the above average traffic levels in the area. There is no provision in the plans to abate this. The situation is already unsustainable.</li> <li>5. We have demonstrated a very questionable need for 'affordable housing' in Corfe Mullen. There are many areas within Dorset that would benefit more due to their demographic. Corfe Mullen has neither the space, the infrastructure, the need nor the transport links, or amenities to support the proposed development.</li> </ol> <p>Footnotes</p> <ol style="list-style-type: none"> <li>1. Activities on existing Lockyers School fields notably the community Athletics club.</li> </ol>					
657343	Mr Chris Jeremiah		<a href="#">CSPS1532</a>	Policy CM1							<p>I feel that I must write in and question some of your planning proposals for the Corfe Mullen and Eadt Dorset area.</p> <p>Having looked at your areas to be considered I was very surprised that most of the areas suggested are Green</p>				450	

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											<p>Belt. Why is this the case? Are all the brown field sites full all ready?</p> <p>In relation to the areas marked for Corfe Mullen. I am concerned that the area and its general infrastructure will not cope with the extra prassure that will be placed upon the area and its local facilities. As Corfe Mullen has very little in terms of local employment you would just be adding more satellite suburban housing that would force people to commute to thier place of work. On an environmental point, should we not be building housing closer to areas of work (Poole/Bournemouth/Wimborne/Blandford) so that we minimise the travel, pollution and our carbon foot print?</p> <p>In relation to the extra cars that would come to the area (most houses in Corfe Mullen already appear to have an average of 2 cars per household) are we not putting added pressure on the road system, which is laready very busy. It would also have the added knock on for parking, road safety and air quality in the area. I could also add questions about Schools, doctors and the general pressures being put on the infrastructure of this beautiful, rural area, but that would make this and even longer e-mail.</p> <p>Shoud we not be trying to work with other areas in Dorset to try and minimise the impact on green belt sites being lost for ever.</p> <p>I know so called progress must take place, but the loss of large sections of land should be avoided where ever possible.</p>					
359875	Dr Lesley Haskins		<a href="#">CSPS1609</a>	Policy CM1	Yes	Yes					<p>SUPPORT - Retention and reuse of old school buildings.</p> <p>SUPPORT - Recognition that fields (actually MANY, not just some) in the Waterloo Valley have important unimproved grassland.</p> <p>Support limited change to Green Belt boundary for CM1 which does no involve Waterloo area.</p>				450	
359982	Mr R P Barker		<a href="#">CSPS1835</a>	Policy CM1		No					<p>Document unsound: re allotments. No available site within parish with suitable quality of soil. Council legally required to provide allotments. There is a long waiting list. If allotments are moved very high costs to relocate. Allotments have proved to be a health benefit thus saving large sums on NHS expenditure.</p>	<p>Establish additional allotments next to existing ones.</p> <p>When the scrapyard next to Naked X nursey comes on the market ideal for housing. Land no good for anything else. Also quick transport route to Poole without having to drive through Corfe Mullen.</p>	No, I do not wish to participate at the oral examination		450	
361246	Mr Andy Edwards		<a href="#">CSPS1577</a>	Policy CM1	Yes	Yes					<p>CM1 is a very good plan - by far teh best for Corfe Mullen. We very much prefer the CM1 plan rather than any building on the beautiful green belt down Pardy's Hill and into Broadmoor Road and the rest of the Waterloo Calley.</p>		No, I do not wish to participate at the oral examination		450	

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361248	Mrs Rosemary Armitage	South Western Counties Allotment Association	<a href="#">CSPS1845</a>	Policy CM1					Yes		No alternative suitable sites have been identified for the allotments, and therefore the viability of implementing in doubt. consideration should be given for increase in road traffic due to increase in housing population at the designated site.		No, I do not wish to participate at the oral examination		450	
501079	Mrs Linda M O'Connell		<a href="#">CSPS1808</a>	Policy CM1								If the allotments have to be re-located they should be re-located to a location that is easily accessible, similar or better soil conditions (bearing in mind that these allotments have been used and soil improves over many years) and better facilities.	No, I do not wish to participate at the oral examination		450	
501508	Mr Martin Davies		<a href="#">CSPS1877</a>	Policy CM1	No	No	No	No	No	No	Infrastructure cannot cope with volume of traffic now, without more buildings. Can't repair the roads into Stour View Gardens. I have personally complained to DCC and also I know that my neighbours have also complained. Ler's get the basics right first!	Scrap whole scheme.	Yes, I wish to participate at the oral examination		450	
359437	Ms Gill Smith	Dorset County Council	<a href="#">CSPS1994</a>	Policy CM1							In general, current school facilities provision meets the needs of the area. However future population increase and residential development will put pressure on some education facilities. Where new schools are required in association with new development, as in the Cranborne Road and Leigh Road New Neighbourhoods in Wimborne and the Lockyer's School site in Corfe Mullen this is identified. In Verwood a new senior school is proposed towards the end of the Plan period. Elsewhere education needs may be met through expansion or re-organisation of existing facilities. The costs and responsibilities for the funding of these improvements and new facilities are identified in the Draft IDP. County Council officers have worked closely with local planning officers in developing the plan. The Core Strategy and Draft IDP reflect the County Council's future requirements in terms of school provision in the area and are supported.	No proposed changes to this policy			450	
501616	Mr R J Joyce		<a href="#">CSPS1814</a>	Policy CM1	Yes	Yes							No, I do not wish to participate at the oral examination		450	
509888	Dr A Craven	Corfe Mullen Allotment Association	<a href="#">CSPS1708</a>	Policy CM1	Yes	No			Yes		Relocation of allotments is dependent upon finding a new site - such a site has not been identified. No consideration has been given to increased road traffic on smaller roads. No consideration of amenities eg schools, dentists, doctors which are already over subscribed in the village.	Remove relocation of allotments from plan. Incorporate provision/expansion of doctors/school/dentist provision for new properties.	No, I do not wish to participate at the oral examination		450	

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											Bus services from the village are too restricted and under constant threat so use of this argument is disingenuous. No other site for allotments is likely to be identified within village boundaries. Car useage is high in village and argument re encouraging public transport usage will have no impact. Existing services are expensive, infrequent and constantly under threat. Plan is not consistent with nieghbouring authority plan to move to 2-tier school system. Majority of Corfe Mullen children attend Corfe Hills school currently.	Address road sizing to ensure gridlock does not occur. Incorporate school impact in document to tie in with Poole's policy on education. Upgrade road network to accommodate additional cars.					
513949	Ms Fay Gardner		<a href="#">CSPS1869</a>	Policy CM1		No		Yes			It is unsound as this Green Belt land should be open space for the community. (recreation ground) Also splitting sports pitches tot he other end of the village is impractical.		No, I do not wish to participate at the oral examination		450		
514023	Mr WR Cox		<a href="#">CSPS1836</a>	Policy CM1							The allotments are an important and valued facility, but do not NEED to be where they are. Development of the site makes sense if a suitable alternative location for the allotments can be found.	Lockyers School should be rebuilt where it is. Schools should be as near as possible to the centre of the community they serve. The proposal requires children to walk another half mile each way, and will aggravate the 'school run' traffic problems.	No, I do not wish to participate at the oral examination		450		
534353	Mr Keith Summers		<a href="#">CSPS1837</a>	Policy CM1							I do not agree with the development of the allotment site, as it is my understanding that the parish council are unable to find a suitable alternative for the growing of crops.		No, I do not wish to participate at the oral examination		450		
534358	Mrs Margaret Summers		<a href="#">CSPS1839</a>	Policy CM1							I do not agree with the development of the allotment site. As it is my understanding that the Parish Council are unable to find a suitable site for the growing of crops.				450		
657427	Mr Andrew Partridge		<a href="#">CSPS1804</a>	Policy CM1	No						There are currently insufficient allotments provided by Corfe Mullen Parish Council. They have closed the waiting list because it is too long. The Council has a statutory duty to provide allotments when there is demand see 'Section 23 of the Small Holdings and Allotments Act 1908'.	Provision for additional allotments within Corfe Mullen is required.	No, I do not wish to participate at the oral examination		450		
657755	Mrs Edna Gardner		<a href="#">CSPS1865</a>	Policy CM1		No		Yes			Not considered sound as using this Green belt land for a new school is a retrograde step. Also splitting up the recreation ground with pitches at the other end of the village is impractical.	Could the school be re-built on the existing site and the original school be demolished.	No, I do not wish to participate at the oral examination		450		
523531	Mr Tim Hoskinson	Savills	<a href="#">CSPS2091</a>	Policy CM1		No		No			The allocation of land to the north of Wimborne Road for housing development within Policy CM1 is supported in principle as a logical site to select through the LDF process for the delivery of housing in a sustainable manner, however we have concerns relating to some of the details contained within Policy CM1, as set out below.	Amend Policy CM1 as follows: Lockyer's School and Land North of Corfe Mullen New Neighbourhood Land at the northern end of	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	450	<a href="#">2244265_0_1.pdf</a> <a href="#">2244266_0_1.pdf</a>	

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											<p>The land to the north of Wimborne Road is in the ownership of The Canford Estate and Harry J Palmer Holdings Ltd. The accompanying Land at Wimborne Road Corfe Mullen – development concept document submitted in support of these representations has been prepared on behalf of the landowners to illustrate the opportunity for the site to deliver a sustainable, high quality development to meet identified housing needs.</p> <p>The site is exceptionally well placed to contribute to meeting the housing needs of East Dorset by providing a mix of dwelling types, styles and tenures including family homes at a location that is well related to existing services, facilities, and public transport opportunities. The site is located on the northern edge of Corfe Mullen between Lockyers Middle School and the recreation ground, bounded to the east and west by existing residential development and to the south by the existing school. The site is level, free from physical and environmental constraints and has the potential to accommodate a modest, well contained and clearly defined development without compromising the key purpose, functions and role of the Green Belt. Mature hedgerows along with existing tree planting along the northern edge will visually contain development and provide a strong boundary.</p> <p><b>Allotments</b> Canford Estate and Harry J Palmer Holdings Ltd have landholdings in the Corfe Mullen area which are potentially suitable for replacement allotments. Opportunities within the Parish have been identified at Broadmoor Road and Wareham Road; illustrative plans have been prepared for these sites and soil testing has been undertaken. In addition to these sites, the Canford Estate land at Merley Park Road is potentially suitable as an option for replacement allotments. Although this area lies outside the administrative boundary of the Parish, it is close to the existing allotment site and is in an easily accessible location. Further consideration should be given to this site provided that suitable arrangements can be put in place to ensure that the allotments would serve the residents of Corfe Mullen.</p> <p>Due to the administrative boundary of the Parish following the build up edge of the settlement very closely along its eastern edge, the requirement in Policy CM1 for the new replacement allotments to be provided within the Parish is considered unnecessary and inflexible; there are potentially suitable sites on the edge of the Parish boundary where allotments could be provided on a non-statutory basis with security of tenure secured by appropriate ownership arrangements.</p> <p>Suitable Alternative Natural Green Space (SANGS) The Canford Estate and Harry J Palmer Holdings Ltd</p>	<p>the main built area of Corfe Mullen is allocated to provide a new neighbourhood including 250 homes, local facilities and services and a new Lockyer's School. To enable this the Green Belt boundary will be changed to remove land from it to the north of Wimborne Road. Development will be phased to allow for the early delivery of the land to the north of Wimborne Road, which is not dependent on the relocation of Lockyers School or the redevelopment of the school site.</p> <p><b>Lockyer's School</b></p> <ul style="list-style-type: none"> <li>• A new school is to be provided on land north of Wimborne Road.</li> <li>• The school playing fields are to be made available for community use when not required by the School.</li> <li>• The original old school buildings are to be retained and reused.</li> </ul> <p><b>Green Infrastructure</b></p> <ul style="list-style-type: none"> <li>• As part of the relocation and re-development of Lockyers School, the recreation ground is to be reorganised to maximise pitch provision. An additional 6 hectares of active sports pitches are to be identified and delivered on the western edge of the village to replace the area lost due to the new school, and also for the wider needs of the community. The development should contribute towards this provision.</li> <li>• New replacement allotments are to be provided in an easily accessible location.</li> <li>• A Suitable Alternative Natural Greenspace strategy</li> </ul>		<p>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.</p>		

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											<p>have landholdings in the vicinity of site that can provide suitable SANGS to mitigate the potential impacts of the development of their landholdings to the north of Wimborne Road. Given the location of the site adjoining the large area of formal and informal open space at the recreation ground, on-site SANG provision is not considered necessary and off-site provision has the potential to deliver wider benefits to the area.</p> <p>A number of suitable options have been identified which have the potential to provide SANGS of a suitable size in line with the guidance in Policy ME3 of the emerging draft Core Strategy. Each of the SANGS options are in reasonable proximity to the site, and have the potential to connect to the existing public right of way network to provide attractive circular walks through semi natural spaces, complementing the existing recreation provision in the area. The Canford Estate and Harry J Palmer Holdings Ltd are working with EDDC and Natural England to agree the most suitable option for SANGS provision for the land to the north of Wimborne Road.</p> <p>Layout and design Policy CM1 as currently worded includes the following criteria:</p> <ul style="list-style-type: none"> <li>• The New Neighbourhood to be set out according to the principles of the masterplan</li> <li>• A design code will be agreed by the Council, setting out the required high standard.</li> </ul> <p>These criteria were not included in the previous options consultation, and we would question their addition to Policy CM1. It is not clear what the principles of the masterplan referred to in Policy CM1 are. The illustration in Map 9.1 is a reproduction of the concept masterplan from the New Neighbourhoods Masterplan Report (January 2012), this does not itself set the principles of the masterplan, but represents an illustration of how the site could come forward. The brief for the New Neighbourhoods Masterplan Report was to help support the Council's emerging planning policy, with the intention that it could become a Supplementary Planning Document to guide development control decisions, and form the basis for negotiations with prospective developers in each location. We would therefore question the weight given to the masterplan in Policy CM1, which unnecessarily restricts the flexibility of the policy.</p> <p>The concept masterplan illustrated in Map 9.1 has not been subject to consultation or detailed testing through the design process, and there are alternative, equally valid options for the site. For example the Land at Wimborne Road Corfe Mullen – development concept document submitted in support of these representations includes two indicative development concept options, which are based on a series of site-specific evidence base</p>	<p>is to be agreed with the Council and implemented as required by Policy ME3. Transport and Access</p> <ul style="list-style-type: none"> <li>• Access to the New Neighbourhood is to come from Wimborne Road with the new school being accessed through the housing area north of Wimborne Road and/or directly from Wimborne Road.</li> </ul> <p>Phasing</p> <ul style="list-style-type: none"> <li>• The land to the north of Wimborne Road will come forward as the first phase of the new neighbourhood, and will provide up to 120-130 new homes.</li> <li>• The allotments must be suitably located and established before development can commence on the current allotment site.</li> <li>• An active sports strategy must be agreed with the Council prior to the relocation of the School to ensure that adequate provision is available to meet existing and future needs.</li> </ul>				



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											<p>studies addressing access, servicing, landscaping, ecology, sustainable development and urban design principles. It is therefore considered more appropriate for the reference to the design guidance provided in the New Neighbourhoods Masterplan Report to be made in the supporting text to Policy CM1, at it should be clearly stated that the figures showing the New Neighbourhoods (including Map 9.1) are illustrative only.</p> <p>The need for high quality design is fully supported, however the requirement within Policy CM1 for a design code to be agreed with the Council is considered unnecessary given the scale of the site and the protection provided by Policy HE2, and the guidance provided in New Neighbourhoods Masterplan Report, particularly if this is adopted as a Supplementary Planning Document.</p> <p><b>Transport and Access</b></p> <p>It is noted that Policy CM1 includes a requirement for the proposed new school to be accessed through the housing area north of Wimborne Road. The accompanying Land at Wimborne Road Corfe Mullen – development concept document submitted in support of these representations illustrates how such an access could be incorporated. Whilst the land to the north of Wimborne Road can be developed to allow for future access to a new school, there is also the option of providing an access to the new school directly from Wimborne Road. This should also be recognised in Policy CM1 to ensure flexibility.</p> <p><b>Phasing and delivery</b></p> <p>The land to the north of Wimborne Road can be developed without the need for extensive infrastructure works associated with larger urban extensions, and does not raise significant landscape, environmental, technical or servicing issues. This site represents a sustainable, viable, well located and deliverable housing opportunity and should therefore be phased to come forward at an early stage in the LDF timeframe.</p> <p>The proposed re-location of Lockyers School and re-development of the existing school site is likely to take place over a longer time-frame. There are currently no firm proposals, timetable or funding in place for the relocation of the school. The timing of any potential relocation of the school is also likely to be dependant on future school re-organisation in the area and the move from a three-tier to a two-tier system. This will require co-ordination between the two education authorities of Dorset County Council and the Borough of Poole and the programme for any such review is currently very unclear. In order to ensure that Policy CM1 is sufficiently flexible and deliverable, it is considered necessary for Policy CM1 to explain that the site will come forward on a phased basis, with the early delivery of the land to the north of Wimborne Road as the first phase, totally independent of</p>					

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											any proposals for the relocation of Lockyers School. An amendment is therefore sought to the wording of Policy CM1 to clarify that the development can come forward on a phased basis, with the land to the north of Wimborne Road having the potential to accommodate up to 120-130 homes as a first phase of development.					
659695	Mr Brian Lane	Corfe Mullen Community Group	<a href="#">CSPS2353</a>	Policy CM1	Yes	Yes					Please view attached signed and dated and addressed response forms from 1608 Residents in Corfe Mullen. All support this CM1 Local Plan and all are against development in Waterloo Valley and Pardy's Hill (Green Belt). (Total leaflets delivered - 4115 Total collected pro EDDC Core Strategy - 1606 Percentage in favour - 39% Total signatures - 1969)		Yes, I wish to participate at the oral examination	To represent the views of the Corfe Mullen community, as expressed in their response to the CM1 consultation.	450	<a href="#">2255862_0_1.pdf</a>
509171	Mr and Mrs J Newman		<a href="#">CSPS2799</a>	Policy CM1	Yes	Yes							Yes, I wish to participate at the oral examination		450	
509549	Mr D Russell		<a href="#">CSPS2842</a>	Policy CM1							I am writing to log and record my objections on your proposed building plans for Corfe Mullen. 1) The proposed building of a new middle school on Corfe Mullen recreation ground. This open space is a well used amenity by all age groups. A place of peace and tranquillity with breathtaking views that people can come and enjoy, unwind from the stresses of everyday life, as well as being a well used sporting facility. To build on this recreation ground would be a travesty and a great loss to the community. Places like this are few and far between, once built on will be lost forever and this must not ever happen. 2) The building of so many new houses in Corfe Mullen is more than the infrastructure can cope with. The roads are already overcrowded. Prime example is the A31 a complete bottleneck in the rush hour! As for enough doctors, dentists and schools, none of these would be able to cope with the influx of even more people. We of course understand that some building is necessary but the amount proposed is absolutely ridiculous and should be reconsidered. 3) The idea of new retail outlets being built on the existing Lockyer's School site is totally unnecessary. Surely the sensible solution would be to build a new school on the existing school playing field, as QE school in Wimborne have successfully carried out. This leaving our precious recreation ground well alone – Hands OFF! 4) We would like to place on record that the core strategy response form is extremely complicated for the ordinary person to complete. You would need a degree in law to answer these questions! Was this complex form really		No, I do not wish to participate at the oral examination		450	

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											necessary? – Something simpler would have encouraged more people to respond. I very much hope you will take these comments and concerns on board and listen to local people. We don't want East Dorset turned into a concrete jungle.						
510111	Mr Brian Lane		<a href="#">CSPS2798</a>	Policy CM1	Yes	Yes									450		
654047	Mr Michael Livesey		<a href="#">CSPS2777</a>	Policy CM1	No	No	Yes	Yes	Yes	Yes	<p>Moving a school to playing fields and allotments to "alternative" sites is neither compliant nor sound. It is simply a duplicitous means by which green belt and community recreation land is being built on. Moving the school to the recreation ground is no different to building houses directly on that recreation ground. If such a plan was proposed it would clearly be seen as unsustainable. This switching and juggling of land is therefore deceitful – in that it seeks to mask what is truly happening. One only has to see the higher rates of objections to alternative option CM2 and CM3, (plans that are more open in that they propose directly building on green belt) to understand that option CM1 is just as objectionable.</p> <p>For example, plan CM1 would be no different to a plan to move Parkstone Grammar to Broadstone Park, (with a claim that the land could be used by the community when not in use by the school) and to suggest development of the old school site. It is clearly the same as an attempt to build on Broadstone park directly.</p> <p>Such back-door duplicitous development should be rejected wholeheartedly. It is not sustainable as it is simply a means on building on the green belt, albeit in an indirect method. If such a plan is adopted where next, move the school to the other half of the recreation ground and then build on that?</p> <p>In the context of large areas of brown field land in nearby Poole, and derelict housing at sites such shamrock close in Wimborne, the building of housing on Green Belt and Recreation ground is therefore not justified. Large levels of affordable housing are already being provided in the area by the development of flight refuelling in Wimborne. Furthermore the roundabout at the top of Lockyer's Rd, and the roundabout in Broadstone (Higher Blandford Rd) are close to capacity, especially at rush hour. Large scale housing development will push these very busy roundabouts beyond their limits, thus making them very dangerous, especially for children attending nearby schools.</p> <p>Additionally the dual use of school playing fields is not a good idea, especially in the light of increasing awareness and risk of children being abused and abducted. It would significantly lower the safety that our current schools now provide, being completely fenced off and separate. The</p>	There is no way to make the document sound. Housing development should proceed on brown field sites and redevelopment of derelict property.	No, I do not wish to participate at the oral examination			450	

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											claim that the Lockyer's school site cannot be redeveloped whilst still in use is also false as QE in Wimborne managed to do exactly that. Lastly, one only has to look at the large numbers of 2 and 3 bed starter houses for sale in Corfe Mullen to appreciate that there is no shortage of housing in this area. The idea that development will make housing more affordable is ridiculous as developers always sell at the highest market price, which is no doubt why they are desperate to develop housing in this area. In fact, large developments often push the price of houses higher, in that they are sold at the top end of valuation, being "new homes", and the rest of the housing supply follows the price up. Therefore the plan should be rejected in entirety. I can appreciate that developers and owners of Green Belt land would wish to be enriched by development, and that the council are being offered the development of a school as payment – such payment, however, should be viewed as a poison chalice as it comes with destruction of community resources that can never be recovered, and additional damage and risk to the community as a whole.						
656339	Mrs J Russell		<a href="#">CSPS2844</a>	Policy CM1							I am writing to log and record my objections on your proposed building plans for Corfe Mullen. 1) The proposed building of a new middle school on Corfe Mullen recreation ground. This open space is a well used amenity by all age groups. A place of peace and tranquillity with breathtaking views that people can come and enjoy, unwind from the stresses of everyday life, as well as being a well used sporting facility. To build on this recreation ground would be a travesty and a great loss to the community. Places like this are few and far between, once built on will be lost forever and this must not ever happen. 2) The building of so many new houses in Corfe Mullen is more than the infrastructure can cope with. The roads are already overcrowded. Prime example is the A31 a complete bottleneck in the rush hour! As for enough doctors, dentists and schools, none of these would be able to cope with the influx of even more people. We of course understand that some building is necessary but the amount proposed is absolutely ridiculous and should be reconsidered. 3) The idea of new retail outlets being built on the existing Lockyer's School site is totally unnecessary. Surely the sensible solution would be to build a new school on the existing school playing field, as QE school in Wimborne have successfully carried out. This leaving our precious recreation ground well alone – Hands OFF! 4) We would like to place on record that the core strategy response form is extremely complicated for the ordinary		No, I do not wish to participate at the oral examination		450		

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											<p>person to complete. You would need a degree in law to answer these questions! Was this complex form really necessary? – Something simpler would have encouraged more people to respond.</p> <p>I very much hope you will take these comments and concerns on board and listen to local people. We don't want East Dorset turned into a concrete jungle.</p>					
656445	Ms Wendy Dix		<a href="#">CSPS2847</a>	Policy CM1		No		Yes			<p>Detrimental effect on the present infrastructure of the Recreation Ground. Detrimental effect on the present retail and services along the Wareham Road. Loss of allotments.</p> <p>My name is Wendy Dix and I am a fairly new member of the parish council for the south ward of Corfe Mullen. I have been unable to take part in the Pre-Submission Core Strategy consultations and vote as I have an allotment and therefore have a personal and prejudicial interest. Coincidentally all the parish councillors representing the south ward had personal and prejudicial interests.</p> <p>The parish council have voted on the Pre-submission Core strategy for CM1. I would now like to put forward my view as a member of the community that lives in the south of the village of Corfe Mullen. I find the planning policy CM1 not sound. For the following reasons:-</p> <ol style="list-style-type: none"> <li>1. The effect the plan will have on existing infrastructure.</li> <li>2. The unbalancing of the village centre.</li> <li>3. The density of the houses planned.</li> <li>4. The loss of allotments.</li> </ol> <p>Building 250 houses in the north of the village, there density and placement will have a detrimental effect on the Recreation Ground. This area is highly prized by the community and the balance of usage, sports pitches, recreation, dog walkers, playpark etc. works because of the size and diversity of the area. If this area is reduced by the building of a school on part of the site and it has an even greater footfall, the cost of keeping it up to its present standard would be increased or its upkeep would unfortunately deteriorate.</p> <p>I feel that CM1 is unsound with regard to establishing a new retail provision in a New Neighbourhood in the North of the Village. This would unbalance the existing infrastructure that has built up organically over many years. The Wareham Road is the village High Street. It is approximately slightly less than 2 miles from the Corfe Mullen boundary in the south to Windgreen in the North East. I counted 41 businesses along this road. They are very diverse, mostly services rather than retail and have been established for a long time. I would say there are 11 retail shops and a small Co-op convenience store, which is the main food outlet, in the south of the village Building an extra retail centre in the north of the village would upset the delicate balance of the existing infrastructure</p>	<p>Building only on the two fields adjacent to the allotments. No new retail units.</p>	<p>Yes, I wish to participate at the oral examination</p>	<p>To put the case of how CMI will effect this balance of the village in the South.</p>	450	

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											<p>especially in the south. If 250 houses are built in the village there use of present shops and services would keep them viable.</p> <p>We have a village centre which is already more to the north of the Wareham Road. And conveniently a Post office at either end.</p> <p>The allotments in the village are another highly prized amenity. The waiting list for a plot is never satisfied. We need more growing areas for food, not less and finding fertile land in Corfe Mullen will be be very difficult. So much in-filling is going on in the village, so many gardens being concreted over for extra dwellings. In the future many more people will need to grow their own food because of economic pressures and gardens will be to small for the purpose. Some people in the community do not want a large garden so it makes more sense to provide growing plots for those who need them. We currently import 40% of our food. This is not sustainable and a movement is afoot to take more personal responsibility for are own food supply. This is a very important part of future planning policy.</p>					
656703	Mr M Adams		<a href="#">CSPS2837</a>	Policy CM1							<p>Questions:</p> <p>1. Which authority has stated more housing is required? The housing up for sale aren't selling! There will never be affordable housing as land is too expensive now, and wages are too low, in relation. Council housing is the answer, with affordable rents.</p> <p>2. Who said a new retail area is required? Small family shops hardly survive now with the competition from the superstores in Poole and Bournemouth. Corfe Mullen does not need more shops.</p> <p>3. What about the infrastructure required to support the Core Strategy? Will there be more roads, car parks, etc (ie more concrete &amp; tarmac covering green areas) Who pays?</p> <p>4. How can more green spaces be provided, when they are being built over?</p> <p>Comment:</p> <p>This core strategy is based on greed and avarice. Tues only people who will benefit will be developers &amp; the council (in the form of extra council tax &amp; business taxes) Try sorting out the present infrastructure instead of wasting tax payers' money on unnecessary grandiose schemes, for example – pot holed roads, flytipping, roadside litter, blocked drains</p> <p>Stop wasting tax payers' money – there is supposed to be a recession!</p>				450	
478235	Ms Jane Brooks		<a href="#">CSPS2779</a>	Policy CM1	No		Yes	Yes			<p>Key Points</p> <ul style="list-style-type: none"> <li>• Fields behind Violet Farm Close only 600 m from Corfe Hills Nature Reserve, heath land which is similar in habitat to that at the other end of the village.</li> </ul>				450	<a href="#">2255482_0_1.pdf</a>

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											<ul style="list-style-type: none"> <li>• Roads could not cope with the increase in traffic, which is already impossible at times</li> <li>• Welfare and privacy of existing residents living adjacent to proposed sites would be ignored. (For some reason this is not seen as a valid consideration and one can only appeal to appeal to the sympathy of those making the decision)</li> <li>• Noise and light pollution in a currently very rural area</li> <li>• Last remaining wild open flat land in the area, so should be conserved as such as it will have a particular habitat, supporting a variety of wild life</li> </ul> <p>Expanded on attached sheet.                      EAST DORSET CORE STRATEGY CONCERNS Policy and Map CM1                      Living where I do I am unable to sanction this plan in its entirety. I understand the need for new housing, but however much I may care about this and however altruistic I may be, this proposal will still affect my mental and physical health.                      My blood pressure rises when I consider the plan and I already have disturbing dreams about the work going on at the back of my home.                      People who do not want development adjacent to their homes are accused of "NIMBYISM" It is not this simple, 23 years ago I struggled to pay an increased mortgage in order to live in a low density home adjacent to greenbelt. I now have my privacy threatened and the thought of up to 1000 people living in an area where there are currently only about 100!!! Think of the noise and light pollution there will be together with the traffic. This can be solid from Broadstone to wind Green between 8:00am and 8:30am. There is not room for 500 more cars in the queue!                      I cannot understand why current residents wellbeing and privacy is discounted in plans such a these, and why it is acceptable to build properties so close to existing homes. i.e. another short back garden abutting on to my short 12 metre garden                      I do not understand why there cannot be some compromise. Building on the narrow strip between Violet Farm and Lord Wimborne's field will be horrendous for the residents of Violet Farm. Again does our health and well being count for nothing. It is not selfishness on or part but a simple fact that this will cause the problems for us that I have mentioned above and am already experiencing.                      I would build on Lord Wimborne's field, and if they could be relocated, part of the allotments, but ensuring that the new properties were a long distance from homes adjacent to the allotments. The 'legally' allowed distance, even though EDDC say that they would increase this distance a little, may be OK for complete new building where people know what they are getting. The rules should be different</p>					



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											<p>for building near long established properties however. Relocation of the school eventually with building on the current school site may also be acceptable, but again should ensure these homes do not come close to existing properties which may be adjacent to current school playing fields.</p> <p>I note that the plan says there will be increased green areas under the plan. This is a contradictory statement. If building work is carried out, obviously there will be less green open space!</p> <p>With regard to building in the Waterloo valley, I think this means the land either side of Haywards Lane? This is such a vast area, that using a little of this for some buildings could be carried out well away from existing properties. I have pictures like the one on the Corfe Mullen community Leaflet taken from my back fence. The deer, badgers, buzzards etc are not just in the Waterloo valley. Also the land at the back of Violet Farm is only 500 to 600 m from Corfe Hills Nature reserve, where the habitat is just the same as the heath land at the other end of the village, and properties have to be limited to reduce the impact on the heath. What's the difference?</p>					
503233	Mr F Parkes		<a href="#">CSPS2806</a>	Policy CM1							<p>I wish to give my views on the proposed developments in Corfe Mullen outlined in the Core strategy.</p> <p>1. I think that the local parish council and residents should decide the level of local housing that is needed, based on the actual local housing demand; our village is not in a position to accommodate incomers unless they have local roots or associations. We are not told what the local demand is.</p> <p>2. It is hard to see how a village of our size would need the numbers of dwellings being discussed (250 by the recreation ground, 260 by Taylor Wimpey and 120 by Alan Perry) and there seems to be an assumption that the green belt can be breached at will; that is not what the inhabitants think.</p> <p>It could be argued if need was proved that the two fields by Violet Close could be relinquished since they are obviously not green belt any longer (100 dwellings), and also that the top of Parady's Hill could provide 120 dwellings since that continues the line of adjacent developments.</p> <p>3. There is no point in considering housing on the Lockyers School site since any discussion about the future of local schooling is very much in the melting pot. Should a new school be needed eventually, then rebuilding on the present site is perfectly feasible, especially if the central section of Wimborne Road is closed to allow permanent school access for joint use of the recreation ground pitches.</p> <p>4. The whole question of building on the recreation ground</p>				450	

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											<p>was dealt with at great length at a Public Inquiry a few years ago and was dismissed; I cannot see that there has been any change in the situation since then. This area is the jewel in Corfe Mullen's crown, not only is in green belt land, with extensive views over the Stour Valley, but also because it is very widely used by large numbers in the area for leisure and dog walking.</p> <p>5. If the need for further future housing is proved, then the brown field sites on the north side of the Wareham road adjacent to the Naked Cross nursery and the Holmes Bush Pub should be considered, rather than encroaching on green belt land. If any of this area impacts on land with English Nature restrictions, then a 2 metre fence could be provided to stop public access on the South side of the Wareham Road.</p> <p>6. The idea that one can move well established allotments is not practical; there is no alternative site within the village and the area is in effect part of our green belt.</p> <p>7. More provision for football and other sports at the South end of the village could be made in the field adjacent to Springdale Road car park at little extra cost; This could include two basic toilets similar to those at the recreation ground which are badly needed.</p> <p>8. I cannot see that there is any for further retail provision for the limited housing provision that I suggest; the village is already well served with two Cooperative stores and two post offices/convenience shops.</p>					
360302	Mrs Hilary Chittenden	Environment TAG (East Dorset)	<a href="#">CSPS3304</a>	Policy CM1		Yes					Support in part We welcome the retention of the historic old school buildings. (PI see 2nd response)		No, I do not wish to participate at the oral examination		450	
360302	Mrs Hilary Chittenden	Environment TAG (East Dorset)	<a href="#">CSPS3305</a>	Policy CM1		No	Yes	Yes	Yes	No	<p>Any site short listed for a SANG or relocation of the sports pitches and allotments should be the subject of biological survey and recognise the major landscape and biodiversity constraints, including the Wild Purbeck NIA. The geological interest of the Waterloo Valley should also be protected. (NPPF para 109) Unless and until suitable sites for SANGs, relocation of sports pitches and allotments are secured, policy CM1 will remain unsound.</p>	Green Infrastructure Add new bullet point: Any site short listed for a SANG or relocation of the sports pitches and allotments will be the subject of biological survey and recognise landscape, biodiversity and geological constraints, including the Wild Purbeck NIA.	No, I do not wish to participate at the oral examination		450	
656498	Mr Matthew Morris	GVA Planning Development	<a href="#">CSPS2913</a>	Policy CM1	Yes	No		No		No	<p>We note that a new neighbourhood for Corfe Mullen is planned under Policy CM1, which will include the provision of 250 new homes, local facilities and services, plus a new school. Whilst CM1 itself does not mention the provision of significant levels of new retail floorspace, it is clear from the supporting text to the policy that the Core Strategy intends retail floorspace to be provided as part of the new neighbourhood and this amounts to 2,000sq m. We have reviewed the 'East Dorset New Neighbourhood</p>		Yes, I wish to participate at the oral examination	Given the detailed nature of the Co-op's representations and the need to interrogate the Council's evidence base.	450	

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											<p>Masterplan Reports' and it is clear that the evidence base for the planned foodstore in Corfe Mullen comes from a report prepared by NLP in 2008 entitled 'Potential for New Retail Floorspace Associated with Proposed Urban Extensions – Corfe Mullen and West Parley'.</p> <p>We have reviewed the NLP report and it is clear that there are some fundamental inconsistencies with the Pre-Submission Core Strategy. For example, in order to reach the conclusions it does, the NLP report is relying on 800 new homes within the new neighbourhood at Corfe Mullen. However, as we have already noted, the Pre-Submission document allocates only 250 new homes. In addition, it is clear that the Pre-Submission document is relying on an evidence base which is out-dated. For example, the study relies on high growth population forecasts which are not being used for the latest versions of the Core Strategy, whilst the retail expenditure growth forecasts (and the sales density information) used by NLP are all out of date.</p> <p>It is also wrong for the Pre-Submission Core Strategy to quote a figure of 2,000sq m of convenience retail floorspace for Corfe Mullen as this is not what the NLP retail study report recommends. NLP recommend 1,200sq m of convenience goods floorspace and a total net sales are for the new store of 1,400sq m.</p> <p>It also should be noted that in order to convert the alleged amount of surplus expenditure, NLP have adopted a low sales density figure of £7,000/sq m. Whilst this figure is reflective of some foodstore operators, it is not reflective of the main grocery operators such as Sainsburys, Morrisons, ASDA and Tesco, and therefore both the NLP study and the Pre-Submission Core Strategy document provides a potentially misleading floorspace capacity estimate.</p> <p>Overall, the scale of new floorspace within Corfe Mullen: has not been justified; is based upon an out of date evidence base; and, in any event, appears to be clearly out of scale with the role and function of the settlement.</p>					
656647	Mr & Mrs M Parkin		<a href="#">CSPS3034</a>	Policy CM1	No	No	Yes	Yes	Yes	Yes	<p>With regard to CM1. With the exceptions of two smaller sites - the rest is a wish list - that can only be achieved based on improbable possibilities and I feel will not be achieved in the plan time.</p> <p>I consider the plan is unsound based on the following points:</p> <p>The plan relating to Corfe Mullen are in no way equal to the plans made for the rest of the district. Corfe Mullen is one of the largest settlements in the district in area and population and is the most deprived of facilities and amenities and this was an opportunity to make a difference and amend past failures.</p> <p>I accept that Corfe Mullen is bound on three sides with</p>	<p>The plan for Corfe Mullen is a what if, maybe or could be, but most of it is not achievable Corfe Mullen compared to the rest of the district has been viewed in a different way which seems very unfair. The School quite definitely will not be replaced there are too many adverse factors against it to be achieved in the plan period to suggest that the only good</p>	<p>Yes, I wish to participate at the oral examination</p>	<p>I feel as a inhabitant of long standing in the village of Corfe Mullen it would be useful to hear what the general public think - as I am someone who prepared to make sacrifices, my voice will be unbiased.</p>	450	

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											<p>areas that create restraints - this obviously has created problems for the planners who have decided to duck out and ignore us again. The planners answer that the necessary amenities can be provided in adjoining settlements is not a credible answer and yet again the villagers of Corfe Mullen lose out.</p> <p>I believe a contributing factor to the plans failure has been Green Belt as drawn in this village is not, as it would be drawn today in many ways it does fit the criteria required. In 1986 the Green Belt was used to halt development and it was planned to be reviewed in five years. This was not done and the land has been sterilized as a result. There are large areas of poor quality land with many assets that could have provided industry and other possibilities and can certainly bring forward affordable homes in the numbers that would make considerable improvements to badly needed and could come forward immediately not in 10-15 years time, this is important East Dorset cannot possibly make up its shortfall in affordable homes. It is to their shame that being made aware of the problems for affordable homes to at least 30 years, I do not think that 50 years is an acceptable time to address their failings.</p>	<p>amenity such as the recreation ground should be forfeit it is just not fair to our people - our elderly use this facilities seven days a week in the day time and to deny it to them for 5 days a week cannot be right. The topography of Corfe Mullen is such that another like amenity cannot be achieved the acreage for flat ground is just not available.</p> <p>The allotments can only be possible if the land quality is to be match so suitable alternative have been found. The need for affordable homes is the villages top priority as it is all over the district. What will come forward is a small number that in no way satisfies the need. The densities are far too high regarding to the surrounding area. In these planned locations the traffic problems have clearly not been considered even I can work out what is proposed will cause endless problems for all the residents in the surrounding area.</p> <p>This plan has been prepared by consultants who did not speak to any local organisations eg the Parish Council although I believe certain people were able to put their ideas forward if they were acted upon I don't know. The whole process seems to me somewhat partisan towards certain peoples wishes and interests. This plan is framed by excessive NIMBISM that drives the politicians in East Dorset...it says more about keeping them in power than addressing the needs of the district.</p>				

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												<p>The Green Belt has been their bete noir and as a result we have had no affordable homes built for many years. It has only been the damming of National Publicity that has made the Council face up to this problem. We need industry and have land with access on the main trunk roads where this could have been created. The plan is lamentable in its weakness and will certainly not achieve anything that will enhance the village of Corfe Mullen it will only create more problems. I believe that the plan for the development of the land or Haywards Lane and Pardy's Hill will provide affordable homes that will be built at a lower density that will give occupants a desirable place to live. It is not in the Waterloo Valley as constantly stated. The Waterloo Valley is at least half a mile from both sites. That argument that the land is too steep is ridiculous two thirds of the present settlement are built on slopes.</p> <p>Both sites are nearer to bus routes and facilities than most of the rest of the village. Any problem of access for old people can be addressed by siting relative properties along the Blandford Road so the argument of the slope is of no account. The roads as planned would take away two of the most dangerous junctions on the village this would be a considerable plus. The provision of a 100% Village Trust surely is what this government wishes to create. To have someone come forward with a 100% exception site I count this</p>				

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												village luck indeed, and this should be grasped open arms.				
656643	Mr Tom Whild	Terence O'Rouke Ltd	<a href="#">CSPS3180</a>	Policy CM1	No	Yes	Yes	Yes	Yes	Yes	<p>The Perry Family Trust objects to the proposed allocation of land comprising Lockyer's School, allotments and playing fields for housing development. The allocation of this land has faced extensive opposition, and continues to be opposed by Corfe Mullen Parish Council. To allocate the site in the face of strong opposition, including that of the local parish council is contrary to the government's localism agenda, and the intentions of the Localism Act. In order to be considered sound, any planning policy must meet the tests set out in paragraph 182 of the National Planning Policy Framework (NPPF) of being Positively prepared, Justified, Effective and Consistent with national policy. We consider that the strategic housing allocation for Corfe Mullen set out in policy CM1 fails a number of these tests.</p> <p>Positively prepared In order to meet the test of being positively prepared, the NPPF states that the plan should be prepared "...based on a strategy which seeks to meet objectively assessed development and infrastructure requirements...". In order to meet this requirement it is clearly necessary to demonstrate though an appropriate evidence base, which includes an assessment of the level of development appropriate for the area.</p> <p>On this basis we would expect the housing requirements for Corfe Mullen to be determined with reference to an assessment of housing need within the village, or an apportionment of a district-wide figure for housing need. This 'bottom-up' approach ensures that levels of housing provision are appropriately matched to the needs of the community. In Corfe Mullen, there is a significant need for affordable housing with no new affordable housing having been delivered in over 10 years.</p> <p>The identification and allocation of sites within the key settlements of East Dorset has been based primarily upon a master planning exercise, which sought to determine the capacity of a number of areas of search to accommodate development. The individual sites which have become proposed allocation under this policy were presented for consultation at a time when the strategic housing requirement for the district had not been defined. Therefore it would be reasonable to interpret the allocation as one that seeks to achieve a position of minimal development in the area rather than meet the objectively assessed housing needs of either the district or of Corfe Mullen itself.</p> <p>We consider that the master plan approach, while worthwhile in selecting suitable sites and setting</p>	<p>We consider that in its current form, allocation for development under policy CM1 is unsound. It has not been positively prepared, its justification is incomplete and it is ineffective.</p> <p>It is not possible at this late stage to amend the policy in a way that would mean it had been positively prepared. However we would expect further justification through the evidence base and in the policy itself to demonstrate how the level of development proposed is appropriate for Corfe Mullen, in terms of the Village's capacity to accept development, but more importantly in terms of the objectively assessed housing requirements for both the district and village. These further details would also help to complete the justification for the allocation.</p> <p>In terms of the effectiveness of the policy, it is insufficient to simply state that replacement facilities are to be provided without also identifying specific sites for that re provision. At a minimum, further detail should be added to the policy, or further policies should be added in order to identify and safeguard specific suitable sites for the re-provision of both the allotments and playing fields to be lost.</p> <p>In order to ensure that the housing needs of Corfe Mullen can be met, and in light of the significant difficulties surrounding the</p>	Yes, I wish to participate at the oral examination	The Perry Family trust holds land which may be made available in order to meet the need for a reserve housing site in the event that the allocation cannot be delivered.	450	<a href="#">2253414_0_1.pdf</a>

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											<p>development parameters, does not constitute positive planning if it is not combined with a suitably nuanced understanding of the actual housing requirements for a given community.</p> <p>In addition to the approach to the apportionment of development, the consultation process for the identification of sites within Corfe Mullen is inconsistent with the principle that the plan should be Positively Prepared. The Options For Growth consultation, which was published in December 2010 presented three potential sites for delivering growth in Corfe Mullen. These were Lockyer's School, the Allotments and waste land to the north of Wimborne Road and the recreation ground. The submission Core Strategy has sought to allocate part or all of every site for development with the main concession that a smaller part of the recreation ground is identified and would not be developed for housing but a replacement school.</p> <p>In this context it would appear that the earlier Options For Growth consultation did not present sufficient options for the delivery of housing in Corfe Mullen. Had a wider range of sites been identified at that earlier stage, there is the possibility that others could have emerged as being more appropriate to deliver growth in the village. It is likely that a suitable alternative site would not face the same level of constraint in terms of its delivery that the proposed allocation will have, as set out below. However the earlier consultation did not provide that opportunity, instead presenting a smaller range of sites, which appear to have been selected to fit with an emerging master plan.</p> <p>In light of the above, we consider that the Core Strategy has not been positively prepared and is not therefore sound.</p> <p>Justified</p> <p>In order to meet the test of being Justified the NPPF states that the plan should be: "the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence".</p> <p>In developing the master plan and allocation the council's consultants considered a range of sites within an area of search around Corfe Mullen. That area of search included those sites proposed to be allocated under this policy and a range of other sites, including our client's site between Blandford Road and Pardy's Hill. Our clients site was eliminated on the basis of its landscape sensitivity. However, in our view that assessment fails to take adequate account of either the benefits which our clients site is able to offer, or the difficulties presented by the proposed allocation.</p> <p>Although the development of the site will inevitably have some impacts including on landscape, it could deliver substantial benefits in other areas, which we do not</p>	<p>delivery of the allocation the council should allocate one or more 'reserve sites' within the original area of search. The Perry Family Trust's land between Blandford Road and Pardy's Hill would be well placed for inclusion as a reserve site in this respect. It is able to provide a substantial proportion of the housing requirements for Corfe Mullen, without facing the same delivery difficulties as the allocation site. The site is well located for the existing facilities in the village, contains previously developed land and is well served by electricity, gas and water infrastructure. It is also able to offer benefits to the safe operation of the local road network.</p>				



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											<p>consider have been given appropriate weight in assessing the site. Notably, the development of the site has potential to deliver significant access improvements allowing the closure of the junctions of Pardy's Hill and Sleigh Lane with Blandford Road to vehicular traffic. Both junctions have poor visibility and their closure and replacement with a new junction would deliver a significant improvement in road safety. As part of the promotion of its site, the Perry Family Trust has, in conjunction with Dorset County Council, prepared an access solution which provides the aforementioned benefits.</p> <p>At the same time there are substantial negatives associated with the development of the allocated site. These are related to the fact that the sites allocated are not readily available as there are existing established uses which will need to be relocated before any housing can be delivered. This will therefore affect the deliverability of the site. By contrast, our client's site is not subject to the same constraints and is available for development.</p> <p>In light of the above we consider that the site policy is not justified and cannot therefore be considered sound.</p> <p><b>Effective</b></p> <p>In order to be considered effective, the NPPF states that a plan should be "deliverable over its period wand based on effective joint working on cross-boundary and strategic priorities". The proposals for Corfe Mullen, as set out in policy CM1 fail this test in our view. There are a substantial number of key issues which affect the deliverability of the allocation. In summary, they key issues are:</p> <ul style="list-style-type: none"> <li>• Re-provision of Lockyers School</li> <li>• Loss of and need to re-provide allotments</li> <li>• Re-provision of part of recreation ground to be lost</li> </ul> <p>Each of these issues should also be considered in the context of the NPPF. Paragraph 70 of the NPPF establishes the key principles for the protection of community facilities. One of the key principles is that planning policies should "guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs". In this context, the development proposal may be seen as causing unnecessary loss of facilities.</p> <p><b>Re-provision of Lockyers School</b></p> <p>The allocation is predicated on the premise that the majority of housing will be delivered on the current site of Lockyers School, with the school being replaced on part of the recreation ground to the north. During previous consultations on the Core Strategy, the County Council has indicated that the replacement of the school is not a strategic objective and that it would be dependent upon factors such as a potential shift to a two-tier system, upon</p>					

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											<p>which a decision had not yet been made. In this context, the strength of the County Council's commitment to the replacement of the school should be questioned. There are also concerns in respect of the timescale for the delivery of development as the county council has indicated that if it were to replace the school it would not be for 10-15 years. This could therefore cause significant delay to the delivery of housing in Corfe Mullen and would exacerbate a situation where no affordable housing has been delivered in the village for 16 years.</p> <p>While the site has been identified and can be made available, no details are provided in respect of how the new school might be funded. Paragraph 173 of the NPPF highlights that in order for development to meet the test of being deliverable, development allocations should not be subject to obligations or other burdens that would threaten their viability. We consider it extremely unlikely that a development of just 250 dwellings would generate sufficient value to fund the construction of a new school without placing an unreasonable financial burden upon the development.</p> <p>Furthermore, the master plan does not recognize the fact that the school's board of governors has recently applied for academy status. Attaining this status would mean that the school would have a great deal more autonomy including over its site. The ownership of the school grounds would pass from Dorset County Council to the school. If the school is successful in its application this would mean that there would be a great deal more complexity in terms of the land ownership and it is not certain that an independent academy would agree to the development. This would therefore have a knock-on effect on the deliverability of the allocation.</p> <p>Loss of and need to re-provide allotments                      In addition to the school site, the majority of the remainder of the housing to be provided is on existing allotments to the south of the recreation ground. As with the school, the allotments will need to be re-provided elsewhere within Corfe Mullen. The policy requires that replacement allotments are suitably located and established before development can commence on the existing allotment site.</p> <p>However, no suitable replacement site or even list of suggested sites has been formally or publicly identified. We understand that an initial site of potential sites have been presented to the parish council, but none were considered suitable. The existing allotments are long established and have developed a high quality of soil with good growing conditions. It is questionable whether any replacement site would be able to provide similar conditions.</p> <p>In this context it is impossible to be sure that suitable sites</p>					

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											<p>which are locally accessible for the replacement of the allotments exist, can be made available or can be delivered. This therefore impacts upon the ability to deliver the required housing and adds to uncertainty over whether the proposed allocation is a realistic proposition for delivering the village's required housing.</p> <p>Re-provision of part of the recreation ground to be lost The relocation of Lockyers School onto part of the existing recreation ground means that it will be necessary to provide replacement sports pitches elsewhere in Corfe Mullen. While the policy broadly identifies that the additional sports pitches should be provided to the west of the village, neither the policy or supporting text offer any further detail.</p> <p>The re-provision of the sports pitches is key to the whole development. Lockyers school cannot move until replacement provision is identified and provided. As the existing school site is so central to the master plan proposals, the delivery of the whole allocation is therefore reliant upon the re-provision of the sports pitches.</p> <p>The existing playing fields are some of the only open areas of level ground in the village and also benefit from good drainage. While a broad area for the replacement pitches has been identified, there is no confirmation that sufficient suitable sites are or can be made available. The landscape around Corfe Mullen is broadly characterized by steeply sloping ground, particularly to the north and west of the existing built up limits of the village.</p> <p>Land to the east of the village lies within the Borough of Poole and cannot therefore be safeguarded through the Core Strategy. Land to the south, while more level, is heathland, subject to international ecological conservation designations. Therefore it would not be an appropriate location for the reprovision of the pitches. In this context we consider that there is unlikely to be a great deal of flexibility in terms of the sites available, putting pressure on whichever site is identified.</p> <p>In addition to the difficulty in identifying and securing suitable replacement pitch provision this approach will create operational difficulties and lead to the unnecessary duplication of facilities. Any new pitches to be provided will naturally require suitable changing facilities storage for sports equipment and parking. This provision already exists in association with the northern playing fields. The splitting of provision and facilities will also cause unnecessary difficulties for the various sports clubs that utilise the playing fields. The likely location of any new fields, to the west of the village will mean that leveling works would be required, which will have implications in terms of both cost and landscape impact.</p> <p>The NPPF, at paragraph 154 states that Local Plans should be aspirational but realistic. Policy CM1 is clearly</p>					

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											aspirational. However it cannot be said to be realistic due to the multiple factors which impact upon the deliverability of the allocation. As such, the policy fails to meet the test of being effective and cannot be considered sound.					
523319	Mr Ryan Johnson	Turley Associates	<a href="#">CSPS3295</a>	Policy CM1	No	Yes	Yes	Yes	Yes	Yes	<p>The reasoned justification and evidence base for this policy has not indicated what the objectively assessed need for housing is in Corfe Mullen. This has been expressed as a need for 700 homes in previous iterations of the plans supporting evidence base. However, no further evidence has been produced to demonstrate what the need is, having regard to the SHMA and the employment growth implications of accommodating such needs.</p> <p>The Council's site based approach gives no indication of what proportion of the housing need directed to Corfe Mullen Policy CM1 would meet. Nor is there justification for the extent of release from the Green Belt as a consequence of housing need and available urban supply. This omission is contrary to NPPF paragraphs 14, 47 and 182 (Positively Prepared, Justified and Consistent with National Policy) in our view. A site based approach has been proposed, which has not been informed by evidence of objectively assessed need and supply. Those reading the plan have no justification before them on the need for such releases, the extent and composition of them, or why this option alone has been chosen from all others. The omission of such evidence needs to be addressed prior to submission of the Core Strategy DPD if the Council are to satisfy the tests of soundness in paragraph 182 of the NPPF.</p> <p>We have previously expressed concern over the deliverability of the CM1 proposals, particularly in respect of the availability of the school site for development (which at the time of writing this letter has still not be confirmed by the education authority), options to relocate allotments, sports pitches and provide SANG. These uncertainties need to be addressed prior to submission of the plan in our view to satisfy the tests of soundness in NPPF, particularly 'Justified'.</p> <p>In addition, we have previously expressed concern that the Council have not reviewed and consulted on alternatives to enable them to 'justify' the CM1 policy site is the most appropriate. Whilst the Council indicate they are to undertake such an exercise over the autumn, we are not clear how the Council propose to respond to this given the relatively fixed stage the Core Strategy DPD is now at. We contend the alternative sites consultation will need to inform the plan if it is to satisfy the 'justified' test of soundness in NPPF. The alternative sites consultation should include the final update on the form of the current policy site CM1, having regard to the availability of the</p>	<p>The objectively assessed housing needs of Corfe Mullen should be defined (inc. implications for employment growth, need for affordable housing, duty to co-operate provisions etc) and urban sources of supply to meet this set out. Options to accommodate this objectively assessed need should be assessed and consulted upon to 'justify' the final option included in the Submission Core Strategy DPD. We contend land east and west of Haywards Lane represents a suitable alternative or addition to the policy CM1 site option depending on the scale of the objectively assessed housing needs for the area. A report in support of the sites credentials is appended to these representations</p>	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.	450	<a href="#">2255451_0_1.pdf</a> <a href="#">2255452_0_1.pdf</a>

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											<p>school and land for open space, SANG and allotments. This will allow those commenting on the alternative sites consultation to make informed comparisons and decisions on the deliverable options available.</p> <p>We enclose a report for an alternative site option east and west of Haywards Lane, which includes an illustrative masterplan. We are happy to supplement this as necessary to assist the Council in consulting on alternative sites. In summary the attached report confirms the site is available, suitable and achievable for residential development and would accord with NPPF in all other respects.</p> <p>We have specifically addressed within the report concerns raised by the Parish Council and District Council regarding topography and highway safety for avoidance of doubt. The development would integrate well with existing urban area and takes advantage of the sites topography to create a varied and high quality development that positively contributes to the areas character. Accessibility from the site to the existing urban areas facilities and the proposed country park and vice versa is capable of being delivered in an acceptable and safe manner. The site provides an opportunity to deliver a sustainable and high quality extension to Corfe Mullen, providing much needed market and affordable homes, public open space and a country park for the benefit of existing and future residents. This offers a suitable, deliverable and sustainable alternative to the Council's proposed option for CM1.</p>					
359264	Mr Peter Atfield	Goadsby Ltd	<a href="#">CSPS3518</a>	Policy CM1	Yes	No	No	No	No	No	<p>J. Havelock and A. Lloyd are the owners of approximately 1 hectare of land to the south west of Blandford Road at Corfe Mullen. This is identified on the plan reproduced at the end of this form of representation. The site is just to the north of a petrol filling station (Windgreen Garage) with an ancillary shop. Beyond this are sports facilities, including a hall, and a library. Some of these areas are already the subject of Policy CM3 of the adopted East Dorset Local Plan. This policy states that:</p> <p>"Developments falling within Use Classes A1, A2, A3, B1 and community uses will be permitted in accordance with Policy SHDEV1 para 6.236 along Wareham Road at Hill View Post Office, around the junction with Albert Road, the library and Windgreen garage in areas shown on the Proposals Map. Any such development or redevelopment will be subject to the provision of off-street car parking and/or rear service areas and must not prejudice the amenities of residential properties. Residential development at first floor level will also be permitted in association with such development."</p> <p>The intention of this policy was to consolidate and strengthen the two principal centres at Corfe Mullen,</p>	Amend Policy CM 1, Plan 9.1, and the green belt boundary to exclude land at Blandford Road as identified on the attached plan.	Yes, I wish to participate at the oral examination	To critically examine the revised position of the green belt boundary.	450	<a href="#">2259992_0_1.pdf</a>

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											<p>including the area around the Windgreen Garage site. Given that the Core Strategy (CS) now allocates 250 new dwellings to the northern part of the settlement, there is an even greater need to strengthen the existing commercial and community centre. The land south west of Blandford Road is ideal to accommodate these additional uses. This should be considered as an alternative to the creation of a new local centre adjoining the junction of Blandford Road and Wimborne Road. In this location, new shops and facilities will compete with the existing shops and services in the area around the Windgreen Garage. The existing facilities are established and more central to the settlement of Corfe Mullen. As shown on Map 9.1, the proposed local centre is in a peripheral location, with the illustrative master plan indicating that there will be no main road frontage – landscaping surrounds the site. Our previous representations referred to a historic parish plan and focus group meetings that identified a need for the following services:</p> <ul style="list-style-type: none"> <li>• A new dental practice.</li> <li>• There may be a further need for a doctor's surgery if more housing is constructed at Corfe Mullen – some respondents stated that they currently travel outside of the area to get to a doctor or dentist.</li> <li>• A cyber café is required.</li> <li>• A focal point will help bring the village together.</li> </ul> <p>The Core Strategy, at Paragraph 9.20, identifies the potential to develop new retail facilities, but makes the assumption that these should be in association with the development of a new neighbourhood. This does not need to be the case. It is more appropriate to develop new services alongside existing facilities, in commercially advantageous locations.</p> <p>It is therefore submitted that land to the south west of Blandford Road is suitable to accommodate a range of uses to compliment the residential development of 250 dwellings at Lockyer's School, east of Violet Farm Close and at the eastern end of the recreation ground. The range of uses could include:</p> <ul style="list-style-type: none"> <li>• Retail</li> <li>• Medical surgery / health care facility, with pharmacy</li> <li>• Care Home</li> <li>• Residential (where in excess of 400 metres from Dorset heathland)</li> </ul> <p>The allocation of land for additional residential development would also meet the guidance set out in the National Planning Policy Framework (NPPF). In particular, Paragraph 47 states that local plans should meet the full, objectively assessed needs for market and affordable housing. In Corfe Mullen, these are immediate needs. The CS approach will not deliver housing in the short term. Policy CM 1 requires the re-location of Lockyers School,</p>					

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											based on a pre-agreed active sports strategy. Also, the establishment of allotments is a development pre-requisite. Our clients' land at Blandford Road provides a more immediate development opportunity in the early years of the plan period, hence meeting current market and affordable housing needs. An amendment to the boundary of the green belt is required at Corfe Mullen. It is submitted that a new boundary can also exclude land south west of Blandford Road from the green belt so as to permit the development of the site with the range of uses set out earlier.						
359571	Mr Renny Henderson	Royal Society for the Protection of Birds	<a href="#">CSPS3730</a>	Policy CM1							Policy Allocation Dwellings/land area Comment WMC3 Cuthbury allotments and St Margaret's Close New Neighbourhood, Wimborne 260 SANG to be provided in accordance with policy ME3 WMC4 Stone Lane 90 SANG to be provided in accordance with policy ME3 6 WMC5 Cranborne Road New Neighbourhood, Wimborne 600 SANG to be provided in accordance with policy ME3 WMC6 South of Leigh Road New Neighbourhood and Sports Village, Wimborne 75 ha SANG to be provided in accordance with policy ME3 CM1 Lockyer's School and Land North of Corfe Mullen New Neighbourhood 250 SANG to be provided in accordance with policy ME3 FWP3 Holmwood House New Neighbourhood, Ferndown 110 SANG to be provided in accordance with policy ME3 FWP4 Coppins new Neighbourhood, Ferndown 30 SANG to be provided in accordance with policy ME3 FWP6 Land East of New Road New Neighbourhood, West Parley 320		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.	450		



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											<p>SANG to be provided in accordance with policy ME3 FWP7 West of New Road New Neighbourhood, West Parley 200</p> <p>SANG to be provided in accordance with policy ME3 VTSW4 North West Verwood New Neighbourhood 230</p> <p>SANG to be provided in accordance with policy ME3 FWP8 Blunt's Farm Employment Allocation, Ferndown 30ha</p> <p>A mitigation strategy to be agreed to avoid harm to European sites and SSSI VTSW5 North Eastern Verwood New Neighbourhood 50</p> <p>SANG to be provided in accordance with policy ME3 VTSW6 Woolsbridge Employment Allocation, Three Legged Cross 9.7ha</p> <p>A mitigation strategy to be agreed to SSSI The RSPB does not, in principle, object to the residential allocations above. However, the table does illustrate the heavy reliance on SANGs as a mitigation measure. The Councils will be aware of the relatively untested nature of SANGs as effective mitigation, albeit in the context of available measures, it is clear that SANGs offer perhaps the best opportunity of addressing potential adverse impacts on the European sites. SANGs are a principal component of the approach taken by the Dorset Heathlands Interim Planning Framework (IPF), and are used as a mitigation vehicle elsewhere in England, notably in the Thames Basin Heaths.</p> <p>Research continues on the effectiveness of SANGs, and it is imperative that this research informs SANGs development anticipated under the Core Strategy. Long-term management and monitoring is also critical (as is identified in policy CN1).</p> <p>Testing of the suitability of SANGs as a mitigation measure for the above policies is essential and has not yet been undertaken. We are concerned that some of the SANGs proposed may be ineffective, particularly SANGs associated with smaller allocations.</p> <p>With respect to employment allocations FWP8 (Blunt's Farm) and VTSW6 (Woolsbridge), we are not familiar with these locations. We do not object to these policies subject to receiving clarification from Natural England of the issues pertinent to these sites, and the likely efficacy of mitigation strategies anticipated by these policies.</p>					
359264	Mr Peter	Goadsby Ltd	<a href="#">CSPS3522</a>	9.21	Yes	No	No	No	No	No	J. Havelock and A. Lloyd are the owners of approximately	Amend Policy CM 1, Plan	Yes, I wish to participate at	To critically examine the	452	

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	Atfield										<p>1 hectare of land to the south west of Blandford Road at Corfe Mullen. This is identified on the plan reproduced at the end of this form of representation. The site is just to the north of a petrol filling station (Windgreen Garage) with an ancillary shop. Beyond this are sports facilities, including a hall, and a library. Some of these areas are already the subject of Policy CM3 of the adopted East Dorset Local Plan. This policy states that:</p> <p>“Developments falling within Use Classes A1, A2, A3, B1 and community uses will be permitted in accordance with Policy SHDEV1 para 6.236 along Wareham Road at Hill View Post Office, around the junction with Albert Road, the library and Windgreen garage in areas shown on the Proposals Map. Any such development or redevelopment will be subject to the provision of off-street car parking and/or rear service areas and must not prejudice the amenities of residential properties. Residential development at first floor level will also be permitted in association with such development.”</p> <p>The intention of this policy was to consolidate and strengthen the two principal centres at Corfe Mullen, including the area around the Windgreen Garage site. Given that the Core Strategy (CS) now allocates 250 new dwellings to the northern part of the settlement, there is an even greater need to strengthen the existing commercial and community centre. The land south west of Blandford Road is ideal to accommodate these additional uses. This should be considered as an alternative to the creation of a new local centre adjoining the junction of Blandford Road and Wimborne Road. In this location, new shops and facilities will compete with the existing shops and services in the area around the Windgreen Garage. The existing facilities are established and more central to the settlement of Corfe Mullen. As shown on Map 9.1, the proposed local centre is in a peripheral location, with the illustrative master plan indicating that there will be no main road frontage – landscaping surrounds the site. Our previous representations referred to a historic parish plan and focus group meetings that identified a need for the following services:</p> <ul style="list-style-type: none"> <li>• A new dental practice.</li> <li>• There may be a further need for a doctor’s surgery if more housing is constructed at Corfe Mullen – some respondents stated that they currently travel outside of the area to get to a doctor or dentist.</li> <li>• A cyber café is required.</li> <li>• A focal point will help bring the village together.</li> </ul> <p>The Core Strategy, at Paragraph 9.20, identifies the potential to develop new retail facilities, but makes the assumption that these should be in association with the development of a new neighbourhood. This does not need to be the case. It is more appropriate to develop new</p>	<p>9.1, and the green belt boundary to exclude land at Blandford Road as identified on the attached plan.</p>	<p>the oral examination</p>	<p>revised position of the green belt boundary.</p>		

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											<p>services alongside existing facilities, in commercially advantageous locations.</p> <p>It is therefore submitted that land to the south west of Blandford Road is suitable to accommodate a range of uses to compliment the residential development of 250 dwellings at Lockyer's School, east of Violet Farm Close and at the eastern end of the recreation ground. The range of uses could include:</p> <ul style="list-style-type: none"> <li>• Retail</li> <li>• Medical surgery / health care facility, with pharmacy</li> <li>• Care Home</li> <li>• Residential (where in excess of 400 metres from Dorset heathland)</li> </ul> <p>The allocation of land for additional residential development would also meet the guidance set out in the National Planning Policy Framework (NPPF). In particular, Paragraph 47 states that local plans should meet the full, objectively assessed needs for market and affordable housing. In Corfe Mullen, these are immediate needs. The CS approach will not deliver housing in the short term. Policy CM 1 requires the re-location of Lockyers School, based on a pre-agreed active sports strategy. Also, the establishment of allotments is a development pre-requisite. Our clients' land at Blandford Road provides a more immediate development opportunity in the early years of the plan period, hence meeting current market and affordable housing needs.</p> <p>An amendment to the boundary of the green belt is required at Corfe Mullen. It is submitted that a new boundary can also exclude land south west of Blandford Road from the green belt so as to permit the development of the site with the range of uses set out earlier.</p>					
359264	Mr Peter Atfield	Goadsby Ltd	<a href="#">CSPS3523</a>	9.22	Yes	No	No	No	No	No	<p>J. Havelock and A. Lloyd are the owners of approximately 1 hectare of land to the south west of Blandford Road at Corfe Mullen. This is identified on the plan reproduced at the end of this form of representation. The site is just to the north of a petrol filling station (Windgreen Garage) with an ancillary shop. Beyond this are sports facilities, including a hall, and a library. Some of these areas are already the subject of Policy CM3 of the adopted East Dorset Local Plan. This policy states that:</p> <p>"Developments falling within Use Classes A1, A2, A3, B1 and community uses will be permitted in accordance with Policy SHDEV1 para 6.236 along Wareham Road at Hill View Post Office, around the junction with Albert Road, the library and Windgreen garage in areas shown on the Proposals Map. Any such development or redevelopment will be subject to the provision of off-street car parking and/or rear service areas and must not prejudice the amenities of residential properties. Residential development at first floor level will also be permitted in</p>	Amend Policy CM 1, Plan 9.1, and the green belt boundary to exclude land at Blandford Road as identified on the attached plan.	Yes, I wish to participate at the oral examination	To critically examine the revised position of the green belt boundary.	453	

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											<p>association with such development.”</p> <p>The intention of this policy was to consolidate and strengthen the two principal centres at Corfe Mullen, including the area around the Windgreen Garage site. Given that the Core Strategy (CS) now allocates 250 new dwellings to the northern part of the settlement, there is an even greater need to strengthen the existing commercial and community centre. The land south west of Blandford Road is ideal to accommodate these additional uses. This should be considered as an alternative to the creation of a new local centre adjoining the junction of Blandford Road and Wimborne Road. In this location, new shops and facilities will compete with the existing shops and services in the area around the Windgreen Garage. The existing facilities are established and more central to the settlement of Corfe Mullen. As shown on Map 9.1, the proposed local centre is in a peripheral location, with the illustrative master plan indicating that there will be no main road frontage – landscaping surrounds the site. Our previous representations referred to a historic parish plan and focus group meetings that identified a need for the following services:</p> <ul style="list-style-type: none"> <li>• A new dental practice.</li> <li>• There may be a further need for a doctor’s surgery if more housing is constructed at Corfe Mullen – some respondents stated that they currently travel outside of the area to get to a doctor or dentist.</li> <li>• A cyber café is required.</li> <li>• A focal point will help bring the village together.</li> </ul> <p>The Core Strategy, at Paragraph 9.20, identifies the potential to develop new retail facilities, but makes the assumption that these should be in association with the development of a new neighbourhood. This does not need to be the case. It is more appropriate to develop new services alongside existing facilities, in commercially advantageous locations.</p> <p>It is therefore submitted that land to the south west of Blandford Road is suitable to accommodate a range of uses to compliment the residential development of 250 dwellings at Lockyer’s School, east of Violet Farm Close and at the eastern end of the recreation ground. The range of uses could include:</p> <ul style="list-style-type: none"> <li>• Retail</li> <li>• Medical surgery / health care facility, with pharmacy</li> <li>• Care Home</li> <li>• Residential (where in excess of 400 metres from Dorset heathland)</li> </ul> <p>The allocation of land for additional residential development would also meet the guidance set out in the National Planning Policy Framework (NPPF). In particular, Paragraph 47 states that local plans should meet the full, objectively assessed needs for market and affordable</p>					

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											housing. In Corfe Mullen, these are immediate needs. The CS approach will not deliver housing in the short term. Policy CM 1 requires the re-location of Lockyers School, based on a pre-agreed active sports strategy. Also, the establishment of allotments is a development pre-requisite. Our clients' land at Blandford Road provides a more immediate development opportunity in the early years of the plan period, hence meeting current market and affordable housing needs. An amendment to the boundary of the green belt is required at Corfe Mullen. It is submitted that a new boundary can also exclude land south west of Blandford Road from the green belt so as to permit the development of the site with the range of uses set out earlier.					
359875	Dr Lesley Haskins		<a href="#">CSPS1610</a>	Map 9.1	Yes	Yes					SUPPORT - Retention and reuse of old school buildings. SUPPORT - Recognition that fields (actually MANY, not just some) in the Waterloo Valley have important unimproved grassland. Support limited change to Green Belt boundary for CM1 which does no involve Waterloo area.				451	
359264	Mr Peter Atfield	Goadsby Ltd	<a href="#">CSPS3525</a>	Map 9.1	Yes	No	No	No	No	No	J. Havelock and A. Lloyd are the owners of approximately 1 hectare of land to the south west of Blandford Road at Corfe Mullen. This is identified on the plan reproduced at the end of this form of representation. The site is just to the north of a petrol filling station (Windgreen Garage) with an ancillary shop. Beyond this are sports facilities, including a hall, and a library. Some of these areas are already the subject of Policy CM3 of the adopted East Dorset Local Plan. This policy states that: "Developments falling within Use Classes A1, A2, A3, B1 and community uses will be permitted in accordance with Policy SHDEV1 para 6.236 along Wareham Road at Hill View Post Office, around the junction with Albert Road, the library and Windgreen garage in areas shown on the Proposals Map. Any such development or redevelopment will be subject to the provision of off-street car parking and/or rear service areas and must not prejudice the amenities of residential properties. Residential development at first floor level will also be permitted in association with such development." The intention of this policy was to consolidate and strengthen the two principal centres at Corfe Mullen, including the area around the Windgreen Garage site. Given that the Core Strategy (CS) now allocates 250 new dwellings to the northern part of the settlement, there is an even greater need to strengthen the existing commercial and community centre. The land south west of Blandford Road is ideal to accommodate these additional uses. This should be considered as an alternative to the creation of a new local centre adjoining the junction of Blandford Road and Wimborne Road. In this location, new	Amend Policy CM 1, Plan 9.1, and the green belt boundary to exclude land at Blandford Road as identified on the attached plan.	Yes, I wish to participate at the oral examination	To critically examine the revised position of the green belt boundary.	451	

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											<p>shops and facilities will compete with the existing shops and services in the area around the Windgreen Garage. The existing facilities are established and more central to the settlement of Corfe Mullen. As shown on Map 9.1, the proposed local centre is in a peripheral location, with the illustrative master plan indicating that there will be no main road frontage – landscaping surrounds the site. Our previous representations referred to a historic parish plan and focus group meetings that identified a need for the following services:</p> <ul style="list-style-type: none"> <li>• A new dental practice.</li> <li>• There may be a further need for a doctor's surgery if more housing is constructed at Corfe Mullen – some respondents stated that they currently travel outside of the area to get to a doctor or dentist.</li> <li>• A cyber café is required.</li> <li>• A focal point will help bring the village together.</li> </ul> <p>The Core Strategy, at Paragraph 9.20, identifies the potential to develop new retail facilities, but makes the assumption that these should be in association with the development of a new neighbourhood. This does not need to be the case. It is more appropriate to develop new services alongside existing facilities, in commercially advantageous locations.</p> <p>It is therefore submitted that land to the south west of Blandford Road is suitable to accommodate a range of uses to compliment the residential development of 250 dwellings at Lockyer's School, east of Violet Farm Close and at the eastern end of the recreation ground. The range of uses could include:</p> <ul style="list-style-type: none"> <li>• Retail</li> <li>• Medical surgery / health care facility, with pharmacy</li> <li>• Care Home</li> <li>• Residential (where in excess of 400 metres from Dorset heathland)</li> </ul> <p>The allocation of land for additional residential development would also meet the guidance set out in the National Planning Policy Framework (NPPF). In particular, Paragraph 47 states that local plans should meet the full, objectively assessed needs for market and affordable housing. In Corfe Mullen, these are immediate needs. The CS approach will not deliver housing in the short term. Policy CM 1 requires the re-location of Lockyers School, based on a pre-agreed active sports strategy. Also, the establishment of allotments is a development pre-requisite. Our clients' land at Blandford Road provides a more immediate development opportunity in the early years of the plan period, hence meeting current market and affordable housing needs.</p> <p>An amendment to the boundary of the green belt is required at Corfe Mullen. It is submitted that a new boundary can also exclude land south west of Blandford</p>					

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											Road from the green belt so as to permit the development of the site with the range of uses set out earlier.					
360760	Cllr. Mrs Anne Holland	East Dorset District Council	<a href="#">CSPS2345</a>	Map 9.1	No	No	Yes	No			<p>As a District Councillor for Corfe Mullen I believe that building on the three fields next to Violet Farm Close is sound. We would need a good quality site for new allotments and a SANG of reasonable size in the south of Corfe Mullen.</p> <p>I do not believe that building a new school on the recreation ground is sound. The recreation ground is the best land for sports and is hugely popular for all recreational uses as it is flat, open, well draining and has wonderful views. It is very unlikely for safety and security reasons that the school fields would be open to community use.</p> <p>The school could easily be built on its present site. But if it is included in the plan to be built on the recreation ground and this area is removed from Green Belt, then, if in the future it is found that the land at the recreation ground is not required for a new school, this land must revert to Green Belt. Additional sports pitches would need to be provided with car park and pavilion before the school was relocated.</p> <p>A new youth club must also be provided before relocation.</p>	<p>Chapter 9 – Paragraph 9.9 The description of our shopping facilities should read ‘and are found scattered through the village with two small clusters in the centre and to the south of Wareham Road.’ The consultants report from 2008 is now out of date. With changes in shopping habits our present food shops are not as busy. The doctor’s surgery is at full capacity, although it is on a large site, and we are well off for NHS dentists.</p> <p>Paragraph 9.10 This needs to be rewritten as all our schools are currently full due to Poole children trying to avoid the selection system in Poole.</p> <p>Paragraph 9.20 Lockyers can be rebuilt on its present site and if the school was not needed in the future the land could be developed as it is not Green Belt.</p> <p>Relevant Evidence – I believe the findings of the master planning exercise are sound. The Waterloo Valley is totally unsustainable for development due to its landscape value; environmentally protected areas; its wildlife; its gradients; and its remoteness from facilities and transport links.</p> <p>There may be capacity for new retail provision but not a convenience store. I question the capacity of the Lockyers site to accommodate 2,000 sqm of retail space with car park and the housing proposed.</p> <p>Policy CM1 I believe that to be sound,</p>	No, I do not wish to participate at the oral examination	451		



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												references to Lockyers School's relocation and uses for its present site and proposed site would be removed. But if this did not happen then in the paragraphs headed: Green Infrastructure – 'active sports pitches are to be identified and delivered on the southern edge of the village' – not western Phasing –sports pitches must be established with car park and pavilion before the school is relocated. The establishment of a new youth club should also be realised before the present club is redeveloped.				
360761	Cllr. Mr Paul Holland	East Dorset District Council	<a href="#">CSPS2335</a>	Map 9.1	No	No	Yes	No			<p>As a District Councillor for Corfe Mullen I believe that building on the three fields next to Violet Farm Close is sound. We would need a good quality site for new allotments and a SANG of reasonable size in the south of Corfe Mullen.</p> <p>I do not believe that building a new school on the recreation ground is sound. The recreation ground is the best land for sports and is hugely popular for all recreational uses as it is flat, open, well draining and has wonderful views. It is very unlikely for safety and security reasons that the school fields would be open to community use.</p> <p>The school could easily be built on its present site. But if it is included in the plan to be built on the recreation ground and this area is removed from Green Belt, then, if in the future it is found that the land at the recreation ground is not required for a new school, this land must revert to Green Belt. Additional sports pitches would need to be provided with car park and pavilion before the school was relocated.</p> <p>A new youth club must also be provided before relocation.</p>	<p>Chapter 9 – Paragraph 9.9 The description of our shopping facilities should read 'and are found scattered through the village with two small clusters in the centre and to the south of Wareham Road.' The consultants report from 2008 is now out of date. With changes in shopping habits our present food shops are not as busy. The doctor's surgery is at full capacity, although it is on a large site, and we are well off for NHS dentists.</p> <p>Paragraph 9.10 This needs to be rewritten as all our schools are currently full due to Poole children trying to avoid the selection system in Poole.</p> <p>Paragraph 9.20 Lockyers can be rebuilt on its present site and if the school was not needed in the future the land could be developed as it is not Green Belt.</p> <p>Relevant Evidence – I believe the findings of the master planning exercise are sound. The Waterloo Valley is totally</p>	No, I do not wish to participate at the oral examination		451	

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												<p>unsustainable for development due to its landscape value; environmentally protected areas; its wildlife; its gradients; and its remoteness from facilities and transport links.</p> <p>There may be capacity for new retail provision but not a convenience store. I question the capacity of the Lockyers site to accommodate 2,000 sqm of retail space with car park and the housing proposed.</p> <p>Policy CM1</p> <p>I believe that to be sound, references to Lockyers School's relocation and uses for its present site and proposed site would be removed. But if this did not happen then in the paragraphs headed:</p> <p>Green Infrastructure – 'active sports pitches are to be identified and delivered on the southern edge of the village' – not western</p> <p>Phasing –sports pitches must be established with car park and pavilion before the school is relocated. The establishment of a new youth club should also be realised before the present club is redeveloped.</p>				