

The Core Strategy Issues and Options Corfe Mullen Urban Extension consultation

This consultation leaflet has been prepared by East Dorset District Council to seek the views of local residents on the proposed urban extension to Corfe Mullen. It is part of a wider consultation being carried out by Christchurch and East Dorset Councils on the Core Strategy, a document which will set out the broad development strategy for our areas over the next 20 years.

The Consultation runs from 25th March 2008 until 6th May 2008.

The draft Regional Spatial Strategy proposes an urban extension of about 700 dwellings at Corfe Mullen, rolling back the inner Green Belt boundary. An Inspectors Panel now recommends support for this urban extension.



This leaflet relates to one aspect of the Core Strategy. There are other leaflets available:

1. General Core Strategy
2. Affordable Housing
3. Christchurch Urban Extension
4. Ferndown Industrial Urban Extension
5. Ferndown/West Parley Urban Extension
6. Wimborne/Colehill Urban Extension

You can examine the full Core Strategy Issues and Options document in the following ways:

1. **On the web:** the document can be viewed or downloaded from the Council's website: www.dorsetforyou.com
2. Copies are on display at the **Council Offices** and **local libraries** across Christchurch and East Dorset.
3. **Obtaining a copy:** By contacting the Council's Policy Planning Teams on:
(01202) 495017 (Christchurch) or
(01202) 886201 (East Dorset)

The Big Questions -

With these points in mind, we would like you to consider the following questions to provide local feedback on your preferred options.

Key Issue UE3 *Where should the development be?*

OPTIONS - PLEASE TICK ONE

- A In the southern part of the Waterloo Valley
- B In the northern part of the Waterloo Valley
- C On the northern slope overlooking the Stour
- D As smaller developments in two of these or in all three
- E Another place within the area of search? (please say where)

Issue UE5 *What additional facilities and transport improvements does Corfe Mullen need to support new development?*

Please say what you think is MOST needed:

Lockyers School

As part of the new development it would be possible to build new housing on the existing site of Lockyers School and use the profits to build a new school on part of the playing fields north of Wimborne Road. Lockyers School is an historic part of the village, but its buildings are outworn.

Issue UE4 *Do you think Lockyers School should be considered as part of the urban extension?*

OPTIONS - PLEASE TICK ONE

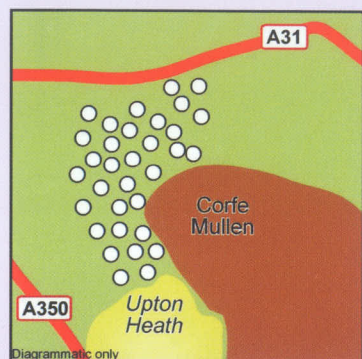
- A Oppose moving the school to a new site
- B Support moving the school and using the present site for development
- C If you support moving the school, where should it be located?

Please use the space overleaf for further comments

Rules, regulations and advice

On the assumption that the Panel's recommendations are supported by the Secretary of State when she approves the Regional Spatial Strategy later this year, the Core Strategy must make decisions about where exactly the urban extension should be and what form it should take.

The Key Diagram in the draft Regional Spatial Strategy shows an 'area of search' for the urban extension. Although this is not a map, but a diagram, it shows the area at Corfe Mullen stretching along the northern as well as the western edge of the settlement.



The area of search is just that, as indicated by the white dots on this diagram. It is bigger than needed for the housing proposed, and includes areas where no development could take place as well as areas which are

possible. There is therefore a choice about which areas of land could be used.

In determining where the Urban Extensions should be, the draft Regional Spatial Strategy and the Inspectors report also strongly support the following factors:

- must not impact on the protected heathland environments;
- must avoid flood plains;
- must maintain the key gaps separating the existing settlements. The development must not fill in any of these gaps or make them so narrow that they cannot continue to survive as open country;
- located close to existing services, doctors and schools and workplaces, reducing the need to travel - the new housing areas will not be big enough to support local centres of their own;

- the need for affordable housing and higher density housing densities in major new housing areas;
- the need for good design, so that new housing areas are attractive places to live;
- new housing should be designed 'sustainably' minimising land take and limiting the impact on the use of resources;

Features of Corfe Mullen

Corfe Mullen is a hilltop settlement. Any new development will be on the slopes and in the valleys below. The Waterloo Valley is a very attractive landscape and has important nature conservation sites in the southern and middle parts between Naked Cross and Brook Lane. It is a relatively long way, and uphill, from here to the main village facilities which are scattered along the Wareham Road, and where the now much-reduced bus service runs. The very bottom of the Waterloo Valley is subject to flooding.

The northern part of the Waterloo Valley has no major nature conservation sites although it is still rich in wildlife. It is closer to the cluster of facilities at the northern end of the village and to Henbury View and Lockyers Schools. However there is still a steep hill between the valley and the hilltop.

The land north of Corfe Mullen lies along the north-facing slope of the Stour Valley between Brog Street and Wimborne Road above the A31. Again this is attractive landscape with some wildlife interest. The area around Brog Street has recently been designated a Conservation Area. The area is relatively isolated, being separated from the main part of Corfe Mullen by the village playing fields. These would have to stay, because there is no other flat land, not subject to flooding, where they could be moved. North facing slopes are not good places for sustainable housing.

Further comments:

Thank you for taking the time to fill in this form. Please return it to Corfe Mullen Parish Council Offices directly or send it to:

Policy Planning Team
East Dorset District Council
Furzehill
Wimborne
BH21 4HN

All forms should be returned by **6th May 2008**

Please fill in your details below:

Title:

Name:

Address:

Postcode:

Email address:

If you are not currently on our consultation database would you like to be? If yes, we will keep you informed of new documents that we produce. Please tick box

Data Protection Act: The information you have provided will be stored on a central database. This information will only be used in connection with the preparation of the Local Development Framework and associated activities, and be made available to Christchurch Borough Council and East Dorset District Council only. It will be used to keep you updated and informed of future events.