

Appendix C Issues and Options Consultation

PLEASE NOTE:

Regarding the newspaper articles listed for this appendix in the Core Strategy Submission Statement, under copyright law we are unable to publish copies on this webpage. Please contact planning.policy@christchurchandeastdorset.gov.uk for further details if you wish to see a copy.

| Name | Organisation | Address 1 | Address 2 | Address 3 | Address 4 | Address 5 | Postcode |
|--------------------|------------------------------------|---------------------------------|------------------|------------------|--------------|-----------|----------|
| Mr N Fry | Chairman Housing TAG | East Dorset Housing Association | Enterprise House | Old School Close | Ferndown | Dorset | BH22 9UW |
| | Twynham Housing Association | 2nd Floor Dolphin House | Wick Lane | Christchurch | Dorset | | BH23 1HX |
| | Knightsstone Housing Association | 129a Commercial Road | Poole | Dorset | | | BH14 0JD |
| Simone Wilding | GOSW | 2 Rivergate | Temple Quay | Bristol | | | BS1 6ED |
| Mr Tim Waton | House Builders Federation | Bordesley Hall | Room A204 | Alchurch | | | B48 7QA |
| Mr Alan Kenny | Dorset Residential Landlords Ass. | Jecca House | 3 Harvey Road | Bournemouth | Dorset | | BH5 2AD |
| Mr Richard Dodson | Planning Obligations Manager | Dorset County Council | County Hall | Colliton Park | Dorchester | Dorset | DT1 1XJ |
| | Ken Parke Planning Consultants Ltd | 14 Purewell | Christchurch | Dorset | | | BH23 1EP |
| | Bayview Developments | 170 Chaminster Road | Bournemouth | Dorset | | | BH8 9RL |
| | Pennyfarthing Landholdings Ltd | Pennyfarthing House | Ossensley | New Milton | Hants | | BH25 5TL |
| | Persimmon Homes South Coast | 100 Wickham Road | Fareham | Hants | | | PO16 7HT |
| | Tanner & Tilley | 4 Beresford Road | Southbourne | Bournemouth | Dorset | | BH6 5AA |
| | Slades Estate Agents | 7 Castle Street | Christchurch | Dorset | | | BH23 1DP |
| Mr Tim Waton | Palmer Snell Estate Agents | 1 Fountain Way | Christchurch | Dorset | | | BH23 1QN |
| | Goadsby & Harding Lettings | 55 High Street | Wimborne | Dorset | | | |
| Barry Dike | Saxon Management | 4 Bargates | Christchurch | Dorset | | | |
| Steve Duckett | Harker and Bullman | Mulbery House | 2 Park Lane | Wimborne | Dorset | | BH21 1LD |
| Mr T Allen | Savills | Wessex House | Priors Walk | Wimborne | Dorset | | BH21 1PB |
| | Symonds and Sampson | 5 West Street | Wimborne | Dorset | | | BH21 1JN |
| Kathryn Blatchford | Housing Services Manager | Christchurch Borough Council | Civic Offices | Bridge Street | Christchurch | Dorset | BH23 1AZ |
| Ann Santini | Housing Needs Manager | Christchurch Borough Council | Civic Offices | Bridge Street | Christchurch | Dorset | BH23 1AZ |
| Shelley Hayes | Housing Needs Officer | East Dorset District Council | Council Offices | Furzehill | Wimborne | Dorset | BH21 4HN |
| Barry Dike | Housing Manager | East Dorset District Council | Council Offices | Furzehill | Wimborne | Dorset | BH21 4HN |
| Steve Duckett | Head of Public Health Services | East Dorset District Council | Council Offices | Furzehill | Wimborne | Dorset | BH21 4HN |
| Mr T Allen | McCarthy & Stone Developments Ltd | HomeLife House | Oxford Road | Bournemouth | Dorset | | |
| | Harry J Palmer Developments Ltd | Manor Works | Dunveats Road | Broadstone | Dorset | | |
| | Banner Homes Wessex | Penarth House | Otterbourne Hill | Otterbourne | Winchester | Hants | SO21 2EZ |
| | Gascoyne Cecil Estates | 2 High Street | Cranborne | Wimborne | Dorset | | BH21 5PS |
| Mr Andy Lloyd | Synergy Housing Group | Enterprise House | Old School Close | Ferndown | Dorset | | BH22 9UW |
| | Rural Housing Enabler, DCA | Community House | The Barracks | Bridport Road | Dorchester | Dorset | DT1 1YG |
| | Natural England | Slope Farm | Arne | Wareham | Dorset | | BH20 5BN |
| | Spectrum Housing Group | Spinnaker House | Grange Road | Christchurch | Dorset | | BH23 4GE |
| The Chairman | Aifordable Housing Action Group | Christchurch Borough Council | Civic Offices | Bridge Street | Christchurch | Dorset | BH23 1AZ |
| Mr Chris Camden | South West RDA | Sterling House | Dix's Field | Exeter | Christchurch | Dorset | EX1 1QA |

Mr Chris Camden
South West RDA
Sterling House
Dix's Field
Exeter
EX1 1QA

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

Contact: Mrs Sally Knott
Telephone: 01202 886201 Ext 2262
Email: sknott@eastdorset.gov.uk
Our Reference: 394.3
Your Reference:
Date: 19 March 2008

Dear Sir/Madam

**Christchurch and East Dorset Core Strategy Issues and Options Consultation
Delivering Suitable and Sufficient Housing Focus Group**

**Monday 7th April at 2.30pm
The Committee Room
East District Council Offices, Furzehill, Wimborne**

We are currently preparing our Core Strategy which will set out the broad development planning strategy for Christchurch and East Dorset over the next 20 years. This document will contain the main policies that will ensure the delivery of this spatial strategy. A copy is enclosed for your information and consideration.

In producing the Core Strategy it is vital that we engage with key stakeholders to ensure we have effectively identified all the issues and how they should be addressed.

We are pleased to invite you to the above event which forms part of the Issues and Options consultation for the Christchurch and East Dorset Core Strategy. This event is being run to complement our consultation paper which we are seeking comments on from 25th March – 6th May 2008.

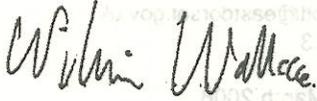
The issues addressed at this event are in addition to and complement those considered in the consultation document. An agenda is enclosed for your information. It is envisaged that the group will break out into two smaller groups to provide worthwhile time for discussion during the course of the afternoon.

The following issues will be considered:

- Influencing the type / size of accommodation / garden sizes
- Protecting areas for family housing
- Layout and density arrangements for new developments
- Exploring alternative methods for the provision of affordable housing other than new build
- Ensuring development viability (affordable housing thresholds and approaches to developer contributions)

I would be grateful if you could confirm your attendance to me by Monday 31st March.
Please do not hesitate to contact me if you require any further details regarding this event.
For further information on the wider Core Strategy consultation process and how to get involved please see our website www.dorsetforyou.com.

Yours sincerely



William Wallace
Head of Policy Planning
East Dorset District Council



Simon Trueick
Community and Planning Policy Manager
Christchurch Borough Council

Encs.

Core Strategy Issues and Options Consultation Document and Response Paper
Agenda

The following issues will be considered:

- Ensuring development viability (affordable housing thresholds and approaches to developer contributions)
- Exploring alternative methods for the provision of affordable housing other than new build
- Layout and density arrangements for new developments
- Protecting areas for family housing
- Introducing the type, size and composition of garden sizes

The following issues will be considered:

The issues addressed at the event are in addition to and complement those contained in the consultation document. An agenda is enclosed for your information. It is envisaged that the group will break out into two smaller groups to provide worthwhile time for discussion during the course of the afternoon.

We are pleased to invite you to the above event which forms part of the Issues and Options consultation for the Christchurch and East Dorset Core Strategy. This event is being held on Monday 25th March 2008 from 10.00am to 12.00pm.

Our consultation paper which we are seeking comments on from 25th March to 31st March 2008 will contain the main policies that will ensure the delivery of the spatial strategy. A copy is being sent to you to ensure that you are fully aware of the content of the strategy. This document is currently being prepared and the Core Strategy which will set out the broad development strategy for Christchurch and East Dorset over the next 20 years. This document will contain the main policies that will ensure the delivery of the spatial strategy. A copy is enclosed for your information and consideration.

Christchurch & East Dorset Core Strategy Issues and Options Consultation

Housing Focus Group

Minutes

7th April 2008

Attendees: Kathy Blatchford (Housing Services Manager, CBC), Richard Dodson (Planning Obligations Manager, DCC), Richard Henshaw (Policy Planning Team Leader, EDDC), Sally Knott (Policy Planning Officer, EDDC), Andrew Kenyon (Williams Lester Architectural Practice), Keith Mallett (Head of Legal Services, EDDC), May Palmer (Director, Harry J. Palmer Holdings Ltd), Lindsey Shearer (Twynham Housing Association), Jonathan Thornton (Development Manager, Knightstone Housing Association), Gary Toomer (Project Manager, Knightstone Housing Association), William Wallace (Head of Policy Planning, EDDC), George Whalley (Planning Policy Team Leader, CBC) David Williams (Tanner and Tilley)

Apologies: Gavin Fauvel (Gascoigne Cecil Estates), Shelley Hayes (Housing Enabling Officer, EDDC), Symonds and Sampson Surveyors and Land Agents

| Item | Notes | Action |
|------|--|--------|
| 1 | <p>Richard Henshaw gave a short presentation and outlined the purpose of the meeting. He explained the background to the Affordable Housing Issues and Options Document which is currently out for consultation.</p> <p>The groups were then invited to put forward critical issues as a focus for discussion groups that afternoon.</p> <p>The issues chosen were:</p> <ul style="list-style-type: none"> • Threshold viability • Contributions & Obligations • Community opposition to affordable housing near them | |
| 2 | <p>Threshold Viability</p> <ul style="list-style-type: none"> • Site Viability through Procurement eg. What constraints get imposed on developers – what can be afforded to make the project viable? • Hit threshold at lowest point possible Needs to be a realistic figure. Some areas may have more flexibility than others because of land values • Be realistic (consider tapering approach) | |

| Item | Notes | Action |
|------|--|--------|
| | <p>General agreement this was the right approach to take, so that for schemes of less than 5 dwellings, a financial contribution should be made towards affordable housing to build up funds.</p> <ul style="list-style-type: none"> • Better use of Housing Corporation Grant Grant aid needs to be used more flexibly – 10% - 20% strike balance with developer • Ensure flexibility within negotiations Open book negotiation approach (often easier with small developers) to demonstrate the money already spent to bring development forward. Larger developers may also be willing to be more open. <p>The point was raised that it was difficult to comment fully on the Affordable Housing document at this stage as we are still waiting for the statistics and research from the HMA and HNS. When available, they will be published on the website.</p> | |
| 3 | <p>Contributions & Obligations</p> <ul style="list-style-type: none"> • Viability • Needs to be considered with other things – Code 6; Lifetime Homes etc. – needs to be realistic • Individual site related opportunity – density, tenure mix & types of dwellings • Shopping List for contributions • Prioritise for each site (often Political) • Infrastructure • Impact of the unknowns • Funding by other Means • Community Infrastructure Levy (CIL) • Developers need certainty of costs – level playing field • Big sites v. small sites • Danger of sites not coming forward • Housing not delivered • LA's need to highlight sites early • Site Requirements • Different amount by land type • Phasing options • Timing – delivery before infrastructure • Design code strategies • Area Character Assessments | |

| Item | Notes | Action |
|------|---|--------|
| | <p>The question was posed: ‘Should affordable housing units be expected to make contributions to schools, new roads etc or should they be exempt?’</p> <ul style="list-style-type: none"> • Tapered approach • RSLs are able to choose where residents come from – not necessarily incomers – for education in particular, so not increasing the school population in the district – therefore shouldn’t have to contribute. However, school catchments are not defined by district boundaries, so a balance has to be struck. • How does this all get determined? What evidence is required? Should a discounted approach be employed? • Should it be cross subsidised by market housing? | |
| 4 | <p>Community Opposition to affordable housing</p> <ul style="list-style-type: none"> • Brownfield v. Greenfield – affordable housing is more viable on greenfield sites • Need to consider the impact on the existing community of new housing – ‘buy in’ their acceptance/alleviate their fears – get them involved in the process and see what needs there are in the area – community involvement /community ownership of the plans – as long as it doesn’t delay things for years • Consider how the new ties in with the old in layout and design – softening the edges • Community infrastructure needs to be provided early on – doctors, schools, community buildings (multi use for all the community). The use of loans from the SWDA or DCC should be investigated by developers and the Council. (Examples given of Plymouth and others where this had taken place.) • Affordable housing needs to be well designed to sit side by side with the private housing • Good standards of management by the RSLs should begin from day 1. | |
| 5 | <p>Open Questions</p> <p>‘Should we set minimum acceptable living standards on new dwellings?’</p> <p>This has happened in London.</p> <p>The reaction from the audience was mixed. The fear that this could artificially change the market place was raised. Generally the need for minimum standards was perceived as unnecessary. However, developers with blocks of flats in the conurbations, which have not sold on the open market, have approached the RSLs to sell them to them, and the room sizes are below the minimum requirements of the RSLs, so are unacceptable.</p> | |

| Item | Notes | Action |
|------|---|--------|
| 6 | Conclusions Much overlap between the three groups | |

JOINT MEETING OF ENVIRONMENT ACTION GROUPS
TUES 8TH APRIL 2008

Present:

East Dorset:

Hilary Chittenden
Jane Adams
Lesley Haskins
Jean Hazel
Janet Healy
Norman Jones
Trevor Muddimer
James Riley
Heather Tidball
Paul Timberlake
Suzanne Bennett-Parkin
Sarah Burton
Richard Henshaw
William Wallace
Sally Knott

Christchurch:

George Whalley
Brian Weeks

Apologies:

Lindsay Cass
Pippa Wheatley
Imogen Davenport

1. Welcome and Introductions:

Richard Henshaw thanked the group for attending the meeting and introduced George Whalley from Christchurch Borough Council.

2. Presentation by Richard Henshaw:

- The Core Strategy is a general document which is part of the local development framework
- Sets the strategy
- Identify issues to deal with
- Why we have the consultations
- Each issue needs to be understood
- Issues & options / major issues / maybe other matters to consider
- Separate response paper issued / questionnaire to fill in
- Also affordable housing separate document / this issue is controversial / urban extensions
- Not yet approved / still in draft
- Once RSS confirmed we can move forward / timetable changing, now at least summer 2008 before we shall receive Secretary of State's proposed modifications. Then move into another consultation period.
- Carrying on with the affordable housing issues and options consultation ahead of the core strategy

JOINT MEETING OF ENVIRONMENT ACTION GROUPS
TUES 8TH APRIL 2008

- In the core strategy / relative to the environment / marine issues / all in the document
- Tonight's meeting to listen to the attendees
- Richard asked for topics to be identified for group discussions, the topics chosen were:
 1. Traffic & Transport
 2. Green Spaces
 3. Renewable Energy
 4. Sustainability

4. Round table discussion and debate of the issues arising:

TRAFFIC & TRANSPORT

Flip Chart Notes:

1. Traffic Management

- Identifying areas of concern
- Educating drivers
- Bypass West Moors – SIDs
- Reducing Noise pollution – lower speed limits around schools & towns/villages
- Better policing
- Design of new road developments
- Reduce impact on environment and residents

2. Public transport

- linked to employment (JP Morgan)
- rural bus services
- employers buying into bus services
- reducing amount of vehicles on road
- integrated transport – bus/rail/air
- transport to business parks – B'mouth airport and employment land
- direct bus services – community transport
- not to be dependent on one bus company
- greener bus services –green fuel – possible financial incentives
- danger of services not commercially viable

3. Reducing car dependency

- private car, lpg, bio fuel
- car sharing
- travel plans
- cycle routes

4. Congestion in Verwood/W Moors / Not building too close to busy road network

5. Impact of Bournemouth Airport (impact of growth)

- A31 – prime transport corridor
- A338
- B3073
- Need good public transport to airport
- Airport bus services do not cover wide enough area

JOINT MEETING OF ENVIRONMENT ACTION GROUPS
TUES 8TH APRIL 2008

6. Timing of housing and phasing of infrastructure
 - Impact on transport infrastructure
7. Commercial viability – transport infrastructure contributions
8. Bring back railway links to reduce car dependency
 - Park & Ride services – for employees – e.g. JP Morgan

Issues raised by other groups:

- Park & ride issues / not far enough out of towns / countryside benefits
- Light rail to Bournemouth airport being considered
- Dedicated bus lanes.
- Bus service integration work being done by DCC.

GREEN SPACES

Flip Chart Notes:

- Rural v Urban – Private/public –linked
- Pressures
 - Development
 - Transport
 - Recreation

Management

Greenways – linkage – farms
Recreation centres
Sustrans

Local community involvement

Issues raised by other groups

- Urban space owned by local authorities.
- Green rural open belt owned by farmers / private land owners
- Dog walking / recreation
- Moors Valley successful / children, dogs, bikes
- Greenways / link green areas together / costs involved
- Local community involvement / Bere Regis group example
- Pressures / transport issues
- Plan on what is needed for the area / another Moors Valley?
- Plan of aspirations for the area
- RH - studies have been done already / more info needed / sound concept
- Spaces / Forestry Commission owned / possibilities like picnic tables in car parks
- Management issues with any open space
- Woodland areas controlled by / amenity use

JOINT MEETING OF ENVIRONMENT ACTION GROUPS
TUES 8TH APRIL 2008

RENEWABLE ENERGY

Flip Chart Notes

- Production - Should be compulsory-several options – all new build
- Solar / too expensive – grant aid / install on all new houses making cheaper / concerns re maintenance
- Ground source heat pumps – area (space) heating
- River power – mill races e.g. Walford, Witchampton, Sopley
- Waste recycling to produce energy
- Marine power – regional issue
- Wind
- highly controversial – possibly antagonising support for other RE projects
- potential problems
- poorly understood
- Energy saving
- Insulation, Construction materials and techniques on all new housing and commercial build. All size developments
- Also encourage for existing housing
- Lighting reduction – street lights, security, ornamental
- Planning permission should be required for external lighting. Time/movement sensitive
- Transport savings – cycle routes, parking charges, size of vehicles, bus waiting facilities
- Carbon locking (sequestration) – woodland planting with care – species, location.

Notes from the discussion:

- Solar Power / expensive / installations / maintenance / life span
- Ground source heat pumps / coil in the ground / produces low grade heat
- Good for heating rooms / process reversed in the summer
- Woodchip burners / area heating scheme
- River Power / local mills / Walford, Sopley / existing mill buildings
- Marine power / tidal power at Christchurch
- Energy from methane being burned at refuse tips
- Energy saving measures on new builds / insulations / materials / techniques
- South facing builds / north facing agriculture
- Street lighting reduction / ornamental lighting / energy lighting
- Transport use of fuel / energy savings / cycle routes
- Heathland restoration / green open spaces / woodlands
- Hard wood vs soft wood planting issues
- Waste recycling issues.

Issues raised from the other groups:

- Advised that methane from waste tips is used by electricity board / piped into gas tanks
- Query why we build using bricks / response re our climate / prefab housing / wood imports

JOINT MEETING OF ENVIRONMENT ACTION GROUPS
TUES 8TH APRIL 2008

SUSTAINABILITY ISSUES

Flip Chart notes and discussion:

- Small developments versus large – group considered that new devpmt needs to be tied in with existing settlement – landscaping / tree belts / woodland / “parkland” to soften the hard edges and the impact.
- There is a need to provide infrastructure early on (before development)
 - social facilities, schools, shops, doctors, open space / environment / landscaping / allotments and transport – this will help to tie in the new with the old and will “buy in” the local community to the proposals.
- The group considered the urban environment to be more appropriate for new housing than wholly green field areas. Brownfield within the urban area is preferable in some cases where regeneration is involved. However, it was recognised that to provide the scale of housing needed “virgin” green belt would be needed and this has to be adjoining the existing built up area.
- Before developments take place / roads, shops, schools, doctors
- Takes time for infrastructures to be in place prior to development
- Easier to develop back gardens etc
- Social side of development issues / the developers / money
- Development of back gardens rather than open spaces
- Considerations for East Dorset / lots of Green Belt / agricultural land
- Agricultural land could be used to develop 'parkland' style housing
- Who would maintain the 'parkland'
- Idea of mixed development

5. Any further questions - none

6. Close:

- Hilary thanked Richard, William, Sally and George.
- Agreed that ETAG members will submit their own questionnaire forms but will send to Hilary detailed comments on key issues for her to collate and submit on behalf of ETAG. All comments to be sent to her by e-mail **26th April.**
- Completed forms to be returned to Christchurch Borough Council by **6th May.**
- Hilary advised the group that all 3 of the ETAG projects put forward following the last meeting have been approved. The BHS did not apply for project funding.

**Christchurch and East Dorset Core Strategy
Issues and Option Consultation**

Joint Meeting of Environment Action Groups

**Tuesday 8th April
6.00pm
(Refreshments at 5.30pm)**

**The Council Chamber, East Dorset District Council
Furzehill, Wimborne. BH21 4HN**

Agenda

- 1. Welcome and introductions
(Hilary Chittenden, Chairman of Environment Theme Action Group, East Dorset Community Partnership)**
- 2. Presentation by Richard Henshaw (Policy Planning Manager at East Dorset District Council)**
 - **Setting the scene and background to the Local Development Framework**
 - **The Core Strategy**
 - **Issues and Options Consultation – its purpose**
 - **Implications of the draft RSS Panel Report and what we need to consider**
- 3. Opportunity for specific questions on this to Richard Henshaw and George Whalley (Planning Policy Manager, Christchurch Borough Council)**
- 4. Round table discussion and debate of the issues arising**
- 5. Any further questions**
- 6. Close**

TC+PC Invitation letter

Address here

Contact: Mrs Sally Knott
Extension: 2262
Our Reference: 394.3
Your Reference:
Date: 27 March 2008

Dear Sir/Madam

Invitation to a Meeting to discuss the implications of the Panel Report of the Regional Spatial Strategy

14th April at 10.30am

The Committee Room, East Dorset District Council, Furzehill, Wimborne

I would like to invite you to this meeting to discuss the implications for East Dorset of the Panel Report of the Regional Assembly. This meeting has been planned to take place during the six week consultation period of the Core Strategy and the Affordable Housing DPD (25th March – 6th May 2008.)

As you will be aware, the District is under severe pressure to provide much more housing in the towns and within green belt locations close to the existing settlements. This meeting will provide an opportunity for you to hear about these proposals, and the areas under consideration.

Your Parish or Town Council will have received the Core Strategy Discussion Paper and the Affordable Housing Discussion Paper already, and it would be helpful if you could bring these with you to the meeting, and to look at them beforehand.

If you would like an additional copy of the document, it is possible to download online using the following links:

Core Strategy - <http://www.dorsetforyou.com/index.jsp?articleid=348323>

Affordable Housing DPD - <http://www.dorsetforyou.com/index.jsp?articleid=373885>

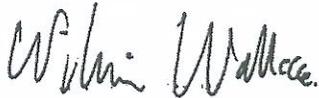
The documents, including a series of individual leaflets produced for key issues, can be viewed at Council Offices, the Town Council Offices and at all local libraries during normal working hours or online at <http://www.dorsetforyou.com/index.jsp?articleid=348323>

(...continued overleaf)

It would help me if you could confirm your attendance at this meeting. Please contact Elizabeth Taylor on (01202) 886201 ext.2422 or Sally Knott on ext. 2262 as soon as possible.

For further information on the wider Core Strategy consultation process and how to get involved, please see our website www.dorsetforyou.com or contact forward.planning@eastdorset.gov.uk .

Yours faithfully



William Wallace
Head of Policy Planning
East Dorset District Council

Christchurch & East Dorset Core Strategy Issues and Options Consultation

Town and Parish Councils' Discussion Group Minutes 14th April 2008

Attendees:

Cllr Keith Baker (Colehill Parish Council)
 Christina Bradbury (Clerk, Vale of Allen Parish Council)
 Val Bright (Clerk, Verwood Town Council)
 Cllr Spencer Flower (District and County Councillor – Holt, Verwood and Three Legged Cross)
 Lawrence Hewitt (Clerk, Wimborne Minster Town Council)
 Cllr Adrian Hibberd (Alderholt Parish Council)
 Cllr Michael Hodgkinson (Wimborne Minster Town Council)
 Cllr Carol Holmes (West Moors Parish Council)
 Ann Jacobs (Clerk, St Leonards and St Ives Parish Council)
 Cllr Susan Jeffries (County Councillor, Corfe Mullen)
 Cllr Jerry Laker (Knowlton Parish Council)
 Cllr Stephanie Smith (St Leonards and St Ives Parish Council)
 Sue Starmer (Clerk, West Parley Parish Council)
 Judi Weedon (Clerk, West Moors Parish Council)
 Cllr Barbara Willis (Vale of Allen Parish Council)
 Barry Wye (Alderholt Parish Council)
 William Wallace (Head of Policy Planning, EDDC),
 Richard Henshaw (Policy Planning Team Manager, EDDC)
 Sally Knott (Policy Planning Officer, EDDC)

Apologies:

Cllr Mrs House (St Leonards and St Ives Parish Council)
 Maria Humby (Clerk, Alderholt Parish Council)

| Item | Notes | Action |
|------|---|--------|
| 1 | <p>Richard Henshaw gave a short presentation and outlined the purpose of the meeting. He explained the background to the Core Strategy and the Affordable Housing Issues and Options Documents which are currently out for consultation until 6th May.</p> <p>The groups were then invited to put forward critical issues as a focus for discussion groups that morning.</p> <p>The issues chosen were:</p> <ul style="list-style-type: none"> • Green Belt – nature / rural farms / countryside • Transport • Urban Extensions and Affordable Housing | |
| | | |

| Item | Notes | Action |
|------|--|--------|
| 2 | <p>Green Belt</p> <ul style="list-style-type: none"> • Concern at building on green field land • Land has become wildlife havens • Need to protect identities of settlements • Prevent merging of settlements • Panel recognise the importance of this space between settlements • Concern at GB policy in the rural areas • Rural economy and tourism • Rural economy is fragile – people need a reason to live there • Rolling back Green Belt boundary • Where is the need for all this housing? • Need to be satisfied the need is genuine • Urgent housing need from young adults wanting to move away from home (20 – 30's), people on the housing register and people moving into the area • Rolling back both inner and outer boundaries • Need to involve local community • 'Payback' for the community affected – long lasting benefit • Need to 'sell the need' so it is accepted by those directly affected • If green belt has to go, then people nearby need to benefit • What are the core principles of the Green Belt? • Brownfield land should be promoted first • Green belt land should not be developed because it is the easy option • Open space • Pocket parks don't work - see Broadstone • Need large and small areas of open space • Need to maintain green corridors | |
| 3 | <p>Transport</p> <ul style="list-style-type: none"> • Transport needs to be considered and provided for before large scale housing development • Provision | |

| Item | Notes | Action |
|------|--|--------|
| | <ul style="list-style-type: none"> • Adequate transport provision for employment • Adequate provision for through traffic eg. Tourism, Bournemouth and the South West • Regional Strategy SE and SW • Public Transport • Has to go where people want to go at a reasonable price: <ul style="list-style-type: none"> • Work • Education • Shopping • Hospitals • Leisure • Park and Ride Potential • Bournemouth • Poole • Christchurch • Tramways and light railways • Subsidies • To establish a useful public transport system • Central government funding? • SW and SE Region • Need to communicate more with regard to transport issues. More flexibility with regard to regional boundaries | |
| 4 | <p>Urban Extensions & Affordable Housing</p> <p>4 Key findings:</p> <ol style="list-style-type: none"> 1. Additional Housing Wimborne / Colehill (Replace the urban extension for west and north Wimborne) 2. Consider Urban extensions / settlement extension at Sturminster Marshall – improve infrastructure 3. Sites required for Affordable Housing – resources available 4. Concern at building standards, ie. room sizes, outside space, facilities etc. <p>Discussion Points</p> <ul style="list-style-type: none"> • Housing needs of 400+ units p.a. • Could be within social housing / private sector / developer • Thresholds – mostly infill – small developments of 10 or less | |

| Item | Notes | Action |
|------|---|--------|
| | <ul style="list-style-type: none"> • Option • Look to increase Sturminster Marshall by up to 200 dwellings with a small centre • Developments are too small to gain community facilities • Eg. No open space • Housing Association built small substandard accommodation • Central Government • Huge resources into social rented housing through Housing Association, but the problem is finding the sites • Urban extensions are controversial – no development • DCC initially chose sites – EDDC were party to discussions • Development is going to happen – better to negotiate rather than have sites imposed! • Should developments in small villages be social rather than entirely private? • Major element – additional housing could be built between Wimborne / Colehill | |

Community and Healthcare Needs Focus Group Meeting

21 April 2008

2 pm, Committee Room, East Dorset District Council

1. Gillian Bell, Wimborne & District Community Mental Health Team
2. Catherine Boulton, Community Planning & Development Advisor Dorset Primary Care Trust
3. Rebecca Kendall, Strategic Planning Manager, Dorset Primary Care Trust
4. Teresa North, Interim Locality Manager, Dorset Primary Care Trust
5. Steve Cox-O'Rourke, Senior Youth Worker, Christchurch Area
6. Heather Smith, Matron St Leonard's Hospital
7. David Goswell, Service Planning Officer, Adult & Community Services, DCC
8. Dave Auburn, Youth Development Officer, EDDC
9. James Riley, Heatherlands Estate
10. Neil Buckland, Alderholt Parish Plan Group
11. Christine Hensell, Alderholt Parish Plan Group
12. George Whalley, Christchurch Borough Council
13. Wilbert Smith, Christchurch Borough Council
14. Simon Trueick, Christchurch Borough Council
15. Kay Kelsall, Dorset Primary Care Trust
16. Cllr John Little, Lead member for Health EDDC

Apologies

Nicole Sharp, Twynham Housing Association

Guy Patterson, Help The Aged

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

Contact: Mrs Sally Knott
Telephone: 01202 886201 Ext 2262
Email: sknott@eastdorset.gov.uk
Our Reference: 394.3
Your Reference:
Date: 31st March 2008

Dear

**Christchurch and East Dorset Core Strategy Issues and Options Consultation
Community and Healthcare Needs Focus Group
Monday 21st April
2 – 4pm
The Committee Room
East District Council Offices, Furzehill, Wimborne**

We are currently preparing our Core Strategy which will set out the broad development strategy for Christchurch and East Dorset over the next 20 years. This document will contain the main policies that will ensure the delivery of this spatial strategy. In producing the Core Strategy it is vital that we engage with key stakeholders to ensure we have effectively identified all the issues and how they should be addressed.

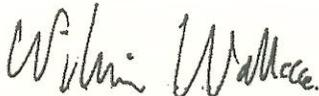
We are pleased to invite you to the above event which forms part of the Issues and Options consultation for the Christchurch and East Dorset Core Strategy. This event is being run to complement our consultation paper which we are seeking comments on from 25th March – 6th May 2008. The issues addressed at this event are in addition to and complement those considered in the consultation paper.

This Focus Group will concentrate on the following issues:

- Service provider plans for the provision of health, care, and leisure facilities in Christchurch and East Dorset. (Exploring how the Core Strategy process can assist meeting these requirements)
- Improving access to services
- Meeting specific needs of older and younger people
- Any other additional issues that need to be considered in the Core Strategy

I would be grateful if you could confirm your attendance to me by Monday 14th April. Do not hesitate to contact me if you require any further details regarding this event. For further information on the wider Core Strategy consultation process and how to get involved please see our website www.dorsetforyou.com.

Yours faithfully



William Wallace
Head of Policy Planning
East Dorset District Council



Simon Trueick
Community and Planning Policy Manager
Christchurch Borough Council

Christchurch & East Dorset Core Strategy Issues and Options Consultation

Health and Communities Focus Group

Notes

21st April 2008

Attendees: **Richard Henshaw** (Policy Planning Team Leader, EDDC), **Sally Knott** (Policy Planning Officer, EDDC), **David Goswell** (Adult Services DCC), **Steve Duckett** (Head of Public Health EDDC), **Cllr John Little** (Lead Member for Health EDDC), **Dave Auburn** (Youth Development Worker EDDC), **Dr Christine Hensell** (Alderholt Parish Plan Group), **Kay Kelsall** (Practise based Manager, Dorset PCT), **Catherine Bourton** (Community Planning and Development Advisor, Dorset PCT), **Rebecca Kendall** (Strategic Planning Manager, Dorset PCT), **Steve Cox-O'Rourke** (Youth Worker CBC), **Simon Trueick** (Community and Planning Policy Manager, CBC), **Lynda King** (Policy Planning Officer, EDDC), **Theresa North** (Interim Locality Manager, Dorset PCT), **Heather Smith** (Matron, St Leonard's Hospital), Neil Buckland (Alderholt Parish Plan Group), **Gillian Bell** (Wimborne and District Community Mental Health Team), **James Riley** (Heatherlands Estate Association)

| Item | Notes | Action |
|------|---|--------|
| 1 | <p>Richard Henshaw gave a short presentation and outlined the purpose of the meeting. He explained the background to the Core Strategy Issues and Options Document which is currently out for consultation.</p> <p>The groups were then invited to put forward critical issues as a focus for discussion groups that afternoon.</p> <p>The issues chosen were:</p> <ul style="list-style-type: none"> • Frail Older People • Mental health • Services for young people • Open spaces/ access to leisure facilities | |
| 2 | <p>Frail Older People</p> <ul style="list-style-type: none"> • How to keep older people out of Hospital Eg how to keep them at home/in the community/sheltered housing etc. and not get sucked into big hospitals. Have to be aware of the needs of the elderly to stop emergency admissions to hospital. • Problems with housing for hospital staff Need to provide affordable housing for staff, esp for St Leonards to allow community hospitals to flourish. Needs to be for the long term and to cater for Eastern European staff who are | |

| Item | Notes | Action |
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| | <p>providing more of the care, especially as the native carer group will not exist in 10-15 years due to demographics.</p> <ul style="list-style-type: none"> ● Provide more Care for life dwellings There is a need to provide more housing as the aim is to keep more elderly people in their own homes, rather than institutions. Needs to be appropriate housing – how do you provide facilities for the elderly who don't want to move out of the family home? (under occupation). Mental health problems are increasing due to people living longer. ● Funding Problems Problems with funding, ie no extra funding available for the increasing problem. Need to divert money from acute care into community care. Will need a lot more care facilities, inc palliative care to keep people out of hospital. ● Predict the future In 20 years' time should have a healthier population if current initiatives have worked, but with less young people to provide care, there will be a problem. Hospitals will be for acute care, with most elderly looked after at home/in community facilities. ● Are Facilities in the right place? <p>Are ambulance stations in the right place? GP practices, dentists and mental health facilities need to be provided with new developments. PCT's are starting to think about this now.</p> | |
| 3 | <p>Mental Health</p> <ul style="list-style-type: none"> ● Needs ● Need to first establish what facilities people need and how the planning system can deliver, if this is possible ● Need to be more creative in what we ask for and get better evidence top back up need. ● Need much better understanding of mental health service provision and how it is multi functional. ● Problems with transport ● Patients without access to their own transport can suffer with problems in reaching facilities – need to think about using existing services better, eg Social services buses to take people shopping. ● Infrastructure – real problems with local bus services, which are run on a 'for profit' basis, not to serve the community. Buses can be very daunting to vulnerable people. | |

| Item | Notes | Action |
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| | <ul style="list-style-type: none"> ● Impact of the unknowns ● Need to provide for young people ● Find time for families ● Need to incentivise family time to enable family groups to function well and support vulnerable members. ● Need to look at 'virtual' buildings to make the best use of facilities/skills to meet vulnerable groups. | |
| 4 | <p>Services for Young people</p> <ul style="list-style-type: none"> ● Accessibility - Need to consider the availability and accessibility of services such as sexual health, counselling etc where young people feel the service is easy to access when they need it and where they will not be judged. Young people need to be made aware of where services are provided for them. ● Community facilities need to be offered to as wide a group of people as possible, to aim at intergenerational working and joint working . Need to bring families back together again – problems with break down in extended families. ● Work with schools – some are better at youth services than others, but young people may not want to come back into schools for services. ● Rural isolation is a real problem – not everyone has internet access, which is normally a good source of support. Village halls/other community buildings need to be provided with these services which are accessible to all. Where should facilities be located in rural areas to meet the needs of the majority? ● Peer mentoring ● Improve communications ● Improve facilities for young men in particular – they are not very good at seeking help for health problems. ● Needs of the whole gay community not well addressed locally ● Young people tend to be picky about the facilities they use – they don't want to use old people's stuff, therefore we need to work together to break down barriers/stigmas/stereotypes between the age groups ● Need to make the best use of existing facilities e.g. The Hub in Verwood probably isn't very inviting to young people, but could be a good resource for them. Need to break down the territorial approach to the use of buildings/spaces. | |
| 5 | <p>Open Space / Access to Leisure</p> <ul style="list-style-type: none"> ● Benefits of open space – prevents obesity, improves | |

| Item | Notes | Action |
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| | <p>wellbeing and self esteem, general health improvements.</p> <ul style="list-style-type: none"> • For children it helps with team working and social inclusion. • Recently funded Play Rangers will be able to assist with behaviour management and parenting skills. • Are Open Spaces accessible to all? If now why not take facilities to local communities, for example in West Dorset a play bus takes equipment and skilled help to local village halls and is accessible to all age groups. Helps because not all communities can afford/have space for the equipment provided or the skills to make best use of it. • There is a current under-use of existing community facilities, such as Scout huts, facilities at Sixpenny Handley. Need to explore ways to increase the level of access to these facilities. • There needs to be the social capacity to run facilities when they are available. In rural areas tend to get a better level of involvement/support for activities, but can be lacking in urban areas, even though there is a perceived need for the facility. • Schemes for new residential development should include green spaces linked by safe footpaths. • Allotments were identified as being important as they help to increase the interaction between different age groups. If any are identified to be lost they must be replaced. There is a current waiting list for allotments. • Ways should be investigated to link residents with large gardens to flat dwellers that could help manage them. An example was given of Sheffield where volunteers pick fruit from trees on vacant land, or large gardens and distribute it to those in need. • Extended Schools Agenda – it is understood that all schools should be signed up to this by 2010 which will give more access to their facilities. • Need to look to maximise the use of existing facilities, eg doctors' surgeries to see if health or fitness activities can be carried out in them. • Need to think creatively about accessing existing facilities. For example Moors Valley isn't very accessible, but how about the Rangers going to Heatherlands to lead guided walks? • Need to think about how to keep facilities and how to sustain them • Need to build up trust once facilities and services have been provided that they will be maintained. | |
| 6 | <p>Conclusions</p> <ul style="list-style-type: none"> • It was found there was much overlap between the three | |

| Item | Notes | Action |
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| | <p>groups in terms of residents needing services to be provided in their locality.</p> <ul style="list-style-type: none"><li data-bbox="346 297 1219 405">• The debate allowed key issues to be discussed across the two local authority areas, and good practise examples could be highlighted. | |