

Christchurch and East Dorset Core Strategy Examination

Statement submitted by Savills on behalf of Mr D W Smith on Matter 2: Green Belt

Respondent reference: 534479

August 2013

Savills
Wessex House
Priors Walk
Wimborne
Dorset
BH21 1PB



Matter 2: Green Belt

Issue 1. Is the proposal to make limited changes to the GB justified?

1. Paragraph 83 of the NPPF states that Green Belt boundaries should be established by local planning authorities in their Local Plans, which set the framework for Green Belt and settlement policy. Once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan.
2. The Plan makes significant allocations in the Green Belt which will necessitate Green Belt changes, but it is unclear how and when the Council proposes to make those changes. The proposal to make limited changes to the Green Belt is justified both to facilitate the proposed new neighbourhoods and importantly to enable the needs of local communities to be met as set out in Policy KS2.
3. A lack of soundness in the Core Strategy, however, is that it is creating a situation in which minor Green Belt changes to facilitate community needs and to deliver locally led or community led initiatives will be precluded by fixing a Green Belt before these smaller, but no less important, proposals have had the chance to be properly considered.

Issue 3. Does the CS set out a precise timescale and clear process for the GB boundary changes?

4. The Core Strategy does not set a clear timescale or process for the Green Belt Boundary changes. Policy KS2 states that the revised Green Belt boundaries will follow the edge of the new urban area. This is ambiguous as the Green Belt boundaries will need to be revised in order to allow proposals for the new neighbourhoods to come forward in line with allocations. The boundaries may also need minor adjustment to facilitate community led initiatives.
5. Discussions with EDDC Officers have indicated that it is not the intention of the Core Strategy to define the precise changes to the Green Belt boundary, and this will be drawn up to follow the edge of the new urban area when the planning applications for the new neighbourhoods are determined. Even with that clarification, and the Green Belt fixed to follow urban edges and the edges of the new neighbourhoods, the approach means that the authority will not be able to respond to the needs of local communities who wish to promote small scale beneficial local developments, potentially necessitating very minor Green Belt changes.
6. One such locally led initiative is the proposal by the Colehill Parish Council and the Colehill Community Allotments Association for a small housing development of up to 10 units within the edge of the Green Belt on land at Wimborne Road Colehill, where it will not harm the key roles of the Green Belt,

nor harm local amenity, but where it will deliver community benefits in the form of community allotments and orchards, and local needs housing including affordable housing and opportunities for self-build housing. The allotments and orchards land will be transferred to the Community (in the form of the Parish Council), thereby enabling it to be kept free from development in perpetuity, preserving its Green Belt function as well as delivering local facilities that are in great demand, with no other options available to meet that demand.

7. Appendices 2, 3, 4, 5, 6 and 7 show how this particular locally led initiative (shown in the plan below in this Statement and illustrated in Appendix 1) was raised with the planning during 2011 and consistently throughout the Core Strategy process. It was first suggested to the landowner by the Parish Council, having been discussed at Parish Council meetings.

It was supported by the landowner who prepared several options showing the ideas the PC had in mind. The landowner's and his consultant's letters to the District Council are included as appendices 2 and 3, appendix 3 in particular setting out how this matter could be addressed through the Plan.

8. The options were then considered by the Parish Council who wrote the supporting letters to the planning authority in appendices 4 and 5, asking for the proposal to be incorporated in the CS. The matter was also fully considered by the newly formed Colehill Community Allotments Association, an organisation with 60 members seeking to find suitable land in the locality for community allotments and orchards. Appendices 6 and 7 comprise the minutes indicating their decision on the matter and their subsequent letter to the planning authority asking for this scheme to be supported. Appendix 1 is the option preferred by the Community, comprising 60 - 80 allotment plots (depending on size), an area of community allotments and orchards, a small parking area for users, supported by up to 10 new homes, comprising a mixture of affordable dwellings and self-build. The allotments will be provided with access, parking and mains water service by the owner and conveyed to the Parish Council.
9. There have since been formal representations by the Parish Council and the Allotments Association and letters of support from various members encouraging the District Council to support this local initiative. However, to date the planning authority has not engaged with this issue. This lack of engagement runs counter to the Government's Localism agenda, prioritised in both the NPPF and the Localism Act.
10. The problem for the land at Wimborne Road, Colehill, the Parish Council and the Community Allotments Association is that the Council's approach throughout the CS of focussing entirely on strategic sites (the new neighbourhoods) has led to smaller sites not being properly considered. There was to have been a consultation in 2012 on omissions sites, but this never went ahead. Hence sites such as the Colehill case are now in a "Catch 22" situation; they are not strategic enough to have been considered in the Core Strategy, but the Green Belt boundaries will be drawn with changes to reflect only the new neighbourhoods, leaving sites such as this in the Green Belt. Their merits for minor Green Belt boundary changes in order to meet community needs

having not been addressed nor is it at all clear how they will be addressed going forward. Our concern is that once the CS is adopted, that chance will have gone.

11. Once in the Green Belt, any planning applications will need to demonstrate very special circumstances. Even a Neighbourhood Plan will face difficulties if it were to seek to allocate development in the Green Belt. The proposal in the CS to facilitate urban edge schemes for local needs housing in Colehill will assist this, but we believe that greater clarity on this matter is required at the Core Strategy stage.
12. The wording of The Core Strategy Vision in relation the the Green Belt, which allows for '*...limited alterations of boundaries to enable its extension and elsewhere to allow for some housing and employment growth to help meet the needs of the local communities*' assists but further clarity is required to safeguard the potential that community led developments can bring forward.

Issue 4. Are the GB boundaries for every development proposal clearly defined on proposals maps?

13. It is unclear from the submission policies maps whether the Green Belt boundary has been amended to exclude the new neighbourhood allocations, or if the Green Belt washes over these sites in which case the Green Belt will therefore be subject to revision at a later date.
14. The GB boundaries are not adequately defined on the proposals maps. In order to provide a sound basis for decision making, and to ensure that initiatives that address the needs of local communities for small scale locally led initiatives are not stifled, the Core Strategy should either address Green Belt boundaries now or include an enabling policy which facilitates community led schemes from being fairly considered, including facilitating minor changes to the Green Belt.
15. We encourage the Inspector to seek from the planning authority clarity on how they envisage community led smaller scale developments of this nature being handled in future, and seek their reassurance that such developments will not be stifled by the Core Strategy's present approach.
16. To assist the local authority's response and to inform the Inspector when making a recommendation in this matter, we suggest that the following options warrant consideration; (a) the land at Wimborne Road, Colehill as shown in the plan below could be allocated in the CS for community uses and enabling housing development of up to 10 dwellings with a line showing the very minor GB boundary adjustment required (solely for the housing element), and restricting the housing to affordable and self build; (b) a suitable Community Led Development policy be incorporated into the CS to facilitate such developments in future, including within the Green Belt, or (c) this matter should be addressed in a Site Specific Allocations DPD, in which case can the

authority reassure us now that Green Belt changes can be addressed through that process, and it will not be too late.

17. Appendix 3 to this Statement shows one way of addressing this matter. The earlier submissions by DC Planning on behalf of the landowner indicated a form of policy wording to cater for Community Led Development. Adapting that suggested approach to the Christchurch and East Dorset Core Strategy, suitable wording would be as follows;

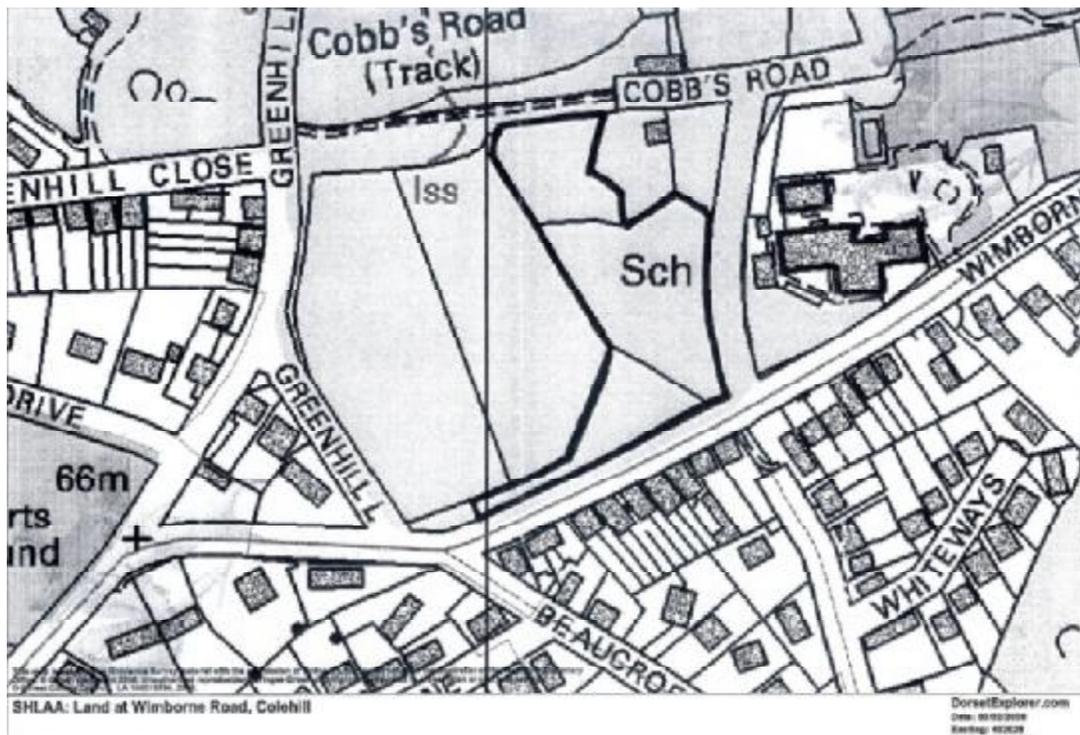
Community Led Development

Small scale Community led development, within or adjacent to settlements, including on Green Belt land, will be permitted if;

- 1 it is demonstrated that the proposal is supported by the community;*
- 2 the proposal, if for residential development, accords with the affordable housing requirements set out in the Core Strategy and;*
- 3 if in the Green Belt, very special circumstances are demonstrated and impact on Green Belt is minimised.*

18. We commend that approach to the Council and the Inspector as an appropriate response to the NPPF, the Localism Act and the initiatives taken in this instance by Colehill Parish Council.

Map 1: Area referred to in these representations.

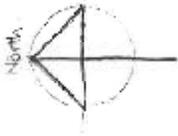


Appendix 1

Appendix 1
Indicative layout
OPTION 3

SCHEDULE:

- 60 NO. APARTMENTS.
- CAR PARKING FOR APARTMENTS.
- 3 NO. DETACHED
- 4 NO. SEMI-DETACHED.
- 3 NO. TERRACED UNITS.



Appendix 2

*Field House
The Street
Sutton Waldron
Blandford
Dorset
DT11 8NZ*

14 January 2011

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

Dear Sirs

**Core Strategy; Options for Consideration
Land north of Wimborne Road/west of Cobbs Road - Objection to its Omission**

I am aware that the Colehill Parish Council is writing to you to set out and support the allotment and residential opportunity at the above site. However, I wanted, as landowner, to send you a parallel representation to underline that I am fully committed to the delivery of this scheme.

The land is identified on the attached plan and is about a hectare.

I have long felt that the site offered an ideal opportunity to provide an attractive small scale housing scheme combined with some community benefits.

The coming together with the Parish Council's exhaustive and generally unsuccessful search for land for allotments has been fortuitous. I had read about 'localism' and its agenda but it is so good to experience it in the flesh and to be part of something that local people really want to see.

An additional benefit beyond the allotments would of course be the inclusion of a % of affordable homes and the Parish has again expressed that this is close to their heart, as it is with the District Council. Furthermore, I should add that because the land was previously in the ownership of the National Trust that charity would get 50% of any 'uplift' in value.

The site is really accessible both for those wishing to visit allotments and for would-be residents to reach a wide range of facilities from educational to shopping, from recreational to employment. Utilities are readily to hand locally and, indeed, a foul sewer runs along the edge of the site and water is already connected.

I would ensure that the design was first class. Anyway, I rest assured that with the planning controls you would apply, this little contained pocket of development could sit very comfortably on this edge of Colehill and not conflict with the aims of the Conservation Area. From what I know of Green Belt this small site is not essential for any of the purposes which are set out in guidance.

I hope you agree that the idea of about 10 houses here along with a likely minimum of 60 allotments and some dedicated parking would be perfect in planning terms and a great example of localism at work.

I enclose a couple of sketch ideas as to how this might be laid out but would very much like to meet you and explore this further so the proposal can move forward to an allocation and/or application. This beneficial site is one which can be delivered without delay.

My concern is that the Core Strategy presently fails to recognise the opportunity here; a policy should be created in the next version to allow this proposal to happen.

Yours faithfully

David Smith

Appendix 3



12 December 2011

Richard Henshaw MRTPI
Policy Planning Manager
East Dorset District Council
Furzehill
Wimborne
BH21 4HN

Dear Mr Henshaw

Emerging Core Strategy: Community Led Development

We have discussed how, understandably, the forthcoming Principal DPD (Core Strategy) has a key focus of identifying major strategic sites and promoting them for a change from their Green Belt / Countryside status to new sustainable neighbourhoods. This is essential work and the resolve to make sometimes difficult decisions is commendable.

I know your intention is to follow on the Core Strategy with a Site Allocations DPD to deal with less 'dramatic' land annotation proposals. This will be highly useful for sites within the urban areas.

However, what I want to highlight is the risk of potentially very worthwhile modest development proposals falling down the middle of these two DPDs. I am thinking of the instances where some small scale development is deemed to be entirely appropriate and needed but lies outside a settlement within Green Belt. It may, for example, be a proposal that has some market value but satisfies a local need and/or brings with it community benefit in the form of facilities which would otherwise not materialise.

It is important to ensure that opportunities for such schemes to be fully and properly considered at the appropriate time cannot be said to be procedurally precluded from appraisal. I would therefore formally ask you to consider the inclusion of appropriate policy and explanatory wording within the Core Strategy which would provide a basis for such schemes to be considered at the next stage of the process or to come forward to be assessed on their own merits. They could then materialise either via your Site Allocations DPD or through mechanisms such as Neighbourhood / Parish Plans or one-off planning applications where there is, for example, Parish or Town Council, support. My suggested wording would be:

"Community Led Development

The Localism Bill recognises that some communities want responsibility for promoting development in order to help support or provide local services and facilities. These proposals should be supported or led by the community either through a future Site Allocations DPD, a Neighbourhood Plan, a Parish Plan or by interested parties with community backing. The Council will endorse proposals initiated by the community provided they are justified and have local support. In cases of Green Belt land such support will weigh significantly as a material

DC Planning Limited

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consideration to be determined towards very special circumstances. Policy XYZ provides the framework for considering small scale development which will meet community needs and help provide or maintain facilities.

Policy XYZ: Community Led Development

Community led development, within or adjoining settlements including on Green Belt land, will be permitted if:

1. it is demonstrated that the proposal is supported by the community;
2. the proposal, if including residential use, accords with the affordable housing requirements set out in Policy ABC; and
3. in the case of Green Belt land and very special circumstances are demonstrated with the views of the representative, locally elected, body weighing significantly in the assessment process.

The Council would need to be satisfied that the site is appropriate for development of the scale proposed and that the proposal would sustain or deliver new facilities or services which would maintain or enhance the sustainability of the settlement and the well-being of people within it. In the case of market housing being included in any proposal the requisite parallel provision for affordable accommodation shall be made to go towards satisfying demonstrable local needs."

My feeling is that there is no need to reinvent the wheel on this policy or text. To give you comfort that other authorities are addressing this issue, I have quite closely modelled the principles and the text on a part of the forthcoming Test Valley Core Strategy. This is to be published for Consultation on 6th January 2012. An extract from this is attached. You can also see the document in pre-publication Committee format at:

[http://www.minutes.org.uk/associate/TVBC/00015617,Annex%20to%20the%20report%20\(1\).pdf](http://www.minutes.org.uk/associate/TVBC/00015617,Annex%20to%20the%20report%20(1).pdf)

The emerging NPPF and Localism Bill final text remain unclear and that none of us know quite what will unfold on the development plan front. It would be really useful to local people and other interested parties for EDDC to clearly set out, in the Core Strategy, how communities can help shape their own destiny a little more in the future.

It would be good to discuss the above at a convenient moment; I trust that you agree with the proposition but would be happy to address any queries which may arise.

Yours sincerely



Doug Cramond MRTPE

Appendix 4

Mr Richard Henshaw
Forward Plans – Team Leader
East Dorset District Council
Furzehill
Wimborne
BH21 4HN

22 November 2011

Dear Richard

Earlier this year, during the first Core Strategy consultations, we wrote to you regarding proposals for a small development on Wimborne Road at the junction with Cobbs Lane here in Colehill.

The land development is a proposal, in outline only at this stage, for perhaps ten to twelve properties at that junction and the idea is that some will be starter homes. The remaining land which is owned by the developer David Smith would be offered in perpetuity to the residents of Colehill to develop either as allotments or as a community orchard.

Mr Smith and his agent Richard Shaw of Savills have made a presentation on the proposals to the Parish Council and whilst at this stage no detailed propositions have been seen, the overall plan has significant attraction. Not least of these is the provision of a sustainable 'green corridor' to link in with the buffer zone through to Leigh Road whilst at the same time giving residents of Colehill the added benefit of either allotments or an orchard on that land.

As the Core Strategy is now about to enter a crucial stage leading to decisions in 2012 we would ask you to ensure that the possibility of this development is 'added to the mix'. The viability of proposals do rely on a suitable balance of housing, social and ecological needs and it appears to the Parish Council that such a balance is very evident in this plan.

Yours sincerely

David Mitchell
Chairman

Appendix 5

Mr Richard Henshaw
Forward Plans – Team Leader
East Dorset District Council
Furzehill
Wimborne
BH21 4HN

30 January 2012

Dear Richard

The Parish Council has been made aware of, and has recently discussed, a letter sent to you from DC Planning Limited regarding the further development of the Core Strategy and the impact upon Community Led Development in that regard.

It is clear from discussions that we have had, and from residents' responses to the questionnaire during the preparation of the Parish Plan, that many people are concerned that the finalised Core Strategy may override local input into the planning and development of our small towns and parishes.

There is a fear that the Core Strategy will set down a rigid set of dimensions for future local development which would preclude small localised proposals that could be entirely appropriate to an area and might even enhance the overall appearance and quality of life in that area.

The ideas, as promoted by Doug Cramond's letter on the issue of Community Led Development, have much to commend them and it is clear that other authorities have seen the importance of community input and the attraction of some smaller developments within and around existing settlements.

Whilst there is a strong desire from virtually everyone to see green belt preservation it is also the case that the need to meet that desire, to provide good small development which includes low cost housing and to take advantage of useful spin-off benefits, is of equal attraction. Certainly there is a balance to be struck.

We, as a council, would strongly urge East Dorset District Council to embrace the objectives outlined by Doug Cramond to ensure that the Core Strategy is not, in its final form, an inflexible document which leaves no room for variation in terms of timing or of local small development.

Yours sincerely

David Mitchell
Chairman

Appendix 6

COLEHILL COMMUNITY ALLOTMENTS ASSOCIATION

19 October 2012

Mr R Henshaw
Christchurch and East Dorset Core Strategy Planning Group
East Dorset Council Offices
Furzehill
Wimborne
Dorset
BH21 4HN

Dear Mr Henshaw

Land at Wimborne Road, Colehill

I refer to the proposal for a small scale housing development on the above site. Please accept this letter as confirmation of the Colehill Community Allotments Association's full support for the proposal and our request that the District Council allocate the proposal for a small scale housing development, which is in keeping with the area and which will include social housing. The proposal will also deliver significant areas of land for allotments use, thus maintaining the green belt area in perpetuity.

There is very strong support for this proposal on the part of our 71 strong membership and we have considered this particular proposal very carefully, in dialogue with Colehill Parish Council who we understand also fully support the proposal. The site is ideally located, accessible, well enclosed and lends itself well to the provision of a suitable number of allotments with small parking area and water supply.

As a group, our enthusiasm and need is great but our resources are limited and we therefore welcome and fully support the proposal by the landowner, Mr D W Smith, to deliver the allotments and dedicate them for community use as part of a package along with his proposal for a small number of housing units discreetly located along one side of the site. Without such an approach by a willing landowner or developer, we will find it extremely difficult, if not impossible, to provide the necessary allotments and to deliver water supply and a parking area.

This proposal has been considered fully at our Annual General Meeting and has the full support of the membership of the Colehill Community Allotments Association, which is formally affiliated to the National Society of Allotment and Leisure Gardeners.

Colehill Community Allotments Association is Affiliated with the
National Society of Allotment and Leisure Gardeners



Chairman : Mr Peter Condon, 37 Glynville Close, Colehill, Wimborne, Dorset BH21 2SL
Secretary : Mrs Jo Phillips, 4 Mallard Rd, Colehill, Wimborne, Dorset BH21 2NJ
Treasurer : Mrs Paddy Chapman, 76 Lonnen Road, Colehill, Wimborne, Dorset BH21 7AX

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19 October 2012

Christchurch and East Dorset Core Strategy Planning Group

We believe that this is the type of proposal which matches and accords with the Government's Localism agenda (in which proposals are supported at grass roots by the community). This proposal has community support from our group and we therefore formally request the District Council to support it and include it in your emerging Local Plan for the area.

Could I ask you to please confirm that you have received this letter and that the proposal will be fully considered. Thank you in advance for your consideration.

Yours sincerely

Joanne Phillips (Mrs)
Secretary

Appendix 7

**COLEHILL COMMUNITY ALLOTMENTS ASSOCIATION
MINUTES OF COMMITTEE MEETING HELD AT
THE COACH AND HORSES, WIMBORNE AT
19:30 HOURS ON MONDAY 23 JULY 2012**

Present :

**Malcolm Case
Paddy Chapman**

**Peter Condon
Steve German
John Guy**

**Bob Joynes
Jean O'Hara
Jo Phillips**

David Mitchell of Colehill Parish Council and Richard Shaw, agent for the land on Wimborne Road, kindly joined the meeting.

01/07 Apologies

A number of CCAA members and allotment applicants were not able to attend the meeting.

02/07 Minutes of Last Meeting

The Minutes of the meeting held on 8 March 2012 had been agreed by the CCAA Committee during April and were signed off by the Secretary. The Minutes were e-mailed or posted to all allotment applicants with the invitation to the AGM sent on 7 July 2012.

03/07 Matters Arising

There were no matters arising from the Minutes of the previous meeting. However, at this point, Richard Shaw kindly agreed to discuss and take questions regarding the potential allotments site adjacent to Cobbs Road, Colehill. This land, owned by Mr D Smith, covers an area of approximately 2.75 acres. Mr Smith has been promoting the possibility of a small number of houses on the site, together with allotments. Mr Shaw handed out two plans, Options 2 and Option 3, to those present at the meeting. (Note: there is no Option 1.)

Option 2

The first scheme shows 9 houses occupying one corner of the site with the rest of the land as allotments, which Mr Smith is prepared to offer for the benefit of the community. The housing would cover an area of approximately 0.8 acres, leaving 2 acres on which to site allotments. The site already has a water supply. An area for parking of approximately 10 – 12 cars would be provided on hard standing with the possibility of a gravel area through the site to give load / unload access to plots.

Option 3

Option 3 is similar to Option 2, but to improve the outlook for existing housing on the opposite site of the Wimborne Road the housing would be spread over the site instead of being on the Wimborne Road frontage.

Formal representations have been submitted to Christchurch and East Dorset Councils - Pre-Submission Core Strategy. However, the Core Strategy is currently focused on strategic housing and there are difficulties in getting them to focus on local initiatives. If successful, the application would go to public examination this time next year.

Local support from the community and CCAA will give strength to the scheme and a letter of support to the Council was suggested, to be composed by the Secretary for approval by the Committee.

Mr Shaw advised that it would be possible to start work on the allotments on the site prior to construction of the buildings, but that the land could not be passed to the CCAA unless and until planning permission for construction is granted.

This is a sensitive location as there are historic buildings at the back of the site and these would not be developed. Fencing of the site would be discussed at a later date. The land was purchased from the National Trust who would receive a 50% claw-back from any development. If the development receives support and the district council put it in the next round, approval could be received by next summer.

The land would be provided to the Parish Council for free. They would then provide the land to the Association who would decide the level of rental fee for allotment holders. (Note: the land is being provided rent free, not the allotments.) There would be restrictions on development imposed by Mr Smith, but the land would be made available to the CCAA in perpetuity. It is sometimes advantageous to allow the Parish Council to handle the administration with them letting it for a peppercorn rent. Water must be metered and the existing trough is already metered. A communal shed could be included in the planning application.

Mr Shaw advised that, although there is a lock on the gate to the land, all allotment applicants are welcome to view the land. He also advised that he would welcome any ideas with relation to the land, to be fed back to him through Jo.

Out of 1600 houses proposed in the Core Strategy, 1200 are in Colehill. Alternatives will be considered in September.

Mr Shaw stated that the land adjacent to Greenhill Lane is not owned by Mr Smith and is not included in the above scheme.

Mr Shaw left the meeting.

David Mitchell advised the meeting that the Core Strategy is what is holding up everything. He advised that it is almost certain to go ahead in Leigh Road, but that the proposed new housing must be away from existing housing. Access will also have to be well away from existing homes as there will be sports facilities there. The proposal is for 250 allotments on this site to be taken up by Wimborne and Colehill residents, with a number of plots being taken up by allotment holders from the Cuthbury site if that land is built on.

The CCAA members present agreed that it would be a good idea for the CCAA to write to the council to support Mr Smith's application for development at Cobbs Road. Alex McKenzie suggested that individuals should write to the Council, as well as the CCAA, as this would provide additional support for the proposal. It was agreed that this was a good idea.

David Mitchell advised that the Core Strategy is also holding up Martin Stewart as he is proposing a fundamental change in land use. His plan has gone in but the changes he wishes to make require planning permission. Once it is decided what the blueprint is for the core strategy, then Martin Stewart's proposal will be looked at.

04/07 Chairman's Report

Peter advised that he had attended a meeting of the Ferndown Allotments Association last week at which it was decided to invite Mr Allan Cavill of the National Society of Allotment and Leisure Gardens (NSALG) to visit them for advice and discussion. Ferndown Association has made a bid for four plots on Canford Estate land. Almost all of the Canford Estate land is for sale. Peter proposed that he should approach Mr David Edwards of the Ferndown Association and suggest that Mr Cavill be invited to a joint meeting of both the Colehill and Ferndown Associations in order to save on costs for Mr Cavill's travel, etc.

Proposal put to CCAA members present for Peter Condon, Chairman of CCAA, to contact Mr D Edwards of Ferndown Allotments Association and suggest a joint meeting with Mr Cavill present to give advice.

Proposal passed unanimously.

05/07 Secretary's Report

Jo advised that, having contacted all allotment applicants regarding the meeting held in March, there had been a poor response to both the invitation to attend the meeting and to the request for a postal or e-mail vote on the Broomhill site for those who were unable to attend. There is, therefore, some question as to whether all the allotment applicants on the list are still interested in obtaining an allotment, or if they have perhaps moved home and not updated their information.

Jo advised that it is her intention to write to all allotment applicants to obtain confirmation of their continued interest, or their wish to be deleted from the list of allotment applicants. A member of the Committee suggested that Committee members go house-to-house to all those allotment applicants who did not attend tonight's meeting to ask if they are interested in staying on the list. It was agreed that calling house-to-house would be a good first step to establish whether applicants are still interested in obtaining an allotment. Malcolm Case volunteered to make some of the required visits.

06/07 Treasurer's Report

Paddy passed round the CCAA accounts and advised that the Association is fairly wealthy at the moment, with the balance sheet at 30 June showing accumulated capital at £1,176.00. There is also another opportunity for the CCAA to request a grant from Colehill Parish Council.

As the CCAA is currently well funded, Paddy proposed that we waive the £3 CCAA membership fee for current members which is due for payment on 1 September 2012 for the financial year 1 September 2012 to 31 August 2013. The £2 fee for NSALG membership would still be payable. All new members would still be required to pay the full £5 fee to cover both memberships.

Proposal to waive the £3 CCAA membership fee for existing members was put to those present.

Proposal regarding waiving the £3 fee was passed.

07/07 Election of Officers

The CCAA members present were asked if any of them wished to stand for election to any of the Officers or panel posts. It was also advised that the CCAA would be electing a Vice Chairman.

The members present asked if the three main Officers elected for the year 2011 / 2012 were willing to stand again for the year 2012 / 2013. All Officers confirmed that they were willing to stand again and were duly re-elected.

The Secretary asked if there was anyone present willing to stand as Vice Chairman. Steve German advised that he was willing to stand. Seconded by Malcolm Case. Steve was duly elected as Vice Chairman.

Steve's election as Vice Chairman left a position vacant on the panel of officers. The Secretary asked if there was any present willing to stand on the panel of officers. Alex Mackenzie stated his willingness to stand on the panel of officers and, having been seconded, was duly elected.

Garry Smith has been unable to attend any CCAA meetings due to other commitments and was, therefore, stood down from the Committee.

08/07 Any Other Business

David Mitchell advised that he would be happy to show his copy of the Core Strategy to anyone present who wished to see it. He also made the following points relating to the Core Strategy and items discussed at this evening's meeting.

- Plans for Cranborne and Burts Hill do include allotments, but the housing is considered to be an over-development of the site.
- Cobbs Road is possibly less susceptible to theft as it is overlooked and should, therefore, be more secure.
- The allotments site at Wallisdown has been in existence for over 80 years and has suffered very few problems with relation to security.
- The Core Strategy can be viewed on the website www.dorsetforyou.com.
- David will advise the Committee when the consultation on the Core Strategy starts so that we can arrange to view the plans at Furzehill Council Offices.
- David will pass the address to Jo to which the letter from the CCAA should be sent in support of Mr Smith's application for Cobbs Road.

The meeting concluded at 9.00 pm.