

## CS Options

### Events: Core Strategy Options for Consideration – Chapter 17 Monitoring and Implementation

Contact Person ID	Contact Full Name	Contact Organisation Details	ID	Number	Support/Object	Additional Response Type	Reasons for Objections	Suggested Amendments	Officer Response	Order
359571	Mr Renny Henderson	Conservation Officer Royal Society for the Protection of Birds	<a href="#">CSO18777</a>	17		General Comment	The current IPF and the proposed DHJDPD will be central to the successful implementation of Core Strategy policies relating to development that may affect European sites. However, as noted in the HRA, uncertainties remain over the nature of options and hence the mitigation likely to be necessary. As the options within the Core Strategy are taken forward and developed into policies further assessment can be undertaken in order to determine whether the policies would result in an adverse effect on the European sites. Further discussion will then be possible on the scope of monitoring and how both Core Strategy policies and mitigation may be successfully implemented.			1472
521508	Ms Lisa Jackson	Jackson Planning Ltd	<a href="#">CSO17894</a>	17	Object		This section of the plan needs to be bolstered. Given that securing of pooled funds for projects will in future be secured only through the CIL, a much more detailed infrastructure plan that arises from the development plan is required. This puts more onus on the Core Strategy to produce a detailed timetable for implementation of the strategy. Again this would be helped by a Core Strategy document with more spatial vision and better direction. A development delivery trajectory is needed and dated timetables for delivery should be included.			1472
477183	Mrs Sarah Sumner		<a href="#">CSO174</a>	17.2	Object		These developments should go out to all appropriate contractors and an independent board should make sure there is no favouritism to protect the tax payers money			1474
485695	Mr John Cornish		<a href="#">CSO631</a>	17.2	Support		Fantastic to see monitoring and implementation. We need to take all the "Words" and change them to "Verbs" - Doing things and getting things done so we can realise the benefits more quickly.			1474

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							I would be eager to see the EDDC and Christchurch Councils adopt the simple methods of project management and have them applied to District Council plans. e.g. Scope, Work Breakdown Structures, Key Miles stones, Organisational Structured melded into a cohesive action plan with agreement on single ownership, accountability, responsibility, etc.			
474462	Mrs Sheila Bourton		<a href="#">CSO597</a>	17.3	Support		No new development should take place until all the necessary infrastructure is in place because of the negative effect it could have on existing communities if this was not done.			1475
361157	Mr G.D Lock		<a href="#">CSO161</a>	17.5	Object		Using established recreational 'greenspace' for housing and instead providing SANG, will not meet the criteria of 'Suitable', with regard to existing Leigh Park residence.			1477
484187	Mr R Tindall		<a href="#">CSO546</a>	17.5	Object		"The green belt will be protected" - The strategy has immediately gone for the easy option of destroying the green belt, without thought of utilising brown field sites in preference.			1477
474462	Mrs Sheila Bourton		<a href="#">CSO598</a>	17.5	Object		I object to any development on Greenbelt land because once land is taken out of this designation, the precedent has been set and we could see even more land being taken out of greenbelt in the future. One of the most important features of greenbelts has always been their permanence.			1477
359546	Mrs K. Bradbury	Clerk Vale of Allen Parish Council	<a href="#">CSO4629</a>	17.5		General Comment	Taking green belt for major housing proposals creates a precedent that negates the fundamental principle of having green belt in the first place.			1477
474462	Mrs Sheila Bourton		<a href="#">CSO599</a>	17.6	Support					1479
485695	Mr John Cornish		<a href="#">CSO632</a>	17.6	Object		It's all very quite on plans for the Sixpenny Handley area (largest village in Dorset).			1479
474462	Mrs Sheila		<a href="#">CSO600</a>	17.7	Support					1481

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	Bourton									
527744	Mr Steve Fidgett	Alliance Planning	<a href="#">CSO18930</a>	17.7	Object		<p>While we welcome the acknowledgement within the Core Strategy of the primary importance of tackling climate change, it is considered that the Core Strategy does not deal sufficiently with the requirement to tackle the causes of climate change in accordance with national planning policy. Specifically, the Core Strategy does not present a sound, credible or deliverable approach to the development of renewable energy facilities and hence fails to demonstrate how the Strategy will deliver a step change in the generation of power from renewable sources.</p> <p>We cannot identify in the Core Strategy a specific assessment of the current performance of the Boroughs in terms of renewable energy targets set at the national level or a proposed strategy for increasing the level of contribution sought from low carbon, renewable sources or for monitoring the performance of the Core Strategy in achieving these targets.</p> <p>We know however, that the level of renewable energy achieved in Dorset lags well below the levels achieved for the UK as a whole and the target levels that need to be achieved and addressing this requires urgent action. The renewable electricity installed capacity in Dorset has only increased by 500kW since 2007. Dorset would need approximately 40 times the total existing renewable energy capacity to be installed by 2020 in order to play an equal part in delivering the UK's international legally binding share of the European renewable energy targets. The Dorset Renewable Energy Strategy seeks concerted action for the development of renewable energy and includes solar and heat and power from biomass as energy from waste</p> <p>At the Christchurch level the plan acknowledges the clear implications of climate change for the Borough in terms of flood risk in particular and seeks to mitigate these risks by considering among other things, the location of development. However, it does not tackle the causes of climate</p>			1481

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							<p>change in terms of the reliance of existing development on fossil fuels and traditional energy sources. It does not make any provision either in policy terms or allocations for renewable energy facilities. While we welcome the aspiration of policy ME13 to seek future contributions and a strategy for CHP and renewable energy, there is no clear strategy as to how this will be delivered within the plan period or any locations where this would be supported.</p> <p>Hence, while comments on climate change at para 2.15, 3.28, 3.46 and elsewhere to tackling the effects of climate change, these comments do not adequately set out the scale of the requirement derived from national policy to deliver decentralised renewable energy sources that reduce carbon emissions and reduce reliance on traditional sources. While they require (carried through to ME7, ME8, ME9, ME10, ME11 and ME12) new development to contribute to renewable energy development in different forms, there is no clear strategy for the development of the renewable energy generating capacity that will enable or support these policies other than very small scale schemes.</p> <p>The land shown on the attached plan at Eco Sustainable Solutions is available, viable and can be developed for a strategic Solar Energy Farm for the Borough that helps to significantly increase the level of renewable energy generated within the Borough within the first 5 year period of the Plan. It is deliverable and certain. An application for the development has already been submitted to Christchurch Borough Council.</p> <p>Notwithstanding the outcome of any application however, we would propose that the attached Site A be allocated for the development of a solar energy proposal and that the plan acknowledges that the existing developed site (Area B) has potential for renewable energy generation based on the utilisation and development of existing site activities into biomass and anaerobic digestion with renewable, low carbon energy recovery.</p> <p>We would also refer to our comments on green</p>			

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							<p>belt policy and the principle that renewable development, in appropriate locations and dealt with sensitively, need not be inappropriate in green belt locations. One such location is the areas shown on the attached plan.</p> <p>In support of the need for the Core Strategy to make provision for renewable energy development, the key references in national planning policy include: PPS22, Objectives (2004): “The Government’s energy policy, including its policy on renewable energy, is set out in the Energy White Paper<sup>2</sup>. This aims to put the UK on a path to cut its carbon dioxide emissions by some 60% by 2050, with real progress by 2020, and to maintain reliable and competitive energy supplies. The development of renewable energy, alongside improvements in energy efficiency and the development of combined heat and power, will make a vital contribution to these aims. The Government has already set a target to generate 10% of UK electricity from renewable energy sources by 2010. The White Paper set out the Government’s aspiration to double that figure to 20% by 2020, and suggests that still more renewable energy will be needed beyond that date. Increased development of renewable energy resources is vital to facilitating the delivery of the Government’s commitments on both climate change and renewable energy. Positive planning which facilitates renewable energy developments can contribute to all four elements of the Government’s sustainable development strategy:.....”</p> <p>PPS2, Para 1 key principles: “ii) Regional spatial strategies and local development documents should contain policies designed to promote and encourage, rather than restrict, the development of renewable energy resources. Regional planning bodies and local planning authorities should recognise the full range of renewable energy sources, their differing characteristics, locational requirements and the potential for exploiting them subject to appropriate</p>			

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							<p>environmental safeguards.</p> <p>(iii) At the local level, planning authorities should set out the criteria that will be applied in assessing applications for planning permission for renewable energy projects. Planning policies that rule out or place constraints on the development of all, or specific types of, renewable energy technologies should not be included in regional spatial strategies or local development documents without sufficient reasoned justification. The Government may intervene in the plan making process where it considers that the constraints being proposed by local authorities are too great or have been poorly justified."</p> <p>PPS22, Para 13 (2004) – green belt                      "Policy on development in the green belt is set out in PPG2. When located in the green belt, elements of many renewable energy projects will comprise inappropriate development, which may impact on the openness of the green belt. Careful consideration will therefore need to be given to the visual impact of projects, and developers will need to demonstrate very special circumstances that clearly outweigh any harm by reason of inappropriateness and any other harm if projects are to proceed. Such very special circumstances may include the wider environmental benefits associated with increased production of energy from renewable sources."</p> <p>P3.27 companion guide:                      "PPS22 identifies several types of location where specific policies may be appropriate at the regional level:                      - internationally designated sites (nature or heritage conservation);                      - nationally designated areas (nature conservation or landscape reasons);                      - locally designated areas (nature conservation or landscape reasons); and,                      - green belts.                      In this regard, regional spatial strategies should apply the policies set out in PPS22 paragraphs 9-13. The appropriate treatment of</p>			

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							<p>these areas will vary according to the reasons for designation, and may be related to specific landscape, visual or nature conservation characteristics. Authorities may also wish to identify where the submission of "special circumstances" cases would be appropriate, for example in green belt areas."</p> <p>Command 7124 Energy White Paper</p> <p>"5.3.67 Recognising the particular difficulties faced by renewables in securing planning consent, the Government is also:</p> <ul style="list-style-type: none"> <li>• underlining that applicants will no longer have to demonstrate either the overall need for renewable energy or for their particular proposal to be sited in a particular location;</li> <li>• creating the expectation amongst applicants that any substantial new proposed developments would need to source a significant proportion of their energy supply from low carbon sources (including on and off-site renewables);</li> <li>• encouraging planners to help create an attractive environment for innovation and in which the private sector can bring forward investment in renewable and low carbon technologies; and</li> <li>• giving a clear steer to planning professionals and local authority decision makers, that in considering applications they should look favourably on renewable energy developments." <p>"BOX 5.3.3 RENEWABLES STATEMENT OF NEED</p> <p>We remain committed to the important role renewables has to play in helping the UK meet its energy policy goals. In this publication we are reiterating previous commitments we have made, not least in the 2003 Energy White Paper and Planning Policy Statement 22 on renewable energy (PPS22), on the importance of renewable</p> </li></ul>			

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							<p>generation and the supporting infrastructure. We intend this to reconfirm the UK Government policy context for planning and consent decisions on renewable generation projects.</p> <p>As highlighted in the July 2006 Energy Review Report 150, the UK faces difficult challenges in meeting its energy policy goals. Renewable energy as a source of low carbon, indigenous electricity generation is central to reducing emissions and maintaining the reliability of our energy supplies at a time when our indigenous reserves of fossil fuels are declining more rapidly than expected. A regulatory environment that enables the development of appropriately sited renewable projects, and allows the UK to realise its extensive renewable resources, is vital if we are to make real progress towards our challenging goals.</p> <p>New renewable projects may not always appear to convey any particular local benefit, but they provide crucial national benefits. Individual renewable projects are part of a growing proportion of low carbon generation that provides benefits shared by all communities both through reduced emissions and more diverse supplies of energy, which helps the reliability of our supplies. This factor is a material consideration to which all participants in the planning system should give significant weight when considering renewable proposals. These wider benefits are not always immediately visible to the specific locality in which the project is sited. However, the benefits to society and the wider economy as a whole are significant and this must be reflected in the weight given to these considerations by decision makers in reaching</p>			

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							<p>their decisions.                      If we are to maintain a rigorous planning system that does not disincentivise investment in renewable generation, it must also enable decisions to be taken in reasonable time. Decision makers should ensure that planning applications for renewable energy developments are dealt with expeditiously while addressing the relevant issues.”                      Para 20 of PPS1 Supplement on Climate Change (2007)                      “In particular, planning authorities should:                      – not require applicants for energy development to demonstrate either the overall need for renewable energy and its distribution, nor question the energy justification for why a proposal for such development must be sited in a particular location<sup>19</sup>;                      – ensure any local approach to protecting landscape and townscape is consistent with PPS22 and does not preclude the supply of any type of renewable energy other than in the most exceptional circumstances<sup>20</sup>;                      – alongside any criteria-based policy developed in line with PPS22, consider identifying suitable areas for renewable and low-carbon energy sources, and supporting infrastructure, where this would help secure the development of such sources, but in doing so take care to avoid stifling innovation including by rejecting proposals solely because they are outside areas identified for energy generation; and                      – expect a proportion of the energy supply of new development to be secured from decentralised and renewable or low-carbon energy sources.”</p>			
474462	Mrs Sheila Bourton		<a href="#">CSO601</a>	17.8	Support					1483

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477183	Mrs Sarah Sumner		<a href="#">CSO176</a>	17.9	Object		Why should Verwood have 400 homes built to cater for 40% which is needed. Please just build the social housing after the facilities have been put in place to support in. There would then be room to do this on brown land by regenerating the town and not urban sprawl.			1485
474462	Mrs Sheila Bourton		<a href="#">CSO602</a>	17.9	Object		I object to any greenbelt/greenfield development, however those sites which have already been agreed and voted upon by the Council I reluctantly concede.			1485
485695	Mr John Cornish		<a href="#">CSO634</a>	17.9	Object		This plan almost rejects the northern reach of East Dorset. Where will this rural economy be supported?			1485
361044	Mr John Nichols		<a href="#">CSO25</a>	17.10	Support		1. For me KS19 and KS21 are the key to taking this area forward. It recognises the problem areas in transport terms. What it does not have vision for is a light railway public network. I have outlined the idea elsewhere in this document and therefore do not need to repeat it further. It is interesting within KS19 and KS21 greater use will be encouraged of railway stations. That statement needs to be expanded.			1487
477183	Mrs Sarah Sumner		<a href="#">CSO177</a>	17.10	Object		This Objective 6 will not work for Verwood			1487
474462	Mrs Sheila Bourton		<a href="#">CSO603</a>	17.10	Support		It is important that new housing development is situated close to town centres and public transport facilities.			1487
484502	Mr John Turner		<a href="#">CSO617</a>	17.10	Object		The transport strategy is too road-centric. Although light railway/tramways require significant capital investment, they work extremely well in 'hub & spoke' settings surrounding major conurbations.	Add: Non-road Public transport alternatives will also be examined and implemented as far as is feasible and economic.		1487
498027	Mr Mark Keighley	Business Development Manager	<a href="#">CSO3130</a>	17.10	Support		It is important to concentrate both employment and housing development on existing public transport corridors. Isolated and dispersed developments			1487

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		Bournemouth Transport Ltd					will be difficult to serve by public transport as the likely demand will be too low to justify a frequent enough service to attract significant usage.			
361026	Mr Steve Hellier	Network Planning Manager Highways Agency	<a href="#">CSO17798</a>	17.10		General Comment	<p>The Transport Key Issue Paper provides background to the Core Strategy including baseline information; discussion of issues; formulation of options; and implementation aspects. The implementation section identifies Canford Bottom junction improvements as a short term (2010/11) measure; and A31 dualling between Ameyford and Merley as a medium term (2014-2019) measure. For both schemes, the HA (and CIL) are identified as potential funding sources.</p> <p>We support the inclusion of these measures in the list of required transport improvements. However their delivery is subject to uncertainty and the information given will need revision by the next LDF consultation stage in Autumn 2011. There is a risk that the A31 dualling in particular will not receive funding to enable it to proceed in the period 2014 – 2019 suggested in the Key Issue Paper.</p> <p>The implementation section, listing schemes where the HA is identified as responsible, also includes "additional scheme B3073 improvements to Parley Cross to A338 Cooper Dean". The Agency assumes that this is an error since the B3073 is a local road.</p> <p>Section 17 does not identify the Agency as responsible for measure listed under policy number KS21 (p384) which includes Canford Bottom roundabout improvements. The Agency would therefore recommend that we are added to the list in relation to this policy (which already includes Dorset CC, Christchurch BC and East Dorset DC).</p>			1487
527849	Miss Kate Tunks	Transport Planning Officer Dorset County Council	<a href="#">CSO19077</a>	17.10	Support		<p>Implementation Objective 6</p> <p>The principle of this objective is supported. It is hoped that the delivery order of schemes will become clearer by the end of March 2011 as an Implementation Plan informed by SEDMMTS will</p>			1487

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							form part of LTP3.			
474462	Mrs Sheila Bourton		<a href="#">CSO604</a>	17.11	Support					1489
477183	Mrs Sarah Sumner		<a href="#">CSO179</a>	17.13	Object		The money spent on developments should be monitored by an independent company making sure the best price is got for the job also that the funding for facilities is guaranteed by contractual obligations from any developer and agreed publically.			1492
474462	Mrs Sheila Bourton		<a href="#">CSO605</a>	17.13	Support					1492
484187	Mr R Tindall		<a href="#">CSO547</a>	17.15	Object		"The Councils will also need to consider the development of new policies through the production of new documents should current policy not deliver the objectives of the plan. Should these other documents fail to deliver the objectives, then a review of the relevant section of the Core Strategy may be required." - EDDC plans to fail from the outset. As the document sets nothing concrete except for housing developments, how exactly will the council manage to fail.			1494
474462	Mrs Sheila Bourton		<a href="#">CSO606</a>	17.15	Support					1494