

Options for Verwood and West Moors Housing and Town Centre



Prepared by Christchurch Borough Council and East Dorset District Council as part of the Local Development Framework

Christchurch
...where time is pleasant

East Dorset District Council

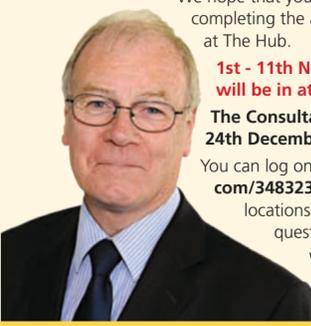
East Dorset District Council is working jointly with Christchurch Borough Council to consider potential development options around our towns and larger villages to be included within the Core Strategy, our new plan to manage growth and development up to the year 2027.



In 2008, the Councils held an Issues and Options Consultation, inviting all residents and businesses to consider where new development should be located. Your comments have been taken into consideration, and following the revocation of the Regional Spatial Strategy in June this year, we are considering the following significant issues in Verwood and West Moors:

- Do you wonder where your children are going to live and work?
- How and where can we provide open space for people to play sports, children to play and everyone to walk and relax?
- How can we make Verwood and West Moors prosperous and lively?
- Does Verwood need a new secondary school?

It has been recognised for many years that there is a significant need to provide affordable housing in East Dorset. This is because house prices are high compared to wages, the number of public sector homes is very low, and there are consequently a large number of residents who cannot afford to live in the private sector and cannot access appropriate affordable housing. The Council recognises this problem and therefore considers it necessary to put forward new neighbourhood options for communities to comment upon. These options focus on the main towns where we have good access to shops, services, transport and employment opportunities, rather than small villages and remote rural locations.



We hope that you will once again make your views known to us by completing the attached questionnaire and/or visiting our exhibition at The Hub.

1st - 11th November Static Exhibition at The Hub - Officers will be in attendance between 2 - 8pm on 11th November

The Consultation runs from 4th October until noon on the 24th December.

You can log on to our website at: www.dorsetforyou.com/348323 to read the full document, or to view alternative locations for the exhibition. You can contact us with any questions at policy.planning@eastdorset.gov.uk

We look forward to hearing your views.

Councillor Spencer Flower
Leader of East Dorset District Council

To have your say... www.dorsetforyou.com/348323

The Housing Debate

Our area has seen a rapid growth in population; principally through the in-migration of people from other parts of the country. The area is popular with older people, leading to a significant imbalance in its age structure. Forecasts show that the proportion of older people is set to increase in the future and the proportion of workers to decrease. To try to maintain a younger workforce, we need to provide a range of homes for them, some of which will be provided through Housing Associations and will be affordable.

The towns of **Christchurch, Corfe Mullen, Ferndown and West Parley, Verwood and Wimborne and Colehill** all have sites which are considered suitable for potential housing development. The size of potential development varies between the sites, however, for most there would be the expectation there would be some gain for the existing local community in the form of new open space or enhanced community facilities.

The district faces many potential changes over the next few years, in order to provide homes for local people. In this leaflet we are asking whether we can provide sites for new neighbourhoods on the edge of Verwood which are sustainable, so as to add to their prosperity and liveliness and if so, where and how?



The following Options are for your Consideration, and we welcome your thoughts about them.

- Verwood North** - This area has been broken into three sub-areas. Of these, the Eastern sub-area and Central sub-are offer some potential as options for development:
- Land west of Trinity School
 - Land west of Eastworth Road
- Verwood South** - This area has been broken down in to two sub areas. Of these, the following areas should be considered for development:
- Land south of Howe Lane
 - Land south of Manor Road
- All the options will require open space to be provided to give people alternative open space to the heathlands which can be damaged by use for recreation and new infrastructure such as a new secondary school and open space for sport and recreation could be required.

Please complete the form to tell us your views

VWM 1

Land west of Trinity School

No. of possible homes (approx)

30 homes

12-15 affordable homes

Key Features and Benefits
Suitable Alternative Natural Greenspaces could be provided to the north of Edmondsham Road

Previously expressed community concerns
Development would need to be restricted to the roadside field parcel which is naturally buffered by existing woodland and existing housing
Vehicular access may be possible to the north of Edmondsham Road or via Eastworth Farm
The power cable running across the site will need to be incorporated, realigned or buried
Likely to be archaeological deposits - surveys would be required.

VWM 2

Land west of Eastworth Road

No. of possible homes (approx)

200 homes

80-100 affordable homes

Key Features and Benefits
The existing playspace adjacent to the site would become a central area between the existing and new development
The significant tree line and landmark trees would be incorporated into the development
Could provide valuable green infrastructure that would benefit residents and divert pressures away from the heaths to the north of Edmondsham Road and to the south making use of the copse.

Previously expressed community concerns
Likely to be archaeological deposits - surveys would be required.
How we relate the new homes to the existing housing in the area

VWM 3

Land south of Howe Lane

No. of possible homes (approx)

20 homes

8-10 affordable homes

Key Features and Benefits
Could provide valuable green infrastructure that would benefit residents and divert pressures away from the heathlands

Previously expressed community concerns
Access may be difficult from Howe Lane - it may be better from Summer Fields
Need to respect the mature trees and the listed Oak Tree Cottage if access is taken from Howe Lane
How we relate the new homes to existing housing in the area
Potential for archaeological deposits in the area



VWM 4

Land south of Manor Road

No. of possible homes (approx)

165 homes

66-83 affordable homes

Key Features and Benefits
Potential for the area to deliver semi-natural circular walks (River Crane) and valuable green infrastructure that would benefit residents and divert pressures away from heathlands

Previously expressed community concerns
Increased traffic will require a new road with good access
Sensitive boundaries and tree lines will need to be respected
Tree preservation orders will be retained and the setting of St Michael's Cottage will need to be respected
The Environment Agency maps indicate risk of flooding around the watercourse only.
There are likely to be archaeological deposits in the area

VWM 7

New secondary School in Howe Lane

Key Features and Benefits
The County Council already own this land to allow for a new school to be built
Local children would not have to be bussed 7 miles to Wimborne to school
This would reduce the pressure on QE School in Wimborne which is over subscribed, and may need to expand to accommodate growth in Wimborne
The new playing fields would remain in the Green Belt

Previously expressed community concerns
Any increased housing in Verwood may trigger the need for a new secondary school
The site for the buildings would need to be released from the Green Belt

Transport Issues

We have the highest level of car ownership in the country with 88% of households having at least one car. Many journeys are carried out by car due to the employment destination or for shopping, for ease and comfort, or because public transport is not available. We need to begin to change behaviour and attitudes toward the use of public transport in order to relieve some of the local congestion.

We are acutely aware of the traffic problems along the A31 corridor, and are awaiting the outcome of the draft preferred South East Dorset Multi Modal Study (SEDMMTS) due to be published in November 2010. We hope this will offer an insight into how to address the traffic problems around our settlements, and what future projections of traffic flow are anticipated to be.

The possible development options listed earlier could increase traffic on our roads, and the developers will be expected to contribute to the provision of transport improvements, including bus routes and cycle lanes. The option below relates to Transport:

TA 1

Developer Contributions (Tariff based approach)

Benefits Developers will contribute to the provision of transport improvements This infrastructure will need to be in place prior to the first occupation of the new homes	Concerns Fear that this cost will be passed onto the home purchaser The development may become unviable
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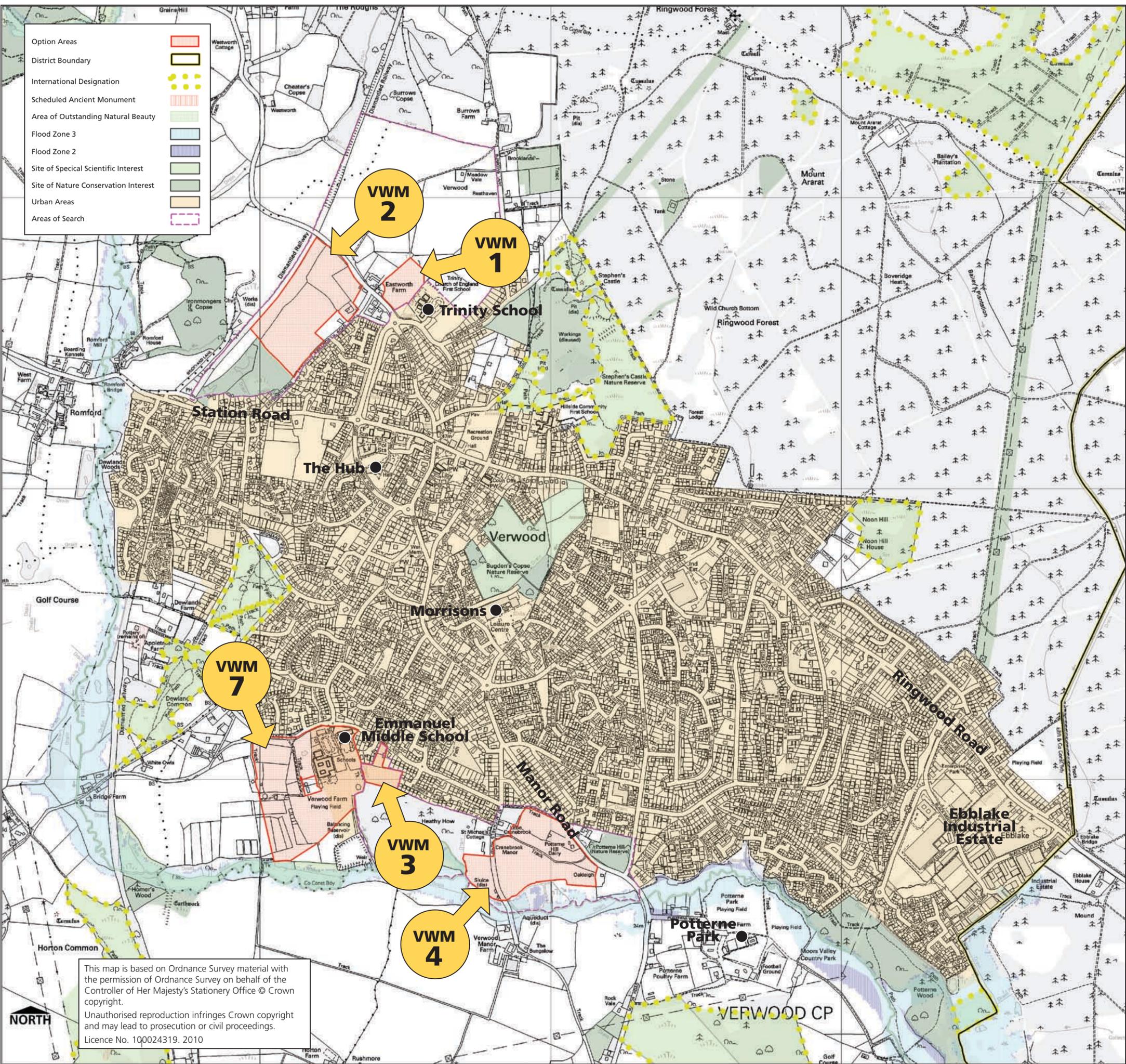
Other Areas

This Leaflet forms part of a series which focus on the individual settlements in the District which share similar challenges. If you are interested in what is happening in, Colehill and Wimborne Minster, Ferndown and West Parley and Corfe Mullen as well as proposals for employment areas, you can obtain copies of the leaflets at the local Libraries, Town, and District Council Offices.

You can also read them online along with the main Core Strategy Options document which provides a more detailed account of proposed options for the whole District.

- Corfe Mullen Housing and Centre Options
- Ferndown and West Parley Housing and Town Centre Options
- Verwood and West Moors Housing and Centre Options
- Wimborne and Colehill Housing and Town Centre Options
- Employment Land Options

To have your say... http://twitter.com/core_strategy



PLEASE HAVE YOUR SAY!

Please indicate your support or objections to the options discussed in this leaflet, **tear at the perforated fold, seal and send back to us via the FREEPOST address.**

Verwood and West Moors Options *Do you support or object?*

Option Ref	Site Location	Support	Object	No opinion
VWM 1	Land west of Trinity School (30 homes)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
VWM 2	Land west of Eastworth Road (200 homes)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
VWM 3	Land south of Howe Lane (20 homes)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
VWM 4	Land south of Manor Road (165 homes)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
VWM 7	New secondary School in Howe Lane	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Transport Issues *Do you support or object?*

Option Ref	Site Location	Support	Object	No opinion
TA 1	Developers will contribute to transport improvements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Any further comments

Please supply your contact details so that we can register your comment and keep you informed of what happens next.

Name:

Address:

Postcode:

Email:

What happens next?

The Consultation forms part of our work in producing the Core Strategy for the area, the new plan that will set out how expected growth and change will be delivered and managed over the next few years up to 2027.

Your views will help define the plan, which will be published as a final Draft Submission in the autumn of 2011. There will be a further opportunity to comment on the Draft Submission before it is submitted to the Government for Examination in 2012. We hope it will be adopted in 2012.

Join the debate...

There are various ways to join the debate and make your views known. **Don't forget, the Consultation runs from 4th October until noon on the 24th December.**

You can log on to www.dorsetforyou.com/348323 to read the full document and respond on line, visit the libraries, see alternative locations for the exhibition, or email us at policy.planning@eastdorset.gov.uk. Response forms are available from the Council Offices, libraries, town council offices and on line.

Contact us on 01202 886201 ext. 2422

Find us on Facebook - [Christchurch and East Dorset Core Strategy](https://www.facebook.com/ChristchurchandEastDorsetCoreStrategy).

And on Twitter - http://twitter.com/core_strategy

The following documents are also currently available for consultation as part of the Core Strategy:

- Core Strategy 'Options for Consideration'
- Sustainability Appraisal
- Health Impact Assessment
- Environment Impact Assessment
- Core Strategy Consultation Plan

These are available on the website www.dorsetforyou.com/348323 or from: **Policy Planning, East Dorset District Council, Council Offices, Furzehill, Wimborne, Dorset BH21 4HN**

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