

17 Monitoring and Implementation

17.1 Implementation

17.2 The success of the Core Strategy will depend on the delivery and implementation of its policies which in turn include the aspirations of the Borough, District and County Council's Sustainable Community Strategies. Whilst the two districts are the planning authorities and, therefore, have roles as place shapers, many of these policies will be delivered by a number of delivery partners including the Community Partnerships, Dorset County Council with its variety of service providers, private sector developers, registered social landlords, businesses and other key partners from the public and private sectors.

17.3 Effective working with these agencies will be important to ensure that necessary infrastructure is provided in a timely manner so that development can take place.

17.4 The policies and implementation proposals have been set out against the objectives of the Core Strategy.

17.5 Objective 1, To manage and maintain the natural environment of Christchurch and East Dorset-The **Green Belt** will be retained and protected except for strategic release of land to provide new housing, and at Bournemouth Airport. Impact on **designated sites** will be avoided, and residential development will contribute to mitigation of development on Heathland habitats. New **greenspace** will be provided as part of major housing proposals. Important **natural features** such as Christchurch Harbour and the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty will be protected.

Section	Policy Number(s)	Policy	Key Outcomes	How will these be delivered	Who is responsible?	Funding
4 Key Strategy	KS 2	Development will be contained by the Green Belt, protect physical identity of settlements, maintain open land around conurbation	Settlements do not coalesce and open land is maintained	Core Strategy	Christchurch BC and East Dorset DC-determination of planning applications	N/A
4 Key Strategy	KS 3	Allocate land at St Leonard's hospital for residential and or employment	Green Belt retained other than for the allocation of strategic sites	Core Strategy	East Dorset DC-determination of planning applications	Private developer

4 Key Strategy	KS 7, KS 8, KS 9, KS 10, KS 11	Allocate land at Christchurch for an urban extension in the Green Belt	Green Belt retained other than for the allocation of strategic sites	Core Strategy Site Allocations Development Plan Document	Christchurch BC-preparation of Development Plan Document and determination of planning applications	Private developer
4 Key Strategy	KS 12	Allocate land at East Dorset for new neighbourhoods in the Green Belt	Green Belt retained other than for the allocation of strategic sites	Core Strategy Site Allocations Development Plan Document	East Dorset DC-preparation of Development Plan Document and determination of planning applications	Private developer
4 Key Strategy	KS 13	Allocate land at Christchurch and East Dorset for employment sites in the Green Belt	Green Belt retained other than for the allocation of strategic sites	Core Strategy Site Allocations Development Plan Document	Christchurch BC and East Dorset DC- preparation of Development Plan Document and determination of planning applications	Private developer
6 Christchurch Urban Extension	UE 1, UE 2, UE 3, UE 4	Allocate land for housing, open space, allotments and Suitable Alternative Natural Greenspace (SANG)	Provision of open space and SANG	Core Strategy Site Allocations Development Plan Document	Christchurch BC-preparation of Development Plan Document and determination of planning applications	Private developer

7 Bournemouth Airport	BA 1, BA 2, BA 3	Allocate land within the airport boundary	Green Belt retained other than for the allocation of strategic sites.	Core Strategy	Christchurch BC-determination of planning applications	Private developer
8 Wimborne and Colehill Housing and Town Centre Options	WMC 1	Allocate land at Cuthbury Allotments, the Football Club and land at St Margaret's Close for housing, medical facility, and a green corridor along the R Stour. Provision of Suitable Alternative Natural Greenspace required	Provision of green corridor and Suitable Alternative Natural Greenspace	Core Strategy Site Allocations Development Plan Document	East Dorset DC- preparation of Development Plan Document and determination of planning applications	Private developer
8 Wimborne and Colehill Housing and Town Centre Options	WMC 2	New homes and open space at Leigh Park. Provision of Suitable Alternative Natural Greenspace required.	Provision of open space and provision of Suitable Alternative Natural Greenspace.	Core Strategy Site Allocations Development Plan Document	East Dorset DC- preparation of Development Plan Document and determination of planning applications	Private developer
8 Wimborne and Colehill Housing and Town Centre Options	WMC 3	New homes and open space at Stone Lane. Provision of Suitable Alternative Natural Greenspace required	Provision of open space and provision of Suitable Alternative Natural Greenspace.	Core Strategy Site Allocations Development Plan Document	East Dorset DC- preparation of Development Plan Document and determination of planning applications	Private developer

8 Wimborne and Colehill Housing and Town Centre Options	WMC 4	New homes, first school, neighbourhood centre and open space north of Wimborne, east and west of Cranborne Rd. Provision of Suitable Alternative Natural Greenspace required	Provision of open space and provision of Suitable Alternative Natural Greenspace	Core Strategy Site Allocations Development Plan Document	East Dorset DC- preparation of Development Plan Document and determination of planning applications	Private developer
8 Wimborne and Colehill Housing and Town Centre Options	WMC 5	New homes, new grounds for football and rugby clubs, allotments, open space and playing pitches south of Leigh Road. Provision of Suitable Alternative Natural Greenspace required	Provision of open space and allotments and provision of Suitable Alternative Natural Greenspace	Core Strategy Site Allocations Development Plan Document	East Dorset DC- preparation of Development Plan Document and determination of planning applications	Private developer
9 Corfe Mullen Housing and Centre Options	CM 1	New homes, redevelopment or relocation of Lockyers school, provision of new retail and community facilities north of existing village. Provision of Suitable Alternative Natural	Provision of open space and provision of Suitable Alternative Natural Greenspace	Core Strategy Site Allocations Development Plan Document	East Dorset DC- preparation of Development Plan Document and determination of planning applications	Private developer

9 Corfe Mullen Housing and Centre Options	CM 2	Greenspace required New homes on northern edge of village, east of Violet Farm Close. Provision of Suitable Alternative Natural Greenspace required	Provision of open space and provision of Suitable Alternative Natural Greenspace	Core Strategy Site Allocations Development Plan Document	East Dorset DC- preparation of Development Plan Document and determination of planning applications	Private developer
9 Corfe Mullen Housing and Centre Options	CM 3	New homes on northern edge of village, eastern edge of Recreation Ground. Provision of Suitable Alternative Natural Greenspace required	Provision of open space and provision of Suitable Alternative Natural Greenspace	Core Strategy Site Allocations Development Plan Document	East Dorset DC- preparation of Development Plan Document and determination of planning applications	Private developer
10 Ferndown and West Parley Housing and Town Centre Options	FWP 1	New homes at Holmwood Park. Provision of Suitable Alternative Natural Greenspace required	Provision of open space and provision of Suitable Alternative Natural Greenspace	Core Strategy Site Allocations Development Plan Document	East Dorset DC- preparation of Development Plan Document and determination of planning applications	Private developer
10 Ferndown and West Parley Housing and Town Centre Options	FWP 2	New homes on land north of Christchurch Rd, including Coppins Nursery, West	Provision of Suitable Alternative Natural Greenspace	Core Strategy Site Allocations Development Plan Document	East Dorset DC- preparation of Development Plan Document and	Private developer

10 Ferndown and West Parley Housing and Town Centre Options	FWP 3	Parley and provision of Suitable Alternative Greenspace required New homes land west of Ridgeway, West Parley. Provision of Suitable Alternative Natural Greenspace required	Provision of Suitable Alternative Natural Greenspace	Core Strategy Site Allocations Development Plan Document	determination of planning applications East Dorset DC- preparation of Development Plan Document and determination of planning applications	Private developer
10 Ferndown and West Parley Housing and Town Centre Options	FWP 4	New homes, foodstore, small shops, park, environmental improvement to New Road shopping area and improvements to Parley Cross Roads. Provision of Suitable Alternative Natural Greenspace required	Provision of open space and provision of Suitable Alternative Natural Greenspace	Core Strategy Site Allocations Development Plan Document	East Dorset DC- preparation of Development Plan Document and determination of planning applications	Private developer
10 Ferndown and West Parley Housing and Town Centre Options	FWP 5	A higher number of new homes than above, foodstore, small shops, park, environmental improvement to New Road shopping	Provision of open space and provision of Suitable Alternative Natural Greenspace	Core Strategy Site Allocations Development Plan Document	East Dorset DC- preparation of Development Plan Document and determination of planning applications	Private developer

			area and improvements to Parley Cross Roads, additional open space. Provision of Suitable Alternative Natural Greenspace required				
11 Verwood and West Moors Housing and Centre Options	VWM 1		New homes on the north western edge of Verwood. Provision of Suitable Alternative Natural Greenspace required	Provision of Suitable Alternative Natural Greenspace	Core Strategy Site Allocations Development Plan Document	East Dorset DC- preparation of Development Plan Document and determination of planning applications	Private developer
11 Verwood and West Moors Housing and Centre Options	VWM 2		New homes on the north western edge of Verwood, west of Eastworth Farm. Provision of Suitable Alternative Natural Greenspace required	Provision of Suitable Alternative Natural Greenspace	Core Strategy Site Allocations Development Plan Document	East Dorset DC- preparation of Development Plan Document and determination of planning applications	Private developer
11 Verwood and West Moors Housing and Centre Options	VWM 3		New homes on the southern edge of Verwood, south of Howe Lane. Provision of Suitable Alternative Natural Greenspace required	Provision of Suitable Alternative Natural Greenspace	Core Strategy Site Allocations Development Plan Document	East Dorset DC- preparation of Development Plan Document and determination of planning applications	Private developer

11 Verwood and West Moors Housing and Centre Options	VWM 4	New homes on the southern edge of Verwood. Provision of Suitable Alternative Greenspace required	Provision of Suitable Alternative Natural Greenspace	Core Strategy Site Allocations Development Plan Document	East Dorset DC- preparation of Development Plan Document and determination of planning applications	Private developer
12 Managing the Natural Environment	ME 2	Internationally and nationally designated sites	Creation of SANGs in the following locations: North of the Railway Line for the Christchurch urban extension Cuthbury allotments and south of Ferndown / West Parley, which may also include the proposed Stour Valley Country Park which would also serve the wider south east Dorset area. North of Wimborne North east of Corfe Mullen South of Leigh Road, Wimborne	Core Strategy Joint Heathlands Development Plan Document. Developer funding	Christchurch BC and East Dorset Borough Council Landowners and private sector	Private developer and Heathlands Contributions Scheme

				South of Verwood North east of Verwood		
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17.6 Objective 2, To maintain the character of the towns and villages and to create vibrant local centres-A clear hierarchy of centres will be developed, with a clear strategy for the major centres. Town centre boundaries will be created in Christchurch, Wimborne, Ferndown, Corfe Mullen, Verwood and West Moors to help create a vibrant centre with a range of services and facilities. Locally listed buildings will now form part of the heritage protection strategy, and a local list will be created in East Dorset, and the Christchurch Local List updated. The Christchurch Borough Character Assessment and design standards in East Dorset will be used to guide design of new development. Article 4(2) Directions will be considered to control small scale works which might damage the character of **Conservation Areas. **Open space** will be provided alongside new residential development. **Areas of Great Landscape Value** will be reviewed and possibly expanded in East Dorset. **Rural Design Guides** will be produced.**

Section	Policy Number(s)	Policy	Key Outcomes	How will these be delivered?	Who is responsible?	Funding
4 Key Strategy	KS 1	Settlement Hierarchy	Community, cultural, leisure, retail, utility, employment and residential development-infill or on greenfield sites in Main Settlements of Christchurch, Wimborne, Ferndown and West Parley, Verwood and Corfe Mullen	Core Strategy Christchurch BC and East Dorset DC determination of planning applications	Christchurch BC and East Dorset DC	Private developers Developer contributions Public funding for utilities and health Partnership working between public bodies and developers

			<p>Smaller scale community, cultural, leisure, retail, employment and residential within the urban area in the District Centres of West Moors and Highcliffe</p> <p>Some residential development and community, leisure and retail to meet local needs in the Suburban Centres of Colehill, St Leonards and St Ives</p> <p>Development of a scale that reinforces role as provider of services for the village and adjacent communities in Rural Service Centres of Alderholt, Cranborne, Sixpenny Handley, Sturminster Marshall and Three Legged Cross</p>			
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4 Key Strategy	KS 2	<p>Development in East Dorset and Christchurch Districts will be contained by the South East Dorset Green Belt. The purposes of the Green Belt are to:</p> <p>Protect the separate physical identity of individual settlements in the area by maintaining wedges and corridors of open land between them</p> <p>To maintain an area of open land around the conurbation.</p>	<p>Limited development within the infill envelope of the defined Villages</p> <p>No development unless functionally required to be in the rural area in Hamlets</p>	<p>Individual settlements remain separated by open land</p> <p>Open land maintained around the conurbation</p> <p>Boundary changed to allow for new housing and employment to meet local needs</p>	<p>Core Strategy</p> <p>Christchurch BC and East Dorset DC determination of planning applications</p>	<p>Christchurch BC and East Dorset DC</p>	<p>N/A</p>
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4 Key Strategy	KS 1	Small changes to the existing boundaries are proposed to enable some new housing and employment to meet local needs and also to include areas in the Green Belt that are no longer capable of providing for these needs	Settlement hierarchies	Commercial development occurs appropriate to status of centre	Core Strategy Christchurch BC and East Dorset DC determination of planning applications	Christchurch BC and East Dorset DC	Private sector
4 Key Strategy	KS 14, KS 15		Town centre hierarchies	Retail and commercial development takes place in town centres, in accordance with their size	Core Strategy Christchurch BC and East Dorset DC determination of planning applications	Christchurch BC and East Dorset DC	Private sector

4 Key Strategy	KS 18	Provision for additional retail floorspace	Additional retail floorspace is provided	Christchurch BC and East Dorset DC determination of planning applications	Christchurch BC and East Dorset DC	Private sector
5 Christchurch and Highcliffe Centres	CH 1	Define Christchurch Town Centre and Vision	Improvements occur to the retail offer and to the public realm	Core Strategy Site Specific Development Brief	Christchurch BC	Christchurch BC partnership working property owners/developers Private sector
5 Christchurch and Highcliffe Centres	CH 10	Define Highcliffe District Centre Vision	Improvements occur to the retail offer and to the public realm	Core Strategy	Christchurch BC	Christchurch BC partnership working property owners/developers Private sector
8 Wimborne/Colehill Housing and Town Centres	WMC 8	Define Wimborne Town Centre Vision	Improvements occur to the retail offer and to the public realm	Core Strategy	East Dorset DC	East Dorset DC partnership working property owners/developers Private sector
8 Wimborne/Colehill Housing and Town Centres	WMC 9	The Allenview area will be used as a new home for East Dorset District Council, public parking and a community hall.	Improvements occur to the public realm	Core Strategy	East Dorset DC	East Dorset DC partnership working property owners/developers Private sector

8 Wimborne/Colehill Housing and Town Centres	WMC 10	The Allenview area will be used for a new community centre, a new Wimborne market, reduced number of car parking spaces, public gardens and commercial use.	Improvements occur to the retail offer and to the public realm	Core Strategy	East Dorset DC	East Dorset DC partnership working property owners/developers Private sector
9 Corfe Mullen Housing and Centre Options	CM 1	Provision of additional retail facilities on northern edge of village, including Lockyer's Middle School Site	Improvements occur to the retail offer	Core Strategy Site allocations Development Plan Document	East Dorset DC	Private sector
10 Ferndown and West Parley Housing and Town Centre Options	FWP 3	Provision of convenience food store and small shops, east of New Rd, West Parley	Improvements occur to the retail offer	Core Strategy Site allocations Development Plan Document	East Dorset DC	Private sector
10 Ferndown and West Parley Housing and Town Centre Options	FWP 8	Define Ferndown Town Centre and Vision	Improvements to the retail offer and to the public realm	Core Strategy	East Dorset DC	East Dorset DC partnership working property owners/developers Private sector

10 Verwood and West Moors Housing and Centre Options	VWM 6, VWM 9	Define Verwood Town Centre Vision and West Moors District Centre Vision	Improvements to the retail offer and to the public realm	Core Strategy	East Dorset DC	East Dorset DC partnership working property owners/developers Private sector
13 Creating High Quality and Distinctive Environments	HE 1	Protection of buildings of local historic and architectural interest	Ensure proposals for development maintain the character	Core Strategy Development Management Policies-Christchurch BC and East Dorset DC	Christchurch and East Dorset Councils	Property owners
13 Creating High Quality and Distinctive Environments	HE 2	Implementation of Article 4(2) Directions to control small scale works to buildings in conservation areas and within the curtilage of listed buildings that would otherwise be authorised by the Town and Country Planning (General Permitted Development) Order 1995	Ensure proposals for development maintain the character	Core Strategy Development Management Policies-Christchurch BC and East Dorset DC	Christchurch and East Dorset Councils	

13 Creating High Quality and Distinctive Environments	HE4	Special Character Areas It is proposed that Special Character Areas should continue to form part of the design strategy in East Dorset	Ensure proposals for development maintain the character	Core Strategy Development Management Policies-Christchurch BC and East Dorset DC	East Dorset Council	Review funded by East Dorset DC
13 Creating High Quality and Distinctive Environments	HE 6	Preferred Option In Christchurch the Borough-wide Character Assessment will continue to preserve decisions regarding protection of character and appropriate design control, and will be updated within the plan period	Ensure proposals for development maintain the character	Core Strategy Development Management Policies-CBC and East Dorset DC	Christchurch Borough Council, external consultants	Review funded by Christchurch BC
13 Creating High Quality and Distinctive Environments	HE 5	Introduction of an Urban Design Guide in East Dorset	Development will maintain the character of the district	Core Strategy	East Dorset DC	Production of Guide funded by East Dorset DC

13 Creating High Quality and Distinctive Environments	HE 16	Introduction of rural design policies	Development will maintain the character of the district	Core Strategy Development Management policies	Christchurch and East Dorset Councils - determination of planning applications	
14 Meeting Local Needs	LN 6	Design and layout of new homes should maximise the density of development to a level which is acceptable	Development will maintain the character of the district	Core Strategy	Christchurch and East Dorset Councils - determination of planning applications	N/A

17.7 Objective 3, To adapt to the challenges of climate change- The impact of **carbon emissions from transport** will be reduced by more sustainable patterns of development in accessible locations, and by encouraging travel by bike, on foot, or by public transport. Developments will be expected to incorporate **carbon reduction, water and energy efficiency measures** as part of measures to reduce impact on climate change. At least 10% of total energy used on developments of 10 or more dwellings and over 1,000m² of non-residential floorspace will come from decentralised, renewable or low carbon sources. Development will be located in areas at lowest **risk of flooding** as required by PPS25. A Supplementary Planning Document for Flood Risk will be produced in Christchurch on how the sequential and exception tests will apply locally.

Section	Policy Number(s)	Policy	Key Outcomes	How will these be delivered?	Who is responsible?	Funding
4 Key Strategy	KS 1	Settlement hierarchy	Development of all types takes place in the settlements defined and in accordance with the level of the settlement in the hierarchy	Core Strategy	Christchurch and East Dorset Councils - determination of planning applications	N/A

4 Key Strategy	KS 19	Encouraging low carbon travel and reducing the need to travel	Development occurs in the most sustainable locations. Prime Transport Corridors are introduced	Core Strategy Local Transport Plan 3	Christchurch BC. East Dorset DC -determination of planning applications and Dorset CC	Developer Contributions LTP3
12 Managing the Natural Environment	ME 5, ME 6	Landscape Biodiversity	Creation of habitats which are more resilient to climate change	Core Strategy	Christchurch BC. East Dorset DC -determination of planning applications	Private sector
12 Managing the Natural Environment	ME 7	Sustainable development standards for new homes and extension or refurbishment of existing	Reduce the impact of development proposals on energy consumption/natural resources	Core Strategy Development Management Policies-CBC and EDDC Site Allocations Development Plan Document	Christchurch and East Dorset Councils	Private developers and house owners
12 Managing the Natural Environment	ME 8	Sustainable development standards for non-residential developments	Reduce the impact of development proposals on energy consumption/natural resources	Development Management Policies-CBC and EDDC	Christchurch and East Dorset Councils	Property owners
12 Managing the Natural Environment	ME 10, ME 11, ME 12, ME 13	Renewable energy standards for residential and non-residential developments	Reduce the impact of development proposals on energy consumption/natural resources	Development Management Policies-CBC and EDDC	Christchurch and East Dorset Councils	Private developers and house owners Property owners

				Renewable energy standards for residential and non-residential development within larger developments and within new neighbourhoods Financial contribution for small or exempt developments (carbon offset fund) Energy-generating technologies		Site Allocations Development Plan Document		Developer contributions
12 Managing the Natural Environment	ME 16	Flood management strategies and funding flood defence improvements (Tariff approach to developer contributions).	Reduce risk of flooding	Development Management Policies-CBC and EDDC Core Strategy	Christchurch and East Dorset Councils		Developer contributions	

17.8 Objective 4, To enable the mixed economy of Christchurch and East Dorset to grow and to develop new employment sectors-Significant new employment areas will be created at Bournemouth Airport (15-20ha) and on key sites in East Dorset to serve the local and sub-regional economy. **A range of employment sites** will be provided meeting the needs of the local economy, and a hierarchy of sites will be developed so that certain sites can be reserved for higher order development in key employment sectors. **Rural farm diversification** will be supported in appropriate locations near key rural settlements such as Alderholt, Colehill, Corfe Mullen, Cranborne, Ferndown, St Leonards/St Ives, Sturminster Marshall, Verwood, West Moors, Wimborne, Burton, Winkton and Hurn, and adjacent to the main Christchurch urban area. The key environmental features which attract **tourism** will be protected, including Christchurch harbour, rivers and beaches and the Dorset Heathlands.

Section	Policy Number(s)	Policy	Key Outcomes	How will these be delivered?	Who is responsible?	Funding
4 The Key Strategy	KS 1	Settlement Hierarchy providing focus for employment development	Provision of employment development of a scale in accordance with the settlement	Core Strategy Site allocations Development Plan Document Bournemouth, Dorset and Poole Workspace Strategy and Delivery Plan (2008)	Christchurch and East Dorset Councils -production of Development Plan Document and determination of planning applications	Private sector
4 The Key Strategy	KS 3	Provision of land at St Leonards Hospital for employment use	Provision of land for employment	Core Strategy	East Dorset Council- determination of planning applications	Private sector
4 The Key Strategy	KS 13	Provision of Employment Land	Sufficient land in appropriate locations Appropriate mix of premises	Core Strategy Site allocations Development Plan Document Bournemouth, Dorset and Poole Workspace Strategy and Delivery Plan (2008)	Christchurch and East Dorset Councils production of Development Plan Document and determination of planning applications	Private sector

7 Bournemouth Airport	BA 3	Only land required within the existing airport boundary required for operational development will be removed from the Green Belt	Creation of employment site to serve the local and sub-regional economy.	Core Strategy Bournemouth, Dorset and Poole Workspace Strategy and Delivery Plan (2008)	Christchurch BC	Private developer
15 Creating Prosperous Communities	PC 1	Develop an employment site hierarchy	Provision of employment land and a variety of employment, including skilled employment opportunities	Core Strategy Site allocations Development Plan Document Bournemouth, Dorset and Poole Workspace Strategy and Delivery Plan (2008)	Christchurch and East Dorset Councils -production of Development Plan Document and determination of planning applications	Private sector
15 Creating Prosperous Communities	PC 2	Alternative uses for employment land where justified by market evidence	Mixed uses on sites which are no longer needed for employment uses which would lead to protection for employment sites required by the market	Core Strategy Bournemouth, Dorset and Poole Workspace Strategy and Delivery Plan (2008)	Christchurch and East Dorset Councils -production of Development Plan Document and determination of planning applications	Private sector

15 Creating Prosperous Communities	PC 4	Consider land at Blunt's Farm, Ferndown for employment land- 20ha west of Ferndown and Uddens Industrial Estates	Provision of employment land	Core Strategy Site allocations Development Plan Document Bournemouth, Dorset and Poole Workspace Strategy and Delivery Plan (2008)	East Dorset Council -production of Development Plan Document and determination of planning applications	Private sector
15 Creating Prosperous Communities	PC 5	Consider land at Woolsbridge Industrial Estate for employment use-9.7ha	Provision of employment land	Core Strategy Site allocations Development Plan Document Bournemouth, Dorset and Poole Workspace Strategy and Delivery Plan (2008)	East Dorset Council -production of Development Plan Document and determination of planning applications	Private sector
15 Creating Prosperous Communities	PC 6	Consider land at Baillie Gate, Sturminster Marshall for employment use-3.3ha	Provision of employment land	Core Strategy Site allocations Development Plan Document Bournemouth, Dorset and Poole Workspace Strategy and Delivery Plan (2008)	East Dorset Council -production of Development Plan Document and determination of planning applications	Private sector

15 Creating Prosperous Communities	PC 7	Consider land at St Leonards Hospital as a location for employment use	Provision of employment land	Core Strategy Site allocations Development Plan Document Bournemouth, Dorset and Poole Workspace Strategy and Delivery Plan (2008)	East Dorset Council -production of Development Plan Document and determination of planning applications	Private sector
15 Creating Prosperous Communities	PC 10	Define the types of premises required on business parks in Christchurch	Provision of business premises and uses in line with Option	Core Strategy	Christchurch Council -determination of planning applications	Private sector
15 Creating Prosperous Communities	PC 13, PC 14	Criteria-based rural economy	Farm diversification and economic uses located on the edge of defined settlements	Core Strategy	Christchurch and East Dorset Councils -determination of planning applications	Private sector

17.9 Objective 5, Sufficient housing will be provided in Christchurch and East Dorset to address local needs, whilst maintaining the character of local communities. This housing will include well planned sustainable new communities on greenfield land in appropriate locations. The size and type of dwellings (both open market and affordable) will reflect current and projected local need through the Strategic Housing Market Assessment. All residential development resulting in a net increase in dwellings will contribute towards provision of affordable housing, at a rate of 40% of total units being developed. Development of 100% affordable housing schemes may be considered exceptionally in land adjoining rural and urban settlements. Criteria for the provision of Gypsy and Traveller housing sites will be developed.

Section	Policy Number(s)	Policy	Key Outcomes	How will these be delivered?	Who is responsible?	Funding
4 Key Strategy	KS 1	Settlement Hierarchy providing focus for residential development	Provision of residential development of a scale in accordance with the settlement	Core Strategy Site Allocations Development Plan Document	Christchurch and East Dorset Councils production of Development Plan Document and determination of planning applications	Private developers, Christchurch BC and East Dorset District Council via housing responsibility, Housing Corporation, Housing Associations
4 Key Strategy	KS 7, KS 8, KS 9, KS 10, KS 11, KS 12	Provide new homes in Christchurch within existing urban area and about 3,300 within existing urban areas in East Dorset Option with a further number in new neighbourhoods	Dwellings constructed	Core Strategy Site Allocations Development Plan Document	CBC and EDDC - production of Development Plan Document and determination of planning applications	Private developers, Christchurch BC and East Dorset District Council via housing responsibility, Housing Corporation, Housing Associations
6 Christchurch Urban Extension	UE 1	Locate housing, open space and retail / community facilities south of the railway line. Move allotments and suitable alternative natural green space to north of the railway line and	Mix and range of dwelling type provided to meet local need	Core Strategy Site Allocations Development Plan Document Through development of Roeshot Hill-private and public sector partnership	Christchurch BC- production of Development Plan Document and determination of planning applications	Private developer, Christchurch BC via housing responsibility, Housing

		move the overhead power cables underground					Corporation, Housing Associations
8 Wimborne and Colehill Housing and Town centre Options	WMC 1	Allocate land at Cuthbury Allotments, the Football Club and at St Margaret's Close for homes, medical facility, and a green corridor along the R Stour. Provision of Suitable Alternative Natural Greenspace required	Mix and range of dwelling type provided to meet local need	Core Strategy Site Allocations Development Plan Document	East Dorset DC- preparation of Development Plan Document and determination of planning applications	Private developer	
8 Wimborne and Colehill Housing and Town centre Options	WMC 2	New homes and open space at Leigh Park. Provision of Suitable Alternative Natural Greenspace required	Mix and range of dwelling type provided to meet local need.	Core Strategy Site Allocations Development Plan Document	East Dorset DC- preparation of Development Plan Document and determination of planning applications	Private developer	
8 Wimborne and Colehill Housing and Town centre Options	WMC 3	New homes and open space at Stone Lane. Provision of Suitable Alternative Natural Greenspace required	Mix and range of dwelling type provided to meet local need	Core Strategy Site Allocations Development Plan Document	East Dorset DC- preparation of Development Plan Document and determination of planning applications	Private developer	

8 Wimborne and Colehill Housing and Town centre Options	WMC 4	New homes, first school, neighbourhood centre and open space north of Wimborne, east and west of Cranborne Rd. Provision of Suitable Alternative Natural Greenspace required	Mix and range of dwelling type provided to meet local need	Core Strategy Site Allocations Development Plan Document	East Dorset DC- preparation of Development Plan Document and determination of planning applications	Private developer
8 Wimborne and Colehill Housing and Town Centre Options	WMC 5	New homes, new grounds for football and rugby clubs, allotments, open space and playing pitches south of Leigh Road. Provision of Suitable Alternative Natural Greenspace required	Mix and range of dwelling type provided to meet local need	Core Strategy Site Allocations Development Plan Document	East Dorset DC- preparation of Development Plan Document and determination of planning applications	Private developer
9 Corfe Mullen Housing and Centre Options	CM 1	Housing on northern edge of the village, including on Lockyers School Site	Mix and range of dwellings provided to meet local need	Core Strategy Site Allocations Development Plan Document Through development of sites-private and public sector partnership	EDDC- production of Development Plan Document and determination of planning applications	Private developer, East Dorset DC via housing responsibility, Housing Corporation, Housing Associations

9 Corfe Mullen Housing and Centre Options	CM 2	Housing on northern edge of the village, on land east of Violet Farm Close	Mix and range of dwellings provided to meet local need	Core Strategy Site Allocations Development Plan Document Through development of sites-private and public sector partnership	EDDC- production of Development Plan Document and determination of planning applications	Private developer, East Dorset DC via housing responsibility, Housing Corporation, Housing Associations
9 Corfe Mullen Housing and Centre Options	CM 3	Housing on northern edge of the village, on land on eastern end of recreation ground	Mix and range of dwellings provided to meet local need	Core Strategy Site Allocations Development Plan Document Through development of sites-private and public sector partnership	EDDC- production of Development Plan Document and determination of planning applications	Private developer, East Dorset DC via housing responsibility, Housing Corporation, Housing Associations
10 Ferndown and West Parley Housing and Town Centre Options	FWP 1	New homes on land at Holmwood.	Mix and range of dwellings provided to meet local need	Core Strategy Site Allocations Development Plan Document	East Dorset DC- preparation of Development Plan Document and determination of planning applications	Private developer

10 Ferndown and West Parley Housing and Town Centre Options	FWP 2	New homes on land north of Christchurch Rd, including Coppins Nursery, West Parley and provision of Suitable Alternative Greenspace required	Mix and range of dwellings provided to meet local need	Core Strategy Site Allocations Development Plan Document	East Dorset DC- preparation of Development Plan Document and determination of planning applications	Private developer
10 Ferndown and West Parley Housing and Town Centre Options	FWP 3	New homes land south of Christchurch Rd, west of New Rd, West Parley. Provision of Suitable Alternative Natural Greenspace required	Mix and range of dwellings provided to meet local need	Core Strategy Site Allocations Development Plan Document	East Dorset DC- preparation of Development Plan Document and determination of planning applications	Private developer
10 Ferndown and West Parley Housing and Town Centre Options	FWP 4	New homes, foodstore, small shops, park, environmental improvement to New Road shopping area and improvements to Parley Cross Roads. Provision of Suitable Alternative Natural Greenspace required	Mix and range of dwellings provided to meet local need	Core Strategy Site Allocations Development Plan Document	East Dorset DC- preparation of Development Plan Document and determination of planning applications	Private developer

11 Verwood and West Moors Housing and Town Centre options	VWM 1	New homes on north western edge of town involving land to the west of Trinity School. Provision of Suitable Alternative Natural Greenspace	Mix and range of dwellings provided to meet local need	Core Strategy Site Allocations Development Plan Document	East Dorset DC- preparation of Development Plan Document and determination of planning applications	Private developer
11 Verwood and West Moors Housing and Town Centre options	VWM 2	New homes on the north western edge of the town involving land west of Eastworth Road. Provision of Suitable Alternative Natural Greenspace	Mix and range of dwellings provided to meet local need	Core Strategy Site Allocations Development Plan Document	East Dorset DC- preparation of Development Plan Document and determination of planning applications	Private developer
11 Verwood and West Moors Housing and Town Centre options	VWM 3	New homes on the south western edge of the town involving land to the south of Howe Lane. Provision of Suitable Alternative Natural Greenspace	Mix and range of dwellings provided to meet local need	Core Strategy Site Allocations Development Plan Document	East Dorset DC- preparation of Development Plan Document and determination of planning applications	Private developer
11 Verwood and West Moors Housing and Town Centre options	VWM 4	New homes on the south western edge of the town involving land south of Manor Road. Provision of Suitable Alternative Natural Greenspace	Mix and range of dwellings provided to meet local need	Core Strategy Site Allocations Development Plan Document	East Dorset DC- preparation of Development Plan Document and determination of planning applications	Private developer

13 Meeting Local Needs	LN 1	Dwelling size and mix as identified by SHMA	Mix and range of dwelling type provided to meet local need	Core Strategy Site Allocations Development Plan Document	Christchurch BC and East Dorset DC- production of Development Plan Document and determination of planning applications	Private developers, Christchurch BC and East Dorset District Council via housing responsibility, Housing Corporation, Housing Associations
13 Meeting Local Needs	LN 5	New housing will be built to Living Space Standards defined in a Supplementary Planning Document	Housing built to appropriate space standards	Core Strategy	Christchurch and East Dorset DC - determination of planning applications	Private developers,
13 Meeting Local Needs	LN 8	Criteria to assess proposals for Gypsy, Travellers and Travelling Show People sites	Provision of sites	Core Strategy Gypsy and Traveller Site Allocations Development Plan Document	Christchurch and East Dorset DC - determination of planning applications	DCC
13 Meeting Local Needs	LN 9	The overall target for affordable housing will be 35% of all new residential development	Percentage of affordable housing provided	Core Strategy Site Allocations Development Plan Document	Christchurch and East Dorset DC - determination of planning applications	Private developers, Christchurch BC and East Dorset District Council via housing responsibility, Housing

13 Meeting Local Needs	LN 16	Exceptionally, land adjoining the defined rural and urban settlements which would otherwise be considered inappropriate for development, may be developed in order to provide affordable housing in perpetuity	Provision of sites and construction of dwellings	Core Strategy	Christchurch and East Dorset DC - determination of planning applications	Corporation, Housing Associations Christchurch BC and East Dorset District Council via housing responsibility, Housing Corporation, Housing Associations
13 Meeting Local Needs	LN 18	Facilities and services will be provided to support the existing population as well as the growth in population and changes in the age profile- in accordance with the Settlement Hierarchy	Range of facilities and services provided	Core Strategy	Christchurch and East Dorset DC - determination of planning applications	Christchurch/East Dorset DC partnership working with property owners/developers and public bodies Private sector Developer contributions

17.10 Objective 6, To help our communities to travel less and to travel more easily by a range of choices-Development will be located in the most accessible locations, focused on prime transport corridors and town centres. New residential development will be located either close to existing facilities, or where good transport links exist to such facilities. **Prime transport corridors** will be developed in the short term on the A35 and A337 in Christchurch, the A348 in East Dorset, and the B3073 between the two areas. In the medium term, further prime transport corridors will be developed in

East Dorset on parts of the A347, A349, B3074 and B3072, and corridors north of the A31. Significant **transport improvements** are proposed at Canford Bottom Roundabout, A31 Merley to Arneysford (dualling), and B3073/A338 airport transport improvements. The overall aim will be to reduce congestion in key locations, by reducing the need to travel and encouraging public transport use, walking and cycling as alternatives to the car.

Section	Policy Number(s)	Policy	Key Outcomes	How will these be delivered?	Who is responsible?	Funding
4 Key Strategy	KS 1	Settlement Hierarchy	Development in accessible locations	Core Strategy Site Allocations Development Plan Document Site Specific Development Brief	Christchurch BC and East Dorset DC -preparation of Development Plan Document and determination of planning applications	Private sector
4 Key Strategy	KS 19	Encouraging low carbon travel and reducing the need to travel	Reduction in use of cars by the following: Development of Prime Transport Corridors Short term(within the first five years of the plan period) – Corridors through existing built up areas	Core Strategy LTP3	Dorset CC, Christchurch BC and East Dorset DC Determination of planning applications	LTP funds Developer contributions

			<p>B3074 Poole to Corfe Mullen (identified in Local Transport Plan2)</p> <p>Long term (within 11-15 years of the plan period)</p> <p>Corridors north of the A31</p> <p>A347 Northbourne roundabout to A348 junction</p> <p>Enhancement of railway stations to encourage use</p> <p>Travel Plans</p> <p>Community Travel</p> <p>Exchanges in rural area-opportunities for community schemes and improved public transport</p> <p>Improvements of rights of way network around and between the suburban areas and villages</p>			
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4 Key Strategy	KS 21	<p>Improvements to connectivity</p>	<p>Traffic management measures on roads other than Strategic Road Network</p> <p>Achievement of improved journey times by the following :</p> <ul style="list-style-type: none"> – Short Term (2010 / 11) – The following improvement is required to relieve existing congestion – Canford Bottom roundabout junction improvement – Medium Term (2014 – 2019) <p>The following improvements are required to accommodate the proposed Christchurch Urban Extension and</p>	Core Strategy LTP3 Site Allocations Development Plan Document	Dorset CC, Christchurch BC and East Dorset DC Determination of planning applications	LTP funds Developer contributions Government funding
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			<p>general housing growth in the Borough to 2027.</p> <p>A35 Route Improvements / Christchurch</p> <p>A35 Fountain Roundabout Improvements</p> <p>A35 Stony Lane Roundabout Improvements</p> <p>A35 Sainsbury's Roundabout</p> <p>A35 Urban Extension Access Improvements</p> <p>A35 Staple Cross (Salisbury Road) Access Improvements</p> <p>Medium Term to Long Term (2014 to post 2019)</p> <p>A31(T) dualling across the conurbation (Merley to Ameysford) which</p>			
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5 Christchurch and Highcliffe Centres	CH 1	Define Christchurch Town Centre and Vision	<p>Improvements will take place in the town centre, extending the retail</p>	Core Strategy	Christchurch BC	Christchurch BC partnership working property owners/developers
<p>is required to accommodate future development.</p> <p>The following improvements are required to accommodate further development at the Airport business park, the operational airport and if new neighbourhoods are provided at West Parley or south of Ferndown.</p> <p>B3073 improvements Parley Cross to A338 Cooper Dean</p> <p>Other strategic transport schemes are likely to be identified as part of the South East Dorset Multi Modal Transport Study</p>						

6 Christchurch Urban Extension	UE 1, UE 2, UE 3, UE 4	Allocate land for residential development	offer and providing facilities and services in a sustainable location	Transport improvements will take place to serve Roeshot Hill	Core Strategy Site Allocations Development Plan Document	Christchurch BC-determination of planning applications Dorset CC, public transport and transport planning	Private developer	Private sector
7 Bournemouth Airport	BA 6	Transport improvements required to deliver a level of development	Transport improvements will occur to serve the airport and business park Improvements to Parley Cross Roads, Chapel Gate Roundabout and Blackwater Junction. Hurn Roundabout improvements / southern bypass.	Transport improvements will occur to serve the airport and business park Improvements to Parley Cross Roads, Chapel Gate Roundabout and Blackwater Junction. Hurn Roundabout improvements / southern bypass.	Core Strategy South East Dorset Contributions Policy	Christchurch BC-determination of planning applications Dorset CC, public transport and transport planning Bus companies Manchester Airports Group LTP3 Airport Master Plans	Manchester Airports Group South East Dorset Contributions Policy	

7 Bournemouth Airport	BA 7, BA 8	Transport improvements required to deliver a level of development	Improvements to Parley Cross Roads, Chapel Gate Roundabout, Hurn Roundabout and Blackwater Junction.	<p>Additional high occupancy lane on the B3073 tracking the current road alignment.</p> <p>Widening of the A338 from Cooper Dean to Blackwater.</p> <p>Improvements to the B3073 will be delivered with enhancements to public transport services and cycle routes serving the airport and North East, North West business parks.</p> <p>Provision of off carriageway cycle lane adjacent to the A338 providing access to Bournemouth</p>	Core Strategy South East Dorset Contributions Policy	Christchurch BC-determination of planning applications	Manchester Airports Group South East Dorset Contributions Policy
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8 Wimborne and Colehill Housing and Town Centre	WMC 8	Define Wimborne Town Centre and Vision	Improvements will take place in the town centre, extending the retail offer and providing facilities and services in a sustainable location and including public transport improvements	Core Strategy	East Dorset DC	East Dorset DC partnership working property owners/developers Private sector
			Improvements to the B3073 will be delivered with enhancements to public transport services and cycle routes serving the airport and North East, North West business parks. Provision of off carriageway cycle lane adjacent to the A338 providing access to Bournemouth. These proposals are more likely to be delivered than the Option above		Dorset CC, public transport and transport planning Bus companies Manchester Airports Group LTP3 Airport Master Plans	

8 Wimborne/Colehill Housing and Town Centres	WMC 9	The Allenview area will be used as a new home for East Dorset District Council, public parking and a community hall	Improvements occur to the public realm	Core Strategy	East Dorset DC	East Dorset DC partnership working property owners/developers Private sector
8 Wimborne/Colehill Housing and Town Centres	WMC 10	The Allenview area will be used for a new community centre, a new Wimborne market, reduced number of car parking spaces, public gardens and commercial use	Improvements occur to the retail offer and to the public realm	Core Strategy	East Dorset DC	East Dorset DC partnership working property owners/developers Private sector
10 Ferndown and West Parley Housing and Town centre	FWP 8	Define Ferndown Town Centre and Vision	Improvements will take place in the town centre, extending the retail offer and providing facilities and services in a sustainable location and including public transport improvements.	Core Strategy	East Dorset DC	East Dorset DC partnership working property owners/developers Private sector

11 Verwood and West Moors Housing and Centre Options	VWM 6, VWM 9	Define Verwood Town Centre and Vision and West Moors District Centre Vision	Improvements will take place in Verwood town centre and West Moors district centre, extending the retail offer and providing facilities and services in a sustainable location and including public transport improvements	Core Strategy	East Dorset DC	East Dorset DC partnership working property owners/developers Private sector
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17.11 Objective 7, To help our communities thrive and to help people support each other-The main town centres of Christchurch, Wimborne, Ferndown and Verwood will be the focus for commercial, retail and community facilities, with District centres and villages playing a supporting role. **New facilities and services** will be developed along side new neighbourhoods, and associated facilities will be provided as part of new employment development at Ferndown and Bournemouth Airport.

Section	Policy Number(s)	Policy	Key Outcomes	How will these be delivered?	Who is responsible?	Funding
4 Key Strategy	KS 1	Settlement Hierarchy	Development will take place in accordance with the designation of the settlement within the hierarchy	Core Strategy Site Allocations Development Plan Document Site Specific Development Brief	Christchurch BC and East Dorset DC -preparation of Development Plan Document and determination of planning applications	Private sector

4 Key Strategy	KS 14, KS 16	Town centre hierarchies	Retail and commercial development takes place in town centres, in accordance with their size	Core Strategy Christchurch BC and East Dorset DC determination of planning applications	Christchurch BC and East Dorset DC	Private sector
4 Key Strategy	KS 18	Provision for additional retail floorspace	Additional retail floorspace is provided	Core Strategy Christchurch BC and East Dorset DC determination of planning applications	Christchurch BC and East Dorset DC	Private sector
5 Christchurch and Highcliffe Centres	CH 1	Define Christchurch Town Centre and Vision	Improvements occur to the retail offer and to the public realm	Core Strategy Site Specific Development Brief	Christchurch BC	Private sector
5 Christchurch and Highcliffe Centres	CH 10	Define Highcliffe District Centre Vision	Improvements occur to the retail offer and to the public realm	Core Strategy	Christchurch BC CBC partnership working property owners/developers	Private sector
6 Christchurch Urban Extension	UE 1, UE 2, UE 3, UE 4	Provision of a community hall, allotments, health centre and small retail units	Facilities are provided through development of Roeshot Hill	Site Allocations Development Plan Document	Christchurch BC -preparation of Development Plan Document and	Private developer, PCT and local community

8 Wimborne and Colehill Housing and Town Centre	WMC 1	New neighbourhood at Cuthbury Allotments. Provision of new medical facilities, relocation of allotments and of football club	New medical facility, relocation of allotments and of football club provided thorough the development of Cuthbury allotments	Core Strategy Site Allocations Development Plan Document	determination of planning applications	Private developer
8 Wimborne and Colehill Housing and Town Centre	WMC 2	New homes at Leigh Park, relocation of rugby club	Relocated rugby club	Core Strategy Site Allocations Development Plan Document	East Dorset DC- preparation of Development Plan Document and determination of planning application	Private developer
8 Wimborne and Colehill Housing and Town Centre	WMC 5	New homes and sports play area, south of Leigh Rd	New ground for football and rugby clubs	Core Strategy Site Allocations Development Plan Document	East Dorset DC- preparation of Development Plan Document and determination of planning application	Private developer
8 Wimborne and Colehill Housing and Town Centre	WMC 8	Define Wimborne Town Centre Vision	Improvements occur to the retail offer and to the public realm	Core Strategy	East Dorset DC	East Dorset DCpartnership working property owners/developers
8 Wimborne/Colehill Housing and Town Centres	WMC 9	The Allenview area will be used as a new home for East Dorset District	Improvements occur to the public realm	Core Strategy	East Dorset DC	East Dorset DC partnership working property owners/developers

8 Wimborne/Colehill Housing and Town Centres	WMC 10	Council, public parking and a community hall. The Allenview area will be used for a new community centre, a new Wimborne market, reduced number of car parking spaces, public gardens and and commercial use	Improvements occur to the retail offer and to the public realm	Core Strategy	East Dorset DC	Private sector East Dorset DC partnership working property owners/developers Private sector
9 Corfe Mullen Housing and Centre Options	CM 1	Land on northern edge of village, including Lockyer's Middle school site. Provision of retail and community facilities, redevelopment/relocation of Lockyer's School	Facilities are provided through the development of land	Core Strategy Site Allocations Development Plan Document	East Dorset DC- preparation of Development Plan Document and determination of planning application	Private developer, local community
9 Corfe Mullen Housing and Centre Options	CM 2	Land on northern edge of village, east of Violet Farm Close. Relocation of allotments	Relocation of allotments and additional provision	Core Strategy Site Allocations Development Plan Document	East Dorset DC- preparation of Development Plan Document and determination of planning application	Private developer, local community

9 Corfe Mullen Housing and Centre Options	CM 3	Land on northern edge of village, on eastern end of Recreation Ground	Relocation of recreation ground, redistributing open space and additional provision	Core Strategy Site Allocations Development Plan Document	East Dorset DC- preparation of Development Plan Document and determination of planning application	Private developer, local community
10 Ferndown and West Parley Housing and Town Centre Options	FWP 4	Provision of convenience food store and small shops, east of New Rd, West Parley	Improvements occur to the retail offer	Core Strategy	East Dorset DC	Private developer
10 Ferndown and West Parley Housing and Town Centre Options	FWP 8	Define Ferndown Town Centre Vision	Improvements occur to the retail offer and to the public realm. Facilities and services will continue to be located here	Core Strategy	East Dorset DC	East Dorset DC partnership working property owners/developers Private sector
11 Verwood and West Moors Housing and Centre Options	VWM 6, VWM 9	Define Verwood Town Centre Vision and West Moors District Centre Vision	Improvements occur to the retail offer and to the public realm. Facilities and services will continue to be located here	Core Strategy	East Dorset DC	East Dorset DC partnership working property owners/developers Private sector
14 Meeting Local Needs	LN 18	Facilities and services will be provided to support the existing population as well as the growth in population and	A range of facilities and services are provided	Core Strategy	Christchurch BC and East Dorset DC - determination of planning applications	Christchurch BC and East Dorset DC -partnership working with property owners/developers and public bodies

		changes in the age profile- in accordance with the Settlement Hierarchy				Private sector Developer contributions
15 Creating Prosperous Communities	PC 15	Safeguard retail uses in local shopping areas	Retail units are maintained	Core Strategy	Christchurch BC and East Dorset DC - determination of planning applications	N/A

17.12 Monitoring

17.13 The Core Strategy must show that it can be monitored. The policies will be set out against the objectives together with indicators, once the Options become Policies.

17.14 The Annual Monitoring Report which is already produced by the Councils will be used to monitor the policies. This document will enable the Councils to gauge the rate of development and whether the targets and, therefore, the objectives are being met. Using the Annual Monitoring Report will enable indicators and targets to be updated annually to ensure they are relevant. The Local Transport Plan will be used to monitor transport projects.

17.15 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.