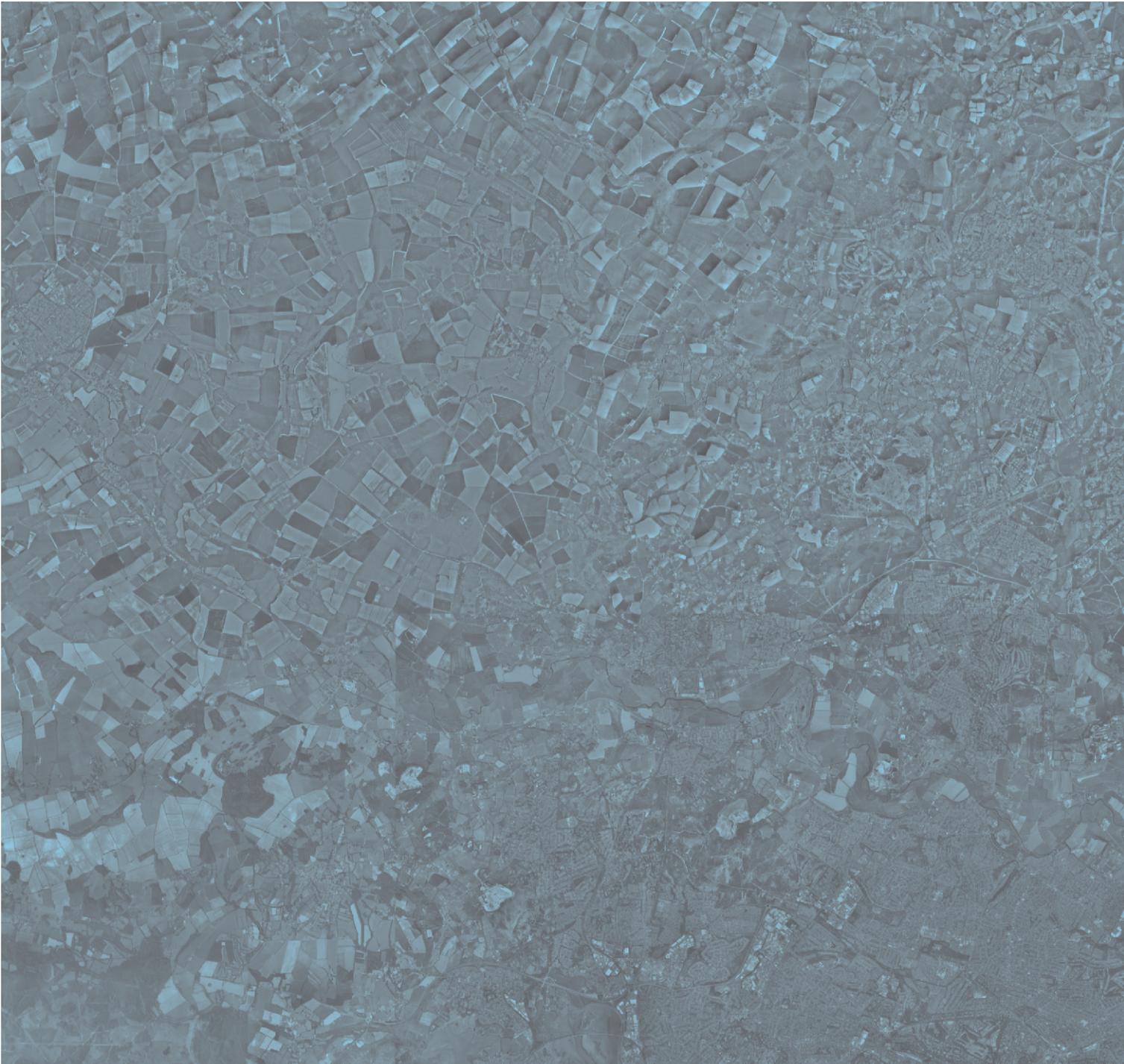
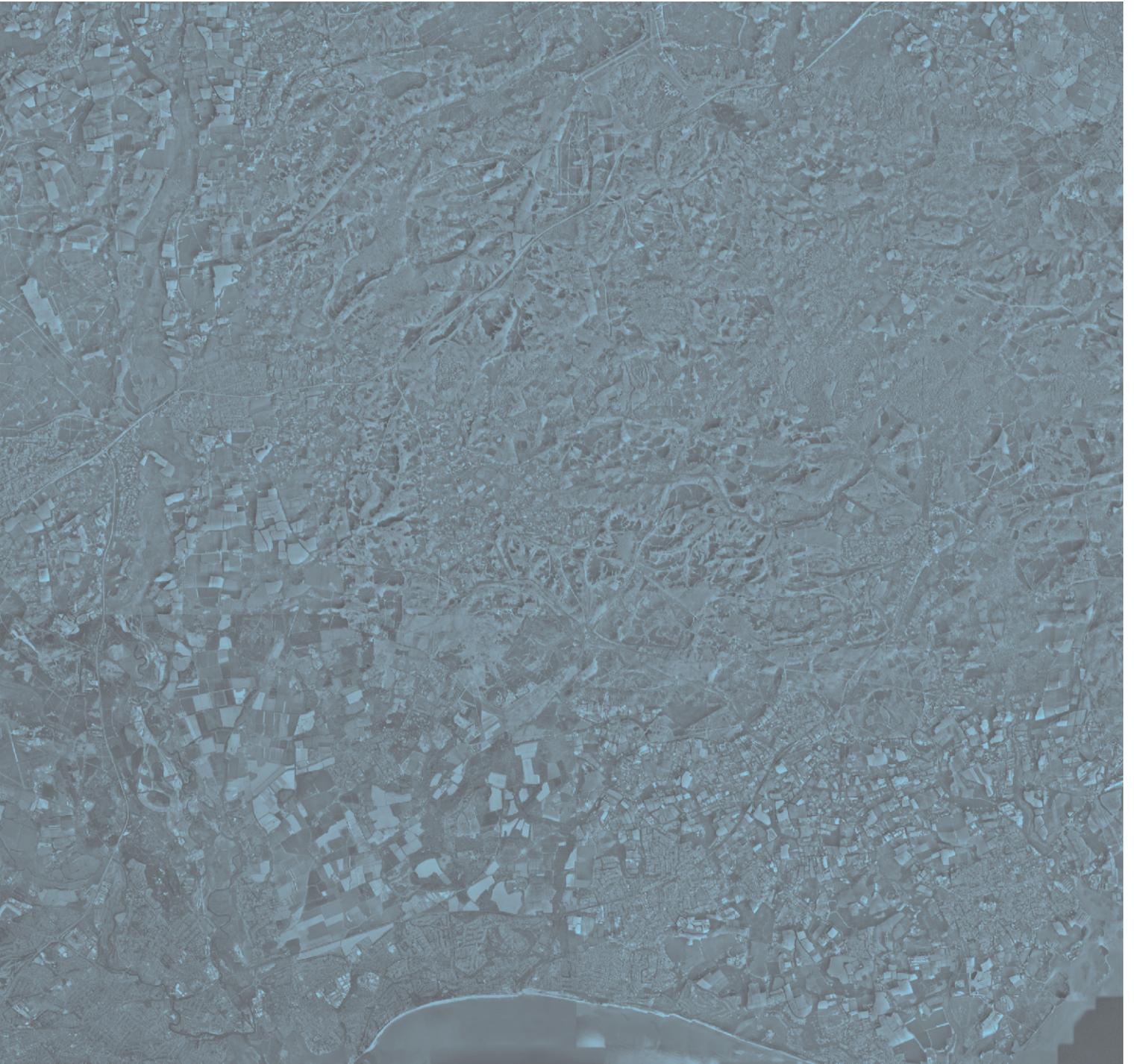


05 EXISTING DEVELOPMENT PROPOSALS AND PROMOTIONS





05 EXISTING DEVELOPMENT PROPOSALS AND PROMOTIONS

Introduction

Within each area of search are a number of individual land ownerships and parcels of land that are being promoted for development. Many of these sites have been included within the East Dorset District Council's Strategic Housing Land Availability Assessment (SHLAA) where landowners and developers have suggested their land as future suitable housing locations that they consider are deliverable and developable. This section does not seek to cover every single landownership within the area of search. Instead, it examines the key sites which could potentially deliver housing and that have been promoted in the SHLAA.

However, whilst this is a consideration, location for development must also be balanced alongside other considerations including constraints, transport etc which are analysed in the following sections.

North Verwood

Land to the north of Eastworth Farm, Eastworth Road, Verwood (SHLAA Reference 3/22/0097)

This SHLAA site covers the whole of the area of search for the north. The site is 29.41 hectares and could provide up to 350 homes if developed at a density of 30 dwellings per hectare. Part of the site lies within 400m of protected heathland and is, therefore, not suitable for residential development, and part of the site is allocated for a Middle School. The land slopes gently but this is not considered to be a constraint to development.

South Verwood

Land adjacent to Cranebrook Manor (SHLAA Reference 3/22/0049)

The site covers 5.28 hectares and comprises two fields currently in use as horse paddocks. The land is generally flat and is accessed via St Michael's Road. It is thought that the site could accommodate approximately 150 dwellings if built out at an average of 30 dwellings per hectare. The River Crane to the south of the site is an SSSI for its water quality.

Land at Howe Lane

(SHLAA Reference 3/22/0152)

This site is 1.26 hectares and is located at the end of Howe Lane to the south of a narrow access drive which connects Howe Lane to Manor Road. It is estimated that the site has the potential for around 40 dwellings. The site is adjacent to SHLAA reference 3/22/0049. The site is generally level with a small area of woodland at the western end.

Land adjacent Howe Lane (SHLAA 3/22/0632)

The site is 1.44 hectares and slopes gently upwards towards the east. It is located adjacent to Verwood Church of England First School and Emmanuel Church of England Middle School. There is access to the site off of Howe Lane, and it is thought the land could accommodate approximately 30 dwellings.

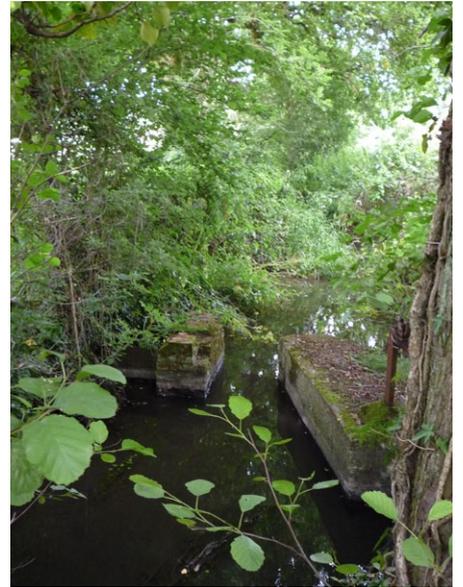


Land to the north of Eastwood Farm

EAST DORSET HOUSING OPTIONS
MASTERPLAN REPORT



Land adjacent to Cranebrook Manor



The River Crane to south of Cranebrook Manor



Land adjacent to Howe Lane

Summary

Several areas of land are being promoted for development in both locations through the SHLAA document. Land that is being promoted for development has a higher likelihood of being developed for housing and associated uses in the timescales envisaged.

However, this must be balanced with the need to create sustainable communities and not all of the locations being promoted will prove to meet sustainability objectives. Furthermore, the quantum of development being put forward on each site is based on high level density assumptions, which may not always be suitable for the particular location. An analysis of density will be undertaken later in this report.

Overall an understanding of the land that is potentially coming forward for development is a useful starting point, but it must be tested against a number of criteria, including:

- Constraints, including;
 - Landscape
 - Ecology
 - Archaeology
 - Flooding
 - Infrastructure
- Accessibility, including;
 - Roads
 - Public Transport
 - Walking and Cycling

- Townscape

The following sections examine the above in more detail, culminating in a section entitled 'identified land for consideration' which defines the areas that we consider are suitable to accommodate the new neighbourhoods. This section will not only summarise the constraints identified above, but also advise on the need for place-making which helps focus on the areas that are best suited to the creation of sustainable communities.



Housing adjacent to Howe Lane