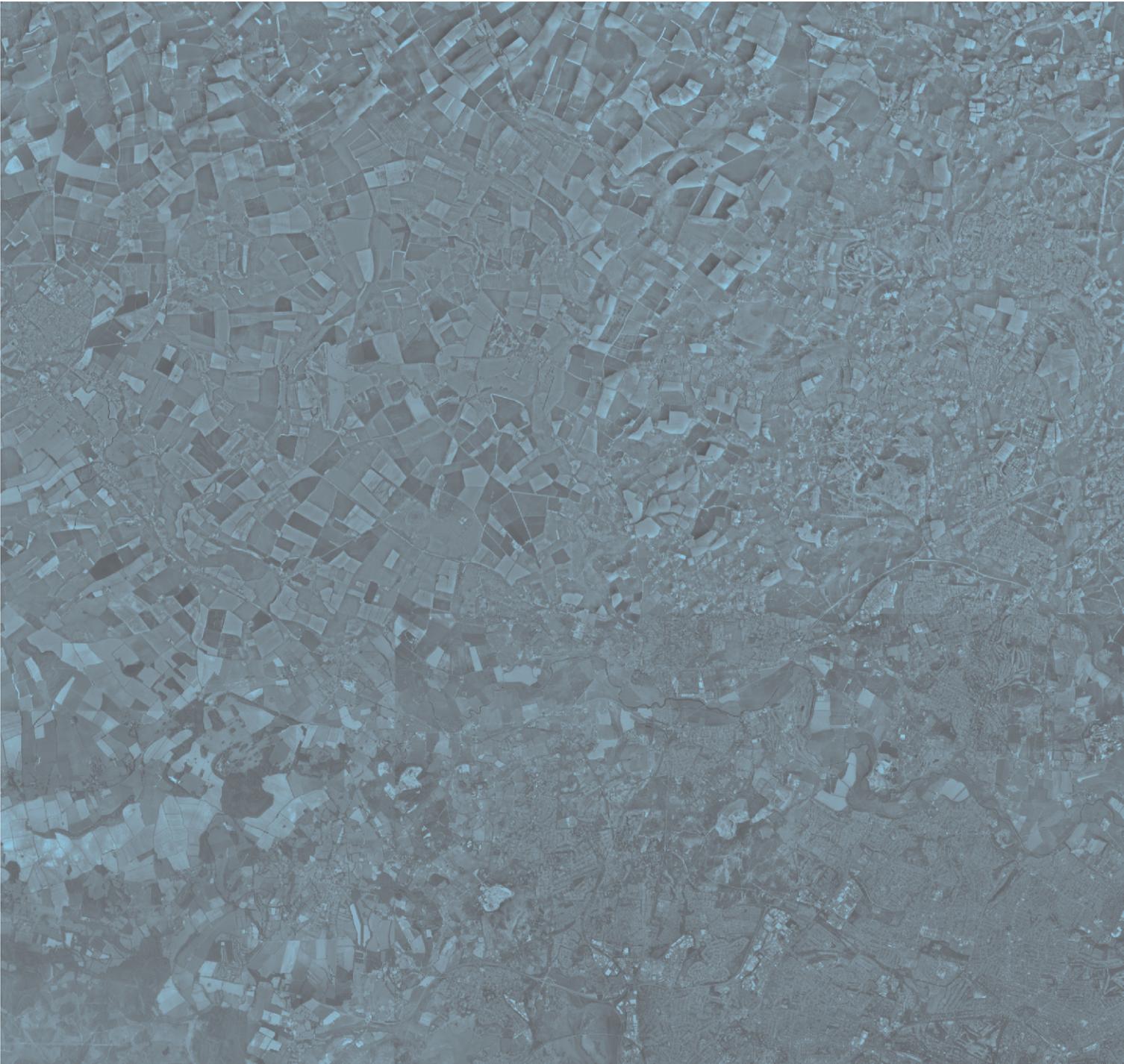
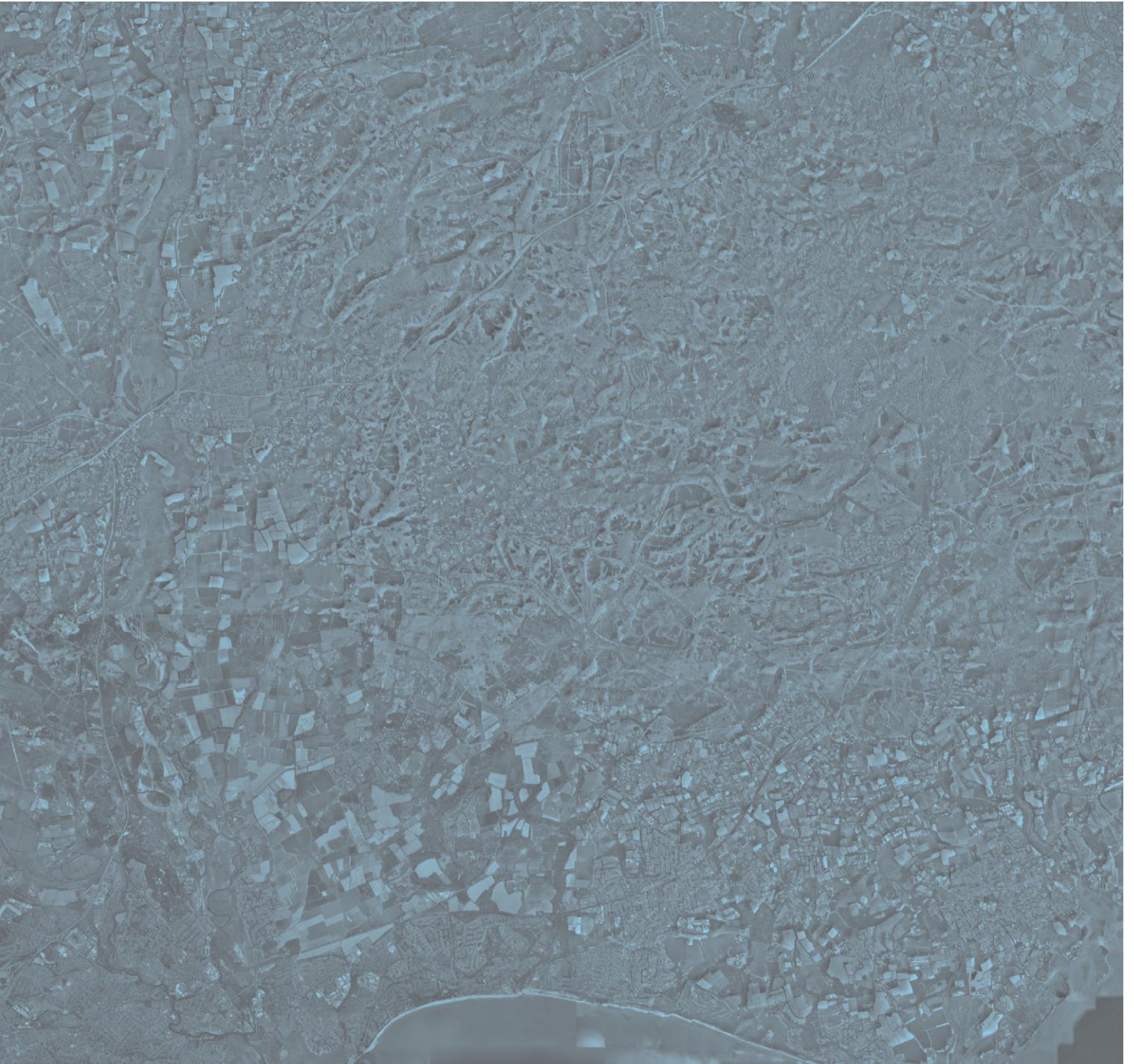


10 LAND USE AND INFRASTRUCTURE REQUIREMENTS





LAND USE AND INFRASTRUCTURE REQUIREMENTS

Introduction

This section explores some of the main land use and infrastructure requirements of the new neighbourhoods. This assessment is relatively high level, largely based on the fact that there is no “top-down” housing requirement figure to work from and there are a mixture of large and small sites scattered across an area of search, making a detailed “land use budgeting” approach difficult.

Instead, this is a “bottom up” constraints based exercise that identifies potential site development capacities and general site/ town wide land use requirements, whilst still remaining flexible to future changes in policy and local decision making processes.

This section firstly explains the approach to calculating the site capacities, secondly sets out the key issues relating to the additional community infrastructure requirements and thirdly provides site capacities and infrastructure requirements relating to each of the individual sites and combined areas of search.

Site capacities

In order to understand the possible development capacities of each site and the areas of search as a whole, we undertook the following:

1. Measured the area of each identified development site (as identified in the previous section)
2. Multiplied this by a gross residential density of 20 dwellings per hectare (dph) to ascertain a housing figure.

The standard measurement of residential development is usually net density and should (according to Annex B of PPS3) incorporate only those areas that will be developed for housing and directly associated uses (including access roads within the site, private garden space, car parking areas, incidental open space, landscaping and children’s play). Although no longer given as a minimum requirement in PPS3, an appropriate average net density is considered to be around 30 dph. An assessment of certain areas within other settlements in East Dorset (such as Wimborne Minster) showed that much of the development here averaged around 30 dph. Although other locations, such as Verwood, fall below this threshold, it could be argued that they have followed less sustainable patterns of development in the last few decades and that the creation of sustainable communities, with walkable facilities and reliable public transport will require future density levels to be higher than those that exist today.

However, applying an average residential density of 30 dph to the sites would imply that they will only comprise housing. The achievement of mixed use sustainable communities will require not just housing, but potentially other uses including schools, local shops, health/ community centres, sports fields and parks. At this stage, the precise requirement, location and size of each is not known and may

change over the course of the Core Strategy’s development and, therefore, the achievement of housing at 30dph as well as the supporting community infrastructure will require a gross density measurement to be applied across the sites to account for this. An average gross residential density of 20 dph is generally recognized to equate to a net density of 30 dph and has been used in this assessment.

3. Multiplied the number of homes by an average household size of 2.46 to ascertain the population from the development.

The population generated from the housing figure is dependent on the assumptions made in relation to future household population size. There are a number of schools of thought on this matter, including:

- CLG’s Household Projections to 2031. This work predicted that household sizes will fall over the next 20 years as a result of an increase in one person households, driven by people moving out of home but not into a family home, higher divorce rates etc. These projections forecast average household sizes of 2.16 by 2026.
- Existing household size. Existing household sizes in the district average out at 2.32 people/ dwelling.
- New development. This takes the view that large scale new developments tend to attract families who move there and grow in size. This point is proven somewhat in Verwood itself where large numbers of family homes have been built, thus resulting in larger household sizes. The average household size in Verwood is 2.46 people/ dwelling.
- It is considered that the new neighbourhood developments in Verwood will include a large number of family homes and that the town’s average household size would be the

most appropriate to use. Therefore, household sizes of 2.46 have been applied to generate a population from the developments.

Additional community infrastructure

As stated above, each development could contain a number of uses in addition to housing. Such uses are likely to include:

- Local shops – An important factor in the creation of sustainable communities is the provision of local facilities and services that are in close proximity to where people live, thus enabling them to be able to walk to such areas, thus serving their day-to-day needs in a sustainable way. New neighbourhoods will need to have access to a level of services to achieve this objective. In the case of Verwood, it is considered that the developments would not be of a sufficient scale to warrant additional local shops within. Indeed, Verwood North lies in relatively close proximity to the town's

existing shops.

- Schools – The increasing population is likely to require additional school provision where there is no current capacity in the existing schools. In order to understand the existing education situation and future requirements needed as a result of the additional population housed in the new neighbourhoods, several meetings were held with the Education Authority (Dorset County Council). Overall, the schools in East Dorset are based on a three tier pyramid structure comprising first schools (for 4-9 years), middle schools (9-13 years) and upper schools (13-16 years). The adjoining authority of Purbeck also has an existing three tier structure, and has recently been the subject of a review by the Education Authority. It is considered that Purbeck may change to a two tier structure (primary and secondary schools). The issue of education could, therefore, be complicated by the fact

that pupil attendance is not defined by administrative boundaries, but by a combination of feeder schools and parent choice and pupils who live in East Dorset can attend schools outside of the district and vice-versa.

Possible school requirements for Verwood are set out later in this section.



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- Community centres - These play an important role in providing a focal point for club activities, local group events and social interaction. In order to understand the community hall requirements within each new neighbourhood, we met with community officers at East Dorset District Council to identify likely need.

"The Hub" provides the town with an existing large, high quality community centre facility and it is considered that no further provision is needed.

- Employment – Access to jobs is a key factor in the creation of sustainable communities. In order to understand the local economy, the existing economic situation in the area and future requirements, we held a meeting with the Economic Development Officer at East Dorset District Council.

However, it is considered that given the sites' size, locations and contexts, employment is unlikely to be an appropriate land use.



- **Open space** - Open space, sport and recreation provision are key ingredients of any community. In developing new communities, such provision needs to provide the opportunity to recreate formally and informally throughout the year. It must also provide for all ages. Furthermore, it should be of a high quality to encourage people to use it as well as be in locations that are easily accessible and safe. Such provision also helps in terms of “place-making” with open space in particular helping to shape the character of a development. Open space, sport and recreation will be an important feature of the new neighbourhood. In May 2007, Inspace Planning Ltd produced a Planning Policy Guidance 17 (PPG17) compliant study for EDDC. The study examined existing provision and set standards for future development in the district. It provided standards in terms of quantum, as set out in the table (right).
- In addition, as noted earlier, the Dorset Heaths are vulnerable to the effects that result from urban development in the

vicinity. As a result no development can take place within 400m of the edges of the Dorset Heaths and any residential development within 5km should provide Suitable Alternative Natural Greenspace (SANG) in accordance with Natural England's requirements. In calculating the required amount and nature of suitable accessible natural green space it will be important not to double count SANGs and natural/semi natural greenspace (as part of a general open space requirement).

Type of open space provision	Standard (ha/ 1,000 people)
Recreation grounds and public gardens	0.5
Natural and semi-natural green space	1
Amenity green space	0.5
Children and young people's space	0.25
Allotments	0.25
Outdoor active sports space	1.25
Total	3.75



VERWOOD NORTH: LAND USE AND INFRASTRUCTURE REQUIREMENTS

Location	Suitable Areas for Development	Units	Population
	(ha)	(20 dph)	(2.46 people / home)
Verwood North			
1) Land west of Trinity School	1.63	33	80
2) Land west of Eastworth Road	9.44	189	464
Total	11.07	222	544

Site Capacities

The site capacities for Verwood North are set out in the table (above).

Overall, the table shows that the Verwood North area of search provides around 11.07ha of developable land. This area of land could provide for around 220 dwellings and a population of around 550 people.

Additional community infrastructure

Possible social and community infrastructure requirements for Verwood North are set out below.

- Possible new secondary school at Verwood. Potential site already identified and purchased by Dorset County Council next to existing Emmanuel School.
- Sports, recreation and open space (2.04ha)*.
- SANGs (between 4.36ha and 8.71ha)*.

*As noted on the previous page, in calculating greenspace requirements it will be important not to double count SANGs and Natural/Semi natural greenspace (as part of a general open space requirement). The calculations above represent maximum possible requirements.

VERWOOD SOUTH: LAND USE AND INFRASTRUCTURE REQUIREMENTS

Location	Suitable Areas for Development	Units	Population
	(ha)	(20 dph)	(2.46 people/ home)
Verwood South			
1) Land south of Howe Lane	1.03	21	51
2) Land south of Manor Road	8.23	165	405
Total	9.26	185	456

Site Capacities

The site capacities for Verwood South are set out in the table below.

Overall, the table shows that the Verwood South area of search provides around 9.26ha of developable land. This area of land could provide for around 185 dwellings and a population of around 460 people.

Additional community infrastructure

Possible social and community infrastructure requirements for Verwood North are set out below.

- Possible new secondary school at Verwood. Potential site already identified and purchased by Dorset County Council next to existing Emmanuel School, to the west of the area of search.
- Sports, recreation and open space (1.71ha)*.
- SANGs (between 3.64ha and 7.29ha)*.

*As noted on the previous page, in calculating greenspace requirements it will be important not to double count SANGs and Natural/Semi natural greenspace (as part of a general open space requirement). The calculations above represent maximum possible requirements.