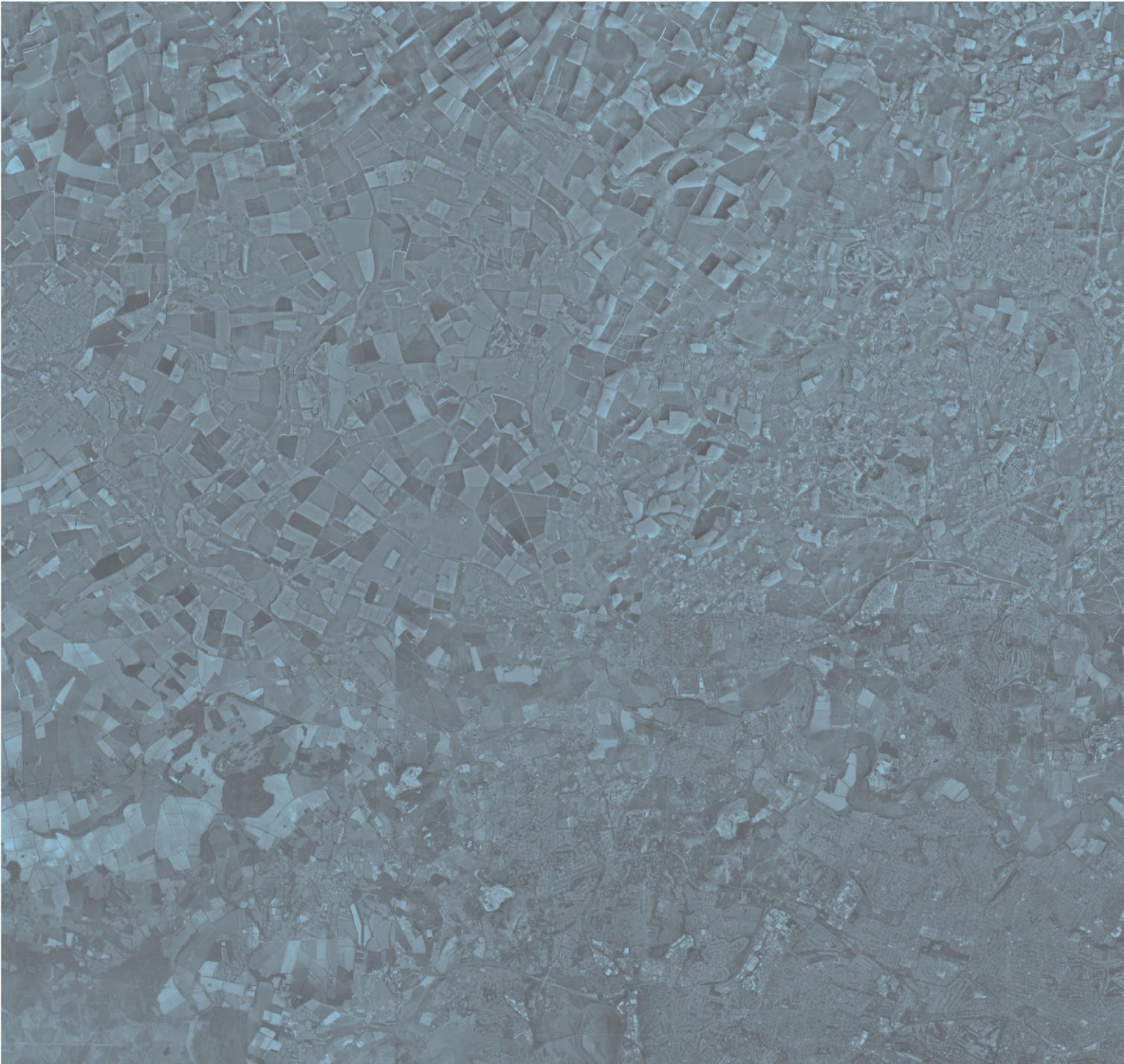
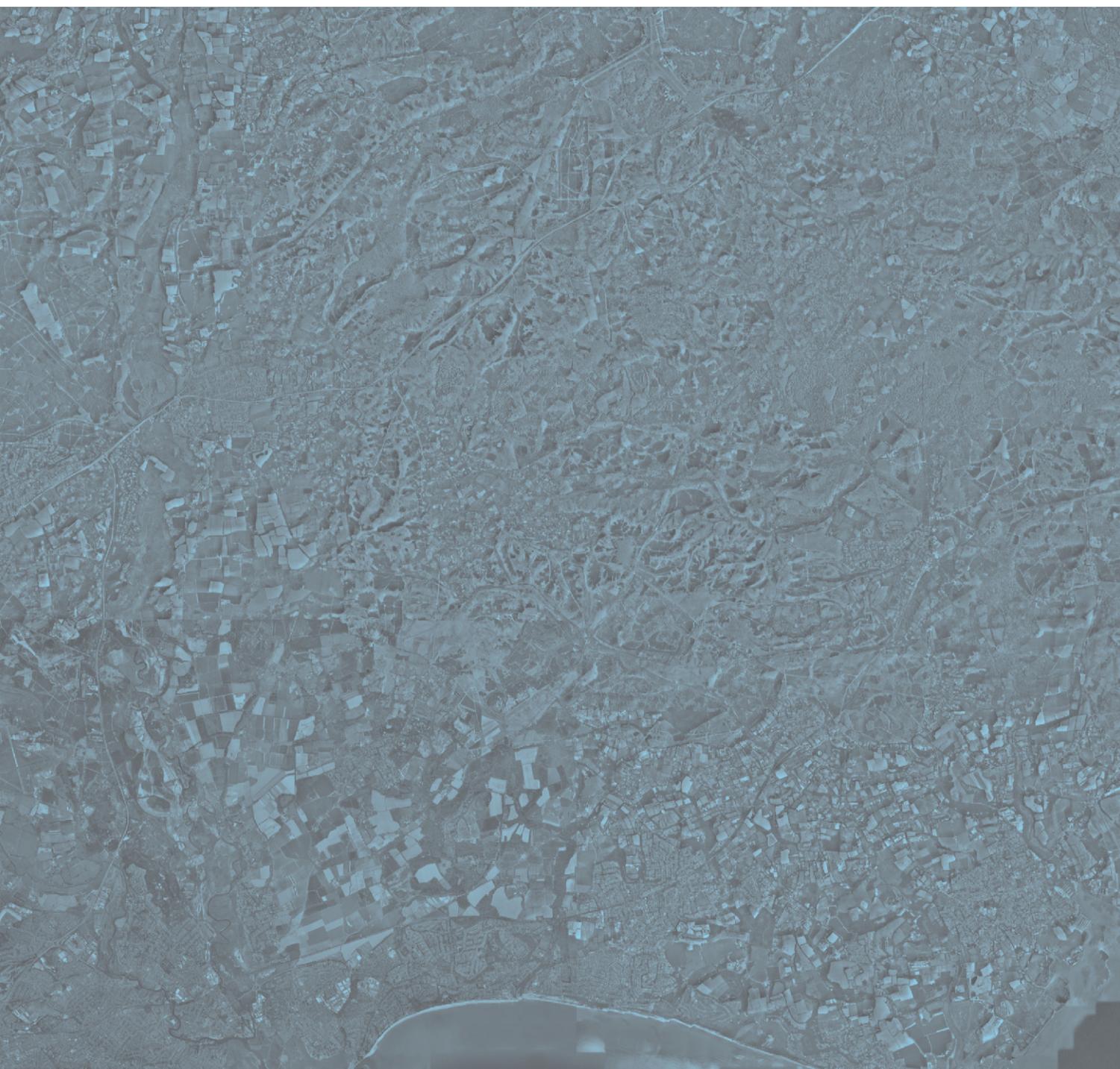


12 SUMMARY AND CONCLUSIONS





1.2 SUMMARY AND CONCLUSIONS

Background

To summarise, proposals for new housing in East Dorset district up to 2027 are to be delivered through a Core Strategy, which is being prepared jointly by East Dorset District Council (EDDC) and Christchurch Borough Council. Despite the revocation of the South West Regional Spatial Strategy (RSS) by the Secretary of State (SoS) in July 2010, EDDC are committed to progressing the Core Strategy and planning for much needed new housing in the district that will support the local economy and provide new affordable accommodation for local people. Whilst much of the new housing could be located within the urban areas, there is a need to consider housing in a number of areas of search around some of the key towns in the district, thus preventing “town cramming” particularly in East Dorset’s historic towns and villages.

To do this, EDDC appointed a consultant team, led by planning and design practice Broadway Malyan, to prepare masterplans for two residential led new neighbourhoods for Verwood. EDDC also appointed Broadway Malyan to undertake a similar exercise in the district’s other towns/villages of Wimborne Minster, Corfe Mullen and Ferndown/West Parley. These masterplans will help support and provide an evidence base for the emerging Core Strategy and could subsequently become Supplementary Planning Documents (SPDs) that will guide development control decisions and form the basis for negotiations with prospective developers in each location.

This document

The document entitled the “Housing Options Masterplan Report” is the first of three distinct parts of the project, which also comprise:

- Part 02: Masterplanning Report
- Part 03: Implementation Plan

This Stage 1 Report was completed in September 2010 and provides part of the evidence base for the “Options for Consideration” consultation stage of the Core Strategy, which will be consulted on in late autumn 2010.

The study area

EDDC has identified two areas of search and potential locations for development around Verwood, one to the north and the other to the south of the town.

The settlements

The settlements in East Dorset all differ in their nature. Verwood is the third largest urban area within the District, with a population of close to 14,000. The town grew substantially through the 1980’s to the early part of this century, with the population doubling. The town has a range of facilities including a Middle School, three first schools, library, town centre, Morrison’s foodstore, substantial community hall, memorial hall, sports field and a sport centre.

The identified areas of search for the new neighbourhoods are different in character and size, but both are constrained by environmental and other physical constraints and all are on land currently within the Green Belt.

The areas of search

The two identified areas of search are both constrained by environmental and other physical constraints.

Verwood’s northern area of search extends from the northern periphery of the town up to the course of the dismantled railway and covers an area of approximately 43 ha. The site is bounded by Burrows Lane to the east and Station Road to the south. The area is almost entirely covered by an Area of Great Landscape Value (AGLV). It is constrained to the south by a Site of

Nature Conservation (SNCI) and a 400 meter heathland buffer to the east. The area of search is in close proximity to a Scheduled Ancient Monument and several Listed buildings.

Verwood’s southern area of search covers an area of approximately 27ha and stretches from the southern periphery of the town to the River Crane. It is partially constrained by environmental designations including a SNCI and 400 meter heathland buffer to the east and Sites of Special Scientific Interest (SSSI) to the south-west. A large part of the site is constrained by heavy woodland. The area of search contains a Listed building and is surrounded by others.

Background analysis of constraints and opportunities

Extensive background research and analysis has been undertaken, including:

- Policy and research (including a Green Belt review analysis)
- Landowner and developer site promotions
- Constraints and opportunities, including:
 - Landscape
 - Ecology
 - Historic Environment
 - Noise and vibration
 - Flood risk and drainage
 - Infrastructure
 - Transport
 - Urban Character

This analysis led to the following being identified for each new neighbourhood:

- Identified land for consideration – land within the areas of search that was considered suitable to accommodate development.
- Land use and infrastructure requirements – site capacities and supporting

community infrastructure requirements that could be required for the scale of development envisaged (including schools, community centres and open space).

Key findings

Overall, the analysis identified the following sites as suitable for development (the area of each site is also shown in hectares)

Location	Suitable Areas for Development
	(ha)
Verwood North	
1) Land west of Trinity School	1.63
2) Land west of Eastworth Road	9.44
Verwood South	
1) Land south of Howe Lane	1.03
2) Land south of Manor Road	8.23
Total	20.33

Using an average gross residential density of 20 dph and an average household size of 2.46 people, resulted in the following housing capacities:

Location	Potential Number of New Homes	Resident Population
Verwood	407	1,000

Whilst the tables provide a useful basis for the consideration of the sites, it is noted that this is not just a capacity exercise but the first stages in a masterplanning process. The report, therefore, provides a series of high level “concept diagrams” showing how the sites could be developed as part of integrated new neighbourhoods with supporting services and facilities helping to make them sustainable communities. Consideration has been given to such community infrastructure in each location and this can be summarised as follows:

Verwood North

- 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 (2.04ha)

SANGs (between 4.36ha and 8.71ha)

Verwood South

- Possible new secondary school at Verwood as with the North site.
- Sports, recreation and open space (1.71ha)
- SANGs (between 3.64ha and 7.29ha)

Next steps

This report has set the foundations for the Core Strategy consultation which will take place in the autumn of 2010. It also provides a robust base from which to masterplan the areas in the Stage 2 report. The Stage 2 report will be undertaken following the Core Strategy consultation.



Verwood South