

Christchurch and East Dorset Core Strategy Examination

Statement submitted by Savills on behalf of the Canford Estate and Harry J Palmer Holdings Ltd on Matter 12: Implementation and Monitoring

Respondent reference: 523532

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Matter 12: Implementation and monitoring

Issue 1. Does the CS state clearly how and when the strategic allocations are expected to come forward?

1. The CS does not clearly state how and when the strategic allocations are expected to come forward. A housing trajectory and implementation strategy is required in line with paragraph 47 of the NPPF.

Issue 2. Does the CS make it clear where the responsibility lies for the preparation of masterplans/ development briefs?

2. The New Neighbourhood Policies include the following criteria:
 - The New Neighbourhood to be set out according to the principles of the masterplan
 - A design code will be agreed by the Council, setting out the required high standard.
3. These criteria are unclear and unnecessary for many of the smaller strategic sites, particularly given the timetable for delivery set out in the housing trajectory. It is not clear what the masterplans referred to in these policies are – does it relate to the maps which are provided within the CS, or is it a separate masterplan?
4. The need for high quality design is fully supported, however the requirements for design codes to be agreed with the Council is considered unnecessary for the smaller sites, particularly if the guidance provided in New Neighbourhoods Masterplan Report is to be adopted as a Supplementary Planning Document.

Issue 3. Does the CS state clearly how areas of change/ vision will be initiated?

5. It is unclear how areas of change will be initiated. For the New Neighbourhoods, the CS should clarify that it will be the responsibility of the developer to bring forward the proposals, in consultation with the relevant stakeholders.