



Christchurch and East Dorset Local Plan Review

Officer Responses to **CHRISTCHURCH SITES** Submitted
Regulation 18 (1) Consultation on the Scope of Local Plan



Prepared by Christchurch Borough Council and
East Dorset District Council

July 2018

Officer Responses: Submitted Sites **CHRISTCHURCH:**

Local Plan Review

Reponses to Submitted Regulation 18 Sites-

Last updated July 2018

INTRODUCTION

All sites that were submitted as part of the Regulation 18 Consultation for the Local Plan Review undertaken in October- November 2016 (including late submissions received up to June 2017), and sites submitted as part of the Regulation 18 consultation undertaken in March-April 2015, have been subject of an initial assessment. The schedule below sets out officer responses on each of the sites, informed by the Sustainability Appraisal and Habitats Regulations Sites Assessment undertaken by Land use Consultants (LUC) in 2017¹ (Sites SA) and the Christchurch and East Dorset Green Belt Assessment 2017. The Sites SA assesses each site against the following sustainability objectives.

SA1: Protect and enhance biodiversity and geodiversity.

SA2: Protect and enhance the quality and character of the landscape.

SA3: Protect and enhance the historic environment, heritage assets and their settings.

SA4: Maintain and enhance local distinctiveness and improve the quality of the built environment.

SA5: Encourage the efficient use of land and protect soils.

SA6: Make sustainable use of resources and minimise waste generation.

SA7: Minimise pollution (including air, water, noise, vibration and light).

SA8: Minimise factors contributing to climate change.

SA9: Reduce the risk of flooding.

SA10: Encourage and facilitate the use of sustainable modes of transport.

SA11: Provide access to services and facilities in order to meet people's needs.

SA12: Provide a safe and secure environment (including coastal protection, major hazards e.g. blast zones, crime / fear of crime).

SA13: Create conditions to improve health, promoting healthy lifestyles and reducing health inequalities.

SA14: Help make suitable housing available and affordable for everybody.

SA15: Facilitate a sustainable and growing economy for the Districts that creates economic and employment opportunity, as well as providing for vital and viable town centres.

The SA report identifies and scores potential impacts on the sustainability objectives above. The SA site appraisal details are not repeated in this schedule but can be seen in the full published Site Options Assessment Report Appraisal. Sites have been included in the Option consultation if there are no objections in principle to the development of the sites for residential development in view of the sustainability appraisal. To assess actual impacts would require detailed site proposals with regard to scale and location of development within the site so a full assessment cannot be undertaken at this stage. Any sites taken forward to the next stage of the local plan preparation will be considered in further detail and subject of further stakeholder consultation to fully assess their suitability for housing development. Not all sites

¹ Christchurch and East Dorset Local Plan Sustainability Appraisal: Site Options Assessment Report - Update, Prepared by Land Use Consultants (LUC) August 2017

submitted within the 400m-5km heathland zone have included SANG provision but these have been included in the options consultation where it is considered appropriate mitigation measures may be achieved either within or outside the site. This would need to be demonstrated if these sites are taken further.

With regard to transport issues associated with development of the sites; all the sites remain to be assessed by the Highway Authority. Sites around Burton, Bransgore and Christchurch town centre in particular will need to be considered in view of the anticipated updated South East Multi Modal Transport Study, expected to be complete in early 2019. Only when this further transport advice is received and considered, and indeed any wider stakeholder views received in response to the options consultation; can any firm conclusions be drawn on the suitability of these sites for housing development.

The sites in this schedule are grouped under the following location headings. For each section there is an overview response that relates to all the sites in that section followed by site specific comments set out separately against each site:

1. Burton & Winkton
2. Highcliffe and Walkford
3. Central and West Christchurch

The site assessments are based on the fact that the plan needs to deliver sufficient housing to meet the housing needs (the Objectively Assessed Need- OAN) of the District to 2033. Using the government's new methodology which must be applied in preparation of Local Plans; 8,840 dwellings must be delivered for the plan period 2013-2033, which equates to 442 dwellings a year. Taking account of completions since 2013, existing local plan allocations, and sites already identified in the SHLAA; the local plan will need to bring forward a further 2,494 dwellings in East Dorset for the period up to 2033 to meet the District's identified need (OAN).

Whilst national policy seeks to give priority for development on brownfields sites, and to avoid development in the Green Belt unless there are very special circumstances; brown field land identified in the SHLAA together with existing Core Strategy allocations is insufficient to meet the required housing need (OAN), so further green field land will be required to meet the OAN requirement. Whilst the options consultation seeks to maximise development opportunities outside the Green Belt, (e.g. Christchurch town centre) further release of Green Belt land will also be required to meet the OAN.

As part of the evidence base for the Local Plan Review, an initial Green Belt Assessment has been undertaken by Land Use Consultants (LUC, 2017). This breaks down all the South East Dorset Green Belt within Christchurch (and East Dorset) into individual "parcels (101 total): each parcel is then assessed as to how it contributes to each of the Green Belt purposes as set out in the National Planning Policy Framework.

If following this public consultation the Council subsequently proposes to release Green Belt land for development as part of the Local Plan Review; LUC will undertake a third stage of the study which will:

- consider how any proposed sites perform against the Green Belt purposes
- review potential implications of removing that area/site from the Green Belt on neighbouring land and the integrity of the wider Green Belt
- identify any boundary issues associated with the removal of the land from the Green Belt
- consider what mitigation can be applied to minimise effects on Green Belt
- identify opportunities to encourage positive use of remaining Green Belt land

Where Green Belt sites that are subsequently brought forward through this local plan review process, the Green Belt boundary will need to be amended to exclude these sites.

Having considered the sites submitted, a range of options have been identified within specified “areas of search” for the provision of a further 1,026 new homes in the following locations:-

- Land at Burton and Winkton – 668 dwellings
- Land at Hoburne - 90 dwellings
- Christchurch Town Centre and west Christchurch - 268 dwellings

Consultee Details	Agent Details	Comment ID	Site name	Detailed Comments	Officer Comments (inc S/A)	Included in Options Consultation
<p>Burton & Winkton</p> <p>Burton & Winkton Overview</p> <p>Land around Burton and Winkton and the surrounding area is within the Green Belt although relatively unconstrained by landscape and biodiversity. The village of Burton has a limited range of services including a shop, pubs, churches, community and sports facilities and some public transport services. The village lies approximately 2 miles to the north east of Christchurch town centre. It is considered appropriate to examine further housing growth in this area which has potential enhance local services and facilities whilst providing housing to serve the needs of Christchurch generally. There is also the potential for one location to serve the dual housing needs for Christchurch and the village of Bransgore within New Forest District. Subject to public and stakeholder consultation and further consideration of infrastructure requirements (including transport), land around Burton and Winkton, and to the west of Bransgore is considered potentially appropriate for new residential development.</p> <p>New residential development in the Area of Search around Burton and Winkton could contribute to the future sustainability and vitality of Burton village and provide opportunities to:</p> <ul style="list-style-type: none"> i) deliver a minimum of 668 dwellings on sites in Burton, Winkton and west of Bransgore; ii) include provision of affordable housing to address local needs; iii) provide transport improvements which may include road junction improvements, and improvements to bus services; iv) support new and enhanced shops and facilities in the village; v) provide additional play facilities in association with the development; vi) secure significant new areas of informal recreation space as new development would be required to provide significant provision of Suitable Alternative Natural Green Space (SANG). 						

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Ms Vikki Parry Chief Executive Meyrick Estate Management	Ms Lisa Jackson Managing Director Jackson Planning Ltd	LP2 SC8		<p>I write on behalf of Meyrick Estate Management Ltd whose clients have significant land holdings in Christchurch Borough and are currently working on the two strategic sites within the Borough and are actively developing land and therefore take an active interest in land use matters.</p> <p>The consultation on the scope of the review is welcomed, however, the initial scope of the Local Plan Part 2 seems limited given the pace of change in the development, energy and land use markets. MEM believes a more radical rethink of the plan is required to reflect the challenges ahead and that what is required is a partial review of the Core Strategy to deliver the housing targets set out. MEM firmly believes this means a review of green belt boundaries to accommodate development.</p> <p>The main issues in delivery of the Core Strategy as currently planned arises from the change to National Planning Practice Guidance made on 28 November 2014 where schemes of less than 10 dwellings no longer contribute to affordable housing delivery. This means that the Councils can no longer deliver any affordable housing on more than half the sites in Local Plan Part 1 as 55% of all housing delivery was anticipated from sites of less than 10 units. CBC and EDDC have accepted this guidance and adjusted the Community Infrastructure Levy charging schedule accordingly to compensate for this. However, new sites to physically accommodate this must be found to allow affordable housing to be delivered as required in both boroughs. This is particularly important given the poor/ nil delivery rates of affordable housing in last recession.</p> <p>The NPPF recognises (paragraph 83) that Local Plan Review is an appropriate mechanism to bring about alterations to Green Belt boundaries. Given the fundamental affordable housing delivery problem created by the planning practice</p>	<p>The sites fall within the Local Plan Review defined 'area of search' around Burton and Winkton where in principle there could be potential for housing development subject to amendment of the Green Belt. The sites are included in the options consultation for the reasons set out in the above overview of Burton and Winkton.</p> <p>Locations for possible strategic SANGs are included in the Local Plan Review and Cranemoor Common and Chewton Common have been identified as potential strategic SANG locations.</p>	Yes

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				<p>guidance change in November there is an opportunity now to make sure the revised green belt boundary can endure through the life of the plan by ensuring that there are enough sites outside the green belt to deliver the affordable housing requirement, especially given that delivery of affordable housing is one of the key objectives of the Core Strategy, and a top priority for both Councils. Other development allocations may also require a green belt change, it is therefore wrong to rule out green belt change at this early stage, as this may not result in the best planning outcome for the area.</p> <p>The overall planning framework and strategy should be more progressive and should seek to deal with the following more positively:</p> <ul style="list-style-type: none"> • The national housing crisis and affordability –consider creative provision of affordable dwellings through Trusts and Charities • Review policies to assist with the provision of self build and starter homes and market discount homes to diversify market provision • Review of Green Belt to allow the development of affordable housing, but delivered with other market products to achieve mixed communities. • Review of Green Belt policy in line with the NPPF to support business enterprise and tourism • Review of the Green Belt to allocate site(s) for the development of renewable/ clean and low carbon energy production • Detailed policies to assist with a move to a low carbon economy, supporting renewable energy development, biofuels and low and zero carbon development. • Policies to support the forthcoming domestic technical standards for dwellings in terms of size and thermal performance. • Detailed policies and proposal for linked Green Infrastructure with a view to integrating SANG provision as a network with other open spaces • Climate change considerations to deal with more frequent extreme weather events – especially dramatic coastal change • Changing employment patterns with digital technology and flexible work patterns • Cross-boundary opportunities with neighbouring authorities to accommodate their growth 		

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				<ul style="list-style-type: none"> • Reducing the impact of the car and promoting alternatives – electric vehicle support / further support for cycling infrastructure as a means to achieving modal shift • Planning for an increasingly elderly population and the longevity revolution, including generational change in housing provision and the growth of intergenerational living arrangements • Provision of additional facilities for woodland burial within the Borough <p>I have attached an early list of possible site allocations for inclusion in the Local Plan Part 2 on land within the control of MEM's client. This list is not exhaustive and Meyrick Estate Management would welcome continued involvement in the development of the Local Plan Part 2 and discussion on the sites below and others you may wish to consider.</p> <p>Where :Land south of site CN2 Burton village Use Mixed tenure housing Policy Change Required Release from green belt and allocate as site for mixed tenure housing with open space</p> <p>Where West of Staple Cross/ east of Sewage works Use Potential for heating / cooling low carbon or renewable energy development to serve urban area east of R.Avon based on opportunity arising from undergrounding 132KV overhead power line at Roeshot and availability of grid gas connection Policy Change Required Release from green belt and allocate for heating / cooling low carbon or renewable energy development</p> <p>Where Chewton Common Use SANG and other habitat mitigation Policy Change Required Allocate sites for habitat mitigation</p> <p>Where Cranemoor Common Use SANG and other habitat mitigation Policy Change Required Allocate sites for habitat mitigation</p> <p>Where East of Burton village Use Woodland burial Policy Change Required potential to extend existing allocated site</p> <p>Where East of Burton village</p>		

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				<p>UseLeisure uses Policy Change RequiredPotential release form green belt and allocate for active recreation uses WhereHawthorn Dairy & Hawthorn Farm Buildings UseEmployment Use Policy Change RequiredRe-use of farm buildings WhereWinkton, rear of Homefield UseNot specified Policy Change RequiredConsider uses appropriate to site/available access</p>		
Mr Martin Alford (ID: 1032527)		LPR-REG 18-3	Land South of Burton	<p>Please find the attached submission in respect of the Christchurch and East Dorset Local Plan.</p> <p>As you are well aware Christchurch is very restricted in where it can go with building land with the constraints of both flood plains and The New Forest.</p> <p>We feel that this piece of land should be considered for inclusion due to the fact that any houses built here would be very inconspicuous due to The Manor Arms and the housing at the other end of the site. It would not be a blot on the landscape but very unobtrusive. The land is not in the flood plain and has never flooded since we have owned it in the early 1970's.</p> <p>We have retained the access by The Manor Arms and the line of sight from this access point is clear and should not be a problem that would hinder the planning application.</p> <p>Dear Sir or Madam RE: Christchurch and East Dorset Local Plan</p>	The site falls within the Local Plan Review defined 'area of search' around Burton and Winkton where in principle there could be potential for housing development subject to amendment of the Green Belt. The site is included in the options consultation for the reasons set out in the above overview of Burton and Winkton.	Yes

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				<p>STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT – November 2016</p> <p>We would like to submit information regarding a site South of Burton village, near Christchurch, as identified in the site location plan attached. We believe that the site is available and suitable for housing development, and could be developed within the next five years, it therefore meets the criteria set out in paragraph 54 of PPS3 to be identified for housing in the Strategic Housing Land Availability Assessment.</p> <p>The Site</p> <p>The site is located to the south of Burton and comprises 3.8 hectares (area in red on the location plan). It adjoins the railway line to the south and Burton Village Farm to the east. Any future development of the site would be accessed principally from Salisbury Road which connects Burton to nearby Christchurch.</p> <p>Site Suitability</p> <p>Burton village has a reasonable range of services and facilities including a medical centre, a primary school and a range of shops. The town of Christchurch with a population of 45,000 has a much larger range of services and is within walking distance of the site. The Saxon Square Shopping Centre, in the heart of Christchurch is approximately 1km away. The site is located close to a transport corridor in a sustainable location. There are two main roads nearby, the A35 runs south of the site through Christchurch whereas the B3347 runs north to Ringwood. There is a bus service from the village to Christchurch which runs every half an hour. In addition, approximately 2 kilometres from the site is Christchurch train station, which is on the main Weymouth to London line.</p> <p>Access from the site on to Salisbury Road should not present any problems, as there is a long range of visibility along the Salisbury Road at this location, and the site is linked directly to Christchurch. There are currently two access roads to the site, these are either side of The Manor Arms pub. Either one could be made up to an adoptable standard and provide access for the development on to Salisbury Road.</p> <p>Estimated Development Capacity</p> <p>The development of the site would work best as part of the comprehensive development of the whole of the area to the south of Burton village, up to the</p>		

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				<p>railway line (area in blue on location plan). This 17.8 hectares of land could provide up to 600 dwellings. Our client's site is shown in red on the location plan, it covers approximately 3.8 hectares. Working at density level of 35 dwellings per hectare, it could have the capacity for up to 138 dwellings.</p> <p>A wide range of housing types could be accommodated on the site, including family housing. There is potential to provide a mix of densities within the site, to reflect the nature of the site and its surroundings.</p> <p>Affordable Housing The opportunity exists to provide a substantial element of affordable housing on the site.</p> <p>Overcoming Site Constraints Strategic Flood Risk Assessment (Level 2) - Christchurch According to maps provided by Christchurch Borough Council, up to the year of 2126, the land does not come into a floodplain and is not susceptible to flooding. We have owned the land since the early 1970's and it has never been flooded in that time.</p> <p>Green Belt The site is located within the Green Belt. The Council will not be able to meet its new target of 3,450 dwellings to be built in Christchurch by 2026 by only identifying sites on previously developed land or non-Green Belt greenfield land. Indeed, the Draft RSS states that an urban extension to the North of Christchurch will be needed in the Green Belt. The Independent Panel Review into the RSS goes on to state that within the Bournemouth and Poole HMA Sub-Regional Strategy: "even allowing for the maximum contribution from development within the urban areas within the Green Belt, there is a need to release new areas for residential development." Furthermore, the Council has been carrying out a Strategic Green Belt Review in the area, with a view to removing certain pieces of land from the Green Belt in the near future. We do not consider that this piece of lands fulfils a proper Green Belt function. PPG2: Green Belts, states that the boundary of a Green Belt should not be drawn 'excessively tightly' around a settlement or they will not maintain 'the degree of</p>		

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				<p>permanence that Green Belts should have'. The Green Belt boundary around Burton is now so tightly drawn around the settlement that there is no room for any natural expansion of the village with out removing some land from the Green Belt surrounding Burton.</p> <p>Furthermore, PPG2 states that the drawing of Green Belt boundaries should help to reduce the need to travel by car, by channelling development toward towns and villages inset within the Green Belt. With the Green Belt boundary so tightly drawn around Burton, it does not allow for any new development to take advantage of the sustainable nature of the village.</p> <p>Finally, PPG2 also states that Green Belt boundaries should "be clearly defined, using readily recognisable features such as roads, streams, belts of trees or woodland edges". Redrawing boundary so that our site was no longer designated as Green Belt would mean the boundary now followed the railway line, which is a far clearer, natural and more defensible boundary.</p> <p>Adjacent to a Conservation Area The site abuts the boundary of the Burton Village Conservation Area, but does not fall within it. Developing the site would not significantly affect the setting of the Conservation Area because the farm buildings screen the site from Salisbury Road. In fact, there are almost no views of the site from within the Conservation Area, or vice versa.</p> <p>The only exception is a small section in the north west corner of the site which forms part of the Burton Farm Landscape Area. However this is a very small section of the site and the impact of developing this part of the site could be minimised by a landscaping scheme.</p> <p>Railway Line The site abuts the Weymouth-London railway line. The noise from passing trains can be mitigated by sound insulation and other measures.</p> <p>Sewage Works The site is located close to the sewage works to the south, albeit separated from it by the railway line. It may be necessary to leave a cordon sanitaire free of built development; alternatively the applicants would be willing to enter into a Section 106 agreement to improve the sewage works.</p>		

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				<p>I trust that the enclosed information allows you to register our client's site and to assess it in conjunction with the Housing Land Availability Assessment. Although the site clearly has some physical constraints to development, all of these can be overcome at the planning application stage with a combination of planning obligations and conditions. The Green Belt designation should not preclude the site from being identified as a site in the Strategic Housing Land Availability Assessment.</p> <p>Should you require any clarification on any of these points please contact me.</p>		
Mr Stephen Bath (ID: 657159)	Ms Carol Evans and Traves LLP (ID: 1034076)	LPR-REG 18-9	Winkton Settlement Boundary	<p>Dear Sir/Madam, Local Plan Review: Regulation 18 Representation Settlement Boundary at Winkton This representation is submitted on behalf of Mr. Stephen Bath, owner of Kimbolton Cottage and Clifton Cottage, Winkton, Christchurch. Winkton village is located to the north of Burton within the Borough of Christchurch. Winkton is a village of approximately 70 dwellings and a nursing home. The village is washed over by the South East Dorset Green Belt since 1982. The purpose of the Green Belt is to check the unrestricted sprawl of large built-up areas; prevent neighbouring towns from merging; preserve the setting and special character of historic towns; safeguard the countryside from encroachment and assist in urban regeneration. The effect of having a village washed over by Green Belt is to severely restrict development. This including anything from household extensions, extensions to commercial buildings to any infill development to provide new homes. The effect of having the village of Winkton washed over with Green Belt is to prevent any form of growth including limited growth. Paragraph 86 guides LPA's when considering villages within the Green Belt. This</p>	<p>The sites fall within the Local Plan Review defined 'area of search' around Burton and Winkton where in principle there could be potential for housing development subject to amendment of the Green Belt. The sites are included in the options consultation for the reasons set out in the above overview of Burton and Winkton.</p>	Yes

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				<p>paragraph states; 'If it is necessary to prevent development in a village primarily because of the important contribution which the open character of the village makes to the openness of the Green Belt, the village should be included in the Green Belt. If, however, the character of the village needs to be protected for other reasons, other means should be used, such as conservation area or normal development management policies, and the village should be excluded from the Green Belt.' (underlining is authors emphasis) Winkton is an attractive village with a number of listed and locally listed buildings as well as later buildings of the mid to late 20th century. The development in Winkton follows tightly the two main roads of Salisbury Road and Burley Road. Buildings sit relatively tight together and views of the open landscape and countryside are restricted to the east due to this pattern of development. The pattern of development of Winkton is not of an open character. As such, in consideration of paragraph 86 of the NPPF, Winkton does not have an open character that needs to be preserved by full inclusion in the South East Dorset Green Belt. The primary mechanism to protect the character and appearance of Winkton is its conservation area designation. Winkton was designated a conservation area on the 16th March 1989 with an appraisal that was adopted in January 2007. The appraisal document identifies the importance of the openness of the landscape</p>		

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				<p>to the east of Salisbury Road. It is therefore reasonable to retain the land to the west of Salisbury Road as Green Belt. Creating a settlement boundary around the core of the village would allow limited growth of the village and free the burden of householders from restrictions on the volume of extensions that would be permitted.</p> <p>Chapter 3 of the NPPF looks at how LPA's can support a prosperous rural economy.</p> <p>Paragraph 28 states that,</p> <p>'To promote a strong rural economy, local and neighbourhood plans should:</p> <ul style="list-style-type: none"> • support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through the conversion of existing buildings and well designed new buildings' and • '...provision and expansion of tourist and visitor facilities...' and • 'promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.' <p>The Green Belt designation over-rides much of the above aims for new buildings, expansion and development of those facilities and provisions that are material in supporting a prosperous rural economy. Removal of some of the Green Belt designation would free up Winkton to potentially benefit from expansion and new development. There are sufficient controls through the conservation area designation and general development management policies to ensure that the character of Winkton is</p>		

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				<p>retained without the additional control of the Green Belt. The plan below suggests a settlement boundary around the core of the village. This will allow limited growth balanced with maintaining the villages historic character.</p> <p>This representation is to request that the LPA consider removing part of the village of Winkton from the Green Belt to permit limited growth to maintain a prosperous community. The settlement boundary proposed will ensure that Winkton does not suffer from unrestricted sprawl, will not merge with Burton and will retain its village character.</p>		
Mr Scott Carr (ID: 934839)		LPR-REG-18-20?		<p>We would like to register an interest in the consultation that has begun regarding the Local Plan Review. My wife and I own 2 Martins Hill Lane, Burton, BH23 7NJ. During the recent Core Strategy Review that was completed in April 2014 land adjacent to our property was rezoned as urban development land, having its green belt status removed. Please see the Policy CN2 attachment. This shows the location of 2 Martins Hill Lane adjacent to CN2. When the last Core Strategy Consultation took place between 2012 and 2014 my Wife's father owned the property and was very ill and never saw the consultation. Thus we were not in a position to make a case for rezoning the land as urban development land and repealing the greenbelt. The following core strategy result has had the effect of almost entirely encircling our property with urban development land which when I have discussed it with the LPA saw it as an anomaly. We would like have this land considered for housing. On Page 5 of the Local_Plan_Review_Regulation_18_Scoping_Paper dated Sept 2016, Page 5 under Section Green Belt the document requests; To review detailed Green Belt boundaries around settlements to address long standing boundary anomalies. For the reasons above we believe this land is an anomaly and would ask that this is considered during this current Local Plan Review. In further support we also believe that this is the only house in Burton existing on what is currently green belt</p>	<p>The sites fall within the Local Plan Review defined 'area of search' around Burton and Winkton where in principle there could be potential for housing development subject to amendment of the Green Belt. The sites are included in the options consultation for the reasons set out in the above overview of Burton and Winkton.</p>	Yes

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				land.		
Mr B Pliskin Clemdel I Limited/ Etchtree Limited (ID: 779551)	Mr Jonathan Kamm (ID: 359272)	LPR-REG 18-28	Land At Salisbury Road Winkton	<p>3.0 CALL FOR SITES</p> <p>3.1 The Local Plan Review includes a call for "potential Local Plan allocations". Clemdell has two proposals.</p> <p>3.2 Housing Land at Salisbury Road, Winkton (Plan 1)</p> <p>Description:</p> <p>3.3 The overall Site comprises an area of land on the west side of Salisbury Road Winkton containing two developable areas and their setting. It falls within the Green Belt and Winkton Conservation Area. The Site previously had planning permission (with other land) for housing. Discussions have resolved any uncertainty regarding environmental constraints. In particular this exercise has included confirmation of the zones with Natural England for development boundaries that abut the adjoining SSSI.</p> <p>Proposal:</p> <p>3.4 The character and needs of Winkton have not been reviewed for at least a decade although in that time national planning policy has changed and the nature of the settlement has been irreversibly alerted in particular by the redevelopment of the Homefield site as a substantial housing estate and care home. In processing that application the Council identified a need for eight affordable dwellings in Winkton associated with the expansion of the village. The Site will satisfy that need.</p> <p>3.5 It is proposed that the identified zones within the Site should be developed for affordable and rented housing and starter homes to contribute to a balanced and sustainable community and support local employment within the village.</p> <p>3.6 The review of the status and designation of Winkton falls within the requirements of Government policy initiatives and the Topic Areas of the Local Plan Review.</p> <p>Availability</p> <p>3.7 The land is immediately available.</p> <p>3.8 SANG Land at Station Road, West Moors (Plan 2)</p> <p>Description:</p> <p>3.9 The parcels of land (some 3.1 ha in total) links the built-up area of West Moors</p>	The site falls within the Local Plan Review defined 'area of search' around Burton and Winkton where in principle there could be potential for housing development subject to amendment of the Green Belt. The site is included in the options consultation for the reasons set out in the above overview of Burton and Winkton.	Yes

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				<p>and the Woolslope Farm SANG into the strategic Heathland Infrastructure Projects (“HIP”) of the Heathland SPD. It has running alongside, and partly within it, established strategic HIPs.</p> <p>Proposal:</p> <p>3.10 The proposal is to enable Phase 3 of Project 9 of the current Heathland SPD. It is proposed that the land should be formally allocated as Suitable Alternative Natural Greenspace. The site has also been acknowledged by a Planning Inspector as being a suitable as SANG (subject only to appropriate agreements). Parts of the site are already used informally as part of the strategic HIP.</p> <p>Availability</p> <p>3.11 The land is currently available.</p> <p>[Winkton]</p>		
Mr Jerry Davies Jerry Davies Plannin g Consultancy (ID: 360694)		LPR-REG 18-37	Land Adjoining Salisbury Road, Burton.	<p>Please find attached details of a proposed site for consideration as part of the Local Plan Review process.</p> <p>Below I have set out a brief appraisal of the site and its context that I trust will assist you in assessing the suitability of the site for inclusion within the Review as a potential residential allocation.</p> <p>The Site: Land adjoining Salisbury Road, Burton</p> <p>Grid ref: X416362 Y095596</p> <p>Ownership: The Trustees of the Winkton Settlement; The executor and trustee of the Will of the late Major Mills. The owners are willing to release the site for development.</p> <p>Current Use: Part recreational, part agriculture</p>	The site falls within the Local Plan Review defined ‘area of search’ around Burton and Winkton where in principle there could be potential for housing development subject to amendment of the Green Belt. The site is included in the options consultation for the reasons set out in the above overview of Burton and Winkton.	Yes

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				<p>Area: approx. 16 hectares</p> <p>Proposed Development: Residential development with associated infrastructure and open space</p> <p>Infrastructure requirements/capacity of utilities: Believed to be adequate but further investigation required</p> <p>Market viability: Good</p> <p>Availability: within 5 years</p> <p>Constraints: The site lies within the Green Belt; part of the site (the playing field) is within the (extended) Winkton conservation area. A small section of the eastern boundary lies within flood zone 2/3, although the vast majority is flood zone 1 and therefore free from flooding constraint.</p> <p>Opportunities: The site is well related to the defined settlement of Burton and would form a natural rounding-off of the settlement, with good (existing) access onto Salisbury Road and public transport (bus) links in close proximity. There is scope to retain and enhance the quality of the existing recreational use either in whole or in part, and to avoid impact upon the Winkton conservation area. The site has good, defensible boundaries and could make a significant contribution to housing need without undue impact on wider planning objectives.</p>		
Fox Homes (ID: 1034081)	Ms Carol Evans and	LPR-REG 18-54	Shaw Park Winkton	<p>1.0 Background:</p> <p>1.1 This representation is submitted on behalf of Fox Homes Ltd in response to the notification of the LPA of the Local Plan Review for the period 2018-2033 as per Regulation 18(1) of the Town and Country Planning (Local Planning) (England) Regulations 2012.</p>	The site falls within the Local Plan Review defined 'area of search' around Burton and Winkton where in principle there could be potential for housing development subject to amendment of	Yes

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	Traves LLP (ID: 1034076)			<p>1.2 The representation is to promote the land at Shaw Park, Winkton, Christchurch as an allocated site for 34 dwellings including open space and community facility.</p> <p>1.3 The site at Shaw Park is 15,130sqm being 1.51 hectares (3.74 acres) and it is located within the village of Winkton as shown in the location plan on page 4 of this document.</p> <p>1.4 The scope of the review as set out in the paper produced by the LPA in September 2016 includes the following issues that are relevant to this representation;</p> <ul style="list-style-type: none"> - Settlement Hierarchy: examine the potential for additional development in rural villages - Green Belt: to review detailed Green Belt boundaries around settlements to address long standing boundary anomalies - Housing: Set out a strategy to deliver housing to meet the objectively assessed need in the Strategic Housing Market Assessment 2015, including new housing allocations as necessary <p>1.5 This representation will demonstrate that the land at Shaw Park is suitable, available and viable for development to contribute positively towards the market and affordable housing stock in Christchurch.</p> <p>1.6 The assessment determines that there is a need to increase the housing provision originally identified in Policy KS4 of the Local Plan (2014).</p> <p>2.0 Executive Summary:</p> <p>2.1 The site at Shaw Park, Winkton is currently occupied by a detached dwelling house within the settlement of Winkton. The site is directly adjacent to residential properties including the development under construction at the former Homefield School site. The site</p>	the Green Belt. The site is included in the options consultation for the reasons set out in the above overview of Burton and Winkton.	

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				<p>relates well to the existing settlement.</p> <p>2.2 The site is 1.51 hectares. The site is of sufficient size and is well sited to accommodate approximately a mixture of 34 market and affordable housing units with a community facility fronting Burley Road and open space to the south.</p> <p>2.3 An assessment of the FOAN using the most up-to-date household projections, shows a need for an additional 86 dwellings per year across the 15 year Plan Period (2018-2033). The land at Shaw Park will contribute towards this shortfall.</p> <p>2.4 The site is suitable, available, viable and deliverable for a mixed use residential development scheme to contribute towards the sustainable growth of the village of Winkton.</p> <p>3.0 Housing Provision:</p> <p>3.1 The strategic housing position is set out in Policy KS4 of the Local Plan. The Plan aims to deliver 8,490 new homes across the Christchurch and East Dorset administrative areas in the plan period of 2013-2028. The policy states that, 'The Council's will carefully monitor the delivery of housing. If this falls significantly below the housing target set out in this policy the Councils will undertake a partial review of the Core Strategy.' It is reasonable to assume that part of the reason for the Local Plan review is that the delivery of the 8,490 new houses is in question.</p> <p>3.2 Para. 47 of the NPPF sets out the need for LPA's to ensure that their Local Plan meets the full objectively assessed needs (FOAN) for market and affordable housing. The Eastern Dorset Housing Market Area Strategic Housing Market Assessment (2015) prepared by G L Hearn (SHMA) is the evidence base to develop the FOAN.</p>		

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				<p>3.3 The SHMA summary reports for East Dorset and Christchurch provides the FOAN over the period 2013-2033. This is 5 years on from the current Local Plan period covering a 20 year period. However, the Local Plan Review period is 15 years, 2018-2033. The SHMA uses the 2012-based Sub-National Population Projections (SNPP) published by the ONS in March 2014 and the CLG's 2012-based Household Projections published February 2015 as the starting point for calculating the FOAN.</p> <p>3.4 Since the SHMA has been produced the SNPP has been updated by the ONS for 2014-based projections published in June 2015. Table 1 below shows a comparison between the population increase at 2013 as used in the SHMA summaries for Christchurch and East Dorset. This is then compared with the updated 2014-based ONS predictions for 2014 and 2033 to establish the population for both sub-market areas.</p> <p>3.5 The update in the 2014-based SNPP shows that Christchurch is now expected to grow by 8,971 and East Dorset by 9,825 between 2013 and 2033.</p> <p>3.6 What is clear is that, as a percentage, Christchurch is proposed to grow by a greater percentage than East Dorset.</p> <p>3.7 Not only is the population for both sub-market areas set to grow more than predicted in the current G L Hearn SHMA, the percentage of growth increase is different between the 2 submarket areas. This is illustrated in Table 2 below;</p> <p>3.8 The SHMA then considers the projected households for each sub-market area</p>		

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				<p>using the 2012-based CLG projections published Feb 2015. This has now been updated by the 2014-based household projections published July 2016. Table 3 below compares the SHMA household projections to the latest 2014-based CLG household projections.</p> <p>3.9 Table 3 shows that as per the updated 2014-based household projections there is an increase of 410 households for Christchurch and 108 households for East Dorset over the SHMA (2015) projections. Christchurch, again, shows a greater growth rate than East Dorset.</p> <p>3.10 Table 4 below shows the projected household growth 2013 and 2033 based on the up-to-date 2014-based SNPP with the up-to-date 2014-based household projections. The same vacancy rate of 7.8% for Christchurch and 3.8% for East Dorset has been used as per the SHMA (2015).</p> <p>3.11 In the absence of any further information at present to that put forward in the SHMA (2015), the figures used for additional housing to support economic growth and affordable housing needs (including backlog) have been used. For Christchurch this represents an increase of 10 dwellings per annum and 87 dwellings per annum for East Dorset in addition to the household projection figure.</p> <p>3.12 Table 4 shows that whilst the rate of growth in population and household</p>		

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				<p>formation is greater in Christchurch than East Dorset, the need to provide additional housing due to affordability is considerably greater in East Dorset than Christchurch. This then pushes East Dorset's housing need to be greater than Christchurch's. This in itself is questionable, as it is clear that based on population growth and household projections, demand for housing is going to be greater in Christchurch than East Dorset.</p> <p>3.13 However, in the absence of alternative evidence at this point, drawing this evidence to a conclusion, Policy KS4 has a shortfall of 1,290 dwellings across the Plan Area up to 2033. This equates to a shortfall of 86 dwellings per annum. Of this shortfall, 40% of the additional dwellings required to meet the FOAN should be delivered in Christchurch. This equates to an additional 35 dwellings per year delivered in Christchurch.</p> <p>3.14 The site put forward at Shaw Park, Winkton will contribute towards the additional annual need for 35 dwellings in Christchurch.</p> <p>3.15 Larger urban extensions of over 50 dwellings, take considerable time to pass through the planning system, thus construction is often delayed. Smaller sites of sub-35 dwellings often pass through the planning system much more expeditiously.</p> <p>3.16 The proposed site at Shaw Park has very few constraints to development and therefore will spend less time in the planning system and development can commence promptly. The LPA can include completions for the development at Shaw Park early in the 5 years housing land supply (5YHLS).</p>		

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				<p>3.17 The LPA's assessment of the position of the current 5YHLS (2015-2020) has been noted. Without the publication of the Annual Monitoring Report (AMR) it is difficult to make a true assessment of any backlog in delivery of housing. However, the reliance of the 5YHLS on SHLAA sites is noted. Some of which have not obtained planning permission. This, coupled with the slow progression of the larger housing allocations, means it is questionable whether the LPA do have a 5 year supply of deliverable sites for housing.</p> <p>4.0 The Site:</p> <p>4.1 The site at Shaw Park is occupied by a single dwelling located within the parish of Winkton, Christchurch. The site is adjacent and opposite other dwellings within the settlement of Winkton. The site is south of Burley Road to the west of residential properties and to the east of a public footpath and bridleway. The development site abuts the residential development site of the former Homefield school currently under construction.</p> <p>4.2 The site is located within 2.6 miles from the High Street of Christchurch, 1.1 miles from the village green and services of Burton, 1.9 miles from the shopping centre at Bransgore and 0.1 miles from the cross road at the centre of Winkton. The site is within a 5 minute walk of two pubs with restaurants within Winkton. There is a regular bus service from Winkton through Burton to Christchurch.</p>		

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				<p>4.3 A single detached dwelling house with associated outbuildings occupies the land. 56% of the site is carefully managed garden space that the house looks out onto. There is an under-used area of land that is fenced off to the north-western corner and another unused area of land to the south beyond a dividing hedge. All of the land is maintained. As such, there would be no loss of agricultural land through the development of the site.</p> <p>4.4 The site is broadly level and open. A mixed species hedge planted approximately 12 years ago separates the garden area from the un-used land to the south. There are mature trees to the eastern boundary of the site and a substantial conifer hedge in part of the north-western corner near the boundary with the neighbouring residential property, 'The Cottage'. Other than the shape of the site there are almost no physical constraints to its development.</p> <p>4.5 A development of the former Homefield School site with a 64-bed care home and 29 age restricted dwelling houses sits adjacent to the western boundary of the site. The public space serving the development sits along the southern boundary of the site. Two other dwellinghouses, The Cottage and Eilatan, sit along part of the western boundary. The site is closely associated with the existing settlement of Winkton. Development of the site is a natural progression for the expansion of the village.</p> <p>5.0 Suitability for Residential Development:</p>		

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				<p>5.1 The Local Plan shows the village of Winkton being washed over by the South-East Dorset Green Belt therefore preventing all 'inappropriate development'. The village being within the Green Belt prevents any new additional dwellings unless for agricultural or forestry needs or under exceptional circumstances. Winkton is therefore prevented from accepting any in-fill development or expansion by this designation since 1982 when the Green Belt was designated.</p> <p>5.2 The entire village of Winkton is also designated a Conservation Area, known as the Winkton Conservation Area. The effect of this designation is to require new development to pass the tests of the Conservation Areas & Listed Buildings Acts to preserve or enhance the character or appearance of the Conservation Area. All trees become automatically protected. The Conservation Area was designated in 1989 and is supported by an appraisal dated 2007.</p> <p>5.4 The NPPF states in paragraph 86; If it is necessary to prevent development in a village primarily because of the important contribution which the open character of the village makes to the openness of the Green Belt, the village should be included in the Green Belt. If, however, the character of the village needs to be protected for other reasons, other means should be used, such as conservation area or normal development management policies, and the village should be excluded from the Green Belt.</p> <p>5.5 The pattern of development in Winkton is of predominately tightly-knit dwellings fronting Salisbury Road and Burley Road. The spaces between dwellings as viewed from</p>		

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				<p>the public highways are not significant. It is not considered that the village has a particularly 'open character' from the public domain. The character and appearance of Winkton can be adequately protected by the Conservation Area designation.</p> <p>5.6 Due to the Conservation Area designation, there exists suitable controls over the amount and quality of development. There is no need to restrict sizes of extensions to existing properties or otherwise appropriate and well designed development in the village through the Green Belt designation. Placing a settlement boundary around Winkton to include the site at Shaw Park will allow a sustainable level of development within Winkton.</p> <p>5.7 The site is currently occupied by a detached dwelling that was constructed approximately in the 1970's. The dwelling has been extended and altered considerably with attached and detached outbuildings. None of the buildings on site are listed and the existing dwelling house makes a neutral contribution to the character and appearance of the Conservation Area.</p> <p>5.8 The site is located between 400m and 5km of a Dorset Heathland. As such, the impact of additional dwellings can be mitigation against by way of an off-site contribution or the provision of a SANG. There is the potential on the site to incorporate public open space / SANG adjacent or linked to the Homefield open space provision to the south of the site. This could also link to the existing open space to south-east of Winkton. The public footpath along eastern boundary of the site is a natural linkage between the open</p>		

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				<p>spaces.</p> <p>5.9 There is no history of contamination on the land. The site is not located within an area of flood risk. There are no nature designations that cover the site.</p> <p>5.10 The site is 1.51 hectares. Policy LN2 of the Local Plan (2014) encourages a minimum density of 30dph. At 30dph the site could accommodate 45 dwellings. Given open space requirements and some possible land for an alternative community/ employment use, the developable area for housing is 1.12ha. It is therefore reasonable to assume that the site could accommodate in the order of 34 dwellings as a minimum.</p> <p>5.11 Paragraph 28 of the NPPF is recognised. Subject to further detail, there could be offered a community benefit provision on the site to support the local community. Whether this be in the form of a village hall, shop, employment use or other community use will depend on an identified need.</p> <p>5.13 to establish the extent of the public highway a definitive map has been obtained from Dorset County Council as the Highway Authority. An extract of this is shown below.</p> <p>5.14 This plan demonstrates that the site has direct access from the public highway. The verges are owned by the Local Highway Authority. There is no ransom strip situation so access to and from the highway is unrestricted. Any improvement to visibility splays can be</p>		

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				<p>achieved from within the site and along the highway subject to the relevant approvals from the Local Highway Authority.</p> <p>5.15 The site and land at Shaw Park is suitable for residential development and associated open space and community provision. The only constraint to development on the site is its Green Belt designation. This representation is to promote the site at Shaw Park for removal from the Green Belt to be allocated for housing that will preserve and enhance the character and appearance of the Winkton Conservation Area.</p> <p>6.0 Availability:</p> <p>6.1 The site is split into separate titles. However, all of the titles are owned and controlled by the same parties. Fox Homes Ltd has secured an agreement with the owners of all of the site to bring the land forward for development.</p> <p>6.2 A title check has been carried out on all of the land put forward in this representation. There are no restrictive covenants that would inhibit the site coming forward for development.</p> <p>6.3 There are no ransom strips or third parties involved in the land to prevent the site coming forward for development.</p> <p>6.4 The site is available to come forward for development immediately to contribute to the 5-year housing land supply.</p> <p>7.0 Viability / Deliverability:</p> <p>7.1 The requirements of Policy LN3 aims for greenfield sites to deliver 50% of all residential units as affordable housing units subject to financial viability of the development not being prejudiced. A detailed viability analysis would need to be undertaken to</p>		

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				<p>establish the exact level of affordable housing based on need and mix of tenure. It is reasonable to assume at this time that the site will be able to deliver an on-site affordable housing provision to serve the housing need for the local community, subject to future discussions.</p> <p>7.2 The availability and costs of servicing land for residential development is often a significant constraint to the delivery of housing on greenfield sites. As the site is not a full greenfield site due to the presence of the existing dwelling and outbuildings there are currently services to the site such as gas and electricity. However, these would need to be considerably extended to feed the entire site. Currently, there is no sewerage connection to the site. However, it will be possible to extend the drainage to the site. A search from Wessex Water (overleaf) shows that an extension along part of Burley Road is required. Whilst this will add to the costs of the development, it is unlikely to be prohibitive.</p> <p>7.3 The site at Shaw Park does not have any significant constraints so as to unreasonably affect the viability and therefore deliverability of the site for development.</p> <p>8.0 Conclusion:</p> <p>8.1 The site, as discussed in this representation, is suitable, available, viable and deliverable to come forward for residential development in the next five years. At approximately 34 dwellings, the site can deliver the additional objectively assessed need over that proposed by policy KS4 for Christchurch. Being a relatively small site compared</p>		

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				<p>to other allocations in the Plan, delivery will be swifter with greater community benefits to the village of Winkton.</p> <p>8.2 The proposed extension to the settlement of Winkton is proportionate to the size of the village and offers additional land to contribute towards a community use/facility. Additional open space alongside the existing open space will help support the recreation provision in the village.</p> <p>8.3 The site will help boost significantly the supply of housing, affordable housing and services to support a prosperous rural community in Winkton.</p>		
Mr Griffiths (ID: 1038607)	Mr Adam Bennett Ken Parke Planning Consultants (ID: 904445)	LPR-REG 18-61	Land at Salisbury Road Burton	<p>The following statement has been prepared in response to the Council's current open Call for Sites consultation asking for landowners, developers and stakeholders to submit to the Council parcels of land which are available and can be delivered for housing within the Christchurch and East Dorset Local Plan Part 1 – Core Strategy plan period.</p> <p>This statement seeks to promote Land at Salisbury Road, Burton ('the site') for allocation for the purposes of housing development within the Christchurch and East Dorset Core Strategy Review.</p> <p>The Council has a recognised shortage of sites in order to meet its housing needs for the latter years of the Core Strategy plan period, moreover, there have been unexpected upwards trends in population growth in recent years across the country which has led to a need to re-evaluate the District's future housing supply and allocate further land for development. Local plans are generally reviewed every 5 years in order to remain sound and keep up with changing priorities and demands for development. At the time of the Core Strategy Examination however the Inspector raised concerns that the Council would not be able to provide sufficient housing within the latter years of the plan period in order to meet their objectively</p>	The site falls within the Local Plan Review defined 'area of search' around Burton and Winkton where in principle there could be potential for housing development subject to amendment of the Green Belt. The site is included in the options consultation for the reasons set out in the above overview of Burton and Winkton.	Yes

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				<p>assessed needs. Thus in finding the plan 'sound' the Inspector imposed the requirement that the Council undertake an immediate review of their housing numbers.</p> <p>Since the time of the preparation of the plan a more up to date evidence base has been produced, the Eastern Dorset Strategic Market Assessment 2015, which defines the Objectively Assessed housing Needs (OANs) of the combined District from 2013-2033.</p> <p>The Council has previously allocated any land which falls within the main urban areas of its primary settlements in addition to large strategic sites surrounding them as part of the established Core Strategy housing numbers. With the publication of the revised housing need figures there is a substantial shortage of allocated land in order to meet the combined District's needs.</p> <p>It is clear therefore that the Council will be required to release further land for development outside of its preferred settlements and defined settlement boundaries in order to meet these needs.</p> <p>The Christchurch and East Dorset Core Strategy was adopted in April 2014 and identifies a requirement to provide 8,490 new dwellings within the plan area between 2013 and 2028. That figure is based upon an annual requirement, which was identified in the 2012 Strategic Housing Market Assessment, of 555 Dwellings per annum, with a 2% buffer to allow for vacant dwellings and second homes. Based on current rates of housing completions, the Council is significantly behind its target of 555 dwellings per annum. Since the beginning of the Local Plan Part 1 Period in 2013 the Council have delivered a net figure of just 639 dwellings; far short of the housing need figure over the same period of 1110 dwellings. The Council is thus currently displaying a shortfall in housing of 471 dwellings. The Council should therefore at this time be revising their annual housing supply figure to make up for this shortfall within the next 5 years and thus should increase its immediate annual housing need to 694 dwellings per annum.</p> <p>That level of delivery is more than twice what has been achieved in the years immediately prior, and exceeds by some margin the delivery of housing in any of the preceding 20 years. While the councils have demonstrated a 5 year housing land supply (based upon a 5% buffer), as a number of the sites relied upon are</p>		

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				<p>large strategic sites where deliveries have not yet begun, the delivery rates have not necessarily been tested.</p> <p>These figures do not however take account of any material change in overall housing need arising from the findings of the East Dorset Market Area SHMA 2015. The Council will be required to increase their housing supply in response to this new data in any event.</p> <p>The SHMA 2015 Summary for Christchurch and East Dorset makes clear that there is a need to provide for 12,520 dwellings within the combined area between 2013 and 2033. This equates to 626 dwellings per annum; not taking account of any previous shortfall in delivery.</p> <p>Whilst the adopted Core Strategy only took account of a 15 year horizon the SHMA 2015 considers housing needs over the next 20 years. This combined with the increase in population growth and housing need has resulted in the need for the Council to identify and allocate sufficient land to provide for an additional 4,030 dwellings across the joint Local Authority area.</p> <p>The Council will also need to make up for any shortfall arising from the housing delivered since 2013 i.e. an additional 142 dwellings on top of the 471 dwellings shortfall from the current lower housing target, resulting in a total existing shortfall of 613 dwellings and thus a need to allocate sufficient land for a total of 4,643 dwellings.</p> <p>Given the shortfall in delivery which is already being shown the Council clearly has a substantial issue with the deliverability of those sites which have been allocated. The Council should thus be seeking to allocate land for development which is available and can be delivered within the plan period.</p> <p>The Council has now formally launched a Call for Sites in order to determine whether additional land exists which can justifiably be allocated for housing development in order to meet the shortfall in the District's Objectively Assessed Needs.</p> <p>This statement supports the above site as a viable and deliverable option for strategic allocation as part of the Core Strategy review.</p> <p>The site is identified on the enclosed red-line location plan and has not previously been submitted to the Council for inclusion within the Strategic Land Availability</p>		

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				<p>Assessment (SHLAA). The suitability of the site to accommodate development has thus not properly been assessed.</p> <p>The ensuing paragraphs assess the opportunities and constraints of the site and the Local and National Planning Policy framework against which the site must be assessed.</p> <p>The site could be made vacant and be delivered during the course of the expected revised plan period 2018-2033. The site is in multiple ownership and is being promoted on behalf of one of the landowners.</p> <p>The Site</p> <p>The land parcel is located on the eastern edge of the village settlement of Burton, within a close proximity of primary services and facilities including the village surgery and local school. Burton village is unusual in that its services and facilities are no congregated in a village centre arrangement but are rather spread out over the village.</p> <p>The site is bounded by two public highways, Preston Lane to the north and Salisbury Road to the west. Preston Lane is rural in its character, at its western end the lane supports traffic in both directions and serves a number of residential dwellinghouses, but the lane narrows further eastwards as it extends out in to the open countryside. Salisbury Road on the other hand is a higher capacity public highway supporting traffic in both directions and is more than capable of supporting additional transport movements.</p> <p>The western part of the site falls within the Burton Conservation Area boundary. The delineation of the Conservation Area is unusual in that it covers part of a number of agricultural paddocks along the eastern edge of Salisbury Road with no particular reason for this delineation.</p> <p>The site is bounded to the north and west by residential development. The pattern of development to the north comprised of dwellings fronting both sides of Preston Lane, a later infill pattern of development comprised of a group of 7 dwellings arranged about a shared access drive; the Lindens, and a similar pattern of development comprised of 14 dwellings arranged about Vicarage Way. The development along the western edge of the site predominantly fronts Salisbury Road, however there is some backland development comprised of converted</p>		

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				<p>agricultural buildings.</p> <p>To the west of the site, on the opposite side of Salisbury Road, lies the main suburban residential area of the village, comprised of dwellings of varied design, period and form. Within the predominantly residential area there is a scattering of local facilities and services; unusually these are not arranged in a village centre but rather pepper pot the settlement.</p> <p>To the south of the site lies a further group of residential development, fronting Salisbury Road and also arranged off of Summers Lane which runs east-west. Beyond the residential development lies further open land in use as agricultural pasture.</p> <p>To the east lies open countryside. The land is predominantly in use for the purposes of agriculture, however there is a collection of large ground mounted photovoltaic panel arrays arranged within four parcels of land approximately 350m to the east.</p> <p>The promoted site can be clearly divided in to two distinctly separate parts; the land to the north and the main body of the site to the south. The main body of the site has been predominantly used as agricultural pastureland for the grazing of livestock and has in the past been farmed for haylage. The area of land at the north of the site is subdivided in to a number of separate paddocks by timber fences of typically agricultural appearance and has been used for the grazing of equine livestock.</p> <p>The Settlement</p> <p>Burton is a larger village settlement located just north-east of the principal local settlement of Christchurch.</p> <p>The village is in very close proximity to the major local centre and thus has good access to a wider range of local services, facilities and job opportunities. Burton has regular bus links in to Christchurch which avoid the need for the use of a private car.</p> <p>The village itself has a good range of local services and facilities, including two shops, two churches, a primary school, four public houses; two of which provide hotel accommodation, a medical practice and a youth centre. The village has a disproportionate level of local services and facilities to its size. The village is more</p>		

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				<p>than capable therefore of sustaining additional housing growth without the need for significant infrastructure improvements.</p> <p>There is no Neighbourhood Plan currently being prepared for Burton and the Parish Council has not sought to designate a Neighbourhood Plan Area. There is no reasonable prospect therefore of a planning strategy being prepared to provide for local housing needs.</p> <p>The existing built area of the village is compact and there are limited opportunities for expansion. The village does not have a defined settlement boundary but instead the existing developed area has been removed from the Green Belt.</p> <p>There are very limited opportunities for expansion to the west of the village as a result of the proximity to the River Avon and The Clockhouse Stream. The land to the west of Stoney Lane functions as informal floodplain during winter months and periods of exceptional rainfall.</p> <p>The eastern edge of the village is comparatively unconstrained there are no specific barriers to its allocation for housing development.</p> <p>Physical and Environmental Constraints</p> <p>The proposed land is considered to be a strong candidate for development. It is closely related to the existing settlement and is the logical location for the expansion of Burton village. The site adjoins the public highway Salisbury Road along much of its western edge; there is an established agricultural gated access in to the land parcel from the public highway and the opportunity exists to relocate or create additional points of access in to the land parcel from this highway.</p> <p>The site is not previously developed and is thus Greenfield land. Whilst this is the case the land parcel is closely related with the urban area of the settlement, adjoining an established pattern of residential development.</p> <p>The site is a logical location for the expansion of the existing suburban residential area of the village and should be prioritised for development over other Greenfield sites which have greater environmental and landscape value.</p> <p>There are no issues of flooding or contamination on the site. The land is located within the blanket designation Flood Zone 1 and, as such, is subject to a less than 0.1% chance of flooding occurring each calendar year.</p> <p>The perimeter boundaries of the site are lightly timbered, there are a few trees</p>		

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				<p>spotted along the eastern field boundary and a small copse of trees at the eastern most corner of the overall site. The site boundaries are instead comprised of mature hedgerow of mixed native species. The main body of the site is lightly timbered. Two parcels of land at the northern end of the overall site feature mature trees as part of their hedged boundaries. The main body of the site is sparsely timbered with only a handful of trees dotted across the site.</p> <p>None of the trees on the site are protected by way of Tree Preservation Order (TPO). The church yard relating to St Luke's Church which lies along the western edge of the site is covered by an area TPO. Adequate protection for the protected trees would be ensured in considering detailed proposals for the layout of the development. Any development would also seek to retain the existing trees on the site where of value and introduce substantial new tree planting and landscaping in order to make an appropriate contribution to local landscape character.</p> <p>The land parcel measures approximately 13.8ha. The site itself is virtually flat. Within the wider local landscape there is a very slight general topographical slope from east to west towards the River Avon. The change in gradient is very modest until one reached Stoney Lane when the land drops down. This sharp change in level forms a flood defence barrier from the river.</p> <p>The site is at present predominantly occupied as rough pasture land for the grazing of livestock. In terms of land classification the site is listed as mixed pasture and grassland. The site as a result has limited agricultural potential and would be graded by DEFRA as graded as Grade 3a land of good quality. The agricultural promise of the land as per Ministry of Agriculture, Fisheries and Food: Agricultural Land Classification of England and Wales (1988) is defined as follows: Grade 3a – Good quality agricultural land Land capable of consistently producing moderate to high yields of a narrow range of arable crops, especially cereals, or moderate yields of a wide range of crops including cereals, grass, oilseed rape, potatoes, sugar beet and the less demanding horticultural crops.</p> <p>Whilst of good quality, the land is not amongst the highest quality agricultural land which should be preserved for the purposes of use as arable farmland, and given its relationship with the existing settlement it could be put to more beneficial use for</p>		

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				<p>the purposes of housing development. The site is capable of making a positive contribution towards the Objectively Assessed Needs of the Borough.</p> <p>Dorset as a County is subject to a number of natural landscape constraints; key of which being the Sites of Special Scientific Interest (SSSI), Special Protection Areas (SPA) and Special Areas of Conservation (SAC) of the Dorset Heathlands protected sites, the Dorset Green Belt and Dorset Area of Outstanding Natural Beauty (AONB). The indicated land lies within the Green Belt but outside of all other protected designations of National and European importance and/or buffer zones thereof.</p> <p>The Local Development Plan</p> <p>Christchurch and East Dorset Councils have only recently adopted their Local plan Part 1: Core Strategy (2014). The document sets out the required housing supply across the combined Local Authority Area over the course of the plan period from 2013 until 2028.</p> <p>The Core Strategy sets out a preference for the majority of housing to be provided within the larger 'Main Settlements' of the combined District, with a lesser amount of growth for the lesser centres and larger villages which are considered to be sustainable and capable of supporting some growth.</p> <p>The Council in preparing the Core Strategy acknowledged that there was not sufficient capacity within the urban areas of the combined District within which to meet the objectively assessed housing needs. As a result the Core Strategy proposed the release of large areas of land from the Green Belt.</p> <p>There has been no change in circumstances in this respect since the time the plan was adopted. There is still a shortage of land within the existing urban areas of the combined District which is both available and deliverable for housing development and moreover the sites which the Council had previously identified have not come forwards and housing has not been delivered at the required rate of 555 dwellings per annum.</p> <p>The Council has thus launched a formal Call for Sites in order to identify additional land suitable for housing development which can be brought forwards during the plan period both to make up for this shortfall and also to meet the additional housing needs identified by the Eastern Dorset SHMA 2015.</p>		

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				<p>The East Dorset SHMA 2015 sets out the objectively assessed housing needs of each of the settlements within the eastern half of Dorset County including Christchurch Borough and East Dorset District Council. Significant weight must be attached to the figures set out within the SHMA as these are considered to be the starting point from which the Council should be determining its housing supply. The SHMA 2015 concludes that the current combined assessed housing need in Christchurch and East Dorset amounts to not less than 626 dwellings per annum. This does not however take account of the specific affordable housing need and that of other specialist accommodation. This is substantially above the figure which was adopted within the Core Strategy, making clear the need for the Council to allocate significantly more land for development on the basis that opportunities for windfall development within the existing urban area are limited.</p> <p>Revised figures have also been issued by the Office for National Statistics (ONS) ONS which suggest that there has been a much greater National population growth than was originally predicted. This additional unexpected growth will have a direct affect upon housing figures and further confirm the need to re-evaluate the District's housing need.</p> <p>It is expected that the Council will update their housing supply figures in line with the latest baseline data at the time of preparing the draft update to the Core Strategy. In the meantime however, it is important that the Council takes account of the fact that its annual figure should increase and subsequently seek to allocate sufficient sites to meet their existing needs assessment as well as a good sized buffer of sites.</p> <p>Given its location proximate to the principal settlement of Christchurch and availability of local services and facilities of a level disproportionate to its size, Burton is a sustainable location for further housing growth.</p> <p>Both Local and National planning policies are supportive of the provision of additional housing development in sustainable rural locations where there is a housing need and where such housing would help support the viability of existing services and facilities and the vitality of the local community. Burton benefits from a good range of facilities and services exceeding that which a settlement of its size would normally have access to. The apportionment of additional housing growth to</p>		

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				<p>Burton would help to sustain and facilitate the growth of these amenities thus supporting the vitality and vibrancy of the settlement.</p> <p>The Council's current housing supply target is based on the out of date SHMA 2012 and thus the housing need figure should be updated to reflect the findings of the SHMA 2015 produced by GL Hearn. As part of the Core Strategy review the Council has committed to reviewing the spatial strategy for the plan area and considering whether existing spatial policies should be retained in the same format. The current strategy does not facilitate appropriate growth in the sustainable village settlements and thus consideration should be given to allocating appropriate sites in these locations.</p> <p>The Government have recognised this fact and sought through the Localism Act and Neighbourhood Planning to make clear the importance of rural communities and the value that they bring to sustainable place making. There is now a drive to support these local communities through allowing new development which enables them to grow and thrive.</p> <p>Within the Core Strategy the Council have set out a series of objectives which they aim to meet during the course of the plan period. Objective 5 of the Core Strategy seeks to ensure that sufficient housing is provided in order to reduce local needs whilst still maintaining the character of local communities. The Council have made clear an intention to provide a level of development which reflects current and projected local need within the SHMA 2015.</p> <p>The Council's desire to support and enhance sustainable rural communities is ingrained in the National Planning Policy Framework (NPPF). Paragraph 55 of the NPPF states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. The Government's intention is to allow rural communities to thrive through enabling appropriate development in rural areas which will help support their viability. The Neighbourhood Planning process is testament to this; providing local persons with the chance to dictate what development takes place and where it will be located. It is not a question therefore of whether additional housing is needed within Burton. The village is a sustainable settlement which is more than capable of upporting new housing growth and new housing is needed in order to support and enable the</p>		

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				<p>preservation of existing local amenities and to aid the District in meeting its assessed housing need.</p> <p>There has been no desire expressed to date by the Parish Council to produce a Neighbourhood Plan for Burton. On this basis in order to deliver suitable housing to support the vitality and function of the settlement the District Council will be required to allocate land considered suitable.</p> <p>The Council has not set out a strategy in relation to meeting rural needs where these needs are not planned for as part of a Neighbourhood Plan process. Notwithstanding this however the Core Strategy also makes very little reference to the Neighbourhood Planning process and that this is the vehicle by which housing will be delivered outside of the principal settlements.</p> <p>The proposed land parcel is clearly located in a sustainable location adjoining a settlement which the Council acknowledge is capable of supporting further housing growth and is therefore suitable for residential development; supported in broad terms by Governmental policy within the National Planning Policy Framework. The Council should allocate the identified land for housing development as part of their Core Strategy review.</p> <p>Site Specific Local Policy</p> <p>The western most part of the site, adjoining Salisbury Road is informally allocated as Public Open Space (POS) with the Policy reference L11.</p> <p>The land parcel was originally designated for public open space use as part of the Christchurch Borough Local Plan 2001. This allocation has therefore been long standing and has yet to be brought forwards on the basis that the land is in private ownership and there is no incentive for the Landowner to do so.</p> <p>Policy L11 has been saved within the Local Plan Part 1: Core Strategy (2014). The Council has not reviewed whether it still serves a purpose or the likelihood of the use coming forwards during the course of the new plan period. There is no incentive for the Landowner to release his land for public open space if there are no other benefits to be secured, such as the development of his land. If the proposed site were allocated for housing development a substantial area of SANG would be provided which would meet the recreational needs of future residents and better meet the needs of the existing village populace. In addition to this a further formal</p>		

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				<p>area of Public Open Space (POS) could be provided on site in a similar location to that proposed by Policy L11.</p> <p>The Proposals The developable land in our client's ownership measures approximately 13.8ha in total. An area of land will be given over to Public Open Space (POS) in order to help support the recreational needs for future inhabitants and supplement the existing facilities on offer in the village. Given the edge of settlement location it is considered that the site would be best suited for a lower density development of dwellinghouses of mixed type and size, providing an effective transition between the established urban area and the open countryside. It is considered that the site has the potential to provide approximately 150-200 dwellinghouses, of which a policy compliant proportion could be provided as starter homes or other forms of affordable housing. This equates to a density of between 15-20dph. Developments of greater than 50 dwellinghouses are required to make appropriate provision for SANG the above figures take account of the need to provide for an appropriate SANG of approximately 3.8ha in area within the boundaries of the site. There is more than sufficient land available to make such a provision and still provide for the indicative number of dwellings stated. The site is a logical location for the expansion of the settlement and is well connected to local services and facilities by public foot paths, including the local surgery, Public Open Space and the local primary school and church, all of which are in comfortable walking distance via safe pedestrian routes. Any development brought forwards on the land could be phased if appropriate to ensure that a progressive increase in dwellings is provided which best meets local needs, as opposed to flooding the local market and potentially putting a strain on local services and facilities. A phased pattern of development would allow for local adjustment and enhancement of existing infrastructure if needed. This would be appropriately negotiated with the Council during the course of a formal application should the site be allocated for housing development. The site is capable of making a significant contribution to the acknowledged</p>		

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				<p>housing need and should reasonably be considered for allocation as a preferred site within the Core Strategy Review.</p> <p>Conclusion</p> <p>The Council's adopted policy framework means that sites which lie outside of a defined settlement boundary, and therefore effectively in the countryside, will not generally be supported for housing development outside of the strategic planning process unless there is an essential local need.</p> <p>The Council has already allocated significant sites within and adjoining its larger settlements; any available brownfield land and infill development opportunities have been explored and allocated where deliverable but the Council still do not have sufficient land to deliver their required housing numbers. The Council has indicated that local needs development will be supported around its sustainable villages, however many of these are tightly constrained by Green Belt and thus it is unclear how this growth will be realised.</p> <p>It would not be good or responsible planning for the Council to rely on all rural communities to prepare a Neighbourhood Plan in order to direct housing growth. Burton does not have a defined Neighbourhood Plan Area and there appears to be no intention at this stage of commencing a Neighbourhood Planning process. The absence of a Neighbourhood Plan does not absolve communities from a need to provide for appropriate development to meet their Objectively Assessed Needs. As one of the most sustainably located villages, given its proximity to the main settlement of Christchurch, Burton should be supporting housing growth and thus in absence of a Neighbourhood Plan or the intention to prepare one the Council should take it upon itself to allocate sufficient land to meet local needs and where appropriate help meet the wider needs of the District.</p> <p>The Council should reasonably and justifiably consider the formal allocation of the site for housing development within the Core Strategy Review.</p> <p>We would appreciate confirmation of your receipt of this letter of correspondence. We would also request to be kept informed as to the progress of the Christchurch and East Dorset Local Plan Part 1: Core Strategy Review and if any questions arise regarding our Client's land we would appreciate the chance to formally</p>		

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				respond.		
Mr & Mrs K Pedersen (ID: 1042142)	Mr Christopher David Christopher David (ID: 1042147)	LPR-REG 18-84	178 Salisbury Road Burton	<p>My clients are the freeholders of a parcel of land of approximately 6 acres situated in Burton to the east of Salisbury Road and would like the land to be considered for future housing in the revised Local Plan.</p> <p>I enclose a location plan to the scale of 1:2500 outlined in red which included the residential building and garden currently occupied by my clients. This property and gardens is in the green belt and the fields to the east and south are SSI rated.</p> <p>If you require any further information please contact myself or direct with my clients.</p>	The site falls within the Local Plan Review defined 'area of search' around Burton and Winkton where in principle there could be potential for housing development subject to amendment of the Green Belt. The site is included in the options consultation for the reasons set out in the above overview of Burton and Winkton.	Yes
Ms Vikki Parry Meyrick Estate Management (ID: 360382)	Ms Lisa Jackson Plannin g Ltd (ID: 521508)	LPR-REG 18-147	(a) West of Staple Cross (Burton)	<p>I have attached an early list of possible site allocations for inclusion in the Local Plan Review on land within the control of MEM's client. This list is not exhaustive and Meyrick Estate Management would welcome continued involvement in the development of the Local Plan Part Review and discussion on the sites below and others you may have may wish to consider.</p> <p>Where: West of Staple Cross/ east of Sewage works Use: Potential for heating / cooling or back up power generation grid services (Short Term Operating Reserve) to serve urban area east of R.Avon based on opportunity arising from undergrounding 132KV overhead power line at Roeshot and availability of grid gas connection Where Use Policy Change required: Release from green belt and allocate for heating / cooling low carbon or renewable energy development Potential for intensive energy uses for example data centres (B8 use)</p>	There is insufficient evidence at present to demonstrate the need to specifically allocate any land for renewable energy provision/power generation in Christchurch. Should further evidence be presented which demonstrates the need for and viability	No

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Ms Vikki Parry Meyrick Estate Management (ID: 360382)	Ms Lisa Jackson Jackson Planning Ltd (ID: 521508)	LPR-REG 18-147	(e) & (f) East of burton village	<p>I have attached an early list of possible site allocations for inclusion in the Local Plan Review on land within the control of MEM's client. This list is not exhaustive and Meyrick Estate Management would welcome continued involvement in the development of the Local Plan Part Review and discussion on the sites below and others you may have may wish to consider.</p> <p>Where: East of Burton village Use: Woodland burial Where Use Policy Change required: Potential to extend existing allocated site</p> <p>Where: East of Burton village Use: Leisure uses Where Use Policy Change required: Potential release form green belt and allocate for active recreation uses</p>	A cemetery proposal for land east of Burton has been retained in the Local Plan Options consultation, which could be taken forward in tandem with development options. The potential to include part of this site as woodland burial could be explored subject to demonstration of need.	No
		LP2S SC8 (LPR-REG 18-147)	Land South of Site CN2 Burton Village	<p>I have attached an early list of possible site allocations for inclusion in the Local Plan Review on land within the control of MEM's client. This list is not exhaustive and Meyrick Estate Management would welcome continued involvement in the development of the Local Plan Part Review and discussion on the sites below and others you may have may wish to consider.</p> <p>Site Suggestions for Local Plan Review</p> <p>Where: Land south of site CN2 Burton village Use: Mixed tenure housing Where Use Policy Change required: Release from green belt and allocate as site</p>	See comments below.	

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				for mixed tenure housing with open space		
Ms Vikki Parry Meyrick Estate Management (ID: 360382)	Ms Lisa Jackson Jackson Plannin g Ltd (ID: 521508)	LPR-REG 18-147(g)	Hawthorne Dairy and Hawthorn Farm	Where: Hawthorn Dairy & Hawthorn Farm Buildings Use: Employment/ Mixed Use Where Use Policy Change required: Re-use of farm buildings with limited extension	The site falls within the Local Plan Review defined 'area of search' around Burton and Winkton where in principle there could be potential for housing development subject to amendment of the Green Belt. Some employment use could be considered as part of this option. The sites are included in the options consultation for the reasons set out in the above overview of Burton and Winkton.	Yes
Ms Vikki Parry Meyrick Estate Management (ID: 360382)	Ms Lisa Jackson Jackson Plannin g Ltd (ID: 521508)	LPR-REG 18-147(d)	d) Roeshot SANG (2 parcels),	Where: Roeshot SANG Use: SANG and other habitat mitigation Where Use Policy Change required: Allocate sites for habitat mitigation	The Roeshot Hill SANG is proposed to be included in a list of possible strategic SANGs set out in consultation draft policy 3.5.	Yes
Mr Adrian Horsfield Hollington Architects & Design Team		LPR-REG 18-148	The Manor, 15-17 Salisbury Road Burton	Please find enclosed our completed SHLAA Form and Location Plan, for consideration to be redesignated as development land. Should you have any queries please do not hesitate to contact this office. [see attachment]	The site falls within the Local Plan Review defined 'area of search' around Burton and Winkton where in principle there could be potential for housing development subject to amendment of the Green Belt. The site is included in the options consultation for the reasons set out in the above overview of Burton and Winkton.	Yes

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Ltd (ID: 1054475)						
Ms Laraine Southwood Wyatt Homes (ID: 1034061)		LPR-REG 18-137	Land West of Bransgore	<p>Please find enclosed site plan for land at Higher Clockhouse Farm that could be brought forward for residential development within five years.</p> <p>The site lies within the administrative area of Christchurch and East Dorset Partnership but is located on the edge of Bransgore village within the New Forest. We consider that the site would provide a logical extension to the village, within walking distance of the facilities it provides. Development at the site would also help to facilitate New Forest's growth aspirations for the village and could be achieved through cross-working between the two authorities.</p> <p>Wyatt Homes prides itself on delivering bespoke high quality residential development. We believe that a carefully designed proposal would deliver much needed new housing in a sensitive manner, with particular regard to maintaining local character and creating a new defensible edge to the settlement.</p> <p>The site as shown on the attached plan extends to some 30 hectares. Our vision is to utilise this land (or part of it) to provide a range of high quality homes and benefits for the local community. The proposal would be sensitive to the existing urban edge and our current thinking is to provide comprehensive green infrastructure comprising a green buffer to the existing edge of Bransgore, connecting to a green parkland link at the southern edge to Barrett's copse and across to a country park forming a new enduring parkland edge to Bransgore. An appropriate amount of land for new homes can be released and we currently envisage between 100-200 homes</p> <p>We trust you will be able to concur that the site provided the council with an excellent opportunity for housing delivery. We would welcome a meeting with you at your earliest convenience so that we can discuss what information would be</p>	The site falls within the Local Plan Review defined 'area of search' to the west of Bransgore where in principle there could be potential for housing development subject to amendment of the Green Belt. The site is included in the options consultation for the reasons set out in the above overview of Burton and Winkton.	Yes

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				helpful to assist in your further consideration of this site.		

Central and Western Christchurch
(Grange, Purewell and Stanpit, Town Centre, Portfield, Jumpers, St Catherine's & Hurn)

Central and Western Christchurch Overview

This area comprises the main town centre of Christchurch, including the historic centre around the Priory and the Quomps, older suburban areas around Purewell, Stanpit, Portfield and Jumpers, and newer housing areas at St Catherine's Hill. The village of Hurn is also included. The town centre contains a wide variety of shops, services and facilities, and is well served by public transport services. Christchurch rail station is also in close proximity to the station. The historic character of Christchurch town centre, coupled with impacts of flood risk, serve to limit potential for significant new development. Flood risk also affects areas to the east of the centre and around Purewell, Stanpit and Mudeford, while parts of West Christchurch and Hurn fall within 400 metres of designated Heathland sites and thus have no potential for further housing development.

Nonetheless some opportunities for further housing and commercial growth have been identified to the east of the town centre around Stony Lane and Bridge Street. Development of this area will however be subject to agreement on a suitable flood risk mitigation strategy. Some potential for Green Belt release in West Christchurch on former water company land at Knapp Mill, and a small site at Avon Trading Park has also been identified.

New residential development in the Areas of Search around Stony Lane/Bridge Street, and at Knapp Mill/Avon Trading Park could contribute to the future development needs of Christchurch and provide opportunities to:

- i) deliver a minimum of 268 dwellings on sites in Christchurch town centre and West Christchurch;
- ii) include provision of affordable housing to address local needs;
- iii) provide transport improvements which may include road junction improvements, and improvements to bus services;
- iv) support new and enhanced shops and facilities in the town centre;
- v) provide additional play facilities in association with the development;
- vi) secure significant new areas of informal recreation space as new development would be required to provide significant provision of Suitable Alternative Natural Green Space (SANG).

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Mr John Beauchamp John Beauchamp & Co Ltd		LP2 SC6 3	Units 23-26 Avon Trading Park	See attached letter and plan – propose residential use on the land submitted.	The site falls within the Local Plan Review defined 'area of search' around Knapp Mill and Avon Trading Park where in principle there could be potential for housing development subject to suitable flood risk mitigation. The site is included in the options consultation for the reasons set out in the above overview of central and western Christchurch.	Yes
Beagle Aerospace Beagle Aerospace (ID: 361039)	Mr Tom Whild (ID: 1037424)	LPR-REG 18-10	Beagle Aerospace, Stony Lane Christchurch	<p>Please find attached a representation in relation to proposed land at Beagle Aerospace, Stony Lane, Christchurch, in response to the Christchurch and East Dorset Councils Local Plan Review</p> <p>Dear Sir/Madam Re: Christchurch and East Dorset Local Plan Review – Call for sites Beagle Aerospace, Stony Lane, Christchurch</p> <p>The following statement has been prepared in response to the Council's current open Call for Sites consultation which is being carried out in order to inform a review of the Christchurch and East Dorset Local plan. The current consultation calls on landowners, developers and stakeholders to submit parcels of land which are available and can be delivered for housing or other uses.</p> <p>This statement is made in respect of the former Beagle Aerospace site, Stony Lane, Christchurch.</p> <p>The Christchurch and East Dorset Core Strategy was adopted in April 2014 and identifies a requirement to provide 8,490 new dwellings within the plan area between 2013 and 2028. That figure is based upon an annual requirement, which was identified in the 2012 Strategic Housing Market Assessment, of 555 Dwellings per annum, with a 2% buffer to allow for vacant dwellings and second homes.</p> <p>Based on current rates of housing completions, the Councils are falling</p>	The site falls within the Local Plan Review defined 'area of search' around Christchurch Town Centre where in principle there could be potential for housing development subject to suitable flood risk mitigation. The site is included in the options consultation for the reasons set out in the above overview of central and western Christchurch.	Yes

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				<p>significantly behind their target of 555 dwellings per annum. The council's most recent statement of housing supply for the period 2015-2020 indicates that in the prior two years (2013/14 and 2014/15) the council delivered a total of 639 new dwellings was delivered. The current 5 year housing requirement, taking into account the previous undersupply is therefore 3,471 dwellings, which equates to 694 dwellings per annum.</p> <p>That level of delivery is more than twice what has been achieved in the years immediately prior, and exceeds by some margin the delivery of housing in any 2 of the preceding 20 years. While the councils have demonstrated a 5 year housing land supply (based upon a 5% buffer), as a number of the sites relied upon are large strategic sites where deliveries have not yet begun, the delivery rates have not necessarily been tested.</p> <p>Since the adoption of the Core Strategy the Eastern Dorset Strategic Housing Market Assessment (SHMA) has been published. That document, published in 2015 identifies housing needs across the local authority areas of Bournemouth Poole Christchurch, East Dorset North Dorset and Purbeck. It considers a 20 year time horizon, running from 2013 to 2033.</p> <p>As required by Paragraph 159 of the NPPF, the SHMA has identified an objectively assessed need for housing which will meet household and demographic projections. It is clear that further land will need to be allocated to meet the housing requirements for Christchurch and East Dorset.</p> <p>The above figures do not however take account of any material change in the overall housing need arising from the findings of the East Dorset Housing Market Area SHMA 2015. The SHMA concludes that there is an objectively assessed need for 626 dwellings per annum in Christchurch and East Dorset between 2013 and 2033. Taking into consideration the longer time horizon over which the SHMA was carried out (20 years as opposed to the 15 years of the adopted Core Strategy), the increased annual requirement means that the overall housing need for the councils increases from 8,490 dwellings to 12,520 dwellings. There is therefore a need to identify and allocate sufficient land for a total of 4,030 dwellings across both councils.</p>		

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				<p>Regardless of the delivery of existing allocations to be carried forward into any new plan, the councils should be seeking to allocate land for development which is both available and which can be delivered within the plan period, both in order that there is sufficient land available to meet the overall requirement, and to reduce the reliance placed on a small number of strategic sites, where a failure to deliver at a sufficient rate could threaten the strategy for both districts.</p> <p>Alongside the SHMA which provides the objectively assessed need for housing, the Dorset Workspace Strategy, published October 2016 has been prepared by the local authorities of Bournemouth, Dorset and Poole, in association with the Dorset Local Enterprise Partnership. The workspace strategy covers the whole of the county, with specific consideration given to the two separate housing market areas: Eastern and Western Dorset. The Workspace Strategy considers four scenarios for the provision of employment space. The trend scenario is a simple continuation of existing trends in employment space provision. The planned growth scenario relies on planned housing growth across the county. The accelerated growth scenario follows housing growth as set out within the SHMA within eastern Dorset. The step change scenario is the most ambitious and seeks to meet the ambitions for employment growth and development as set out by the LEP, whereas other scenarios would generally fail to match the growth rates which would be</p> <p>3</p> <p>set by the housing delivery rates within the SHMA, the Step Change scenario seeks to meet that ambition. For that reason, the Step Change Scenario is advocated as a basis for plan-making.</p> <p>In each of the four scenarios, there remains an employment land supply surplus within the county as a whole which at its lowest level, in the step change scenario is around 60 hectares. The majority of that surplus is found within the Eastern Dorset HMA, reflecting the larger established employment base and the presence of the main settlements in that part of the county. The study therefore concludes that there is sufficient land available to meet demand for employment. While the strategy highlights that loss of office</p>		

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				<p>floorspace should be avoided, the same is not said of industrial floorspace, reflecting its reducing role in the local economy.</p> <p>The workspace strategy also identifies and includes consideration of specific strategic sites which are likely to be the focus for employment growth. Within Christchurch, Aviation Park East and West at Bournemouth International Airport are identified as one of the main locations for employment, providing 172,000 sqm of existing floorspace and supporting an employment population of almost 2,500. The area provides a mix of B1, B2 and B8 uses and is identified as playing a supporting role to the primary office employment areas within the town centres of Poole and Bournemouth.</p> <p>While sites within Christchurch Town Centre make up part of the overall supply of employment land, they are not identified as being of strategic importance in that regard. The role of Stony Lane and the eastern part of the town centre is declining as more strategically important sites take prominence and provide more modern accommodation. It has already been agreed with the site owner and Christchurch Borough Council, and subsequently tested at appeal, that this site is not required for employment purposes.</p> <p>Given the current role played by the site in employment terms, and the context of change in the area it is appropriate to consider all potential residential uses.</p> <p>The Site</p> <p>The site has previously been identified within Policy CH1 of the adopted Core Strategy as a strategic site within Christchurch Town Centre as defined in policy CH2. The site falls within the larger 'Stony Lane' strategic allocation. The identification of the site as part of a strategic site emphasises its importance as a site which will play a pivotal role in delivering the town centre vision and key strategy. The current policy states that the site is located out of centre for retail purposes and within an area of flood risk. It goes on to state that the site is considered appropriate for town centre uses including employment, retail, leisure and entertainment, offices, arts and culture ant tourism subject to compliance with other policies.</p> <p>Paragraph 5.14 of the Core Strategy also states that there is an opportunity for higher density residential development within the town centre, as it is</p>		

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				<p>located near to local shops, facilities, and public transport. Paragraph 6 of policy CH1 states that high density residential development will take place 4</p> <p>alongside the projected requirement for retail to provide a balanced mixed use environment in areas outside those affected by high flood risk.</p> <p>The context for the current call for sites and new Local Plan, as has been set out above, is the extended period of the plan and consequent significant increase in housing need. Allied with initial under-delivery of housing against plan targets it is clear that any proposals to increase the supply of housing should be considered extremely seriously.</p> <p>The site is situated on the western side of Stony Lane, and encompasses several large two storey industrial buildings which provides outdated manufacturing and ancillary office accommodation for Beagle Aerospace. The buildings are located on the western part of the site, set back from the road, and the eastern part of the site is given over to parking areas.</p> <p>Planning permission was granted in 2015 for a comprehensive redevelopment of the site to provide a new supermarket with associated parking space. That scheme was granted at appeal, following an initial refusal of planning permission on the basis of harm to nearby heritage assets, traffic impacts and the impact on town centre retail provision. Notwithstanding the existing allocation and subsequent appeal decision allowing the development, the initial refusal is indicative that an approach which is actively supportive of existing town centre functions may be a preferable long term option for the future of the town.</p> <p>In order to relocate Beagle Aerospace to more suitable modern accommodation, the only viable future land use of this site is residential. As noted above the Council has already previously agreed that no other commercial land uses would achieve this aim.</p> <p>Given the need to identify land for an additional 4000 houses, sites like this one which would be able to provide a significant contribution to housing supply while protecting the green belt around Christchurch should be given serious consideration.</p>		

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				<p>The site presents an opportunity for comprehensive redevelopment which would provide a positive improvement to the area. The area of the site is 1.58 hectares, so the site could make a considerable contribution of upwards of 80 dwellings, together with enhancements to townscape and landscaping and improvements to the local flood environment.</p> <p>The main constraints to the site are flood risk, due to the sites location within flood zones 2 and 3 and trees along the southern boundary. The site already benefits from effective flood defences and a substantial flood wall along the northern and western site boundaries and a redevelopment of the site would allow for enhancements to be made if required as well as a comprehensive approach to minimise flood risk with resilient design and other mitigation measures as may be necessary. Residential led redevelopment would also allow for increased provision of permeable green spaces and flood water management than either the current layout of the site or indeed the extant planning consent.</p> <p>A lack of any real facilities has previously been highlighted by officers as an issue for this part of Christchurch. The proposed development therefore presents an opportunity to contribute to creating a sense of place and greater connection between the town centre in the west and residential areas to the east. It would benefit the local community and which would also support the redevelopment of the area generally, providing an attractive and appropriate development.</p> <p>As an existing allocation within the town centre on land which is previously developed the site is in a highly sustainable location. The site is brownfield land which, as per the direction of Government policy set out within the NPPF should be prioritised for redevelopment over undeveloped sites and those with higher environmental value.</p> <p>The Housing and Planning Act 2016 has laid out the legislative groundwork for the preparation of brownfield land registers where planning permission in principle would exist for residential development. While precise details of the selection criteria and functioning of the Brownfield Land Register, Government</p>		

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				<p>policy is clear that the use of previously developed land to deliver housing should be regarded as a priority.</p> <p>Given the levels of constraint to development of green field sites faced within the plan area generally, and within Christchurch District specifically, which notably include the green belt and natural heritage designations to the north, Bournemouth to the west and of course the sea to the south, serious consideration should be given to any site which can contribute towards meeting the overall needs without creating additional pressure for the release of undeveloped and green belt land.</p> <p>As a previously developed site within the urban area and adjacent to the defined town centre, the site is ideally placed to meet that need.</p> <p>I trust that this provides you with sufficient information to consider the site as part of the Local Plan Review. However, please don't hesitate to contact me if you have any queries or require any further information.</p>		
Brookhouse (Christchurch) Limited (ID: 715512)	Mr Matthew Sobic Savills Manchester (ID: 747992)	LPR-REG 18-13	Sommerford Road Retail & Service Area	<p>Sommerford Road Retail and Service Area, Christchurch</p> <p>Christchurch Borough Council and East Dorset District Council Local Plan Review Consultation Statement by Brookhouse (Christchurch) Limited</p> <p>Consultation Statement for the Allocation of the Meteor Retail Park and Adjacent Retail and Service Uses as a District Centre</p> <p>Introduction</p> <p>1.1 This Consultation Statement is submitted by Savills (UK) Limited on behalf of Brookhouse (Christchurch) Limited in relation to the Christchurch Borough Council and East Dorset District Council Local Plan Review.</p> <p>1.2 Brookhouse is the owner of Meteor Retail Park in Christchurch. This Consultation Statement provides the evidence that as a key retail destination in the Christchurch area, the site should be allocated as a District Centre in the retail hierarchy in the emerging plan, along with adjacent</p>	<p>The hierarchy of town centres has in Christchurch has been reviewed as part of the Local Plan Review, including evidence gathering through the 2017 Retail and Leisure Study undertaken by consultants Lichfields.</p> <p>This study specifically examined the need for new local and district centres, but concluded that the existing hierarchy remains appropriate. In respect of Meteor Retail Park, the study made the following recommendations:</p> <p>Meteor Retail Park, Christchurch Retail Park and Stony Lane Retail Park are the other main</p>	No

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				<p>retail and services uses to the north of the site on the opposite side of Somerford Road.</p> <p>1.3 A copy of a plan showing the area of the requested District Centre allocation is included at Appendix 1. The existing retail and service areas to the north of the site are already allocated as 'Local Shopping Areas' in the Borough of Christchurch Local Plan (adopted March 2001).</p> <p>1.4 The allocation of the Retail Park as a District Centre will enable it to adapt and grow to reflect the retail needs of existing and future residents in the area and will contribute to the prosperity of the wider Christchurch and East Dorset area.</p> <p>1.5 The Retail Park has evolved over the last few years to provide a destination that meets the full shopping needs of local residents. The development of the site for retail land uses has benefitted from the full support of local residents and councillors who identify the positive contribution that the Retail Park makes to the retail offer and economic prosperity of Christchurch.</p> <p>1.6 When combined with the retail and service uses on the opposite side of Somerford Road, the location provides a wide range of retail and service uses that provide a District Centre location in the heart of the community that provides sustainable retail and service facilities. It follows that the allocation accords with the policies of the National Planning Policy Framework ('The Framework') and National Planning Practice Guidance ('The Guidance') that seek to ensure</p>	<p>concentrations of retail floorspace within the Borough. These are retail warehouse parks rather than traditional centres. They are predominantly car borne shopping destinations that do not provide the broader mix of retail, non-retail services and community uses that tend to be found in designated centres, particularly town and district centres. The retail capacity projections and analysis of potential development sites within the main centres, indicate that it is not necessary to designate any of these retail parks as town or district centres in order to accommodate future growth. Development proposals within these out of centre locations should continue to comply with the sequential and impact tests, in order to protect the vitality and viability of the network of centres within the Borough.</p>	

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				<p>that needs for retail and service facilities are met in full.</p> <p>1.7 To support the case for the allocation of the site, the Consultation Statement is structured as follows:</p> <ul style="list-style-type: none"> · Section 2: Background Information: Site Description, The Role of Meteor Retail Park within Christchurch and Relevant Planning History · Section 3: Case for Meteor Retail Park to be Allocated as a District Centre in the Emerging Local Plan · Section 4: Summary and Conclusion <p>Section 2: Background Information: Site Description, The Role of Meteor Retail Park within Christchurch and Relevant Planning History</p> <p>2.1 Meteor Retail Park is located at an established entrance route into the town from the east. It forms part of a larger, mixed commercial, industrial, service and retail area located within established residential areas.</p> <p>2.2 It provides 8,090 sq. m of floorspace across six retail units and provides for a full range of shopping facilities that meet the day to day needs of residents in Christchurch. This includes the provision of:</p> <ol style="list-style-type: none"> 1. Food goods 2. Household goods 3. Homewares 4. Clothing and footwear 5. Sports and leisure goods 6. Furniture and furnishings <p>2.3 As set out above, the Retail Park is located opposite a defined 'Local Shopping</p>		

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				<p>Area' that provides a range of retail and service facilities, including convenience goods retailing, launderette, hairdressers, food establishments and a pharmacy.</p> <p>2.4 The site is located with the residential area of Somerford in the Grange Ward, much of which is within easy walking distance of the Retail Park. The residential areas at Somerford are deprived. The demographic indices reveal the area to contain some of the poorest areas in Dorset. Somerford reflects the characteristics normally associated with such areas, including low levels of employment, low levels of access to private cars and low levels of academic qualifications and skills.</p> <p>2.5 There is a relatively high population density surrounding the site. The Grange Ward that Somerford is located in contained 4,875 residents at the time of the Census 2011, which equated to over 10% of the population of Christchurch (47,752). This is a population density of 36.8 residents per hectare, compared to the Christchurch average of 9.5 (Source: Office for National Statistics). There are 2,077 houses in the Grange Ward.</p> <p>2.6 The Mudeford and Friars Cliff Ward that is located in close proximity to the south of the site also contains over 10% of the population of Christchurch (4,977 people) and a density of 28.2 residents per hectare. There are 2,414 houses in the Mudeford and Friars Cliff Ward.</p> <p>2.7 It follows that the Retail Park serves a high number of residents in the Wards that immediately</p>		

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				<p>surround it. The residential population in the local area is set to expand over the coming years with over 850 homes planned at the Roeshot Hill development to the north of the Somerford Road/Christchurch Bypass roundabout located in close proximity to the site. The Roeshot Hill development will be located within 300m of the Retail Park, easily within walking distance.</p> <p>2.8 The Retail Park has evolved over the last few years to provide a destination that meets the full shopping needs of local residents. Historically the Retail Park comprised bulky goods retailers having been developed as a first generation retail warehouse location in the mid 1980s.</p> <p>2.9 As retailers vacated space at the Retail Park due to national closures and store rationalisation programmes, it ceased to operate as a viable retail location that contributed to the retail provision of Christchurch in any meaningful way.</p> <p>2.10 A number of permissions were granted for the redevelopment of the site, including small-scale food retailing, modern bulky goods units, and large format foodstore operations. None of those permissions were implemented as market demand for the permitted space did not materialise due to evolving retail requirements.</p> <p>2.11 It follows that the redevelopment and regeneration of the site for retail uses was supported by the Council. This support was further confirmed on 3 June 2015 when Planning Permission Reference 8/14/0630 was granted for the redevelopment of the entire site to provide 8,097 sq.</p>		

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				<p>m of retail floorspace for a range of food and non-food retailers. The permission was granted with the full support of Planning Officers and Planning Committee Members.</p> <p>2.12 The new Meteor Retail Park development has recently opened and commenced trading with the following occupiers: Aldi; Matalan; TK Maxx; Sports Direct; Poundland; and Bathstore.</p> <p>2.13 The site is a very accessible site. It is easily accessible to the surrounding areas of Somerford and Mudeford as well as areas to the east of site, including Friars Cliff and Highcliffe and areas of Christchurch to the west via the Christchurch Bypass.</p> <p>2.14 The site is easily accessible by the following other modes in addition to car travel:</p> <ol style="list-style-type: none"> 1. Pedestrians. The site is within easy walking distances of the large residential populations in Somerford and Mudeford. The Retail Park is accessed via dedicated pedestrian footways and crossings from the surrounding houses. A new crossing across Somerford Road will shortly be installed that will provide a safe pedestrian crossing point directly to the Retail Park's entrance. 2. Cyclists. The site is easily accessible by bike from surrounding residential areas. The northern pavement of Somerford Road provides a combined cycleway and footway. 3. Public Transport. The site is served by a bus stop located at its northern boundary on Somerford Road. The stop is served by Routes 1a, 125 and C10 that provide a link between the site, surrounding residential areas, the town centre and further afield to Bournemouth. Routes 1a and C10 also service the bus stop located on the 		

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				<p>opposite side of Somerford Road. A bus stop is also located on Edward Road directly to the north of the site that provides a link via Route 1c between the site, surrounding residential areas and Poole.</p> <p>Section 3: Case for Meteor Retail Park to be Allocated as a District Centre in the Emerging Local Plan</p> <p>3.1 Section 2 demonstrates that:</p> <ol style="list-style-type: none"> 1. The Retail Park is firmly embedded within the residential areas of Somerford that surround the site and in close proximity to the residential areas of Mundeford to the south. 2. It is not a stand alone, detached site. It very much forms part of the urban fabric of the town <p>and is easily accessible to a large population in immediate residential areas as well as being easily accessible to residents in the wider Christchurch area by both public and private modes of transport.</p> <ol style="list-style-type: none"> 3. The site has been developed with the full support of the Council to meet the retail needs of residents. 4. The site provides retail facilities that are easily accessible to employees within the large commercial areas that surround the site to its south. <p>3.2 Importantly, the site forms part of a wider established retail and service location that displays all the characteristics of a District Centre by providing a wide range of food and non-food shopping facilities as well as other community services such as hairdressers, launderettes and pharmacies within established residential areas.</p>		

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				<p>3.3 Paragraph 23 of The Framework states that policies should promote competitive town centres and define a hierarchy of centres that are resilient to future economic change. The Paragraph states further that Local Planning Authorities (LPAs) should allocate a range of suitable sites to meet the scale and type of retail, leisure, commercial and community development needed in town centres.</p> <p>3.4 The Framework also confirms that:</p> <ol style="list-style-type: none"> 1. LPAs should aim for a balance of land uses within their area so that people can minimise journey lengths for shopping and employment activities (Paragraph 37 of The Framework); and 2. Planning policies should ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community (Paragraph 70 of The Framework). <p>3.5 Paragraph 002 (Reference ID 2b-002-20140306) of The Guidance confirms that: 'A positive vision or strategy for town centres, articulated through the Local Plan, is key to ensuring successful town centres which enable sustainable economic growth and provide a wide range of social and environmental benefits.'</p> <p>3.6 Accordingly, the designation of the site and retail and service facilities on the opposite side of Somerford Road accord with The Framework and The Guidance as follows:</p> <ol style="list-style-type: none"> 1. It will recognise the role that the area plays in the retail hierarchy of Christchurch in 		

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				<p>providing retail facilities in a sustainable and accessible location;</p> <p>2. It will ensure that the retail and service facilities will be able to modernise in the future in a way that is of benefit to the surrounding community;</p> <p>3. The location of the site within a high density residential area and adjacent to a number of employees in surrounding commercial premises means that the site forms part of a balance of land uses that are sustainable and provide people with easy access shopping and employment facilities; and</p> <p>4. Allocating the site and adjacent retail facilities accords with the requirement to ensure that a hierarchy of centres is provided that is resilient to future economic change. The site displays all of the characteristics of a modern retail centre in terms of the provision of a full range of shopping goods that meet the day to day needs of residents in Christchurch. The area is set to expand by over 850 homes at the Roeshot Hill development. The allocation of the site as a District Centre will ensure that it can be responsive and flexible to the future economic changes of retailing, any economic changes of existing residential areas and the economic changes that will occur as a consequence of a significant increase in population at the new housing development.</p> <p>5. It will be a positive strategy to providing town centre locations that secure sustainable economic growth. The allocation of the site will afford the protection of the existing retail uses and provide flexibility in policy terms in the future that will enable the site to</p>		

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				<p>grow and respond to evolving economic circumstances. The will deliver substantial social and environmental benefits as the site is in a highly accessible and sustainable location in a deprived area that requires support in economic terms.</p> <p>6. The site provides employment for over 150 people. It is a substantial contributor to employment and economic growth in the town and it is important that this employment is protected and provided with the best opportunity to evolve in line with potential future economic circumstances.</p> <p>3.7 Important to the consideration of the appropriateness of the designation of the site as a District Centre is the Local Planning Authority's decision to designate the large format Sainsbury's Supermarket located on Lyndhurst Road 239m to the north of Meteor Retail Park and the adjacent Stewarts Garden Centre as part of a local centre that will serve the new Roeshot Hill development of 850 homes (Policy CN1 of the adopted Christchurch and East Dorset Local Plan Part 1 – Core Strategy).</p> <p>3.8 The Retail Park and adjacent retail and service facilities provide a far wider ranging offer that meets local shopping and community needs than the proposed Roeshot Hill local centre. It fulfils a greater 'town centre' role that meets residents needs than the Sainsbury's and Garden Centre. It also serves a much larger immediate residential population than Sainsbury's and the Garden Centre will do and is far more accessible. As set out above, it displays all of</p>		

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				<p>the characteristics of a modern retail centre.</p> <p>3.9 Put simply, allocating the site as a District Centre will contribute much more to the retail hierarchy in terms of meeting local shopping needs at accessible and sustainable locations and for a far greater population than the already allocated Sainsbury's does or even will be able to do as a local centre in the Roeshot Hill development.</p> <p>3.10 In addition to 'town centre' policy considerations, Paragraphs 18 and 19 of The Framework provide the Government's objectives for securing sustainable economic growth. The allocation of the site will make a positive contribution to economic growth and prosperity of the area by providing protection to the existing jobs and retail facilities and enabling them to grow and evolve with a presumption in favour of the 'Town Centre First Approach' that is contained in national policy. The allocation of the site therefore also accords with the Government's agenda to promote sustainable economic growth.</p> <p>Section 4: Summary and Conclusion</p> <p>4.1 This Consultation Statement provides the evidence to support the allocation of Meteor Retail Park and adjacent retail and service facilities on the opposite side of Somerford Road as a District Centre (proposed allocation shown on the plan included at Appendix 1). This will enable the retail and service facilities to adapt and grow to reflect the retail needs of existing and future residents in the area and the prosperity of the wider Christchurch area.</p>		

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				<p>4.2 The Retail Park has evolved over the last few years to provide a destination that meets the full shopping needs of local residents. The development of the site for retail land uses has benefitted from the full support of local residents and councillors.</p> <p>4.3 When combined with the retail and service uses on the opposite side of Somerford Road, the location provides a wide range of retail and service uses that provide a District Centre location in the heart of a large community. The retail and service facilities are sustainable development and accessible. Allocating the site as a District Centre will reflect the role that it plays in the provision of retail facilities that meet shopping needs in Christchurch.</p> <p>4.4 The allocation accords with the policies in The Framework and The Guidance on how policies should be applied, namely those that seek to ensure that needs for retail and service facilities are met in full at sustainable locations and that important facilities such as those at Meteor Retail Park are protected and able to continue to secure sustainable economic growth in the future.</p> <p>4.5 Accordingly, we request that the District Centre allocation is incorporated into forthcoming versions of the Local Plan to reflect the key role that the area plays in meeting development needs in the Borough. We will contact you shortly to discuss this Consultation Statement.</p>		
Mr D Falla (ID:	Mr Tom Whild (ID:	LPR-REG 18-52	7 Stony Lane, Christchurch	The following statement has been prepared in response to the Council's current open Call for Sites consultation which is being carried out in order to inform a review of the Christchurch and East Dorset Local plan. The current	The site falls within the Local Plan Review defined 'area of search' around Christchurch Town Centre where in	Yes

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104127 3)	103742 4)			<p>consultation calls on landowners, developers and stakeholders to submit parcels of land which are available and can be delivered for housing or other uses.</p> <p>This statement seeks to promote land at 7 Stony Lane (the site) for allocation for the purposes of housing within the Christchurch and East Dorset Local Plan Review.</p> <p>The Christchurch and East Dorset Core Strategy was adopted in April 2014 and identifies a requirement to provide 8,490 new dwellings within the plan area between 2013 and 2028. That figure is based upon an annual requirement, which was identified in the 2012 Strategic Housing Market Assessment, of 555 Dwellings per annum, with a 2% buffer to allow for vacant dwellings and second homes.</p> <p>Based on current rates of housing completions, the Councils are falling significantly behind their target of 555 dwellings per annum. The council's most recent statement of housing supply for the period 2015-2020 indicates that in the prior two years (2013/14 and 2014/15) the council delivered a total of 639 new dwellings was delivered. The current 5 year housing requirement, taking into account the previous undersupply is therefore 3,471 dwellings, which equates to 694 dwellings per annum.</p> <p>That level of delivery is more than twice what has been achieved in the years immediately prior, and exceeds by some margin the delivery of housing in any of the preceding 20 years. While the councils have demonstrated a 5 year housing land supply (based upon a 5% buffer), as a number of the sites relied upon are large strategic sites where deliveries have not yet begun, the delivery rates have not necessarily been tested.</p> <p>Since the adoption of the Core Strategy the Eastern Dorset Strategic Housing Market Assessment (SHMA) has been published. That document, published in 2015 identifies housing needs across the local authority areas of Bournemouth Poole Christchurch, East Dorset North Dorset and Purbeck. It considers a 20 year time horizon, running from 2013 to 2033.</p> <p>As required by Paragraph 159 of the NPPF, the SHMA has identified an</p>	<p>principle there could be potential for housing development subject to suitable flood risk mitigation. The site is included in the options consultation for the reasons set out in the above overview of central and western Christchurch.</p>	

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				<p>objectively assessed need for housing which will meet household and demographic projections. It is clear that further land will need to be allocated to meet the housing requirements for Christchurch and East Dorset. The above figures do not however take account of any material change in the overall housing need arising from the findings of the East Dorset Housing Market Area SHMA 2015. The SHMA concludes that there is an objectively assessed need for 626 dwellings per annum in Christchurch and East Dorset between 2013 and 2033. Taking into consideration the longer time horizon over which the SHMA was carried out (20 years as opposed to the 15 years of the adopted Core Strategy), the increased annual requirement means that the overall housing need for the councils increases from 8,490 dwellings to 12,520 dwellings. There is therefore a need to identify and allocate sufficient land for a total of 4,030 dwellings within the plan area.</p> <p>Regardless of the delivery of existing allocations to be carried forward into any new plan, the councils should be seeking to allocate land for development which is both available and which can be delivered within the plan period, both in order that there is sufficient land available to meet the overall requirement, and to reduce the reliance placed on a small number of strategic sites, where a failure to deliver at a sufficient rate could threaten the strategy for both districts.</p> <p>Alongside the SHMA which provides the objectively assessed need for housing, the Dorset Workspace Strategy, published October 2016 has been prepared by the local authorities of Bournemouth, Dorset and Poole, in association with the Dorset Local Enterprise Partnership. The workspace strategy covers the whole of the county, with specific consideration given to the two separate housing market areas: Eastern and Western Dorset. The Workspace Strategy considers four scenarios for the provision of employment space. The trend scenario is a simple continuation of existing trends in employment space provision. The planned growth scenario relies on planned housing growth across the county. The accelerated growth scenario follows housing growth as set out within the SHMA within eastern Dorset. The step change scenario is the most ambitious and seeks to meet the ambitions</p>		

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				<p>for employment growth and development as set out by the LEP, whereas other scenarios would generally fail to match the growth rates which would be set by the housing delivery rates within the SHMA, the Step Change scenario seeks to meet that ambition. For that reason, the Step Change Scenario is advocated as a basis for plan-making.</p> <p>In each of the four scenarios, there remains an employment land supply surplus within the county as a whole which at its lowest level, in the step change scenario is around 60 hectares. The majority of that surplus is found within the Eastern Dorset HMA, reflecting the larger established employment base and the presence of the main settlements in that part of the county. The study therefore concludes that there is sufficient land available to meet demand for employment. While the strategy highlights that loss of office floorspace should be avoided, the same is not said of industrial floorspace, reflecting its role in the local economy.</p> <p>The workspace strategy also identifies and includes consideration of specific strategic sites which are likely to be the focus for employment growth. Within Christchurch, Aviation Park East and West at Bournemouth International Airport are identified as one of the main locations for employment, providing 172,000 sqm of existing floorspace and supporting an employment population of almost 2,500. The area provides a mix of B1, B2 and B8 uses and is identified as playing a supporting role to the primary office employment areas within the town centres of Poole and Bournemouth.</p> <p>While sites within Christchurch Town Centre make up part of the overall supply of employment land, they are not identified as being of strategic importance in that regard. The role of Stony Lane and the eastern part of the town centre is declining as more strategically important sites take prominence and provide more modern accommodation.</p> <p>Given the minimal role played by the site in employment terms, and the context of change in the area it is appropriate to consider all potential future uses.</p> <p>The Site The site is located to the rear of industrial units on the eastern side of Stony</p>		

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				<p>Lane, Christchurch. The site is currently used for open storage of timber, currently located in the western part of the site, and for the storage of cars in association with a Car Sales showroom on Stony Lane. The site was originally used for ancillary storage in association with a joinery business on the site and has subsequently been taken over by a timber merchant. The site area is approximately 0.3 hectares.</p> <p>The site is located adjacent to the town centre of Christchurch, as defined in the adopted Core Strategy. The industrial area which the site is associated is within the defined town centre, and this site is situated just over the boundary. The site is accessed from Stony Lane, within the town centre and as such the site has a clear association with the town centre uses. Christchurch is one of the main settlements in the plan area, identified in current policy KS2 as one of the major focuses for development and the most sustainable locations for development.</p> <p>As the site comprises previously developed land, adjacent to the town centre boundary of a main settlement it is considered to be a highly sustainable location and one that should be included within the town centre boundary. Notwithstanding that the site is used lawfully for storage purposes, it has recently been the focus of complaints from neighbouring residents, due to a new tenant intensifying the use. The development of the site therefore represents an opportunity for a positive improvement which not only contributes to meeting additional housing needs but which also allows for an improvement for the amenities of neighbours to the east.</p> <p>The site is brownfield land which, as per the direction of Government policy set out within the NPPF should be priorities for redevelopment over undeveloped sites and those with higher environmental value.</p> <p>The Housing and Planning Act 2016 has laid out the legislative groundwork for the preparation of brownfield land registers where planning permission in principle would exist for residential development. While precise details of the selection criteria and functioning of the Brownfield Land Register, Government policy is clear that the use of previously developed land to deliver housing should be regarded as a priority.</p>		

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				<p>Although concrete proposals for the site have not yet been drawn up, based upon the site area (not including access) of approximately 0.25 hectares the site could achieve delivery of approximately 10-20 dwellings, at densities comparable to the areas of housing to the east of the site. Access is available via the existing private road alongside the industrial area.</p> <p>The site occupies an area of land which is developed on three of four sides. There are industrial buildings immediately to the west, and retail warehouses to the north. There is suburban residential development immediately to the west of the site, and to the south the land is undeveloped and wooded. There is also mature vegetation on the boundaries of the site.</p> <p>As is the case with much of the town centre the site falls within an area at risk of flooding. The presence of flood defences in the town centre place the site in flood zone 2. Although a detailed flood risk assessment has not yet been carried out, the development of the site would offer opportunities for the creation of areas of compensatory flood water storage, and flood resilient design and if necessary could contribute to larger-scale strategic defences and the implementation of a flood mitigation strategy which will encompass the whole of the town centre. The site is currently hard surfaced, so development would also provide opportunities for positive enhancements for drainage flood risk management.</p> <p>It is anticipated that taking into account the area of the site and the quantum of development which may be achieved, any development would take place in a single phase.</p> <p>Given the levels of constraint faced within the plan area generally, and within Christchurch District specifically, which notably include the green belt and natural heritage designations to the north, Bournemouth to the west and of course the sea to the south, serious consideration should be given to any site which would contribute towards meeting the overall needs without creating additional pressure for the release of undeveloped and green belt land.</p> <p>As a previously developed site within the urban area and adjacent to the defined town centre, the site is ideally placed to meet that need.</p>		

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				We would appreciate confirmation of your receipt of this letter. We would also request to be kept informed as to the progress of the Christchurch and East Dorset Local Plan Review and if any questions arise regarding our client's land we would appreciate the chance to formally respond.		
Mr M Levein (ID: 1038778)	Mr Tom Whild (ID: 1037424)	LPR-REG 18-72	Land at Former Mostyns Factory, Christchurch	<p>The following statement has been prepared in response to the Council's current open Call for Sites consultation which is being carried out in order to inform a review of the Christchurch and East Dorset Local plan. The current consultation calls on landowners, developers and stakeholders to submit parcels of land which are available and can be delivered for housing or other uses.</p> <p>This statement is made in respect of the Mostyn's Factory, the former Avon Works, accessed off Bridge Street and Stony Lane.</p> <p>The Christchurch and East Dorset Core Strategy was adopted in April 2014 and identifies a requirement to provide 8,490 new dwellings within the plan area between 2013 and 2028. That figure is based upon an annual requirement, which was identified in the 2012 Strategic Housing Market Assessment, of 555 Dwellings per annum, with a 2% buffer to allow for vacant dwellings and second homes.</p> <p>Based on current rates of housing completions, the Councils are falling significantly behind their target of 555 dwellings per annum. The council's most recent statement of housing supply for the period 2015-2020 indicates that in the prior two years (2013/14 and 2014/15) the council delivered a total of 639 new dwellings was delivered. The current 5 year housing requirement, taking into account the previous undersupply is therefore 3,471 dwellings, which equates to 694 dwellings per annum.</p> <p>That level of delivery is more than twice what has been achieved in the years immediately prior, and exceeds by some margin the delivery of housing in any of the preceding 20 years. While the councils have demonstrated a 5 year housing land supply (based upon a 5% buffer), as a number of the sites relied upon are large strategic sites where deliveries have not yet begun, the delivery rates have not necessarily been tested.</p> <p>Since the adoption of the Core Strategy the Eastern Dorset Strategic Housing</p>	The site falls within the Local Plan Review defined 'area of search' around Christchurch Town Centre where in principle there could be potential for housing development subject to suitable flood risk mitigation. The site is included in the options consultation for the reasons set out in the above overview of central and western Christchurch.	Yes

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				<p>Market Assessment (SHMA) has been published. That document, published in 2015 identifies housing needs across the local authority areas of Bournemouth Poole Christchurch, East Dorset North Dorset and Purbeck. It considers a 20 year time horizon, running from 2013 to 2033.</p> <p>As required by Paragraph 159 of the NPPF, the SHMA has identified an objectively assessed need for housing which will meet household and demographic projections. It is clear that further land will need to be allocated to meet the housing requirements for Christchurch and East Dorset.</p> <p>The above figures do not however take account of any material change in the overall housing need arising from the findings of the East Dorset Housing Market Area SHMA 2015. The SHMA concludes that there is an objectively assessed need for 626 dwellings per annum in Christchurch and East Dorset between 2013 and 2033. Taking into consideration the longer time horizon over which the SHMA was carried out (20 years as opposed to the 15 years of the adopted Core Strategy), the increased annual requirement means that the overall housing need for the councils increases from 8,490 dwellings to 12,520 dwellings. There is therefore a need to identify and allocate sufficient land for a total of 4,030 dwellings within the plan area.</p> <p>Regardless of the delivery of existing allocations to be carried forward into any new plan, the councils should be seeking to allocate land for development which is both available and which can be delivered within the plan period, both in order that there is sufficient land available to meet the overall requirement, and to reduce the reliance placed on a small number of strategic sites, where a failure to deliver at a sufficient rate could threaten the strategy for both districts.</p> <p>Alongside the SHMA which provides the objectively assessed need for housing, the Dorset Workspace Strategy, published October 2016 has been prepared by the local authorities of Bournemouth, Dorset and Poole, in association with the Dorset Local Enterprise Partnership. The workspace strategy covers the whole of the county, with specific consideration given to the two separate housing market areas: Eastern and Western Dorset. The Workspace Strategy considers four scenarios for the provision of</p>		

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				<p>employment space. The trend scenario is a simple continuation of existing trends in employment space provision. The planned growth scenario relies on planned housing growth across the county. The accelerated growth scenario follows housing growth as set out within the SHMA within eastern Dorset. The step change scenario is the most ambitious and seeks to meet the ambitions for employment growth and development as set out by the LEP, whereas other scenarios would generally fail to match the growth rates which would be set by the housing delivery rates within the SHMA, the Step Change scenario seeks to meet that ambition. For that reason, the Step Change Scenario is advocated as a basis for plan-making.</p> <p>In each of the four scenarios, there remains an employment land supply surplus within the county as a whole which at its lowest level, in the step change scenario is around 60 hectares. The majority of that surplus is found within the Eastern Dorset HMA, reflecting the larger established employment base and the presence of the main settlements in that part of the county. The study therefore concludes that there is sufficient land available to meet demand for employment. While the strategy highlights that loss of office floorspace should be avoided, the same is not said of industrial floorspace, reflecting its role in the local economy.</p> <p>The workspace strategy also identifies and includes consideration of specific strategic sites which are likely to be the focus for employment growth. Within Christchurch, Aviation Park East and West at Bournemouth International Airport are identified as one of the main locations for employment, providing 172,000 sqm of existing floorspace and supporting an employment population of almost 2,500. The area provides a mix of B1, B2 and B8 uses and is identified as playing a supporting role to the primary office employment areas within the town centres of Poole and Bournemouth.</p> <p>While sites within Christchurch Town Centre make up part of the overall supply of employment land, they are not identified as being of strategic importance in that regard. The role of Stony Lane and the eastern part of the town centre is declining as more strategically important sites take prominence and provide more modern accommodation.</p>		

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				<p>Given the minimal role played by the site in employment terms, and the context of change in the area it is appropriate to consider all potential future uses.</p> <p>The Site</p> <p>The site has previously been identified within Policy CH1 of the adopted Core Strategy as a strategic site within Christchurch Town Centre as defined in policy CH2. The identification of the site as part of a strategic site emphasises its importance as a site which will play a pivotal role in delivering the town centre vision and key strategy. The current policy states that the site is located out of centre for retail purposes and within an area of high flood risk. It goes on to state that the site is considered appropriate for town centre uses including employment, retail, leisure and entertainment, offices, arts and culture and tourism subject to compliance with other policies.</p> <p>Paragraph 5.14 of the Core Strategy also states that there is an opportunity for higher density residential development within the town centre, as it is located near to local shops, facilities, and public transport. Paragraph 6 of policy CH1 states that high density residential development will take place alongside the projected requirement for retail to provide a balanced mixed use environment in areas outside those affected by high flood risk.</p> <p>The context for the current call for sites and new Local Plan, as has been set out above, is the extended period of the plan and consequent significant increase in housing need. Allied with initial under-delivery of housing against plan targets it is clear that any proposals to increase the supply of housing should be considered extremely seriously.</p> <p>The site owners have previously held positive discussions with the Council in respect of the development of the site and the principle of a mixed use development to provide a built form along the edges of the street block, creating new street frontages and contributing to a sense of place. Given the site's prominence, current allocation as a strategic site, and the issues of flood risk which affect the site, it is important to continue to consider the site on a strategic basis. This submission therefore seeks to provide for a site specific allocation for inclusion within the Local Plan.</p>		

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				<p>The submission is accompanied by a sketch illustration showing how a comprehensive mixed use development may be accommodated on the site, in a manner which meets the aspirations of both the Council and the landowner. The sketch scheme seeks to achieve a form of development which is appropriate to local character, does not result in harm and which responds to the constraints of the site.</p> <p>The main constraint to the site is that of flood risk, due to its location within flood zones 2 and 3. There is also a group of protected trees along the southern boundary of the site.</p> <p>The landowners have previously discussed the issue of flood risk. As the site is one of a number of strategic sites which will play a pivotal role in the future of the town centre, together with the other town centre sites can contribute to delivering a strategy to mitigate flood risk in the area and thus enable an element of residential development.</p> <p>In this instance the sketch proposal indicates commercial development at ground floor level with residential above. It is envisaged that the main commercial element occupying a corner position will be a large format restaurant/bar type use which will open out onto a landscaped public space. A lack of any real facilities has previously been highlighted by officers as an issue for this part of Christchurch. The proposed development therefore presents an opportunity to create a new hub which will create a sense of place and would benefit the local community and which would also support the redevelopment of the area generally, providing an attractive and appropriate development. Other potentially appropriate uses for the ground floor would include small format convenience stores, soft play cafes or other A1, A2, A3 or B1 uses. The provision of commercial development at a ground floor level will itself mitigate flood risk by raising residential developments out of the flood zone.</p> <p>The land included within the strategic allocation within which the site sits was initially wholly within commercial use. However land immediately to the north of the site which was formerly a petrol station and car sales forecourt has since been developed to provide sheltered retirement housing. That</p>		

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				<p>development comprises a single three storey block which forms a prominent feature along both Bridge Street and Stony Lane, including a strong corner feature. That development creates a strongly residential character in the immediate vicinity which it would be appropriate to continue with any future development in this block.</p> <p>The sketch proposal therefore follows a similar format, indicating an L-shaped block which continues the building line established by the residential development to the north and which turns the corner, to create a strong street frontage and corner element with appropriate stature in the street scene. The block would enclose a courtyard area providing parking and also servicing areas for the ground floor commercial uses.</p> <p>It is acknowledged that there are a number of protected trees along the site's southern boundary. However despite their protected status and the group amenity value that they provide, the trees themselves are of low quality. They should not therefore be regarded as a constraint to development of the site. The trees, due to their age and species would have at most 50 years of life left and the landowner's arboriculturalist has advised that a better solution would be to remove the trees to facilitate a comprehensive development of the site which would then include strategic replacement planting. Initial discussions with Tree and Planning officers have taken place and the principle of providing replacement planting has been accepted.</p> <p>As an existing allocation within the town centre on land which is previously developed the site is in a highly sustainable location. The site is brownfield land which, as per the direction of Government policy set out within the NPPF should be priorities for redevelopment over undeveloped sites and those with higher environmental value.</p> <p>The Housing and Planning Act 2016 has laid out the legislative groundwork for the preparation of brownfield land registers where planning permission in principle would exist for residential development. While precise details of the selection criteria and functioning of the Brownfield Land Register, Government policy is clear that the use of previously developed land to deliver housing should be regarded as a priority.</p>		

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				<p>Given the levels of constraint faced within the plan area generally, and within Christchurch District specifically, which notably include the green belt and natural heritage designations to the north, Bournemouth to the west and of course the sea to the south, serious consideration should be given to any site which would contribute towards meeting the overall needs without creating additional pressure for the release of undeveloped and green belt land.</p> <p>As a previously developed site within the urban area and adjacent to the defined town centre, the site is ideally placed to meet that need.</p> <p>I trust that this provides you with sufficient information to consider the site as part of the Local Plan Review. However, please don't hesitate to contact me if you have any queries or require any further information.</p>		
Scotia Gas Networks (ID: 637150)	Ms Stephanie O'Callaghan Quod Limited (ID: 1038812)	LPR-REG 18-108	Gas Holder Site, Bridge street, Christchurch	<p>We are instructed by Scotia Gas Networks (SGN) to submit representations to the Christchurch and East Dorset Council Local Plan Review 2016 Consultation to ensure that the interests of the company are maintained; to ensure that we can be party to further consultations; and to enable the future development capacity of the site can be realised.</p> <p>We now submit representations to the Christchurch and East Dorset Council Local Plan Review 2016 Consultation, in accordance with the specified timescale of 9th November 2016. These representations are made with specific regard to the existing Gas Works site at at Bridge Street/Stony Lane South and relate to that property interest, and the wider approach to development within Christchurch. The wider development context is important, as it is recognised that the gas holder site could have an impact on the development potential of surrounding land uses by virtue of the restrictions set out in the HSE's land use planning methodology (PADHI). Consideration of the development capacity of this site by Christchurch and East Dorset Council as part of the Local Plan Review 2016 is therefore now considered prudent.</p> <p>a) Background</p> <p>The SGN land includes two large mothballed gas holders, associated facilities and hard standing. The site is approximately 0.65ha in size with frontages and access to Bridge Street and Stony Lane South. Immediately to the north, east and south of the site are a collection of industrial buildings in multiple industrial and retail uses,</p>	The site falls within the Local Plan Review defined 'area of search' around Christchurch Town Centre where in principle there could be potential for housing development subject to suitable flood risk mitigation. The site is included in the options consultation for the reasons set out in the above overview of central and western Christchurch.	Yes

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				<p>albeit to the North East is a new care Home development. To the South of the site is a recreational golf and bowling club. The relevant site is identified below.</p> <p>[See attachment]</p> <p>Aerial View Of the Site Given the previous uses of the site, there are certain requirements upon SGN to remediate the site should the current operations halt. These works, alongside dismantling of associated infrastructure, can result in significant costs, which in turn require value from future land uses to fund this process.</p> <p>SGN is undergoing a strategic review of its portfolio owing to the OFGEM requirement to decommission obsolete terranean gas storage facilities in favour of a subterranean pipe network. This will result in a number of gasholder sites across the UK becoming available for development over the next 5 years and certainly within the development plan period. As such we believe that Christchurch and East Dorset Council should be proactively planning for this event as part of this decommissioning process.</p> <p>a) Adopted NPPF (2012)</p> <p>The NPPF requires Local Planning Authorities to pay careful attention to viability and the costs of development, to ensure that plans and site allocations are deliverable. Paragraph 173 states:</p> <p>“To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be</p>		

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				<p>deliverable.”</p> <p>The emerging Local Plan Review (2016) needs to proactively address the requirements of the adopted NPPF.</p> <p>b) Adopted Christchurch and East Dorset Local Development Framework</p> <p>The adopted Christchurch and East Dorset Development Framework is made up of the following documents.</p> <p>Adopted</p> <ul style="list-style-type: none"> ♣ Saved policies of the Christchurch Borough Council Local Plan (2001); ♣ Saved policies of the East Dorset District Pan (2002) ♣ Christchurch and East Dorset Local Plan Part 1: Core Strategy (2014) ♣ Christchurch and East Dorset Planning Policy Map (2014) <p>The site is allocated within the adopted policies map under the following designations.</p> <p>[See attachment]</p> <p>Extract from the adopted Policies Map (2014) Policies PC1 and KS5 of the adopted Core Strategy (2014) seek to protect industrial and employment land (Class B1, B2 and B8) and has identified the Stony Land South Gasworks Site as a site that will be a focus for meeting projected requirements for employment land and protects the existing uses on site. Policy PC2 does allow for alternative uses for employment land, however, only where market evidence is provided. We believe these policies fail to give due regard to the significant costs related to</p>		

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				<p>the decommissioning of the gas holder, dismantling the associated infrastructure and decontamination of the site which thus would require uses of sufficient value to ensure the redevelopment of the site is viable. Hence we do not believe that this allocation is in accordance with the NPPF Paragraph 22 as outlined above. We recommend that the Local Plan Review re-evaluate this existing allocation for the Stony Lane Industrial Site and allocate the site as white land, to ensure flexibility in terms of its potential use, specifically for uses that are high value generating in order to fund the decommissioning and remediation of the site. If unchanged the current allocation would stymie future development of the Gas Works and the surrounding area site in perpetuity. A flexible approach would require any future development to be considered against all the policies of the plan and the local context which would promote the regeneration of the site.</p> <p>e) Local Plan – Hazardous Substances and Installations</p> <p>We propose that Local Plan Review (2016) include the following policy on Contaminated Land:-</p> <p>“Policy Hazardous Installations Hazardous installations will be identified in the adopted Proposal Map. The Council will take into account the need to incentivise and fund decommissioning as part of any redevelopment proposal through higher value land uses.”</p> <p>The placing of the above policy into the Local Plan recognises the importance of viability at this site and associated costs required to make the site suitable for residential/retail development. Residential and/or retail uses at this site would remove the HSE PADHI zone limitation on surrounding development opportunities and therefore have a cumulative effect on development capacity in an important location.</p> <p>We would be grateful to be kept informed of further consultation on the Christchurch and East Dorset Local Plan Review (2016) and the outcomes from the</p>		

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				<p>consultation. If you could please contact stephanie.o'callaghan@quod.com. This submission does not prejudice our ability to make further representations in due course.</p> <p>We trust that you will register the above submission representation accordingly and look forward to continued discussions with you.</p> <p>Yours sincerely,</p>		
Mr C Rossiter Rossiter Yachts (ID: 359590)		LPR-REG 18-25	Rossiters Quay, Christchurch	<p>Rossiter Yachts Limited are a family business that has been in operation since 1938 and have been at the heart of the community in the leisure sector bringing in much tourism and income to Christchurch. Some of our customers travel great distances each weekend to enjoy the maritime activities we make possible.</p> <p>We recently recieved communications encouraging us to contribute ideas to the proposed Local Plan Review as you hold our details on the local plan consultee database.</p> <p>There is a section of wasteland in our marina that we feel would be ideal for satisfying the growing need for adequate and affordable housing attached are some photos.</p> <p>In 1998 the surrounding area was designated swamp land but planning permission was granted to turn it into what is now known as Rossiters Quay. The development was a great success, selling all units quickly and is now a tasteful and tranquil part of Christchurch. We are hoping to add a much smaller development adjacent to Rossiters Quay which we predict has space for 4/5 extra units.</p> <p>At present the land is not being used except as a dumping ground for damaged tree branches and a couple of small boat trailers. The general opinion is that this location nect to the river would be far better used for accommodation in a beautiful location.</p> <p>Your feedback on this proposal would be greatly appreciated and a representative</p>	This is a small site within the Green Belt which has very limited potential to deliver housing. As such it is not considered suitable to put the site forward as a strategic housing option.	No

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				<p>from the Policy team is welcome to come and see the site any time.</p> <p>Thank you for considering us in your plans for the future of Christchurch.</p>		
Bournemouth Water (ID: 360201)	Mr Peter Atfield Goadsbury Ltd (ID: 359264)	LPR-REG 18-154	Knapp Mill, Christchurch	<p>Dear Sir</p> <p>REVIEW OF CHRISTCHURCH & EAST DORSET LOCAL PLAN (REGULATION 18): REPRESENTATIONS ON BEHALF OF BOURNEMOUTH WATER</p> <p>I act on behalf of Bournemouth Water (BW), a subsidiary of South West Water. I have been asked by the company to submit representations to you in respect of two sites in their ownership, where development and re-development opportunities may become available in future years. As such I would ask that you consider how the Local Plan Review may shape future planning policies to allow these sites to contribute to the housing and employment growth targets in Christchurch Borough and East Dorset District.</p> <p>KNAPP MILL, CHRISTCHURCH</p> <p>BW has extensive facilities at Knapp Mill. These include operational land, buildings and structures for the supply of drinking water to the local population; buildings leased to commercial tenants; and considerable grazing land that extends northwards from Knapp Mill to the rear of residential properties in Marsh Lane. Much of the grazing land now benefits from two relatively recent grants of planning permission. One is for the development of reed beds to enable waste water to be naturally filtrated and returned to the River Avon (Ref. 8/15/0268). The other is for the construction of a two form entry primary school, with vehicular access from the northern end of Marsh Lane (Ref. 8/15/0665). Implementation is anticipated in 2017 / 2018.</p> <p>The water industry is constantly developing more refined methods of supply.</p>	The site falls within the Local Plan Review defined 'area of search' around Knapp Mill and Avon Trading Park where in principle there could be potential for housing development. The site is included in the options consultation for the reasons set out in the above overview of central and western Christchurch.	Yes

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				<p>Emerging technologies have impacts that commonly reduce land and floorspace requirements, whilst improving efficiency and cost effectiveness for the benefit of its customers. To this end, it is important that consideration can be given to how potentially surplus assets can be re-planned. A review of the Local Plan presents this opportunity.</p> <p>In terms of planning policy, the Knapp Mill site falls into two principal existing designations. First, land and buildings that extend northwards from the railway line to a point parallel with the top of Mill Lane. Here the site is relatively unconstrained from other planning policies (excepting any areas at risk from flooding). Development and re-development opportunities can therefore be pursued should all other circumstances allow.</p> <p>Second, to the north of the principal buildings the land falls within the green belt. The buildings here are fewer, and smaller. However, there are also a series of filter beds. These comprise large concrete structures that extend up to, and around, the grazing land that now benefits from the two planning permissions referred to earlier in this letter. It is considered that any future reorganisation or rationalisation of facilities in this area, allowing non-water industry based development to be undertaken, would benefit and be maximised by an amendment to the green belt boundary. The suggested new boundary is shown on the plan attached as Appendix 1.</p> <p>This proposal is based on the fact that the construction of the new school – which was considered in the context of a departure from adopted green belt policy – will establish new development boundaries that effectively form a small urban extension to this part of Christchurch. From the school site the suggested revised green belt boundary can follow the eastern edge of the filter beds to join the existing boundary at the point where it leaves (and runs to the west) of the River Avon.</p> <p>As proposed, a revised green belt will maintain the five purposes of the policy as</p>		

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				<p>set out in Paragraph 80 of the National Planning Policy Framework – in particular the last of which is:</p> <ul style="list-style-type: none"> • to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.” <p>FORMER PUMPING STATION SITE, NORTH WIMBORNE</p> <p>This site is situated at Long Farm Close, to the west of Cranborne Road. It accommodates a series of large and imposing water pumping buildings and storage facilities. They have not been in use for a number of years, and are surplus to operational requirements. There are two Waterworks Cottages. One of these is in the ownership of BW and is about to be sold by the company. To the west of the buildings is a slightly elevated wooded area. The site boundaries are shown on the plan attached as Appendix 2. Long Farm Close provides access, and also serves a number of commercial buildings to its southern side.</p> <p>The Local Plan identifies the site as being within the Green Belt. As such, although this is a previously developed site, the green belt policy restricts development potential. A review of the policy in this location is merited as it is considered – as at Knapp Mill – that the land and buildings have the potential to contribute to the housing and employment growth targets that will be contained within any future revised Local Plan.</p> <p>Although the site is within the green belt, it is effectively to the north of the existing urban area of Wimborne, and immediately to the west of the proposed urban extension to the settlement. This urban extension, situated either side of Cranborne Road, now benefits from planning permission for the construction of 600 houses. In addition to the development permission, there is an associated consent for the establishment of areas of public open space – SANGS (Suitable Alternative Natural Green Space) – around the site, including to the south of the BW land.</p>		

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				<p>It is considered that an amendment to the green belt boundary to include the site and buildings within the new urban area would not prejudice the five purposes of the green belt, as identified earlier in this letter; and hence facilitate new development that would be beneficial to the growth targets of the Local Plan. The site is well screened, allowing any new development to be accommodated in a way that is not detrimental to the surrounding countryside. In addition, the treed area offers the opportunity to create public open space that could be complementary to the amenity green space and SANGS that is situated nearby. There is potential to create opportunities for additional footpath links through this area, between the proposed urban extension, and the SANGS to the south.</p> <p>The suggested amended green belt boundary is shown on the plan attached as Appendix 2, as referred to earlier in this letter.</p> <p>I would be grateful if you could confirm receipt of this letter of representation and advise me of future consultation on the Local Plan review.</p> <p>[Knapp Mill]</p>		
Mr A Rance Libra Homes Ltd (ID: 521642)	Mr Peter Atfield Goadsb y Ltd (ID: 359264)	LPR-REG 18-164	Hurnwood Park (St Catherines & Hurn, Christchurch)	<p>I act on behalf of the owner of Hurnwood Park. The extent of the site is shown edged red on the attached Ordnance survey plan. It is approx 3.3 ha (8.2ac) in size.</p> <p>Although the site is currently situated within the green belt it is considered suitable for future commercial development. It benefits from a number of planning permissions. A large part of the site is used for storage of 50 caravan and mobile homes. There is also planning permission for a large commercial farm related building for which a commencement of construction has occurred through the initial groundworks for the building. A further planning permission for approx ten timber buildings for general storage has not been implemented.</p> <p>Also on the site are three brick built buildings in use as business/storage units. The</p>	This is an isolated site, within the Green Belt and also within 400m of the designated Dorset Heathlands. Accordingly it is not considered suitable as a potential housing option.	No

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				<p>site therefore has a very developed character and offers the opportunity to accommodate permanent commercial buildings in a location that has good accessibility to the South East Dorset conurbation and Bournemouth International Airport.</p> <p>I would be grateful if you could consider the potential development of this site as part of the review of Christchurch and East Dorset Local Plan which I understand is on going. Would you be kind enough to confirm receipt of this letter of representation and advise me of future consultation on the Local Plan review.</p>		
Miss Carol Evans & Traves LLP (ID: 360792)		LPR-REG 18-173	The Old Stables, Ducking Stool Lane, Christchurch	<p>This representation seeks the inclusion of the land at The Old Stables, Ducking Stool Lane for a residential allocation of circa 1 house / 2 flats as part of the Local Plan Review. This representation is submitted in response to the notification of the LPA of the Local Plan Review for the period 2018-2033 as per Regulation 18(1) of the Town and Country Planning (Local Planning) (England) Regulations 2012.</p> <p>The site is located within the Town Centre of Christchurch and is therefore in a highly sustainable location. Being in such a location makes the site a priority consideration for allocation for residential development when considering the settlement hierarchy. The site is currently occupied by a warehouse. The site is therefore a brownfield site that is under used given its town centre location. In consideration of paragraph 58 of the NPPF there is a requirement for developments to 'optimise the potential of the site to accommodate development'.</p> <p>The site is under used and cannot be optimised for its potential for residential development due to the site being located within a flood zone. Allocating the site for residential</p>	This is a small site within the existing urban area of Christchurch where the principle of development for residential purposes is positive subject to other planning criteria. As such it is not considered necessary to put the site forward as a strategic housing option.	No

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				<p>development through the Local Plan removes the requirement for the sequential test. Residential development can still be delivered ensuring that those exceptions tests can be met to provide for a safe development. The site is surrounded by residential development that is considered safe in flood risk terms. The site is not within a primary or secondary shopping area and is surrounded by residential development. As such, its allocation will not conflict with the surrounding uses. It is recognised that the site is located within the Christchurch Central Conservation Area. Through the development management process a development can be delivered that preserves or enhances the character or appearance of the site. The site is not located within 400m of a Dorset Heathland and so is not ruled out by virtue of the Habitat Regulations. The site at Ducking Stool Lane is suitable, available now for redevelopment and is viable for redevelopment to provide 1 to 3 bedroom units. The latest SHMA (2015) highlights the need for smaller dwellings within Christchurch. This site can make a valuable contribution towards the provision of dwellings within the Borough. It is respectfully requested that the land becomes allocated for residential use through the Local Plan Review process.</p>		
Miss Carol Evans & Evans		LPR-REG 18-176	13 Ducking Stool Lane, Christchurch	This representation seeks the inclusion of the land and 13 Ducking Stool Lane to be an allocated site for residential development of circa 6 flats. This representation is submitted	This is a small site within the existing urban area of Christchurch where the principle of development for residential purposes is positive subject to other	No

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Traves LLP (ID: 360792)				<p>in response to the notification of the LPA of the Local Plan Review for the period 2018-2033 as per Regulation 18(1) of the Town and Country Planning (Local Planning) (England) Regulations 2012.</p> <p>The site is located within the Town Centre of Christchurch and is therefore in a highly sustainable location. Being in such a location makes the site a priority consideration for allocation for residential development when considering the settlement hierarchy. The site is currently occupied by a failed café with associated accommodation above. The site is therefore a brownfield site that is under used. In consideration of paragraph 58 of the NPPF there is a requirement for developments to 'optimise the potential of the site to accommodate development'.</p> <p>The site is under used and cannot currently be optimised for residential development due to its location within an area of flood risk. Allocating the site for residential development through the Local Plan removes the requirement for the sequential test. Residential development can still be delivered ensuring that those exceptions tests can be met to provide for a safe development. The site is surrounded by residential development that is considered safe in flood risk terms.</p> <p>The site is not within a primary or secondary shopping area and is surrounded by residential development. As such, its allocation will not conflict with the surrounding uses.</p> <p>It is recognised that the site is located within the Christchurch Central Conservation Area.</p> <p>Through the development management process a development can be delivered</p>	<p>planning criteria. As such it is not considered necessary to put the site forward as a strategic housing option.</p>	

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				<p>that preserves or enhances the character and appearance of the site. The site is not located within 400m of a Dorset Heathland and so is not ruled out by virtue of the Habitat Regulations. The site at Ducking Stool Lane is suitable, available now for redevelopment and is viable for redevelopment to provide 1 and 2 bedroom units. The latest SHMA (2015) highlights the need for 1 and 2 bedroom properties within Christchurch. This site can make a valuable contribution towards the provision of smaller dwellings within the Borough. It is respectfully requested that the land becomes allocated for residential use through the Local Plan Review process.</p>		
Bournemouth Water (ID: 360201)	Mr Peter Atfield Goadsb y Ltd (ID: 359264)	LPR-REG 18-11	Knapp Mill, Christchurch	<p>Dear Sir</p> <p>REVIEW OF CHRISTCHURCH & EAST DORSET LOCAL PLAN (REGULATION 18): REPRESENTATIONS ON BEHALF OF BOURNEMOUTH WATER</p> <p>I act on behalf of Bournemouth Water (BW), a subsidiary of South West Water. I have been asked by the company to submit representations to you in respect of two sites in their ownership, where development and re-development opportunities may become available in future years. As such I would ask that you consider how the Local Plan Review may shape future planning policies to allow these sites to contribute to the housing and employment growth targets in Christchurch Borough and East Dorset District.</p> <p>KNAPP MILL, CHRISTCHURCH</p> <p>BW has extensive facilities at Knapp Mill. These include operational land, buildings and structures for the supply of drinking water to the local population; buildings</p>	The site falls within the Local Plan Review defined 'area of search' around Knapp Mill and Avon Trading Park where in principle there could be potential for housing development. The site is included in the options consultation for the reasons set out in the above overview of central and western Christchurch.	Yes

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				<p>leased to commercial tenants; and considerable grazing land that extends northwards from Knapp Mill to the rear of residential properties in Marsh Lane. Much of the grazing land now benefits from two relatively recent grants of planning permission. One is for the development of reed beds to enable waste water to be naturally filtrated and returned to the River Avon (Ref. 8/15/0268). The other is for the construction of a two form entry primary school, with vehicular access from the northern end of Marsh Lane (Ref. 8/15/0665). Implementation is anticipated in 2017 / 2018.</p> <p>The water industry is constantly developing more refined methods of supply. Emerging technologies have impacts that commonly reduce land and floorspace requirements, whilst improving efficiency and cost effectiveness for the benefit of its customers. To this end, it is important that consideration can be given to how potentially surplus assets can be re-planned. A review of the Local Plan presents this opportunity.</p> <p>In terms of planning policy, the Knapp Mill site falls into two principal existing designations. First, land and buildings that extend northwards from the railway line to a point parallel with the top of Mill Lane. Here the site is relatively unconstrained from other planning policies (excepting any areas at risk from flooding). Development and re-development opportunities can therefore be pursued should all other circumstances allow.</p> <p>Second, to the north of the principal buildings the land falls within the green belt. The buildings here are fewer, and smaller. However, there are also a series of filter beds. These comprise large concrete structures that extend up to, and around, the grazing land that now benefits from the two planning permissions referred to earlier in this letter. It is considered that any future reorganisation or rationalisation of facilities in this area, allowing non-water industry based development to be undertaken, would benefit and be maximised by an amendment to the green belt boundary. The suggested new boundary is shown on the plan attached as Appendix 1.</p>		

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				<p>This proposal is based on the fact that the construction of the new school – which was considered in the context of a departure from adopted green belt policy – will establish new development boundaries that effectively form a small urban extension to this part of Christchurch. From the school site the suggested revised green belt boundary can follow the eastern edge of the filter beds to join the existing boundary at the point where it leaves (and runs to the west) of the River Avon.</p> <p>As proposed, a revised green belt will maintain the five purposes of the policy as set out in Paragraph 80 of the National Planning Policy Framework – in particular the last of which is:</p> <ul style="list-style-type: none"> • to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.” 		

Highcliffe & Walkford

Highcliffe and Walkford Overview

This area comprises the eastern suburbs of Christchurch, including the local centre of Christchurch and the village of Walkford, The centre of Highcliffe contains a good range of shops and facilities and has good bus links to Christchurch and adjoining towns. The area is characterised by a mix of low density bungalow development and some areas of larger flatted development especially around the centre of Highcliffe and the seafront.

The character of the area offers limited potential for further housing and commercial growth. One opportunity has however been identified to the east of the Hoburne estate on former open space land which is no longer needed for formal sports pitches.

New residential development in the Areas of Search around the Hoburne estate could contribute to the future development needs of Christchurch and provide opportunities

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<p>to:</p> <ul style="list-style-type: none"> i) deliver a minimum of 90 dwellings; ii) include provision of affordable housing to address local needs; iii) provide transport improvements which may include road junction improvements, and improvements to bus services; iv) provide additional play facilities in association with the development; v) secure significant new areas of informal recreation space as new development would be required to provide significant provision of Suitable Alternative Natural Green Space (SANG). 						
Mr Guy Peirson-Hagger Burry & Knight Ltd (ID: 663701)	Mr Ryan Johnson Turley Associates (ID: 523319)	LPR-REG 18-16	Land Off Hoburne Farm Christchurch (Highcliffe)	<p>Thank you for your invitation to comment on the emerging scope of the Christchurch and East Dorset Local Plan Review, made under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.</p> <p>I write on behalf of our client, Burry & Knight Ltd, who control lands east of Hoburne Estate in Christchurch (see attached plan). This site was assigned SHLAA reference number 8/11/0525 as part of the adopted Local Plan evidence base. For completeness therefore, we commend this site for residential allocation in the emerging Review Local Plan. The extent and form are the subject of pre-application discussions with the LPA at present, which will no doubt assist in assessments of this site in due course.</p> <p>Our client supports the decision of the two Councils to undertake a review of the joint Local Plan. In particular, they fully support the need to establish a sound strategy to deliver housing to meet the objectively assessed housing needs of the area. They also support the recognition that such a strategy is likely to require additional housing allocations from both within and adjacent the urban area. In respect of the former, our client is keen for the emerging Local Plan to take proactive measures to expedite the delivery of suitable sites for residential development within the districts urban areas. A continued pragmatic approach toward mitigating the impacts of urban site development on SPAs will therefore be supported.</p>	The site falls within the Local Plan Review defined 'area of search' around Hoburne where in principle there could be potential for housing development. The site is included in the options consultation for the reasons set out in the above overview of Highcliffe and Walkford.	Yes

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				<p>We would be grateful if you would acknowledge receipt of this representation and the accompanying site plan in due course.</p> <p>Please do not hesitate to contact me if you have any queries regarding this representation.</p>		
Mr Andy Butt (ID: 103629 9)	Ms Carol Evans Evans and Traves LLP (ID: 103407 6)	LPR-REG 18-17	Land south of Chewton Glen Farm, Walkford, Christchurch	<p>I have been instructed by the owner of the land to the South of Chewton Glen Farm to highlight to the Council the suitability, availability and viability of the land for residential development.</p> <p>Please find attached a Situation Report that assesses the land for residential development potential to contribute towards the Council's 5-year housing land supply as part of the Local Plan review.</p> <p>I trust that you find the enclosed useful and I look forward to hearing from you in due course.</p> <p>1.0 EXECUTIVE SUMMARY 1.1 The purpose of this situation report is to demonstrate that the land to the south of Chewton Glen Farm, east of Chewton Farm Road can be considered a suitable, available and deliverable site for the purposes of para.47 of the NPPF and be included in the Council's 5 year housing land supply. 1.2 This report is written for Christchurch Borough Council on behalf of the landowner, Mr. A. Butt, to consider the site for inclusion within the 5-year housing land supply as part of the update to the SHLAA (2012) and the Local Plan (2014) review.</p>	<p>This is a small site, falling within the Green Belt to the east of Christchurch, and within a part of the Green Belt which links with the South West Hampshire Green Belt within New Forest District. The modest size of the site, coupled with its location combines to mean that the site fails to offer any significant potential for logical extension to the urban area or strategic Green Belt release.</p>	No

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				<p>1.3 The site is former arable farmland currently located in Green Belt whereby new residential development at present would be deemed inappropriate development. The site is located on the edge of the settlement without any absolute planning or physical constraints. This report will demonstrate that the site is suitable, available and achievable (viable) for the delivery of a minimum of 20 dwellings.</p> <p>1.4 There are very few constraints to the delivery of the site. The 2 key constraints being the mature oak trees to the sites frontage and the low density character area opposite. This statement examines how the site is suitable taking full account of these constraints.</p> <p>2.0 THE SITE</p> <p>2.1 The land is within the ownership of Chewton Glen Farm. Located to the east of Chewton Farm Road and south of Chewton Glen Farm within the ward of Walkford, Christchurch. The site is 0.6 miles (12 min walk) from Highcliffe local centre, 1.8 miles from a railway station and 1.4 miles from the A35. This is a sustainable location for new residential development</p> <p>2.2 The site is located near, but not adjacent to the county boundary with Hampshire to the east. The farm's southern field is separated by a post and wire fence through its centre. The proposed site is the western section of the field fronting Chewton Farm Road.</p> <p>2.3 To the north of the site is Coda Music Centre. To the south of the site is a woodland within the ownership of Chewton Glen Farm and 5 Chewton Farm Road beyond that is a single dwelling.</p> <p>3.0 CURRENT PLANNING POLICY ALLOCATION</p>		

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				<p>3.1 The site is identified below outlined in red on the current Local Plan (2014) proposals map.</p> <p>3.2 The site is located within land allocated as Green Belt within the settlement boundary of Christchurch. As part of the South East Dorset Green Belt, the relevant policy of the Local Plan (2014) is Policy KS3. This seeks to protect the physical identity of individual settlements and maintain an area of open land around the conurbation.</p> <p>3.3 Saved policies ENV18, H13 and H14 are not relevant to this proposal.</p> <p>3.4 It is reasonable to assume that the purposes of this stretch of Green Belt is to prevent Christchurch from merging with the neighbouring Hampshire town of New Milton. The location of the site adjacent to existing residential development will maintain a sufficient gap of allocated Green Belt to prevent these two towns from appearing to merge.</p> <p>3.5 The site has no other land use planning encumbrances on it. The site is not identified as having any particular nature conservation interest, is not within a conservation area and is not within 400m of a Dorset protected heathland. Its Green Belt designation is the only land use planning policy restriction to the site coming forward for development.</p> <p>3.6 Land to the west of Chewton Farm Road opposite the site is residential development of predominately detached dwellings. The dwellings opposite the site are covered by saved Policy H9 - Chewton Farm Estate. This covers a broadly triangular piece of land framed by Chewton Farm Road, Seaview Road and Avenue Road. This policy seeks to restrict infill development to retain the pattern of development of this low density area of special character.</p> <p>3.7 Policy LN1: The size and type of new dwellings; this policy seeks to ensure that new housing reflects the local housing needs identified in the latest SHMA to ensure a sustainable housing stock. The latest SHMA updated was prepared by GL Hearn in August 2015. The Christchurch Borough summary suggests an increase in</p>		

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				<p>household projection of 19.7% from 2013 - 2033 in Christchurch.</p> <p>3.8 The latest SHMA projects the following split in the type of market housing to be delivered;</p> <p>1-bedroom - 7.2%</p> <p>2-bedroom - 42.6%</p> <p>3-bedroom - 40.2%</p> <p>4-bedroom - 10.0%</p> <p>3.9 For affordable housing, the SHMA estimates the following mix;</p> <p>1-bedroom - 46.5%</p> <p>2-bedroom - 29.8%</p> <p>3-bedroom - 21.3%</p> <p>4-bedroom - 2.4%</p> <p>3.10 Policy LN2: Design, layout and density of new housing development; this policy seeks to encourage a minimum density of 30 dph unless it would conflict with local character and distinctiveness. Proposals for high density developments will be encouraged on new greenfield sites.</p> <p>3.11 There is a balance that needs to be struck when engaging Policy LN2 in the decision-making process. Saved Policy H9 identifies the residential development opposite the site as being low density and special in character. So, Policy H9 would follow that the local character and distinctiveness of the area is low density development. However, Policy LN2 seeks to encourage higher density on new greenfield sites. Whilst a development management issue, this potential conflict is discussed in the following chapter.</p> <p>3.12 Policy LN3: Provision of affordable housing; this policy aims for greenfield sites to deliver 50% of all residential units as affordable housing units subject to financial viability of the development not being prejudiced.</p> <p>4.0 SUITABILITY OF THE SITE TO BE ALLOCATED FOR RESIDENTIAL DEVELOPMENT</p> <p>4.1 National policy requires Council's to assess the suitability of a site for residential development and identify the constraints of the land in accommodating</p>		

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				<p>residential development. This report seeks to assist the Council in this assessment.</p> <p>4.2 The physical constraints to the development of the land are primarily a development management matter. It is recognised that a brief assessment of these will assist the Council is assessing a realistic number of dwellings that the site can deliver.</p> <p>4.3 The site area has ben chosen for a number of very specific reasons. These are;</p> <ul style="list-style-type: none"> i. There is a natural line of development that extends from the north to the south between the Chewton Glen Farm buildings to the residential dwelling at 5 Chewton Farm Road. ii. The existing fence line sits on a slight brow across the field where recent tree planting has become established iii. The remainder of the field to the eastern section provides a buffer to the SNCI and mature trees iv. The retention of the eastern section of open field as Green Belt maintains a generous depth of Green Belt to preserve the separation between the towns of Christchurch and New Milton. v. The planted woodland to the south of the site provides a good buffer to the existing neighbouring property <p>4.4 The site is an open area of land with a gentle undulation. To the western side of the site fronting Chewton Farm Road are 11 very mature oak trees with some smaller, self-seeded mixed tree species that are generally suppressed by the oaks. The oaks are not covered by a tree preservation order. However, they are a striking part of the sylvan character of Chewton Farm Road. Their retention would assist any new development to assimilate into the streetscene.</p> <p>4.5 It is anticipated that these trees will have an extensive root protection zone. As exists with mature trees on the opposite side of the road, it is envisaged that the oaks would sit within the front gardens of any new dwellings. Setting the proposed dwellings back from the frontage of the road would help to preserve the 'special character' of Chewton Farm Road.</p>		

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				<p>4.6 Saved Policy H9 looks to retain the lower density character of the Chewton Farm area. An assessment of the density of the H9 policy area shows an average density of 11dph. Considering this, to retain the density character of the road, frontage development should be in the order of 11dph. To retain this character, it would be sensible for 4 x 4-bedroom dwellings to be located to the sites frontage. The rest of the site could reasonably have a density of 30dph.</p> <p>4.7 Based on this assessment, the total number of units on the site could reasonably be predicated to be 20 dwellings.</p> <p>4.8 After the 4 x 4-bedroom dwellings to the road frontage, the remaining dwellings would be of a type to reflect the SHMA and policy LN3 requirements.</p> <p>4.9 The access to the site has been carefully considered. The 11 mature oak trees to the road frontage are spaced randomly. There are two potential access points off Chewton Farm Road. One is located to the northern part of the sites frontage where there is a gap of approx. 15m between two oak trees. The second is to the far south of the site with an approximately 22m gap between two oak trees.</p> <p>4.10 Neither of these proposed access points have a road junction opposite to cause any conflict of traffic. Both have sufficient visibility splays along their x and y axis. Traffic naturally slows coming from north towards the site due to the traffic calming outside Chewton Farm Road. With a generous highway verge, there is sufficient scope to widen the carriageway and construct a new pedestrian pavement if deemed necessary by the Local Highway Authority.</p> <p>4.11 The site can deliver at least two access points to serve the development without compromising highway safety or the prejudicing the long term future of the boundary oak trees.</p> <p>4.12 The planted woodland of a mixture of pine, beech, silver birch etc to the south of the site provides a good buffer to the neighbouring property at 5 Chewton Farm Road. There is a path that is mown from the west of the woodland through to the east</p>		

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				<p>with a stile leading into the SNCI. This could potential become a public right of way for walkers.</p> <p>4.13 The site is suitable for a residential development of approximately 20 dwellings to make a contribution in a sustainable location towards the Council's 5-year housing land supply.</p> <p>4.14 The block plan overleaf sets out the site's constraints and opportunities to support this assessment.</p> <p>5.0 AVAILABILITY OF THE SITE TO COME FORWARD FOR RESIDENTIAL DEVELOPMENT</p> <p>5.1 The site is available to come forward for development within the next 5 years. This document has been prepared on behalf of the landowner, Mr. A. Butt. The landowner owns the freehold of all of the site as part of land registry title number DT328511. The land is unencumbered and so readily deliverable for residential development.</p> <p>6.0 ACHIEVABILITY OF THE SITE TO BE FINANCIALLY VIABLE FOR RESIDENTIAL DEVELOPMENT</p> <p>6.1 The existing value of the land is as agricultural land. As such, its residual land value is relatively low in comparison to that of residential development. There is no requirement to de-contaminate the land, divert services (as currently known) or satisfy any ransom strips. To make the site ready for development will not be costly.</p> <p>6.2 It is anticipated that the greatest costs in delivering the development are likely to be highway improvements, providing new utility connections to the site and the level of planning obligations as required by the Council. Given the existing use value including any projected uplift for the landowner, it is not considered that the site would be financially unviable taking into account these provisions.</p> <p>7.0 SUMMARY</p> <p>The Site, as discussed in this report, is suitable, available and achievable (viable) for</p>		

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				<p>residential development. Being adjacent to residential development, the site is well placed to be integrated into Walkford. There are no absolute constraints to the development. The site will make a positive contribution to the Council's 5 year housing land supply for market and affordable housing. As such, the site is positively promoted to the Council for inclusion as an allocated site for residential development as part of the Local Plan review.</p>		
Ms Vikki Parry Meyrick Estate Management (ID: 360382)	Ms Lisa Jackson Jackson Plannin g Ltd (ID: 521508)	LPR-REG 18-147	(b) Chewton Common – 6 parcels	<p>I have attached an early list of possible site allocations for inclusion in the Local Plan Review on land within the control of MEM's client. This list is not exhaustive and Meyrick Estate Management would welcome continued involvement in the development of the Local Plan Part Review and discussion on the sites below and others you may have may wish to consider.</p> <p>Where: Chewton Common Use: SANG and other habitat mitigation Where Use Policy Change required: Allocate sites for habitat mitigation</p> <p>[see attachments]</p>	Locations for possible strategic SANGs are included in the Local Plan Review and Cranemoor Common and Chewton Common have been identified as potential strategic SANG locations.	Yes
Ms Vikki Parry Meyrick Estate	Ms Lisa Jackson Jackson Plannin		(c) Cranemoor Common	<p>Where: Cranemoor Common Use: SANG and other habitat mitigation Where Use Policy Change required:</p>	Locations for possible strategic SANGs are included in the Local Plan Review and Cranemoor Common and Chewton Common have been identified as	Yes

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Management (ID: 360382)	g Ltd (ID: 521508)				potential strategic SANG locations.	
Mr Peter Kegg (ID: 1071435)		LPR-REG 18-158	Former Boylands Joinery Stony Lane, Christchurch	<p>GodFirst Church in Christchurch has been looking for large premises in Christchurch for some years now, and I have also spoken to you in the past when we were about to buy the Dreams Building in Wilverley Road. Unfortunately we lost it at the last minute.</p> <p>Having reviewed Land Use Allocations it would seem there is no provision in the Local Plan for a large scale Church/Community Facility with a main auditorium that would seat 500 or more, plus ancillary facilities. Premises large enough for this purpose would need to be at least 15,000 sq ft.</p> <p>We have been talking to CBC members and officers for some years about our aspirations which would also serve the local community and provide a major meeting space to assist in the development of the town's economy. They have been very supportive of our aspirations.</p> <p>A suitable site in would be in Christchurch, visible so it would be well known and have good access for pedestrians and vehicles.</p> <p>We are currently looking at the Boylands Site in Stony Lane. It meets our location and size requirements. It is currently zoned as Employment land as are almost all the sites that would be suitable for our use, if they became available.</p> <p>GodFirst Church is and integral part of the local community and any facilities would provide would be entirely at our own expense, yet they would make an important contribution to the health of the local community and economy.</p> <p>We would be grateful if the long standing requirement of our church for suitable premises could be recognised in the Local Plan Review and that it could be regarded as a suitable use for land zoned for Employment Use in view of its potential economic benefit for the town. Without your assistance in this matter it would seem that whatever premises we seek to buy and make suitable for our</p>	The Local Plan review contains positive policies for provision of community facilities, and identifies a hierarchy of employment sites which sets out the extent to which no-employment uses will be considered appropriate. It is considered that this provides an appropriate framework against which this proposed church can be considered. It is not however considered appropriate to allocate any single site for such a use.	No

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				<p>purposes will almost always be in conflict with the Local Plan.</p> <p>We would be very happy to meet with you to discuss our proposal in more detail should you wish.</p>		
Miss Carol Evans & Traves LLP (ID: 360792)		LPR-REG 18-178	Land North of Chewton Glen Common (Highcliffe)	<p>This representation seeks an allocation in the Local Plan of the land to the north of Chewton Glen Farm for B1(a) light industrial use and farm shop. An extract of the ordnance survey map showing the location of the site is set out over the page. The site is modest in size at approximately 0.15 hectares.</p> <p>The site is currently located within the South-East Dorset Green Belt. However, the land is on the very edge of the settlement of Christchurch and New Milton and relates very well to these existing urban areas.</p> <p>The site is ideally positioned adjacent to Chewton Glen Farm and other agricultural and nursery uses to be utilised to sell farm produce to the general public. Due to the limited size of the site the operation would be modest, but would make an important contribution to farm diversification and direct selling of goods and produce to the local area. Providing small units for possibly semi-rural based start up businesses will make an important economic contribution to the local area.</p> <p>The site benefits from an existing established access from Walkford Road. The site is lined by trees and shrubs along the Walkford Road frontage. This means that any new buildings will settle discretely into the character of the area with limited impact on the landscape character of the wider</p>	<p>This is a small site, falling within the Green Belt to the east of Christchurch, and within a part of the Green Belt which links with the South West Hampshire Green Belt within New Forest District. The modest size of the site, coupled with its location combines to mean that the site fails to offer any significant potential for logical extension to the urban area or strategic Green Belt release.</p>	No

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				<p>Green Belt. The site is ideally situated close to its market place to limit travel distances whilst far enough away to ensure that the use would not be a bad neighbour. It is respectfully requested that the land becomes allocated for a small business use site as part of the Local Plan Review.</p>		