



# Christchurch and East Dorset Local Plan Review

Regulation 18 (1)  
Responses to the Consultation on the Scope of Local Plan

**All Comments received**



Prepared by Christchurch Borough Council and  
East Dorset District Council

**August 2017**

## Local Plan Review

### Reponses to the Regulation 18 Consultation

Last updated August 2017

Consultee Details	Agent Details	Comment ID	Comment Type	Detailed Comments
Dr J.K Arnold (ID: 1041283)	Mr Martin Miller Terence O'Rourke Ltd (ID: 497826)	LPR-REG18-1	Site suggestion	<p>We act on behalf of the owners of Stone Park, which is located on the western side of Wimborne, north west of the Cuthbury Allotments and south east of QE School. Historically, we have promoted two parts of the Estate that we consider can be brought forward for residential development without adversely affecting the setting of the house, and we intend to continue to promote them as part of the Local Plan Review. Both sites enjoy sustainable locations within walking distance of the town centre and other facilities, notably QE School.</p> <p>The location of the land that is being made available is attached.</p>
Mrs Maria Humby Alderholt Parish Council (ID: 359295)		LPR-REG18-2	Matters to include in Local Plan Review	<p>Please find below the response from Alderholt Parish Council regards the Local Plan Review consultation;</p> <p>Alderholt Parish Council is in agreement with first stage of the Local Plan Review.</p> <p>Cllrs have agreed to undertake a parish survey of the village as a whole to determine a more detailed opinion of the future of Alderholt including community attitude to growth. We will therefore be in a position to forward comments back to EDDC by the end of March 2017</p> <p>Cllrs have a meeting on Monday to discuss this further and maybe in contact shortly to discuss the village survey as previously discussed with Simon Trueick.</p> <p>If you wish to discuss this further please do not hesitate to contact me,</p>
Mr Martin Alford (ID: 1032527)		LPR-REG18-3	Site suggestion	<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>

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				<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  STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT – November 2016  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><b>The Site</b>  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><b>Site Suitability</b>  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.</p> <p>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><b>Estimated Development Capacity</b>  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 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. 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><b>Affordable Housing</b>  The opportunity exists to provide a substantial element of affordable housing on the site.</p> <p><b>Overcoming Site Constraints</b>  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</p>

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				<p>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><b>Green Belt</b>            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 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.            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.            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><b>Adjacent to a Conservation Area</b>            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. 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><b>Railway Line</b>            The site abuts the Weymouth-London railway line. The noise from passing trains can be mitigated by sound insulation and other measures.</p> <p><b>Sewage Works</b>            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.</p> <p>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. Should you require any clarification on any of these points please contact me.</p>
ASN Capital (ID: 524090)	Mr Adam Bennett Ken Parke Planning Consultants (ID: 904445)	LPR-REG18-4	Site suggestion	<p>Please find attached a representation in relation to proposed Land at Leigh Lane, Colehill in response to the Christchurch and East Dorset Councils Local Plan Part 1: Core Strategy Review</p> <p>Dear Sir</p> <p>Re: Christchurch and East Dorset Local Plan Part 1: Core Strategy Review – Call for Sites – Land at Leigh Lane, Colehill</p> <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 Leigh Lane, Colehill ('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 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,</p> <p>2</p> <p>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</p>

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				<p>formally allocate the land at that time due to its location within the East Dorset Green Belt. Notwithstanding this however the Council did confirm that the site was suitable for development and thus it was only excluded on the basis of its Green Belt location.</p> <p>The Council's previous assessment of the site; at that time known as site ref. 3/10/0223, is enclosed alongside this letter for the sake of completeness.</p> <p>The Council has within its adopted Core Strategy (2014) acknowledged the need to release land from the Green Belt in order to meet the Objectively</p> <p>4</p> <p>Assessed Housing Needs of the District thus the site should be reconsidered as a suitable and deliverable option. 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. An indicative scheme has been prepared to indicate how the site could be developed if formally allocated as part of the Core Strategy Review.</p> <p>The site as a whole is in sole ownership and is promoted on behalf of the Landowners. The site is thus deliverable. The site is currently vacant and available and can be delivered during the course of the revised plan period 2018-2033 at any time to help the Council to meet it's Objectively Assessed housing Needs (OANs)</p> <p>The Site</p> <p>The site is located towards the southern edge of the urban area of Colehill village and is surrounded by established groups of residential development on three sides. The site is within walking distance of the services and facilities pepper potted across Colehill settlement and is within 2km of Wimborne Town Centre. The site is thus well catered for in terms of the availability of local infrastructure.</p> <p>The site itself is comprised of a number of parcels of open pastureland separated by fencing of a typical agricultural style, which are currently vacant and underutilised.</p> <p>The pattern of residential development to the north of the site forms part of the Kyrchil Lane/Park Homer Road Special Character Area. This area is described within the Council's Special Character Area SPG as a high quality, low density housing area characterised by large detached houses set in spacious landscaped gardens in a wooded or semi-wooded setting. It is this woodland character which provides the wooded backdrop to the promoted site when viewed from the south.</p> <p>The western boundary of the site is defined by hedges and trees beyond which lie Leigh Lane and 'the Vineries' estate which effectively presents as an island of residential development surrounded by Green Belt. The Vineries was developed in the post war period with an array of suburban style bungalows. Despite its isolation the Vineries presents with a suburban residential character consistent with many other parts of Colehill village. The pattern of development is not highly visible from beyond the immediate public highways due to the substantial boundary planting along its northern, southern and</p> <p>5</p> <p>western edges. The tree line to the east forms part of the promoted land and further shields views. To the east the site adjoins the rear gardens of properties which front on both Cutlers Place and Olivers Road. There is no formal treeline or boundary treatment separating the land from the established pattern of residential development. Properties have informal fenced boundaries and effectively look out on to these large open parcels of land. Views across the promoted site are only limited the treelines and fencing defining individual paddocks within</p>

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				<p>the overall site. To the north-eastern corner of the site the boundary with Olivers Road is more strongly defined by a mature treeline.</p> <p>Immediately to the south of the site lies a substantial area of Public Open Space (POS), known as 'Bytheway', including a formal play area and walking routes. Although a well-established local amenity the Bytheway has recently been substantially upgraded and is well used by dog walkers and families.</p> <p>There are very limited views of the site from the main public highway the B3073 Leigh Road; which lies to the south of the site beyond Bytheway. Any views are largely shrouded by the existing mature treeline which is positioned along the northern edge of the highway. There are however some views towards the residential pattern of development at Cutlers Place where the treeline is more sparse. Views from Leigh Road instead are predominantly in to the Byways, but even these vistas are limited by the mature hedgerow which forms the southern boundary of that site. In terms of wider visual impact therefore the impacts of the development of the promoted site would be limited.</p> <p><b>The Settlement</b></p> <p>Colehill is a large village settlement located just east of the market town of Wimborne. Colehill and Wimborne are very closely related and the village serves in part as a suburban residential extension to the town. The two settlements are inextricably linked both physically and in terms of their function.</p> <p>Colehill village benefits from a good range of services and facilities including; three primary schools, a secondary school, a specialist care school, three churches and a church hall, a youth centre, community hall, library, day care centre, two petrol stations, several car repair garages, a sports hall, public house, a pharmacy and a selection of general shops and convenience stores.</p> <p>The village has a significant range of services and facilities comparable to its size and in itself is more than capable of supporting additional growth.</p> <p>6</p> <p>Notwithstanding this, considering the wide range of services and facilities on offer in Wimborne there should be no doubt as to the ability of the combined urban area to support the housing needs of the District.</p> <p>The settlement hierarchy as set out within the Core Strategy defines Colehill as a 'Suburban Centre' as it has no distinct urban core of services and facilities. Whilst this is correct, the settlement has a depth of service provision which significantly exceeds its role. The settlement hierarchy however acknowledges its ability to support some residential development.</p> <p>Elsewhere in the Core Strategy at Paragraph 2.5 Colehill is listed as being a 'Major Settlement'; it would not be unreasonable to argue therefore that the settlement is more than capable of supporting some strategic level growth. Paragraph 4.16 of the Core Strategy also specifically identifies Colehill as one of the most sustainable settlements in terms of its suitability for growth.</p> <p>Wimborne and Ferndown are the principle settlements within East Dorset and given the strategic location of Colehill between these two primary service centres further housing development within the village should be supported; particularly in the face of the substantial increase in the Objectively Assessed housing Needs (OANs) of the overall Christchurch and East Dorset District.</p> <p>Colehill and Wimborne whilst physically conjoined at the northern edge of the overall settlement are partially separated by a corridor of land which falls within the East Dorset Green Belt. Notwithstanding this however, this</p>

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				<p>related with the urban area of the 8 settlement and is better related to it than the open countryside given its location betwixt existing patterns of residential development and a formally designated Public Open Space.</p> <p>The site is a logical location for the expansion of the established suburban residential area and should be prioritised for development over Greenfield sites which have greater inherent environmental and landscape value. Given the position of the site sitting between three other groupings of residential properties to the north, east and west there should be no doubt over the ability of the site to be joined on to the mains utilities networks.</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 northern and western perimeter boundaries of the site are heavily timbered with mature native tree species and native hedgerow. The main body of the site is less densely timbered with tree lines positioned at the boundaries timber fenced boundaries delineating individual paddocks and a small copse of trees to the north-eastern corner of the site. The native hedgerow and mature treeline species to the west substantially screen the site from the public highway. Despite this defined boundary however the land parcel itself is very open. The boundary shared with the pattern of residential development to the east is much more open and thus the site holds a stronger physical relationship with the built area of the settlement than the wider landscape. The southern boundary of the site is relatively open, comprised of a limited number of trees and mature native hedgerow, however a mature treeline further to the south obscures views in to the land from the public highway the B3073 Leigh Road.</p> <p>A number of the trees across the site are protected by way of Tree Preservation Order (TPO); some of these by individual TPOs and others by a blanket designation. Any development brought forwards will respect these designated trees and seek to retain them wherever possible. The professional advice of an arboricultural consultant will be sought at an early stage in order to ensure that appropriate consideration is given form the trees during the design stage. The Landowners recognise the positive contribution that the existing trees make to local landscape character.</p> <p>The overall land parcel measures approximately 17.93ha. The site is relatively open and free from constraints. While the land gently slopes downwards from north-south, the topography is not a constraint on development. 9</p> <p>There is a general local topographical trend with land sloping upwards from the River Stour valley to the south to the top of a topographical ridge, upon which Colehill village sits, to the north. The gradient is generally steady across the southern half of the site however the land then begins to slope more significantly upwards and most steeply so along the northern edge where both Leigh lane to the west and Olivers Road to the east incline steeply up to the top of the topographical ridge along which Middlehill Road runs. To the north beyond Middlehill Road the land begins to slope away and in to the bottom of a valley.</p> <p>The site at present stands vacant having been made available for development; when last used the land was occupied as rough pasture land. 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 3b land of a moderate quality. The agricultural promise of the land as per Ministry of Agriculture, Fisheries and Food:</p>

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				<p>Agricultural Land Classification of England and Wales (1988) is defined as follows:  Grade 3b - moderate quality agricultural land  Land capable of producing moderate yields of a narrow range of crops, principally cereals and grass or lower yields of a wider range of crops or high yields of grass which can be grazed or harvested over most of the year.  The site is clearly 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 its most viable use would be for the purposes of housing development. The site is capable of making a positive contribution towards the Objectively Assessed Needs of the District.  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 and Cranborne Chase and West Wiltshire Downs Areas of Outstanding Natural Beauty (AONBs).  Whilst no part of the site falls within a protected designation of the Dorset Heathlands SPA the site does fall within the 5km buffer zone where residential development is still perceived to have an impact upon these sites and thus it will be necessary to provide for SANG as part of any development proposals.  The indicated land lies outside of all other protected designations of National and European importance and/or buffer zones thereof.</p> <p>10</p> <p>There are several available access roads into the land from adjoining residential areas. The site is readily deliverable as a single entity with no constraints in physical or legal terms to its development and should thus justifiably be allocated for housing development within the plan period.  The Local Development Plan  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.  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.  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.  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.  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.  The East Dorset SHMA 2015 sets out the objectively assessed housing needs of each of the settlements within the</p>

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				<p>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 11</p> <p>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 its 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 its existing needs assessment as well as a good sized buffer of sites.</p> <p>Given its location adjoining the Main Settlement of Wimborne to the west and a short distance from the Main Settlement of Ferndown to the east in addition to its availability of local services and facilities, Colehill is a very 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.</p> <p>The apportionment of additional housing growth to Colehill 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 12</p> <p>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 has set out a series of objectives which it aims 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</p>

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				<p>intention to provide a level of development which reflects current and projected local need within the SHMA 2015. 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.</p> <p>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 Colehill. The village is a sustainable settlement which is more than capable of supporting new housing growth and new housing is needed in order to support and enable the 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 Colehill. 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 made clear that it considers Colehill to be a sustainable location capable of supporting housing growth, yet the Core Strategy has not allocated any developments sites within the village. All of the allocated development sites fall within the settlement boundary of Wimborne and seek to bring forwards for development land which has been subject of significant public objection and has both physical and environmental constraints. The Core Strategy makes very little reference to the Neighbourhood Planning process and indeed these has been little to no take up of this process by Parish or Town councils within the combined Christchurch and East Dorset 13 District to date. It is unclear whether the Council are supporting the preparation of Neighbourhood Plans and thus allocation of suitable sites through this vehicle or are seeking to allocate land for development solely as part of the strategic planning process.</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>The Proposals</p> <p>The developable land in the Landowners ownership measures approximately 17.93ha in total.</p> <p>As a result of the scale of development which is achievable on the identified site a parcel of land will need to be provided as SANG to reduce the recreational impacts of any development upon the Dorset Heathlands SPA protected sites.</p> <p>Supplemental to the SANG an area of formal Public Open Space (POS) will be provided to supplement the existing facilities on offer within Colehill village; notably those at Bytheway and Oliver's Park.</p> <p>The site effectively presents as a green fender projecting in to what is otherwise the urban area of the settlement. The site is surrounded on three sides by suburban patterns of residential development and on its southern side it adjoins the Bytheway Public Open Space and thus is not dissimilar to an infill plot. Given the surrounding pattern of land uses the site is more than capable of accommodating residential development of a density comparative to the</p>

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				<p>established residential area.</p> <p>It is considered that the site has the potential to provide approximately 325-400 dwellinghouses, of which a policy compliant proportion could be provided as starter homes or other forms of affordable housing. This equates indicatively to a density of between 28 and 38dph.</p> <p>14</p> <p>The indicative future land uses based on the two housing number extremes listed above are as follows:</p> <p>1. Higher Density Scheme</p> <ul style="list-style-type: none"> <li>• Total Residential Area: 10.43ha, providing 400 dwellings of varying type and density and integrated informal open space</li> <li>• Suitable Alternative Natural Greenspace (SANG) &amp; Public Open Space (POS): approximately 7.5ha formal open space</li> </ul> <p>2. Lower Density Scheme</p> <ul style="list-style-type: none"> <li>• Total Residential Area: 11.7ha, providing 325 dwellings of varying type and density and integrated informal open space</li> <li>• Suitable Alternative Natural Greenspace (SANG) &amp; Public Open Space (POS): approximately 6.23 ha formal open space</li> </ul> <p>In the case of both development schemes links would be provided to the existing POS at Bytheway; to the south of the site, and also improvements would be made to local public footpaths in order to better enable ingress in to the site from the surrounding residential area.</p> <p>As per the indicative scheme the site also presents the opportunity to provide a mixed use development in the form of retail and community uses within a village hub arrangement. The existing services and facilities within Colehill</p> <p>15</p> <p>village, whilst large in number are pepper potted across the settlement rather than conveniently located in a central village hub.</p> <p>The site is of more than sufficient size to accommodate either a mixed use but housing led scheme or a purely housing led scheme, both with appropriate SANG and Public Open Space provision. The allocation of the site for development thus has the potential to deliver significant benefits in the public interest and contribute positively to the vitality and viability of the settlement.</p> <p>In order to better integrate the site in to the existing urban area there are a number of options for access in to the site which would be explored as part of formal proposals. There was clearly an intention at the time of the construction of the adjoining suburban residential area to the east of the site to provide for direct highways access in to the site and facilitate it being brought forwards for housing development in the future.</p> <p>The aerial image below shows the junction which was constructed between Olivers Way and Olivers Road to enable vehicular access to the north-eastern corner of the promoted site. The junction if of full highways specification and could therefore readily be opened up to provide a high capacity access in to the site. With minimal re-routing pedestrian footpaths could be provided along both sides of the junction and the road widened to support a normal carriageway as per the specification of Olivers Road.</p> <p>A similar junction exists between Cutlers Place and Hayeswood Road, as per the aerial image below, which has been terminated at the site boundary. This access could readily be opened up in order to enable vehicular access</p>

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				<p>in to the site.</p> <p>16 From the western edge of the site there are two opportunities for the creation of an access in to the site from Leigh Lane. The unmade track at the south-western corner of the site currently serves as an agricultural access in to the land. There is more than sufficient space to widen this access and bring it up to adopted highway standard. This access already serves several residential properties in any event and thus improvements to it would be of benefit to the respective property owners. To the north of the existing agricultural access, again from Leigh Lane, there is a further sensible opportunity to create a further access in to the land opposite the junction with The Vineries.</p> <p>17 Each of the aforementioned accesses have the potential for improvement to accommodate in order to increase their capacity and a combination of two or more of these points of access would be more than sufficient to accommodate the additional transport movements generated from the development of the site. The indicative scheme has been arranged with substantial green buffers to the south and west of the site. This is a logical location for the SANG in order to provide a buffer from the existing pattern of development and retain the isolated character of the Vineries development. The scheme proposes a mix of smaller family dwellinghouses, predominantly terraced and semi-detached, larger semi-detached and detached family homes and some larger properties consistent with the Kyrchil Lane and Park Homer Road character area towards the north-west corner of the site. Each of the properties on the site would be provided with a good sized private garden space which alongside the onsite SANG and POS as well as Bytheway to the south will be more than sufficient to meet the recreational needs of future residents as well as supplementing those facilities on offer for the wider local community. The Landowner is well aware that there will be a requirement for some affordable housing to be provided on site, the adopted Local Development Plan suggests a figure of 40% affordable housing on Greenfield sites. The Government have recently changed the definition of affordable housing to include starter homes, and made clear a desire to encourage the provision of starter homes on all development sites. The proposed land is considered suitable for a mixed development of both open market, affordable and starter</p> <p>18 homes and will make a substantial contribution towards housing needs within the District. Young people (under 35) are a large constituent of the workforce and are important for any area due to the long-term economic potential they can bring. There is a clear indication within the recent East Dorset Strategic Housing Market Assessment (SHMA) that this group of people is the most disadvantaged due to house prices and the level of housing availability and rather than being able to own their own houses have a reliance on rented accommodation or simply cannot afford to live within the District at all. The Government have made their intentions to resolve the crisis of low home ownership amongst young people through the promotion of starter homes. The provision of homes at 80% of market value and capped at a maximum of £250,000 will help home ownership become a realistic proposition for this age group. It is vital that the Council recognise the opportunity of allocating sites which are suitable for such development and where developers are minded to provide it.</p>

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				<p>The landowner is willing to provide both starter homes and more traditional forms of affordable housing of mixed tenure alongside market housing in order to best meet local needs. The exact housing mix will be negotiated during the course of the formal planning process should the site be allocated for housing development.</p> <p>Along the northern and western boundaries of the site a substantial green buffer also exists, comprised of mature trees and hedgerow, this is to be retained to preserve landscape character and the woodland character of the area. The site as a whole will be comprehensively landscaped as part of any development. The existing mature boundaries will be bolstered with new native tree and hedgerow planting where applicable and new tree planting will be introduced across the site again to bolster the woodland character.</p> <p>Several footpaths currently exist across the site and new footpath links will be supported to provide supplemental pedestrian routes southwards through in to the Bythway POS and northwards on to Park Homer Road via the northern pedestrianised portion of Leigh lane.</p> <p>The site is a logical location for the expansion of the settlement and would be well connected to local services and facilities by public footpaths, including local schools, Public Open Space, a leisure centre and the community hospital, all of which are in comfortable walking distance via safe pedestrian routes.</p> <p>The layout at this stage is purely for indicative purposes; negotiation with the Council would be entered in to at an early point in the process in order to provide an appropriate scheme should the site be formally allocated for housing.</p> <p><b>Conclusion</b></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 communities to prepare a Neighbourhood Plan in order to meet their needs and direct housing growth. Colehill 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 a sustainably located village, given its proximity to the Main Settlements of Wimborne and Ferndown, Colehill is capable of 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</p>

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				if any questions arise regarding our Client's land we would appreciate the chance to formally respond.
Mrs C H Atkins (ID: 359829)		LPR-REG18-5	Matters to include in Local Plan Review	<p>Dear Sir</p> <p>Thank you for your letter dated 28 September 2016 addressed to my previous name of Mrs Warry.</p> <ol style="list-style-type: none"> <li>1. Would you please amend your records since I have remarried and am now Mrs Atkins</li> <li>2. I have obtained <ol style="list-style-type: none"> <li>a) the consultation questionnaire</li> <li>b) Reshaping your Councils</li> <li>c) WCRA newsletter 29/08/16</li> <li>d) Today I saw another WCRA newsletter which updates the above.</li> </ol> </li> <li>3. However in spite of this research I feel unable to be happy with any of the proposals.</li> </ol> <p>My points are as follows</p> <ol style="list-style-type: none"> <li>a) It all seems as clear as Brexit</li> <li>b) It appears that Christchurch is the only Dorset Authority that is solvent. Why does Christchurch have to continue with insolvent Dorset Authorities? I would worry that Christchurch Council tax would pay for other Dorset Councils shortfall!</li> <li>c) We used to be in Hampshire is/are there any council (s) there which are solvent who might be prepared to combine with Christchurch?</li> <li>d) If so would it be advantageous to do so or not?</li> <li>e) When Dorset County Council took over the education department from Bournemouth Borough Council in 1974 I had the impression that the anticipated savings did not take place - am I correct? If so what makes people think</li> </ol>

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				<p>this new scheme will be any better?</p> <p>f) We need a real business plan for the various options otherwise how can residents do more than guess?</p> <p>I look forward to your comments.</p>
Mr Geoff Bantock (ID: 359945)		LPR-REG18-6	Matters to include in Local Plan Review	<p>I am not sure how my vision fits into the Christchurch and East Dorset Councils Local Plan Review.</p> <p>I hope you can incorporate my vision.</p> <p>A strategic vision for Christchurch growth Christchurch is projected by the government to have a 27% increase in its number of households in the 25 year period to 2039. Most people understand the need for more homes to be built. However few people, as we have seen, would support the scattergun approach of hurling huge chunks of housing in a totally uncoordinated way onto existing settlements, with no regard for the facilities required or the quality of life of existing and future residents. The government's 'number game' housing strategy does not have to become an unmitigated disaster if the correct planning is put into place immediately. All adjacent local authorities need to work together to design a 'thinking big' Master Plan for the whole area. This Master Plan would need to incorporate input from Dorset, Hampshire / New Forest, Bournemouth etc (New Forest household increase is 21%, Bournemouth 32% and East Dorset 19%), so that wider issues of transport, employment, housing, education, recreation / nature conservation and similar would be organised in an integrated way that works effectively and provides positive benefits for all.</p> <p>The need to build more homes could become a way to resolve long-term intractable problems such as the gridlock in Christchurch and Barrack Road. It has been known for over 20 years that an outer relief road was needed for Christchurch, but no money was available to fund this. The current cost would be well over 100 million. However an outer relief road could be funded by the creation of a sensitively designed development on the east side of Burton, so that it becomes a much larger settlement with all appropriate facilities to ensure a thriving community. This housing would be in a prime place for the proposed job-creation area at Bournemouth Airport, which would be easily accessed using the outer relief road. A new secondary school could be built to enhance opportunities for much-needed skills training for example, providing a valuable resource for Burton and beyond. To maximise transport options the outer relief road could start at Hinton Admiral Station which is conveniently situated by the A35 and could be enlarged to become a 'Parkway' with a rapid rail-air bus link along the new relief road to the north side of Bournemouth airport. The safety of the A35 Cat and Fiddle junctions could also be improved with a roundabout / revised road layout.</p> <p>The Master Plan would have a landscape structure plan with substantial screen planting around the edges of new developments, planted in advance of building, and linked in with footpaths, cycleways and wildlife corridors which would provide real benefits for residents. This vital investment in landscaping and planting is especially important for our naturally beautiful district bounded between coast and forest and coast and water meadows. The need for affordable housing should still merit high quality design and living conditions.</p>

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				<p>As an added bonus, the outer relief road and related development could be built quickly and with minimal disruption.</p> <p>Hi there</p> <p>Please keep me in the loop.</p> <p>A few thoughts .</p> <p>How can we have joined up policies on some of the following: -</p> <p>Reshaping our council <a href="https://www.dorsetforyou.gov.uk/article/423580/Reshaping-your-councils---consultation-on-unitary-proposals-for-Dorset">https://www.dorsetforyou.gov.uk/article/423580/Reshaping-your-councils---consultation-on-unitary-proposals-for-Dorset</a>  Reshaping your councils - consultation on unitary ...  <a href="http://www.dorsetforyou.gov.uk">www.dorsetforyou.gov.uk</a>  Councils play a central role in our everyday lives. We all use council services. Dorset's nine councils are responsible for housing, planning, social care and ...  11k new homes in New Forest area <a href="http://www.newforest.gov.uk">http://www.newforest.gov.uk</a></p> <p>Local Plan Review 2016-2036  <a href="http://www.newforest.gov.uk">www.newforest.gov.uk</a>  Welcome to the Initial Proposals public consultation on the Local Plan Review 2016-2036 Part One: Planning Strategy.  Unknown number of new homes in Chrsitchurch area  Outer Chrsitchurch relief road – route  Houses on green belt land  Better coordination of road policies between Dorset and Hampshire and the impact on Chrsitchurch</p> <p>Thanks</p>
Bargate Homes (ID: 1036024)	Mr Daniel Ramirez Turley (ID: 1036015)	LPR-REG18-7	Site suggestion	<p>We are pleased to have this opportunity to input towards the Christchurch and East Dorset Local Plan Review.</p> <p>I refer to the above and set out our formal site submission in respect of land to the east of Canford Bottom, Colehill on behalf of our client, Bargate Homes.</p>

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				<p>We trust that the site submission and supporting comments are helpful and look forward to participating in the next stage of the plan.</p> <p>We would welcome the chance to discuss this further with the Council. In the interim, should you have any queries, please feel free to contact me.</p> <p>Dear Sir / Madam,  CHRISTCHURCH AND EAST DOREST LOCAL PLAN REVIEW –CONSULTATION ON THE SCOPE OF LOCAL PLAN ON BEHALF OF BARGATE HOMES LTD  I refer to the above and provide a formal site submission in respect of the Local Plan Review Scoping document consultation on behalf of our client, Bargate Homes.  We support the review of the Local Plan including the reassessment of housing need and options to meet such needs within and adjacent to settlements.  Our client, Bargate Homes, control a significant area of land to the east of Canford Bottom, Colehill. The extent of site is illustrated on the plan provided overleaf.  The site is promoted for residential development, Suitable Alternative Natural Greenspace and public open space. It is our client’s intention to provide additional information for the site in due course to assist the Council in its consideration of the site.  We would welcome the chance to discuss this further with the Council. In the interim, should you have any queries please feel free to contact me.</p>
Barratt David Wilson Homes (ID: 661008)	Mr Ian Johnson Luken Beck Ltd (ID: 1041656)	LPR-REG18-8	Site suggestion	<p>Please find attached formal representations to the East Dorset Local Plan Review Reg 18 Public Consultation submitted on behalf of our client Barratt David Wilson Homes.</p> <p>Dear Sir / Madam  Christchurch and East Dorset Local Plan Review Regulation 18(1) Public Consultation  Land off Angel Lane, Ferndown  I write on behalf of my client Barratt David Wilson Homes in relation to the above site. Please find enclosed with this letter a Location Plan and Vision Statement.  The Land off Angel Lane is controlled by a consortium of landowners, with my client promoting the site on their behalf. The landowner consortium welcome the opportunity to submit representations to the Local Plan in response to the public consultation process under Regulation 18 of the Local Plan Regulations 2012.  It is requested the enclosed documents are registered as formal representations and are considered by the Council when preparing the Publication Draft Local Plan. A Concept Masterplan is included within the Vision Statement, which also sets out supporting information on a range</p>

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				<p>of social, environmental and economic factors affecting the site. I trust the enclosed provide sufficient information and assurance over the deliverability of the site for this stage in the production of the Review Local Plan. Please do not hesitate to contact me if you have any queries.</p>
Mr Stephen Bath (ID: 657159)	Ms Carol Evans and Traves LLP (ID: 1034076)	LPR-REG18-9	Site suggestion	<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 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</p>

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				<p>conservation area designation. Winkton was designated a conservation area on the 16th March 1989 with an appraisal that was adopted in January 2007.</p> <p>The appraisal document identifies the importance of the openness of the landscape 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. Paragraph 28 states that,</p> <p>'To promote a strong rural economy, local and neighbourhood plans should:</p> <ul style="list-style-type: none"> <li>• 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'</li> </ul> <p>and</p> <ul style="list-style-type: none"> <li>• '...provision and expansion of tourist and visitor facilities...'</li> </ul> <p>and</p> <ul style="list-style-type: none"> <li>• '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.'</li> </ul> <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.</p> <p>There are sufficient controls through the conservation area designation and general development management policies to ensure that the character of Winkton is 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>
Beagle Aerospace Beagle Aerospace (ID: 361039)	Mr Tom Whild (ID: 1037424)	LPR-REG18-10	Site suggestion	<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</p>

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				<p>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 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</p>

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				<p>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> <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</p>

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				<p>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 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 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</p> <p>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>

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				<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> <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</p>

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				<p>allow for increased provision of permeable green spaces and flood water 5 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 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>
Bournemouth Water (ID: 360201)	Mr Peter Atfield Goadsby Ltd (ID: 359264)	LPR-REG18-11	Site suggestion	<p>Dear Sir</p> <p>REVIEW OF CHRISTCHURCH &amp; EAST DORSET LOCAL PLAN (REGULATION 18): REPRESENTATIONS ON BEHALF OF BOURNEMOUTH WATER</p>

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				<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><b>KNAPP MILL, CHRISTCHURCH</b></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. 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>

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				<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"> <li>• to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.”</li> </ul> <p><b>FORMER PUMPING STATION SITE, NORTH WIMBORNE</b></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> <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</p>

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				<p>on the Local Plan review.</p> <p>[Pumping Site, Wimborne]</p>
<p>Mrs Sheila Bourton Keep Wimborne Green (ID: 474490)</p>		<p>LPR-REG18-12</p>	<p>Matters to include in Local Plan Review</p>	<p>I respond in relation to Wimborne Area .</p> <p>On 22nd April 2014 , Christchurch &amp; East Dorset Local Plan Part 1 Core Strategy was adopted.</p> <p>Despite vehement opposition from local residents, various groups ( both national and local ) and local parish councils , Wimborne , in particular, has lost many hectares of Greenbelt to proposed development under the guise of “exceptional circumstances” to supposedly allow development on these sites to provide up to 50% Affordable Housing, However, I understand that now the developers have negotiated to substantially reduce this percentage.</p> <p>At the time that the Core Strategy was being debated , the most suitable sites ( according to the Council ) were identified and others were rejected because amongst other reasons , they did not confirm to the National Planning Policy Framework or they satisfied a most important purpose of greenbelt namely to stop neighbouring towns from merging into one another.</p> <p>It would seem that the Council ignored other purposes of greenbelt :</p> <p>To Assist in safeguarding the countryside from encroachment; and To check the unrestricted sprawl of large built up areas; while endeavouring to follow Government guidelines that any new housing development should be close to services such as shops, transport, doctors surgeries etc.</p> <p>All in all, the proposed new housing in the Core Strategy adopted in 2014 amounts to over 1260 dwellings – far more than any other area within the Christchurch &amp; East Dorset Council region. This does not take into account the Brook Road development of nearly 200 houses which had already been approved prior to the Core Strategy adoption.</p> <p>Other development sites were promoted by developers and land owners and these were rejected mainly because they did not conform to NPPF rules and, in the case of one greenbelt area where it fulfilled the important purpose of stopping neighbouring towns from merging into one another. i.e. Strategic Greenbelt gap between Wimborne and Colehill,.</p> <p>NOTHING HAS CHANGED in respect of other greenbelt sites over and above those identified for development in the Core Strategy.</p> <p>WIMBORNE SHOULD NOT BE EXPECTED OR ALLOWED TO TAKE ANY MORE HOUSING THAN HAS ALREADY BEEN IDENTIFIED. ENOUGH IS ENOUGH ! Poole, Bournemouth and the New Forest must provide</p>

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				housing for their own areas.
Brookhouse (Christchurch) Limited (ID: 715512)	Mr Matthew Sobic Savills Manchester (ID: 747992)	LPR-REG18-13	Site suggestion	<p>Somerford Road Retail and Service Area, Christchurch  Christchurch Borough Council and East Dorset District Council Local Plan Review  Consultation Statement by Brookhouse (Christchurch) Limited  Consultation Statement for the Allocation of the Meteor Retail Park and Adjacent Retail and Service Uses as a District Centre  Introduction  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.  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 retail and services uses to the north of the site on the opposite side of Somerford Road.  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).  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.  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.  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 that needs for retail and service facilities are met in full.  1.7 To support the case for the allocation of the site, the Consultation Statement is structured as follows:  · Section 2: Background Information: Site Description, The Role of Meteor Retail Park within</p>

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				<p>Christchurch and Relevant Planning History</p> <ul style="list-style-type: none"> <li>· Section 3: Case for Meteor Retail Park to be Allocated as a District Centre in the Emerging Local Plan</li> <li>· Section 4: Summary and Conclusion</li> </ul> <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"> <li>1. Food goods</li> <li>2. Household goods</li> <li>3. Homewares</li> <li>4. Clothing and footwear</li> <li>5. Sports and leisure goods</li> <li>6. Furniture and furnishings</li> </ol> <p>2.3 As set out above, the Retail Park is located opposite a defined 'Local Shopping 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 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</p>

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				<p>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. 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 Mundeford 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"> <li>1. Pedestrians. The site is within easy walking distances of the large residential populations in Somerford and Mundeford. 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.</li> <li>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.</li> <li>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 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.</li> </ol> <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"> <li>1. The Retail Park is firmly embedded within the residential areas of Somerford that surround</li> </ol>

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				<p>the site and in close proximity to the residential areas of Mudeford to the south.</p> <p>2. It is not a stand alone, detached site. It very much forms part of the urban fabric of the town</p> <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> <p>3. The site has been developed with the full support of the Council to meet the retail needs of residents.</p> <p>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> <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, laundrettes and pharmacies within established residential areas.</p> <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"> <li>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</li> <li>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).</li> </ol> <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"> <li>1. It will recognise the role that the area plays in the retail hierarchy of Christchurch in providing retail facilities in a sustainable and accessible location;</li> <li>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;</li> <li>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</li> </ol>

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				<p>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 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 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</p>

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				<p>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> <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 L Burchell & Mr J St. Quintin (ID: 1035949)	Ms Carol Evans and Traves LLP (ID: 1034076)	LPR-REG18-14	Site suggestion	<p>Dear Sir/Madam,</p> <p>Local Plan Review: Regulation 18 Representation</p> <p>Land off Greenhill Lane, Colehill: 20-25 dwellings plus open space.</p> <p>This representation is submitted on behalf of Mr. John St.Quintin and Mr. Lee Burchell on land to the east of Greenhill Lane, Colehill, Wimborne.</p> <p>The land is located within a predominantly residential area framed by three residential roads, Wimborne Road, Greenhill Lane and Greenhill Road. The site is directly adjacent to these three residential roads that are within the settlement boundary of Colehill. The Beaucroft Foundation School is located to the east of site by approximately 140m.</p> <p>The review of the Local Plan is assumed to be triggered by the need to find additional land to deliver the housing need established by the updated SHMA. It is this authors opinion that Policy KS4's housing target of 8,490 is short by 1,290 across the Plan Period. This is</p>

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				<p>based on the latest 2014-based household projections produced by CLG. The site is currently included within the South-East Dorset Green Belt. Removing the land from the Green Belt in this edge of settlement location is a logical extension of the existing settlement boundary around Colehill to contribute towards the housing land supply. It is well located near existing facilities and services to ensure that this extension will conform with respect to the presumption in favour of sustainable development.</p> <p>The site is 0.99 hectares. In compliance with the minimum density aims of 30 dwellings per hectare of Policy LN2 of the Core Strategy (2014), the site can accommodate approximately 30 dwellings.</p> <p>Giving due consideration to the site's constraints that includes root protection zones of trees around the periphery of the site, the shape of the site and the need to provide open space, it is considered that the site can reasonably provide 20-25 new dwellings.</p> <p>The site is broadly open with few constraints. The only constraint to development is the mature trees to the periphery of the site. Development can take place outside of the established root protection zones.</p> <p>There is an existing access to the site that is located in the south-west corner. However, given the roads surrounding the site there are numerous options to create access points to the site.</p> <p>The site is suitable to come forward for additional residential development within the next 5 years.</p> <p>Given the limited constraints to delivery of the site, the site is viable and deliverable for residential development.</p> <p>The site available for development within the next 5 years of the Plan period. This representation seeks to promote the site to the local planning authority to bring forward this land to deliver 20-25 dwellings with open space. This site is commended to assist in fulfilling the shortfall in housing land supply and in particular the 5 year housing land supply shortfall.</p>
Mr K Burrige (ID: 359615)		LPR-REG18-15	Matters to include in Local Plan Review	<p>Please find my comments re the Christchurch and East Dorset Local Plan Review.</p> <p>1. Please can there be season car park tickets for individual car parks in addition to the 2 season car park tickets 1) for all day and 2) for shopping car parks in Christchurch. Highcliffe drivers mostly use the Wortley Road car park some all day for business purposes others only for shopping and would like both types of season ticket only for the</p>

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				<p>Wortley Road car park. Not everyone in Highcliffe uses all the car parks in Christchurch. Indeed with the building of the new housing development between the railway and the Christchurch bypass there will be an increase of congestion on the bypass that will be so great that people in Highcliffe are likely to avoid shopping in Christchurch; even now Highcliffe drivers avoid going to Christchurch at certain times of the day due to present bypass congestion. This is already being exacerbated by the problems in my point 2.</p> <p>2. Please can the pedestrian lights controlled crossing between the new Meteor shopping centre and the Sainsburys roundabout be replaced by a pedestrian bridge similar to the ones that already exist by Sainsburys roundabout and can the new bridge be integrated into the existing bridges.</p> <p>3. Please can there be a new roundabout that reduces the congestion caused by the opening of the Meteor trading estate entrance/exit and the close proximity of the entrance/exit to the Wilverly Road industrial area with its access to the dump. These two entrance/exits plus the exit from the estate on the other side of the main road plus the pedestrian lights controlled crossing near the Sainsburys roundabout (see 2 above) cause frequent congestion on the Sainsburys roundabout; this in turn causes congestion to traffic on the Christchurch bypass. Such a roundabout would help to slow vehicles down. I notice that there was an accident involving 2 vehicles on 26 Oct 2016 caused by neither giving way at the Meteor entrance/exit.</p> <p>4. Please ensure that at least one bank can be encouraged to open in Highcliffe as the lack of banking facilities is already a problem thanks to all the banks failing to comply with their trades promise to keep one bank open in the village. Failure to bring back banking to Highcliffe will if the congestion on the Christchurch bypass continues to increase, cause the people of Highcliffe to abandon Christchurch as a viable shopping area and will, as is already happening, cause Highcliffe shoppers to use the banks in New Milton. It is already difficult in Highcliffe as shops refuse to give people change for machines both in the car park and in the laundromat. Similarly it is the case that the Nationwide Building Society used to be open Monday to Friday and Saturday mornings but recently it has dropped opening on Saturday mornings. This means that people who work Monday to Friday 8am - 5pm cannot use the Nationwide to open, service or make any non online use of the Building Society and so they must go to New Milton on Saturday mornings. It is apparent that most big companies are happy to abandon their customers.</p> <p>5. The lack of a Post Office in Christchurch and the expected demise of the Post Office in Highcliffe mean the residents of Highcliffe are already considering that the nearest post office to offer FULL facilities is in New Milton. It has been noted by many that the nearer post office of Saulflands does not offer full post office facilities and that for those without computers or mobile phones, Christchurch and Highcliffe are becoming useless as a communal facility even though companies who do new housing builds consistently lie in their advertising to obtain planning permission and sales in respect of the facilities available in Highcliffe.</p> <p>6. The local surgery and schools need to be upgraded to cope with the influx of new residents. Despite changes to the surgery there is a need for more parking with better in and out access. The junior school has a new building but</p>

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				<p>the senior school, despite one recent new build still has temporary outbuildings. The approach to the senior school needs to be looked at as there is frequent congestion for coaches trying to access the entrance.</p> <p>7. In addition the area approaching the schools can be obstructed by parked vehicles some partly on the verge others parked overnight on bends and corners and some partly on pavements. There needs to be more parking enforcement in the approach roads to the senior school and for some distance away. Parent parking can also be a problem both with morning drop off and even more with afternoon pick up to the extent of causing danger to pedestrian children crossing the road especially approaching the senior school.</p> <p>8. With the congestion at the Sainsburys roundabout and the Meteor retail park the reduced hours for the Wilverly Road dump area great cause for concern. When Highcliffe had the facilities in the local car park there was little need to visit the Wilverly Road dump. However due to the selfish nature of the fly tippers the Highcliffe facility was lost. The reduced winter hours need revision to make accessibility easier say 9am to 4pm.</p> <p>9. The street lighting times are not convenient for shop workers as some have to in the Highcliffe and Saulfland convenience stores (ie Co-op, Tesco and Spar) by no later than 6.00 hours. This means walking in or driving in well before the streets are lit. Also those wishing to walk to Hinton Admiral station for the first train must do so in the dark on unlit streets. Please can the lighting up times be revised to say 5.30am with swtich off at 10pm.</p> <p>10. I am slightly baffled by this review as it seems it is likely to be a non event when the Governments Dorset Council's plan is revealed in the near future. If the supposed super Council's of either form take place this review seems pointless. If Christchurch is sucked into the Bourneouth/Poole idea then this review is wasteful as East Dorset will be separated from Christchurch. If Christchurch and East Dorset are in the larger All Dorset plan (minus Bournemouth and Poole) then a review will surley be needed for an All Dorset review not just Christchurch and East Dorset. The review will surely be superseded before being accepted into reality</p>
Mr Guy Peirson-Hagger Burry & Knight Ltd (ID: 663701)	Mr Ryan Johnson Turley Associates (ID: 523319)	LPR-REG18-16	Site suggestion	<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 &amp; 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</p>

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				<p>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> <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: 1036299)	Ms Carol Evans Evans and Traves LLP (ID: 1034076)	LPR-REG18- 17	Site suggestion	<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</p> <p>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.</p> <p>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>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>

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				<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> <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>

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				<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 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%  2-bedroom - 42.6%  3-bedroom - 40.2%  4-bedroom - 10.0%</p> <p>3.9 For affordable housing, the SHMA estimates the following mix;</p> <p>1-bedroom - 46.5%  2-bedroom - 29.8%  3-bedroom - 21.3%  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><b>4.0 SUITABILITY OF THE SITE TO BE ALLOCATED FOR RESIDENTIAL DEVELOPMENT</b></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 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</p>

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				<p>will assist the Council is assessing a realistic number of dwellings that the site can deliver.</p> <p>4.3 The site area has been chosen for a number of very specific reasons. These are;</p> <ul style="list-style-type: none"> <li>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.</li> <li>ii. The existing fence line sits on a slight brow across the field where recent tree planting has become established</li> <li>iii. The remainder of the field to the eastern section provides a buffer to the SNCI and mature trees</li> <li>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.</li> <li>v. The planted woodland to the south of the site provides a good buffer to the existing neighbouring property</li> </ul> <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> <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</p>

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				<p>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 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><b>5.0 AVAILABILITY OF THE SITE TO COME FORWARD FOR RESIDENTIAL DEVELOPMENT</b></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><b>6.0 ACHIEVABILITY OF THE SITE TO BE FINANCIALLY VIABLE FOR RESIDENTIAL DEVELOPMENT</b></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</p>

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				<p>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 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>
Mr Paul McCann Cala Homes Ltd (ID: 527789)	Mr Peter Atfield Goadsby Ltd (ID: 359264)	LPR-REG18-18	Site suggestion	<p>I act on behalf of CALA Homes in respect of land in which the company has a legal interest that is located to the west of New Road and south of Christchurch Road, West Parley. Part of this land is allocated for the residential development of up to 150 dwellings within Policy FWP7 of the Christchurch &amp; East Dorset Local Plan. Associated policy requirements include the provision of public open space, including land to be set out as a Suitable Alternative Natural Green Space (SANGS).</p> <p>Together with my clients, I am aware that Christchurch &amp; East Dorset Councils are about to commence a review of the Local Plan. One issue to be addressed is whether there needs to be an amendment to green belt boundaries to accommodate additional housing required to meet the objectively assessed needs as identified in the Strategic Housing Market Assessment of 2015.</p> <p>In this respect you will know that the FWP7 policy area, as identified in the earlier submitted version of the Local Plan, covered a wider area of land, and thus had the potential to accommodate additional housing – for up to 230 dwellings. The subsequent reduction in the allocation arose from a consideration of representations by Heritage England in respect of the impact of the development on the Dudsbury Hill Fort Ancient Monument.</p> <p>CALA consider that the impact of additional residential development on Heritage Assets remains a matter that should be the subject of further research and evidence, particularly as establishing the extent of the western boundary of the FWP7 policy area – and hence the green belt boundary - was the subject of limited evidential debate at the Local Plan Examination in Public. The Desk Based Archaeological Assessment undertaken by Wessex Archaeology in 2014, which accompanies this letter of representation, can be updated to inform the Local Plan Review. It could be used for a revised assessment of the relationship between any extended development area, and the Ancient Monument.</p> <p>It is also relevant to advise that in delivering a SANGS, CALA and the landowners have engaged in discussions with Natural England. This has resulted in agreement on the delivery of public open space suitable in nature and size for use by residents of any development of the existing FWP7 policy area; as well as any extended allocation if</p>

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				<p>this was proposed in the Local Plan Review.</p> <p>The plan attached to this letter indicates a broad distribution of uses that can be used for the purposes of further consultation on a revised Local Plan, and which I hope will be of assistance to you.</p> <p>I would be grateful if you could confirm receipt of this letter of representation, and advise me of further consultation in due course.</p>
Cawdor Construction Ltd (ID: 1033680)	Mr Ben Spiller Chapman Lily Planning (ID: 1033677)	LPR-REG18-19	Site suggestion	<p>Dear Sir / Madam</p> <p>Local Plan Review: Prospective Site at Lonnen Road, Colehill Wimborne</p> <p>On behalf of Cawdor Construction Limited, I herein put forward a prospective site for residential development for consideration through the emerging Local Plan.</p> <p>The site is located on the northern fringe of Wimborne (SU027023) – one of the principal towns in East Dorset District; ‘a focus for growth for community, cultural, leisure, retail utility, employment and residential development as well as options for some greenfield development’.</p> <p>As you will be aware, options for future outward expansion of East Dorset’s principal towns will be limited by environmental factors such as flood risk and proximity to protected heathland. Given such limitations, opportunities for sustainable development should be seized. The development of land north of Lonnen Road, Colehill presents one such opportunity.</p> <p>This promotion demonstrates that the land north of Lonnen Road enjoys a sustainable location, is suitable for development, readily available and deliverable. It is therefore well placed to contribute towards the future supply of housing in the District, as well as delivering a proportion of affordable homes.</p> <p>The site and surrounds</p> <p>The site measures c.2 hectares and enjoys substantive frontage along Lonnen Road. A site location plan is attached as appendix [1], a site plan as appendix [2] and photographs of the site as appendix [3].</p> <p>The site consists of three discrete fields, collectively measuring 1.5ha and a parcel of woodland measuring a further 0.5ha.</p> <p>The fields are located at the southern end of the site and are laid to grass with pockets of scrub.</p> <p>The first field enjoys approximately 98m of frontage along Lonnen Road and benefits from an established vehicular access. It is bound by planting (hedgerows, mature and juvenile trees), albeit open at the western end where the field extends towards existing residential curtilage.</p> <p>The second field lies to the east. It too enjoys direct vehicular access to Lonnen Road, albeit the mainstay of the northern and eastern boundary is contiguous with the fence lines of the rear gardens of the dwellings fronting Lonnen Road.</p> <p>The third field lies at the centre of the site and is delineated by mature planting and a small water course. It enjoys a high degree of enclosure.</p>

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				<p>The woodland to the north is in poor condition. It serves to separate the residential dwellings at Marshfield from the agricultural land to the west. The eastern boundary is barely discernible on the ground, but the western boundary is marked by a post and wire fence line. The northern boundary is delineated by the curtilage of a large detached dwelling fronting Colehill Lane, albeit a c. 2.5m strip runs through to Colehill Lane.</p> <p>Colehill is residential in character, punctuated by blocks of mature woodland and community uses. The site is framed by the established residential development at Marshfield Road (to the west), Lonnen Road / Rotary Close (to the east and south). The land to the immediate north is in pastoral and equestrian use and is more open in character.</p> <p>Established use The fields and woodland are used for private amenity. They afford no public access. It is understood that the fields have been used for agriculture and grazing in the past.</p> <p>Locational attributes The site adjoins the existing built up area. It enjoys an eminently sustainable location lying within 100m of a convenience store and post office, 300m of a pharmacy, 300m of a church, 400m of a middle school (St Michaels), c.700m of a library, c.750m of a meeting hall offering a variety of clubs and events, c.750m of a children's nursery, c.800m of a first school (Colehill First), c.1km from formal playing pitches, c.1km from a public house and within c.2km of the town centre. Bus stops are located to the immediate south along Lonnen Road providing a service (88) to QE Secondary School, Wimborne Hospital and the town centre. Further bus stops are located along Wimborne Road c.150m south of the site, supporting a wider variety of routes and high frequency services (13, 704, 769, C13) – providing convenient access to higher order shops, services (including rail station) and employment opportunities in both the town centre and Bournemouth.</p> <p>The illustration below shows the relationship with community facilities within a c.1km radius.</p> <p>The site lies in flood risk zone 1 – at the lowest probability of flooding, lies beyond 400m of heathland and save for its Green Belt location is free of impediments. In isolation, the site does not appear to fulfil any of the five purposes of Green Belt set out at paragraph 80 of the National Planning Policy Framework:</p> <ul style="list-style-type: none"> <li>• It does not contribute towards preventing neighbouring towns merging into one another or preserving the setting and special character of the historic town.</li> <li>• Given the fact that other greenfield sites are identified for development in the adopted Core Strategy, and the empirical lack of significant brownfield regeneration sites, its designation would appear to contribute little to assisting with urban regeneration or the recycling of brownfield sites.</li> <li>• Given the presence of built development at Marshfield, New Merrifield along Lonnen Road which protrude north and east, the designation of the site arguably contributes little towards checking the unrestricted sprawl of the built-up area or safeguarding the countryside from encroachment.</li> </ul> <p>The release of the site would have little impact upon the openness of the Green Belt, as it possesses clearly defined physical boundaries, that are defensible and convey permanence. The site could readily be released in isolation or as part of a larger parcel, bound by Colehill Lane and Little Lonnen.</p>

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				<p><b>Development Potential</b>  The site would be suited to residential development, with a new access formed from Lonnen Road. A sewer crosses the site east / west and overhead electricity cables cross southwest / northeast. Neither would serve to preclude development, but might serve to influence the detailed layout. Many of the trees in the woodland are in poor condition. As this stage, it is envisaged that mature specimens that provide amenity would be retained as part of any scheme. Again, this is likely to influence the developable area and layout of the development. Having regard to the facets of the site and the predominant character of the surrounding area, we would estimate that the site is capable of supporting c.40 new homes (assuming a net developable area of 50% and density of 40dpha – subject top detailed survey). This is premised on a strategic SANG being made available as part of the emerging Local Plan. Should this not prove possible the release of a wider parcel of land bound by Colehill Lane and Little Lonnen might afford an opportunity to deliver an onsite SANG.</p> <p><b>Availability and phasing</b>  The site is in single ownership. The landowner is willing and able to make the site available. Save for Green Belt policy, the site could be brought forward immediately and built out within a 5 year time horizon. It is considered that this site could contribute towards the objectively assessed need for 385 dwellings per annum in East Dorset between 2013-2033 as identified in the Eastern Dorset SHMA published 2015. I trust that this information will enable you to consider the site favourably and we look forward to publication of the SHLAA in due course.</p>
Mr Scott Carr (ID: 934839)		LPR-REG18-20	Matters to include in Local Plan Review	<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 land.</p>
Charborough	Mrs Laura	LPR-REG18-	Site suggestion	Pro Vision has been instructed by the Charborough Estate to submit representations to Christchurch

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Estate (ID: 718912)	Cox Pro Vision (ID: 663407)	21	Matters to include in Local Plan Review	<p>and East Dorset Local Plan Review. The Charborough Estate's landholdings extend to the south west area of the East Dorset District, including the Parish of Almer. The Estate's landholdings in the East Dorset District support a wide range of land uses and employment. These representations are made in respect of the following:</p> <ul style="list-style-type: none"> <li>• The Councils' approach to promoting sustainable growth in the rural areas;</li> <li>• The role of country estates in delivering the objectives of the Local Plan Review;</li> <li>• Proposed employment site allocations at East Almer and West Almer.</li> </ul> <p>Sustainable growth in the rural areas The Charborough Estate supports the proposed review of the potential for additional development in the rural villages. The proposed review should consider the core planning principle to support thriving rural communities in the countryside, set out within paragraph 17 of the National Planning Policy Framework (NPPF). Sustainable development in rural areas is essential to support the rural economy, to meet social need and to provide opportunities for environmental enhancement. Development should be balanced across the plan area so that rural communities are adequately provided for.</p> <p>The Estate supports the Councils' proposal to prepare a strategy to deliver housing to meet objectively assessed need to inform the Local Plan Review. The proposed strategy should be in line with paragraph 55 of the NPPF, which states that, to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.</p> <p>The proposed review of the need for additional employment allocations is also welcomed. Paragraph 28 of the NPPF identifies that planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. Local Plans should encourage the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings.</p> <p>The role of country estates The Local Plan Review should recognise the important role played by significant country landowners and large rural estates in shaping, maintaining and promoting rural housing, employment and environmental quality. Planning policies should support this important role by allocating housing development in rural areas to meet local need, and by encouraging the development and diversification of rural businesses, including land based rural businesses, such as agriculture and forestry.</p> <p>East Almer proposed employment site allocation Please find enclosed a plan illustrating the extent of the proposed employment site allocation at East Almer (Reference: 2143/S01). The site would provide accommodation for rural businesses to promote a strong rural economy in East Dorset. The site comprises a mix of traditional and modern farm buildings, which are suitable for conversion and redevelopment. The buildings are surrounded by areas of hardstanding, which would be used to provide access and car parking.</p>

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				<p>The site is bounded to the north by the A31 trunk road and also has convenient access to the B3075 principal route. The proposed allocation is not covered by any restrictive ecological, landscape or heritage designations and is well screened from the surrounding countryside by woodland to the south, east and west. The site is not within an area at risk from flooding identified by the Environment Agency.</p> <p>The sensitive conversion and redevelopment of the existing buildings to provide employment would enhance the setting of the listed East Almer Farmhouse (Grade II) to the west and would respect the amenity of the Charborough Estate cottages to the east.</p> <p>West Almer proposed employment site allocation</p> <p>Also enclosed is a plan illustrating the proposed employment site allocation at West Almer (Reference: 2143/SO2). The site would provide facilities to support the sustainable growth and expansion of local rural businesses. The southern part of the site contains traditional farm buildings and there are large modern farm buildings to the north and west. The buildings are suitable for conversion and redevelopment to a mix of employment uses (B1 and B8 uses). There are overgrown areas and areas of hardstanding surrounding the buildings, which would be used to provide landscaping, access and car parking.</p> <p>The site has convenient access to the A31 trunk road via West Almer and is not covered by any restrictive ecological, landscape or heritage designations. The site is not within an Environment Agency Flood Zone. Residential and community uses associated with the settlement of Almer are situated to the south and west of the site. The land to the north and east comprises large scale arable fields interspersed with woodland copses, such as Manor Wood and Legg's Clump, which provide screening.</p> <p>West Almer includes the listed Church of St Mary (Grade I) and the associated Table Tomb 4 metres south east of the Chancel (Grade II) and Churchyard Cross 2 metres south of the tower (Grade II). The remains of a medieval standing cross adjacent to St Mary's Church are a designated scheduled monument. The listed Almer Manor (Grade II*) is situated to south of the proposed employment site allocation. Appropriate conversion and redevelopment of the redundant agricultural buildings at West Almer would enhance the setting of these heritage assets.</p> <p>Summary</p> <p>The Local Plan Review should balance housing and employment development across the plan area so that rural communities are adequately provided for, supporting thriving rural communities in accordance with paragraph 17 of the NPPF. Planning policies should encourage the development and diversification of rural businesses and should support housing development in rural areas to meet local need, in line with paragraphs 28 and 55 of the NPPF, respectively. The Local Plan Review should recognise the important role of significant country landowners and large rural estates in the delivery of housing, employment and environmental objectives.</p> <p>The proposed employment site allocations at East Almer and West Almer would provide accommodation to support the sustainable growth and expansion of rural businesses in East Dorset,</p>

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				<p>contributing to a strong local economy. The sites have convenient access to the local road network and there are no ecology, landscape, heritage or flood risk constraints to their use for employment. The conversion and redevelopment of the existing buildings would enhance the setting of the nearby heritage assets.</p> <p>We would be grateful for acknowledgement of receipt of these representations. Please do not hesitate to contact us if you have any queries relating to the above or the enclosed.</p>
Mr P Charman (ID: 1038773)	Mr Tom Whild (ID: 1037424)	LPR-REG18-22	Site suggestion	<p>The following statement has been prepared in response to the Councils' 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 Little Owls Farm, Petersham Lane, Gaunts, Wimborne, Dorset.</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</p>

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				<p>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.</p> <p>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> <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</p>

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				<p>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 East Dorset the main strategic sites identified are at the Ferndown Industrial Estate. While the site is within an employment use, it is not of strategic importance to the district.</p> <p>The Site</p> <p>The site is occupied by a number of former farm buildings. A Certificate of Lawfulness of Existing Use or Development was issued in May 2016 for the current use of the site which includes B8 storage and distribution, B1 service and maintenance of vehicles, sui generis use as a vehicle operating centre and storage of domestic items in association with a neighbouring dwelling. The site has a longitudinal layout with a number of long buildings arranged around a central aisle with a broadly east to west alignment. There are taller buildings located centrally in the southern portion of the site and also at the western end. These form two distinct farmyard elements.</p> <p>The site is accessed via a shared access road which originally served the farm, and now serves the storage use as well as residential properties adjacent. The site is accessed from Petersham Lane, which runs from Holt Lane in the south towards Gaunts to the north. The site is on the eastern side of the road on the outside of a gentle curve in the road.</p> <p>The site is located within the Green Belt. As you will be aware, green belt policy, as set out in Paragraph 89 of the NPPF permits the redevelopment of previously developed sites and buildings, whether redundant or in continuing use, provided the resultant development would have no greater impact upon the openness of the Green Belt than the existing. Paragraph 89 of the NPPF also allows for the replacement of a building provided the new building is in the same use and not materially larger than the one it replaces.</p> <p>Given the scale of the existing buildings and the nature of the existing use,</p>

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				<p>there is clear potential for a range of uses to take place. The initial suggestion is for a residential scheme of approximately 10 family houses.</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>East Dorset is subject to a great deal of constraint arising from national and international landscape and ecological designations including the Cranbourne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty which covers a large proportion of the district and prevents major development except in exceptional circumstances. The Dorset Heathlands Special Protection Area also covers large areas in the south and east of the district and prevents any new housing delivery on or within 400m of the designated sites. In light of these designations, any opportunity to provide additional housing outside of those areas should be looked upon seriously.</p> <p>Given the established lawful use of the site, there are also certain permitted development rights allowing the change of use of buildings to residential use and the current use of the site can remain. However there are opportunities for a more comprehensive approach to the site which will enable positive enhancements to the appearance of the site and the wider area.</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>
Mr Geoffrey Chopping (ID: 654392)		LPR-REG18-24	Matters to include in Local Plan Review	<p>My four suggestions for the Christchurch and East Dorset Local Plan Review are listed below.</p> <p>Suggestion 1</p> <p>I suggest that all the aspirations concerning the redevelopment of Furzehill council offices site, which were included in 12.4 and R. A. 2 of Part 1 – “Core Strategy” of the current Christchurch and East Dorset Local Plan (adopted 2nd June 2014); should be adhered to and:</p> <ul style="list-style-type: none"> <li>- reflect the site's location within the Green Belt;</li> <li>- respect and retain the wooded areas, with public access;</li> <li>- provide for a community hall within the Furzehill Area;</li> <li>- implement traffic calming measures throughout the Furzehill Area;</li> <li>- new buildings will not exceed the current floor space, nor height of existing ones;</li> <li>- have a landscape screen, on the western edge of the site, to protect the views from the wider countryside, including the Area of Outstanding Natural Beauty.</li> </ul> <p>Additional justifications for suggestion 1.</p>

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				<p>The closing of the Council Offices at Furzehill and the redevelopment of the enlarged Village Envelope could radically increase the number of dwellings within the Furzehill Village Envelope and the Furzehill Area. However Furzehill is classified as a village with a village envelope. It is one of 15 villages in East Dorset defined on page 26 of the "Core Strategy" as: settlements where only very limited development will be allowed that supports the role of the settlement as a provider of services to its home community. Furzehill only has a village shop (including a Post Office) and the Stock's Inn, which does not have any private meeting rooms. As noted in 12.4 "Core Strategy", there may be no meeting place at all in Furzehill Area once the Council Offices close. Unfortunately the aspiration contained in 12.4 "Core Strategy" for a community hall to be provided as part of the redevelopment of the site has not been included in the requirements being imposed on bidders for the site. Consequently as Furzehill does not have a Church, nor a Church Hall, nor a village Hall, nor a Parish Hall, nor even a School with a School Hall, within the Furzehill Area, assimilating any further dwellings into Furzehill will make it harder for Furzehill to provide services to its home community, if a community hall is neither available within, nor adjacent to, the Furzehill Village Envelope.</p> <p>A significant concern to Furzehill Residents is the quantity of traffic that passes through the Furzehill Area. The roads in the Furzehill Area have very few pavements. The turning, which leads up to the council offices, has a pavement on one side and the B3078 has a pavement on one side coming up from Wimborne.) Many of the roads have hedges and bends and none of the roads leading to the crossroads, by the Stock's Inn, have enough width for two lorries (or tractors with trailers) to pass easily. There is considerable traffic, passing through the Stock's Inn crossroads, because it lies on recognized 'rat-runs'. Much of the traffic coming to and from Holt/Gaunt's Common is local, but in addition some A31 traffic will avoid the Canford Bottom Roundabout and the Wimborne Bypass, by using the Cannon Hill exit to pass via Broomhill, Pig Oak, Furzehill and then the B3078 to rejoin the A31 to the west of Wimborne. Considerable traffic on the Grange and Smuggler's Lane route through the Stock's Inn Crossroads is the same traffic that is carried along Middlehill Road in Colehill. Much through traffic from the north exits the B3078 at Grange and heads for the Canford Bottom roundabout via Grange, Smuggler's Lane and Middlehill Road; this is a single direct road with three different names. Middlehill Road has pavements on both sides of the road for nearly all the way through Colehill, and major traffic calming work has been undertaken to try and reduce the speed of the traffic. Yet in the Furzehill Area, where neither side of the same road has pavements, no traffic calming measures have been implemented. Much of Smuggler's Lane is de-restricted. So when the current "Core Strategy" states: Redevelopment of the site should help to fund traffic calming measures to alleviate this problem- it should refer to the Furzehill Area as a whole and not just: along the village road where there are no pavements.</p> <p>The Woodlease Copse is within the Furzehill Village Envelope and is likely to be sold to a developer. It is important that its status, as a public open green space, is guaranteed by legal means.</p> <p>Suggestion 2 I suggest that no further reductions in the greenbelt within and around the Furzehill Area are allowed.</p> <p>Suggestion 3 I suggest that no other developments would be allowed within the Furzehill Area unless it was functionally required to be in the rural area.</p> <p>Suggestion 4</p>

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				<p>I suggest that the Wimborne area is excluded from any further significant developments in the revision of the Local Plan. The infrastructure in and around Wimborne is not sufficient for the current situation and this will be made worse by the developments already permitted in the "Core Strategy".</p>
<p>Mr C Rossiter Rossiter Yachts (ID: 359590)</p>		<p>LPR-REG18- 25</p>	<p>Site suggestion</p>	<p>Rossiter Yachts Limited are a family business that has ben 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 fr 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 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>
<p>The Reverend Peter Breckwoldt St John's Church (ID: 1019082)</p>		<p>LPR-REG18- 26</p>	<p>Matters to include in Local Plan Review</p>	<p>We write as leaders of the local churches of Wimborne and Colehill and ask those involved in the planning and development of new housing in the Christchurch and East Dorset District Councils to note the following:</p> <ol style="list-style-type: none"> <li>1. As local church leaders we are keen to be involved in discussions relating to the development of housing and community facilities in the geographical areas where we already have long-established community links and responsibilities.</li> <li>2. Our respective churches have worked together over many years (for example, through Churches Together in Wimborne) and we continue to enjoy good relationships. As leaders we meet together regularly (roughly quarterly). We have already discussed elements of the Core strategy as presented in earlier documents and are</li> </ol>

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				<p>keen to work together to serve the well-being of both new and established communities in our area.</p> <p>3. We have long experience both in building community and in serving the practical and pastoral needs of those communities. We believe that, along with other groups and agencies, we have considerable expertise in this area and, given the right facilities and resources, would have a great deal to offer as new people move into our area and seek to become settled members of the wider community. In short, as local churches we wish both to be involved and to play our part.</p> <p>4. In the light of 3. above, we wish to express our concern in regard to the levels of proposed infrastructure for forthcoming developments, particularly in respect of transport and road provision; school place provision; medical facilities; and community space.</p> <p>We would welcome the opportunity to consult with planners and developers face to face in order to explore how we might most effectively work together and contribute to the overall well-being of the communities we serve, as they grow. In particular, it would be helpful to be given insight into how planners envisage the provision of a helpful and appropriate welcome and integration of newcomers into the established community. If, as the local church communities, we are to assist in this process, then we need to be sure that we have the right resources in place with which to do so. The spiritual well-being of the larger community developments is very important and we believe we may be of assistance in ensuring that this aspect of community enrichment is well and appropriately catered for.</p> <p>Thank you for considering our submission.</p>
Mr J Clarke W S Clarke & Son (ID: 1042199)	Mr Andrew Robinson Symonds & Sampson (ID: 656562)	LPR-REG18- 27	Site suggestion	<p>We are instructed by our client John Clarke of WS Clarke &amp; Son High Street, Sixpenny Handley to make representations on his behalf with regard to the Christchurch and East Dorset Local Plan review.</p> <p>Our client who is in his early 60's is the owner of the land edged red on the attached plan. He has unencumbered freehold interest and is contemplating retirement from his butchery business within the next 2 or 3 years. In the past the land in his ownership has been used for the holding of stock for slaughter but his impending retirement means the land will not have a long term use for that purpose. Modern butchers now buy in their meat rather than slaughter themselves.</p> <p>The land sits between existing residential developments within Sixpenny Handley and has good access to the public highway. Services are close by and the development of the land will have little or no effect on third parties residential amenity.</p> <p>Further limited growth of housing within Sixpenny Handley would be welcomed to keep shops, public houses and other services open as well as supporting the village hall and many clubs and sports facilities within the village.</p> <p>It would be John Clarke's intention to retire within the next 2-3 years and his land would thereafter be available for</p>

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				<p>residential development. This would accord well with the likely publishing of the Christchurch and East Dorset Local Plan Part 2 .</p> <p>As part of the process I understand the intention is to review the hierarchy of settlements and to</p> <ul style="list-style-type: none"> <li>a) examine what levels of development are appropriate for each settlement</li> <li>b) examine the potential for additional development in rural villages</li> </ul> <p>Sixpenny Handley is one of the larger villages within East Dorset and certainly a village where further residential development would support its longevity and its future.</p> <p>I would ask that this letter is taken into account when conducting the Local Plan review process.</p> <p><b>FURTHER INFORMATION SUBMITTED</b></p> <p>I understand that the land shown edged red on the attached plan was allocated for housing development under policy CHASE6 (A Save Policy) of the old East Dorset District Local Plan. That policy does, however, suggest that housing development cannot come forward until a Sixpenny Handley bypass is constructed, and the current position appears to be that a bypass is no longer proposed.</p> <p>My clients, who have used the subject land as a “layerage” field for their butchery/abattoir business, are now reaching retirement age and they will sell on the butchery business and meat will “imported” from further afield in future to supply the butchery, meaning the abattoir will, therefore, close and the subject land adjacent to the abattoir will be redundant for its current use.</p> <p>As it is owned outright by my clients, John and Sally Clarke, it will, therefore, immediately be available for residential development purposes.</p> <p>Approaches are currently being made to Dorset County Council’s Transport Planning Department so that we can understand what contributions towards transport infrastructure will be required (in the absence of a bypass).</p> <p>The subject site is a very natural infill for Sixpenny Handley with, we understand, planning permission for residential development currently being sought by a third party on land shown edged blue on the attached plan. This would obviously tie in very well with the subject land.</p> <p>The subject site will, however, provide much needed additional housing for Sixpenny Handley, as well as further housing providing support for the public house, shop, butchery shop and other local facilities within the village.</p>

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				Can we, therefore, ask, as you are reviewing old allocations as part of your Local Plan Review work that you give full and proper consideration to this land being included within the emerging Local Plan.
Mr B Pliskin Clemdell Limited/Etchtre e Limited (ID: 779551)	Mr Jonathan Kamm (ID: 359272)	LPR-REG18- 28	Site suggestion Matters to include in Local Plan Review	<p>1.0 INTRODUCTION</p> <p>1.1 Clemdell Limited (“Clemdell”) notes the terms of the current consultation and makes the following representations:</p> <p>2.0 TOPIC AREAS</p> <p>2.1 The Topic Areas include a review of the Settlement Hierarchy, the Green Belt and the Built Environment as separate headings which include examination of “what levels of development are appropriate for each” settlement and to “consider how well each area of Green Belt meets its statutory purposes” and the “village envelopes”.</p> <p>2.2 Clemdell would suggest a more holistic approach that considers all these topics within the context of the NPPF’s “golden thread” of bringing forward sustainable development.</p> <p>2.3 Further, under the Topic Areas of “Housing” and “Affordable Housing” there is no mention, inter alia, of the role of Starter Homes. This should be headlined in the column “Matters likely to be included in the Local Plan Review” for these Topic Areas and for the Green Belt.</p> <p>2.4 In considering the effect of “the latest Government policy and guidance” the Local Plan Review should have regard to the Government’s direction of travel set out, for example, in its “Consultation on Proposed Changes to National Planning Policy”.</p> <p>2.5 There is no reference in the Topic Areas to the inter-relationship of the Local Plan with neighbourhood planning. This should be a Topic Area. Bringing forward the Government’s policies and objectives for neighbourhoods, with or without emerging Neighbourhood Plans in the Local Plan’s area, should be one of the key “Matters likely to be included in the Local Plan Review”</p> <p>2.6 Therefore Clemdell considers that the Local Plan Review should encompass the full range of enabling sustainable development. For housing this should specifically include the early production of Needs Surveys for its smaller settlements as an essential part of its Evidence Base for the next stages of the review. Therefore there should be a timetabled commitment to produce these by the estimated end of the evidence gathering period ie August 2017. The assessment of need should identify that it will, pursuant to PPG, identify need for private rented sector provision and need generated by changes in the local job numbers in a settlement.</p> <p>2.7 From these Needs Surveys the Local Plan should consider the sites required to satisfy those identified needs and removing the barriers to sustainable</p>

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				<p>development arising from historic village envelopes and the designation of urban areas as being within the Green Belt.</p> <p>2.8 "A review of all existing "old style" Supplementary Planning Guidance" is referenced towards the end of the consultation document. It should be clarified under each Topic Area in the "Key documents for review" column the relevant SPG for the avoidance of doubt. Additionally it should be clarified in terms whether other out-of-date documents relied upon in the current Local Plan will be reviewed.</p> <p>2.9 Where the LPAs have committed to cross-authority policies (such as the Heathland SPD) it should be clarified in the "Matters" column whether or not the Local Plan Review proposes to consider unilaterally resiling from those projects.</p> <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) 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. 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. Availability</p> <p>3.7 The land is immediately available.</p> <p>3.8 SANG Land at Station Road, West Moors (Plan 2) Description:</p> <p>3.9 The parcels of land (some 3.1 ha in total) links the built-up area of West Moors and</p>

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				<p>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 Cooke (ID: 1036249)	Mr Tim Dunkley Core Planning Services Ltd (ID: 1036242)	LPR-REG18-29	Site suggestion Matters to include in Local Plan Review	<p>1.0 INTRODUCTION</p> <p>1.1 This Planning document has been prepared by Core Planning Services Ltd on behalf of Mr Michael Cooke of Badgers Cottage, Folly Farm Lane, Ringwood, Hampshire BH24 2NN and is submitted on behalf of Mr Cooke.</p> <p>1.2 The purpose of this document is to provide supporting information for the removal of land at Badgers Cottage and the Surrounding Shieling Land from the Green Belt to be reallocated as urban land.</p> <p>1.3 Research into the area has found that the subject area of land, identified in the submitted location plan, has been known as the Shieling for many years. The land is referred to as the Shieling in this document and the following details set out why the Shieling land should be reallocated as urban land.</p> <p>1.4 This Statement is structured as follows:</p> <p>Section 2 – Background;</p> <p>Section 3 – The Site and Surroundings;</p> <p>Section 4 – National and Local Policy;</p> <p>Section 5 – Assessment;</p> <p>Section 6 – Conclusion.</p> <p>2.0 BACKGROUND</p> <p>2.1 Mr Cooke employed Core Planning Services to advise on the potential of developing his land for residential development. Mr Cooke was aware that the land was in the Green Belt and the restrictions that status imposed and was interested in exploring options that would allow development.</p> <p>2.2 Mr Cooke was also interested in how or why this area of land was classified as Green Belt. His view was that the land was already developed in a relatively suburban manner and had been for as long as he had lived there and there was also a significant amount of development going on within the Shieling.</p> <p>2.3 Having viewed the site and surroundings it did become evident that the Shieling is significantly developed for Green Belt land and research was undertaken to establish, why the land is Green Belt, why it is developed and why development continues.</p> <p>2.4 Based on this research and as set out below it is our view that the Shieling land should not be in the Green Belt</p>

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				<p>and should be removed from the Green Belt as part of the local plan review.</p> <p><b>3.0 THE SITE AND SURROUNDINGS</b></p> <p>3.1 A building in the location of Badgers Cottage Folly Farm Lane is shown to have been on this plot since 1888-1913 (Appendix 1). These are the only buildings shown on this area of land, which has been indicated as the Sheiling since at least 1937 (Appendix 2).</p> <p>3.2 The Sheiling area is a mixture of suburban style residential development and more widely spread educational/residential institutional uses owned by the Sheiling Trust. The Sheiling area is located in an area of Green Belt land which is enclosed by woodland on the south-east and west; the A31 which runs along the south-east; Horton Road which runs along the south-west and dissects the southern part of the Green Belt area; and the Castlemain Trailway/ the disused railway line on the north.</p> <p>3.3 The most built up/suburban area of the section of land described above is to the south of the Shieling land and runs from the roundabout that connects the A338 with the A31. This area of suburban land has been developed to around its current extent since 1972 (Appendix 3). The rest of the Sheiling area has built development which is more widespread, but this area of land is coming under increasing pressure for further development by the Sheiling Trust.</p> <p>3.4 According to details submitted for an application to extend the Waldorf School approximately 90% of the land described above is in the ownership of the Sheiling Trust, which appears to be the overall organisation that runs the Sheiling School, the Lantern Community and the Waldorf School. Details of ownership are shown by the blue line on the submitted plan for application 3/10/0644 (Appendix 4).</p> <p>3.5 The wider area includes Green Belt land to the north of the Castlemain Trailway; Green Belt land to the south, from the southern tip of the site, which includes the A31 and Heathland which is protected by European Legislation; St Leonards and St Ives to the west of the site and Avon Castle to the south-east of the A31 (Note in appendix 4 much of Avon Castle was undeveloped woodland).</p> <p>3.6 Ringwood is approximately 2km to the east and easily accessible by the 38, X3, X6 and C18 busses, which take approximately 9 to 17 minutes.</p> <p>3.7 None of the Shieling land is with 400m of a protected heathland.</p> <p><b>Recent Planning History</b></p> <p>3.8 The Sheiling Trust appear to own most of the land in the subject area and therefore, the majority of the development that has been going on in that area has been carried out by the Sheiling Trust in one form or another: e.g. the Waldorf School, The Lantern Community and the Sheiling School.</p> <p>3.9 Recent planning applications for one of the Shieling organisations refer to a Statement of Development Intentions which has been submitted to and approved by the planning committee on different occasions since at least 2012 and possibly as early as 2008. This statement sets out a raft of development works at the Sheiling School site amounting to 2,381 sq m of additional floor space between 2012 and 2031.</p> <p>3.10 This is supported by the local authority and the Sheiling School is recognised in the East Dorset Local Plan 2002 (EDLP) where it states in paragraph 6.115:          “The Sheiling School at Ashley and Sturts Farm Community in West Moors, offer nationally important services to</p>

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				<p>the community through their charitable work with children and adults suffering from learning disabilities. These establishments lie within the Green Belt and further development to improve facilities would therefore be inappropriate and contrary to Green Belt policy. However, the Council acknowledges that the work of the School and Community are of national importance. Proposals for development that are demonstrably necessary to support this work are therefore likely to be supported by the Council.”</p> <p>3.11 Therefore the development that has been taking place within the Sheiling area has been viewed as being exceptional and has overridden Green Belt policy, as long as it meets the needs of the special needs organisations and is within the parameters of the Statement of Development Intentions.</p> <p>4.0 NATIONAL AND LOCAL POLICY</p> <p>4.1 The National Planning Policy Framework (NPPF) sets out the general approach to development and local policy preparation. Local policy has to be in accordance with national guidance and sets out policy in more detail. The National Planning Policy Framework</p> <p>4.2 With regards to National Green Belt policy paragraphs 79 and 80 below set out the purpose of Green Belts: “The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. Green Belt serves five purposes:</p> <ul style="list-style-type: none"> <li>• to check the unrestricted sprawl of large built-up areas;</li> <li>• to prevent neighbouring towns merging into one another;</li> <li>• to assist in safeguarding the countryside from encroachment;</li> <li>• to preserve the setting and special character of historic towns; and</li> <li>• to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.”</li> </ul> <p>4.3 The NPPF also sets out guidance on establishing, reviewing and defining Green Belt boundaries in paragraphs 83, 84 and 85 state:</p> <p>83. Local planning authorities with Green Belts in their area should establish Green Belt boundaries in their Local Plans which set the framework for Green Belt and settlement policy. Once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan. At that time, authorities should consider the Green Belt boundaries having regard to their intended permanence in the long term, so that they should be capable of enduring beyond the plan period.</p> <p>84. When drawing up or reviewing Green Belt boundaries local planning authorities should take account of the need to promote sustainable patterns of development. They should consider the consequences for sustainable development of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.</p> <p>85. When defining boundaries, local planning authorities should:</p> <ul style="list-style-type: none"> <li>• ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development;</li> <li>• not include land which it is unnecessary to keep permanently open;</li> <li>• where necessary, identify in their plans areas of ‘safeguarded land’ between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period;</li> </ul>

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				<ul style="list-style-type: none"> <li>• make clear that the safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following a Local Plan review which proposes the development;</li> <li>• satisfy themselves that Green Belt boundaries will not need to be altered at the end of the development plan period; and</li> <li>• define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.</li> </ul> <p>Paragraph 87 states, “As with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.”</p> <p>4.4 Paragraph 89 provides more details stating:  “A local planning authority should regard the construction of new buildings as inappropriate in Green Belt.” There are some exceptions, the most relevant being:</p> <ul style="list-style-type: none"> <li>• the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;</li> <li>• the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;</li> <li>• limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or</li> <li>• limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.”</li> </ul> <p>Local Planning Policy</p> <p>4.5 Local planning policy is made up of a number of documents within the Development Framework, but the most important of these currently is the East Dorset Local Plan (EDLP), adopted in 2002 and the Christchurch and East Dorset Local Plan Part 1 (LP Part 1), adopted in 2014.</p> <p>4.6 When adopted, the LP Part 1 updated local policy, superseding many of the policies of the EDLP. Consequently many of the policies of the EDLP have been deleted. Green belt policy in the EDLP is generally in conformity with the NPPF as set out above.</p> <p>Christchurch and East Dorset Local Plan Part 1</p> <p>4.7 The LP Part 1 provides some information of the development of local Green Belt policy. Green Belt boundaries were first drawn up on 1982. LP Part 1 states in paragraph 4.9:  “Green Belt policy is an important tool in controlling the location of growth throughout the area. Over its 30 year history it has proved to be very successful in preventing the joining of settlements and has controlled the spread of development into the countryside”.</p> <p>4.8 LP Part 1, Policy KS3, Green Belt, sets out the general purpose of the Green Belt.  “Development in East Dorset District and Christchurch Borough will be contained by the South East Dorset Green Belt. The most important purposes of the Green Belt in the area are to:</p> <ul style="list-style-type: none"> <li>• Protect the separate physical identity of individual settlements in the area by maintaining wedges and corridors of open land between them.</li> </ul>

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				<ul style="list-style-type: none"> <li>• To maintain an area of open land around the conurbation.</li> </ul> <p>The Christchurch and East Dorset Local Plan Review</p> <p>4.9 The Local Plan Review will, amongst other things, review the general development strategy and major allocations set out in the Core Strategy, consider additional major allocations, and review the suite of general and specific policies contained in that document.</p> <p>4.10 With regards to Green Belt land the Review is likely:</p> <ul style="list-style-type: none"> <li>• To undertake a Green Belt study which will consider how well each area of Green Belt meets its statutory purposes. This will be an important basis should any review of Green Belt boundaries be considered.</li> <li>• To review detailed Green Belt boundaries around settlements to address long standing boundary anomalies.</li> <li>• To consider the need for detailed Development Management policies for certain forms of development.</li> </ul> <p>5.0 ASSESSMENT</p> <p>The Shieling</p> <p>5.1 There has been development on the Shieling since 1888-1913, as indicated in Dorset Explorer map Appendix 1, which shows a building, where Badger Cottage is, as being one of the first dwellings on the Shieling. It is also noted that land surrounding the Shieling had very little development at this time.</p> <p>5.2 Evidence that the Sheiling was developing in a similar way to St Ives, Ashley Heath and land to the south of the A31, now known as Avon Castle, is evident in the 1937-1961 map, Appendix 2. The development was spreading along the A31 and Horton Road as ribbon development and was developing at a similar pace as its surroundings. Therefore, the land to the north of the A31, from St Leonards to the woodland on the east of the Sheiling, adjacent to Badger Cottage (which was previously a quarry) would have been viewed as one continuous ribbon development.</p> <p>5.3 Appendix 3 is an aerial photograph of the Sheiling land in 1972. This, when compared with Appendix 4, shows that the level of development in 1972 was very similar to the level of development today.</p> <p>5.4 It can be established, in accordance with Appendices 1-4 that the Shieling was developing in a similar way to land to the north of the A31 in 1972. According to Appendix 3 the woodland to the south of the A31, and the north of Avon Castle was not developed in 1972 and would have been a break between the built development to the north and Avon Castle further south.</p> <p>The Fundamental Aim of Green Belt Policy</p> <p>5.5 In 1982 the Shieling land was allocated as Green Belt land. The exact details of why this site was allocated as Green Belt, considering the amount of development on the land at the time, are unknown. However, it would have been assessed in accordance with the relevant, legislation, policies and guidance of 1982.</p> <p>5.6 It is our view that land should be assessed by today's standards. The NPPF states that the "fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence." It is clear that at the time the land was allocated as Green Belt the urban sprawl had already spread onto the Shieling land. Therefore, the land does not meet the characteristic of openness and cannot meet this fundamental aim.</p> <p>5.7 With regard to the five purposes that the Green Belt serves it is our view that:</p> <ol style="list-style-type: none"> <li>1. The allocation as Green Belt cannot check the urban sprawl because the urban sprawl had already commenced;</li> <li>2. It is most likely that the purpose of including this land as Green Belt was to prevent neighbouring towns merging</li> </ol>

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				<p>into one another: St Leonards and St Ives with land to the north of Avon Castle. However, as stated above this had already happened.</p> <p>Furthermore, if this was the purpose then it may have been more realistic to have allocated the land to the north of Avon Castle as Green Belt as this was not developed in 1972. Without further facts it is impossible to know when the land to the north of Avon Castle was developed, e.g before 1982, but clearly this was open land whereas the Shielling was not.</p> <p>3. The land had been encroached upon. Not to a level that could be called overdevelopment, but certainly to a level that could be considered suburban in some areas and definitely not open countryside.</p> <p>4. This is not an historic town.</p> <p>5. The restriction of development in one location would assist urban regeneration by encouraging the recycling of derelict urban land. However, this would be true if any area of land was restricted. In our view what is important is the fact that this land is already developed and fails the fundamental aim of openness.</p> <p>5.8 Local policy aims to “Protect the separate physical identity of individual settlements in the area by maintaining wedges and corridors of open land between them.” And, “To maintain an area of open land around the conurbation.” This is in conformity with national guidance, but the essential starting point of openness and permanence cannot be met.</p> <p>5.9 Therefore, in light of the above it is our view that the land fails the fundamental aim of Green Belt policy and does not and could not meet any of the five purposes that the Green Belt serves, because it was already developed to such an extent that it could not be considered open.</p> <p>5.10 The NPPF sets out guidance on defining boundaries and recommends local planning authorities should, inter alia:</p> <ul style="list-style-type: none"> <li>• “not include land which it is unnecessary to keep permanently open”. It is our view that as the land does not meet the fundamental aim of Green Belt policy then it is not necessary or possible to keep it permanently open.</li> <li>• “satisfy themselves that Green Belt boundaries will not need to be altered at the end of the development plan period” It is our view that the current allocation of this land as Green Belt weakens the objectives of creating Green Belt land. It has no clear boundary and is not open.</li> <li>• “define boundaries clearly, using physical features that are readily recognisable and likely to be permanent”. The boundary for the Green Belt is totally blurred by this allocation. The existing development is more suburban than countryside and its allocation is not in accordance with Green Belt policy. The Castlemain Trailway provides a very clear and permanent physical boundary between a developed area to the south and the open countryside to the north.</li> </ul> <p>5.11 Therefore, it is our view that there are some fundamental flaws in the allocation of this land as Green Belt and it should be removed from the Green Belt and allocated as urban land. Further to this is the fact that the land is under pressure for further development and there are measures in place that permit further development on the Shielling land, which undermines Green Belt policy.</p> <p>Statement of Development Intention</p> <p>5.12 Green belt land is restricted from development in national and local policies and the construction of new buildings as inappropriate in the Green Belt. However, the Shielling Trust have managed to agree with the local</p>

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				<p>authority a Statement of Development Intentions which has been submitted to and approved by the planning committee on different occasions since at least 2012 and possibly as early as 2008. This statement sets out a raft of development works at the Sheiling School site amounting to 2,381 sq m of additional floor space between 2012 and 2031.</p> <p>5.13 There are arguments put forward that the Shieling Trust “offer nationally important services to the community through their charitable work with children and adults suffering from learning disabilities” and it is assumed that these services are considered exceptional. It has not been possible to see the actual Statement to understand the full extent of what development is intended or why, but it is likely that the already substantial amount of development of a Green Belt area is going to increase at a rate that is greater than would normally be permitted in the Green Belt due to the fact that there is a Staement agreeing additional development.</p> <p>5.14 An important fact here is that the area of land the Shieling Trust own is approximately 90% of the Shieling land identified in the Location Plan. This means that almost all of the area of land as set out on the accompanying location plan, which has been developed for many years and has a Statement of Development Intent, is being permitted to develop further. The land does not have an open character and the development intentions seriously undermines the lands validity as a suitable Green Belt site and needs to be amended.</p> <p>The Christchurch and East Dorset Local Plan Review</p> <p>5.15 The Local Plan Review proposes to review the Green Belt boundaries. The first objective of the review is to “consider how well each area of Green Belt meets its statutory purposes.”</p> <p>5.16 It is our view that the Shieling land, as identified on the location plan and as described above, does not meet the fundamental aims of Green Belt policy. The Statement of Development Intention allows for further development which will only make this situation worse and weaken the aims of Green Belt policy. As such the Shieling land should be removed from the Green Belt and allocated as urban land.</p> <p>5.17 The Castlemain Trailway would provide a very strong boundary that would clearly define the distinct differences between the developed Shieling Land and the openness of the Green Belt land to the north. This boundary would also be defensible and would strengthen local Green Belt policy.</p> <p>6.0 CONCLUSION</p> <p>6.1 Mr Cooke was interested in developing his land and could not understand why an area that appeared to be suburban and where development was regularly permitted was considered to be Green Belt.</p> <p>6.2 Research found that the land was developing in a similar suburban way to land to the north of the A31 and was already developed in 1972. It also appears that the land does not meet the fundamental aim of Green Belt policy which is to prevent urban sprawl as the urban sprawl had already occurred. It also could not be considered to have the characteristic of being permanently open and it is, therefore, unnecessary to keep permanently open.</p> <p>6.3 Furthermore, it is also clear that 90% of the land is owned by the Shieling Trust who has demonstrated a need for further development which has been supported by the Statement of Development Intention. The land is developed and was developed prior to being allocated as Green Belt and has an agreement for future development which is in excess of what would normally be permitted within the Green Belt. The land will continue to develop and will be more at odds with the fundamental aim of Green Belt policy.</p> <p>6.4 It is not clear why this land was allocated as Green Belt in 1982, but it is clear that it is unnecessary to keep this</p>

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				<p>land permanently open. Reallocating this land as urban land would allow future development that would be assessed under other policies. The boundary could be redrawn to follow the Castlemain Trailway which would provide a clear and permanent boundary between the open countryside and the urban area.</p> <p>6.5 In light of the above, Mr Cooke submits representations that the land identified as Shieling land should be removed from the Green Belt and allocated as urban land and the boundary to the Green Belt should be redrawn along the Castlemain Trailway.</p>
Coppid Farming Enterprises LLP (ID: 1036152)	Mr Andrew Watson Savills (ID: 1036148)	LPR-REG18-31	Site suggestion	Please find attached an entry as part of the Local Plan SHLAA process
Campaign for the Protection of Rural England (ID: 523421)	Mrs Janet Healy Dorset CPRE (ID: 717053)	LPR-REG18-32	Matters to include in Local Plan Review	<p>Thank you so much for giving us a chance to respond at this stage of the plan. We would urge you though, to be very aware of the little understood factors that may influence the Local Plan. The impact of Brexit will be a completely unknown and random factor. The Government has expressed a desire to continue a house building program to try to solve the shortage. We do not know how this will be managed. However, I believe that much of the housing demand in our area is caused by in-migrants hoping for a better quality of life in our lovely Dorset. How Brexit will impact on that demand no-one can really know. Flexibility please.</p> <p><b>VISION AND OBJECTIVES</b></p> <p>In the Local Plan it says that the vision and objectives aim to set the appropriate balance between aspiration and realism. We think that should be carried forward into the Review. There are areas for concern. The parts of East Dorset District that are not covered by any designations and restrictions are becoming very developed and over crowded. We are not achieving 35% minimum of affordable homes (the aspirational 50% seems to be lost) and Transport Plans on all new developments always find the roads are adequate! The Transport Plan for the Cranborne Road development was so narrow and restricted it was meaningless.</p> <p>At times it is difficult to travel anywhere in our lovely District.</p> <p><b>SETTLEMENT HIERARCHY</b></p> <p>We have always approved of the settlement hierarchy, however, we believe that some villages and hamlets feel they need some development in order to thrive. If development is to be allowed it should be limited small developments of affordable housing in perpetuity and for people with local connections. If the villages and hamlets are far from any services, such as schools, then maybe any development is not justified, it would just increase road traffic.</p> <p><b>GREEN BELT</b></p> <p>The CPRE is against any development in the Green Belt. We had to accept a review of the Green Belt in the Local Plan as East Dorset District has few brownfield sites. To suggest that another Review is likely just confirms our worst fear that having altered the Green Belt once, it will just get easier and become normal practice to review it on any occasion.</p> <p>We were dismayed that in the Local Plan there were only two of the Green Belt principles retained. We can</p>

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				<p>understand ( but in no way support) why you dropped the principle of protecting historic settings to towns, this was the only way could justify the intrusive building either side of the Cranborne Road! We do hope that in this Review all 5 principles as defined in the NPPF will be restored.</p> <p><b>NATURAL ENVIRONMENT</b></p> <p>We do hope that the review of designations will not only retain those we have but could look for opportunities to add to them, so meeting requirements for coherent ecological networks. We hope that there will be a drive to more habitat restoration, healthy diverse heathlands and also restoration of woodlands, especially woodlands along the river higher up in the catchment as these would help absorb and slow potential floods further down stream. Volunteer groups working under supervision can be a great help in habitat restoration and maintenance. The Dorset Wildlife Trust is a brilliant example of a group that uses volunteers, the Hedge project which is to clear scrub to try and restore heathland at Whitesheet Plantation needs volunteers. There are so many volunteer groups and individuals who would be happy to be organised into Work Parties helping to improve and restore the environment. Perhaps the LPAs already have details of all the groups that exist and help with any co-ordination required, if not, then they should establish a register. There is a huge body of people waiting to help those managing the countryside backed by Local and County Councils, and many independent groups too.</p> <p>We do find it rather worrying that ‘investigate opportunities to unlock sites with appropriate mitigation strategies.’ We are aware that this strategy was used at St Leonards but it should always be the exception, never the rule.</p> <p><b>BUILT ENVIRONMENT</b></p> <p>We are very much in favour of good Development Management Policies to protect our built environment. Urban and Rural design is so important. We do not want all our towns and housing developments looking the same, but we do need buildings to sit comfortably and complement one another. Some of the building in Verwood is a good example of how NOT to do it and it seems that the latest New Neighbourhood application will follow this trend putting tall buildings within and being clearly visible from the AGLV! Our landscapes are a key part of Green Infrastructure even though many parts of them may not be accessible: AGLVs should be respected and enhanced. We are worried about the review of designations and hope you intend adding to and strengthening the list not nibbling bits away.</p> <p><b>HOUSING</b></p> <p>This is the topic that will make or break our District. It partly depends on the outcome of the Local Government Re-organisation. Let us also hope that as a result of the organisation, East Dorset District does not become a dumping ground for urban over spill. We just hope that the SHMA does not exaggerate the housing needs, and that somehow it is aimed at local people and does not just satisfy the incoming stream of people from outside our area who have more money to spend on housing than our locals.</p> <p>Regarding the policy for Gypsy and Traveller sites, we do hope the Governments Planning Policy for Traveller sites, August 2015, is adopted. Point 4d: ‘that plan-making and decision-taking should protect the Green Belt from inappropriate development.’ Point 4h to reduce tension between settled and traveller communities, and point k: ‘for Local Planning Authorities to have due regard to the protection of local amenity and local environment.’</p> <p><b>AFFORDABLE HOUSING</b></p>

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				<p>This has been a disappointment so far. Coppins, we believe, has achieved a good percentage and also the Flight Refuelling site, despite heavy contamination. We are rarely achieving 30% on many sites and this is letting down all those who supported this development, giving up Green Belt, just so local people could be housed. We are not in a position to know whether CIL payments are too demanding or if developers are pleading non viability but it needs to be sorted in the Review.</p> <p><b>EMPLOYMENT</b></p> <p>Has there been any industrial expansion on to those sites that were designated for expansion in the Local Plan? We believe the 30 hectare development at Blunt's Farm may be held back by the proposed development of a large Gypsy and Traveller transit site, and failing that development, a Waste Disposal site. We are not aware of problems on any other sites holding back development. Maybe more industrial land is not required. There is a possibility that high quality employment land may also be lost at Woolsbridge to Waste handling.</p> <p><b>TRANSPORT</b></p> <p>We have already mentioned the negative impact of roads frequently too full of traffic, and car parks that get filled so people cannot park for work, shop or play. This needs to be sorted. Development sites with insufficient parking spaces will not solve the problem, nor does building new roads over our remaining shrinking countryside. There are two choices: alternative methods of transport such as cycle routes (not necessarily cycle paths on roads but designated cross country routes) and public transport. South East Dorset is likely to continue to grow as both a residential and employment area. The Bournemouth, Poole and Dorset Transport Plan recognises this and tries to deal with the problem by tweaking a few road systems and then relying on public transport and cycles! Relying on public transport to absorb some of the potential increase in traffic is fine as long as it is within the area of South East Dorset District that is covered by a reasonable bus service. To try and pretend that an hourly bus service that does not run on into the evening is adequate is ridiculous. Once outside of a sensible bus route, which is the larger part of East Dorset District north of the A31, then the only option is cycling, or less development. We believe that on some of our East Dorset District bus routes there has been quite an increase in passengers. Many of these are OAPs with bus passes. Take these away at your peril and you would see the traffic situation deteriorate further, as many of this group leave their cars in the drive and will take the bus instead. Make driving too difficult and people will not shop in towns, they will shop on line instead. Transport must be managed, perhaps limiting expansion could play a part.</p> <p><b>COMMUNITY AND RECREATION</b></p> <p>New green infrastructure would help workers to use their bikes. Green Spaces are a necessity to give people room to relax in quiet green surroundings. The more you develop this area the more vital they become. People need to know what is available so some over view mapping to show the paths and areas is required, this needs to be followed up with details of some of the spaces and paths. Possibly they already exist but people have to know of them. Tourist information centres could play a part. It is important to remember that not everyone has a smart phone to check things on line as they walk.</p> <p>One of your/our local areas in most need of protection as it is used and loved by so many people, is Cannon Hill Woodlands, both north and south of the bypass. With the co-operation of the Forestry Commission (FC) this need to be registered both as a community facility and a working FC plantation. Really, this has potential as a strategic SANG, one of the best we could have in this part of East Dorset.</p>

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				<p>TO SUMMARISE</p> <ul style="list-style-type: none"> <li>• Protect and enhance our beautiful countryside.</li> <li>• Protect our rural heritage by keeping generous natural green spaces around our towns and villages so they do not merge.</li> <li>• Protect our East Dorset District from over development through housing and employment sites, save us from grinding to a halt through too many cars and too many people.</li> <li>• Protect our open spaces and give us more.</li> <li>• Protect our younger residents who need housing by increasing the amount of affordable or social housing.</li> </ul> <p>Thank you for letting us take part in this.</p>
<p>Mr Richard Burden Cranborne Chase &amp; West Wiltshire Downs AONB (ID: 360245)</p>		<p>LPR-REG18-33</p>	<p>Matters to include in Local Plan Review</p>	<p>Thank you for the opportunity to respond to the scope of your Local Plan Review. Firstly let me provide you with some basic information about the status of AONBs in general and this AONB in particular.</p> <p>The Cranborne Chase and West Wiltshire Downs AONB has been established under the 1949 National Parks and Access to the Countryside Act to conserve and enhance the outstanding natural beauty of this area which straddles three County, one Unitary and five District councils. It is clear from the Act, subsequent government sponsored reports, and the Countryside and Rights of Way Act 2000 that natural beauty includes wildlife, scientific, and cultural heritage. It is also recognised that in relation to their landscape characteristics and quality, National Parks and Areas of Outstanding Natural Beauty are equally important aspects of the nation's heritage assets and environmental capital. This AONB's Management Plan is a statutory document that is approved by the Secretary of State and is adopted by the constituent councils. It sets out the Local Authorities' Objectives and Policies for this nationally important area. The national Planning Practice Guidance [Natural Environment paragraph 004] confirms that the AONB and its Management Plan are material considerations in planning.</p> <p>The National Planning Policy Framework states (paragraph 109) that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes which include AONBs. Furthermore it should be recognised that the 'presumption in favour of sustainable development' does not automatically apply within AONBs, as confirmed by paragraph 14 footnote 9, due to other policies relating to AONBs elsewhere within the Framework. It also states (paragraph 115) that great weight should be given to conserving landscape and scenic beauty in AONBs, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in these areas.</p> <p>The comments of this AONB are intended to support and strengthen the scope of your Local Plan Review. Having reviewed the topic areas this AONB Partnership is very concerned that landscapes generally, designated landscapes and, especially, Areas of Outstanding Natural Beauty, are not identified as significant topic areas. It is</p>

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				<p>clear from the experience this AONB Team has had that there is a clear need for local plans to identify how development management is handled in relation to landscape matters generally and the statutorily designated Area of Outstanding Natural Beauty. The AONB recommends this is addressed in your Local Plan Review.</p> <p>Whilst the adopted AONB Management Plan is a material planning matter it may help both the Planning Authority and potential developers to explain what 'conserve and enhance' means (the purposes of AONB Designation) in the designated landscapes in connection with development proposals. Furthermore the term 'great weight' used in paragraph 115 of NPPF might benefit from local interpretation as would the term 'highest level of protection' that is used in that national guidance paragraph.</p> <p>Your Authority has adopted this AONB's Management Plan (2014 – 2019) so the AONB Partnership recommends it would be appropriate to include policies in the Local Plan to implement AONB Management Plan Policy PT18.</p> <p>Work with Local Authority partners to establish policies that encourage appropriate use of sustainable technologies, such as solar thermal, photovoltaics and wood fuel (at the appropriate scale) and provide sufficient space for short term handling of waste and recyclable materials, in both domestic and employment situations and, in particular, within all new build.</p> <p>Similarly, Local Plan policies to implement AONB Management Plan Policy PT13 would be welcomed.</p> <p>Local Planning Authority partners ensure that where new development is permitted it complements the special qualities of the AONB and takes full account of the area's setting and context through the consideration of appropriate Landscape Character Assessments and sensitivity and design studies.</p> <p>The Local Plan Review should, of course, address and implement AONB Management Plan Policy PT6.</p> <p>Strongly encourage Local Planning Authorities to direct Community Infrastructure Levies (Developer Contributions) towards agreed and appropriate AONB Management Plan objectives, projects or activities, as set out in their IDPs</p> <p>As I hope you are aware the remit of the AONB embraces historical and cultural issues as well as the natural environment. The AONB does, therefore, strongly recommend that the historic environment should be separately identified as a topic area. This AONB has, as an integral supporting element of its adopted Management Plan, a comprehensive Historic Landscape Characterisation and a suite of Historic Environment Action Plans. All of these appear to be directly relevant to your proposed Local Plan Review.</p> <p>In relation to both landscape matters and the historic environment it would appear logical to align the Local Plan policies with the national strategic guidance. Indeed, if that is not achieved then the lack of attention to those topics could be used against the authorities in the future.</p>

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				<p>The AONB has long supported the Local List approach to heritage assets. Indeed, it recognises that for many years that local approach has been used for wildlife sites that are not of national importance. This AONB does, therefore, recommend that local listing should be a key element of the Local Plan Review of heritage assets and associated policies. I do, of course, include historic parks and gardens and designed landscapes in heritage assets.</p> <p>The AONB is aware of the Local Listing of Historic Parks and Gardens created by the Dorset Gardens Trust and the submission made to you in connection with this Local Plan Review. Having read the submission I commend it to you.</p> <p>The AONB Management Plan Policy VRC 4 recognises the need for affordable housing so that aspect of the Review is particularly supported.</p> <p>Work with partners to emphasise the need for more affordable housing in and around the AONB where that is consistent with the primary purposes of AONB designation</p> <p>I hope these comments are helpful to you and that you are able to take them all on-board. I would, of course, be happy to discuss any of the points and elaborate on them if that would be at all helpful.</p>
Mr David Craig (ID: 507026)		LPR-REG18-34	Matters to include in Local Plan Review	<p>We make the following comments from an overall perspective in East Dorset, rather than in relation to specific elements of the Core Strategy;</p> <ol style="list-style-type: none"> <li>1. The Core Strategy was adopted two years ago - nothing of any significance has happened to improve the housing stock availability in the area of East Dorset.</li> <li>2. We have three now adult males in our home and they cannot afford to move out or into their own homes.</li> <li>3. There is little or no Social Housing stock availability - this is a key underpinning for those seeking a stepping stone into home ownership. We don't even have the starting blocks to get this moving.</li> <li>4. We have masses of available land, but no desire to expand onto it. <ol style="list-style-type: none"> <li>a. The route out to Cranborne - it isn't scenic - just a 60mph main road out to another town.</li> <li>b. The Waterloo Valley in Corfe Mullen - it won't be scenic once the allotments go in (if they ever do).</li> <li>c. A31 corridor - so much land along it and nothing happening</li> <li>d. Land out to past Julians Bridge - vast empty space not generating anything of value</li> <li>e. Wimborne road up to Corfe Mullen (west side) empty fields, caravan park and junk yards</li> </ol> </li> <li>5. Money is so cheap now, there is funding, masses of land, huge pent up demand and people looking for work - it isn't difficult to work out what needs to be done - make the decisions.</li> </ol> <p>What does it take for the leaders to make some decisions and get things moving?</p>

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				<p>The pressures on our youngsters are bad enough without forcing them to live with their parents long past the time they should be standing on their own two feet. The NIMBYs were happy to have houses built when they wanted them. Now it is up to us to help the younger generations rather than sit around whining about change.</p> <p>Anything you can do to alleviate this awful situation will be very much welcomed by the majority and not the minority who want to sit and do nothing.</p>
Mr R.M.J McDonagh Crichel Estates Limited (ID: 361345)	Mr Mark Richards Savills (ID: 1036282)	LPR-REG18- 35	Site suggestion Matters to include in Local Plan Review	<p>This consultation response is prepared by Savills (UK) Ltd on behalf of the Crichel Properties (Management) Ltd (Crichel Estate). The response is prepared following an invitation to comment upon the Local Plan Review currently being undertaken by Christchurch Borough Council and East Dorset District Council.</p> <p>This response sets out the Crichel Estate's comments on the matters to be included in the Local Plan Review. The response also identifies a site in Witchampton which is considered to be suitable for residential development and which would be appropriate for allocation in the Local Plan Review.</p> <p>In addition to controlling land around the village of Witchampton and a number of smaller settlements in the locality, the Crichel Estate also controls large areas of open countryside, woodland, farm holdings and residential properties. The Estate therefore considers its stewardship of the natural and built environment to be a key responsibility and has fulfilled this role for generations.</p> <p>The Crichel Estate also feels a strong sense of responsibility for the community in the local area, which comes from its longstanding relationship with it, particularly at Witchampton. The Estate is therefore keen to ensure that the policies in the Local Plan Review are responsive to local needs and support, rather than constrain, the development that rural communities and businesses require to meet their social and economic needs.</p> <p>Planning Policy Matters Settlement and Hierarchy</p> <p>The consultation document confirms that the Councils will be reviewing the existing 'settlement hierarchy' as part of the Local Plan Review. It also confirms that the Councils will examine the potential for providing additional development in the rural villages. The Crichel Estate welcomes this approach as the development needs of smaller rural settlements are often overlooked in Local Plans.</p> <p>All too often Local Plans take the overly simplistic view that a settlement should have access to a set number of facilities and services in order to be deemed a 'sustainable' location for development. This simplistic approach is considered to be flawed and outdated as it fails to recognise the complex inter relationships that exist between settlements which should be considered together in a holistic way. A small settlement may have limited access to services and facilities when considered in isolation but may actually demonstrate more sustainable patterns of living and working when you take account of its shared functional relationship with surrounding settlements. For example one settlement may have a primary school, another might contain employment units, whilst a third may be the centre of social life with a community hall and active local clubs and societies. Any or all may be appropriate locations for housing and economic development on the basis that all combine to provide a sustainable community life. Therefore, when considering the Settlement</p>

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				<p>Hierarchy for the Local Plan Review, the Crichel Estate would encourage the Councils to apply a more comprehensive appreciation of the way in which rural settlements work together to create 'village networks'. A good example of where this approach is applied is in the South Somerset Local Plan which was adopted in March 2015. Policy SS2 of that Local Plan recognises how 'clusters' of settlements function together to share services in a similar manner to that described above. The supporting text to this policy explains the rationale behind this approach as follows:</p> <p>"It is important that planning does not pre-determine the future of rural communities by only assessing communities as they are now and not what they could be. In too many places this approach writes off rural communities in a 'sustainability trap' where development can only occur in places already considered to be in narrow terms 'sustainable'. The question that should be asked is: "how will development add to or diminish the sustainability of this community?" This requires a better balance of social, economic, and environmental factors together to form a long term vision for all scales of communities."</p> <p>In light of this consideration, policy SS2 sets out the following criteria by which development proposals in rural settlements should be considered.</p> <ul style="list-style-type: none"> <li>· "Development will be permitted where it is commensurate with the scale and character of the settlement, provides for one or more of the types of development above, and increases the sustainability of a settlement in general.</li> <li>· Proposals should be consistent with relevant community led plans, and should generally have the support of the local community following robust engagement and consultation.</li> </ul> <p>The Crichel Estate would like to see a similar approach applied to development at rural settlements such as Witchampton in the Local Plan Review.</p> <p><b>Affordable Housing</b></p> <p>The Councils must ensure that 'affordable housing' policies in the Local Plan Review reflect the requirements of national planning policy. The affordable housing policy (LN4) in the extant Core Strategy does not meet these requirements and so is considered to be out-of-date.</p> <p>Paragraph 54 of the Framework states that:</p> <p>"...local planning authorities should be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate. Local planning authorities should in particular consider whether allowing some market housing would facilitate the provision of significant additional affordable housing to meet local needs."</p> <p>Paragraph 173 of the Framework also deals with this issue where it states that:</p> <p>"To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing... should, when taking account of the normal costs of development and mitigation, provide competitive returns to a willing land owner...to enable the development to be deliverable.</p> <p>To summarise, policies in the Local Plan Review must allow for the inclusion of open market housing as part of the overall mix of units on 'affordable housing exception sites' to ensure the overall viability of such schemes</p>

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				<p>as this is a requirement of national planning policy. If this allowance is not provided for in the Local Plan Review it will inevitably be deemed unsound at the Examination stage.</p> <p>Suitable Housing Sites Land North of 1 Mount Pleasant, Witchampton</p> <p>The land north of 1 Mount Pleasant is currently in use for agricultural purposes. In its entirety the site (which is a single field) comprises approximately 7.3ha of land (see location plan enclosed). The entire site is available for development and is not subject to physical constraints which would prevent it from being deliverable. However given the nature and character of the village it is unlikely that the whole of this field would come forward for development in a single phase. Rather, it is envisaged that the southern part of the site could be developed in the first instance for approximately 10-15 dwellings (see figure 1 below). The remainder of the site could then come forward at a later stage in the medium term.</p> <p>The site is well located, lying within easy walking distance of the community facilities present in the village including the social club/shop, the village hall, church and the children's pre-school. Vehicular access to the site can be achieved either from the west (via Crichel Lane) or the lane adjoining the site's eastern boundary. In addition to delivering new housing, there is also an opportunity for this site to provide some form of wider community benefit, such as allotments, play space, car parking or some other type of facility. The potential for providing such facilities would of course need to be informed by a process of consultation with the parish council and the local community.</p> <p>I would like to thank you for providing this opportunity to influence the Local Plan Review at this early stage. The Crichel Estate is keen to ensure that the policies in the Local Plan Review are designed to meet the needs of rural communities and I trust that the comments provided in this letter will be taken into account during this process.</p>
Mr Timothy Dalton D Dalton & Son Ltd (ID: 1011927)		LPR-REG18-36	Site suggestion	<p>I am aware of the quest of Central Government to promote building of more dwellings and the subsequent need for suitable land upon which to build.</p> <p>I gather local plans are currently being reviewed to encompass further development and to this end would offer an area of land adjacent to Verwood for consideration.</p> <p>I attach a plan with the land boundary edged in red, land availability would be any land NOT shaded blue.</p> <p>As a family company we have owned the freehold of this land since the early 60's and if can assist in any way with information relating to the land please do not hesitate to contact me and please include in any further consultation process.</p>
Mr Jerry Davies Jerry Davies Planning		LPR-REG18-37	Site suggestion	<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</p>

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Consultancy (ID: 360694)				<p>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> <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>
Mr Richard Dodson Dorset County Council (ID: 359437)		LPR-REG18-38	Matters to include in Local Plan Review	<p>Thank you for consulting on the Reg 18 Consultation. It was circulated amongst various county officers and local members for comment which distilled are attached herewith – highlighted in red</p> <p>As you will see for the most part it is apparent that you have captured the issues however we would suggest in some areas the scope should be widened. I trust you find the comments helpful.</p> <p>Obviously as the plan develops some of the details will need to be fine-tuned and we would welcome the opportunity to inform this</p>

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				<p>If you have any queries please contact me in the first instance and I will endeavour to assist.</p> <p>Topic Area Matters likely to be included in the Local Plan Review</p> <p>Vision &amp; Objectives To review the vision and strategic objectives which underpin future planning in Christchurch and East Dorset.</p> <p>Settlement Hierarchy To review the hierarchy of settlements to examine what levels of development are appropriate for each.</p> <p>Examine the potential for additional development in rural villages.</p> <p>Green Belt To undertake a Green Belt study which will consider how well each area of Green Belt meets its statutory purposes. This will be an important basis should any review of Green Belt boundaries be considered.</p> <p>To review detailed Green Belt boundaries around settlements to address long standing boundary anomalies.</p> <p>To Consider the need for detailed Development Management policies for certain forms of development. Including for example key waste management facilities where the GB is contiguous to existing employment (for example adjoining the Airport)</p> <p>Natural Environment Review of designations e.g. SSSI, SNCI, LNR, Coastal Zone to check boundaries.</p> <p>Consider the need for detailed Development Management Policies for conservation, listed buildings, urban and rural design.</p> <p>Investigate opportunities to unlock sites with appropriate mitigation strategies</p> <p>To update the Strategic Flood Risk Assessment. This will be an important basis to inform the sustainability appraisal of the Local Plan, so that flood risk is fully taken into account when considering allocation options and in the preparation of plan policies, including policies for flood risk management to ensure that flood risk is not increased.</p> <p>Built Environment Consider the need for detailed Development Management policies for climate change, renewable energy and surface and groundwater flood risk and drainage</p> <p>Review of designations e.g. Special Character Areas, village envelopes, Areas of Great Landscape Value.</p> <p>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> <p>Consider the need for any detailed development management policies for housing layout or design.</p> <p>To confirm the criteria based policy for Gypsy &amp; Traveller sites</p> <p>Consider the impact of new national policy initiatives such as Permission In Principle, and Brownfield Registers and address in revised policy as appropriate.</p> <p>Affordable Housing To update the need for affordable housing and to update policies based on the latest Government policy and guidance.</p> <p>Employment Review need for existing and any new employment allocations where it maximises the potential for job creation in well high value, highly skilled job / sectors,</p> <p>to diversify the economic base and to provide the best opportunities to enhance the 'work' environment</p>

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				<p>Consider need for airport safeguarding policies, and the relationship to any Local Development Order that is proposed</p> <p>Strengthen the local economy by providing a range of job opportunities in existing business parks and town centres, new high value jobs in business park environments and securing investment in skills and training programmes.</p> <p>Town Centres and Retailing Consider the need for any detailed development management policies arising from the town centre vision policies in the Core Strategy.</p> <p>Develop allocations for key sites in Christchurch and other centres in East Dorset</p> <p>Develop potential retail allocations to deliver the retail floor space requirements set out in the retail study as updated, and review the town centre hierarchy, the extent of retail frontages and Primary Shopping Areas.</p> <p>Transport To update the transport strategy to reflect revised development locations and strategic needs.</p> <p>Consider the need for any detailed development management policies (e.g. parking provision or access requirements) or inclusion of detailed schemes with Dorset County Council</p> <p>Community and Recreation Review all existing open space designations. Saved local plan policies.</p> <p>Consider the need for new Green Infrastructure and Suitable Alternative Natural Greenspace. Site appraisals and searches</p> <p>Review the provision of community facilities Saved local plan policies.</p> <p>Set out a strategy to deliver the provision of infrastructure, including s106 and CIL as appropriate, to accompany and support development with the provision of additional capacity for schools including land, transport, healthcare, sport, community and green infrastructure Core Strategy, Saved local plan policies, Local Transport Plan</p> <p>To consider the need to make available land for the development of waste facilities when assessing the overall need for employment land within the district</p> <p>The review of Development Plan policies could include</p> <p>To include policy which explicitly mentions the topic of Minerals Safeguarding - to ensure that no conflicts with Mineral Safeguarded land occur in future development: paragraph 14.15 of the Bournemouth, Dorset and Poole Minerals Strategy (2014) states that:</p> <p>“The Mineral Planning Authority and the districts and boroughs of Dorset will cooperate to minimise conflict between development options and proposals within their existing and emerging planning documents and to ensure that relevant statutory responsibilities, including provision of areas of Suitable Alternative Natural Greenspace (SANG), are discharged.”</p> <p>Recognition of employment opportunities at mineral extraction sites and waste disposal / transfer / recycling sites?</p>
Mrs Judy Windwood Dorset Cyclists		LPR-REG18-39	Matters to include in Local Plan Review	Thank you for inviting me to comment on this document.

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Network (Wimborne Branch) (ID: 360274)				<p>In considering locations for development, both within existing urban areas and within the Green Belt, it is important that sustainable transport is a high priority. There is and will be, little opportunity for new roads or indeed, widening of existing roads, yet people will need to move around. Public transport, cycling and walking must therefore be a priority if East Dorset and Christchurch are to remain pleasant places to live and indeed, sustainable places to live. Location and design of new development must be based around this priority and improvements made within existing developments.</p> <p>Dorset Cyclists Network, as the local cycling pressure group, is always happy to discuss ideas with you.</p>
Mr Chris Clarke Dorset Gardens Trust (ID: 361158)		LPR-REG18-40	Matters to include in Local Plan Review	<p>The Dorset Gardens Trust wishes to respond positively to the forthcoming Local Plan Review for the East Dorset and Christchurch authority areas, What is said here is said primarily with the Trust in mind but it will equally apply to the heritage sector in general.</p> <p>The built environment topic area of the Review has been under-pinned by the Core Strategy and earlier saved policies. In more recent time the NPPF and PPG have given a national view that the government expects in broad terms to act as policy in its own right and to provide the basis for local policies.</p> <p>It can be first noted that while the NPPF has a section referring to 'conserving and enhancing the historic environment ' (section 12 paras 126-141 and paras 1-63 within the PPG) the use of the term 'historic environment' does not appear in the review document, but is included within the 'built environment'. It would be better if the term built and historic was used here, as many features that should be included are not built. This is not just a semantic point: it could be used against the authorities in the future.</p> <p>The trust requests that there be a comprehensive correlation between the national policies and existing local policies to ensure that a single comprehensive set of statements and policies is included in the new Local Plan.</p> <p>One of the factors that should be taken into account here is the evidence base that the authorities will use to create policy, and then implement it. NPPF para 169 set out the need for evidence base. This Trust's primary cause is for the conservation or preservation of nationally designated parks and gardens, but also the creation and then recognition of a local list of non designated assets. This trust has previously provided your Conservation officers with a copy of the Trust's gazetteer which details the nationally designated sites and the Trust's own local list.</p> <p>The Trust requests that this gazetteer form part of your evidence base for the creation of a list on non-designated heritage assets. National policy requires that authorities should produce their own such lists and the Trust asks that its information be incorporated into it.</p> <p>Please will you keep the Trust informed of progress on the review.</p>

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Ms Maria Clarke (ID: 1036198)		LPR-REG18-41	Matters to include in Local Plan Review	<p>Dorset Local Nature Partnership Response to the Christchurch and East Dorset Local Plan Scoping Consultation</p> <p>The Dorset Local Nature Partnership (DLNP) was established in 2012 with a role to:</p> <ul style="list-style-type: none"> <li>• Provide leadership for those working to protect and enhance the environment in Dorset;</li> <li>• Advocate the good management of Dorset's natural environment for its own sake and the many benefits it offers;</li> <li>• Articulate the importance of Dorset's natural environment to economic and social wellbeing;</li> <li>• Ensure that the natural environment is taken into account in policy and decision-making.</li> </ul> <p>The National Planning Policy Framework, in paragraph 180, states that "Local planning authorities should work collaboratively on strategic planning priorities to enable sustainable development in consultation with Local Enterprise Partnerships and Local Nature Partnerships." In paragraph 165 LNPs are also identified as having a key role in working with LPAs to assess existing and potential components of ecological networks, to ensure planning policies and decisions are based on up to date information about the natural environment.</p> <p>Please can you add the following details for the Dorset Local Nature Partnership to your consultation database: Maria Clarke, Dorset LNP Manager, info@dorsetlnp.org.uk, 01305 264620.</p> <p>DLNP welcomes the opportunity to be involved in the Christchurch and East Dorset Local Plan Review. The partnership recommends that the following DLNP publications are used to inform the review and are included in the local plan evidence base:</p> <p>DLNP Vision and Strategy<sup>1</sup> adopted in 2014. The strategy sets out the following six strategic priorities for the partnership:</p> <ol style="list-style-type: none"> <li>i. Natural capital - investing in Dorset's natural assets</li> <li>ii. Natural value - adding value to the local economy</li> <li>iii. Natural health - developing Dorset's 'natural health</li> <li>iv. service'</li> <li>v. Natural resilience - improving environmental and community resilience</li> <li>vi. Natural understanding – improving understanding of, and engagement in, Dorset's environment</li> <li>vii. Natural influence - integrating natural value in policy and decision-making, locally and beyond</li> </ol> <p>DLNP Water Management in Dorset Position Paper<sup>2</sup> adopted in September 2015, which makes the following recommendations:</p> <ol style="list-style-type: none"> <li>1) Progress already made should be continued and best practice measures trialled and then widely adopted, for example those already in place in the Poole Harbour catchment and through soft engineering solutions as outlined below. Greater awareness raising of integrated catchment partnership approaches are needed (e.g. through the development of case studies and a cost/benefit analysis to demonstrate the advantages).</li> <li>2) An holistic ecosystem services approach is needed in decision making and Dorset Local Nature Partnership would like to see the following principles utilised when judging proposals: <ul style="list-style-type: none"> <li>• Water management should be integrated into all development plans.</li> <li>• Flood defences should be designed and managed to work with nature, and, wherever possible, should take all opportunities to enhance the natural environment.</li> <li>• Soft engineering solutions should be adopted as a first and preferred option.</li> <li>• Development should not result in upstream or downstream problems such as increased nutrient load, siltation or flooding.</li> </ul> </li> </ol>

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				<ul style="list-style-type: none"> <li>• Water quality and quantity both for humans and the natural environment should be maintained and enhanced, without compromising future ability to meet Water Framework Directive good ecological status.</li> <li>• Ensure that the essential food supplies produced in Dorset do not damage the water cycle, either directly or through the aquifers, and ensure that the true cost of sustainable food is understood by the consumers.</li> </ul> <p>3) A public engagement and education programme is needed to raise awareness about water management in Dorset.</p> <p>Natural Capital Investment Strategy<sup>3</sup> published in April 2016. This sets out the principle that development can be achieved by taking a natural capital approach (ensuring there is a net gain in natural capital) to increase the quality of Dorset's assets and make them more resilient. The Natural Capital Investment Strategy makes the following recommendations:</p> <ol style="list-style-type: none"> <li>1. That all projects in Dorset seeking LEP and Dorset Growth Board funding, or planning permission from local authorities to develop, should quantify either their impacts on the natural environment or their use of environmental services.</li> <li>2. That all development projects increase Dorset's Natural Capital by ensuring a net gain for the natural environment and/or increase in the natural resource asset base. There are several established methods to achieve this.</li> <li>3. That development projects in Dorset are planned in a way that integrates economic, environmental and social goals (as being championed by the Resilient Dorset collaboration).</li> <li>4. Projects with a purely financial justification should not be seen as a priority for public funding as their success will be more at risk and because they erode the resource or community goodwill base, thus restricting future development. These projects should not receive public funding.</li> </ol> <p>Natural Health in Dorset Position Paper<sup>4</sup> adopted in September 2016 which makes the following recommendations:</p> <ol style="list-style-type: none"> <li>1. Recognition that activities in the natural environment have large beneficial outcomes both for participants and for the budgets of health and social care providers</li> <li>2. Recognition of the health benefits in planning of both landscape development projects and services</li> <li>3. That funding is invested in maintaining and enhancing the natural environment to ensure that there is a place where natural health activities can be undertaken as well as investment in the activities themselves</li> <li>4. Development of a closer working relationship between the health and social care and the environment sectors in developing projects and commissioning services to improve the health of Dorset's residents</li> </ol> <p>Ecological Network Maps – currently being drafted.</p> <p>The NPPF para 117 states that policies should “Promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations, linked to national and local targets, and identify suitable indicators for monitoring biodiversity in the plan”.</p> <p>DLNP is currently developing a series of Ecological Network Maps with the Dorset Environmental Record Centre. DLNP requests that the maps covering Christchurch and East Dorset are used to inform the Local Plan Review. The maps are due to be published by the end of the year. We would welcome a meeting to discuss the maps with you and we will arrange this once the maps are published.</p>

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				<p>Climate Change in Dorset Position Paper – currently being developed. DLNP is currently developing this position paper which will set out recommendations for mitigating and adapting to climate change. I hope you find the above comments helpful. Please contact me on the details above should you require further clarification regarding this response.</p>
Mrs Nicki Brunt Dorset Wildlife Trust (ID: 359461)		LPR-REG18-42		<p>Thank you for consulting the Dorset Wildlife Trust on the scope of the Christchurch and East Dorset Local Plan Review.</p> <p>Dorset Wildlife Trust was involved throughout the consultation stages of the Christchurch and East Dorset Local Plan Part 1 – Core Strategy (adopted 2014) and so has provided recent input on biodiversity issues and would welcome continued involvement in the review of the natural environment policies and designations. We have provided input to the East Dorset Environment Partnership response, which we support, and would like to make the following comments:</p> <p>1) Strategic Coherent Ecological Networks</p> <p>In line with NPPF (para 117), Policy ME1(para 2) identifies action to meet targets for the maintenance, restoration and recreation of priority habitats and species, and linking habitats to create more coherent ecological networks that are resistant to climate change. The Dorset Local Nature Partnership (DLNP) are currently developing a series of Ecological Network Maps with the Dorset Environmental Records Centre and DWT recommends that the maps covering the local plan area are used to inform the review. The plan will need updating to refer to the DLNP (para 13.17).</p> <p>2) Evidence base</p> <p>Where up to date information does not already exist, DWT considers it essential that sufficient ecological information is gathered at the correct times of year to enable assessment of the biodiversity value of land before allocations are made. This will be especially important with new sites coming forward and would provide evidence that sites are viable. Not only should an assessment be made of the site itself, but also its importance in the ecological network, for example acting as part of a biodiversity corridor or stepping stone between key biodiversity sites.</p> <p>3) Supplementary Planning Document</p> <p>DWT would be supportive of a supplementary planning document relating to the natural environment and considers it would be helpful to have further information to supplement the policies and proposals of the Core Strategy and other documents.</p> <p>4) Review of designations</p> <p>DWT support the review of designations across the local plan area and recommend approaching Dorset Environmental Records Centre for up to date information.</p> <p>5) Dorset Biodiversity Appraisal</p> <p>Some updates may be required to ME1 to reflect the developing Biodiversity Appraisal process and requirements</p>

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				<p>for a Biodiversity Mitigation Plan. The Dorset County Council Natural Environment Team will be able to provide this.</p> <p>6) Climate Change The Dorset Local Nature Partnership is developing a position paper on climate change which could help inform Development Management policies for climate change. We consider the existing policies relating to the natural environment should be retained and updated to reflect any changes.</p> <p>I hope these comments are of help and DWT will be pleased to be involved in the review process as it progresses.</p>
Mr J D Draycott (ID: 905337)	Opani Mudalige Ken Parke Planning Consultants (ID: 1044554)	LPR-REG18-43	Site suggestion	<p>The following letter has been prepared to promote the subject land for inclusion in the settlement boundary of Hinton Martell as part of your review of the Christchurch and East Dorset Local Plan Part 1: Core Strategy and the associated Policy Maps.</p> <p>We have been instructed by the owners of the parcel of land identified within the appended document OM1 to promote their land for inclusion within the settlement boundary of the village of Hinton Martell.</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 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.</p>

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				<p>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 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. 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 to address housing need in and adjacent to settlements throughout the District.</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 Assessment (SHLAA).</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 2013-2033.</p> <p>The Site Church Mead is a large residential plot that currently houses a two-storey detached dwellinghouse and its large</p>

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				<p>curtilage. The site was granted outline planning permission for two dwellinghouses in 1963. The existing dwelling was granted planning permission in May 1964 and was built soon thereafter.</p> <p>The property sits on the east of Hinton Martell, just north of St John's Church. Access onto the site is off of the main road through the village.</p> <p>The property, along with the majority of Hinton Martell sits within the Hinton Martell Conservation Area, the Cranborne Chase Area of Outstanding Natural Beauty (AONB) and within the Greenbelt.</p> <p><b>The Settlement and the Existing Pattern of Development</b></p> <p>The settlement consists of a handful of residential properties and the Church of England church St. John the Evangelist. It sits just east of the B3078.</p> <p>The existing settlement boundary for Hinton Martell currently skirts around the perimeter of the frontage of Church Mead. All the other residential properties with access off of the main road through Hinton Martell have been included within the settlement boundary. It is therefore clear that the exclusion of Church Mead was clearly a historic drafting error when the boundary was first delineated.</p> <p>Over the past three years the immediately adjacent property at Cowleaze, which sits on the east boundary of Church Mead, has had planning permission (refs: 3/15/0973/FUL and 3/15/0312/FUL) granted for the subdivision of land and the creation of 3 separate dwellinghouses. The access to these is shared by Church Mead. It is a logical evolution of the settlement and those recent planning permissions that housing need within the village is met by modest infill development on the Church Mead plot(s).</p> <p><b>The Local Development Plan</b></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 current adopted 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>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 vitality of the local community.</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</p>

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				<p>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. 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.</p> <p>It is not a question therefore of whether additional housing is needed within Hinton Martell. The village is a sustainable settlement where the Council has recently approved planning permission for additional housing. As such it is apparent that the village is capable of supporting new housing growth and new housing is needed in order to support and enable the preservation of the existing community and to aid the District in meeting its assessed housing need.</p> <p>The proposed land parcel is clearly located in a sustainable location adjacent to 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 which supports sustainable growth of rural settlements. The Council should allocate the identified land for housing development as part of their Core Strategy review.</p> <p><b>Proposal</b></p> <p>Proposed is the logical expansion and rounding off of the village envelope to include part or all of the landholding at Church Mead within the settlement boundary, as shown in the appended document OM1. It is apparent that the exclusion of at least half of the land from the settlement boundary is a historic drafting error that has endured through several Local Plan-making cycles.</p> <p>The inclusion of the Church Mead site within the settlement boundary would allow it to have the same fair consideration for further development as its adjoining neighbour.</p> <p>The property is vast at approximately 1.02ha. Taking into account the designation of the land within the conservation area (as is the majority of the remainder of the defined settlement), the site is considered to have capacity to support an estimated 2 to 8 dwellinghouses at an appropriate and locally-distinctive density.</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 appropriate expansion of Hinton Martell village. The site is capable of making a proportionate contribution to the acknowledged housing need and should reasonably be considered for allocation within the Core Strategy Review.</p> <p><b>Conclusion</b></p> <p>The Council has already allocated significant sites within and adjoining its larger settlements; any available</p>

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				<p>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 villages.</p> <p>The Council should reasonably and justifiably consider the formal allocation of the Church Mead site for housing development, or as a minimum the enlargement of the settlement boundary of the village to accommodate infilling on this land, 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 respond.</p> <p>Summary</p> <ul style="list-style-type: none"> <li>• Site: Church Mead, Hinton Martell, BH21 7HE</li> <li>• Site Area: Approximately 1.02ha (10,200 sqm)</li> <li>• Ownership: Single owner</li> <li>• Availability: 1-5 years</li> <li>• Capacity: 2-8 dwellings (net)</li> </ul>
Dudsbury Homes Ltd (ID: 1036180)	Mr Nigel Jacobs Intelligent Land (ID: 1036184)	LPR-REG18-44	Site suggestion	<p>Land Opposite Dudsbury Golf Course</p> <p>1.0 Introduction</p> <p>1.1 Intelligent Land has been instructed by Dudsbury Homes Ltd to promote land opposite Dudsbury Golf Course through the Review of the Christchurch and East Dorset Local Plan Part 1 – Core Strategy 2014 for housing. This submission is provided as part of the 'Call for Sites' issued by the local authorities in September 2016.</p> <p>2.0 Site Context</p> <p>2.1 The Site</p> <p>2.1.1 The site is located within East Dorset District and is approximately 1.4 hectares in area and fronts Christchurch Road (B3073). It is approximately 7km north of Bournemouth town centre and is approximately 0.3km to the east of the village of Longham, 1.6km south of Ferndown town centre and 1.4 km west of West Parley local centre. A site location plan is included at Appendix 1 with the proposed site outlined in red.</p> <p>2.1.2 The site is undeveloped and has an agricultural Grade 3 classification of good to moderate land quality. It is within Flood Zone 1 with no known flooding issues.</p> <p>2.1.3 The site is bounded to the south by the B3073, to the west by a line of trees and a public right of way, woodland to the north-east and the gardens of residential properties to the east. Immediately opposite the site is the vehicular entrance to Dudsbury Golf Club. The site rises in level from Christchurch Road to its rear boundary with the lowest part of the site at the point of the field access on its southern boundary.</p> <p>2.1.4 The site is available and suitable subject to allocation and is considered deliverable within the first five years of the Plan period.</p> <p>2.2 Relevant Planning History</p> <p>2.2.1 There is no record of planning applications related to the site.</p> <p>2.3 Constraints</p>

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				<p>2.3.1 The site is currently within the South East Green Belt as delineated by the Proposals Map that accompanies the development plan. The Green Belt is a policy constraint and it is acknowledged that a review of the Green Belt will form part of the Plan Review process.</p> <p>2.3.2 It is located within the Dorset Heathland 5km Zone, which is a buffer area to protect internationally designated heathland habitat. It is acknowledged that mitigation is required for development within the 5km zone.</p> <p>2.3.3 It lies within the Ferndown Common Site of Special Scientific Interest (SSSI) 'Impact Risk Zone' although the site itself is not designated as a SSSI.</p> <p>2.3.4 The majority of the site lies within the Bournemouth International Airport Safeguarding area within which the maximum heights of buildings are restricted.</p> <p>3.0 The Need for Housing</p> <p>3.1 Eastern Dorset Strategic Housing Market Assessment</p> <p>3.1.1 The Eastern Dorset Strategic Housing Market Assessment (SHMA) 2015 provides the most up to date evidence base for housing needs for Christchurch Borough and East Dorset District Councils, as well as the other local authorities within the Housing Market Area (HMA). It provides the starting point for determining the Objectively Assessed Housing Need (OAHN) and identifies an uplift of approximately 26,000 dwellings over and above that provided by the six local authorities in their current local plans.</p> <p>3.1.2 The Borough of Poole and Purbeck District Councils have commenced reviews of their Local Plans and are utilising the SHMA as part of their evidence. It is likely that Bournemouth Borough Council will commence a review of their local plan on the back of evidence within the SHMA.</p> <p>3.2 Christchurch and East Dorset Housing Needs</p> <p>3.2.1 The SHMA has identified a significant increase in housing over the period 2013-2033 across the HMA. For Christchurch and East Dorset combined the SHMA identifies a housing requirement of 12,520 at 639 dwellings per annum. This is an additional 4,030 dwellings over the current adopted Plan's housing requirement of 8,490. At 1 April 2015 the Councils' had recorded completions totalling 639 for the first two years' of the Plan and an identified supply of 7,633 dwellings. Therefore, as a starting point, from 1 April 2015 to 31 March 2033 there is a need to identify land to accommodate 4,248 dwellings. This does not include any additional housing that may need to be provided under the Duty to Cooperate requirements introduced through the Localism Act 2011.</p> <p>Table 1: Calculation of Local Plan Review Housing Requirement at 1 April 2015</p> <p>A Adopted Plan Housing Requirement 2013 to 2028 8,490</p> <p>B Completions 1 April 2013 to 31 March 2015 639</p> <p>C Remaining Requirement from Core Strategy 2014 (A-B) 7,851</p> <p>D SHMA 2015 Housing Need</p>

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				<p>12,250 E SHMA 2015 uplift over Adopted Plan (D-A) 4,030 F Local Plan Review 2016 Remaining Requirement (C+E) 11,881 G Supply at 1 April 2015 7,633 H Additional Dwellings to be Identified (F-G) 4,248 4.0 Settlement Strategy 4.1 The Location of Development 4.1.1 Christchurch Borough and East Dorset District Councils are part of the Eastern Dorset HMA together with the Boroughs of Bournemouth and Poole and the Districts of North Dorset and Purbeck. The main area and focus for economic activity is the South East Dorset (SED) conurbation centred on the settlements of Bournemouth and Poole together with Christchurch and to a lesser extent Wimborne. Beyond the conurbation only Blandford and Wareham are of any significant size with most other settlements forming small towns or villages in a rural setting. 4.1.2 The conurbation draws in significant numbers of commuters from across the HMA and there are many trips across the conurbation for employment, shopping and other activities. The furthest points away from the conurbation in North Dorset may not look towards the conurbation as its focus, however, for the rest of the HMA it acts as the centre for housing, commerce and sub-regional facilities 4.1.3 Strategic planning in SED for the past 40 years has promoted the growth of the conurbation with significant housing, employment and infrastructure provision set within a tightly drawn Green Belt boundary. Additionally, in the conurbation and wider SED there are significant international and national nature conservation designations that give protection to species and their habitat as well as nationally and locally important landscape. These tensions need to be managed and with the conurbation at the centre of the Local Enterprise Partnerships objectives for economic growth accommodating development sustainably will require some very difficult decisions to be made. Not least this is likely to involve the release of sites within the Green Belt for development. 4.1.4 The Christchurch and East Dorset Core Strategy 2014 to accommodate the then identified housing requirement made 13 Green belt releases to accommodate about 3,500 new dwellings. With Bournemouth and Poole together unlikely to be able to accommodate their OAHN within the built-up area further greenfield development is inevitable in SED. 4.1.5 To comply with the legal Duty to Cooperate Strategic Planning arrangements in Dorset have been put in place via the Strategic Planning Forum which reports to the Dorset Chief Executives Group which in turn reports to the Growth Board including Leaders of Dorset's Councils. These arrangements are relatively new and the local authorities have agreed a broad list of cross boundary issues and to work jointly on developing an evidence base.</p>

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				<p>What has not yet materialised is a coordinated approach to plan making across Dorset or SED with individual authorities now pursuing their own local plan reviews. Critically, individual Councils, so far, are undertaking Green Belt reviews outside of a strategic overview with Christchurch and East Dorset likely to pursue their own review. This in turn will inform the Sustainability Appraisal which will assess options for the delivery of new housing and other uses.</p> <p>4.1.6 Accommodating the housing need should seek to identify development locations that support the established spatial pattern of development, make use of existing infrastructure and other facilities, reduce the need to travel, protect important natural and built resources while meeting the objectives for growth. The Councils have indicated that development opportunities could be within existing urban areas, in rural villages or on the edge of existing settlements, however, it may also be that new freestanding development could provide a sustainable settlement solution. Together this points to a focus for the search for sites in the southern part of East Dorset, from Alderholt to Sturminster Marshall, and within Christchurch as areas most closely associated with the conurbation.</p> <p>4.2 Green Belt</p> <p>4.2.1 The site being promoted lies within the Green Belt as defined by the Christchurch and East Dorset Core Strategy 2014. Adjustment to its boundary would be required to facilitate housing at the promoted site. Recent development to the east and implementation of a housing proposal adjoining the site to the north-west at Holmwood House, both removed from the Green Belt in the adoption of the 2014 Plan, question the purpose of the Green Belt in the area bounded by Christchurch Road, Ringwood Road and the urban/Green Belt boundary to the north and east.</p> <p>4.2.2 The land in the area described above in paragraph 4.2.1 has been compromised by the 2014 housing allocations that it would appear sensible to release the remainder of the land in this area from its current Green Belt designation and redraw the boundary back to the two primary roads i.e. Ringwood Road and Christchurch Road. The roads provide the degree of permanency and demarcation that will endure thus providing sound boundaries to the Green Belt without compromising its role in maintaining a strategic gap between Ferndown to the north and Kinson to the south. In doing this there would remain significant undeveloped land, given the presence of Poor Common and the SANG associated with Holmwood House development, that the area would retain the presence of openness without risk of becoming completely developed. Alternatively, the northern boundary of the SANG associated with Holmwood House could also act as an appropriate Green belt boundary.</p> <p>5.0 Site Concept</p> <p>5.1 Design</p> <p>5.1.1 A medium density development to fit in with the existing character of the area i.e. a residential development in an open urban fringe setting. Recent development 300m to the east of the site provides a modern housing example taking its cue from more traditional design without being locationally specific. The proposed design will respond the site's shape and size and utilise the treed boundaries. The houses are likely to be two-storey providing a mix of house sizes with accompanying parking provision.</p> <p>5.2 Accessibility</p> <p>5.2.1 The site fronts onto the B3073 Christchurch Road, a prime transport corridor, where, in policy terms the principle of development is acceptable. It is approximately 350m from Longham to the west, 1.5km to the Parley Cross local centre and just under 2km to Ferndown Town Centre. The site is therefore close to a range of different</p>

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				<p>services and facilities and access to regular bus services to the major towns in SED.</p> <p>5.2.2 The site sits opposite the entrance to Dudsbury Golf Course and therefore any proposed entrance will need to provide a workable solution for the site and the golf course.</p> <p>6.0 Planning Benefits</p> <p>6.1 Social</p> <p>6.1.1 The provision of housing will help provide much needed homes in SED. A proportion of these, subject to the Council's review of affordable housing policy, will be affordable to help meet local need.</p> <p>6.2 Economic</p> <p>6.2.1 There will be short term economic gain created by the construction of new homes. A site delivering approximately 35 dwellings will on average provide employment opportunities for 1-2 years across a range of construction trades.</p> <p>6.2.2 Housing is recognised by the Local Enterprise Partnership as crucial to the economic prosperity of SED. A shortage of housing leads to workforce capacity issues and fuels the unaffordability of housing. Ensuring sufficient houses are provided, therefore, not only helps meet the housing need but is crucial in supporting the local economy.</p> <p>6.3 Environmental</p> <p>6.3.1 The site is grazing land with no known important ecology at this stage. Utilising those features e.g. trees and hedgerows within the development will help integrate it within its existing setting.</p> <p>6.3.2 The site is unlikely to generate a housing proposal that will require its own Suitable Alternative Natural Greenspace (SANG). However, adjacent the site to the north and West Bellway Homes are implementing a 148 dwelling residential scheme with SANG. This will be a public SANG and will enable direct access from the proposed site.</p> <p>7.0 Conclusion</p> <p>7.1 The circa 1.4 hectare is available, suitable and deliverable within five years of allocation. Removal from the Green Belt would not undermine the South East Dorset Green Belt in this location in that it would not lead to the coalescence of settlements.</p> <p>7.2 The promoter is keen to work with the Council through the review of the Local Plan and looks forward to working positively with the Planning Policy team.</p>
Mr Andrew Browning Dumpton School (ID: 360997)	Ms Carol Evans Evans and Traves LLP (ID: 1034076)	LPR-REG18-45	Matters to include in Local Plan Review	<p>Local Plan Review: Regulation 18 Representation</p> <p>Dumpton School: Exemption from the Green Belt</p> <p>Dumpton School is located within the ward of Colehill between the settlements of Colehill and Furzehill. The full address is; Dumpton School, Deans Grove, Colehill, Wimborne, Dorset, BH21 7AF.</p> <p>Dumpton School is an independent school with a pupil population of approximately 350 with an age range of 2 to 13 years old. The majority of the pupils are from the local area. The school employs 135 staff both full and part-time drawn from the local area. Dumpton</p>

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				<p>school has consistently achieved an 'excellent' or 'outstanding' rating in all areas by the Independent Schools Inspectorate, a branch of Ofsted.</p> <p>This representation is to request that the main campus of the school be removed from the Green Belt designation to permit alterations and extensions to the school that are currently considered to be 'inappropriate development' due to its Green Belt designation. This representation also seeks to allocate the land for a school use to secure the schools longterm future on the site and as an educational facility and significant local employer.</p> <p>To retain the current high performing educational offering the school's facilities need to keep pace with demand. The school is consistently over-subscribed and, with the new neighbourhood under Policy WMC7 for 600 new dwellings, this demand is likely to rise. It is vital that the school is retained and permitted limited expansion as it's failure would place considerable additional burden of at least 350 pupils turning to the local education authority for their educational needs.</p> <p>It is noted that the new neighbourhood under Policy WMC7 is to include a new first school. This will take children up to the age of 9. However, Dumpton has children up to the age of 13 years, beyond first school age.</p> <p>Wimborne is set to expand by some 1,260 new homes over the current Plan Period. Whilst limited expansion of other schools within Wimborne is permitted in the Local Plan, it is central government's intention to ensure as wide an educational offering as possible. This includes independent schools that play an important role in choices and relieving pressure on the state sector. New legislation is anticipated to ensure that independent schools share facilities with state schools to raise standards across the sector. Whilst Dumpton School already does this, additional excellent facilities at the school will have a clear knock-on benefit to local state schools.</p> <p>The current Green Belt designation places a considerable burden on the school by limiting expansion with every planning application being deemed as 'inappropriate development' where 'very special circumstances' constantly need to be proved. Removal of the main campus from the Green Belt will enable the school's limited expansion to keep pace with demand and relieve pressure from the local state schools.</p> <p>Normal development management policies can apply to ensure that design quality and the character and appearance of the school in its locality is retained. The additional constraint of the Green Belt is not necessary.</p> <p>The plan below shows the current ownership of the land by Dumpton School as outlined in red.</p> <p>The satellite image below shows the context of Dumpton School (outlined in red) in relation to the Policy WCM7 - Cranborne Road New Neighbourhood (outlined in yellow).</p> <p>The school is well sited to serve many of the new neighbourhoods around Wimborne including the 600 new homes as shown above.</p> <p>The school operates a mini-bus service to local communities for pupils. This ensures traffic</p>

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				<p>movements to and from the school are well managed.</p> <p>The plan below shows the part of the school campus being requested to be removed from the Green Belt.</p> <p>The proposed amendment of the Green Belt boundary does not cover the school's playing fields as it is understood that these make a positive contribution to the openness of the Green Belt. The areas covered are the functional, developed areas of the main campus. Paragraph 72 of the NPPF states;</p> <p>'The government attaches great importance to ensuring a sufficient choice of school spaces is available to meet the needs of existing and new communities.'</p> <p>This paragraph then continues to state;</p> <p>'Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education.'</p> <p>The proposal put forward in this representation will ensure a sufficient choice of school spaces in the local area and widen that choice of education in support of the objectives of the NPPF.</p> <p>The school does not wish to expand beyond what is reasonable. However, having the ability for limited expansion and to continue to improve its facilities is vital to being able to maintain this 'outstanding' education choice for the local area. This will assist in meeting the future needs of existing and new communities.</p> <p>For the sound planning reasons set out in this representation, it is respectfully requested that the Green Belt designation around the main campus of Dumpton School is removed and the site be allocated as a school site.</p>
Mrs Hilary Chittenden East Dorset Environment Partnership (ID: 360302)		LPR-REG18-46	Matters to include in Local Plan Review	<p>Thank you for the opportunity to comment. Many of the issues that we advised in 2015 should be addressed are still relevant to the Local Plan Review. So, as agreed with the Policy Planning Team, we have amended our previous submission on Scoping for the Christchurch and East Dorset Local Plan Part 2. New/amended recommendations are shown in blue.</p> <p>We confirm our willingness to contribute as much as we can throughout the process. In particular, we would wish to be involved in the scoping and development of SPDs, the work required to identify a coherent ecological network and any relevant planning design briefs that may impact on nature conservation interest and the wider environment.</p> <p>Aspects of the Christchurch and East Dorset Local Plan are discussed in detail in the RSPB/Wildlife Trusts report (May2015). A summary of NPPF's policy for biodiversity (113,114,117,118,119, 157 and 165) is presented in Table</p>

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				<p>3 p21-23. <a href="https://www.rspb.org.uk/Images/Nature_Positive_Local_Plans_Research_Report_May_2015_tcm9-407749.pdf">https://www.rspb.org.uk/Images/Nature_Positive_Local_Plans_Research_Report_May_2015_tcm9-407749.pdf</a> .</p> <p>The report's comments/ recommendations for improvement of the Local Plan include:</p> <ul style="list-style-type: none"> <li>• The need to embed NPPF policy for biodiversity planning at landscape scale</li> <li>• Documents such as Local BAP and GI Strategy do not benefit from the status of development policies and are therefore not given adequate weight in determining planning applications.</li> <li>• The need for more detailed mapping and spatially expressed habitat restoration priorities.</li> <li>• Co-operation with other LPAs on cross boundary biodiversity matters.</li> <li>• Management plans of publicly owned sites supporting Priority Habitats or Species.</li> <li>• Concern that economic and social challenges may take precedence over natural environment issues</li> <li>• Recognise Local Nature Partnerships in the Local Plan.</li> <li>• Good policy will only be effective in securing plan objectives when robustly implemented.</li> </ul> <p>Core Strategy</p> <p>The Challenges</p> <p>Para 3.1 should recognise the diversity of employment in the District including a high proportion of</p> <ul style="list-style-type: none"> <li>• self-employed and very small companies with 1 or 2 employees</li> <li>• part time workers.</li> </ul> <p>This impacts on total car and van ownership (see KS12 below), parking requirements for new developments and the need for secure garaging. The issue is mentioned in para 4.35 but is not being addressed in planning applications for New Neighbourhoods. This has significant implications for sustainability.</p> <p>It would be helpful to note here the NPPF requirement for coherent ecological networks: once the linkages have gone they are destroyed forever.</p> <p>Core Strategy Vision</p> <p>The vision for improved public transport (Para 9) is probably unrealistic for East Dorset where many areas have very limited bus services that are inappropriate for the school run, self-employed, part-time or flexi-time workers. Car ownership data for each of our settlements is available on Dorset for you. Only Ferndown, West Moors and Wimborne have fewer than 90% of households owning a vehicle. In the other major settlements 14-20% own 3 or more vehicles.</p> <p>Objective 5</p> <p>Is 35% affordable housing to be an absolute? The Objective appears to conflict with the required provision in Policy LN3.</p> <p>KS3</p>

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				<p>Amend Policy to show all 5 purposes of Green Belt (NPPF80) and reflect in wording the LPA's duty to plan positively to enhance the beneficial use of Green Belt as specified in NPPF81.</p> <p>Applications for New Neighbourhoods appear to be coming forward without the development briefs, comprehensive travel plans and wildlife strategies that are required for previously developed sites in the Green Belt. This should be part of the methodology for delivery of the whole Plan.</p> <p>KS9 The Duty to co-operate might enable delivery of eg the cycleway from Verwood to the A31 – safe sustainable travel to Ringwood and Airport employment site (partly Hants/partly Dorset).</p> <p>KS11 Transport modelling data submitted with major applications uses locations across England and Wales to indicate changes to traffic on local roads, generally selecting locations that have nothing in common with the local situation. It would be helpful to have relevant local data that could be used. Impact of construction vehicles on safety of the local road network is of concern to local residents especially for larger developments phased over several years but does not appear to be taken into consideration other than ensuring mud is kept on the construction site.</p> <p>KS12 Para 4.49 discusses the problems of not providing enough parking in areas where there is poor public transport but time and time again applications for large sites (including new neighbourhoods) are being submitted with too few parking spaces. Parking provision must tie in with car ownership data, employment pattern (full or part time) and availability of public transport (frequency, how long journeys take, destinations, when available eg evening/weekend service). Guidelines on what is appropriate for each new neighbourhood/ large development might be advisable.</p> <p>WMC4 The Allendale Potential Area of Change and WMC1 Wimborne Town Centre The detailed design brief for the redevelopment of the Allendale Area and other parts of Wimborne Town centre should ensure</p> <ul style="list-style-type: none"> <li>• enhancement of the setting of the R Allen and its biodiversity interest (BAP habitat, ME1)</li> <li>• reduced light pollution impact including plane polarised light (NPPF 125, Planning Guidance and see further comments on light pollution below).</li> </ul> <p>ME1 Supporting guidance required A Natural Environment SPG , “ Nature Conservation and the Planning Process in East Dorset” was produced in 2009 but no longer appears to be available on-line. It should be updated to reflect all current legislation. There is</p>

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				<p>potential for this to be a Dorset-wide document to ensure a uniform approach across all LPAs. This could be combined with a succinct explanation of the legislative requirements of NPPF regarding Biodiversity Duty (part of the NERC Act) <a href="https://www.gov.uk/government/publications/the-biodiversity-duty-for-public-authorities">https://www.gov.uk/government/publications/the-biodiversity-duty-for-public-authorities</a> (13.10.2014), perhaps with a comprehensive check list to ensure nothing has been overlooked in a planning application. It should not be left to chance that developers and council Officers and Members will follow all links required to fully understand the requirements. This would reduce the workload of the Natural Environment Team in confirming compliance with the Dorset Biodiversity Protocol, and reviewing Biodiversity Appraisals and Biodiversity Mitigation Plans required for planning applications of all sites over 0.1ha <a href="https://www.dorsetforyou.com/article/401489/Biodiversity-Appraisal-in-Dorset">https://www.dorsetforyou.com/article/401489/Biodiversity-Appraisal-in-Dorset</a> . EDEP would wish to be consulted on the scoping of the document and prior to its adoption.</p> <p>Need to explain more clearly and in more detail the requirements of NPPF regarding</p> <ul style="list-style-type: none"> <li>• moving from net loss to net biodiversity gain (NPPF 9)</li> <li>• connectivity of all habitat types on a landscape scale (NPPF 113,114,117)</li> <li>• Priority habitats and species (possibly cross reference to BAP action plans to clarify <a href="http://jncc.defra.gov.uk/page-515">http://jncc.defra.gov.uk/page-515</a> (update 7.1.2015) and Dorset Biodiversity Strategy)</li> </ul> <p>Coherent Ecological Networks</p> <p>Para 2 of Policy ME1 includes a commitment to meet targets for maintenance, restoration and recreation of priority habitats and species and linking habitats to create more coherent ecological networks resistant to climate change. This requires an assessment of existing and potential components of ecological networks (NPPF165). The LPA should identify how it intends to deliver the assessment (eg through walk-over surveys of SHLAA sites by an ecologist at appropriate times of year – two seasons in those cases where Dorset Notable species are likely to be identified) and then meet requirements for maintenance, restoration and recreation and linkages.</p> <p>The Dorset Local Nature Partnership should be invited to work with the LPA to advise on delivery of coherent ecological networks across the county and with neighbouring authorities eg New Forest District. The Planning Guidance Portal recommends this approach and gives an outline of the relevant evidence required to identify and map ecological networks <a href="http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/biodiversity-ecosystems-and-green-infrastructure/">http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/biodiversity-ecosystems-and-green-infrastructure/</a></p> <p>Relevant evidence in identifying and mapping local ecological networks includes:</p> <ul style="list-style-type: none"> <li>• the broad geological, geomorphological and bio-geographical character of the area, creating its main landscapes types;</li> <li>• key natural systems and processes within the area, including fluvial and coastal;</li> <li>• the location and extent of internationally, nationally and locally designated sites;</li> <li>• the distribution of protected and priority habitats and species;</li> <li>• areas of irreplaceable natural habitat, such as ancient woodland or limestone pavement, the significance of</li> </ul>

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				<p>which may be derived from habitat age, uniqueness, species diversity and/or the impossibilities of re-creation;</p> <ul style="list-style-type: none"> <li>• habitats where specific land management practices are required for their conservation;</li> <li>• main landscape features which, due to their linear or continuous nature, are important for the migration, dispersal and genetic exchanges of plants and animals, including any potential for new habitat corridors to link any isolated sites that hold nature conservation value, and therefore improve species dispersal;</li> <li>• areas with potential for habitat enhancement or restoration, including those necessary to help biodiversity adapt to climate change or which could assist with the habitats shifts and species migrations arising from climate change;</li> <li>• an audit of green space within built areas and where new development is proposed;</li> <li>• information on the biodiversity and geodiversity value of previously developed sites and the opportunities for incorporating this in developments; and</li> <li>• areas of geological value which would benefit from enhancement and management.</li> </ul> <p>The high level policies of Core Strategy cover the first three bullet points. The revised Local Plan should ensure that the remainder are addressed and also look at local detail.</p> <p>Other mapping issues Inaccuracies in mapping in the Dorset Nature Map should be corrected eg Dewlands Common SSSI and some SNCIs omitted. Mapping should be updated annually using digitised DERC data which include:</p> <ul style="list-style-type: none"> <li>- Priority Habitat mapping layer (mostly from SNCI survey – detailed, accurate and more up to date than other data sources),</li> <li>- species data (Wildlife layer) which includes all protected and BAP species (updated annually),</li> <li>- boundary data for SNCIs, LNRs, Local Geological Sites, Monitored Conservation Verges</li> <li>- other datasets include DWT Reserves, Veteran Trees (Dorset Greenwood Tree Project), Habitat Restoration Sites when available/updated.</li> </ul> <p>Other mapping available and which should be taken into consideration is</p> <ul style="list-style-type: none"> <li>- The Great Heath</li> <li>- RSPB heathland extent and potential,</li> <li>- new native woodland supported under Forestry Commission (FC) grant system</li> <li>- FC species data from Biological Records Centre (need to confirm that they are included in DERC records).</li> </ul> <p>This should be used to inform the impact of proposed development both within a proposed site and as part of a coherent ecological network and should be taken into consideration as part of the Rigorous testing process in short listing of sites coming forward in SHLAA II. Walk over survey, as recommended above, will confirm initial opinion.</p> <p>Strategic gaps between designated sites should be safeguarded from development to ensure the potential for ecological links to be restored is retained.</p> <p>Monitoring</p>

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				<p>Base-line data are required to demonstrate the effectiveness of ME policies: without them it is not possible to demonstrate the extent or nature of change.</p> <p>Light pollution and artificial lighting design We recommend this should be included in Supplementary Planning Documents to make it easy for planning officers to understand what is required and why. The recognised experts on the subject are the BAA Campaign for Dark Skies. With the help of Bob Mizon, Co-ordinator for Campaign for Dark Skies and some of his colleagues, and advice from Buglife, EDEP (then ETAG)) submitted a paper on Light Pollution for consideration in the development of Core Strategy (27.9.2012). It includes information on all relevant legislation and recommendations of what should be included in Supplementary Planning Guidance (now SPDs). This was updated in our response to Planning Application 3/14/0871/FUL St Leonards Hospital (Core Strategy Policy VTSW7) submitted 9.11.14. Please see main text and appendices. Bob Mizon has confirmed that he will be happy to help with an SPD.</p> <p>The lighting consultant recommended by the Institute of Lighting Professionals is Alistair Scott, Designs for Lighting Ltd, 17 City Business Centre, Hyde Street, Winchester, Hampshire SO23 7TA. 01962 855080/ 07790 022414 alistair@designsforlighting.co.uk Website: <a href="http://www.designsforlighting.co.uk">http://www.designsforlighting.co.uk</a> .</p> <p>Please advise if further information is required at this stage.</p> <p>Identification of land that might contribute to coherent ecological network and Strategic SANGs</p> <ul style="list-style-type: none"> <li>• SHLAA I sites that are not being taken forward for development (including those in the Green Belt) should be reviewed for their potential to contribute to ecological networks and Strategic SANGs. This includes areas where there is no long term potential (ie post 2033) for housing development because of proximity to heathland, so developers are sitting on land holdings that are worth no more than relevant agricultural land value. However please note that land which is very close to heathland will not be suitable for SANG, but could be useful as Heathland Support Area (HSA).</li> <li>• Review recreational needs of settlements where there has been considerable infilling development (see planning application lists and annual monitoring data) and, because of larger than average curtilage areas, it is reasonable to assume there will be further growth eg St Leonards and St Ives, Alderholt, Colehill.</li> <li>• Review recreational needs of rural settlements. Although surrounded by countryside much is inaccessible.</li> <li>• All SHLAA II sites should be reviewed for potential loss of biodiversity: walk-over survey at appropriate times of year should be a prerequisite.</li> <li>• Identify DCC and EDDC land holdings.</li> <li>• Land identified both for SANG (Policy ME2) and Open Space Provision (Policy HE4) should be multifunctional and take advantage of the opportunity to enhance biodiversity and ecosystem services and, on hills, open up views. There are relatively few semi-natural open spaces with high spots that offer views in East Dorset. A</li> </ul>

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				<p>destination such as a hill-top and view provides a target for walkers and encourages informal recreation.</p> <ul style="list-style-type: none"> <li>• The South East Dorset Green Infrastructure Strategy should also inform site selection.</li> <li>• Expansion of the Verwood school campus to include the new upper school will lead to loss of moderate biodiversity of the grassland site overgrazed by horses (walkover survey JW and LH, 2011) and risks increased recreational pressure on Dewlands Common, particularly the section closest to the school. Possible need for a Strategic SANG here. Potential benefits to restoration of R Crane..</li> <li>• Increase accessibility to land with views eg open up long distance views from Cannon Hill.</li> <li>• Identify areas in potential SANGs that offer opportunities for habitat recreation and linkages including restoration of mire/wet woodland, semi-improved grassland</li> <li>• Riverside SANGs should be multi-functional greenspace and designed to hold water back in the catchment. It must be recognised that existing footpaths across areas such as those adjacent to the R Stour, Wimborne are impassable for several months of the year because of wet ground conditions. Soil structure would be destroyed if over-used. [Opportunities should be taken to create/re-establish wet woodland and other native woodland and re-establish ancient hedgerows (see historic mapping on EDDC version of Dorset Explorer) – this may be on existing/new SANGs or encouraged on other private land holdings.]</li> <li>• The Forestry Commission may consider future SANG projects/sites in East Dorset where development is very closely spatially linked to the potential SANG site.</li> </ul> <p>Ecosystem Services – Objective 3 A background document or SPD could clarify how ecosystem services can be better understood and quantified (NPPF 109): it could link all ME policies and identify required outcome so issues are clearly understood by developers and planners. The Water Framework Directive, the work of the Stour Catchment Initiative and the Forestry Commission’s programme of grants for new native woodlands to hold water back in the catchment are key components. Planning Guidance provides the link to Biodiversity 2020, A strategy for England’s biodiversity and ecosystems services <a href="https://www.gov.uk/government/publications/biodiversity-2020-a-strategy-for-england-s-wildlife-and-ecosystem-services">https://www.gov.uk/government/publications/biodiversity-2020-a-strategy-for-england-s-wildlife-and-ecosystem-services</a> and refers to the DEFRA introductory guide and practice guide to valuing ecosystems services which could, where appropriate, inform plan-making and decision-taking on planning applications. An alternative approach might be to include the requirement for consideration of ecosystem services within a broader green infrastructure and climate change policy.</p> <p>ME2 SANG Guidelines (Appendix 5) deal with the establishment of SANGs: Guideline 11 requires SANGs to be perceived as natural spaces without intrusive artificial structures. This requirement should be maintained throughout the life of the development so that policy is in place to retain the setting of the SANG and preclude new intrusive development as demand grows for more and more building land.</p>

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				<p>ME3 Soil carbon issues were documented by EDEP (then ETAG) in a paper submitted for the development of Core Strategy (5.6.11) and discussed at EiP. Although it was then included in Policy ME3 it needs greater clarity on what is required and why it is necessary.</p> <p>ME4/ME5 It will be difficult to be prescriptive on types of RE that may be acceptable because of the rate of change in the technology available. To date, proposals for on-site RE in New Neighbourhood planning applications appear to have been left to the Reserved Matters stage.</p> <p>The final para. of ME5 commits to further work to identify suitable areas for renewable and low carbon energy sources subject to the policy criteria. This might be included in the call for sites for SHLAA II? Any short-listing will need to be linked to the work on Landscape Sensitivity to wind and solar energy development (see comments under HE3) but should also identify biodiversity considerations. EDEP would wish to contribute to any SPD that may be proposed.</p> <p>More detailed guidance/ policy should address orientation of commercial industrial buildings and opportunities for solar panels on roofs. Greater emphasis should be placed on passive solar design (see <a href="http://planningguidance.planningportal.gov.uk/blog/guidance/design/what-planning-objectives-can-good-design-help-achieve/#paragraph_013">http://planningguidance.planningportal.gov.uk/blog/guidance/design/what-planning-objectives-can-good-design-help-achieve/#paragraph_013</a> ) in all developments.</p> <p>The SE Dorset Green Infrastructure Strategy <a href="https://www.dorsetforyou.com/greeninfrastructure">https://www.dorsetforyou.com/greeninfrastructure</a> includes a requirement for street trees to offer shade, advocating 80 trees per kilometre of road to reduce heat island effect (Biodiversity by Design: A guide for sustainable communities, TCPA, 2004 pg 18. ) but, as noted above, the GI Strategy does not have policy status.</p> <p>Allied to this but also forming part of SuDS design is the potential incorporation of green walls and roofs.</p> <p>ME6 Flood Risk Assessment completed for DCC Minerals work is more recent and included Wimborne. Need to take on board current initiatives and thinking of Water Framework Directive, Stour Catchment Initiative and the Forestry Commission's programme of grants for new native woodlands to hold water back in the catchment (Natural Flood Management). Water quality issues must be addressed as well as quantity.</p> <p>New policy may be required to set out responsibility for design of SUDs and maintenance. It is essential that policy addresses the cumulative impact of developments particularly smaller ones that have come forward prior to adoption of Core Strategy and those identified in SHLAA II. In the combined LPAs, the required housing provision</p>

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				<p>in the existing urban areas of Christchurch and East Dorset is 59% of the total ie 5000 homes. Assuming 30 dph this equates to 167 ha of newly developed land within urban areas mostly within the Stour catchment. Figures will need updating to take account of most recent SHMAA.</p> <p>HE1 Where they do not already exist, criteria should be established for the Dorset Historic Environment Record, Conservation Area appraisals (why should these change from when they were designated?) and the Local List.</p> <p>HE2 Where they do not exist, criteria should be established for the Countryside Design Summary and Urban Design Guide. There should be guidance for the design and layout of new commercial and industrial development.</p> <p>HE3 Landscape quality. The East Dorset Landscape Character Assessment (2008) <a href="http://www.dorsetforyou.com/media/pdf/p/h/landscape_character_assessment_2008.pdf">http://www.dorsetforyou.com/media/pdf/p/h/landscape_character_assessment_2008.pdf</a> is an excellent document, well illustrated to highlight the landscape characteristics that should be considered in assessing the impact of development. It formed the basis for the report, Landscape Sensitivity to Wind and Solar Energy Development in East Dorset District (LUC, April 2014) <a href="https://www.dorsetforyou.com/416989">https://www.dorsetforyou.com/416989</a></p> <p>Dorset for You notes that it is intended that the study will initially be used to provide guidance to inform the development of design proposals, though in the future the councils may look to use it to develop policies in future planning documents or prepare a supplementary planning document. The study relates to landscape sensitivity only, and does not address other areas of potential environmental impact or other non-landscape considerations which might affect the feasibility of this form of renewable energy development. [Note: In 2003, LUC was commissioned by GOSW to undertake a broad brush landscape appraisal of the SW Region of monocultures of Miscanthus and short rotation coppice. If biomass crops were to be promoted in C&amp;ED, landscape and other environmental considerations would need to be assessed.]</p> <p>SPGs on landscape (AONB and AGLVs) in East Dorset are similarly thorough and evidence-based. Both should be retained.</p> <p>HE4 Open Space Provision Provision should be updated to take account of new housing built since the 2007 study and to include sites likely to come forward in SHLAA II.</p> <p>Green Infrastructure provided as Open Space should be multi-functional and seek to include opportunities for enhancement of biodiversity, ecosystem services and mitigation of impacts of climate change (eg urban heat</p>

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				<p>islands, flood management) and cycling and walking for health, social and environmental benefits</p> <p>.</p> <p>Rather than carrying forward individual saved policies for Open Space provision, it might be better to identify but still commit to each one within a new SPD. Please see also comments under saved policy WM4.</p> <p>.....</p> <p>Saved Policies LCT = Councils' Landscape and Countryside Team FC = Forestry Commission</p> <p>6.44. Policy WENV4 Development should be sited and designed to protect or enhance the visual and physical quality and natural history interest of rivers or their tributaries, and their landscape settings. The policy will apply to the following rivers: Allen Ashford Water Avon Crane / Moors River Stour Uddens Water North Winterbourne</p> <p>Revision of policy should be informed by Water Framework Directive and Stour Catchment Initiative (SCI). Amendment should cover rivers AND their tributaries. Recommend seek guidance from: Ben Rayner, EA <a href="mailto:ben.rayner@environment-agency.gov.uk">ben.rayner@environment-agency.gov.uk</a> Lydia O'Shea, Wessex Water <a href="mailto:lydia.oshea@wessexwater.co.uk">lydia.oshea@wessexwater.co.uk</a> Doug Kite, NE <a href="mailto:douglas.kite@naturalengland.org.uk">douglas.kite@naturalengland.org.uk</a> and Jacob Dew, DWT <a href="mailto:JDew@dorsetwildlifetrust.org.uk">JDew@dorsetwildlifetrust.org.uk</a></p> <p>Consider how policy might also include requirement to manage invasive non-natives?</p> <p>6.72. Policy CSIDE7 Outdoor sport, recreation and allotment uses will be permitted in the countryside where the site proposed is enclosed by boundaries which will prevent or substantially deter trespass onto neighbouring farmland, commercial woodland, sites of nature conservation importance or residential areas.</p>

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				<p>Golf courses will be expected to include facilities for the storage of rainwater or stream flows for use for summer irrigation unless adequate alternative sources are available.</p> <p>Policy still valid and necessary. Need to ensure no increase in noise levels from eg “extreme sports” or increased light pollution. Saved Policy DES2 may be adequate to cover this? Check extent to which other Core Strategy policies can control. Need to control artificial fertiliser and pesticide impact on catchment. Again refer back to Water Framework Directive and SCI and contacts as above. . JS to check what policies have been referred to in relevant planning applications.</p> <p>6.75. Policy CSIDE8 Development of land for the keeping of horses, for the erection of stables, or for commercial equestrian uses such as riding schools and arenas, stud farms and racing or livery stables should not: (a) lead to regular use of local highways or public rights of way which will result in an identifiable threat to the safety of their users; nor (b) lead to a predictable requirement for supporting development which would be contrary to Green Belt policy; nor (c) be likely to lead to unacceptable damage and erosion of public rights of way, unacceptable harm to wildlife and to designated areas of nature conservation interest.</p> <p>Still relevant. Retain.but add need (legal requirement) to protect ditches and watercourses from pollution. Siting of stables,shelters and stock piled manure is a great problem. Suggest policy amended to ensure stabling, shelters and manure storage are not allowed within 10m of any ditch or other watercourse.</p> <p>6.104. Policy GB3 Within the Green Belt, extensions to or replacements of existing dwellings will only be allowed where: (a) the extension or the replacement dwelling does not materially change the impact of the dwelling on the openness of the green belt, especially through its height or bulk; and (b) the size and scale of a proposed extension does not dominate the existing dwelling; and (c) the size of any garage building must be commensurate with the replaced or extended property. Any space above ground floor should be limited solely to storage use. Such space should not be capable of later</p>

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				<p>conversion to residential use.</p> <p>Still relevant. Retain.</p> <p>6.108. Policy GB5 To avoid abuse of permitted development rights, the re-use of agricultural buildings in the green belt will not be permitted where: (a) they were constructed under permitted development rights; or (b) any agricultural use for which they were appropriate has been accommodated in a building constructed under permitted development rights; and (c) in either case the new buildings were substantially completed less than four years previously without any clear agricultural justification for their original construction.</p> <p>6.109. Policy GB6 To avoid abuse of permitted development rights, permission for the re-use of an agricultural building in the green belt may be subject to a planning condition or legal agreement withdrawing permitted development rights for further new agricultural buildings within the same group or in the vicinity of the re-used building where: (a) the new buildings could be required to accommodate any uses capable of being housed by the building which it is proposed should be re-used; and (b) any new buildings could have a seriously detrimental effect on the openness of the Green Belt or be damaging to its visual amenity.</p> <p>Both GB5 and 6 are still relevant. Retain.</p> <p>6.205. Policy LTDEV1 Proposals for development that require external lighting will need to demonstrate that; a) the lighting is the minimum required for the specified use; b) light spill is minimised; c) lighting fixtures, including generators, columns and junction boxes are located to prevent visual intrusion. It is expected that applicants should submit lighting plots, and column and luminaire details to demonstrate that the scheme does not cause significant light spill. Conditions may be used to limit the hours of operation.</p>

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				<p>To be updated to comply with current legislation as detailed in ETAG Light Pollution document submitted for Core Strategy. SPD required to provide guidance for planners and developers. Quality of light, shielding from sensitive receptors, direction and only using where and when absolutely essential must be addressed Contact Bob Mizon, Co-ordinator for Campaign for Dark Skies bob.mizon@yahoo.co.uk .</p> <p>6.264. Policy TEDEV3 On all new housing, commercial and industrial sites of 0.5 ha or more, the developer will be required to provide underground ducting for telecommunications cables, suitable for common use by a number of operators.</p> <p>Explore potential to design all services to be provided in single run eg under pavements and not roads. DCC requirement?</p> <p>6.273. Policy TODEV2 New sites or extensions to sites for static or touring caravans, tents, chalets or cabins for holiday use will not be permitted within the Green Belt, or where it would cause harm to the landscape character of the AONB, or Area of Great Landscape Value. Elsewhere, such development will be permitted if the following criteria are satisfied:</p> <ul style="list-style-type: none"> <li>a) the site is well screened from external views by means of landform or landscaping;</li> <li>b) the development would not harm residential amenity;</li> <li>c) any additional traffic can safely be accommodated on the local highway network;</li> <li>d) the proposal would not harm an important wildlife habitat;</li> <li>e) there would be no detrimental impact upon a site of archaeological importance, listed building, or conservation area;</li> <li>f) the site is well laid out to provide adequate room for pitches and will allow for generous landscaping;</li> <li>g) it is established that any risk of flooding is acceptable.</li> </ul> <p>To be updated to reflect other policies in Core Strategy and SUDs requirement.</p> <p>6.280. Policy DES2</p>

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				<p>Developments will not be permitted which will either impose or suffer unacceptable impacts on or from existing or likely future development or land uses in terms of noise, smell, safety, health, lighting, disturbance, traffic or other pollution.</p> <p>Still valid. See comments on CSIDE7.</p> <p>6.294. Policy DES6 Landscaping schemes in rural areas and on the edge of settlements should be comprised of indigenous species.</p> <p>Good policy. Still relevant but SPG on Design Requirements for Landscaping New Residential Areas may need updating. EDEP members are concerned that the policy has not been applied to recent new developments as for example can clearly be seen in Colehill and the Coppins New Neighbourhood:: compliance with policy should be a matter of routine and actively promoted by EDDC.</p> <p>6.296. Policy DES7 Where express consent is needed, the felling of any tree or trees will only be permitted where the loss to public amenity is outweighed by one or more of the following: a) the benefits arising from the development that requires the removal of the tree or trees, b) the tree or trees are proven to be adversely affecting the structural condition or safety of a building, c) the tree or trees should be replaced as a matter of good silvicultural practice, or d) the tree or trees present an unacceptable risk to the safety of the public. Where trees of amenity value are unavoidably lost, then, where the opportunity Exists, they should be replaced nearby.</p> <p>Policy should be applied to all development allocations agreed in principle in Core Strategy and Local Plan Part 2.</p> <p>6.313. Policy DES11 Development will only be allowed where the form, materials, lighting, landscape planting and means of enclosure of roads, cycleways, footpaths and parking areas, together with the relationship of buildings and property boundaries to</p>

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				<p>these spaces, respect or enhance their surroundings. Policy still valid. Retain. [NB This policy is specific to design of roads, cycle and pedestrian routes. The supporting paras should be retained also].</p> <p>9.23. Policy FWP1 Land at Green Worlds between Wimborne Road East and Ringwood Road is identified as a housing site. The following requirements must be met: a) a range of dwelling types should be provided, at a density in the order of 30 dwellings per hectare; b) the site should contribute an element of affordable housing; c) a treebelt of at least 20 metres in width must be retained or established around the edges of the site; d) the woodland character of the site must not be undermined. To that end any scheme should provide for the retention of a substantial proportion of the existing tree cover.</p> <p>Remove allocation. Site largely wooded.</p> <p>9.35. Policy FWP2 Land east of Cobham Road and north of Wimborne Road West and extending to approximately 8.48 hectares (20.9 acres) will be developed for B1, B2 and B8 Uses as defined in the Schedule to the Town and Country Use Classes Order 198771 subject to: a) access being provided from Cobham Road only; b) uses falling within Classes B1 and B8 being restricted to the southern border of this site, where no uses falling in Class B2 will be permitted; c) the provision and maintenance of a substantial tree belt 20 metres in width along the southern and eastern boundaries of the site. Along the southern boundary of the site this tree screen will incorporate a continuous earth mound 1.5 metres in height. The tree screen will be outside the curtilage of any individual property; d) no development being permitted except as part of a comprehensive design which must include the details of parking areas and structural landscaping within the site. In addition within the landscaping proposals will be a small area of landscaped open space along the banks of the stream. The materials, siting, landscaping and design of buildings must be co-ordinated and be compatible with each other; e) no development being permitted until new proposals for the A31 to Poole</p>

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				<p>Link Road has been approved and committed for implementation or the transport situation has been reassessed through a corridor, traffic impact analysis or other studies, unless it were shown, by means of a traffic impact analysis, that the traffic generated by the development of the site could be accommodated in advance of the Link Road without significant traffic problems.</p> <p>The allocation has planning consent but it has not been implemented. If it lapses it would need reconsideration. Site is adjacent to known contaminated land. Likely to support good acid grassland if over grazing ceases (BAP habitat). Policy should be updated in accordance with current LTP.</p> <p>9.52. Policy FWP10 Land to the east of the Ford Lane recreation ground, which forms part of the Parley Common Site of Special Scientific Interest, will be designated a Local Nature Reserve and used for nature conservation. Update policy to reflect fact that the western sector of the SSSI is owned by The Erica Trust and Ferndown Town Council and is being positively managed as restored heathland and wet woodland but the eastern sector remains in private ownership and is currently unmanaged. .</p> <p>Suggested wording: “Land to the east of Ford Lane Recreation ground, which forms part of the Parley Common Site of Special Scientific Interest will be used for nature conservation with low key public access as appropriate. “</p> <p>LCT comment: EDDC completed dirt jumps and a new footpath on behalf of FTC and their role finished at that stage. All the adjacent land is owned by FTC the area marked with a yellow dotted boundary is scrub with potential SNCIs eg woodland? EDDC has no scheme for this land and unless FTC indicate a desire to develop the site in a specific way then they have no view on this site or its future worth at the moment.</p> <p>9.54. Policy FWP11 Land at Bracken Road extending to approximately 15 hectares (38 acres) will be used for public open space. Remove allocation.</p> <p>Fulfils planning obligation to local residents to buffer homes from impact of industrial estate. History of asbestos problem in soil. Good biodiversity which would be lost if open access. LCT comment: Site owned and managed by EDDC – they have grazed this site and taken a hay crop from it in the previous 2 years - EDDC having acquired the site in 2012. They will continue this arrangement.</p>

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				<p>10.17. Policy SL1 Existing workshop buildings at the military vehicle testing ground north of Boundary Lane and the compound in which they stand, extending to 1.1 ha (2.7 acres), may be re-used for employment uses. Vehicular access to the site must be from the A338 Spur Road with a pedestrian and cycle access from Boundary Lane.</p> <p>When the map showing the Heathland 400 m Exclusion Zone was adopted, some properties in Wayside Road were within 400 m as the crow flies, but not included within the 400 m zone. The reason given was that the presence of the Military Testing Ground and the private road on the western flank boundary to Barnsfield Heath would prevent development. However, changes to the use of the Military Land (PA3/15/187/COU approved 5.4.2016) indicate that the exclusion map should now be amended.</p> <p>This anomaly should be corrected so that all mapping of 400m exclusion zone across the District is totally accurate.</p> <p>10.27. Policy SL3 – please see below for comment on this and other specific heathland or heathland support area sites The St Leonards and St Ives area has other sites of heathland interest and potential. To reflect heathland restoration targets in the Structure Plan, conservation will be sought through management and restoration, with the owners and interested organisations, of suitable sites in the area. These may include:</p> <ul style="list-style-type: none"> <li>(a) land west of Wayland Road</li> <li>(b) land between Grange and Foxbury Roads</li> <li>(c) to the south-east of St Leonards Hospital</li> <li>(d) the Shamba complex south of Lions Hill</li> <li>(e) Matchams SSSI, and</li> <li>(f) Wattons Ford Common.</li> </ul> <p>Corrections:</p> <ul style="list-style-type: none"> <li>a) There appears to be a typo. - it should read 'Wayside Road'.</li> <li>b) Grange and Foxbury Roads are on opposite side of Boundary Lane. Is there 'any land between'?</li> </ul> <p>10.29. Policy SL4 Other than the existing workshop compound, and its access from the A338, the two military vehicle testing grounds at Boundary Lane and Barnsfield Heath will</p>

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				<p>be used for nature conservation, should the protection given by the current military use cease.</p> <p>There is no information on the current use or plans for the site.</p> <p>LCT comment: Continue to save policy</p> <p>10.42. Policy SL6 The council will continue to support improvements to facilities at Matchams Stadium provided that they do not result in a marked increase in vehicular traffic attending the site, the heathlands are positively managed to prevent their deterioration and the openness of the green belt is not diminished. Any proposal for alternative use or redevelopment would be subject to green belt policy and the prior submission of plans for the restoration and management of the heathland, prepared in conjunction with English Nature and other interested bodies.</p> <p>Update to “Natural England” and to reflect Heathland Policies and SPD.</p> <p>11.32. Policy WM3 Land extending to 3.6ha (8.9 acres) between the existing Fryer Field and Riverside Road will be developed for public open space, including sports pitches. A new pavilion will be developed to serve the extended sports field area. Other than the land required for the Bypass, the existing public open space will remain in that use, with Hatchard’s Copse and the meadowland on the east bank of the Mannington Brook being used as a Local Nature Reserve.</p> <p>The Bypass has been removed from Policy.</p> <p>LCT comment: This is private land. We own a very tiny block (which is grazed) next to the nursing home. There isn’t any reason for EDDC to acquire the land – if we did it would be managed as acid grassland, but it doesn’t have any designation, does it?</p> <p>Recommend acid grassland areas are included in DERC records.</p> <p>11.35. Policy WM4</p>

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				<p>Land north-east of Oakhurst Road, West Moors, extending to approximately 4 hectares (10 acres) will be used for public open space. Parking will be provided for a small number of cars within the site.</p> <p>This is part of West Moors Plantation and is owned by the Forestry Commission. The whole FC freehold estate was dedicated under the CRoW Act and public access, on foot, is a right here.</p> <p>The FC have worked with West Moors PC and have co-funded picnic tables and benches for the area which is well used. The FC have ideas for extending the use of the area as community space/natural play area but recognise that this would need commitment from local “champions” to manage this with FC support. It is essential that there is no risk of adverse impact on the SNCI. They prefer to leave the number of parking spaces unspecified.</p> <p>Apart from parking, the policy itself has been achieved. As noted above in comments above under HE4, rather than saving each individual policy for general open space provision it might be better to identify but still commit to each one within a new SPD. Mapping could then identify footpath and cycleway links to them, including those that are DDA compliant to accommodate both wheelchairs and children’s buggies.</p> <p>12.30. Policy WIMCO4 Any development or redevelopment on the land between Parmiter Road, Parmiter Way and Brook Road should: (a) be for B1 type industrial uses as defined in the 1987 Use Classes Order or alternatively for housing; and (b) be accessed from Brook Road; and (c) be designed and landscaped (including planting and earth modelling if the development is for industry) to protect the amenities of adjoining housing</p> <p>Superseded by Core Strategy proposals associated with WMC8 (South of Leigh Road) which it is understood will come forward shortly.</p> <p>LCT comment: EDDC does not own any of the development land, although it will acquire the SANG once this scheme is developed.</p> <p>12.54. Policy WIMCO9 An area of land to the east of the Canford Bottom area, extending to 2.5 hectare (6 acres) in size, will be developed as a Neighbourhood Equipped Area for Play. Unachievable at present.</p>

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				<p>LCT comment: We would look at the need, but I suspect we would try to retain the allocation whilst the landowner probably will not wish this to happen.</p> <p>12.60. Policy WIMCO12 If the present levels of public access to the Cannon Hill Plantation are withdrawn, the Council would seek reinstatement by means of an Access Agreement. If forestry operations cease and uses are proposed for which planning permission is required, permission will be granted only if public access is safeguarded.</p> <p>LCT comment: we fully support the retention of this FC site (and Uddens Plantation further east) for public access, and therefore this saved policy</p> <p>Retention of Policy is supported by the Forestry Commission.</p> <p>EDEP members would wish to restore views from this site and others. It could be achieved jointly with heathland restoration. Opportunity for more creativity in implementing landscape policies throughout the District linked to Core Strategy Policy HE3.</p> <p>Specific Heathland restoration policies SL3, V16, V17 We no longer have a Bournemouth, Dorset and Poole Structure Plan. Scoping for the revised Local Plan should seek to deliver heathland restoration as part of identified coherent ecological networks, safeguarding from development those sites that should be part of such networks and actively promoting habitat restoration.</p> <p>10.27. Policy SL3 The St Leonards and St Ives area has other sites of heathland interest and potential. To reflect heathland restoration targets in the Structure Plan, conservation will be sought through management and restoration, with the owners and interested organisations, of suitable sites in the area. These may include:</p> <ul style="list-style-type: none"> <li>(a) land west of Wayland Road</li> <li>(b) land between Grange and Foxbury Roads</li> <li>(c) to the south-east of St Leonards Hospital</li> <li>(d) the Shamba complex south of Lions Hill</li> <li>(e) Matchams SSSI, and</li> <li>(f) Wattons Ford Common.</li> </ul>

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				<p>13.83. Policy V16 To reflect heathland restoration targets in the Bournemouth, Dorset and Poole Structure Plan, conservation will be sought through management and restoration, with their owners and interested organisations, of suitable sites in the Verwood area. These may include;</p> <p>(a) land to the south, south west and west of Dewlands Common; (b) land to the south of Noon Hill; (c) land to the east of Stephens Castle; and (d) land at Horton Common.</p> <p>13.85. Policy V17 Land south east of the junction of Dewlands Road and Doe's Lane extending to 0.8 hectares (2.0 acres) at present used as grazing land will be used to re-create an area of heathland. It will then be used in common with the remainder of Dewlands Common for the purposes set out in Policy V15 (para 13.81).</p> <p>13.88. Policy V18 Where land adjoining the Bugdens Copse and Meadows Site of Special Scientific Interest and the Site of Nature Conservation Interest is developed, secure fencing must be installed and no direct access will be allowed from adjoining developed sites into the woodland area. Policy achieved. However, there remains a small area between Bugden's Meadow and the supermarket that was never managed and reverted to scrub and woodland. It did support the BAP species Marsh Fritillary <a href="http://butterfly-conservation.org/679-862/marsh-fritillary.html">http://butterfly-conservation.org/679-862/marsh-fritillary.html</a> and was regularly monitored by Butterfly Conservation. The potential for restoration of this area should be promoted.</p> <p>16.19. Policy SM3 Land at Station Road, Sturminster Marshall extending to 3.5 ha (8.6 acres) will be developed as public open space for sports pitches. The site is also capable of accommodating a small building containing changing rooms and pavilion together with car parking to serve the sports area. Substantial tree and shrub planting will be required as part of the development to provide a screen to the Industrial Estate from the south.</p> <p>LCT comment: Probably of worth to the PC but we hold no land here: presumably if the industrial estate is</p>

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				<p>developed as suggested and funding for green space arises this would be the priority. This is not to be confused with Walnut Tree Field at the northern edge of town adjacent to the Stour.</p> <p>17.51. Policy GBV4 Shapwick An area of public open space for recreation extending to 1.4 ha (3.4 acres) will be provided on land between High Street and Stewards Lane.</p> <p>Land in National Trust ownership. Retain policy.</p>
Mrs Julia Smith Edmondsham House and Gardens (ID: 360296)	Mr Philip Proctor Proctor Watts Cole Rutter (ID: 1033690)	LPR-REG18- 47	Site suggestion	<p>In response to the Local Plan Review September 2016 – ‘Can I suggest sites at this stage?’ we set out below on behalf of the owners of the Edmondsham Estate a short statement with attached plans indicating what we believed to be suitable sites for housing development to serve the village of Edmondsham and its environs .</p> <p>EDMONDSHAM VILLAGE AND ESTATE:</p> <p>Response to the Strategic review and Call for Sites by East Dorset Council</p> <p>Background: The village of Edmondsham dates back many thousands of years, and the estate likewise which includes a motte and bailey castle to the north with a permissive public access together with a network of public and other permission footpaths through woodland.</p> <p>It is a small village, but inspection of the properties reveals a pattern of a few new houses being constructed from time to time – modest growth.</p> <p>Current planning policy has aimed to set villages in aspic, and the Edmondsham Estate welcomes the opportunity for flexibility to suit the needs of the community.</p> <p>Unusually the village is still principally owned by the Estate with 44 properties rented out – there are only 6 privately owned houses. There are 3 larger farmhouses, however most are small 2/3 bedroom cottages. There are 4 purpose built elderly persons bungalows, and there are 3 housing association bungalows.</p> <p>The Estate which is mainly owned by the Medlycott Trust is concerned to have properties to serve the needs of local people at fair and low rents and has an excellent track record.</p> <p>The Estate also has duties recognised by HMRC to maintain the land and buildings as “Heritage Estate” including Edmondsham House and its cob and Victorian brick garden walls. There is a need to raise funds for the care of the</p>

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				<p>buildings and fabric and therefore this requires capital which cannot be raised through the minimal agricultural income from the Heritage Farming.</p> <p>There is no wish to change the character of the village; however an Estate looks to a 50 or 100-year plan and so while this invitation is made we are suggesting a few sites where a cottage or pair of cottages could be sited with minimal effect.</p> <p>Two plans are attached indicated a number of sites in and around the village estate thus:</p> <p>Lower Farm and Upper Farm are both Victorian substantial farmyards where the buildings have been maintained structurally but are redundant. In order to better care for them new uses need to be found for the buildings. We therefore suggest that they should be considered suitable for conversion to small dwellings aimed principally at local people – The Estate gets a number of enquiries from the area from young families who wish to stay in the area but cannot afford to buy.</p> <p>Behind the Old Post Office (1) is the site of building in the rear large garden which could be redeveloped as a house plot, and an adjoining small parcel of land (5) where a second house could be built, set back from the village street they would not affect the character.</p> <p>In Station Road (2) a double garage is on a plot and could be rebuilt as a cottage, and to the south of the existing two pairs of cottages a further plot of land (3&amp;4) would take a pair of cottages which would appear to have been the original 19th century plan.</p>
Ellbee Capital Services Ltd (ID: 1038754)	Mr Tom Whild (ID: 1037424)	LPR-REG18-48	Site suggestion	<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 land to the rear of Sandhurst Lane, Three Legged Cross.</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>

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				<p>Based on current rates of housing completions, the Councils are falling significantly behind their target of 555 dwellings per annum. The councils' 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 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> <p>Regardless of the delivery of existing allocations to be carried forward into any new plan, the councils should be seeking to allocate additional 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>

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				<p>The Site</p> <p>The site comprises an area of undeveloped land to the north of Sandhurst Drive, Three Legged Cross. Sandhurst drive is a small cul-de-sac on the northern side of Ringwood Road. The road comprises 14 residential bungalows which were constructed in the late 20th century on land previously used as a camp site.</p> <p>The site is roughly rectangular and covers an area of approximately 0.5 hectares. The site is undeveloped and comprises rough grassland. The eastern site boundary is defined by a copes of trees. There are fields to the north and west of the site, with scattered residential and commercial development to the east and west along Ringwood road. The main area of Three Legged Cross is located approximately 900m to the west of the site. Areas in the immediate vicinity of the site comprise a mix of uses, including fields which have been parcelled into paddocks, with associated equestrian paraphernalia such loose boxes, shelters, all weather ménages and stables. As noted there are also scattered houses and commercial uses along the northern and southern sides of Ringwood Road. The commercial premises in the vicinity occupy a variety of buildings, including former farm buildings and purpose built commercial premises. The combined effect of the ribbon development along Ringwood road and in particular the development of Sandhurst drive establishes a definite suburban character which persists well beyond the defined settlement boundary for Three Legged Cross.</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>Three legged cross is identified as being a rural service centre in the current settlement hierarchy. Policy KS2 of the current local plan states that residential development will be allowed of a scale that reinforces their role as providers of community, leisure and retail facilities supporting both the village and adjacent communities. It is therefore appropriate to consider the release of land of an appropriate scale to meet the continued needs of the area.</p> <p>East Dorset District generally, this part of the district specifically is subject to significant levels of constraint arising from natural and cultural heritage designations. In particular the Dorset Heathlands Special Protection Area (SPA) significantly restricts the available developable land. Policy ME2 of the adopted Core Strategy sets out that within 400m of designations, no additional residential development may be supported due to the risk of significant harm</p>

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				<p>to the designated sites.</p> <p>The Policies Map for the adopted Local Plan Core Strategy indicates not only the extent of the designated sites but also the extent of the 400m buffer zone around them. It is clear that around Three Legged Cross, the effect of the presence of protected heathlands to the south, west and east means that significant areas of the village and its surrounds are precluded from delivering any additional housing to meet the council's needs.</p> <p>In addition, to the constraint posed by the Dorset Heathlands Designation, a large proportion of the northern part of East Dorset District falls within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty. National planning policy establishes that major development in AONBs should only be allowed in exceptional circumstances, so the ability of the northern part of the district to make any significant contribution towards the overall supply of housing is therefore limited.</p> <p>Given the need to identify land for an additional 4000 houses sites like this one which would be able to provide a valuable contribution to housing supply while protecting areas subject to landscape and ecological designations of national and international importance should be considered seriously.</p> <p>The site's location, to the north of an existing housing development, and in an area where the openness of the green belt is already compromised by scattered housing and commercial development which provides the site with a suburban character mean it has potential to contribute towards meeting housing needs with only localised impacts upon green belt openness and limited visual harm.</p> <p>Aside from the green belt policy designation of the site, it is relatively free from constraint. There are no natural or cultural heritage designations affecting the site, and access is readily available from Sandhurst Lane, into the south of the site. At appropriate residential densities, the site has potential to deliver approximately 10-15 dwellings.</p> <p>Given the levels of constraint experienced within three legged cross for the delivery of any additional housing both to contribute towards the needs of the district and to meet local needs, serious consideration should be given to any site which can contribute towards meeting the overall needs with limited impact on the areas character and openness.</p>
Mr Andrew Ellis (ID: 1020897)		LPR-REG18-49	Matters to include in Local Plan Review	<p>You have invited comments as to which matters should be included in this Local Plan Review - specifically if there are any aspects which have not been identified in the table provided, or if there are particular issues it is important to have policies for.</p> <p>I suggest that the Plan should seek to limit development of additional sheltered housing and care homes in areas</p>

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				<p>which are losing all age diversity, such as Highcliffe. This ward already has the highest median age of residents within the country, and it was clear from recent events that residents want a more age-balanced community, better to achieve the Council's frequently-stated objective to 'rejuvenate' the area.</p> <p>The CBC's decision to refuse planning permission to Churchill Retirement Living for the development of 48 sheltered flats in Stuart Road Highcliffe was recently overturned on appeal, the Inspector ruling as follows:</p> <p>Local residents are particularly concerned about what they see as the preponderance of accommodation for elderly persons in the area, both in sheltered accommodation and care homes. They consider this proposed additional sheltered accommodation would be harmful to the character of the area of one of mixed housing. However there are no policies in the development plan which would restrict the provision of additional accommodation of this type. While I would acknowledge that paragraph 50 of the National Planning Policy Framework (the framework) seeks inclusive and mixed communities, when looking at the wider vicinity as a whole there are and would continue to be, a mix of houses and flats in keeping with the existing character of the area and accommodation for the elderly would not predominate.</p> <p>I suggest that the lack of policies in the plan to restrict accommodation for the elderly should be rectified in the next issue of the Local Plan.</p>
Mr & Miss Elson (ID: 1041280)	Mr Paul Newman Paul Newman Property Consultants Limited (ID: 654688)	LPR-REG18-50	Site suggestion	<p>I enclose some representations as discussed. It is anticipated that this submission will be refined and developed further through the engagement of local stakeholders and in particular the local community.</p> <p>Due to the extent of environmental constraints covering large parts of East Dorset there are limited planning opportunities for settlement growth. An assessment of the challenges facing the strategic planning of the District has been undertaken and has concluded Sturminster Marshall continues to represent one of the most sustainable location for meeting the local housing need in the District. The land at Springfield Farm, Blandford Road would be the logical next step in the organic growth of Sturminster Marshall. A copy of the extent of the ownership of Springfield Farm is contained within Appendix A.</p> <p>The land at Springfield Farm, together with the adjoining land, which I have shown edged in red on the ordnance survey extract contained with Appendix B, represents the best and most logical location for the extension of Sturminster Marshall. I understand that the adjoining owners have also made representations in support of development in this location. Contained within Appendix C is a further plan that shows two potential access options for the development.</p> <p>The village of Sturminster Marshall is identified within the current Local Plan as a key rural settlement. Sturminster Marshall is home to the Ballie Gate Industrial Estate, which is one of the key employment sites in the district. Further development within Sturminster Marshall</p>

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				<p>could help bring forward much needed community facilities, such as a doctors surgery, and also support the village by contributing towards the village flood defences, in those areas where flooding is an issue in Sturminster Marshall.</p> <p>Sturminster Marshall has good connections to Wimborne, Blandford and Poole by road and it is also served by regular public transport. Local services and facilities are recognised in the Core Strategy background document as being under pressure. Development of around 100 new homes on the combined site would both fulfil the ambitions of sustainable development and support to local businesses, and deliver tangible improvements to Sturminster Marshall. There is work being undertaken on a masterplan for this site, this will demonstrate that any development will be integrated into its surroundings and through careful spatial planning will ensure that all of the new homes will have convenient access to local recreational facilities, employment opportunities, schools, shopping facilities and local transport systems. A development on this site would see around 100 new homes being developed over the plan period, this would comprise of a mix of house sizes and tenures to meet both market and affordable housing need and will help contribute towards creating a balanced community.</p> <p>Any development would be carefully designed, to the highest standards and would be formed by a series of well-defined streets, spaces and building styles that have a local connection that would serve to create a distinctive place that would be complementary to the local character of Sturminster Marshall.</p> <p>A development layout that would be both permeable to the pedestrian and would seek to capitalise on the multiple access points into the site from Trailway Drive and Blandford Road. As part of this Local Plan review the Council are undertaking a Green Belt study to consider how well component parts contribute towards the Green Belt and to review the boundaries around all of the key settlements. It is also recognised that the plan period is to be extended to 2033 and that there is an identified need through the East Dorset Strategic Housing Market Assessment published in August 2015 to accommodate additional housing as a result of the projections for household and economic growth and to improve affordability. This site at Springfield Farm is well located to help meet these objectives.</p> <p>The NPPF and NPPG are both of significant material consideration in terms if the principle of development on this site, with particular regard to the following:</p> <ul style="list-style-type: none"> <li>• The presumption in favour of sustainable development.</li> <li>• The extent and nature of the environmental designations that affect the majority of the District and the approach taken towards avoidance and mitigation of impacts in planning for this proposed development.</li> <li>• A development of this scale could provide a significant boost to the supply of market and affordable housing and provide the necessary viability to expand and support existing local services and businesses as well as improve utilities and strategic</li> </ul>

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				<p>infrastructure.</p> <ul style="list-style-type: none"> <li>The suitability of this site for a major residential development compares very favourably when viewed against competing options for the expansion of Sturminster Marshall.</li> </ul> <p>I will be in contact again, once I have the additional information on the site required to produce an informed masterplan.</p> <p>This will relate only to my client's land at Springfield Farm, but it will show how my clients land could connect with the adjoining land and deliver the comprehensive development of the entire site. At this stage, there has been no discussion with the adjoining owners, but that may well change as matters move forward.</p> <p>If you require any further or additional information in the meantime, please do not hesitate to make contact with me.</p>
Environment Agency (ID: 636321)		LPR-REG18-51	Matters to include in Local Plan Review	<p>Thank you for consulting the Environment Agency on the above mentioned consultation.</p> <p>We note that you will be reviewing the housing and development allocations as well as the Development Management Policies. We have the following comments to make at his stage of the plan process.</p> <p><b>Flood Risk</b></p> <p>As there is current and future tidal and fluvial flood risk in the plan areas you will need to re-consider the Sequential Test if sites are looking to be brought forward in flood risk areas.</p> <p>You will also need to update the flood risk evidence base to support the Local Plan Review. This should include the following documents:</p> <ul style="list-style-type: none"> <li>- Strategic Flood Risk Assessment Level 1;</li> <li>- Strategic Flood Risk Assessment Level 2;</li> <li>- Flood Risk Management Strategy – to identify any necessary improvements to flood defences that new development would require, and the costing and funding strategy to deliver them in a timely manner;</li> <li>- Infrastructure Development Plan - based upon the Flood Risk Management Strategy; and</li> <li>- Community Infrastructure / funding mechanisms to secure the necessary contribution from development.</li> </ul> <p>We would highlight that without the above mentioned evidence we would not be satisfied that the plan would be sound, as it may promote development contrary to National Planning Policy.</p> <p>Further guidance can be found at: <a href="http://planningguidance.communities.gov.uk/blog/guidance/flood-risk-and-coastal-change/strategic-flood-risk-assessment/">http://planningguidance.communities.gov.uk/blog/guidance/flood-risk-and-coastal-change/strategic-flood-risk-assessment/</a></p> <p>Please note that we are undertaken new flood modelling for the River Stour which we are expecting to be delivered to us in 2017. Therefore, this modelling may be useful informing part of your updated evidence base.</p> <p>Please contact us if you have any queries.</p>

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Mr D Falla (ID: 1041273)	Mr Tom Whild (ID: 1037424)	LPR-REG18-52	Site suggestion	<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 seeks to promote land at 7 Stoney 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 objectively assessed need for housing which will meet household and</p>

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				<p>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.</p> <p>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 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</p>

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				<p>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><b>The Site</b></p> <p>The site is located to the rear of industrial units on the eastern side of Stony 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</p>

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				<p>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> <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</p>

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				<p>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> <p>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.</p>
Mrs Vanessa Ricketts Ferndown Town Council (ID: 490823)		LPR-REG18-53	Matters to include in Local Plan Review	<p>Below are comments from Ferndown Town Council Planning Committee.</p> <p>"There are no further sites in Ferndown suitable for housing. Many SSSI's such as Slop Bog are in existence in Ferndown. More research is required into SNCI's. (Sites of Nature Conservation Importance)."</p>
Fox Homes (ID: 1034081)	Ms Carol Evans Evans and Traves LLP (ID: 1034076)	LPR-REG18-54	Site suggestion	<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> <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"> <li>- Settlement Hierarchy: examine the potential for additional development in rural villages</li> <li>- Green Belt: to review detailed Green Belt boundaries around settlements to address long standing boundary anomalies</li> <li>- Housing: Set out a strategy to deliver housing to meet the objectively assessed need in the Strategic Housing Market Assessment 2015, including new housing</li> </ul>

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				<p>allocations as necessary</p> <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 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> <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</p>

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				<p>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 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 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</p>

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				<p>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> <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> <p>4.3 A single detached dwelling house with associated outbuildings occupies the land.</p>

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				<p>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> <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 &amp; 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</p>

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				<p>fronting Salisbury Road and Burley Road. The spaces between dwellings as viewed from 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 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</p>

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				<p>access to and from the highway is unrestricted. Any improvement to visibility splays can be 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 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>

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				<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 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 Keith Baker Furzehill Residents Association (ID: 1036255)		LPR-REG18-55	Matters to include in Local Plan Review	<p>The Furzehill Resident's Association was created in early 2015 following the adoption on 2nd June 2014 of Part 1 – “Core Strategy” of the current Christchurch and East Dorset Local Plan; and the Community Governance Review of East Dorset, which started in 2014.</p> <p>At present the Hamlets covered by the Furzehill Resident's Association (Furzehill, Dogdean, Grange and Bothenwood) include at least the 99 dwellings of the 5 Colehill West electoral areas of: Cranborne Road 6 Dogdean 17 Furzehill, Wimborne 64 Grange 11 High Hall 1 - as well as the 50 dwellings of the 4 Holt electoral areas of: Bothenwood 7 Furzehill, Wimborne 21 Grange 18 Long Lane, Wimborne 4.</p> <p>All the dwellings are within a 1Km radius circle centred on the Crossroads next to the Stock's Inn and the Village shop. The dwellings in Smuggler's Lane are all divided between the two “Furzehill, Wimborne” electoral areas.</p> <p>For convenience, the term Furzehill Area will be used to include all the 149 dwellings listed above. An important reason for the creation of the Furzehill Resident's Association was to try to maintain the rural nature of the Furzehill Area for the benefit of all its residents.</p> <p>The Furzehill Village Envelope includes some, but not all of the dwellings in the two “Furzehill, Wimborne” electoral areas listed above. The total is approximately 71 dwellings. Map 12.2 Furzehill Village Envelope “Core Strategy”.</p> <p>The current “Core Strategy” was approved less than 30 months ago and permits radical changes both within the enlarged Furzehill Village Envelope and nearby to the Furzehill Area.</p>

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				<p>The “Core Strategy” states: The Council Offices, Furzehill</p> <p>12.4 This policy amends the village envelope for Furzehill to reflect its built form and allow for a change of circumstances in relation to the Council and its use of the Offices. During the lifetime of the Core Strategy there is potential for the Council to relocate its offices as it now works in partnership with Christchurch Borough Council. This could involve relocation of services to the Allendale area in Wimborne, set out in Policy WMC4. It is therefore important that the future use of the existing Offices is clarified. The nature of any redevelopment must reflect the site's location within the Green Belt. It should also respect and retain the attractive wooded areas, ensuring that they remain publicly accessible. Redevelopment of the site should also provide for a community hall as the relocation of the Council Offices will remove the opportunity for public meeting. Finally, Furzehill suffers from road safety problems as a result of heavy goods vehicles and speeding traffic along the village road where there are no pavements. Redevelopment of the site should help to fund traffic calming measures to alleviate this problem.</p> <p>The closing of the Council Offices at Furzehill and the redevelopment of the enlarged Village Envelope could radically increase the number of dwellings within the Furzehill Village Envelope and the Furzehill Area.</p> <p>However Furzehill is classified as a village with a village envelope. It is one of 15 villages in East Dorset defined on page 26 of the “Core Strategy” as: settlements where only very limited development will be allowed that supports the role of the settlement as a provider of services to its home community.</p> <p>Furzehill only has a village shop (including a Post Office) and the Stock’s Inn, which does not have any private meeting rooms. As noted in 12.4 “Core Strategy”, there may be no meeting place at all in Furzehill Area once the Council Offices close.</p> <p>Unfortunately the aspiration contained in 12.4 “Core Strategy” for a community hall to be provided as part of the redevelopment of the site has not been included in the requirements being imposed on bidders for the site.</p> <p>Consequently as Furzehill does not have a Church, nor a Church Hall, nor a village Hall, nor a Parish Hall, nor even a School with a School Hall, within the Furzehill Area, assimilating any further dwellings into Furzehill will make it harder for Furzehill to provide services to its home community, if a community hall is neither available within the Furzehill Village Envelope, nor the Furzehill Area.</p> <p>A significant concern to Furzehill Residents is the quantity of traffic that passes through the Furzehill Area. The roads in the Furzehill Area have very few pavements. The turning, which leads up to the council offices, has a pavement on one side and the B3078 has a pavement on one side coming up from Wimborne.) Many of the roads have hedges and bends and none of the roads leading to the crossroads, by the Stock’s Inn, have enough width for two lorries (or tractors with trailers) to pass easily. There is considerable traffic, passing through the Stock’s Inn crossroads, because it lies on recognized ‘rat-runs’. Much of the traffic coming to and from Holt/Gaunt’s Common is local, but in addition some A31 traffic will avoid the Canford Bottom Roundabout and the Wimborne Bypass, by using the Cannon Hill exit to pass via Broomhill, Pig Oak, Furzehill and then the B3078 to rejoin the A31 to the</p>

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				west of Wimborne. Considerable traffic on the Grange and Smuggler's Lane route through the Stock's Inn Crossroads is the same traffic that is carried along Middlehill Road in Colehill. Much through traffic from the north exits the B3078 at Grange and heads for the Canford Bottom roundabout via Grange, Smuggler's Lane and Middlehill Road; this is a single direct road with three different names. Middlehill Road has pavements on both sides of the road for nearly all the way through Colehill, and major traffic calming work has been undertaken to try and reduce the speed of the traffic. Yet in the Furzehill Area, where neither side of the same road has pavements, no traffic calming measures have been implemented. Much of Smuggler's Lane is de-restricted. So when the current "Core Strategy" states: Redevelopment of the site should help to fund traffic calming measures to alleviate this problem- it should refer to the Furzehill Area as a whole and not just: along the village road where there are no pavements.
Mrs T Galton (ID: 360934)		LPR-REG18-56	Site suggestion	I spoke to you earlier from your Furzehill office and you asked that Lin scan in the plans of our land for submission, please could you confirm that you have received them if not I will bring them down to you. You also asked for some details the land is currently being farmed and would be available anytime for development I'm sure you know the area there is already a road structure to the lorry park through the middle of the farm which gives good access. If you require further information please do not hesitate to contact me
Mr Stephen George (ID: 1036289)		LPR-REG18-57	Site suggestion	<p>I would like to suggest the Triangle of land at St Leonards South as a potential housing allocation under the local plan review.</p> <p>I enclose herewith the following:</p> <ol style="list-style-type: none"> <li>1. Description of the suggested site</li> <li>2. Map of the triangle</li> <li>3. Map showing The Triangle in a wider context</li> <li>4. Signed forms from the landowners confirming availability of their land</li> </ol>
Grasscroft Homes & Property Ltd (ID: 1035928)	Mr Jon Power How Planning LLP (ID: 1035935)	LPR-REG18-58	Site suggestion	HOW Planning acts on behalf of Grasscroft Homes & Property Ltd ("Grasscroft") in relation to land at Stuminster Marshall ("the site") in East Dorset. In order to support the Council's assessment of this site as part of the Christchurch and East Dorset Local Plan Review process, I enclose 2 copies of a detailed Development Statement that demonstrate that the site is suitable, available and deliverable; providing a highly sustainable opportunity to support the national growth agenda and to assist in providing adequate land to deliver new homes as part of a new Local Plan for Christchurch and East Dorset.

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				<p>To support the site assessment process, the enclosed Development Statement clearly articulates the opportunity presented at Sturminster Marshall. In summary, it demonstrates that the site:</p> <ul style="list-style-type: none"> <li>• Is located in a highly sustainable position on the edge of Sturminster Marshall in close proximity to a range of amenities, services and facilities;</li> <li>• Is available, suitable and achievable in accordance with the NPPF;</li> <li>• Is appropriate for Green Belt release and allocation as a residential development site; as one that is well contained, has physical and defensible boundaries and will not impact on the core purposes of the Green Belt;</li> <li>• Is underpinned by exceptional circumstances which support an alteration to the South East Dorset Green Belt, including a need for new market and affordable homes and a lack of existing housing sites within the urban area.</li> <li>• Has no identified technical or environmental constraints that will prevent its delivery early in the Plan Period;</li> <li>• Can deliver a well-planned, high quality housing development, including both market and affordable homes, that sensitively integrates with its surrounding landscape and its urban context;</li> </ul> <p>2</p> <ul style="list-style-type: none"> <li>• Would help the Council to meet or exceed their minimum housing targets and make a valuable contribution to their 5-year land supply; and</li> <li>• Generates significant material social and economic benefits, by providing housing choice and stimulating economic investment and job creation.</li> </ul> <p>Grasscroft welcomes the opportunity to provide input into Local Plan process and would be happy to discuss this submission with the Council in more detail. I look forward to the Council's consideration in this submission and would be grateful if you could confirm safe receipt by way of return. If you have any initial queries regarding this submission, please don't hesitate to contact me</p>
Mr J Goddard (ID: 647793)		LPR-REG18-59	Matters to include in Local Plan Review	<p>You have indicated that we are invited to comment "on what matters should be included in the Local Plan Review. At this stage we would like to hear from you if there are any matters which have not been identified in the above document, or if there are particular issues you consider it is important to have policies for."</p> <p>I therefore make comment as follows.</p> <p>It seems that there will be further government pressure for yet more housing, especially affordable, to be provided. Given that communities such as Corfe Mullen have already agreed under the current Core Strategy to accommodate a large number of new properties, a high proportion of which are deemed as affordable, and that facilities and infrastructure are already under intolerable pressure, I propose that the local plan review should consider accommodating such new housing in a new settlement, completely separate from the current.</p> <p>To ensure self-sufficiency such a settlement should have its own new infrastructure such as shops, medical facilities and roads built in at an early stage. This plan would obviate further urban sprawl, preservation of the functional green belt, and the destruction of the amenity and individuality of our existing communities.</p>

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Mr Paul Walker Go South Coast (ID: 484377)		LPR-REG18-60	Matters to include in Local Plan Review	<p>Go South Coast welcomes the opportunity to comment the Christchurch and East Dorset Local Plan Review. Go South Coast operates across the south coast with its core brands based in Poole, Salisbury, Eastleigh and the Isle of Wight with smaller depots at Bournemouth, Swanage, Ringwood and Totton. With a fleet of 751 vehicles across all brands, in 2014 we helped our customers make 46.6 million journeys. Go South Coast is wholly owned by the Go-Ahead Group and is one of its largest companies in the Bus Division, and certainly its most diverse. Go South Coast has rich heritage in Dorset dating back to 1915 and the company Head office is based Poole town centre.</p> <p>Bus services are provided primarily through the route networks of more bus, Salisbury Reds and Bluestar serving the Dorset, Wiltshire and Southampton areas and Southern Vectis on the Isle of Wight. These networks are in the majority commercially operated but there is significant involvement in the tendered local bus market, together with school and college movements. The prestigious contracts to operate bus services for the University of Southampton, Unilink network Bournemouth University, the bus for BU are currently held, together with contracts for other higher education providers such as Brockenhurst College.</p> <p>Go South Coast (GSC) would like to work with those preparing the Draft Local Plan throughout the process. As a major transport provider in the South East Dorset Conurbation in Particular having seen 60 % passenger growth between 2006 and 2016 GSC is a major delivery partner in the success of the Local Plan and as such can play a vital role in achieving the Plans ambitions.</p> <p>In terms of development plan policies we would like to see sites come forward that are accessible by bus and that this should be a criteria in assessing sites coming forward. Sites should be developed so that they are accessible by existing services with suitable developer contributions that enable a "kick start" of service diversions or extension that can be commercially viable at the end of the funding period and to that degree we would be happy to work with the Local Planning Authority on this. Whilst we are not a statutory consultee we do socindier our transport planning expertise can assist in developing the Local Plan. We have worked with several local planning authorities as being a technical specialist providing advice on housing sites coming forward and their sustainability in both transport and commercial bus operating terms.</p> <p>n general terms GSC would support the requirement that new housing development is located within 400m of a bus corridor as this could potentially mean that public transport would become more attractive to those in higher density development. We would oppose the relaxation of this criteria.</p> <p>We would like to the the Transport for Greater Manchester (in their 2013 guidance) standards adopted that aimed to maximise the number of people living within:</p> <ul style="list-style-type: none"> <li>• 250 metres of a bus stop with a service every 30 minutes Monday—Saturday daytime (07:30-18:30) and every hour in the evening (18:30-23:30) and on Sundays/Public holidays; or-</li> <li>• 400 metres of a bus stop with a service every 15 minutes at all times</li> </ul> <p>In terms of Highways Development Control Polciies that might come forward through the plan we would point to</p>

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				<p>emerging guidance from CIHT which is currently being developed, and on which Go Ahead Group have been involved. The aim of guidance is make development more bus friendly and support the development of commercially viable routes once a development is fully built out thereby increasing modal shift away from the car. Development should also promote quality development and quality bus provision that is attributive to users with improved access to main corridors, less deviations off route and reduces potential delays with carriageway widths within new development a minimum of 6.75 metres.</p> <p>We would be happy to work with you in developing further the corridors for development, utilising our existing and planned service patterns over the period which would ensure deliverable schemes that meet transport objectives that would allow more development along key transport corridors. Either as part of, or separate to the emerging Combined Authority proposals it would seem appropriate that these be identified as key public transport corridors which would have minimal infrastructure standards.</p> <p>In relation to these key corridors we would welcome a policy within the Draft Local Plan that sought to not increase on-street parking along these main routes as well as remove parking that proved difficult in terms of public transport operation as well as creating network congestion with the aim to improve journey times. The attractiveness of services and congestion overall on the network. We would welcome early discussions over where these pinch points might be located and how they could be incorporated into the Plan.</p> <p>Policies in the Local Plan will need to provide sites that are accessible to a variety of transport nodes – walking, cycling, public transport and the car to enable access to employment for all skill sets. This is especially appropriate in major employment allocations at, for example, the Airport. Not only in making them more accessible to transport other than the car, but by better linking these sites and new/existing housing developments (for example at West Parley).</p>
Mr Griffiths (ID: 1038607)	Mr Adam Bennett Ken Parke Planning Consultants (ID: 904445)	LPR-REG18- 61	Site suggestion	<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</p>

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				<p>the plan period in order to meet their objectively 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.</p> <p>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 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</p>

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				<p>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 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><b>The Site</b></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 not 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 into 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 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</p>

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				<p>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><b>The Settlement</b></p> <p>Burton is a larger village settlement located just north-east of the principal local settlement of Christchurch. 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 than capable therefore of sustaining additional housing growth without the need for significant infrastructure improvements. 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><b>Physical and Environmental Constraints</b></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>

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				<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. The perimeter boundaries of the site are lightly timbered, there are a few trees 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:</p> <p>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 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 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</p>

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				<p>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> <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. 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 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</p>

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				<p>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. 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.</p> <p>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 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><b>Site Specific Local Policy</b></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>

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				<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 area of Public Open Space (POS) could be provided on site in a similar location to that proposed by Policy L11.</p> <p><b>The Proposals</b>  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 housing need and should reasonably be considered for allocation as a preferred site within the Core Strategy Review.</p> <p><b>Conclusion</b>  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</p>

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				<p>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 respond.</p>
Mr Lawrence Dungworth Hallam Land Management Ltd (ID: 1020448)		LPR-REG18-62	Site suggestion	<p>I write to submit land in the control of Hallam Land Management Ltd (HLM) to East Dorset District Council and to provide information on the site. HLM is the strategic land arm of the Henry Boot group of companies. We are currently involved in a wide range of projects in the South West including the delivery of the 'Cranbrook' new community east of Exeter and the promotion of Vearse Farm in Bridport.</p> <p>I can confirm that the 17ha site is controlled by HLM and is immediately available for development. The site has not previously been submitted to East Dorset District Council through the historic SHLAA process.</p> <p>This fair abuts ribbon development to the north and south east, open countryside to the south and a recently constructed solar farm to the west. It is located in a sustainable location with no constraints to development. Furthermore Alderholt is the only settlement in East Dorset which lies outside of both the Cranborne Chase AONB and South East Dorset greenbelt.</p> <p>The site can be accessed directly off Ringwood Road and it is envisaged that the front section of the site could deliver in the region of 150 dwellings at a density of 30 dwellings per hectare. In addition HLM control sufficient land to deliver suitable alternative natural green space to mitigate the impact of the development on the Dorset heathlands.</p> <p>I trust that this information is helpful to you in confirming the inclusion of the site within the SHLAA and its status as immediately available, deliverable and suitable. I would be pleased to come and meet with the Planning Policy team at East Dorset District Council to discuss the merits of the site. If you require any further information please do not hesitate to contact me.</p>

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Mr & Mrs Vince & Wendy Harry (ID: 876500)		LPR-REG18-64	Matters to include in Local Plan Review	<p>We are acting on behalf of Esme Trickett of 228 Ringwood Road Ferndown and would like to put forward her concerns and ideas for the future of planning in the area.</p> <p>Although we live in rapidly changing times there are perennial issues that will never disappear and all we can do is try to address them as they arise. Affordable housing is one such area and as such will undoubtedly be included in many reviews in the future. The Christchurch and East Dorset Local Plan Part 1 - Core Strategy adopted 2014 sets out the problem clearly.</p> <p>2.26 Demand for housing is high and there is a significant problem of affordability due to the high house price: income ratios in the area. Housing land supply is affected by environmental constraints, in particular, flood risk and proximity to heathland, as well as Green Belt and infrastructure constraints. Evidence on housing supply (Christchurch and East Dorset Strategic Housing Land Availability Assessments 2012) indicates a low number of larger sites likely to come forward within the urban area, hence a reliance on smaller sites and a need to maximise opportunities to meet housing needs.</p> <p>Solutions to the problem were identified as below: Objective 5: To Deliver a Suitable, Affordable and Sustainable Range of Housing to Provide for Local Needs. Sufficient housing will be provided in Christchurch and East Dorset to reduce local needs, whilst maintaining the character of local communities. This housing will include well planned sustainable new communities in appropriate locations. The size and type of dwellings (both openmarket and affordable) will reflect current and projected local need through the Strategic Housing Market Assessment, and will include housing capable of meeting people's needs at all stages of life. All residential development resulting in a net increase in dwellings will contribute towards provision of affordable housing, at a rate of 35% of total units being developed. Development of 100% affordable housing schemes may be considered exceptionally in land adjoining rural and urban settlements. Criteria for the provision of Gypsy and Traveller sites will be established.</p> <p>Unfortunately one constraint on the sensible allocation of building land in the area has been the introduction of the 400 metre buffer zone around the heathlands. In light of the recent Brexit vote an opportunity should arise for this policy to be reconsidered. Many areas encompassed within these zones are already built on and the policy has no beneficial outcomes for either the inhabitants or the heathlands. Many sites would provide ideal opportunities for housing without encroaching on the heathland itself. In fact allowing building could provide a more positive barrier to access to the heathlands, thus protecting them from erosion and disturbance due to footfall.</p> <p>As you can see this area has development on three sides and appears from the aerial photograph to be a wild space. In fact most of the vegetation is non-native, being the result of plants which were grown at the nursery left to their own devices. The ground has become a place where people allow their dogs to defecate and is persistently used by vagrants. The buildings that were once there were burnt down by vandals and the remnants can still be seen. The owners of the land are elderly and cannot cope with any upkeep but also cannot sell due to the current restrictions on its use. Far from protecting the common beyond this area allows access for people to take their dogs onto the heath itself. There are several areas of concern regarding continuing to leave this site in its present predicament:</p> <ol style="list-style-type: none"> <li>1. Health – The use of this site as a place where dogs can defecate will lead to high levels of parasitic worms in</li> </ol>

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				<p>the soil which could harm children. Also, the habitat is suitable for the proliferation of ticks which are both harmful to dogs and humans including Lyme Disease and tick borne encephalitis. The proximity to the ferry terminal at Poole could also mean a greater risk of imported ticks becoming established.</p> <p>2. Fire – This area would allow any heath fire to come right up to the adjoining housing and main road whereas a development including a wide road on the perimeter could act as a fire break.</p> <p>3. Natural Habitat – Unlike other sites in the area this site does not have many native plants. Most of the big trees and shrubs are cultivars which have established themselves due to neglect of the nursery. It will, therefore, have little impact on native species should it be built on or utilised in a different manner.</p> <p>We need to consider whether the restriction placed on sites are actually fulfilling their purpose. This piece of land is but one example where by keeping it as open, unused land it is actually encouraging the incursion of people onto the common whereas the policy in place is supposedly designed to discourage that activity. This piece of land also falls into Greenbelt the purpose of which is, “to protect a separate physical identity between settlements and maintain open land between conurbations”. Driving along Wimborne road there is no discernible difference between the housing on the West or East of this land it appears as one settlement. Also the presence of the heathland to the South means that there is a very substantial area of natural greenbelt fulfilling that role to the South and to the North of the land there is the Wimborne Road and further housing. It is hard to see that the Greenbelt designation placed on this land against the wishes of its owners is fulfilling its role.</p> <p><b>THE WAY FORWARD</b></p> <p>This Land could be used to provide affordable housing in the traditional way or could be split into plots for self-build projects to help those on lower pay create not only a house but a home. Another way forward could be for a development of enterprise units where the house adjoins its own workshop/shop so people could start their own business and not have to travel to work. This is something which could be of specific interest to young families or those with mobility issues and also go towards fulfilling part of Objective 6 of The Christchurch and East Dorset Local Plan Part 1 - Core Strategy, “to reduce the need for our communities to travel, and to do so more easily by a range of travel choices”.</p> <p>In recent years great emphasis has been placed on Environmental Sustainability to the detriment of the needs of society, bats are housed and cared for whilst humans are not. We need to decide where our priorities should lie and politicians need to trust their delivery teams to make informed and sensible decisions based on individual circumstances not on ‘one size fits all’ policies. The 400 metre exclusion zone needs to be more flexible especially where it encompasses already developed land where further development has no impact on the Heathlands. Greenbelt needs to be considered against the ability of the designation to fulfil the role it was designed for if it does not fulfil that role then it should be removed.</p> <p>Please if there is any possibility to review this piece of land within your structure plan do so. It holds the opportunity to look at viable alternatives to affordable housing which could be translated into larger solutions. As it is this land is wasted in the true sense of the word. Do we want to have a stable society in which people have the opportunity to have a roof over their heads or is it more important to provide dog owners with a place they can let their dogs mess where they don’t have to pick it up?</p>

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Ms May Palmer Harry J Palmer (ID: 475226)	Mr Matt Holmes Chapman Lily Planning (ID: 1037549)	LPR-REG18-65	Site suggestion	<p>Report in support of the allocation of land to the east of Northleigh Lane and to the north of The Vineries, Colehill, being allocated for future housing development</p> <p>1.0 Introduction:</p> <p>1.1 As part of the Local Plan review being undertaken by Christchurch and East Dorset Councils the Councils have requested suggestions for potential, future, Local Plan allocations. These potential allocations could relate to housing, employment, retail, open space, suitable alternative natural greenspace or mixed used development. This report puts forward two parcels of land (the site), in close proximity to each other, as being suitable for future residential development. Appendix 1 shows the location of the site, overlaid on the proposals map, with the two parcels being closely related to each other and within the same ownership.</p> <p>1.2 The National Planning Policy Framework (NPPF), at paragraph 47, sets out the criteria for identifying and assessing if a site is deliverable and developable. Local Authorities are required to identify deliverable sites that will provide five years' worth of housing supply against their housing requirements - with an additional 5% buffer. Local Authorities are also required to identify a supply of specific developable sites, or broad locations for growth, for 6 to 10 years and where possible 11 to 15 years.</p> <p>1.3 The NPPF sets out that for sites to be considered deliverable they should be available, offer a suitable location for development, be achievable with a realistic prospect that housing will be delivered on the site within five years and that the development of the site is viable. To be considerable developable the NPPF sets out that sites should be in a location suitable for housing development and there should be a reasonable prospect that the site is available and could be developed at the point envisaged.</p> <p>1.4 This report, in support of the future allocation of the site for housing, sets out that the sites are both deliverable and developable. It is noted that the scope of the Local Plan review, as set out in the Councils' regulation 18 (1) notification, includes a Green Belt study which will consider how well each area of the Green Belt meets its statutory purpose. The site, which this report promotes, is currently within the Green Belt and in support of its future allocation for housing this report includes an assessment of the Green Belt in the context of the site and its statutory purpose.</p> <p>2.0 Suitability of the site for development</p> <p>2.1 The site adjoins the main urban areas of Colehill. The plan attached as appendix 1 is an extract from the adopted Christchurch and East Dorset proposals map and shows the site's relationship with the adjoining urban areas. These urban areas are made up of detached residential properties which have two very distinct settlement patterns. To the south, The Vineries has a strong uniform layout with each individual plot being a comparable size and being of a similar scale – predominantly bungalow or chalet style</p>

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				<p>properties. The siting of the individual properties follow the path of the highway with each property being set back from the principal highway by an equal distance. This establishes a strong building line.</p> <p>2.2 To the north of the site, in Kyrchil, the properties are larger than those in The Vineries with no overriding style. The properties are set in large irregular sized and shaped plots. The characteristics of Kyrchil and the wider area of Parker Homer are considered, as shown by the extent of the special character area designation in appendix 1, as being of a special character and the adopted local plan seeks to protect the rhythm and spacing of the existing dwellings.</p> <p>2.3 There is an opportunity to bring forward development on the site which respects the established character of the surrounding urban areas.</p> <p>2.4 The site is subject to an area Tree Preservation Order and there are a number of mature trees, principally around the boundaries of the site, together with a central spine, which offer good amenity value and make a positive contribution to the character of the area. This report seeks to demonstrate that the future allocation of the site for housing will not prejudice the sylvan character of the area.</p> <p>2.5 The site slopes from north to south following the general topography of the area. The slope is not considered to represent a constraint from the site being allocated for future residential development.</p> <p>2.6 Attached as appendix 2 is an initial, high level, masterplan which shows how separate parcels of development on the site can be brought forward in a manner that will respect the character of the area and relate to the existing, established, urban areas. Table 1, below, gives a summary of the character for each parcel.</p> <p>2.7 The site sits with the South East Dorset Green Belt and as previously acknowledged in this report it is understood that the Councils review of the Local Plan will include a Green Belt study. Set out in table 2 is an assessment of how the site fulfils its statutory purpose. The assessment first considers how the site contributes to the essential characteristics of Green Belt, openness and permeance, as set out in paragraph 79 of the National Planning Policy Framework (NPPF). The assessment then looks at the five purposes of including land within the Green Belt as set out in paragraph 80 of the NPPF. The assessment follows an established methodology which has recently been adopted by Poole Borough Council when undertaking a Green Belt review and as such can be considered as a robust method of assessment.</p> <p>2.8 The site is in a sustainable location, presents the opportunity for permeability and links to established footpaths and the local facilities of Colehill are easily accessible.</p> <p>2.9 Having regard to the characteristic and site opportunities and constraints set out in table 1 the site is promoted for a future allocation on the basis of being able to deliver</p>

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				<p>approximately 45 houses. As such the site is considered to be developable.</p> <p>3.0 Viability and deliverability</p> <p>3.1 The site is made up of open, green field parcels, with no apparent constraints (subject to detailed surveys being undertaken). The delivery of a residential scheme on the site is considered to be a viable and deliverable proposal. The site has the ability to connect to the existing highway networking and is in single ownership.</p> <p>4.0 Conclusion</p> <p>4.1 Having regard to the above the site at North Leigh Lane/ north of The Vineries represents a site suitable to for a future housing allocation in the Christchurch and East Dorset Local Plan. The site, although currently Green Belt, is adjacent to established urban area and does not contribute to or meet the statutory purpose of being Green Belt.</p> <p>4.2 The site is both deliverable and developable and will contribute towards meeting the housing needs of Christchurch and East Dorset Councils.</p>
Land off Ringwood Road, Ferndown (ID: 1045139)	Mr Jeremy Higgins Pro Vision (ID: 1042129)	LPR-REG18-66		<p>I write in response to your invitation to submit sites for consideration for allocation in the Local Plan Review.</p> <p>Please find attached for your information, details of land off Ringwood Road which we consider would be suitable for allocation for residential development in the Local Plan Review.</p> <p>The site currently contains a private social club and its curtilage as well as a field (see attached photographic survey sheet). It therefore comprises a part PDL/ part greenfield site.</p> <p>The site is located on the southern edge of Ferndown, which Policy KS2 of the adopted local plan identifies as one of the “main settlements” which “provide the major focus for community, cultural, leisure, retail, utility, employment and residential development. This will include infill development as well as options for some greenfield development”</p> <p>The site is located on a bus route which provides access to Ferndown Town Centre and is also located within viable walking and cycling distance of the Town Centre as well as Parley First School. It is therefore considered to represent a sustainable location for new residential development.</p> <p>It is noted that changes were made to the boundary of the Green Belt to accommodate housing and employment needs when the adopted local plan was prepared. This included excluding land at Holmwood House from the Green Belt and allocating this for 150 houses and open space.</p> <p>The allocation of the land in our clients ownership off Ringwood Road would not have an adverse impact upon the Dorset Heathlands SPA, as the nearest part of the site is more than 400m from the edge of the SPA and contributions towards the provision of off-site SANG could be made in line with the guidance contained within the Dorset Heathlands SPD.</p>

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				Please don't hesitate to contact me should you have any queries regarding the above or attached.
Mr Andrew Roberts Highways England (ID: 654320)		LPR-REG18-67	Matters to include in Local Plan Review	<p>Thank you for providing Highways England with the opportunity to comment on the initial scoping stage of the Christchurch and East Dorset Local Plan Review.</p> <p>Highways England is responsible for operating, maintaining and improving the strategic road network (SRN) which in this instance comprises the A31 which runs through East Dorset District and to the north of Christchurch Borough, and our role in the context of the local plan process is guided by the policies contained within DfT Circular 02/2013 "The Strategic Road Network and the Delivery of Sustainable Development" and the NPPF.</p> <p>An efficient SRN makes a significant contribution to the delivery of sustainable economic growth and, whilst we have no specific comments to make at this early stage of the review, in general terms we would expect proposals coming forward through the Local Plan process to be supported by an appropriate level of transport assessment. This should form an evidence base which should identify the impact of proposed development on the SRN and the potential need for strategic highway works to mitigate that impact. Highways England would welcome engagement in the development of the Plan's transport evidence base and as part of that process you will also want to consider the South East Dorset Multi Modal Transport Model which is maintained by Dorset County Council.</p> <p>If it would be helpful to discuss any of the above in more detail, please don't hesitate to contact me.</p>
Ms Susan Gibson High Hall Estate (ID: 360337)	Mr Richard Henshaw Intelligent Land (ID: 1038815)	LPR-REG18-68	Site suggestion	<p>1.0 Introduction</p> <p>1.1 Intelligent Land has been engaged to act on behalf of the High Hall Estate who wish to propose a Local Plan allocation for housing, employment, open space and a village hall at Stocks Field, Furzehill.</p> <p>2.0 The Need for Housing</p> <p>2.1 Eastern Dorset Strategic Housing Market Assessment (SHMA)</p> <p>2.1.1 The latest SHMA has identified a significant increase in the need for new homes in SE Dorset. The SHMA has taken into account the appropriate factors to reach its conclusions, but assumptions need to be rigorously tested, and continuous monitoring undertaken to ensure the most appropriate housing requirement is provided for within the Local Plan. The use of the latest 2015 SHMA should form the starting point for identifying the Objectively Assessed Housing Need (OAHN), and additional evidence gathered during the production of the Local Plan will be important to inform the final housing requirement. It is therefore necessary that the Councils continue to monitor the relevance of the latest SHMA, which may require an update prior to the Local Plan review being submitted to the</p>

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				<p>Secretary of State.</p> <p>2.1.2 It should be noted that the Borough of Poole and Purbeck District Council are both making use of the 2015 SHMA to inform their housing requirement as part of Local Plan reviews.</p> <p>2.2 Christchurch and East Dorset Housing Needs</p> <p>2.2.1 It is clear, that the housing requirement adopted in the current Local Plan no longer provides for the latest evidence on housing needs. The 2015 SHMA not only highlights an annual shortfall in the adopted Local Plan housing requirement, but also provides evidence to extend the period of the Local Plan to 2033. The SHMA suggests that there should be a combined housing requirement of 626 dwellings per year, amounting to 12,520 dwellings over the 20-year period 2013 to 2033. This is 60 dwellings per year more than the adopted Local Plan through to 2028, plus a further five years of identified OAHN.</p> <p>2.2.2 It is evident that the adopted Local Plan is not delivering housing as quickly as predicted. This is due to a combination of factors, but primarily because the new neighbourhood sites have not commenced development as quickly as anticipated. This is now creating serious concerns about whether the Councils will be able to show a five year housing land supply. The Council has reported completions for the first two years of the adopted Local Plan, and this shows that there had already been a shortfall of 173 dwellings based on the trajectory within Appendix 1. This is despite the fact that this trajectory anticipated low delivery over this period. When the completions are measured against the average annual requirement for the Local Plan of 566 dwellings it shows a shortfall of 493 in just two years. It is understood that there has been a further shortfall for the latest accounting year to the end of March 2016 and this will need to be catered for in the Local Plan review.</p> <p>2.2.3 If the new local plan housing requirement is assumed to be 12,520 new dwellings over the period 2013 to 2033, this would result in a net outstanding requirement of 11,881 at 1st April 2015, after completions of 639 dwellings for the first two years is deducted. This amounts to 660 dwellings per year through to 2033. As of the 1st April 2015, the Councils predicted, using the 2013 Strategic Housing Land Availability Assessments (SHLAAs), that there was potential to deliver 4,104 dwellings within the existing urban areas and villages in the adopted Local Plan period. A further 3,529 dwellings were identified as being deliverable on strategic sites. Together, these mean that 7,633 dwellings have been identified as available and deliverable by the Councils through to the end of March 2028. Consequently, there is a need to identify where at least 4,248 dwellings can be provided over the period from 1st April 2015 to the end of March 2033.</p> <p>2.2.4 When calculating future housing supply, it is common practice to apply a 10% non-implementation rate for sites with planning permission and even allocations. This recognises that there are a proportion of planning permissions and allocated sites that are not implemented. There are good examples of such sites in East Dorset, where some local plan allocations have remained unbuilt for 25 years or more. This is often due to the choice of the landowner and is beyond the control of the Councils. It is suggested that the Councils investigate this issue and apply an appropriate non-implementation allowance based on evidenced delivery of dwellings.</p> <p>2.2.5 The Councils must comply with the Duty to Co-Operate requirements. This could mean they request neighbouring authorities to provide for some of the OAHN. However, it is not anticipated that any of the adjoining authorities would be willing or able to accommodate part of the authorities housing requirement. Alternatively, the</p>

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				<p>neighbouring authorities may request that Christchurch and East Dorset Councils accommodate some of their OAHN. In particular, Bournemouth Borough has a significant OAHN which it could well find difficulty providing for within its own boundaries. This could increase the pressure to accommodate housing within Christchurch and East Dorset.</p> <p>2.2.6 Although the plan area is very constrained by wildlife and flood risk constraints, it is not accepted that this means there is insufficient scope to accommodate the OAHN within the confines of Christchurch and East Dorset.</p> <p>3.0 Settlement Strategy</p> <p>3.1 The Location of Development</p> <p>3.1.1 When allocating areas for growth in the Local Plan review, it is important to think of the wider context of the District and Borough. Christchurch and the southern settlements of East Dorset, stretching from Alderholt to Sturminster Marshall, are closely related to the Bournemouth and Poole conurbation, and this has been recognised in strategic planning policy for almost 40 years, since the first Structure Plan was produced. This is identified most recently by the latest SHMA which confirms that the Local Plan area falls within the Eastern Dorset Housing Market Area. Additionally, travel to work data shows that the conurbation is the major economic hub, and it is therefore sensible to locate people close to their likely places of work. It is also the location of sub-regional facilities which are a major attraction to those living within SE Dorset. It is therefore appropriate that the majority of new housing to be delivered through the new Local Plan should be provided in, or near to Christchurch and the southern East Dorset settlements. Nevertheless, the Council has correctly identified the need to provide for the villages of East Dorset, as an important consideration. Although it is agreed that most new housing and employment should be focused on the larger settlements, it is also necessary to ensure the rural areas do not stagnate and fail to meet the needs of the communities. The scale of housing requirement means that it will prove difficult to identify sufficient land to accommodate provision either within, or near to the main urban areas. It is therefore reasonable to deliver a proportion of the new homes requirement in the rural areas.</p> <p>3.1.2 Strategic planning in SE Dorset for the past 40 years has promoted the growth of the conurbation with significant housing, employment and infrastructure provision set within a tightly drawn Green Belt boundary. Additionally, in the conurbation and wider SE Dorset there are significant international and national nature conservation designations that give protection to species and their habitat, as well as nationally and locally important landscapes. These tensions need to be managed and with the conurbation at the centre of the Local Enterprise Partnerships objectives for economic growth, accommodating development sustainably will require some very difficult decisions to be made. Not least this will involve the release of sites within the Green Belt for development.</p> <p>3.1.3 To accommodate the then identified housing requirement, the Christchurch and East Dorset Core Strategy 2014 made 13 Green belt releases to provide about 3,500 new dwellings. With Bournemouth and Poole together unlikely to be able to accommodate their OAHN within the built-up area further greenfield development is inevitable in SE Dorset.</p> <p>3.1.4 To comply with the legal Duty to Cooperate, Strategic Planning arrangements in Dorset have been put in place via the Strategic Planning Forum which reports to the Dorset Chief Executives Group which in turn reports to</p>

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				<p>the Growth Board including Leaders of Dorset's Councils. These arrangements are relatively new and the local authorities have agreed a broad list of cross boundary issues, and to work jointly on developing an evidence base. What has not yet materialised is a coordinated approach to plan making across Dorset or SE Dorset with individual authorities now pursuing their own local plan reviews. Critically, individual Councils, so far, are undertaking Green Belt reviews outside of a strategic overview with Christchurch and East Dorset likely to pursue their own review. This in turn will inform the Sustainability Appraisal which will assess options for the delivery of new housing and other uses.</p> <p>3.1.5 Accommodating the housing need should seek to identify development locations that support the established spatial pattern of development, make use of existing infrastructure and other facilities, reduce the need to travel, protect important natural and built resources while meeting the objectives for growth. The Councils have indicated that development opportunities could be within existing urban areas, in rural villages or on the edge of existing settlements, and it is agreed that these offer sustainable solutions. Together this points to a focus for the search for sites in the southern part of East Dorset, from Alderholt to Sturminster Marshall, and within Christchurch, as areas most closely associated with the conurbation. Although Furzehill is within the rural area, it is closely related to Wimborne and Colehill in southern East Dorset, so major facilities, services and employment opportunities are within close reach.</p> <p>3.1.6 An important consideration for the Councils, is how much of the outstanding housing requirement can be provided within the urban areas and villages, and how much through greenfield developments. The most up to date Strategic Housing Land Availability Assessments (SHLAAs) were produced in 2013, so need to be updated. However, these were carefully prepared to identify as much opportunity for housing development as possible, so the prospect of a significant new source of housing being found through an update to the SHLAAs is unlikely. In fact, a review of the SHLAAs could find that some of the assumptions made in previous assessments have been over optimistic, or are no longer available. It is therefore likely that only a small contribution of new housing will be available from sites within the urban areas and villages identified in updated SHLAAs. Consequently, the Councils will need to identify significant new developments on greenfield locations.</p> <p>3.1.7 It is 10 years since the SE Dorset Study was produced by the local authorities to help inform the now abolished Regional Spatial Strategy (RSS). This undertook a thorough sieve map exercise to identify Areas of Search for major new greenfield developments. This identified the internationally protected heaths and areas at risk of flooding as showstopper constraints which would prevent strategic development. Across the conurbation this dramatically restricted the potential location and scale of the Areas of Search. Other constraints were not considered as showstopper constraints, but were identified as significant, such as proximity to the New Forest National Park, and the Cranborne Chase and West Wiltshire Downs AONB.</p> <p>3.1.8 Although the RSS was abolished, the SE Dorset Study helped inform the location of new neighbourhoods within the adopted Christchurch and East Dorset Local Plan. The evaluation exercise still has merit and forms a helpful tool to identify future opportunities. The Areas of Search identified within Christchurch and East Dorset were thoroughly analysed through master plan exercises, identifying areas either appropriate for development or not. As a result, these opportunities have now been taken and new ones need to be identified. Map 4.2 of the Core Strategy illustrates the sieve map approach and the Areas of Search considered by the Council for the now</p>

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				<p>adopted Core Strategy. This shows how few opportunities exist to create sustainable urban extensions to the existing main settlements. There are small areas within the identified Areas of Search for the existing Core Strategy, which should be revisited and allocations made. However, these will be insufficient to provide for the housing requirement, so other areas will need investigation. It is therefore necessary to extend the scope of search and subsequent allocation of housing beyond the existing Core Strategy Areas of Search. There are very few other Areas of Search next to the main urban areas which are not constrained by either heathland policy or flood risk. These will be able to provide some of the housing requirement, but not all. Additionally, such an approach will reduce housing options for local people in the rural areas, where policy over the last twenty years has relied upon infill development and exceptions affordable housing schemes. It is therefore an appropriate response to the needs of the rural area to allocate small housing allocations in those villages where key services and facilities exist, such as Furzehill.</p> <p>4.0 Site Context  4.1 The Site  4.1.1 The site lies on the eastern edge of Furzehill, within Holt Parish, next to the Stocks PH. It is approximately 2.5 hectares in size, and comprises a single flat field, edged by hedgerows with intermittent trees. It is bordered to the south west by The Grange and Furzehill to the east. It adjoins a single house on The Grange on the western corner, and a row of houses to the north east which front Furzehill.  4.1.2 The site lies near to the Furzehill crossroads which is a focal point, with both the pub and shop/PO at this point. It is about 1km from the edge of Colehill, with the St Michaels C of E Middle School near this point and Colehill First School a further kilometre on. The edge of Wimborne, with its wide range of important services, facilities and employment opportunities, will be just over 1km from the site, once the North Wimborne housing allocation is developed. The town centre is just over 2km and QE Upper School under 3km. The site is therefore well located in relation to important facilities.  4.1.3 The site is available and suitable subject to allocation and can, in the first phases, contribute towards the housing requirement within the first five years of the Plan period.  4.2 Planning History  4.2.1 The site has not been subject to any relevant planning applications, or promotion for development in previous Local Plans.  4.3 Constraints  Green Belt  4.3.1 The site is currently within the South East Dorset Green Belt as delineated by the Proposals Map that accompanies the development plan. The Green Belt is a policy constraint and it is acknowledged that a review of the Green Belt will form part of the Plan Review process. Adjustment to the Green Belt boundary would be required to facilitate this allocation.  4.3.2 Although the site is within the Green Belt, its release would have a minimal impact on its purposes. Development of the site would not result in coalescence of settlements and would not affect the setting or special character of a historic town.</p>

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				<p>4.3.3 The site does not directly affect a designated wildlife site. It lies about 700m from the nearest heathland Special Protection Area, so is outside a 400m buffer zone, but is within the Dorset Heathland 5km Zone. It is acknowledged that mitigation is required for development within the 5km zone. It is proposed that the site can provide up to 45 dwellings, so will not require a SANG.</p> <p>4.3.5 There are no known notable habitats within the potential site boundaries. Likewise, there have been no recorded sightings of protected species. Nevertheless, a phase 1 ecological survey is to be undertaken to confirm the situation, and this will be provided to the local authority in due course.</p> <p>Flood risk</p> <p>4.3.6 The site lies with flood risk zone 1, where there is the lowest probability of flooding.</p> <p>4.3.7 A study is to be undertaken which will evaluate the impact of surface water drainage in the area and identify appropriate sustainable drainage systems where necessary.</p> <p>Heritage</p> <p>4.3.8 There are no heritage assets within, or adjacent to the site</p> <p>Landscape</p> <p>4.3.9 The site does not lie within a recognised landscape designation. The land is flat and there are no clear public views of the land, with the exception of the Stocks PH car park.</p> <p>5.0 Site Concept</p> <p>5.1 Scale and land uses</p> <p>5.1.1 The proposal is for the allocation of a site to provide up to 45 new homes, along with small rural business units, open space and a village hall if desired. A proportion of the new dwellings can be affordable, the number and tenure of which will depend on the policies of the Local Plan.</p> <p>5.2 Design</p> <p>5.2.1 Furzehill is a relatively new village, with few of the homes existing 100 years ago. The local vernacular is therefore modern in character, with the most attractive examples being the Victorian villas lying further west along Furzehill. Our client's family has owned land in and around the village for several centuries and would wish any development to be of the highest design quality to ensure a positive legacy. In this respect, our client would wish to ensure that all new homes built on this site should provide more living space than delivered in most modern schemes.</p> <p>5.2.2 It is proposed that open space can be provided adjacent to the pub, to act as a village green, where events can be held and villagers can meet and recreate. A village hall/meeting room can also be provided alongside this open area, again providing a focal point for the local community. This can help overcome the loss of the public meeting spaces no longer available at the Council Offices. The proposed housing can be positioned to the north and east of the open space and hall, contained by planting to strengthen the existing hedgerows.</p> <p>5.3 Accessibility</p> <p>5.3.1 The site can be safely accessed from either the Grange or Furzehill. It is closely related to important facilities, such as schools and the village shop/PO, so can be easily accessed by a range of modes of transport.</p> <p>5.3.2 Our client is willing to support traffic calming measures within Furzehill to improve the pedestrian environment.</p> <p>6.0 Planning Benefits</p>

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				<p>6.1 Social</p> <p>6.1.1 The provision of housing will help provide much needed homes in SE Dorset. A proportion of these, subject to the Council's review of policy, will be affordable to help meet local needs.</p> <p>6.1.2 The scheme can also provide a village centre based on a green, in association with a hall for residents to meet.</p> <p>6.2 Economic</p> <p>6.2.1 There will be short term economic gains created by the construction of new homes. A site of this scale will on average provide employment opportunities for up to two years across a range of construction trades.</p> <p>6.2.3 An area of small business units can provide local employment opportunities, as well as maintain daytime activity within the village.</p> <p>6.2.4 Housing is recognised by the Local Enterprise Partnership as crucial to the economic prosperity of SE Dorset. A shortage of housing leads to workforce capacity issues and fuels the unaffordability of housing. This is a significant issue for East Dorset, where historically unemployment has been very low and businesses have had difficulties recruiting appropriately skilled labour. Ensuring sufficient houses are provided, therefore, not only helps meet the housing need, but is crucial in supporting the local economy.</p> <p>6.3 Environmental</p> <p>6.3.1 The scheme has no direct impact on ecological designations, or known important habitats or species. It actually offers the chance for improvements to an area that is farmed and, subject to surveys, likely to be of low to medium biodiversity quality.</p> <p>6.3.2 The proposal is too small to require a SANG, but appropriate financial contributions can be provided to mitigate impact on the nearby heaths, in line with the requirements of the Dorset Heathlands SPD 2015-2020.</p> <p>7.0 Conclusion</p> <p>7.1 This site offers the chance to deliver up to 45 dwellings, including affordable homes, along with small employment units, open space and a village hall.</p> <p>7.2 The site is available, suitable and can contribute new homes within five years of allocation to provide for the area's needs and support the economy. Removal from the Green Belt would not significantly undermine the South East Dorset Green Belt in this location.</p> <p>7.3 The landowners are keen to work closely with the Council to take the vision for this site forward, and deliver a high quality scheme that provides much needed homes for the local area. An early opportunity to meet with officers would be welcomed to discuss this opportunity, to ensure it contributes positively to the vision and objectives of the Council?</p>
Mr Kevin Horton (ID: 476561)		LPR-REG18-69	Matters to include in Local Plan Review	<p>With regard to inclusions in the forthcoming Local Plan Review, I should like to request that the West Parley Parish Plan be duly considered in any future discussions.</p> <p>In the past when the Core Structure Plan for the West Parley area was being consolidated it is my opinion that the wishes of the local public regarding protection of the Green Belt and avoidance of excessive development, as expressed in the West Parley Parish Plan, were largely ignored.</p>

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Mr R House (ID: 1042131)	Mr D Bevan (ID: 523419)	LPR-REG18-70	Site suggestion	<p>It is noted with interest that you are open for sites to be submitted to aid the Local Plan Review. Attached are details of a site being promoted by the land owner, with a very rough layout illustration to demonstrate the capacity of the site and some information on flooding.</p> <p>We would be obliged if you could consider this site to be allocated for residential development in terms of density the owner is very relaxed and would not be intending on to many units.</p> <p>If you have any questions or would like to meet at the site to see it first hand then please do not hesitate to contact us.</p>
Deans Court Estate Deans Court Estate (ID: 766806)	Mr Simon Greenwood Savills Ltd (ID: 1033696)	LPR-REG18-71	Site suggestion	<p>We act for the Hanham Estate who inter alia own the common along Leigh Road as show coloured pink on the attached plan.</p> <p>It is appreciated that the majority of the land is part of the common and is also of ecological interest. We would however focus on the western parcel shown on the plan extending in all to 1.062 Ha (2.62 acres). As can be seen from the plan this land provides an access to a number of residential properties immediately to the north of it and a number of businesses operating out of Old Manor Farm. It is considered that the old railway line could provide a natural boundary to development and an enclosed area well related to the urban setting. The character is well demonstrated by the aerial image below. Given the Estate's land ownership there is scope to enhance the area of the remaining land for ecological and public access purposes as part of a comprehensive review of this area.</p> <p>We would be grateful if you would include this site within your review of potential sites to provide the additional housing required by the SHMA assessment for South East Dorset and EDDC in particular.</p> <p>Please let me know if you require any additional information at this time.</p>
Mr M Levein (ID: 1038778)	Mr Tom Whild (ID: 1037424)	LPR-REG18-72	Site suggestion	<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</p>

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				<p>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 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</p>

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				<p>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 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>

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				<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</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> <p>The submission is accompanied by a sketch illustration showing how a comprehensive mixed use development may be accommodated on the site, in</p>

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				<p>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 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</p>

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				<p>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.</p> <p>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> <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>
Messrs Havelock and Lloyd (ID: 522331)	Mr Richard Henshaw Intelligent Land (ID: 1038815)	LPR-REG18-73	Site suggestion	<p>1.0 Introduction</p> <p>1.1 Intelligent Land has been engaged to act on behalf of Alan Lloyd and James Havelock who wish to propose a Local Plan allocation for a combination of housing and extra care accommodation at Blandford Road, Corfe Mullen.</p> <p>2.0 The Need for Housing</p>

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				<p>2.1 Eastern Dorset Strategic Housing Market Assessment (SHMA)</p> <p>2.1.1 The latest SHMA has identified a significant increase in the need for new homes in SE Dorset. The SHMA has taken into account the appropriate factors to reach its conclusions, but assumptions need to be rigorously tested, and continuous monitoring undertaken to ensure the most appropriate housing requirement is provided for within the Local Plan. The use of the latest 2015 SHMA should form the starting point for identifying the Objectively Assessed Housing Need (OAHN), and additional evidence gathered during the production of the Local Plan will be important to inform the final housing requirement. It is therefore necessary that the Councils continue to monitor the relevance of the latest SHMA, which may require an update prior to the Local Plan review being submitted to the Secretary of State.</p> <p>2.1.2 It should be noted that the Borough of Poole and Purbeck District Council are both making use of the 2015 SHMA to inform their housing requirement as part of Local Plan reviews.</p> <p>2.2 Christchurch and East Dorset Housing Needs</p> <p>2.2.1 It is clear, that the housing requirement adopted in the current Local Plan no longer provides for the latest evidence on housing needs. The 2015 SHMA not only highlights an annual shortfall in the adopted Local Plan housing requirement, but also provides evidence to extend the period of the Local Plan to 2033. The SHMA suggests that there should be a combined housing requirement of 626 dwellings per year, amounting to 12,520 dwellings over the 20-year period 2013 to 2033. This is 60 dwellings per year more than the adopted Local Plan through to 2028, plus a further five years of identified OAHN.</p> <p>2.2.2 It is evident that the adopted Local Plan is not delivering housing as quickly as predicted. This is due to a combination of factors, but primarily because the new neighbourhood sites have not commenced development as quickly as anticipated. This is now creating serious concerns about whether the Councils will be able to show a five year housing land supply.</p> <p>The Council has reported completions for the first two years of the adopted Local Plan, and this shows that there had already been a shortfall of 173 dwellings based on the trajectory within Appendix 1. This is despite the fact that this trajectory anticipated low delivery over this period. When the completions are measured against the average annual requirement for the Local Plan of 566 dwellings it shows a shortfall of 493 in just two years. It is understood that there has been a further shortfall for the latest accounting year to the end of March 2016 and this will need to be catered for in the Local Plan review.</p> <p>2.2.3 If the new local plan housing requirement is assumed to be 12,520 new dwellings over the period 2013 to 2033, this would result in a net outstanding requirement of 11,881 at 1st April 2015, after completions of 639 dwellings for the first two years is deducted. This amounts to 660 dwellings per year through to 2033. As of the 1st April 2015, the Councils predicted, using the 2013 Strategic Housing Land Availability Assessments (SHLAAs), that there was potential to deliver 4,104 dwellings within the existing urban areas and villages in the adopted Local Plan period. A further 3,529 dwellings were identified as being deliverable on strategic sites. Together, these mean that 7,633 dwellings have been identified as available and deliverable by the Councils through to the end of March 2028. Consequently, there is a need to identify where at least 4,248 dwellings can be provided over the period from 1st April 2015 to the end of March 2033.</p> <p>2.2.4 Paragraph 37 of the National Planning Practice Guidance for Housing and Economic Land Availability</p>

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				<p>Assessment states that: 'Local planning authorities should count housing provided for older people, including residential institutions in Use Class C2, against their housing requirement'. This proposal provides an opportunity to deliver C2 residential care in a sustainable location near to the main facilities of Corfe Mullen and help meet the overall housing requirement.</p> <p>2.2.5 When calculating future housing supply, it is common practice to apply a 10% non-implementation rate for sites with planning permission and even allocations. This recognises that there are a proportion of planning permissions and allocated sites that are not implemented. There are good examples of such sites in East Dorset, where some local plan allocations have remained unbuilt for 25 years or more. This is often due to the choice of the landowner and is beyond the control of the Councils. It is suggested that the Councils investigate this issue and apply an appropriate non-implementation allowance based on evidenced delivery of dwellings.</p> <p>2.2.6 The Councils must comply with the Duty to Co-Operate requirements. This could mean they request neighbouring authorities to provide for some of the OAHN. However, it is not anticipated that any of the adjoining authorities would be willing or able to accommodate part of the authorities housing requirement. Alternatively, the neighbouring authorities may request that Christchurch and East Dorset Councils accommodate some of their OAHN. In particular, Bournemouth Borough has a significant OAHN which it could well find difficulty providing for within its own boundaries. This could increase the pressure to accommodate housing within Christchurch and East Dorset.</p> <p>2.2.7 Although the plan area is very constrained by wildlife and flood risk constraints, it is not accepted that this means there is insufficient scope to accommodate the OAHN within the confines of Christchurch and East Dorset.</p> <p>3.0 Settlement Strategy</p> <p>3.1 The Location of Development</p> <p>3.1.1 When allocating areas for growth in the Local Plan review, it is important to think of the wider context of the District and Borough. Christchurch and the southern settlements of East Dorset, stretching from Alderholt to Sturminster Marshall, are closely related to the Bournemouth and Poole conurbation, and this has been recognised in strategic planning policy for almost 40 years, since the first Structure Plan was produced. This is identified most recently by the latest SHMA which confirms that the Local Plan area falls within the Eastern Dorset Housing Market Area. Additionally, travel to work data shows that the conurbation is the major economic hub, and it is therefore sensible to locate people close to their likely places of work. It is also the location of sub-regional facilities which are a major attraction to those living within SE Dorset. It is therefore appropriate that the majority of new housing to be delivered through the new Local Plan should be provided in, or near to Christchurch and the southern East Dorset settlements. This reflects the existing settlement hierarchy set out in Policy KS2 of the Core Strategy, which remains an appropriate basis for the future local plan. Corfe Mullen is identified as at the top of the hierarchy where it is most appropriate to locate new housing and employment.</p> <p>3.1.2 Strategic planning in SE Dorset for the past 40 years has promoted the growth of the conurbation with significant housing, employment and infrastructure provision set within a tightly drawn Green Belt boundary. Additionally, in the conurbation and wider SE Dorset there are significant international and national nature conservation designations that give protection to species and their habitat, as well as nationally and locally important landscapes. These tensions need to be managed and with the conurbation at the centre of the Local</p>

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				<p>Enterprise Partnerships objectives for economic growth, accommodating development sustainably will require some very difficult decisions to be made. Not least this will involve the release of sites within the Green Belt for development.</p> <p>3.1.3 To accommodate the then identified housing requirement, the Christchurch and East Dorset Core Strategy 2014 made 13 Green belt releases to accommodate about 3,500 new dwellings. With Bournemouth and Poole together unlikely to be able to accommodate their OAHN within the built-up area further greenfield development is inevitable in SE Dorset.</p> <p>3.1.4 To comply with the legal Duty to Cooperate, Strategic Planning arrangements in Dorset have been put in place via the Strategic Planning Forum which reports to the Dorset Chief Executives Group which in turn reports to the Growth Board including Leaders of Dorset's Councils. These arrangements are relatively new and the local authorities have agreed a broad list of cross boundary issues, and to work jointly on developing an evidence base. What has not yet materialised is a coordinated approach to plan making across Dorset or SE Dorset with individual authorities now pursuing their own local plan reviews. Critically, individual Councils, so far, are undertaking Green Belt reviews outside of a strategic overview with Christchurch and East Dorset likely to pursue their own review. This in turn will inform the Sustainability Appraisal which will assess options for the delivery of new housing and other uses.</p> <p>3.1.5 Accommodating the housing need should seek to identify development locations that support the established spatial pattern of development, make use of existing infrastructure and other facilities, reduce the need to travel, protect important natural and built resources while meeting the objectives for growth. The Councils have indicated that development opportunities could be within existing urban areas, in rural villages or on the edge of existing settlements, and it is agreed that these offer sustainable solutions. Together this points to a focus for the search for sites in the southern part of East Dorset, from Alderholt to Sturminster Marshall, and within Christchurch, as areas most closely associated with the conurbation.</p> <p>3.1.6 An important consideration for the Councils, is how much of the outstanding housing requirement can be provided within the urban areas and villages, and how much through greenfield developments. The most up to date Strategic Housing Land Availability Assessments (SHLAAs) were produced in 2013, so need to be updated. However, these were carefully prepared to identify as much opportunity for housing development as possible, so the prospect of a significant new source of housing being found through an update to the SHLAAs is unlikely. In fact, a review of the SHLAAs could find that some of the assumptions made in previous assessments have been over optimistic, or are no longer available. It is therefore likely that only a small contribution of new housing will be available from sites within the urban areas and villages identified in updated SHLAAs. Consequently, the Councils will need to identify significant new developments on greenfield locations.</p> <p>3.1.7 It is 10 years since the SE Dorset Study was produced by the local authorities to help inform the now abolished Regional Spatial Strategy (RSS). This undertook a thorough sieve map exercise to identify Areas of Search for major new greenfield developments. This identified the internationally protected heaths and areas at risk of flooding as showstopper constraints which would prevent strategic development. Across the conurbation this dramatically restricted the potential location and scale of the Areas of Search. Other constraints were not considered as showstopper constraints, but were identified as significant, such as proximity to the New Forest</p>

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				<p>National Park, and the Cranborne Chase and West Wiltshire Downs AONB.</p> <p>3.1.8 Although the RSS was abolished, the SE Dorset Study helped inform the location of new neighbourhoods within the adopted Christchurch and East Dorset Local Plan. The evaluation exercise still has merit and forms a helpful tool to identify future opportunities. The Areas of Search identified within Christchurch and East Dorset were thoroughly analysed through master plan exercises, identifying areas either appropriate for development or not. As a result, these opportunities have now been taken and new ones need to be identified. Map 4.2 of the Core Strategy illustrates the sieve map approach and the Areas of Search considered by the Council for the now adopted Core Strategy. This shows how few opportunities exist to create sustainable urban extensions to the existing main settlements. There are small areas within the identified Areas of Search for the existing Core Strategy, which should be revisited and allocations made. Our client's land offers one of these opportunities to provide housing and extra care accommodation in a sustainable location.</p> <p>4.0 Site Context</p> <p>4.1 The Site</p> <p>4.1.1 The site is located to the west of Blandford Road, Corfe Mullen, on the edge of the built area of Corfe Mullen, as defined by the Local Plan. However, it is essentially surrounded by buildings, with housing to the east and west, a petrol station and fitness centre to the south and housing and cemetery to the north. Beyond the cemetery there is more housing.</p> <p>4.1.2 The site is approximately 1 hectare in size, and slopes down to the west. It is a single field used for grazing, edged by hedgerows with some mature trees. The isolated location of the field to established farms means it is in low demand for agricultural purposes.</p> <p>4.1.3 The site is available and suitable subject to allocation and can, in the first phases, contribute towards the housing requirement within the first five years of the Plan period.</p> <p>4.2 Planning History</p> <p>4.2.1 When preparing the existing Core Strategy, the site was identified as lying within an Area of Search for strategic housing development. It was therefore assessed as part of the Council's masterplan exercise for Corfe Mullen. It however, received little comment, as focus was given more to areas north and west. The text is unclear as to why the land was not identified, but there are references to important views. In the context of the wider housing needs for Christchurch and East Dorset, it was determined that these were not sufficient to justify an allocation.</p> <p>4.3 Constraints</p> <p>Green Belt</p> <p>4.3.1 The site is currently within the South East Dorset Green Belt as delineated by the Proposals Map that accompanies the development plan. The Green Belt is a policy constraint and it is acknowledged that a review of the Green Belt will form part of the Plan Review process. Adjustment to the Green Belt boundary would be required to facilitate this allocation.</p> <p>4.3.2 Although the site is within the Green Belt, its release would have a minimal impact on its purposes. Development of the site would not result in coalescence of settlements and would not affect the setting or special</p>

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				<p>character of a historic town. Although in Green Belt terms it would amount to encroachment into the countryside, the site is bordered by development on all sides.</p> <p><b>Wildlife</b></p> <p>4.3.3 The eastern part of the site lies within 400 m of the nearest heathland Special Protection Area where Class C3 housing is inappropriate. It is therefore proposed that the affected part of the site, accessed from Blandford Road can be used for C2 extra care residential, which is considered acceptable within 400 m of a protected heath. The area outside the 400 m buffer zone can provide some new dwellings, accessed from Newtown Lane.</p> <p>4.3.4 The remainder of the site lies within the Dorset Heathland 5km zone where mitigation can be provided through the Community Infrastructure Levy and a financial contribution for Strategic Access Management and Monitoring.</p> <p>4.3.5 There are no known notable habitats within the potential site boundaries. Likewise, there have been no recorded sightings of protected species. Nevertheless, a phase 1 ecological survey is to be undertaken to confirm the situation, and this will be provided to the local authority in due course.</p> <p><b>Flood risk</b></p> <p>4.3.6 The site lies with flood risk zone 1, where there is the lowest probability of flooding.</p> <p>4.3.7 A study is to be undertaken which will evaluate the impact of surface water drainage in the area and identify appropriate sustainable drainage systems where necessary.</p> <p><b>Heritage</b></p> <p>4.3.8 There are no heritage assets within, or adjacent to the site</p> <p><b>Landscape</b></p> <p>4.3.9 The site does not lie within a recognised landscape designation. The land slopes down approximately 10 m from east to west, and there are some attractive glimpses through the hedge on Blandford Road over the Waterloo Valley. However, these are very limited in scope, and if the hedgerows thicken through time would effectively be lost. It is considered that, subject to detailed setting out, the scheme can be delivered without causing landscape harm.</p> <p><b>5.0 Site Concept</b></p> <p><b>5.1 Scale and land uses</b></p> <p>5.1.1 The proposal is for an area of approximately 0.7 hectares to be developed as a Use Class C2 extra care facility, providing about 60 units. A further 10 Use Class C3 dwellings can be delivered on the remainder of the site to the west.</p> <p><b>5.2 Design</b></p> <p>5.2.1 Design of the site will need to respond to the slope of the land protect the bordering trees and hedgerows. The buildings will also have to be designed to ensure they do not harm views from the Waterloo Valley to the west.</p> <p><b>5.3 Accessibility</b></p> <p>5.3.1 Access for the extra care home element of the scheme can be provided off Blandford Road. The proposed new dwellings on the western edge of the site can be accessed from Newtown Lane.</p> <p><b>6.0 Planning Benefits</b></p> <p><b>6.1 Social</b></p> <p>6.1.1 The provision of housing will help provide much needed homes in SE Dorset. In particular, most of these will</p>

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				<p>be for extra care accommodation, helping to meet a specialist local need. The All-Party Parliamentary Group (APPG) on housing and care for older people, has recently emphasised the shortage of appropriate accommodation for the elderly. The Local Plan should identify how this area of need is to be met, identifying sites where appropriate.</p> <p>6.2 Economic</p> <p>6.2.1 There will be short term economic gains created by the construction of new homes. A site of this scale will on average provide employment opportunities for up to two years across a range of construction trades.</p> <p>6.2.3 Housing is recognised by the Local Enterprise Partnership as crucial to the economic prosperity of SE Dorset. A shortage of housing leads to workforce capacity issues and fuels the unaffordability of housing. This is a significant issue for East Dorset, where historically unemployment has been very low and businesses have had difficulties recruiting appropriately skilled labour. Ensuring sufficient houses are provided, therefore, not only helps meet the housing need, but is crucial in supporting the local economy.</p> <p>6.3 Environmental</p> <p>6.3.1 It is recognised that part of the proposal lies within 400 m of a protected heathland. This has accordingly resulted in a proposal for Use Class C2 extra care accommodation, which will not cause significant harm to the Special Protection Area.</p> <p>6.3.2 If Use Class C3 dwellings are to be provided mitigation can be provided through the Community Infrastructure Levy and a financial contribution for Strategic Access Management and Monitoring.</p> <p>7.0 Conclusion</p> <p>7.1 This site offers the chance to deliver approximately 70 dwellings as a combination of extra care accommodation and houses. It is very well located in relation to the key services and facilities within Corfe Mullen. It can be suitably accessed and designed to respect its setting within the local area.</p> <p>7.2 The site is available, suitable and can contribute new homes within five years of allocation to provide for the area's needs and support the economy. Removal from the Green Belt would not undermine the South East Dorset Green Belt in this location. The site is wholly contained by existing development, so its development would cause minimal harm to the Green Belt.</p> <p>7.3 The landowners are keen to work closely with the Council to take the vision for this site forward, and deliver a high quality scheme that provides much needed homes for the local area. An early opportunity to meet with officers would be welcomed to discuss this opportunity, to ensure it contributes positively to the vision and objectives of the Council?</p>
Mr J Love (ID: 1041634)	Mr Simon Greenwood Savills Ltd (ID: 1033696)	LPR-REG18-74	Site suggestion	<p>We act for the landowner of the above property which is shown coloured pink on the attached plan. For ease the location is shown on the location plan below.</p> <p>In all the land extends to 17.787 Ha (44 acres) lying to the north of the Azalea Roundabout on the A31. As you see it has lengthy frontage onto that roundabout as well as adjoining the existing residential settlement on the western side. The site was identified in the 2008 SHLAA as having potential for residential development subject to green belt considerations (Ref 3/23/0105). In the 2012 update SHLAA it was identified as a potential Rural Exceptions site. Since there was no proposal to review the Green Belt boundary at that time the site was deemed to be inappropriate for housing development. No other significant constraints were identified although the eastern part of</p>

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				<p>the site is within the floodplain. At the time the site was considered suitable in principle for 188 dwellings and to be developable within the 10 year land supply window. The potential for development of the site was identified in 2008 and the principle of development was endorsed in 2012. Thus it would appear the possibility of development has been accepted by EDDC subject to the need for a Green Belt review and release of all or part of the land from it.</p> <p>The matter was not taken further since these SHLAA reports. The land remains in the single ownership of our client who is now wishing to bring the site forward for consideration for development. A marketing exercise has recently been undertaken and a number of developers and land promoters have come forward wishing to be considered as partners to promote the land through the forthcoming review of the Local Plan. Given the pressures identified in the South East Dorset SHMA to find significant additional land for residential development and the consequent inevitability of a roll back of the Green Belt boundaries, it is consider this site is well suited to provide a significant contribution by way of an urban extension.</p> <p>We consider the extension would be well contained by the A31, the existing residential development to the west and the Moors River on the east side. Visually the land is also well contained and development of it would not be intrusive. West Moors Plantation completes the setting at the northern end of the land. The hedgerow trees around the arable land would help to provide an attractive character setting for the scheme whilst minimising the visual intrusion. The former St Leonards Hospital site is currently being redeveloped almost opposite the land just to the east.</p> <p>It is noted that Highways England own land adjoining the Azalea roundabout which judging by its shape might well be for enlarging the roundabout at some stage. Although no investigation has yet been undertaken to review the highway access alternatives there is a cul de sac through the residential development to the west or it may be the roundabout could be rebuilt and enlarged to provide a better flow of traffic and safety along the A31 as well as removing the current lay-by access and providing a new arm off the roundabout to serve the development.</p> <p>The land lies outside the 400 m heathland exclusion zones and the required SANG could be provided by way of a riverside walking area within the property.</p> <p>Our client also own land south of the A31 as shown coloured pink on the plan below. Some of the parties whom we have approached in respect of the land have indicated that they consider there may be further potential on part of this which should also be given consideration in the plan review. We would be grateful if you would consider the land and contact us should you have any queries in relation to its development potential.</p> <p>[Please Note: This submission has been supplemented / updated by Comment ID: LPR-REG18-74]</p>

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Cllr Mrs Cathy Lugg East Dorset District Council (ID: 908351)		LPR-REG18-75	Matters to include in Local Plan Review	<p>Observations I wish to be considered as part of the review of the East Dorset Local Plan.</p> <p>During the process of getting the Core Strategy adopted Dorset County Council responded that they were against any more care homes/residential homes for elderly people being built in East Dorset. The exact reasons will be found in the documentation, but I believe that they were that there was no identified need for places and, there was evidence that elderly people were coming from other authorities to fill the homes, whereupon they became a financial burden on the local taxpayers. For some reason this was ignored by the planning department at East Dorset. I would like this investigated again. Ferndown is at saturation point with various care homes and sheltered housing for the elderly. It is affecting the economy and the viability of our industrial estate who cannot get enough workers as there isn't enough low cost housing. More imaginative use of land near Heathland is needed to prevent residential homes being the only option.</p> <p>Guidance of building in the Special Character areas must be tightened up. Both Golf Links Road and Beaufoys are having their special status undermined by weak local legislation. In a few years time the nature of that "Special Character" will be completely undermined. There should be a balance point where any further building of flats is denied. In Golf Links Road that point has already been reached with four more applications in the pipeline. In Beaufoys a view should be taken on what the balance is, then applied. Once that point is reached, no more flats. Developers should be encouraged to build the kind of properties a locality needs. Some years ago the Town Council had a developer come to the committee for a large block of flats. We turned them down and luckily so did the District Council. We did, however, say to the developer what Ferndown needed was family homes and if he was willing to build them, we would lend our support in getting planning. He took us at our word and today we have Whiteoaks Close.</p> <p>It is important that the ability to compulsory purchase Ken Allen's car park remains part of the local plan. The District Council could use some of its capital to buy this car park for short term pay and display which would help the shops. At the moment there is nothing to stop people parking there all day apart from advisory signs.</p> <p>Any building in the town centre should demonstrate that it does not affect the economic viability of the town and should not rely on Tesco's car park, given to East Dorset as s106 in perpetuity, for parking.</p>
Mr Ziyad Thomas The Planning Bureau Limited (ID: 746457)		LPR-REG18-76	Matters to include in Local Plan Review	<p>Thank you for the opportunity to comment on the consultation papers for the aforementioned document. As the market leader in the provision of sheltered housing for sale to the elderly, McCarthy and Stone Retirement Lifestyles Ltd considers that with its extensive experience in providing development of this nature it is well placed to provide informed comments on the emerging Local Plan Review, insofar as it affects or relates to housing for the elderly.</p> <p>The National Planning Policy Framework stipulates that the planning system should be 'supporting strong, vibrant and healthy communities' and highlights the need to 'deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive mixed communities. Local Planning Authorities should plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community... such as... older people' (emphasis added).</p>

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				<p>The National Planning Practice Guidance reaffirms this in the guidance for assessing housing need in the plan making process entitled “How should the needs for all types of housing be addressed? (Paragraph: 021 Reference ID: 2a-021-20140306) and a separate subsection is provided for “Housing for older people”. This reads stipulates that “the need to provide housing for older people is critical given the projected increase in the number of households aged 65 and over accounts for over half of the new households (Department for Communities and Local Government Household Projections 2013). Plan makers will need to consider the size, location and quality of dwellings needed in the future for older people in order to allow them to move. This could free up houses that are under-occupied. The age profile of the population can be drawn from Census data. Projections of population and households by age group should also be used. The future need for older persons housing broken down by tenure and type (e.g. Sheltered, enhanced sheltered, extra care, registered care) should be assessed and can be obtained from a number of online tool kits provided by the sector. The assessment should set out the level of need for residential institutions (use class C2). But identifying the need for particular types of general housing, such as bungalows, is equally important” (My emphasis).</p> <p>The “What Housing Where Toolkit” developed by the Home Builders Federation uses statistical data and projections from the Office of National Statistics (ONS) and the Department for Communities and Local Government (DCLG) to provide useful data on current and future housing needs. The table below has been replicated from the toolkit and shows the projected changes to the demographic profiles of both Christchurch and East Dorset between 2008 and 2033.</p> <p>In line with the rest of the country, this toolkit demonstrates that the demographic profiles of both Councils are projected to age. The proportion of the population aged 65 and over in Christchurch will increase from 29.45% to 37.86% between 2008 and 2033, with the same demographic projected to increase from 26.7% to 37.72% over the same timescale in East Dorset. This is significantly higher than the average projected increase for UK local authorities by the Office for National Statistics (23% of the population aged over 65 by 2033). The largest proportional increases in the older population is expected to be of the ‘frail’ elderly, those aged 75 and over, who are more likely to require specialist care and accommodation.</p> <p>The provision of adequate support and accommodation for the increasingly ageing demographic profile of both Christchurch &amp; East Dorset is therefore a significant challenge and, unless properly planned for, there is likely to be a serious shortfall in specialist accommodation for the older population, which will have a knock on effect in meeting the housing needs of the whole area and wider policy objectives. Specialist accommodation for the elderly, such as that provided by McCarthy and Stone, will therefore have a vital role in meeting the areas housing needs.</p> <p>An overview of private sheltered schemes and the benefits they can provide to the elderly is provided below. In addition, examples and suggestions are given of how policy can support and encourage the development of this much needed type of elderly accommodation, and deliver in line with the National Planning Policy Framework (NPPF) and National Planning Practice guidelines (NPPG).</p>

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				<p>Community Benefits of Private Sheltered Accommodation</p> <p>“Housing Markets and Independence in Old Age - Expanding the Opportunities”, a new report by Professor Michael Ball of the University of Reading, was presented at a House Commons launch event in May 2011. The report highlights how owner-occupied retirement housing (OORH), such as that built by McCarthy &amp; Stone Retirement Lifestyles Ltd, helps to address the challenges of housing an ageing population. In addition, Professor Michael Ball highlights how OORH provides numerous benefits to communities including increasing the availability of much needed family houses in areas of shortage. This is because most OORH residents will have freed up family homes they were previously under-occupying, the majority of which are located in the market area local to the retirement housing development. It is therefore clear that private specialised housing for the elderly has a key role to play in providing a suitable and sustainable housing mix that meets wider housing needs.</p> <p>Furthermore, the presence of specialised housing for the elderly often greatly enhances the sustainability of businesses in nearby town and local centres. A report compiled by ‘The Opinion Research Business’ (ORB) entitled A Better Life: Private Sheltered Housing and Independent Living for Older People shows how Retirement Living accommodation helps to underpin local shops services and facilities. The report found that 62% of residents in retirement living schemes preferred to shop locally, with 45% of resident shopping within one mile of their scheme.</p> <p>Benefits of Private Sheltered Accommodation for Elderly Individuals</p> <p>Sheltered housing is a proven housing choice for elderly people who wish to move into accommodation that provides comfort, security and the ability to manage independently to a greater extent. It enables older people to remain living independently within the community and out of institutions, whilst enjoying peace of mind and receiving the support that they need.</p> <p>All McCarthy and Stone developments are specifically designed to provide housing accommodation for elderly people, who have experienced specific life changing circumstances that prompt the move into a specialised, purpose built, living environment. The communal facilities and specific features within the apartments designed to meet the particular needs of these likeminded people, generally result in a much improved quality of life.</p> <p>The peace of mind and contentment that this form of housing brings to its residents should not be underestimated. The maintenance of an organised, stress-free lifestyle that will benefit the general health and well-being of a like-minded group of people within a contained, communal living environment is of paramount importance to the success of this form of housing, and a desirable end-result for society at large, from an economic as well social perspective. As residents feel healthier and happier this inevitably has positive impact on their wellbeing and they will therefore place less of a burden on local health and support facilities. The additional support</p>

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				<p>available to residents within these developments means they are also able to return to their homes quicker after a stay in hospital.</p> <p>Additionally, McCarthy and Stone also provide (Assisted Living) Extra Care Housing aimed at enabling independent living for the “frail elderly”, persons typically aged 80 and over. The provision of suitable accommodation for the frail elderly will be of critical importance and the provision of Extra-Care housing will need to be considered to meet the increasing demand for this type of accommodation.</p> <p>McCarthy and Stone type developments assist in the delivery this type of accommodation, with the McCarthy and Stone Extra Care concept providing day to day care in the form of assistance and domiciliary care tailored to owners’ individual needs, enabling the frail elderly to buy in care packages to suit their needs as they change. It provides further choice for the frail elderly allowing them to stay in their own home and maintain a better sense of independence, enhancing their personal welfare over time rather than through the fixed costs of a nursing or residential care with its one for all approach. Accordingly, Extra Care accommodation possesses a number of ‘enhanced facilities’ in terms of the communal facilities available and provides a higher level of care when compared to private retirement housing. It is therefore a different form of specialised housing for the elderly than retirement housing and provides the increasingly elderly population with more choice and with an alternative type of accommodation to meet their needs as frailty increases. The benefits to the public purse as outlined above are even more evident here.</p> <p>Summary</p> <p>In light of the above we recommend that a policy, or wording in a policy, is provided in line with the advice provide in the Housing in Later Life: Planning Ahead for Specialist Housing for Older People toolkit. This toolkit was developed by a consortium of private and public organisations with an interest in housing for the elderly and encourages a joined up approach to planning, housing and social care policy both in the collection of evidence and the development of specialist accommodation for the elderly. A copy of this document has been appended for your convenience.</p> <p>In summary, McCarthy and Stone stress the need to consider addressing the current and future housing needs of older people and acknowledge the role that owner-occupied sheltered housing schemes plays in meeting older person housing needs, and in providing housing choice for the wider community by freeing up valuable, under-occupied family homes in the local area.</p> <p>I trust that the above comments will be taken into account and considered as part of the examination and evolution of the Local Plan. We would be particularly keen to become involved with any consultation or workshops on emerging policy or strategy work in the field of the housing needs of the ageing population.</p> <p>Thank you for the opportunity to comment</p>

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Mr Andrew Meaden (ID: 1042221)	Mr Andrew Robinson Symonds & Sampson (ID: 656562)	LPR-REG18-77	Site suggestion	<p>We are instructed by Andrew Meaden of Mill End Cottage, Newton, Witchampton to make representations on his behalf with regard to the Christchurch and East Dorset Local Plan Review.</p> <p>Our client who is in retirement is the owner of the land shown edged red on the attached plan. He has an encumbered freehold interest and has two forms of established access to reach his land from the public highway. For many years the land has stood idle as there was no particular use to which it can be put and is now an unattractive area of effectively open wasteland lying between the old railway, North Leigh Lane and Leigh Road.</p> <p>The land effectively sits between existing residential development and needs to find a productive use for the long term. Services are close by and the development would have little or no effect on third parties residential amenities.</p> <p>Planning Permission has already been granted for a sizeable residential development slightly to the east and to the south of Leigh Road which will have with it a large SANG to provide for recreation and land immediately to the east of Mr Meaden's property also now has a car park and recreation area.</p> <p>There is therefore little need for this particular piece of land to lie vacant, derelict and unused and our client feels that residential development should be considered for the whole. If this is considered to be inappropriate an alternative would be to provide 3 plots on the land which is cross hatched on the plan, which could then use the existing access points as shown on the plan for access to the public highway.</p> <p>The Christchurch and East Dorset Local Plan Review provides an opportunity to review the hierarchy of settlements and to examine what levels of developments are appropriate for each. Essentially this piece of land is within a suburb of Wimborne in a sustainable location and in an area where further residential development is already planned. A small residential development on our clients land would seem entirely appropriate.</p> <p>We would ask that this matter be given full consideration in the Local Plan Review.</p>
Mr Keith Nutter Morbaine Limited (ID: 1038795)		LPR-REG18-78	Site suggestion Matters to include in Local Plan Review	<p>We are writing to submit representations (as well as a candidate site) with regard to the current consultation on the Local Plan Review. Whilst we have general comments to make about the emerging retail strategy for the Plan our representations relate more specifically to retail matters affecting Wimborne.</p> <p>Evidence base for the Local Plan Review and assessing 'needs'</p> <p>We note that the retail strategy developed for the joint authorities of Christchurch and East Dorset has been informed by two historic retail studies undertaken by Nathaniel Lichfield &amp; Partners. The first joint retail assessment was prepared in May 2008 and includes a detailed analysis of the main centres as well as a household survey of shopping patterns across the combined area. The household survey which underpins all the statistical analysis linked to 'need' was undertaken in September 2007.</p>

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				<p>A further study was then produced in September 2012 which sought to update the statistical tables and provide further information in relation to quantitative needs linked to the latest expenditure and forecast growth rates. This study did include additional survey evidence for the Christchurch area but the September 2007 survey was still relied on for the East Dorset area.</p> <p>As a result, the latest household survey information which is available to assess shopping patterns in Wimborne is now nine years old. Whilst we do not believe that shopping patterns will have radically altered, it is evident that there has been a significant change in retailing in general since 2007 which needs to be reflected in the evidence base. In fact there has almost been a whole economic cycle since the last research was undertaken with a significant recession in the intervening period which has influenced people's shopping habits for both food and non-food items. Furthermore, in the case of Wimborne, the survey was undertaken prior to the opening of the new Waitrose store in the town in July 2010. Therefore, in the 2012 'update' (the latest retail study undertaken by NLP) professional judgements had to be made about changes in the market share for Wimborne given that the Waitrose store was now trading.</p> <p>The 2008 study clearly highlighted the fact that there was major convenience and comparison goods expenditure leaking from the three key settlements and most notably Wimborne. The study suggested that the convenience goods leakage would be addressed by the development of the Waitrose food store. Whilst we would expect greater retention of expenditure since July 2010, the extent of this has yet to be assessed using up to date household survey information. Given the most recent recessionary period and the fact that Waitrose has a fairly narrow appeal/target market, the ability of that particular store to retain significant amounts of trade within the Wimborne area will, to some degree, be limited. Furthermore, there has been little or no development for comparison goods retailing and therefore, any opportunity to claw back expenditure for these goods will have also been limited.</p> <p>From our review of the current provision of supermarkets within the Wimborne area there would appear to be a lack of balance (from a qualitative perspective), with little choice for those people with more limited budgets or who do not like the Waitrose brand. It is not surprising therefore that there is significant demand from retailers operating in a more 'value focused' sector who are looking to enhance the convenience goods offer of Wimborne. This is also true in relation to the comparison goods sector. Such development would not only complement the existing retail offer within Wimborne but there is also a clear opportunity to address the ongoing leakage of expenditure generated in the local area but spent elsewhere.</p> <p>Given the age of the current evidence base and the 'needs' that we have identified through our own research, there would appear to be a clear requirement for the joint authorities to prepare up to date evidence in relation to the three key centres of Wimborne, Christchurch and Ferndown. Not only will this ensure that future needs (from both a quantitative and qualitative perspective) are fully addressed in the review of the Local Plan but it will also provide a solid foundation against which other proposals can be assessed. Clearly, the 2008 study which looked at the</p>

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				<p>health of all the centres as well as addressing qualitative issues is now over eight years old and needs to be revisited. Furthermore, there is a need for more up to date survey evidence in relation to shopping patterns affecting the three key centres so unsustainable shopping trips (i.e. people being forced to drive to facilities outside of the three key centres due to a lack of choice) can be addressed fully in the review of the Local Plan.</p> <p>Potential Site for Further Retail Development in Wimborne</p> <p>Notwithstanding our concerns in relation to the age of the retail evidence base underpinning the review of the Local Plan, it is our view that there is a clear need for further both convenience and comparison goods provision in Wimborne. The convenience need would be particularly focused on those consumers who cannot afford to (or choose not to) shop at Waitrose.</p> <p>On this basis, we are seeking to put forward a site in Wimborne which we believe can help address that need and provide more sustainable shopping patterns locally. The site is located off Brook Road (accessed via Leigh Road) to the east of Wimborne Town Centre. The site has previously been identified for development in the East Dorset Local Plan (2002) for both employment and residential uses. The policy controlling the redevelopment of this site is WIMCO4. This policy has been 'saved' but in our view needs to be revisited as part of the most recent local plan review.</p> <p>Whilst the site has previously been identified for employment (B1 type uses) this designation was primarily linked to the operational needs of the land owner who currently operate from modern premises on Brook Road. Over the past decade (whilst the site has been surplus to requirements) the landowner has considered a number of potential proposals. As none of these have materialised we can confirm that the site is immediately available for redevelopment.</p> <p>A plan of the site on Brook Road (linking Leigh Road) is attached to this representation.</p> <p>As the site is not located within the defined town centre (but is within the urban area) we are aware that any future allocation or proposed development would have to satisfy the sequential approach and retail impact test. However, from our preliminary work to date, we are confident that both of these can be satisfied and that retail development can be accommodated on the proposed site without any adverse impacts on the established centre of Wimborne. Given the compact and historic nature of Wimborne, there are very few sites of sufficient size to accommodate the needs of modern retailers. Therefore, we are confident that the site on Brook Road is sequentially the best opportunity for retail development that is suitable, viable and available.</p> <p>As the review of the Local Plan is currently at a very early stage, we are unclear to what additional evidence will be gathered by the joint authorities in the future. In the meantime we would be willing to provide further evidence to substantiate the case for additional retailing in Wimborne and why the proposed site on Brook Road is sequentially the best option available.</p>

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				<p>However, at this 'call for sites stage' we are simply seeking to highlight the fact that we are currently in detailed discussions with national retailers looking for a presence in Wimborne and that such opportunities are very limited. On that basis we would like to take this opportunity to put forward the site on Brook Road as a candidate to meet future retail needs within the Wimborne area.</p> <p>Potential Alternative Uses for Our Candidate Site</p> <p>Whilst we believe that there is significant evidence to demonstrate that the site could be suitable for retail development, we also recognise that the Council will be considering sites for additional residential development to again ensure that all future needs are met. As set out above, the site has been allocated for residential development in the 2002 East Dorset Local Plan and, if for whatever reason in the future, retail development cannot be achieved there is clearly the opportunity to redevelop the site for residential development in line with the current allocation.</p> <p>Summary</p> <p>Whilst we recognised that the review of the Local Plan is currently at an early stage, we thought it would be helpful to that process to bring to the attention of the joint authorities our intention to redevelop the proposed site at Brook Road. As set out above, the proposed redevelopment of the site (which is surplus to the current owner's requirements) seeks to address clear quantitative and qualitative deficiencies in the retail offer of Wimborne. Whilst we have identified these deficiencies through our own research, we believe there is a need for the joint authorities to update the evidence base in relation to retail matters which is now significantly out of date. In fact the survey evidence which underpins the 'needs' assessment is now over nine years old.</p> <p>Notwithstanding the intention to develop the site for retail, the site also offers significant prospects for residential development (as recognised in the 2002 Plan) which in turn could meet clear needs within Wimborne if the retail proposal is not realised. Therefore, given the fact that consultation document welcomes any suggested sites for development at this stage we would ask the joint authorities to carefully consider our site as a candidate to help meet future needs (whether they be retail or residential).</p> <p>We would be more than happy to discuss this opportunity with you in detail in the future if you felt this would be beneficial.</p>
Mr Nick Squirrell Natural England, Dorset and		LPR-REG18-79	Matters to include in Local Plan Review	<p>Thank you for your consultation dated 28 September 2016 under Regulation 18 of the Town and Country Planning (Local Development) (England) Regulations 2012.</p> <p>Natural England was fully engaged with the recent Local Plan process and as such have provided advice which is</p>

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Somerset Team (ID: 612430)				<p>reasonably upto date on biodiversity and landscape issues. There are some specific points which require emphasising.</p> <ul style="list-style-type: none"> <li>• There are new proposed SPA designations in coastal waters at Christchurch.</li> <li>• Approaches to the protection of European Protected Species are currently evolving and the Biodiversity Protocol and Compensation arrangements are becoming more established. Policy may need to be revised.</li> <li>• It is increasingly important that authorities gather suitable evidence to support their forward plans and ensure that significant allocations provide a high level of environmental information to avoid later delay.</li> <li>• The delivery of larger allocations and their viability have become complex issues for the authorities – better information about the full range of infrastructure requirements should be secured at an early stage to avoid delay and priority conflicts at a later stage and ensure efficient delivery.</li> <li>• The establishment of strategic coherent ecological networks for biodiversity is likely to be a consideration.</li> <li>• Environmental capacity has recently been considered a significant issue elsewhere in SE Dorset, consideration should be given to a careful study of environmental capacity and consequential limits to growth at this early stage.</li> <li>• Some clarification of Heathland Support Areas may be necessary in the new plan supporting information.</li> <li>• The previous Local Plans approach to evidence environmental evidence gathering, for example avoidance of designated biodiversity sites and residential allocations in the statutory 400m Consultation Area provided robust outcomes and should be adopted.</li> </ul> <p>The approach taken to new residential allocations in the current Local Plan has been successful in the main in bringing forward locations which achieve good environmental outcomes and quality spaces for people. The work carried out in front loading assessment and issues around each area should be carried forward and refined for this review to enable efficient delivery of the Local Plan.</p> <p>I trust these general comments will be of assistance at this early stage in the review.</p>
Mr Mark Funnell National Trust (ID: 359567)		LPR-REG18-80	Site suggestion	<p>I am emailing in respect of your consultation on the scope of the Christchurch and East Dorset Local Plan Review (although I appreciate that I may have missed the formal consultation period).</p> <p>The National Trust owns the Kingston Lacy estate within East Dorset District, which means we have a wide range of interests in local planning policy, both in terms of development that may affect the estate and its setting, but also any development that may take place on Trust owned land.</p> <p>The specific reason for contacting you is regarding Shapwick village, a large part of which is owned by the Trust – see <a href="http://www.ntlandmap.org.uk">http://www.ntlandmap.org.uk</a> for more detail. At present, the Local Plan 2002 has saved policies that appear to support development within village infill policy envelopes, and Shapwick is referred to at para's 17.49 and 17.50. Although I'm not aware of the extent (if any) to which development has taken place within the Shapwick policy</p>

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				<p>envelope since 2002, there may be potential to provide for the village's housing needs and make a small contribution to the housing required across the district. It may therefore be preferable to at least retain the envelope and the associated policy going forwards.</p> <p>We would be interested in hearing the Councils' approach to rural villages such as Shapwick going forwards, and look forward to the next stage of the process. If you wish to discuss any of the above in the meantime, please contact myself (although I am now on leave for a week) or the senior estate manager at Kingston Lacy, James Meadows (cc'd).</p> <p>Thank you for the opportunity to make - an admittedly late - comment.</p>
Ms Louise Evans New Forest District Council (ID: 359514)		LPR-REG18-81	Matters to include in Local Plan Review	<p>Thank you for the opportunity to comment on the proposed scope of the local plan review for Christchurch and East Dorset. We welcome that the reasons for the review includes joined up strategic planning with the New Forest and look forward to working with you on matters of cross border significance through our established officer and member level arrangements. We also welcome that the review proposes to plan for Christchurch and East Dorset in a single document</p> <p>The scope and content of the local plan review is reasonable with no substantive omissions and we take the opportunity to make the following observations and comments informed by our own local plan review in progress.</p> <p>Plan period and production timetable:</p> <p>If a Modifications process was required as part of the review process, adoption of a new C&amp;EDC Local Plan would likely be in 2020, leaving 13 years of coverage rather than the generally suggested 15 years from adoption. It may be prudent to look to 2035 or 2036, the latter also being the time horizon for both the New Forest District and National Park local plans.</p> <p>Housing and housing supply:</p> <p>Based on the work we have done to date, we take this opportunity to notify you that this district appears unlikely to be able to meet its housing needs in full. Our regular meetings will provide opportunities to keep you up-to-date with our further investigations on this matter and to move to formal Duty to Cooperate discussions if and when appropriate.</p> <p>NFDC and the Park Authority will be commissioning supplementary updating to our 2014 SHMA following recent updates to the PUSH area SHMA. As part of this work will seek to more clearly identify how our housing needs correspond to the three housing market areas the district (and National Park) forms a part of.</p> <p>Travellers:</p> <p>Based on Winchester's recent local plan examination experience, should C&amp;EDC currently lack a 5-year pitch supply then a criteria-based policy approach to traveller may not be sufficient. Our councils are both using ORS for needs assessment which should assist with consistency of information when the studies report.</p> <p>Transport and other infrastructure:</p> <p>We note the recent representations by C&amp;EDC to our Initial Proposals consultation about potential infrastructure</p>

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				<p>impacts and evidence. NFDC would welcome the opportunity for closer joint working with C&amp;EDC and other Dorset authorities to discuss feedback from infrastructure providers and to better understand the cumulative implications of growth proposals for our respective local plans. Implications for the strategic road network and for waste water infrastructure in the Avon valley may need to be explored further (the latter in the context of current work by Wessex Water and Natural England with Wiltshire on phosphate/nutrient management). In the first instance we suggest further discussion in our officer liaison meetings.</p> <p>Natural Environment: We have a shared interest in mitigating the recreational and other impacts of growth on Natura 2000 sites including the Dorset Heaths and New Forest National Park SPA and SAC in a consistent and proportionate way, including by provision of green infrastructure and alternative recreational green space. Depending on the scale and location of future growth proposals in C&amp;EDC there may be cross boundary opportunities for habitat impact mitigation. The implications of the Water Framework Directive are also likely to be a plan review issue in relation to the Avon</p> <p>If you have any queries, please do not hesitate to contact me</p>
Mr Paul Hocking (ID: 1033702)		LPR-REG18-82	Site suggestion	<p>Thank you for the opportunity re. "call for sites", amongst other matters, pursuant to Regulation 18 (1). I email to put forward land at Cromwell Cottage, Ringwood Road, Alderholt, SP6 3DF on the following basis.</p> <p>As your department is aware, opposite is currently a planning application for some 60 houses outside the village envelope (your ref 3/16/1446), which I shall refer to as the "Gladman site". I understand this is shortly to be refused for this principal reason, particularly as you have a 5 year deliverable supply of sites, albeit I am advised this is perhaps diminishing to a more critical level over the next 12 or so months.</p> <p>It will be of no surprise the Gladman site opposite will also be put forward by the developer under your current call for sites. One of the issues here is the site is at an important approach to the village of Alderholt and so if any future extension of the village envelope in this location were to be contemplated (on a planned basis rather than an unsolicited basis) it will need to encompass both sides of Ringwood Road to create an appropriate environment, hence I put forward the land of Cromwell Cottage.</p> <p>Put simply, the refusal of planning permission opposite is supported, but if it were ever to be considered favourably there is, in my professional opinion, no way of assimilating such housing development without it addressing both sides of Ringwood Road (rather than backing onto Ringwood Road on one side as Gladman would see fitting). It would also provide you with appropriate opportunity to secure the necessary highways mitigation measures/changes and be of some actual benefit to the existing residents of Alderholt through the delivery of affordable housing as well as a wider housing mix without blighting those who are closest to the Gladman site.</p> <p>Land at Cromwell Cottage amounts to circa 2.5 acres which forms part of the curtilage and wider gardens of the main dwelling, along with a complex of outbuildings. The land was planted with ornamental trees in the 1970's as part of an incidental residential use of the land, which remains to this date, but most of these trees would now be classified as 'U' or 'C' in arboricultural terms. Nevertheless a significant number of trees would be retained to</p>

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				<p>provide a mature and verdant setting to any development. Such development could amount to as little as 3 larger dwellings addressing the road (frontage infill development) or could go further into the site to increase the opportunity. The large footprint of existing outbuildings could also be utilised and/or upgraded and perhaps could be devoted to part of the mix as 'live/work' units etc.</p> <p>Put simply again, the Council could not conceivably allocate or permit the Gladman site in the future without a buffer around the edge in order to assimilate and deliver a proper and well-planned development for the village. The notion of extending the village in this location should either be dismissed in its entirety for the foreseeable future or the needs, requirements and environment of the village and its residents be mitigated and planned for accordingly. In this context land at Cromwell Cottage is perfectly situated in respect of the Gladman site and could deliver larger properties as part of the overall mix, or indeed a combination as highlighted above.</p> <p>I look forward to hearing from you in due course, but I would be happy to provide you with any further details. I would be grateful if you would advise as to your initial reaction before any decision is taken as well as the timetable going forwards of your local plan adoption process</p>
Mr David Illsley New Forest National Park Authority (ID: 1041278)		LPR-REG18-83	Matters to include in Local Plan Review	<p>The New Forest National Park Authority ('the Authority') welcomes the opportunity to respond to this initial Regulation 18 Local Plan Review consultation (September 2016). As a neighbouring planning authority, the Authority is a statutory consultee on the Christchurch &amp; East Dorset Local Plan Review and notes that one of the reasons listed as to why the Local Plan is being reviewed is to allow more joined up strategic planning between the neighbouring authorities in Dorset and the New Forest. Set out below are the Authority's consultation comments on the Regulation 18 consultation paper.</p> <p><b>Scope of the Local Plan Review</b> It is noted that the Local Plan Review will consolidate all planning policy for the area into a single document. The Authority considers this approach to have merit in providing a clear, concise plan for the area and accords with the Government's NPPG which encourages the production of a single Local Plan.</p> <p><b>Duty to Cooperate</b> As was the case during the preparation of the adopted Local Plan Part 1 – Core Strategy document (April 2014), there is a legal duty to consider strategic, cross-boundary issues with neighbouring planning authorities in reviewing the Local Plan. There are a number of cross-boundary issues affecting the area (including transport, housing needs, habitat and landscape protection) and regular officer level liaison between Christchurch &amp; East Dorset; the Authority; and New Forest District Council is established. The three planning authorities are looking to extend this to member/councillor level liaison as the respective Local Plan reviews are undertaken.</p> <p><b>Meeting identified housing needs</b> The Authority recognises the significant challenges in seeking to deliver housing to meet the objectively assessed need in the Strategic Housing Market Assessment (SHMA, 2015) given the wide range of designations covering the Christchurch and East</p>

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				<p>Dorset Local Plan area.</p> <p>The Authority and New Forest District Council (NFDC) commissioned a SHMA covering the New Forest in 2014 which confirmed that the Bournemouth Housing Market Area extends into the New Forest. As you will be aware from the Authority's Consultation Draft Local Plan (October 2016), we are not able to meet the full, objectively assessed housing need for the area due to the range of designations covering the New Forest. The Local Plan Expert Group Panel Report (March 2016) recommends that planning authorities make representations on the local plans prepared by their neighbours where they cannot meet their own housing needs. In the planning context of the identified housing needs and the range of designations affecting Dorset and the New Forest there is perhaps little to be gained from this, but we would like to formally notify the Councils that the Authority cannot fully meet its identified housing need and we will therefore need to liaise with planning authorities in the wider Housing Market Areas to see if the identified needs can be met.</p> <p>'Call for Sites'</p> <p>As set out below, there is a legal duty placed on all relevant authorities to consider the impacts of their plans on National Parks. The Authority is therefore keen to liaise with Christchurch &amp; East Dorset Councils should development sites come forward that could impact on the adjacent National Park. This has been illustrated by the recent discussions around the allocated Christchurch Urban Extension which has necessitated separate applications being submitted to the Authority and NFDC for the required SANG area.</p> <p>Legal duty to have regard to the statutory National Park purposes</p> <p>As you are aware, the Government has confirmed that all relevant authorities have a statutory duty to have regard to the two National Park purposes when coming to decisions or carrying out their activities relating to or affecting land within National Parks. This legal duty – set out in Section 62(2) of the Environment Act 1995 - recognises that the fulfilment of National Park purposes rests not only with those bodies directly responsible for their management. We would expect to see a clear reference to this statutory duty within the Local Plan as it is developed. The Government has confirmed that relevant authorities will be expected to be able to demonstrate that they have fulfilled this duty and that where their decisions may affect National Parks, they should be able to clearly show how they have considered the purposes of these areas in their decision making.</p> <p>We look forward to working closely with you as the Local Plan is prepared.</p>
Mr & Mrs K Pedersen (ID: 1042142)	Mr Christopher David Christopher David (ID: 1042147)	LPR-REG18-84	Site suggestion	<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>

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Pennyfarthing Homes Ltd Pennyfarthing Homes Ltd (ID: 654624)	Mr Thomas Southgate (ID: 1036011)	LPR-REG18-85	Site suggestion	<p>Thank you for the opportunity to participate in the current consultation on the scope of the Christchurch and East Dorset Local Plan Review, covering the period 2018 – 2033.</p> <p>We are writing on behalf of Pennyfarthing Homes, which has land interests within the administrative boundaries of East Dorset District Council. Pennyfarthing Homes wishes to promote a site for the provision of a highway services facility and/or associated hotel on land adjacent to the Canford Bottom roundabout. The current consultation is seeking input on what should be included within the emerging plan, as well as the submission of potential allocation sites for housing, employment, retail, open space, Suitable Alternative Natural Greenspace (SANG) and mixed use development.</p> <p>The proposed allocation site</p> <p>The Local Plan Review Scoping Paper, which forms the basis of the Regulation 18 consultation, sets out what Christchurch and East Dorset are proposing to include within the Local Plan Review. We have reviewed this document and consider that the scope relating to transport does not currently provide for the provision of land uses, or identify the need for them, associated with strategic highway infrastructure. Given the strategic significance of transport routes through Christchurch and East Dorset, which is highlighted in greater detail below, we believe the scope of the Local Plan Review should be extended to cover this.</p> <p>The land that Pennyfarthing Homes is seeking to promote is shown on the enclosed plan. It is located directly to the south of the Canford Bottom roundabout (A31), and is proposed for allocation within the Local Plan Review as a highway service facility and/or associated hotel.</p> <p>The parcel of land is approximately 3.25ha in size and has the potential to be accessed either from the A31 to the west or B3073 to the east. The western boundary of the site is delineated by the A31, whilst Little Canford and the B3073 lie to the east. Canford Bottom roundabout is located directly adjacent to the north. Dwellings forming part of Little Canford and the River Stour are located adjacent to the site's southern boundary. The site is heavily urbanised by the existing development located to the north and south, as well as the adjacent highway infrastructure.</p> <p>The site is located within the Green Belt as defined on the Christchurch and East Dorset Core Strategy (2013-2028) policies map. The site is not currently allocated / safeguarded or proposed to be in relation to mineral extraction. An initial high-level assessment of the site has highlighted that there are no environmental or landscape designations affecting the site, though a number of listed buildings (5 no.) are located to the south within Little Canford. It is not</p>

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				<p>anticipated that these designations would unduly constrain development of the site.</p> <p>As the location description implies, the site is effectively landlocked by surrounding development and land uses. The site's size and position adjacent to the A31, B3072 and Canford Bottom roundabout mean that we consider it would be more appropriate to use this site for highway infrastructure-related uses as opposed to housing provision.</p> <p>Justification for allocation of the proposed site</p> <p>As noted above, the A31 is located to the north of the site and runs generally in a west to east direction. Paragraph 2.50 of the adopted Core Strategy identifies that the A31 links East Dorset with the M27/M3, and that it provides the main east-west route into Dorset and the south west from Hampshire.</p> <p>Bournemouth, Poole and Dorset councils have produced a joint Local Transport Plan, which sets out a 15-year strategy for the long-term provision and upgrade to the local transport network. The latest version of this document is the 'Local Transport Plan 3', which covers the period 2011-2026.</p> <p>The plan outlines the importance of delivering a first class transport infrastructure across Bournemouth, Poole and Dorset in order to support economic growth, and address wider policy issues including the environment, health and social inclusion. However, the plan also sets out the issues faced in providing first class infrastructure due to the regions unique environmental assets, which create significant constraints. It outlines the current transport issues facing the area in respect of increased congestion in urban areas and inadequate wider connectivity, all of which has been compounded by an historic under-investment in transport.</p> <p>It is therefore not surprising that the A31, and upgrades to it, feature heavily within the transport plan, and are subsequently reflected within policy KS10 of the Core Strategy. This policy includes improvements to the Canford Bottom roundabout, which have already been implemented, as well as improvements to the Merley roundabout (medium term from 2018) and the dualling of the A31 between the Merley and Ameysford roundabouts (long term from 2023). It is pertinent to note that based on the site's location, delivery of a highway services facility, would allow for the opportunity to make further improvements to the Canford Bottom roundabout junction, to the benefit of the surrounding strategic highway network.</p> <p>The Dorset Local Enterprise Partnership has launched the Bournemouth International Growth Programme, which is a major economic plan focussed on employment and development around Bournemouth Airport. Christchurch and East Dorset Councils are partners to the programme, with Councillors and</p>

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				<p>Officers forming part of the Steering Group.</p> <p>One of the programmes objectives over the next four years is to significantly improve transport accessibility to and around the airport through extensive transport and infrastructure improvements; almost £40million has been secured as part of the Dorset Growth Deal to fund a series of such improvements. One of the improvement works identified is the Longham Mini's roundabout which provides access to the A31 via the A348 Ringwood Road, and B3073 Ham Lane.</p> <p>It is therefore considered that, due to the strategic importance of the surrounding highway network, the Local Plan Review and allocations within it should be looking to address such matters of strategic and cross-boundary significance. Paragraph 31 of the NPPF is clear in its position:</p> <p>'Local authorities should work with neighbouring authorities and transport providers to develop strategies for the provision of viable infrastructure necessary to support sustainable development, including large scale facilities such as... roadside facilities for motorists or transport investment necessary to support strategies for the growth of... airports, or other major generators of travel demand in their areas...'</p> <p>Given the strategic importance of the A31 network, and the proposed improvements and upgrades to it, it will be important to ensure that an appropriate level of highway service provision serves it. We believe that there would be considerable road safety and economic benefits associated with the provision of a bespoke service facility on the A31, which would be subject to further analysis. The proposed site is therefore ideally located to provide highway service facilities and/or associated hotel provision in line with the major upgrades planned over the lifetime of the Local Plan Review.</p> <p>Tourism is also hugely important to Christchurch and East Dorset, with paragraph 2.46 of the Core Strategy outlining that 11% and 6% of employment within the respective administrative areas were supported by tourism. The same section of the Core Strategy also outlines the significant levels of tourist-related spend within Christchurch and East Dorset.</p> <p>Therefore the provision of further hotel accommodation, as well as supporting the needs of those travelling through the region, will also further support tourism within East Dorset, increasing the number of people staying and spending within the district.</p> <p>Whilst the site is located within the Green Belt, we do not consider it strongly meets the purposes for the Green Belt as set out at paragraph 80 of the NPPF. The site is located directly adjacent to the Canford Bottom roundabout, which is a major element of Dorset's transport infrastructure. There are also significant</p>

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				<p>levels of development located within the immediate surrounding area, in the form of the Wimborne Minster, Colehill and Ferndown settlements. Little Canford is also directly to the south.</p> <p>Given the suitability of the site and lack of alternative sites for such uses within the area to provide important highway-related infrastructure, we consider that the site would be suitable for allocation within the Local Plan Review and removal from the Green Belt.</p> <p>Going forward</p> <p>The high-level assessments undertaken to date suggest that the site would be suitable for allocation for a highway service facility and/or associated hotel as it does not have any significant environmental or landscape constraints, and does not contribute strongly to the purposes of the Green Belt. The accessibility of the site from either the A31 or B3073 also further outlines its suitability for a highway services facility and/or associated hotel.</p> <p>Pennyfarthing Homes appreciate the need to undertake further survey and site assessment work, and it is anticipated that this will include ecological, landscape, heritage and transport studies. There will also be a need to undertake detailed and specific studies that will look to assess:</p> <ul style="list-style-type: none"> <li>• The type and scale of facilities required to serve the A31</li> <li>• Technical feasibility of delivering such a development</li> <li>• Economic viability</li> <li>• Assessment of design guidance</li> <li>• Benefits analysis</li> </ul> <p>We would of course welcome input into any further that officers consider will be required.</p> <p>Pennyfarthing Homes will be meeting with the Dorset Local Enterprise Partnership at the beginning of December 2016 to discuss strategic transport and infrastructure related matters in respect to this proposed allocation site. We would very much welcome the opportunity to meet with the planning policy team in order to discuss the proposals further as part of the emerging Local Plan Review process.</p> <p>We therefore very much look forward to hearing from you.</p>
Pennyfarthing Homes Ltd Pennyfarthing Homes Ltd (ID: 654624)	Mr Thomas Southgate (ID: 1036011)	LPR-REG18-86	Site suggestion	<p>Thank you for the opportunity to participate in the current consultation on the scope of the Christchurch and East Dorset Local Plan Review, covering the period 2018 – 2033.</p> <p>We are writing on behalf of Pennyfarthing Homes, which has land interests within the administrative boundary of East Dorset District Council. Pennyfarthing Homes wishes to promote its sites for the provision of housing and strategic level</p>

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				<p>Suitable Alternative Natural Greenspace (SANG) within the Local Plan Review.</p> <p>The current consultation is seeking input on what should be included within the emerging plan, as well as the submission of potential allocation sites for housing, employment, retail, open space, Suitable Alternative Natural Greenspace (SANG) and mixed use development.</p> <p>About Pennyfarthing Homes</p> <p>Pennyfarthing Homes is a local developer and house builder based in New Milton, Hampshire, with over 40 years experience providing high quality new homes. Pennyfarthing Homes work hard to ensure that its developments work hand in hand with meeting local housing demand, whilst also balancing and addressing the environmental requirements of their sites. They are committed to sustainability and energy efficiency in their housing design, delivering impressive homes that offer flexible lifestyles that will remain appealing for generations to come.</p> <p>Pennyfarthing Homes is currently in the process of building out high quality housing schemes in Lymington, Highcliffe and Ferndown, and has recently achieved planning permission for a further 87 dwellings in Lymington. They are also promoting a significant number of strategic sites for housing through various Local Plan processes within Dorset and South Hampshire, which have the capacity to deliver thousands of vitally needed homes.</p> <p>Pennyfarthing Homes is a nationally recognised house builder, having won multiple awards, and achieved 'Investor in People' status each year since 2006. They pride themselves on encouraging training and further education within their workforce, as well as sponsoring local sixth forms.</p> <p>The proposed allocation sites</p> <p>The Local Plan Review Scoping Paper, which forms the basis of the Regulation 18 consultation, sets out what Christchurch and East Dorset are proposing to include within the Local Plan Review. We have reviewed this document and consider that in relation to housing, the scope is appropriate. Specifically, we consider the review of the settlement hierarchy and Green Belt to be of vital importance to the plan's ability to establish appropriate housing (including affordable) strategies, to enable housing need to be met in Christchurch and East Dorset over the proposed Local Plan Review period.</p> <p>Pennyfarthing Homes has a number of significant land interests to the east and south east of Colehill, and wishes to promote this area of search as capable of accommodating a strategic-scale housing development with associated infrastructure and facilities. The area of search is outlined on the enclosed plan. Pennyfarthing Homes wish to put forward this area of search as a proposed</p>

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				<p>housing allocation. The land is located to the east/south east and west / south west of Wimborne Minster, Colehill and Ferndown respectively. Existing residential development is located within this area along Wimborne Road West. To the south east lie open fields with dispersed housing and farm-related development. This pattern continues eastwards along the B3037 until the settlement of Longham.</p> <p>The land within the area of search is located within the Green Belt as defined on the Christchurch and East Dorset Core Strategy (2013-2028) policies map. It is not currently allocated / safeguarded, or proposed to be, in relation to mineral extraction.</p> <p>An initial high-level assessment confirms that there are no environmental or landscape designations, though there is a small section of ancient woodland located within this area. A number of listed buildings (5 no.) are present to the west within Little Canford. It is not anticipated that these designations would unduly constrain development.</p> <p>The land to the south of the A31 shown on the enclosed plan is promoted for the provision of a strategic-level SANG that would serve the wider requirements of the district. It comprises of approximately 36ha, and is defined by the A31 to the north and River Stour to the south. The settlement of Little Canford lies to the east, whilst the land to the west is included in Core Strategy policy WMC8 for the delivery of SANG / country park as part of a housing allocation for 350 dwellings. This allocated land equates to c. 37ha.</p> <p>The promoted SANG site has been subject to an extant planning permission (ref: 3/12/0702/COU) for the:</p> <p>‘Change of use to public space to include 2 new lakes, picnic area, bird hide, parking area (20 spaces). As amended by plan received 25/2/13 to enlarge lakes to join river and delete site in Poole Borough Council. As amended by plans received 24/05/13 to show cross section for the revised lake positions.’</p> <p>Planning permission was granted on 2 August 2013, with condition 1 requiring development to commence within 3 years from the date of permission. Whilst permission has now expired, the principle of using the land for public open space provision is clearly established.</p> <p>Pedestrian and vehicular access to the proposed SANG land is available from the north eastern corner of the site off Old Ham Lane. The principle of this approach was established through the expired planning permission 3/12/0702/COU, which included parking provision for 20 vehicles. From here it is possible to access Little Canford and the B3073 to the east, and the existing built development of Wimborne Minster and Colehill to the north of the A31 via a</p>

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				<p>pedestrian subway that connects to Ham Lane. It is considered that the site is extremely well located adjacent and close to the settlements of Wimborne Minster, Cole Hill and Ferndown which, combined with the open space provision established in policy WMC8, will provide a significant public benefit and reduce recreational pressures on the protected Dorset Heaths.</p> <p>An initial high-level assessment of the site confirms that it is likely to be suitable for SANG provision. The majority of the land is located within Flood Zone 3 (as is land to the south west falling within Core Strategy policy WMC8).</p> <p>Justification for allocation of the proposed housing site</p> <p>The adopted Core Strategy outlines the development challenges facing Christchurch and East Dorset. The quality of the countryside and coastal environment makes Christchurch and East Dorset a highly desirable place to live and work, which has resulted in significant population growth.</p> <p>This high quality natural environment means that future growth potential within the area is severely restricted; within East Dorset 9.7% of the district is covered by one or more nature conservation designations, whilst 45% is covered by an Area of Outstanding Natural Beauty (paragraph 2.7). Paragraph 2.11 outlines that only 7% of the East Dorset district is classified as urban.</p> <p>Due to the environmental and landscape constraints, and desirability of the area, demand for housing is high, and there is a significant housing affordability issue. Paragraph 4.14 of the adopted Core Strategy outlines the existing capacity for new homes within Christchurch and East Dorset, which is significantly less than the housing need identified within Core Strategy policy KS4. This situation therefore justified the authorities approach to identify and release Green Belt sites for housing within the current adopted plan.</p> <p>Policy KS4 requires 8,490 new homes to be built within Christchurch and East Dorset over the Core Strategy's plan period 2014-2028. Of this requirement, 5,000 are proposed to be within existing urban areas, with the remaining 3,465 homes being delivered as part of new neighbourhoods within Christchurch, Burton, Corfe Mullen, Wimborne / Colehill, Ferndown / West Parley and Verwood.</p> <p>However since the adoption of the Core Strategy, a new Strategic Housing Market Assessment (SMHA) has been undertaken (Eastern Dorset 2015 Strategic Housing Market Assessment), which identifies the need to deliver substantially higher numbers of housing compared to the Core Strategy requirement.</p> <p>The 2015 SHMA concludes that the Objectively Assessed Need (OAN) for Christchurch and East Dorset is 626 dwellings per annum, which equates to 10,016 over the Local Plan Review period from 2018 to 2033. This is an 18%</p>

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				<p>increase on the current housing need of 8,490 dwellings set out within the adopted Core Strategy.</p> <p>Of the 2015 SHMA OAN requirement for Christchurch and East Dorset, the number of homes needed in East Dorset District is 385, which equates to 6,160 dwellings over the Local Plan Review period (2018-2033). It is important to note that these figures do not as yet include any requirement to meet the unmet needs of neighbouring authorities, specifically Poole and Bournemouth Boroughs, through the Duty to Cooperate.</p> <p>Policy KS2 of the adopted Core Strategy establishes the settlement hierarchy for East Dorset, with Wimborne Minster and Ferndown identified as main settlements. The development strategy adopted by Christchurch and East Dorset is for the main settlements to be the focus for culture, leisure, retail, employment and residential development.</p> <p>The location of the area of search, to the east and south east of Colehill and within close proximity, and easy accessibility, to the main settlements of Wimborne Minster and Ferndown, means that the development of a strategic-scale housing scheme would be appropriate and support the district's established settlement hierarchy and development strategy. It is considered that this area is a very sustainable location for housing, and would fully accord with the principles established within paragraphs 14 and 49 of the NPPF. The NPPF is also fully supportive of allocating larger-scale housing sites within local plans, as paragraph 52 outlines that such sites are often needed in order to meet the required supply of new homes. It also recommends that local planning authorities should consider larger sites, as they tend to prove most appropriate in terms of achieving sustainable development.</p> <p>We believe that strategic-scale sites offer a number of significant benefits that cannot always be provided through solely relying on smaller allocations, such as:</p> <ul style="list-style-type: none"> <li>• Provision of a wide mix of housing sizes, based on current and future demographic trends</li> <li>• The ability to provide a range of housing types to reflect local demand and need</li> <li>• The ability to provide a significant element of affordable housing, which is a significant issue within Christchurch and East Dorset</li> <li>• Provision of community and social facilities to meet the development's needs, and to promote sustainable lifestyles</li> <li>• Provision of employment-generating uses</li> <li>• Reduces pressure on other Green Belt locations, as fewer sites will be needed to be removed from the Green Belt with the allocation of strategic-scale sites.</li> </ul>

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				<p>Housing development of this land would currently be deemed inappropriate on account of its identification as Green Belt. However, given the current housing need outlined within the Eastern Dorset SHMA (2015), there will be a clear need for the Local Plan Review to identify new strategic-scale housing sites. Part of this process will include a review of the Green Belt to assess how well each area meets the statutory purposes (NPPF paragraph 80) and whether there is a justification for the release of Green Belt land to meet housing and other needs in the districts.</p> <p>We strongly believe that the land within the area of search is appropriate for housing development and should be considered for removal from the Green Belt as part of the current Local Plan Review process. It is located adjacent to two main settlements and the built up area located around the Canford Bottom roundabout. Due to the many constraints inhibiting further growth within the district, it is highly unlikely that many suitable strategic-scale sites will be identified as part of the Local Plan Review process. The area of search being promoted therefore represents an opportunity to provide a significant contribution to the district's OAN.</p> <p>Core Strategy paragraph 4.16 outlines that the difficulty encountered in meeting the OAN provides the exceptional circumstances within which it is possible to review and amend Green Belt boundaries. We consider that these circumstances continue to apply in the context of the Local Plan Review, and that further Green Belt sites will need to be identified and released in order to meet the latest OAN.</p> <p>Justification for allocation of the proposed strategic SANG site</p> <p>The Dorset Heathlands Planning Framework SPD outlines the importance of SANG as a key tool in mitigating the adverse impacts of residential development on the Dorset Heaths. It states that SANG should divert visitors away from the Dorset Heathlands SPA, SACs and Ramsar sites, in order to prevent increases in visitor pressure on these protected environments. The adopted Core Strategy requires SANG provision on development schemes where 50 or more dwellings are proposed.</p> <p>Appendix E of the SPD provides guidelines and quality standards for the establishment of SANG and we consider that the land proposed to the south of the A31 would be ideally suited to the provision of a strategic SANG. At c. 36ha, the site has clear potential to meet the wider SANG requirements within the district, in addition to providing appropriate provision linked to the proposed development of land to the east of Little Canford.</p> <p>It is also important to highlight that the proposed SANG provision is located directly to the east of land earmarked as a SANG / country park as part of</p>

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				<p>adopted Core Strategy policy WMC8. Together the two areas would provide in the region of 73ha of public open space, which would support the aspiration to deliver a Stour Valley SANG linking the settlements of Wimborne Minster and Christchurch along the River Stour.</p> <p>The proposed SANG site is extremely well located with a large population residing within Wimborne Minster, Ferndown and Colehill, all of which are located within close proximity to the site. The excellent accessibility suggests that a SANG in this location would prove extremely attractive to the surrounding populations, meaning that it is likely to be well used. This would in turn have a positive impact on diverting people from the Dorset Heaths.</p> <p>Going forward</p> <p>The OAN established in the 2015 SHMA means that Christchurch and East Dorset Council's are obliged, as per NPPF paragraph 47, to identify a substantial number of new housing sites in addition to those already allocated in the adopted Core Strategy.</p> <p>The high-level assessments undertaken to date suggest that the proposed area of search to the east and south east of Colehill would be suitable for a strategic scale allocation, as it does not have any significant environmental or landscape constraints, and does not contribute significantly to the purposes of the Green Belt. The availability of, and access to, land to the south of the A31 for delivery of a strategic-level SANG further supports the suitability of the site.</p> <p>The proposed SANG site will support the aspiration to create a Stour Valley SANG. As well as serving the recreational needs of the proposed strategic housing allocation, it would also provide significant benefits to the existing community, which would in turn further reduce the recreational pressures on the protected Dorset Heaths.</p> <p>Pennyfarthing Homes appreciate the need to undertake further survey and site assessment work, and it is anticipated that this will include ecological, landscape, heritage and transport studies. However we would welcome input into any further work that officers consider will be required.</p> <p>Pennyfarthing Homes will be meeting with the Dorset Local Enterprise Partnership at the beginning of December 2016 to discuss strategic transport and infrastructure related matters in respect to these proposed allocation sites. We would very much welcome the opportunity to meet with the planning policy team in order to discuss the proposals further as part of the emerging Local Plan Review process.</p> <p>We therefore very much look forward to hearing from you.</p>
Pennyfarthing Homes Ltd	Mr Thomas Southgate	LPR-REG18-87	Site suggestion	Thank you for the opportunity to participate in the current consultation on the

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Pennyfarthing Homes Ltd (ID: 654624)	(ID: 1036011)			<p>scope of the Christchurch and East Dorset Local Plan Review, covering the period 2018 – 2033.</p> <p>We are writing on behalf of Pennyfarthing Homes, which has land interests within the administrative boundary of East Dorset District Council. Pennyfarthing Homes wishes to promote its sites for the provision of housing and strategic level Suitable Alternative Natural Greenspace (SANG) within the Local Plan Review.</p> <p>The current consultation is seeking input on what should be included within the emerging plan, as well as the submission of potential allocation sites for housing, employment, retail, open space, Suitable Alternative Natural Greenspace (SANG) and mixed use development.</p> <p>About Pennyfarthing Homes</p> <p>Pennyfarthing Homes is a local developer and house builder based in New Milton, Hampshire, with over 40 years experience providing high quality new homes. Pennyfarthing Homes work hard to ensure that its developments work hand in hand with meeting local housing demand, whilst also balancing and addressing the environmental requirements of their sites. They are committed to sustainability and energy efficiency in their housing design, delivering impressive homes that offer flexible lifestyles that will remain appealing for generations to come.</p> <p>Pennyfarthing Homes is currently in the process of building out high quality housing schemes in Lymington, Highcliffe and Ferndown, and has recently achieved planning permission for a further 87 dwellings in Lymington. They are also promoting a significant number of strategic sites for housing through various Local Plan processes within Dorset and South Hampshire, which have the capacity to deliver thousands of vitally needed homes.</p> <p>Pennyfarthing Homes is a nationally recognised house builder, having won multiple awards, and achieved 'Investor in People' status each year since 2006. They pride themselves on encouraging training and further education within their workforce, as well as sponsoring local sixth forms.</p> <p>The proposed allocation sites</p> <p>The Local Plan Review Scoping Paper, which forms the basis of the Regulation 18 consultation, sets out what Christchurch and East Dorset are proposing to include within the Local Plan Review. We have reviewed this document and consider that in relation to housing, the scope is appropriate. Specifically, we consider the review of the settlement hierarchy and Green Belt to be of vital importance to the plan's ability to establish appropriate housing (including affordable) strategies, to enable housing need to be met in Christchurch and East Dorset over the proposed Local Plan Review period.</p>

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				<p>Pennyfarthing Homes wishes to promote two individual parcels of land north and south of the A31, that are located to the south east of Wimborne Minster, and south of Colehill, as shown on the enclosed plan.</p> <p>The parcel of land to the north of the A31 adjacent to existing built development and is proposed for housing, whilst the parcel to the south is available for the provision of a strategic-level SANG that would serve the wider requirements of the district. Both sites are currently located within the Green Belt as defined on the Christchurch and East Dorset Core Strategy (2013-2028) policies map. Neither land parcel is currently allocated or proposed to be in relation to mineral safeguarding.</p> <p>The northern parcel of land comprises of three triangular fields, which run in a linear fashion roughly in an east-west direction. The site is circa 10.8ha in size, with access available directly from the B3073, Wimborne Road West. There is also potential access from Ham Lane, which in turn connects to the B3073. The site is located directly to the south of existing housing, which marks the southern extent of Colehill. Land directly adjacent to the western part of the site is allocated in the adopted Core Strategy for the delivery of up to 350 new homes, a new sports village, allotments, a local centre, land for a first school and a country park / SANG provision on 37ha of land to the south of the A31, which would be accessed from an existing footbridge (policy WMC8). The settlement of Wimborne Minster lies to the west of this.</p> <p>An initial high-level assessment of the site confirms that there are no environmental or landscape designations affecting the site, although we note that there is a scheduled monument located directly adjacent to the north west corner, with the existing allocated site. Due to the site's location adjacent to the north of the A31, noise surveys have been undertaken in order to support the establishment of the site's developable capacity.</p> <p>The land to the south of the A31 shown on the enclosed plan is promoted for the provision of a strategic-level SANG that would serve the wider requirements of the district. It comprises of approximately 36ha, and is defined by the A31 to the north and River Stour to the south. The settlement of Little Canford lies to the east, whilst the land to the west is included in Core Strategy policy WMC8 for the delivery of SANG / country park as part of a housing allocation for 350 dwellings. This allocated land equates to c. 37ha.</p> <p>The promoted SANG site has been subject to an extant planning permission (ref: 3/12/0702/COU) for the:</p> <p>'Change of use to public space to include 2 new lakes, picnic area, bird hide, parking area (20 spaces). As amended by plan received 25/2/13 to enlarge lakes to join river and delete site in Poole Borough Council. As</p>

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				<p>amended by plans received 24/05/13 to show cross section for the revised lake positions.'</p> <p>Planning permission was granted on 2 August 2013, with condition 1 requiring development to commence within 3 years from the date of permission. Whilst permission has now expired, the principle of using the land for public open space provision is clearly established.</p> <p>Pedestrian and vehicular access to the proposed SANG land is available from the north eastern corner of the site off Old Ham Lane. The principle of this approach was established through the expired planning permission 3/12/0702/COU, which included parking provision for 20 vehicles. From here it is possible to access Little Canford and the B3073 to the east, and the existing built development of Wimborne Minster and Colehill to the north of the A31 via a pedestrian subway that connects to Ham Lane. It is considered that the site is extremely well located adjacent and close to the settlements of Wimborne Minster, Cole Hill and Ferndown which, combined with the open space provision established in policy WMC8, will provide a significant public benefit and reduce recreational pressures on the protected Dorset Heaths.</p> <p>An initial high-level assessment of the site confirms that it is likely to be suitable for SANG provision. The majority of the land is located within Flood Zone 3 (as is land to the south west falling within Core Strategy policy WMC8).</p> <p>Justification for allocation of the proposed housing site</p> <p>The adopted Core Strategy outlines the development challenges facing Christchurch and East Dorset. The quality of the countryside and coastal environment makes Christchurch and East Dorset a highly desirable place to live and work, which has resulted in significant population growth.</p> <p>This high quality natural environment means that future growth potential within the area is severely restricted; within East Dorset 9.7% of the district is covered by one or more nature conservation designations, whilst 45% is covered by an Area of Outstanding Natural Beauty (paragraph 2.7). Paragraph 2.11 outlines that only 7% of the East Dorset district is classified as urban.</p> <p>Due to the environmental and landscape constraints, and desirability of the area, demand for housing is high, and there is a significant housing affordability issue. Core Strategy paragraph 4.14 outlines the existing capacity for new homes within Christchurch and East Dorset, which is significantly less than the housing need identified within policy KS4. This situation therefore justified the authorities approach to identify and release Green Belt sites for housing within the current plan.</p> <p>Policy KS4 requires 8,490 new homes to be built within Christchurch and East Dorset over the Core Strategy's plan period 2014-2028. Of this requirement,</p>

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				<p>5,000 are proposed to be within existing urban areas, with the remaining 3,465 homes being delivered as part of new neighbourhoods within Christchurch, Burton, Corfe Mullen, Wimborne / Colehill, Ferndown / West Parley and Verwood.</p> <p>However since the adoption of the Core Strategy, a new Strategic Housing Market Assessment (SMHA) has been undertaken (Eastern Dorset 2015 Strategic Housing Market Assessment), which identifies the need to deliver substantially higher numbers of housing compared to the Core Strategy requirement.</p> <p>The 2015 SHMA concludes that the Objectively Assessed Need (OAN) for Christchurch and East Dorset is 626 dwellings per annum, which equates to 10,016 over the Local Plan Review period from 2018 to 2033. This is an 18% increase on the current housing need of 8,490 dwellings set out within the adopted Core Strategy.</p> <p>Of the 2015 SHMA OAN requirement for Christchurch and East Dorset, the number of homes needed in East Dorset District is 385, which equates to 6,160 dwellings over the Local Plan Review period (2018-2033). It is important to note that these figures do not as yet include any requirement to meet the unmet needs of neighbouring authorities, specifically Poole and Bournemouth Boroughs, through the Duty to Cooperate.</p> <p>Policy KS2 of the adopted Core Strategy establishes the settlement hierarchy for East Dorset, with Wimborne Minster identified as a main settlement, and Colehill a suburban centre. The development strategy to date has been for the main settlements to be the main focus for culture, leisure, retail, employment and residential development. Suburban centres are identified as being capable of providing residential development with associated community and leisure provision.</p> <p>The adopted Core Strategy stipulates the importance of maintaining the green gap between Wimborne Minster and Colehill. The supporting text to policy WMC8 states that the allocation of the land south of Leigh Road can protect the gap by providing public open space between the area of new housing and Colehill to the east (paragraph 8.43). This requirement to maintain the gap is also set out within the policy itself. It is important to highlight that allocation of the promoted site would not lead to any further coalescence between the two settlements, as there is no opportunity for encroachment as a western direction as the site directly abounds the WMC8 allocation.</p> <p>Development of the promoted site would ensure that the development would conform to the established settlement hierarchy and development strategy, being directly adjacent to Colehill and within close proximity to Wimborne</p>

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				<p>Minster. It is considered that the site is in a very sustainable location for housing, and would fully accord with the principles established within paragraphs 14 and 49 of the NPPF.</p> <p>The site is well located in terms of providing easy access to the centres of Wimborne Minster and Colehill, specifically by public transport and bicycle. Regular bus services to the centre of Wimborne Minster run along the B3073 Wimborne Road West / Leigh Road. This means that the site is in a sustainable location in terms of access to local facilities and schools. It is also important to note that the allocated land to the west (policy WMC8) will provide a new local centre, first school, sports village and allotments, all of which will be within easy walking distance of the promoted site.</p> <p>Development of the northern parcel for housing would currently be deemed inappropriate on account of its designation as Green Belt. However, given the current housing need outlined within the Eastern Dorset SHMA (2015), there will be a clear requirement under paragraph 47 of the NPPF for the Local Plan Review to identify new housing sites. Part of this process will include a review of the Green Belt to assess how well each area meets the statutory purposes (NPPF paragraph 80) and whether there is a justification for the release of Green Belt land to meet housing and other needs in the districts.</p> <p>We strongly believe that the northern parcel of land is appropriate for housing development and should be considered for removal from the Green Belt as part of the current Local Plan Review process. It is considered that the A31, which runs along the southern boundary of the site, would provide a strong and defensible Green Belt boundary going forward over the plan period. The inclusion and provision of SANG land directly to the south of the A31 in perpetuity would provide a further restriction to any potential future settlement expansion to the south.</p> <p>It is also considered that the site serves no landscape value, being a relatively flat area of agricultural land that contains no distinctive features. It is already overlooked by existing residential developments, and has the A31 running along the length of its southern boundary. In addition to this, the land to the west is allocated to come forward for a major new housing development which will comprise in the region of 350 dwellings. It is therefore already subject to significant urban influences, which are more prominent than any countryside context. This will only be further exacerbated going forward.</p> <p>One of the Green Belts primary functions in this immediate location is to ensure a green gap remains between the settlements of Wimborne Minster and Colehill. As noted, the proposed master plan for the land allocated under Core Strategy policy WMC8 will ensure that a green gap is maintained going forward. The</p>

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				<p>allocation of the promoted site for housing would not prejudice the retention of this gap.</p> <p>Core Strategy paragraph 4.16 outlines that the difficulty encountered in meeting the OAN provides the exceptional circumstances within which it is possible to review and amend Green Belt boundaries. We consider that these circumstances continue to apply in the context of the Local Plan Review, and that further Green Belt sites will need to be identified and released in order to meet the latest OAN.</p> <p>Justification for allocation of the proposed strategic SANG site</p> <p>The Dorset Heathlands Planning Framework SPD outlines the importance of SANG as a key tool in mitigating the adverse impacts of residential development on the Dorset Heaths. It states that SANG should divert visitors away from the Dorset Heathlands SPA, SACs and Ramsar sites, in order to prevent increases in visitor pressure on these protected environments. The adopted Core Strategy requires SANG provision on development schemes where 50 or more dwellings are proposed.</p> <p>Appendix E of the SPD provides guidelines and quality standards for the establishment of SANG and we consider that the land proposed to the south of the A31 would be ideally suited to the provision of a strategic SANG. At c. 36ha , the site has clear potential to meet the wider SANG requirements within the district, in addition to providing appropriate provision linked to the development of land to the north of the A31.</p> <p>It is also important to highlight that the proposed SANG provision is located directly to the east of land earmarked as a SANG / country park as part of adopted Core Strategy policy WMC8. Together the two areas would provide in the region of 73ha of public open space, which would support the aspiration to deliver a Stour Valley SANG linking the settlements of Wimborne Minster and Christchurch along the River Stour.</p> <p>The proposed SANG site is extremely well located with a large population residing within Wimborne Minster, Ferndown and Colehill, all of which are located within close proximity to the site. The excellent accessibility suggests that a SANG in this location would prove extremely attractive to the surrounding populations, meaning that it is likely to be well used. This would in turn have a positive impact on diverting people from the Dorset Heaths.</p> <p>Going forward</p> <p>The OAN established in the 2015 SHMA means that Christchurch and East Dorset Council's are obliged, as per NPPF paragraph 47, to identify a substantial number of new housing sites in addition to those already allocated in the adopted Core Strategy.</p>

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				<p>The high-level assessments undertaken to date suggest that the housing site being promoted on land north of the A31 would be suitable for allocation as it does not have any significant environmental or landscape constraints, and does not strongly contribute to the purposes of the Green Belt. The availability of, and access to, land to the south of the A31 for delivery of a strategic-level SANG further supports the suitability of the site.</p> <p>The proposed SANG site will support the aspiration to create a Stour Valley SANG. As well as serving the recreational needs of the proposed new community to the north of the A31, it would also provide significant benefits to the existing community, which would in turn further reduce the recreational pressures on the protected Dorset Heaths.</p> <p>Pennyfarthing Homes appreciate the need to undertake further survey and site assessment work, and it is anticipated that this will include ecological, landscape, heritage and transport studies. However, we would welcome input into any further work that officers consider will be required.</p> <p>Pennyfarthing Homes will be meeting with the Dorset Local Enterprise Partnership at the beginning of December 2016 to discuss strategic transport and infrastructure related matters in respect to these proposed allocation sites. We would very much welcome the opportunity to meet with the planning policy team in order to discuss the proposals further as part of the emerging Local Plan Review process.</p> <p>We therefore very much look forward to hearing from you.</p>
Pennyfarthing Homes Ltd Pennyfarthing Homes Ltd (ID: 654624)	Mr Thomas Southgate (ID: 1036011)	LPR-REG18-88	Site suggestion	<p>[PLEASE NOTE: This submission is supplemented by Comment ID: LPR-REG18-175]</p> <p>Thank you for the opportunity to participate in the current consultation on the scope of the Christchurch and East Dorset Local Plan Review, covering the period 2018 – 2033.</p> <p>We are writing on behalf of Pennyfarthing Homes, which has land interests within the administrative boundary of East Dorset District Council. Pennyfarthing Homes wishes to promote its site for the provision of housing within the Local Plan Review.</p> <p>The current consultation is seeking input on what should be included within the emerging plan, as well as the submission of potential allocation sites for housing, employment, retail, open space, Suitable Alternative Natural Greenspace (SANG) and mixed use development.</p> <p>About Pennyfarthing Homes Pennyfarthing Homes is a local developer and house builder based in New Milton, Hampshire, with over 40 years experience providing high quality new</p>

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				<p>homes. Pennyfarthing Homes work hard to ensure that its developments work hand in hand with meeting local housing demand, whilst also balancing and addressing the environmental requirements of their sites. They are committed to sustainability and energy efficiency in their housing design, delivering impressive homes that offer flexible lifestyles that will remain appealing for generations to come.</p> <p>Pennyfarthing Homes is currently in the process of building out high quality housing schemes in Lymington, Highcliffe and Ferndown, and has recently achieved planning permission for a further 87 dwellings in Lymington. They are also promoting a significant number of strategic sites for housing through various Local Plan processes within Dorset and South Hampshire, which have the capacity to deliver thousands of vitally needed homes.</p> <p>Pennyfarthing Homes is a nationally recognised house builder, having won multiple awards, and achieved 'Investor in People' status each year since 2006. They pride themselves on encouraging training and further education within their workforce, as well as sponsoring local sixth forms.</p> <p>The proposed allocation sites</p> <p>The Local Plan Review Scoping Paper, which forms the basis of the Regulation 18 consultation, sets out what Christchurch and East Dorset are proposing to include within the Local Plan Review. We have reviewed this document and consider that in relation to housing, the scope is appropriate. Specifically, we consider the review of the settlement hierarchy and Green Belt to be of vital importance to the plan's ability to establish appropriate housing (including affordable) strategies, to enable housing need to be met in Christchurch and East Dorset over the proposed Local Plan Review period.</p> <p>Pennyfarthing Homes wishes to promote a site to the north of Edmondsham Road on the north western edge of Verwood, as shown on the enclosed plan. The site is currently located within the Green Belt as defined on the Christchurch and East Dorset Core Strategy (2013-2028) policies map. An initial high-level assessment of the site confirms that there are no environmental or landscape designations affecting the site.</p> <p>The site comprises of a rectangular piece of land, which is circa 2.55ha in size. Access to the site is available directly off Edmondsham Road, which in turn connects directly to the B3081, Station Road, which is the main route through Verwood. The site is directly to the north of land allocated within the current Christchurch and East Dorset Core Strategy, through policy VTSW4, for the provision of a new housing development comprising circa 230 homes. A planning application (ref: 3/16/1291/OUT) for this site has been submitted to East Dorset District Council, for 230 dwellings (including affordable), public open</p>

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				<p>space and SANG with access and landscaping. This application is likely to be favourably determined in December 2016.</p> <p>Justification for allocation of the proposed housing site</p> <p>The adopted Core Strategy outlines the development challenges facing Christchurch and East Dorset. The quality of the countryside and coastal environment makes Christchurch and East Dorset a highly desirable place to live and work, which has resulted in significant population growth.</p> <p>This high quality natural environment means that future growth potential within the area is severely restricted; within East Dorset 9.7% of the district is covered by one or more nature conservation designations, whilst 45% is covered by an Area of Outstanding Natural Beauty (paragraph 2.7). Paragraph 2.11 outlines that only 7% of the East Dorset district is classified as urban.</p> <p>Due to the environmental and landscape constraints, and desirability of the area, demand for housing is high, and there is a significant housing affordability issue. Core Strategy paragraph 4.14 outlines the existing capacity for new homes within Christchurch and East Dorset, which is significantly less than the housing need identified within policy KS4. This situation therefore justified the authorities approach to identify and release Green Belt sites for housing within the current plan.</p> <p>Policy KS4 requires 8,490 new homes to be built within Christchurch and East Dorset over the Core Strategy's plan period 2014-2028. Of this requirement, 5,000 are proposed to be within existing urban areas, with the remaining 3,465 homes being delivered as part of new neighbourhoods within Christchurch, Burton, Corfe Mullen, Wimborne / Colehill, Ferndown / West Parley and Verwood.</p> <p>However since the adoption of the Core Strategy, a new Strategic Housing Market Assessment (SMHA) has been undertaken (Eastern Dorset 2015 Strategic Housing Market Assessment), which identifies the need to deliver substantially higher numbers of housing compared to the Core Strategy requirement.</p> <p>The 2015 SHMA concludes that the Objectively Assessed Need (OAN) for Christchurch and East Dorset is 626 dwellings per annum, which equates to 10,016 over the Local Plan Review period from 2018 to 2033. This is an 18% increase on the current housing need of 8,490 dwellings set out within the adopted Core Strategy.</p> <p>Of the 2015 SHMA OAN requirement for Christchurch and East Dorset, the number of homes needed in East Dorset District is 385, which equates to 6,160 dwellings over the Local Plan Review period (2018-2033). It is important to note that these figures do not as yet include any requirement to meet the unmet</p>

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				<p>needs of neighbouring authorities, specifically Poole and Bournemouth Boroughs, through the Duty to Cooperate.</p> <p>Policy KS2 of the adopted Core Strategy establishes the settlement hierarchy for East Dorset, with Verwood identified as a main settlement. The development strategy to date has been for the main settlements to be the primary focus for culture, leisure, retail, employment and residential development.</p> <p>Development of the promoted site would therefore conform to the established settlement hierarchy and development strategy. It is considered that the site is in a very sustainable location for housing, and would fully accord with the principles established within paragraphs 14 and 49 of the NPPF.</p> <p>The site is well located in terms of providing easy access to the local centre of Verwood. It is also important to note that the allocated land to the south (policy VTSW4) will provide around 230 homes, public open space and SANG provision, all of which will be within easy walking distance of the promoted site. We therefore consider that the site represents a logical extension to this development.</p> <p>Development of the site for housing would currently be deemed inappropriate on account of its designation as Green Belt. However, given the current housing need outlined within the Eastern Dorset SHMA (2015), there will be a clear requirement under paragraph 47 of the NPPF for the Local Plan Review to identify new housing sites. Part of this process will include a review of the Green Belt to assess how well each area meets the statutory purposes (NPPF paragraph 80) and whether there is a justification for the release of Green Belt land to meet housing and other needs in the districts.</p> <p>We strongly believe that the site is appropriate for housing development and should be considered for removal from the Green Belt as part of the current Local Plan Review process. Core Strategy paragraph 4.16 outlines that the difficulty encountered in meeting the OAN provides the exceptional circumstances within which it is possible to review and amend Green Belt boundaries. We consider that these circumstances continue to apply in the context of the Local Plan Review, and that further Green Belt sites will need to be identified and released in order to meet the latest OAN.</p> <p>Going forward</p> <p>The OAN established in the 2015 SHMA means that Christchurch and East Dorset Council's are obliged, as per NPPF paragraph 47, to identify a substantial number of new housing sites in addition to those already allocated in the adopted Core Strategy.</p> <p>The high-level assessments undertaken to date suggest that the housing site being promoted to the north of Edmondsham Road would be suitable for</p>

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				<p>allocation as it does not have any significant environmental or landscape constraints, and does not strongly contribute to the purposes of the Green Belt. Pennyfarthing Homes appreciate the need to undertake further survey and site assessment work, and it is anticipated that this will include ecological, landscape, heritage and transport studies. However, we would welcome input into any further work that officers consider will required.</p> <p>We would very much welcome the opportunity to meet with the planning policy team in order to discuss the proposals further as part of the emerging Local Plan Review process.</p> <p>We therefore very much look forward to hearing from you.</p>
Mr Geoffrey Perry Perry Family Trust (ID: 360914)	Mr Richard Henshaw Intelligent Land (ID: 1038815)	LPR-REG18-89	Site suggestion	<p>1.0 Introduction</p> <p>1.1 Intelligent Land has been engaged to act on behalf of The Perry Family Trust who wish to propose a Local Plan housing allocation at Pardys Hill, Corfe Mullen .</p> <p>2.0 The Need for Housing</p> <p>2.1 Eastern Dorset Strategic Housing Market Assessment (SHMA)</p> <p>2.1.1 The latest SHMA has identified a significant increase in the need for new homes in SE Dorset. The SHMA has taken into account the appropriate factors to reach its conclusions, but assumptions need to be rigorously tested, and continuous monitoring undertaken to ensure the most appropriate housing requirement is provided for within the Local Plan. The use of the latest 2015 SHMA should form the starting point for identifying the Objectively Assessed Housing Need (OAHN), and additional evidence gathered during the production of the Local Plan will be important to inform the final housing requirement. It is therefore necessary that the Councils continue to monitor the relevance of the latest SHMA, which may require an update prior to the Local Plan review being submitted to the Secretary of State.</p> <p>2.1.2 It should be noted that the Borough of Poole and Purbeck District Council are both making use of the 2015 SHMA to inform their housing requirement as part of Local Plan reviews.</p> <p>2.2 Christchurch and East Dorset Housing Needs</p> <p>2.2.1 It is clear, that the housing requirement adopted in the current Local Plan no longer provides for the latest evidence on housing needs. The 2015 SHMA not only highlights an annual shortfall in the adopted Local Plan housing requirement, but also provides evidence to extend the period of the Local Plan to 2033. The SHMA suggests that there should be a combined housing requirement of 626 dwellings per year, amounting to 12,520 dwellings over the 20-year period 2013 to 2033. This is 60 dwellings per year more than the adopted Local Plan through to 2028, plus a further five years of identified OAHN.</p> <p>2.2.2 It is evident that the adopted Local Plan is not delivering housing as quickly as predicted. This is due to a combination of factors, but primarily because the new neighbourhood sites have not commenced development as quickly as anticipated. This is now creating serious concerns about whether the Councils will be able to show a five year housing land supply. The Council has reported completions for the first two years of the adopted Local Plan, and this shows that there had already been a shortfall of 173 dwellings based on the trajectory within Appendix 1. This is despite the fact that this trajectory anticipated low delivery over this period. When the completions are</p>

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				<p>measured against the average annual requirement for the Local Plan of 566 dwellings it shows a shortfall of 493 in just two years. It is understood that there has been a further shortfall for the latest accounting year to the end of March 2016 and this will need to be catered for in the Local Plan review.</p> <p>2.2.3 If the new local plan housing requirement is assumed to be 12,520 new dwellings over the period 2013 to 2033, this would result in a net outstanding requirement of 11,881 at 1st April 2015, after completions of 639 dwellings for the first two years is deducted. This amounts to 660 dwellings per year through to 2033. As of the 1st April 2015, the Councils predicted, using the 2013 Strategic Housing Land Availability Assessments (SHLAAs), that there was potential to deliver 4,104 dwellings within the existing urban areas and villages in the adopted Local Plan period. A further 3,529 dwellings were identified as being deliverable on strategic sites. Together, these mean that 7,633 dwellings have been identified as available and deliverable by the Councils through to the end of March 2028. Consequently, there is a need to identify where at least 4,248 dwellings can be provided over the period from 1st April 2015 to the end of March 2033.</p> <p>2.2.4 When calculating future housing supply, it is common practice to apply a 10% non-implementation rate for sites with planning permission and even allocations. This recognises that there are a proportion of planning permissions and allocated sites that are not implemented. There are good examples of such sites in East Dorset, where some local plan allocations have remained unbuilt for 25 years or more. This is often due to the choice of the landowner and is beyond the control of the Councils. It is suggested that the Councils investigate this issue and apply an appropriate non-implementation allowance based on evidenced delivery of dwellings.</p> <p>2.2.5 The Councils must comply with the Duty to Co-Operate requirements. This could mean they request neighbouring authorities to provide for some of the OAHN. However, it is not anticipated that any of the adjoining authorities would be willing or able to accommodate part of the authorities housing requirement. Alternatively, the neighbouring authorities may request that Christchurch and East Dorset Councils accommodate some of their OAHN. In particular, Bournemouth Borough has a significant OAHN which it could well find difficulty providing for within its own boundaries. This could increase the pressure to accommodate housing within Christchurch and East Dorset.</p> <p>2.2.6 Although the plan area is very constrained by wildlife and flood risk constraints, it is not accepted that this means there is insufficient scope to accommodate the OAHN within the confines of Christchurch and East Dorset.</p> <p>3.0 Settlement Strategy</p> <p>3.1 The Location of Development</p> <p>3.1.1 When allocating areas for growth in the Local Plan review, it is important to think of the wider context of the District and Borough. Christchurch and the southern settlements of East Dorset, stretching from Alderholt to Sturminster Marshall, are closely related to the Bournemouth and Poole conurbation, and this has been recognised in strategic planning policy for almost 40 years, since the first Structure Plan was produced. This is identified most recently by the latest SHMA which confirms that the Local Plan area falls within the Eastern Dorset Housing Market Area. Additionally, travel to work data shows that the conurbation is the major economic hub, and it is therefore sensible to locate people close to their likely places of work. It is also the location of sub-regional facilities which are a major attraction to those living within SE Dorset. It is therefore appropriate that the majority of new housing to be delivered through the new Local Plan should be provided in, or near to Christchurch and the southern East</p>

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				<p>Dorset settlements. This reflects the existing settlement hierarchy set out in Policy KS2 of the Core Strategy, which remains an appropriate basis for the future local plan. Corfe Mullen is identified as at the top of the hierarchy where it is most appropriate to locate new housing and employment.</p> <p>3.1.2 Strategic planning in SE Dorset for the past 40 years has promoted the growth of the conurbation with significant housing, employment and infrastructure provision set within a tightly drawn Green Belt boundary. Additionally, in the conurbation and wider SE Dorset there are significant international and national nature conservation designations that give protection to species and their habitat, as well as nationally and locally important landscapes. These tensions need to be managed and with the conurbation at the centre of the Local Enterprise Partnerships objectives for economic growth, accommodating development sustainably will require some very difficult decisions to be made. Not least this will involve the release of sites within the Green Belt for development.</p> <p>3.1.3 To accommodate the then identified housing requirement, the Christchurch and East Dorset Core Strategy 2014 made 13 Green belt releases to accommodate about 3,500 new dwellings. With Bournemouth and Poole together unlikely to be able to accommodate their OAHN within the built-up area further greenfield development is inevitable in SE Dorset.</p> <p>3.1.4 To comply with the legal Duty to Cooperate, Strategic Planning arrangements in Dorset have been put in place via the Strategic Planning Forum which reports to the Dorset Chief Executives Group which in turn reports to the Growth Board including Leaders of Dorset's Councils. These arrangements are relatively new and the local authorities have agreed a broad list of cross boundary issues, and to work jointly on developing an evidence base. What has not yet materialised is a coordinated approach to plan making across Dorset or SE Dorset with individual authorities now pursuing their own local plan reviews. Critically, individual Councils, so far, are undertaking Green Belt reviews outside of a strategic overview with Christchurch and East Dorset likely to pursue their own review. This in turn will inform the Sustainability Appraisal which will assess options for the delivery of new housing and other uses.</p> <p>3.1.5 Accommodating the housing need should seek to identify development locations that support the established spatial pattern of development, make use of existing infrastructure and other facilities, reduce the need to travel, protect important natural and built resources while meeting the objectives for growth. The Councils have indicated that development opportunities could be within existing urban areas, in rural villages or on the edge of existing settlements, however, new freestanding settlements can provide a sustainable solution. Together this points to a focus for the search for sites in the southern part of East Dorset, from Alderholt to Sturminster Marshall, and within Christchurch, as areas most closely associated with the conurbation.</p> <p>3.1.6 An important consideration for the Councils, is how much of the outstanding housing requirement can be provided within the urban areas and villages, and how much through greenfield developments. The most up to date Strategic Housing Land Availability Assessments (SHLAAs) were produced in 2013, so need to be updated. However, these were carefully prepared to identify as much opportunity for housing development as possible, so the prospect of a significant new source of housing being found through an update to the SHLAAs is unlikely. In fact, a review of the SHLAAs could find that some of the assumptions made in previous assessments have been over optimistic, or are no longer available. It is therefore likely that only a small contribution of new housing will be available from sites within the urban areas and villages identified in updated SHLAAs. Consequently, the Councils</p>

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				<p>will need to identify significant new developments on greenfield locations.</p> <p>3.1.7 It is 10 years since the SE Dorset Study was produced by the local authorities to help inform the now abolished Regional Spatial Strategy (RSS). This undertook a thorough sieve map exercise to identify Areas of Search for major new greenfield developments. This identified the internationally protected heaths and areas at risk of flooding as showstopper constraints which would prevent strategic development. Across the conurbation this dramatically restricted the potential location and scale of the Areas of Search. Other constraints were not considered as showstopper constraints, but were identified as significant, such as proximity to the New Forest National Park, and the Cranborne Chase and West Wiltshire Downs AONB.</p> <p>3.1.8 Although the RSS was abolished, the SE Dorset Study helped inform the location of new neighbourhoods within the adopted Christchurch and East Dorset Local Plan. The evaluation exercise still has merit and forms a helpful tool to identify future opportunities. The Areas of Search identified within Christchurch and East Dorset were thoroughly analysed through master plan exercises, identifying areas either appropriate for development or not. As a result, these opportunities have now been taken and new ones need to be identified. Map 4.2 of the Core Strategy illustrates the sieve map approach and the Areas of Search considered by the Council for the now adopted Core Strategy. This shows how few opportunities exist to create sustainable urban extensions to the existing main settlements. There are small areas within the then identified Areas of Search which can be revisited and allocations made. However, these will not be sufficient to provide all of the authorities OAHN. Our client's land offers one of these opportunities.</p> <p>4.0 Site Context</p> <p>4.1 The Site</p> <p>4.1.1 The site is located to the north of Pardys Hill/Broadmoor Road, West of Blandford Road, Corfe Mullen. It totals almost 4.5 hectares of pasture land in four parcels. The largest of these comprises 2.9 hectares which is almost surrounded by existing housing. This area slopes down from a high point on Blandford Road towards a low point at Sleight Lane.</p> <p>4.1.2 To the east of this field lies what was a nursery on an area of 0.4 hectares. This part of the site has a small storage area alongside Blandford Road which has a Certificate for Lawful Use.</p> <p>4.1.3 The site to the west of Sleight Lane is about 2.9 hectares in size. It is a flat area contained by hedgerows and some mature trees including Pardys Copse. The fourth area is only 0.1 hectare in size, so is not being promoted for housing, but as an area that can provide better visibility for Pardys Hill, as it joins Blandford Road.</p> <p>4.2 Planning History</p> <p>4.2.1 When preparing the existing Core Strategy, the site was identified as lying within an Area of Search for strategic housing development. It was therefore assessed as part of the Council's masterplan exercise for Corfe Mullen. The site had formed part of a strategic allocation identified by the SE Dorset Strategic Authorities and included in the draft Regional Spatial Strategy (RSS) for 700 dwellings, before an amendment removed specific reference to Pardys Hill. The site was therefore considered an acceptable location for development. However, the RSS was abolished and the provision of housing considered through the production of the Core Strategy. The site was reviewed as being within one of the four Areas of Search for new housing within East Dorset. A master</p>

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				<p>planning exercise reviewed the site in this context and concluded that in the scale of housing requirement for Christchurch and East Dorset was insufficient to justify the sites release from the Green Belt. Other locations were preferred, with the concerns about this area relating to the loss of views and accessibility to facilities due to the slope of Pardys Hill.</p> <hr/> <p>Christchurch and East Dorset Call for Sites Local Plan Review 2016 Intelligent Land 9</p> <p>4.2.2 The land to the west of Sleight Lane is the subject of a planning application for 12 affordable dwellings to be provided as an exception site. If successful, it is our client's intention to deliver this scheme to provide much needed affordable homes for the area.</p> <p>4.3 Constraints Green Belt</p> <p>4.3.1 The site is currently within the South East Dorset Green Belt as delineated by the Proposals Map that accompanies the development plan. The Green Belt is a policy constraint and it is acknowledged that a review of the Green Belt will form part of the Plan Review process. Adjustment to the Green Belt boundary would be required to facilitate this allocation.</p> <p>4.3.2 Development of the site would have minimal impact on the purposes of the Green Belt. The site is almost completely contained by housing on all sides. Development of the site would not result in coalescence of settlements and would not affect the setting or special character of a historic town. Although in Green Belt terms it would amount to encroachment into the countryside, the site is bordered by development on all sides.</p> <p>Wildlife</p> <p>4.3.3 The site does not directly affect a designated wildlife site. It lies about 700m from the nearest heathland Special Protection Area, so is outside a 400m buffer zone, but is within the Dorset Heathland 5km Zone. It is acknowledged that mitigation is required for development within the 5km zone.</p> <p>4.3.4 If the allocation is to be for more than 50 dwellings there would be the need for a Suitable Accessible Natural Greenspace (SANG). Our client's land ownership is not large enough to meet the requirements for a SANG as set out in the Dorset Heathlands Supplementary Planning Document 2015-2020. If adjoining land proves unavailable the site will only be able to accommodate up to 50 dwellings. However, our client has been in discussion with other landowners who, if needed, are willing to provide the necessary land. Further investigation is being undertaken and the results will be made available to the Planning Authority in due course.</p> <hr/> <p>Christchurch and East Dorset Call for Sites Local Plan Review 2016 Intelligent Land 10</p> <p>4.3.5 There are no known notable habitats within the potential site boundaries. Likewise, there have been no recorded sightings of protected species. A Phase 1 Habitat Survey was undertaken about 10 years ago for the</p>

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				<p>whole area, and this confirmed there were no notifiable species or habitats at that time. Nevertheless, an update is to be undertaken to confirm the situation, and this will be provided to the local authority in due course. More recently, a Phase 1 Habitat Survey has been undertaken for the land to the west of Sleight Lane and this has concluded there are no significant wildlife constraints to prevent development.</p> <p>Flood risk</p> <p>4.3.5 The site lies almost wholly within flood zone 1 which has the lowest probability of flooding. A very small part of the field to the west of Sleight Lane is within an area of a higher probability of flooding. However, avoiding development on this area would not compromise the ability of this site to deliver housing.</p> <p>4.3.6 A Hydrological and Geo-environmental Study was undertaken in 2006 to consider our client's land, along with land to the south. At that time the findings did not highlight significant drainage issues. An update is to be undertaken which will evaluate the impact of surface water drainage in the area and identify appropriate sustainable drainage systems where necessary.</p> <p>Heritage</p> <p>4.3.6 There are no heritage assets within the site, but the Brog Street Conservation Area lies to the north. The setting of the conservation area is important and will inform the scope and form of development.</p> <p>Landscape</p> <p>4.3.7 The site does not lie within a recognised landscape designation. There are attractive views from Blandford Road looking over the site into the Waterloo Valley. However, subject to detailed setting out, the scheme can be delivered without causing landscape harm.</p> <p>5.0 Site Concept</p> <p>5.1 Scale and land uses</p> <p>5.1.1 The site is appropriate for a residential development, providing a mixture of types and tenures. The number of dwellings that can be delivered will depend on a more detailed analysis of opportunity, particularly related to the slope of the main field and the desire to provide views from Blandford Road over the Waterloo Valley. It is estimated that taking these factors into account the site is capable of delivering about 80 dwellings.</p> <p>5.2 Design</p> <p>5.2.1 The key design factors for the site are the slope and desire to provide views across the Valley. This suggests a focus for development on the area running alongside Pardys Hill along with the lower slopes. The area nearest to Blandford Road can be set aside for open space to serve the local community.</p> <p>5.2.2 The hedgerows and trees along the field boundaries provide an important landscape element that will be protected.</p> <p>5.3 Accessibility</p> <p>5.3.1 In distance, the site is very well related to local facilities, services and employment opportunities in the Village and nearby Poole. This includes the large and popular Recreation Ground, Lockyers Middle School, the Post Office, Co-op, library, Fitness Centre, new allotments in Broadmoor Road, Youth Club and Scout Hall. Additionally, there is a nearby bus stop on Blandford Road.</p> <p>5.3.2 A concern previously raised is that the site may be close to services and facilities, but Pardys Hill is steep and makes it difficult for those without a car to reach them. This is a reasonable assertion and one that the scheme can</p>

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				<p>address through the provision of a footpath/cycleway running at a shallower gradient through the site. This will not only make it possible for new residents to walk and cycle up the hill, but will benefit existing householder</p> <p>5.3.3 Our client owns land both to the north and south of the junction of Pardys Hill with Blandford Road. This can enable improvements both to the gradient of this junction and visibility splays, which currently cause difficulties for drivers exiting Pardys Hill.</p> <p>6.0 Planning Benefits</p> <p>6.1 Social</p> <p>6.1.1 The provision of housing will help provide much needed homes in SE Dorset. A proportion of these, subject to the Council's review of policy, will be affordable to help meet local needs.</p> <p>6.1.2 The scheme will also provide open space in the form of a park alongside Blandford Road.</p> <p>6.2 Economic</p> <p>6.2.1 There will be short term economic gains created by the construction of new homes. A site delivering approximately 80 dwellings will on average provide employment opportunities for about two years across a range of construction trades.</p> <p>6.2.3 Housing is recognised by the Local Enterprise Partnership as crucial to the economic prosperity of SE Dorset. A shortage of housing leads to workforce capacity issues and fuels the unaffordability of housing. This is a significant issue for East Dorset, where historically unemployment has been very low and businesses have had difficulties recruiting appropriately skilled labour. Ensuring sufficient houses are provided, therefore, not only helps meet the housing need, but is crucial in supporting the local economy.</p> <p>6.3 Environmental</p> <p>6.3.1 The scheme has no direct impact on ecological designations, or known important habitats or species. It actually offers the chance for major improvements to an area that is farmed and, subject to surveys, likely to be of low to medium biodiversity quality.</p> <p>6.3.2 It is proposed that a SANG will be delivered to mitigate potential harm to the SE Dorset heathlands, although the exact location is not yet determined. The SANG can be provided in perpetuity to meet the management requirements set out within The Dorset Heathlands Planning Framework 2015-2020 Supplementary Planning Document.</p> <p>7.0 Conclusion</p> <p>7.1 This site offers the opportunity to provide new homes on the edge of the main urban area of Corfe Mullen, a location that has historically been recognised as an appropriate location for development due to the close proximity of services, facilities and employment opportunities.</p> <p>7.2 The site is available, suitable and can contribute new homes within five years of allocation to provide for the area's needs and support the economy. Removal from the Green Belt would not undermine the South East Dorset Green Belt in this location, in that it would not lead to the coalescence of settlements.</p> <p>7.3 The proposal can help enhance the biodiversity of the area through ecological improvements. If the site is allocated for more than 50 dwellings a SANG will be required to mitigate any potential harm on the protected heathlands.</p> <p>7.4 An improved Pardys Hill junction with Blandford Road, along with a more gently graded footpath/cycleway, can improve access to services and facilities for those currently living in the Waterloo Valley, as well as for new</p>

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				<p>residents.</p> <p>7.5 The landowner is keen to work closely with the Council to take the vision for this site forward, and deliver a high quality scheme that provides much needed homes for the local area. An early opportunity to meet with officers would be welcomed to discuss this opportunity, to ensure it contributes positively to the vision and objectives of the Council?</p>
<p>Mr Mark Chevis Persimmon Homes South Coast (ID: 900304)</p>		<p>LPR-REG18-90</p>	<p>Site suggestion</p>	<p>Introduction</p> <p>Persimmon Homes welcome the opportunity to submit the site at Willow Drive, Canford Bottom in response to the current consultation on the scoping for the Christchurch and East Dorset Local Plan Review. This site submission seeks to demonstrate the deliverability of the site for residential development. In support of this submission, please find attached a site plan and location plan.</p> <p>This site is being submitted for residential development, to meet the increasing demand for new homes in East Dorset and the wider sub-region. Persimmon Homes believes the site is a logical extension to the existing urban area of Canford Bottom. The site is around 35 acres in size and has capacity to deliver 250-300 units with sufficient land available for the necessary on-site SANGs and public open space. The site also offers the ability to provide improved pedestrian/cycle connections to link with the surrounding footpath network and the Castleman Trailway.</p> <p>Site Location</p> <p>The site is located to the east of the urban area of Canford Bottom, which forms part of a wider string of settlements including Colehill, Pilford and Wimborne Minster. Canford Bottom technically sits within Colehill, which is an urban area with a population of over 7,000. The settlement is well located sitting between the major centres at Wimborne Minster and Ferndown, and just north of Poole and Bournemouth.</p> <p>Colehill is identified as a “suburban centre” in the adopted Core Strategy, and for the purposes of the documents allocation it was combined with neighbouring Wimborne Minster. However, none of the 950 units proposed in the combined settlements were within Colehill itself, with the Local Authorities instead focussing on growth north and west of Wimborne Minster.</p> <p>The population of Colehill has not grown significantly since the 1970s. The population was recorded as 6,700 in 1981 and was just 6,901 in 2011. This shows that whilst other settlements in the sub-region have expanded to meet housing needs, Colehill has been largely ignored.</p> <p>Site Context</p> <p>The site is roughly triangular in shape, with the existing urban area to the west, woodland to the north (part of the</p>

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				<p>Cannon Hill plantation) and the A31 to the south east. The site is undulating in parts, but is mostly open save for some internal trees. The site is currently used for grazing in part.</p> <p>The site is hidden from view for the most part, albeit southern areas are visible from the A31 north of Canford Bottom roundabout. The site is well connected to the urban area and contained by the main road and the woodland, essentially cutting it off visually from the wider countryside.</p> <p>The site is, along with all areas outside of existing settlements in southern East Dorset, designated as part of the Green Belt. A part of the western section of the site, adjacent to the urban area, is also designated as open space/recreation under adopted Core Strategy Policy HE4. The suitability of the site for development in light of these designations is discussed in more detail in following sections.</p> <p>The site can be accessed via Willow Drive, which is currently a cul-de-sac serving just 6 detached houses. Willow Drive connects directly to Canford Bottom, which is the main road which runs through the settlement. This main road connects directly to the recently improved Canford Bottom roundabout, just south of the site, providing quick and easy access to the A31 and the Strategic road network.</p> <p>There are local shops nearby, with the one-stop store at the end of Dales Drive and the Spar on Wimborne Road West located within walking distance. Hayeswood First School and Colehill First School are located to the west of the site, both within half a mile. There are a range of employment opportunities within easy reach, with local employment areas around Canford Bottom roundabout just to the south of the site, and Ferndown Industrial Estate, which is one of the largest employment areas in the sub-region, located just to the east.</p> <p>There are no public footpaths or public rights of way crossing the site. However the Castleman Trailway links to the north east corner of the site, before it crosses a bridge over the A31. There are a number of footpaths which circulate around the woodland to the north of the site, which can also be accessed as part of this proposal. Development of the site provides a unique opportunity to improve pedestrian/cycle connectivity in the area, serving both new and existing residents.</p> <p>The site is not identified as being at risk from flooding. It is also not within, or adjacent to, any ecological designations. It is within 5km of the Dorset heathlands, and in line with Policy ME2 of the adopted Core Strategy the provision of on-site SANGs will need to be provided.</p> <p>The site is undulating in parts, with the lowest points adjacent to the urban area (to the east) and in the southern corner, adjacent to the A31. Further detailed design work will be undertaken in due course to work with the contours of the site, and ensure issues such as drainage are fully taken account of.</p> <p>It is also acknowledged that noise from the A31 is likely to prevent development immediately adjacent to the south east boundary of the site. A buffer strip of open space, and increased vegetation along this boundary will most</p>

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				<p>likely be necessary to address this issue, but this can be mitigated through the final design of the scheme.</p> <p>The majority of the site is open and clear of vegetation, but there are a number of trees dotted across the site, as well as along a number of the site boundaries, some of which are protected. The location of the significant trees on site are not considered a barrier to the development of the site for housing, and can be suitably designed into the scheme to ensure their long term protection.</p> <p>Green Belt Designation</p> <p>All areas outside of the existing settlement boundaries in the southern part of East Dorset are identified as being part of the Green Belt. This designation circulates all of the major settlements within East Dorset, Poole, Bournemouth and Christchurch essentially restricting further growth at the current time.</p> <p>Reflecting the housing needs in the sub-region Christchurch and East Dorset have acknowledged the need for a Green Belt review within the scoping paper for the Local Plan Review. Persimmon Homes welcome the upcoming Green Belt Review, and believes that the site at Willow Drive does not serve any Green Belt function. NPPF paragraph 80 sets out five criterion which define the purpose of Green Belt:</p> <ul style="list-style-type: none"> <li>• to check the unrestricted sprawl of large built-up areas;</li> <li>• to prevent neighbouring towns merging into one another;</li> <li>• to assist in safeguarding the countryside from encroachment;</li> <li>• to preserve the setting and special character of historic towns; and</li> <li>• to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.</li> </ul> <p>As previously discussed the site is well enclosed by woodland to the north and the A31 to the south east. This ensures that development cannot “sprawl” beyond the existing boundaries of the site, and contains growth close to the existing facilities and adjacent to the existing urban area.</p> <p>The containment of the site means that views into, and out of, the site are extremely limited. The A31 and the woodland act as significant barriers, essentially cutting this area of land off from the surrounding countryside. These factors combined mean that development of this parcel of land will not have an impact on the wider landscape or Green Belt. By focussing development on this contained piece of land, other, more sensitive areas of “open” countryside can be safeguarded.</p> <p>One of the key roles of the Green Belt in south east Dorset is maintaining the separation, character and identity of individual settlements. These are considered especially important around Wimborne Minster, Colehill, Pilford and Canford Bottom where a degree of coalescence has already occurred. There are a number of greenfield sites between these settlements that may be put forward as options whose development would exacerbate this coalescence further. Such development would undoubtedly result in a loss of identity of the individual</p>

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				<p>settlements. On the contrary, the site at Willow Drive focuses development away from the most sensitive parts of the gaps between these settlements.</p> <p>The NPPF specifically mentions the setting and character of “historic towns”. In the local area there are a number of conservation areas such as Wimborne Minster town centre, Rowlands Hill/St Johns Hill (also in Wimborne Minster) and Burts Hill (north of Wimborne and Colehill). Development at Willow Drive will not influence any of these conservation areas, and as mentioned above, serve to protect the special character of the individual areas.</p> <p>Whilst a function of the Green Belt is also to assist in urban regeneration, there is always a limit on the level of development that can be achieved through this method. Within the adopted Core Strategy Christchurch and East Dorset District Council sought to deliver 5,000 new homes within existing urban areas, to be achieved through the regeneration of previously developed land. This is considered an ambitious target, and it is unlikely a commitment to similar numbers can be justifiably replicated in the Local Plan Review.</p> <p>Open Space Designation</p> <p>There is a section of the site, adjacent to Willow Drive, which is identified as being open space/recreation under Policy HE4 of the Core Strategy. This designated has been carried through from the 2002 East Dorset Local Plan which sought to address the poor provision of informal open space in the local area. Policy WIMCO9 stated that “an area of land to the east of the Canford Bottom area, extending to 2.5 hectare (6 acres) in size, will be developed as a Neighbourhood Equipped Area for Play.”</p> <p>Despite this policy being adopted in 2002 the land has not been purchased by the Local Authority, and currently provides no public access and no recreational benefits to existing residents. The designation was carried through into the adopted Core Strategy, but it remains unclear how the Local Authority intend to ensure deliverability.</p> <p>By allowing an element of residential development on the site at Willow Drive, a substantial area of public open space can be delivered to the benefit of both new and existing residents. Depending on the scale of development allowed, a wide range of options exist in terms of the amount and type of open space offered. Persimmon Homes welcomes the opportunity to discuss this with the Local Authorities in due course.</p> <p>Deliverability</p> <p>A key element to the site assessments that are likely to form part of the evidence base which will underpin the Local Plan Review will be an assessment on deliverability. For the Local Authorities to allocate a site they must be comfortable that it is deliverable, meaning it is suitable, available and achievable. Guidance on these assessments is set out in the Planning Practice Guidance.</p> <p>Suitability</p>

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				<p>The sites suitable is linked to its current policy designation, but also any potential constraints. As discussed above the sites designations as part of the Green Belt should be reviewed, and the Open Space designation is only likely to be achieved via some form of development of the site.</p> <p>As set out in the site context section, there are not considered to be any overriding constraints that would adversely influence the ability for residential development to be achieved on the site. Issues such as noise from the A31, protected trees and topography can be adequately resolved through a sensitive and well thought out design process.</p> <p>The most recently produced SHMA for the sub-region highlights an increasing need for new housing in East Dorset, and the neighbouring areas of Poole and Bournemouth. Therefore, market attractiveness is considered to be particularly high.</p> <p><b>Achievability</b></p> <p>The site is greenfield with no known constraints that would adversely influence its viability. The Company believes that a policy compliant scheme, providing the necessary provisions for affordable housing, CIL, planning contributions and SANGs will be viable.</p> <p><b>Availability</b></p> <p>The site is in two ownerships, with 10 acres adjacent to Willow Drive owned by a single party and the remainder of the site owned by another. The make up of the site, and the split of ownerships, allows for the development to come forward as two separate schemes on individual parcels of land or as a single comprehensive development.</p> <p>Persimmon Homes are submitting this opportunity on behalf of both landowners, who are committed to bringing forward the site for development. There are no known legal, third party landownerships and/or ransom issues which would prevent development coming forward within the first 5 year period of the Plan period.</p> <p>Persimmon Homes are one of the largest house builders in the Country, and have delivered a number of residential led schemes of this nature and scale both nationally and locally. The Company has the financial strength and commitment to ensure that the site is delivered in a timely fashion. The Company has vast experience and a solid track record of delivering strategic housing sites, and have worked with the Local Authorities to deliver a number of new homes across local area, most recently at Hardy Crescent, Wimborne.</p> <p><b>Conclusions</b></p> <p>This covering letter demonstrates that the site at Willow Drive, Canford Bottom is a deliverable option for residential</p>

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				<p>development. There are no overriding constraints that would prevent the site coming forward for development. A sensitively designed scheme can easily overcome minor issues around noise, trees and topography.</p> <p>The site is not considered to provide any Green Belt function, with the five tests from the NPPF discussed in brief previously. The site is well contained and will not result in any impacts on either the wider countryside or the setting of individual settlements. Unlike many other areas around Wimborne, Colehill and Canford Bottom, development at Willow Drive will not result in any settlement coalescence and will be well contained by existing, well defined, boundaries.</p> <p>The site provides a unique opportunity to link in with the surrounding footpath network, including the Castleman Trailway, as well as providing some much needed informal open space for existing and new residents. The desire for new open space in this area has been reiterated in the last two Local Plans that have covered the District, and a residential scheme in this location can help deliver this.</p> <p>Persimmon Homes believes that the site should be a preferred allocation for a residential led development as part of the Local Plan Review moving forward. The Company would welcome the opportunity to discuss the sites potential with the Local Authorities in due course.</p> <p>I trust this submission provides adequate information at this stage, but should you require any more detail, or would like clarification on any particular issue, please do not hesitate to contact me.</p>
Mr Mark Chevis Persimmon Homes South Coast (ID: 900304)		LPR-REG18-91	Site suggestion	<p>Introduction</p> <p>Persimmon Homes welcome the opportunity to submit the site at Blandford Road, Sturminster Marshall in response to the current consultation on the scoping for the Christchurch and East Dorset Local Plan Review. This site submission seeks to demonstrate the deliverability of the site for residential development. In support of this submission, please find attached a site plan.</p> <p>This site is being submitted for residential development, to meet the increasing demand for new homes in East Dorset and the wider sub-region. Persimmon Homes believes the site is the most logical extension to the village of Sturminster Marshall. The site is around 16 acres in size and has capacity to deliver around 150 units with sufficient land available for the necessary on-site SANGs and public open space. The site also offers the potential to provide some additional community benefits, and Persimmon Homes would welcome the opportunity to discuss this with the Local Authorities in due course.</p> <p>Site Location</p>

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				<p>The site is located to the north and east of the urban area of the village of Sturminster Marshall. The village has a population of around 2,000 people and is well located in the sub-region with the major centres of Poole, Bournemouth, Blandford and Dorchester all within easy reach via the A350 and A31.</p> <p>Sturminster Marshall is identified as a “rural service centre” in the adopted Core Strategy, where development of a scale suitable to the village is supported. However, no allocations for Sturminster Marshall were made in the previous Local Plan, and the village has not seen any real growth since the 1980s. The level of facilities in the village, coupled with its strategic location makes it a logical choice for future growth of a suitable scale.</p> <p>Site Context</p> <p>The site is roughly square in-shape and is well enclosed by highway to the north (Newton Road) and west (Blandford Road), the existing urban area to the south and east, beyond the former railway line. The site is relatively flat and free from on-site vegetation, save for low level boundary hedges. There are more dense vegetation boundaries on the east and west boundaries. The site has previously been used for agricultural purposes.</p> <p>In terms of its position in the village, the site is on the western edge, located north of the most recent development around Railway Drive and west of Churchill Close and the village recreation ground. The site feels like part of the village due to it being east of the A350, and south of existing properties on the corner of Newton Road and the A350. This collection of properties on this cross-roads, which include the Ginger Fox pub, act as the northern edge of the village when approaching from the north.</p> <p>The site is, along with all areas outside of existing settlements in southern East Dorset, designated as part of the Green Belt. The suitability of the site for development in light of the Green Belt designation is discussed in more detail in following sections.</p> <p>The site has a range of access options, with long frontages with both Newton Road and Blandford Road (A350). The site can also be accessed via Railway Drive to the south, where the existing highway network runs right up to the site boundary. Options for access can be discussed with the Local Authorities, and the County Council, with the potential for multiple accesses if required.</p> <p>The site is close to Sturminster Marshall village centre, which comprises of local facilities including a local shop, pharmacy, pub and Sturminster First School. The Bailey Gate Industrial Estate, which is an employment area within Sturminster Marshall and allocated for expansion, located within walking distance of the site. The site has direct access onto the A350 which provides quick links south to the A31 and Poole, and north to Blandford.</p> <p>There are no public footpaths or public rights of way crossing the site. However the former railway line to immediately runs immediately north of the site, which is a public footpath. Given that this footpath runs directly into</p>

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				<p>the village centre, any development at the site would benefit from a connection to this route.</p> <p>The River Winterborne runs through the northern part of the site, meaning that parts of the northern section of the site are identified as being at risk from flooding, parts of which are flood zone 3 and some are flood zone 2. A full flood risk assessment will be undertaken in due course to ascertain the exact areas at risk from flooding, and to understand potential mitigation measures. That said, around two thirds of the site are free from flood risk, and are the areas best related to the existing urban area. Development can be focussed on these parts of the site as a minimum.</p> <p>The site is also not within, or adjacent to, any ecological designations. However, it is within 5km of the Dorset heathlands, and in line with Policy ME2 of the adopted Core Strategy the provision of on-site SANGs will need to be provided.</p> <p>Bordering the site to the north is an Area of Great Landscape Value (AGLV), which is covered under Policy HE3 of the adopted Core Strategy. Development of the site will need to ensure that there is no impact on the AGLV, but this should be achievable with a combination of good design and the physical barrier of Newton Road, which prevents wider views into and out of the site.</p> <p>Green Belt Designation</p> <p>All areas outside of the existing settlement boundaries in the southern part of East Dorset are identified as being part of the Green Belt. This designation circulates all of the major settlements within East Dorset, Poole, Bournemouth and Christchurch essentially restricting further growth at the current time.</p> <p>Reflecting the housing needs in the sub-region Christchurch and East Dorset have acknowledged the need for a Green Belt review within the scoping paper for the Local Plan Review. Persimmon Homes welcome the upcoming Green Belt Review, and believes that the site at Blandford Road does not serve any Green Belt function. NPPF paragraph 80 sets out five criterion which define the purpose of Green Belt:</p> <ul style="list-style-type: none"> <li>• to check the unrestricted sprawl of large built-up areas;</li> <li>• to prevent neighbouring towns merging into one another;</li> <li>• to assist in safeguarding the countryside from encroachment;</li> <li>• to preserve the setting and special character of historic towns; and</li> <li>• to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.</li> </ul> <p>As previously discussed the site is well enclosed by existing highways and residential development. This ensures that development cannot “sprawl” beyond the existing boundaries of the site, and contains growth close to the existing facilities and adjacent to the existing urban area. The site is considered to be a logical infill in relation to the existing built form of the village.</p>

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				<p>The containment of the site means that views into, and out of, the site are extremely limited. The vegetation boundaries and the highways themselves act as significant barriers, essentially cutting this area of land off from the surrounding countryside. These factors combined mean that development of this parcel of land will not have an impact on the wider landscape or Green Belt. By focussing development on this contained piece of land, other, more sensitive areas of “open” countryside can be safeguarded.</p> <p>One of the key roles of the Green Belt in south east Dorset is maintaining the separation, character and identity of individual settlements. Sturminster Marshall is, compared to many of the other settlements in the District, relatively isolated and some distance from neighbouring settlements. There is no risk of the village merging with any other settlement, large or small, as a result of development at the Blandford Road site.</p> <p>The NPPF specifically mentions the setting and character of “historic towns”. It is acknowledged that there is a historic core to Sturminster Marshall, with the northern part of the village identified as a conservation area, and containing numerous listed buildings. The site at Blandford Road does not border the conservation area, and is not visible from any listed building. Development in this part of the village would serve to protect the more sensitive northern areas from unwanted growth.</p> <p>Whilst a function of the Green Belt is also to assist in urban regeneration, there is always a limit on the level of development that can be achieved through this method. Within the adopted Core Strategy Christchurch and East Dorset District Council sought to deliver 5,000 new homes within existing urban areas, to be achieved through the regeneration of previously developed land. This is considered an ambitious target, and it is unlikely a commitment to similar numbers can be justifiably replicated in the Local Plan Review.</p> <p><b>Deliverability</b></p> <p>A key element to the site assessments that are likely to form part of the evidence base which will underpin the Local Plan Review will be an assessment on deliverability. For the Local Authorities to allocate a site they must be comfortable that it is deliverable, meaning it is suitable, available and achievable. Guidance on these assessments is set out in the Planning Practice Guidance.</p> <p><b>Suitability</b></p> <p>The sites suitability is linked to its current policy designation, but also any potential constraints. As discussed above the sites designations as part of the Green Belt should be reviewed in due course, and Persimmon Homes believes the site does not meet any of the purposes of Green Belt as defined in the NPPF.</p> <p>As set out in the site context section, there are not considered to be any overriding constraints that would adversely influence the ability for residential development to be achieved on the site. Issues such as flood risk, neighbouring</p>

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				<p>vegetation and the neighbouring AGLV can be adequately resolved through a sensitive and well thought out design process.</p> <p>The most recently produced SHMA for the sub-region highlights an increasing need for new housing in East Dorset, and the neighbouring areas of Poole and Bournemouth. The site is well located in this sub-region with easy access to Poole, Bournemouth, Blandford and Dorchester. Overall, the Company believes market attractiveness will be particularly high.</p> <p><b>Achievability</b></p> <p>The site is greenfield with no known constraints that would adversely influence its viability. The Company believes that a policy compliant scheme, providing the necessary provisions for affordable housing, CIL, planning contributions and SANGs will be viable.</p> <p><b>Availability</b></p> <p>The site is in two ownerships, with a boundary running centrally through the site from north to south. The make up of the site, and the split of ownerships, allows for the development to come forward as two separate schemes on individual parcels of land or as a single comprehensive development.</p> <p>Persimmon Homes are submitting this opportunity on behalf of both landowners, who are committed to bringing forward the site for development. There are no known legal, third party landownerships and/or ransom issues which would prevent development coming forward within the first 5 year period of the Plan period.</p> <p>Persimmon Homes are one of the largest house builders in the Country, and have delivered a number of residential led schemes of this nature and scale both nationally and locally. The Company has the financial strength and commitment to ensure that the site is delivered in a timely fashion. The Company has vast experience and a solid track record of delivering strategic housing sites, and have worked with the Local Authorities to deliver a number of new homes across local area, most recently at Hardy Crescent, Wimborne.</p> <p><b>Conclusions</b></p> <p>This covering letter demonstrates that the site at Blandford Road, Sturminster Marshall is a deliverable option for residential development. There are no overriding constraints that would prevent the site coming forward for development. A sensitively designed scheme can easily overcome issues around flood risk, boundary vegetation and the neighbouring AGLV designation.</p> <p>The site is not considered to provide any Green Belt function, with the five tests from the NPPF discussed in brief previously. The site is well contained and will not result in any impacts on either the wider countryside or the</p>

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				<p>setting of individual settlements. Development will be focussed away from the sensitive historic parts of Sturminster Marshall, serving to protect these areas in the long term.</p> <p>The site is considered to be a logical “rounding off” of the built form of the village, using existing physical boundaries of the A350 and Newton Road. Development at the corner of Newton Road and the A350 already exists, and arguably demarcates the start of the village when travelling from the north. The site would, therefore, fill in a currently underutilised piece of land, providing much needed homes at a scale that is suitable to the village.</p> <p>The size of the site, and its location in the village, does offer the potential to provide additional community benefits on top of new housing. Persimmon Homes believes that the site should be a preferred allocation for a residential led development as part of the Local Plan Review moving forward and would welcome the opportunity to discuss these with the Local Authorities in due course.</p> <p>I trust this submission provides adequate information at this stage, but should you require any more detail, or would like clarification on any particular issue, please do not hesitate to contact me.</p>
Mr J Purchase C G Purchase & Son Ltd (ID: 360217)	Mr Simon Greenwood Savills Ltd (ID: 1033696)	LPR-REG18- 92	Site suggestion	<p>I write in response to your invitation to landowners and the public to put forward potential sites for future development. I act for the Purchase family who are owners of land forming the western part of the Minster Gate scheme for 630 dwellings which has been promoted by Bloor Homes on the Cranborne Road out of Wimborne. As you will be aware the S106 has virtually been agreed and the outline consent can then be released shortly. Bloor are anticipating a start on site early in 2017.</p> <p>My clients own a farm lying to the west and north of this development west of the Cranborne Road. I attach hereto a plan on which we have superimposed the latest illustrative layout of the Bloor scheme and have identified an area of around 11.245 ha (27.79 ac) coloured pink which we consider is suitable for development as a further phase of the Minster Gate scheme. As part of the Minster Gate scheme provision is to be made to provide access and services to the western boundary of the development to enable an extension of the scheme to be brought forward. We anticipate that the site has capacity for 200 to 300 units together with ancillary infrastructure and facilities.</p> <p>This area is well contained by the natural topography of the land and the existing woodland planting. The family is planting a further belt to form a west / north boundary to this area over the coming winter now the Minster Gate scheme is progressing to development. This will mature and further close off the visual impact of the area up the valley although as the valley curves away development of this part of the farm would already have little visual intrusion. A scheme could also include part or all of the water pumping station owned by Bournemouth Water which we understand to be surplus to their requirements.</p> <p>The former dairy, lying to the south of the Minster Gate development and currently used for employment purposes, can also be developed separately for residential purposes which would be more compatible with the residential</p>

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				<p>scheme than the existing use. This area amounts to 0.753 Ha (1.86 acres). We anticipate this has capacity for up to 30 dwellings and can be brought forward as soon as the Bloor scheme brings access and services to the boundary.</p> <p>The parcels of land are well suited for development as an extension to Minster Gate and would ensure the best sustainable use is made of the infrastructure being installed for that development. They will share the benefits of the proximity to the services available in Wimborne which will be enjoyed by the Bloor scheme.</p> <p>So far as SANG is concerned, as my clients have extensive land holdings in the immediate area, additional land can be made available for use as SANG. This can form an extension to the SANG being provided in the existing scheme providing greater choice to the occupiers of any extension as well as of Minster Gate. With the adjoining watermeadows and woodland areas there is scope to provide enhanced SANG countryside for the benefit of the residents both of the developments and the wider Wimborne population all within easy walking distance.</p> <p>We would be pleased to discuss the potential further with yourselves and provide any further information required.</p>
Mr David Richards (ID: 496707)		LPR-REG18-93	Site suggestion	<p>I write in connection with your scoping consultation for the Local Plan review and the call for sites. My client owns an area of land of 0.52 acres shown coloured red on the enclosed plan and would like to put this forward for consideration for allocation for housing in the proposed plan. My clients would like to benefit or support the younger population of Woodlands by proposing social housing on this site for 2 dwellings or at a density agreed by the Local Planning Authority.</p> <p>As advertised recently in the article of 21 October (Stour and Avon Magazine) there is s need for land to be put forward for housing and as town conurbations are at their limit, land is sought in more rural settlements to satisfy the need. The proposed site at Whitmore can be identified on your proposal map No 30 as just outside of your catchment area ( copy of Map No 30 enclosed together with a 1;2500 map of the area). The area of land between the proposed site and the existing dwelling at the top of the lane is owned by my clients family and could also be part of the proposed site - this would give a total area of approx 1.20 acres.</p> <p>I would be grateful if you would consider this site for inclusion in the emerging local plan as a housing allocation.</p>
Mr & Mrs S Richards (ID: 511135)	Mr Malcolm Brown Sibbett Gregory (ID: 519114)	LPR-REG18-94	Site suggestion	<p>I act for Mr. SD Richards the owner of Eastworth Farm, Verwood. In spite of the historic name, this is not a working Farm. It comprises a barn which has been converted to a house, three holiday homes and a former barn which recently obtained a LUC for storage use (class B8). It has an area of land attached extending to 0.832hectares, a small part of which is part of the residential curtilage. See attached plans and aerial photograph.</p> <p>The land is currently within the Green Belt but the planning authority took land out of the Green Belt to create urban extensions (Policy VTSW4) to the west and east of my clients land. It also identified land for a SANG to the north of</p>

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				<p>my client's land. Surrounded by these allocations my clients land is of little value for any other purpose. Being north of Verwood the land does not fall within a gap between settlements and it is not therefore essential to keep it open to serve the normal purposes of including land within a Green Belt. On the other hand it could make a useful contribution towards meeting housing needs and boosting the supply of housing.</p> <ul style="list-style-type: none"> <li>• It is in a sustainable location within walking distance of the town centre and a primary school.</li> <li>• It does not lie within an AONB.</li> <li>• It is not at risk of flooding and</li> <li>• has an existing access from Edmonsham Road.</li> <li>• There are no ownership or other legal constraints .</li> <li>• It is capable of delivery at an early date.</li> </ul> <p>If you require any additional information please do not hesitate to contact me.</p>
Rosemead Nominees 1 & 2 (ID: 1036231)	Mr Brett Spiller Chapman Lily Planning (ID: 1033677)	LPR-REG18-95	Site suggestion	<p>On behalf of Rosemead Nominees 1 &amp; 2 (the landowner), I herein put forward a prospective site for residential redevelopment.</p> <p>The site, known as Peartree Business Centre, lies within Ferndown – one of the principle towns in East Dorset District. As you will be aware, Ferndown is enveloped by the South East Dorset Green Belt and options for outward expansion are likely to be limited by environmental designations. The demographic profile of Ferndown indicates an ageing population – accelerated in part by the boom in institutional and assisted living accommodation. Affordability is also a significant issue – with the house price to income ratio being acute. Thus in order to attract and sustain a working population there is an urgent need to provide new homes – both market and affordable – that appeal to first time buyers and families. Given the limited scope for outward expansion, it is critical that vacant and underutilised brownfield land, outwith 400m of protected heathland, be identified and brought forward for redevelopment. The redevelopment of Peartree Business Centre presents one such opportunity.</p> <p>The site and surrounds</p> <p>Peartree Business Centre measures c.3.6 hectares and enjoys substantive frontage along both Wimborne Road West and Cobham Road in Ferndown. The site lies at the periphery of Ferndown Industrial Estate and currently accommodates a part two storey office building, providing c.9,671sqm of gross floor space.</p> <p>It is set within landscaped grounds and bounded by mature trees.</p> <p>The wider area is characterised by a mix of employment and residential uses. The Oaks (a residential development of 5 executive homes) lies to the immediate southeast and Forest View residential development to the south of Wimborne Road. Ferndown Industrial Estate occupies land to the north and west.</p> <p>A site location plan is attached as appendix [1], with photographs of the site and surrounds attached</p>

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				<p>as appendix [2].</p> <p><b>Established use</b>  The existing offices were constructed specifically for Schlumberger / Membrain Ltd back in the late 1980's. The current landowner acquired the site after the company went into administration and through Peachtree Management Services has since offered 47 serviced office suites on flexible terms. Occupation has fluctuated, peaking at 80%, but now rests at nearer 40%. The existing floor space is under-occupied and site inefficiently used. Furthermore, the building is approaching the end of its design life, necessitating further investment, which cannot be justified on current or prospective rental returns. Thus the landowner wishes to promote the land for alternative use. With extensive employment allocations at Ferndown and Uddens Industrial Estates, Bournemouth Airport / Aviation Park West and Woolsbridge Industrial Estate (all within a c.5km radius) yet to be built out, Millais Management Limited consider that Peartree Business Centre could be released for residential development without detriment to the supply of employment land.</p> <p><b>Potential use</b>  The site, or parts thereof, would lend themselves to residential development – through a combination of conversion and new build. There would also be scope to incorporate commercial uses along the frontage to Cobham Road.</p> <p>The southern section of the site as illustrated on the location plan in appendix 1 enjoys a degree of enclosure and possesses a distinct character. It could accommodate around 48 new homes (principally flats) including much needed starter homes. A preliminary noise assessment suggests that such development would be compatible with the employment uses across the wider industrial estate. The balance of uses could be turned in favour of residential use (possibly delivering 75 homes) should the Local Planning Authority adopt a more strategic approach to SANG provision. Notwithstanding this our client has identified an opportunity for offsite SANG provision within the vicinity of the site.</p> <p>The northern section of the site as illustrated on the location plan in appendix 1 could also accommodate a further 50 new homes, principally through conversion. A preliminary noise assessment suggests that such development could be compatible with neighbouring employment uses, subject to mitigation measures.</p> <p><b>Locational attributes</b></p> <p>The site is located on the periphery of Ferndown Industrial Estate and borders established residential communities. It enjoys an eminently sustainable location lying within 2km of the town centre, within 1.25km of a first, middle and secondary schools and within 1km of a leisure centre. Bus stops are located to the immediate south of the site supporting a wide variety of routes (13, 4C, 4D, 132, 302, 315, 704, C13) and frequent services – providing convenient access to higher order shops, services and employment opportunities in Ferndown town centre, Wimborne and Bournemouth. It therefore presents an eminently suitable location for housing.</p> <p><b>Potential constraints</b></p>

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				<p>The mature trees along the southern boundary provide a mature landscape setting and it is envisaged that they would be retained as part of any redevelopment. This has been taken into account in the density assumptions.</p> <p>For the avoidance of doubt the site lies beyond 400m of a designated heathland site.</p> <p>We note that the existing policy constraints are discretionary and it is only right and proper that they be revisited as part of the review of the Local Plan. As such there are no absolute constraints to development.</p> <p>Availability and phasing</p> <p>The site is in common ownership and the landowners (Rosemead Nominees 1 &amp; 2) are willing and able to make the site, or parts thereof, available.</p> <p>The southern and northern sections can be delivered independently and are not dependent on one another. The established B1 office would be entirely compatible with residential use.</p> <p>The site could be available within a 5 year time horizon, contributing towards the objectively assessed need for 385 dwellings per annum in East Dorset between 2013-2033 identified in the Eastern Dorset SHMA published 2015.</p> <p>I trust that this information will enable you to consider the site favourably and we look forward to publication of the SHLAA in due course.</p>
Royal Mail Group Limited (ID: 507547)	Mr Alys Thomas Cushman & Wakefield (ID: 1046546)	LPR-REG18-96	Matters to include in Local Plan Review	<p>We are instructed by Royal Mail Group Ltd (Royal Mail) to submit representations to the current scoping document of the Christchurch and East Dorset Local Plan Review, which is out for public consultation until the 9th of November 2016.</p> <p>Background</p> <p>Royal Mail is the UK's designated Universal Postal Service Provider, supporting customers, businesses and communities across the country. This means it is the only company to have a statutory duty to collect and deliver letters six days a week (and packets five days a week) at an affordable and geographically uniform price to every address in the UK. Royal Mail's services are regulated by Ofcom. It also operates Parcelforce Worldwide which is a parcels carrier.</p> <p>Royal Mail Properties</p> <p>Royal Mail operates at the following properties within the Christchurch and East Dorset local authority areas:</p> <ul style="list-style-type: none"> <li>• Ferndown Delivery Office, 3 Queens Road, Ferndown, BG22 9RU</li> <li>• Wimborne Delivery Office, 29 East Street, Wimborne, BH21 1AA</li> <li>• Garages to the rear of 286 Lymington Road, Christchurch, BH23 5EX</li> <li>• Christchurch Delivery Office, Units 19-22 Avon Trading Park, Christchurch, BH23 2FB</li> </ul> <p>Representations</p> <p>The purpose of these representations is to make the Councils aware of Royal Mail's operations within the East Dorset and Christchurch areas, and to set out how the Councils can help to protect the future operations of Royal Mail's properties through the Local Plan Review. Royal Mail's representations are made in reference to the following key issues:</p> <ol style="list-style-type: none"> <li>1) The Protection of Assets</li> </ol>

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				<p>2) Future Provision</p> <p><b>The Protection of Assets</b>  The protection of existing operations and amenity is a crucial issue for Royal Mail, particularly where there is potential for sanctions to be placed upon them when uses of a sensitive nature are introduced in close proximity to existing Mail Centres and Delivery Offices. For example, due to the nature of their delivery requirements and targets, Delivery Offices and Mail Centres are operating early mornings and often late evenings, generating large volumes of vehicular movements and associated mail sorting and loading activity, all of which result in noise, light and other associated impacts that are not expected to be experienced in a residential environment.</p> <p>The issue of neighbouring land uses and their compatibility, including potential environmental / amenity impacts is therefore fundamental to Royal Mail, particularly where Local Planning Authorities are assessing the suitability of future land use allocations and development sites. This particular issue is clearly recognised within the National Planning Policy Framework (NPPF) at paragraphs 123 and 109. These paragraphs support the protection of existing businesses and their operations, and paragraph 123 in particular states that planning policies and decisions should aim to recognise that existing businesses wanting to develop in continuance of their business should not have unreasonable restrictions put on them because of changes in nearby land uses since they were established.</p> <p>We respectfully request that the Councils place great emphasis on these issues in the drafting of their Local Plan Review, particularly for proposed allocations and sites located near Royal Mail assets referred to earlier in this correspondence.</p> <p><b>Future Provision</b>  It is understood that the Local Plan Review will set out a strategy to deliver housing, employment and town centre needs, including allocations, which could generate significant levels of growth over the plan period. Any increase in the number of dwellings and businesses is likely to have an impact on the capacity of Royal Mail's operations and its ability to provide universal postal services across East Dorset and Christchurch.</p> <p>It is considered that the expected growth, including those targets set out in the latest Strategic Housing Market Assessment (2015), will have capacity implications for existing delivery offices. As a consequence Royal Mail, as a statutory provider, may seek the expansion of existing assets or the allocation of sites for new delivery offices, particularly where housing developments are concentrated and where existing delivery offices are nearing capacity.</p> <p>A rule of thumb is that for every 400 new dwellings, one additional postal worker is required, and for developments approaching 1,000 new dwellings in one area, an increased footprint or new delivery office may be required. It is imperative that this is kept in mind throughout the stages of the Christchurch and East Dorset Local Plan Review, particularly in the context of Royal Mail's statutory duty to provide efficient mail sorting and delivery for the Councils' administrative areas. Royal Mail must therefore continue to be informed about proposals for strategic locations, planned expansions and growth areas to ensure appropriate business development and planning.</p> <p><b>Conclusion</b>  Royal Mail would welcome further engagement with Christchurch and East Dorset Councils, particularly where allocations/sites next to or adjacent to Delivery Offices are coming forward for (re)development</p>

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				<p>and where requirements or consideration for mitigation methods are required to make sites suitable for development.</p> <p>We formally request that this letter is given full consideration in the preparation of the Christchurch and East Dorset Local Plan Review and we would appreciate it if you could keep Cushman &amp; Wakefield informed of the plan making process to ensure we are able to respond appropriately.</p> <p>I trust this representation is of assistance and should you have any queries to discuss Royal Mail's position further, please don't hesitate to contact me using the details above.</p>
Ms Heather Dixon (ID: 1033685)		LPR-REG18-97	Matters to include in Local Plan Review	<p>Thank you for giving the RSPB an opportunity to comment on the initial scoping stages of the Christchurch and East Dorset Council Local Plan Review.</p> <p>We have considered the proposed scope of the review outlined in the below document:</p> <ul style="list-style-type: none"> <li>• Christchurch and East Dorset Council Local Plan Review – Consultation on the Scope of the Plan, Review under Regulation 18, September 2016</li> </ul> <p>This document sets out the matters which are likely to be under review. Matters listed under the heading of Natural Environment are of principle interest to the RSPB. These are stated as:</p> <ul style="list-style-type: none"> <li>• Review of designations e.g. SSSI, SNCI, LNR, Coastal Zone to check boundaries;</li> <li>• Consider the need for detailed Development Management policies for climate change, renewable energy and flood risk;</li> <li>• Investigate opportunities to unlock sites with appropriate mitigation strategies.</li> </ul> <p>At this stage, without further details relating to specific sites or development proposals it is difficult to comment in depth on any potential revisions to adopted policies. However the RSPB would expect that the environmental policies outlined in the Christchurch and East Dorset Local Plan – Core Strategy Part 1, Adopted April 2014 will be taken forward. In particular:</p> <p>Policy ME1 - Safeguarding Biodiversity and Geodiversity;  Policy ME2 - Protection of the Dorset Heathlands;  Policy ME3 - Sustainable Development Standards for New Development.</p> <p>The Council does not need reminding of the wealth of habitats and natural assets within its administrative area, significant areas of which are nationally and internationally protected. The challenge of meeting housing demands and growth aspirations should not undermine protection of the natural environment. The RSPB is conscious of the constraints on development that this causes and seeks to continue to work positively with the Council to address key issues.</p> <p>Crucially the RSPB would expect this review to deliver a Christchurch and East Dorset Local Plan which seeks to</p>

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				<p>deliver an appropriately high level of protection and enhancement of the natural environment. Policies should reflect the importance of protecting sensitive habitats and species from the pressures of development, particularly in regard to heathland mitigation and adequate provision of SANGs.</p> <p>We hope you find these comments useful; we await further details of the scope of this review.</p>
<p>Ms Ruth Mason Rushmore Estate Office (ID: 360444)</p>	<p>Mr J Hammond Savills (ID: 1037400)</p>	<p>LPR-REG18-98</p>	<p>Site suggestion</p>	<p>1.0 The Proposal 1.1 Background 1.1.1 This submission is made on behalf of Rushmore Estate, a significant owner of land across extending over Sixpenny Handley, Tollard Royal and Farnham within Wiltshire, East and North Dorset. The Estate manages the Larmer Tree Gardens as well as the Rushmore golf Club. It additionally owns and manages a number of farms and tenanted housing. It has more recently sought to diversify its activities and has converted redundant buildings to provide for a significant range of local employment opportunities as well as recreational activities. 1.1.2 The East Dorset Local Plan Part 1 (the Core Strategy) was adopted in April 2014. It incorporated a number of saved policies from the East Dorset Plan (2002). Since adoption the Eastern Dorset Strategic Housing Market Area Assessment has been published, and in common with adjoining Planning Authorities the housing numbers that derive from that document are being fed into early reviews of adopted Plans. 1.1.3 The site is located to the east of Dean Lane and south of the Dean Lane and Oakley Lane junction and comprises a mix of brownfield land within which there is a vacant workshop building together with field currently in agricultural use to its north. (See Photograph 1 below)</p> <p>1.1.5 The field and workshop adjoin the established built frontage to Sixpenny Handley and the local authority housing which provides a clear village edge marker point. The combined field and workshop has an overall area of 2.6 Hectares. See Plan 1.</p> <p>1.1.6 Dean Lane forms the low point with ground rising to the east and west. In relation to the proposed site the ground rises steadily across the site (with the exception of the redundant workshop which has been excavated). Views into the site from Dean Lane itself and from the west are largely restricted by the roadside tree screen. (See Photograph 3)</p> <p>1.1.7 This submission considers the location and connectivity of the proposed site as well as its wider landscape impact given its AONB location.</p> <p>1.1.8 The report also reviews the focus upon larger scale urban developments and impacts upon village development before looking at the landscape context and the design options available.</p> <p>2.0 Relevant Planning Policy 2.1 Christchurch &amp; East Dorset Core Strategy</p>

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				<p>2.1.1 The first part of this section reflects the most relevant Local Plan policy considerations against which proposals would currently be determined. The second part identifies AONB Management Plan issues before summarising the issues.</p> <p>The Core Strategy Vision</p> <p>The natural environment of Christchurch and East Dorset and their historic and thriving towns and villages are, and will continue to be, the most important assets for the area. The quality of this special environment will be secured sustaining the growth of the local economy, and the welfare of its local communities, rather than being used as a reason to turn our back on growth which can be achieved sustainably.</p> <p>The intrinsic landscape and biodiversity value of the Dorset Heathlands, the Cranborne Chase and West Wiltshire Downs Area Of Outstanding Natural Beauty, Christchurch Harbour, the coast, beaches and rivers will be protected and their connectivity enhanced. Improving our special environment and its green infrastructure will ensure that recreation and commercial activity sustains these areas.</p> <p>The area will adapt to the emerging demands of climate change through clear strategies to reduce risk of flooding, and through encouraging high standards of building design and construction.</p> <p>The unmet housing needs of the area will be reduced, with housing delivered of a type and tenure which meets the aspirations of those wishing to buy or rent. An element of this housing will be in the form of new, well planned, sustainable residential areas in both Christchurch and East Dorset. These will be attractive new areas, including high quality and sustainable homes, areas of open space, new community facilities, and improved transport links to the surrounding area.</p> <p>Housing will also continue to be delivered in our towns and villages, but developments will now better reflect the character and type of housing found in each local area, and will make appropriate contributions to infrastructure. Almost all new housing development will contribute to the provision of affordable housing, creating a step change in delivery of affordable dwellings and a significant reduction in waiting lists.</p> <p>Historic towns such as Christchurch and Wimborne will be vibrant centres of commercial and cultural activity, with niche shopping, and varied attractions and facilities for residents and visitors alike. Other key local centres in Ferndown, Verwood, West Moors and Highcliffe will support shops and services for their local communities, with villages and smaller neighbourhood centres providing basic services. New ways of delivering services and facilities in rural areas will be developed.</p> <p>The economy of the area will grow, both by sustaining its traditional sectors such as tourism, health and education, but also by creating a mixed economy with emphasis on growth in new knowledge based sectors including engineering, creative and technical industries and the green knowledge economy. Economic growth will be sustained by the creation of major high quality employment sites in East Dorset and at Bournemouth Airport, and by the protection of other well located sites for key employment uses. These will have an important role in sustaining the economy of South East Dorset. Within the rural areas traditional employment will be supported and rural diversification encouraged to create jobs and prosperity.</p> <p>The area will be easier to get around, not just for those who have a car, but for those who wish to use public transport, to walk or to cycle, with major development focused in locations accessible by different means of transport.</p> <p>Perhaps most important of all, our communities will thrive. The challenges of supporting a significant elderly and</p>

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				<p>retired population will be planned for through provision of appropriate housing, health and community facilities and services.</p> <p>2.1.2 This vision translates into a series of Objectives, the most relevant of which are set out below:</p> <p><b>Objective 1 To Manage and Safeguard the Natural Environment of Christchurch and East Dorset.</b> Impact on or close to designated sites will be avoided, and residential development will contribute to mitigation of its effects on Heathland habitats. New greenspace and biodiversity enhancements will be provided as part of major housing proposals. Important natural features such as Christchurch Harbour, the coast, rivers and beaches and the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty will be protected and enhanced.</p> <p><b>Objective 2 To Maintain and Improve the Character of the Towns and Villages, and to Create Vibrant Local Centres.</b> A clear hierarchy of centres will be developed, with a clear strategy for the major centres. Town and district centre boundaries will be created in Christchurch, Wimborne, Ferndown, Verwood and West Moors to help create a vibrant centre with a range of services and facilities. Design standards in East Dorset will be used to guide design of new development. Article 4(1) and 4(2) Directions will be considered to control small scale works which might damage the character of Conservation Areas as part of Conservation Area Management Plans. Open space will be provided alongside new residential development. Special Character Areas and Areas of Great Landscape Value will be reviewed and possibly expanded in East Dorset. Rural Design Guides will be produced.</p> <p><b>Objective 5</b> <b>To Deliver a Suitable, Affordable and Sustainable Range of Housing to Provide for Local Needs.</b> Sufficient housing will be provided in Christchurch and East Dorset to reduce local needs, whilst maintaining the character of local communities. This housing will include well planned sustainable new communities in appropriate locations. The size and type of dwellings (both open market and affordable) will reflect current and projected local need through the Strategic Housing Market Assessment, and will include housing capable of meeting people's needs at all stages of life. All residential development resulting in a net increase in dwellings will contribute towards provision of affordable housing, at a rate of 35% of total units being developed.</p> <p><b>2.1.3 Policy KS2 Settlement Hierarchy</b> The location, scale and distribution of development should conform with the settlement hierarchy, which will also help to inform service providers about the provision of infrastructure, services and facilities. The settlements which will provide the major focus for community, cultural, leisure, retail, utility, employment and residential development. This will include infill development as well as options for some greenfield development.</p> <p><b>Rural Service Centres</b> Alderholt, Cranborne, Sixpenny Handley, Sturminster Marshall, Three Legged Cross</p> <p><b>2.1.4 The Broad Location and Scale of Housing</b> Christchurch and East Dorset face major pressure to provide more housing. There is a high level of local housing need that cannot be met in the private market. Additionally, it is predicted that there will continue to be changes in the size and nature of households which will increase the need for new homes. The local economy also requires</p>

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				<p>new homes to provide for the workforce. The Bournemouth and Poole Strategic Housing Market Assessment (2012) has considered these factors within the following context:</p> <p>Christchurch and East Dorset are amongst the least affordable areas in the South West. The size of households in the area is shrinking which increases housing demands. Young people find it particularly hard to afford a home in the area. There is a need to provide suitable housing to reduce health inequalities and improve educational attainment.</p> <p>The population of Christchurch and East Dorset is ageing and a lack of housing delivery will contribute to local economic decline. There is a need to provide an appropriate mix of housing to meet the needs of families and young people who are vital to the economy of the area.</p> <p>The difficulty in meeting housing needs provides the exceptional circumstances required to amend Green Belt boundaries, where appropriate. The greenfield areas allocated in the Core Strategy have been identified through a rigorous process, as set out within the Key Strategy Background Paper and Masterplan Reports. An assessment of the function of settlements has been undertaken to identify those where housing would be best located in terms of proximity to services, facilities and employment. This identifies Christchurch, Wimborne and Colehill, Verwood, Corfe Mullen, Ferndown and West Parley as suitable settlements for growth. A limited amount of housing is also proposed for Burton based on the specific need for new housing to serve the needs of the village. A sieve map exercise has been undertaken to identify which areas on the edge of these settlements are not subject to the absolute constraints of proximity to protected heathlands and floodplains. This identifies six areas of search where these absolute constraints do not exist, which have been subject to the detailed master planning exercises. These have analysed the suitability of the areas to deliver new homes.</p> <p>The need to provide affordable housing is a key objective of the Core Strategy and a target that 35% of all housing should be affordable is set. This is below the percentage requirements for affordable housing set in Policy LN3 as an acknowledgement that not all sites will be able to meet these requirements due to financial viability.</p> <p><b>2.1.5 Policy HE3 Landscape Quality</b></p> <p>Development will need to protect and seek to enhance the landscape character of the area. Proposals will need to demonstrate that the following factors have been taken into account:</p> <ol style="list-style-type: none"> <li>1. The character of settlements and their landscape settings.</li> <li>2. Natural features such as trees, hedgerows, woodland, field boundaries, water features and wildlife corridors.</li> <li>3. Features of cultural, historical and heritage value.</li> <li>4. Important views and visual amenity.</li> <li>5. Tranquillity and the need to protect against intrusion from light pollution, noise and motion.</li> </ol> <p>Development proposals within and/or affecting the setting of the Area of Outstanding Natural Beauty will need to demonstrate that account has been taken of the relevant Management Plan.</p> <p>Within the Areas of Great Landscape Value development will be permitted where its siting, design, materials, scale and landscaping are sympathetic with the particular landscape quality and character of the Areas of Great Landscape Value. Planning permission will be refused for major developments in these designated areas except in exceptional circumstances and where they are in the public interest.</p> <p><b>2.1.6 Policy LN2 Design, Layout and Density of New Housing Development</b></p> <p>On all sites, the design and layout of new housing development should maximise the density of development to a</p>

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				<p>level which is acceptable for the locality. A minimum density of net 30dph will be encouraged, unless this would conflict with the local character and distinctiveness of an area where a lower density is more appropriate. Proposed housing densities will be informed by the Strategic Housing Land Availability Assessment, housing need as set out in the Strategic Housing Market Assessment, the master plan reports for new neighbourhoods and future Annual Monitoring Reports.</p> <p><b>2.1.7 Policy LN3 Provision of Affordable Housing</b></p> <p>To maximise affordable housing provision, whilst ensuring flexibility and sufficient margins to facilitate housing delivery, the Councils will require all residential developments to meet the following affordable housing requirements:-</p> <p><b>Policy Percentage Requirements</b></p> <p>All greenfield residential development which results in a net increase of housing is to provide up to 50% of the residential units as affordable housing in accordance with the Policy Delivery Requirements and Affordable Housing Requirements unless otherwise stated in strategic allocation policies. All other residential development which results in a net increase of housing is to provide up to 40% of the residential units as affordable housing in accordance with the Policy Delivery Requirements and Affordable Housing Requirements. Any Planning Application which on financial viability grounds proposes a lower level of affordable housing than is required by the Policy Percentage Requirements must be accompanied by clear and robust evidence that will be subject to verification.</p> <p><b>Affordable Housing Requirements</b></p> <p>The mix of affordable housing units will be subject to negotiation and agreement with the Council but in any event must reflect local housing needs identified in the latest Strategic Housing Market Assessment (see Policy LN1). Tenure split should normally allow for 30% intermediate housing, with the remainder being affordable rented or social rented.</p> <p>Conditions or legal obligations will be used to ensure that affordable housing is secured for those in housing need and prioritised for those with a Local Connection.</p> <p><b>Policy Delivery Requirements</b></p> <p>On sites resulting in a net increase of 5 to 14 dwellings, the Councils will require on site affordable housing provision in accordance with the Policy Percentage Requirements and Affordable Housing Requirements, however, where this is not possible or at the Councils' discretion, a financial contribution in lieu of on site affordable housing will be acceptable, calculated in accordance with the Commuted Sum Methodology</p> <p>On sites resulting in a net increase of 15 or more dwellings, provision in accordance with the Policy Percentage Requirements and Affordable Housing Requirements should be on site but where it is not possible to provide affordable housing units on the site, off-site provision on an alternative site may be acceptable. If an alternative site is not available, a financial contribution in lieu of on site affordable housing will be acceptable, calculated in accordance with the Commuted Sum Methodology.</p> <p>Financial contributions should be of equivalent value to on-site provision calculated in accordance with the Commuted Sum Methodology.</p> <p><b>2.2 AONB Management Plan</b></p> <p><b>2.2.1</b> The site lies within the Southern Downland Belt Landscape Character Area wherein sensitivity to change is</p>

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				<p>considered to be moderate / high with little scope to accommodate residential development of any scale without introducing a different set of attributes that are to the detriment of its inherent sense of ruralness and tranquillity. It is noted that Management Plan Map 11 indicates Sixpenny Handley located in the mid to less tranquil area bounding the A.354.</p> <p>2.2.2 The Management Plan's aim in relation to new development is that "Where development is necessary, we want it located and designed to integrate fully with the landscape character and natural beauty."</p> <p>2.2.3 Paragraph 13.7 seeks Landscape and Visual Impact Assessments of all SHLAAs to demonstrate that potential landscape impacts including both location and mitigation have been taken into account</p> <p>2.3 Policy Summary</p> <p>2.3.1 The key issues for the site to address deriving from a review of Local Plan and AONB Management Plan policy is considered to focus upon issues of access, sustainability and connectivity, and landscape impact.</p> <p>2.3.2 As a site wholly within the AONB, any development of 10+ houses could constitute major development, however as a "washed over" community it is inevitable that the scale of development required to support the village, whether housing, small scale business or modern agriculture are likely to comprise major development. As such the challenge for new development is to respond to the AONB Management Plan's aim to locate development to integrate it into the landscape.</p> <p>3.0 The Strategic Approach to site allocations.</p> <p>3.1 Overview.</p> <p>3.1.1 The Adopted Core Strategy places significant emphasis upon the delivery of master planned greenfield sites generally located at the main settlements. The benefits of this approach are considered to be the co-ordinated delivery of community infrastructure which can be delivered on site as part of a larger development proposal.</p> <p>3.1.2 Set against this objective however is the possibly unintended consequence that the bulk of new housing development will be delivered by a relatively limited profile of larger regional and national housing developers wanting to use national standard products.</p> <p>3.1.3 It is therefore helpful that as a part of the Local Plan Review, the Planning Authorities are examining the potential for additional development in rural villages.</p> <p>3.1.4 Under the existing approach, there are limited opportunities for small and medium builders at the local level to find sites and compete with the economies of scale available to the national developers operating at the larger sites.</p> <p>3.1.5 Additionally, it is considered that the longer lead in time to deliver large scale housing developments reduces the Planning Authorities ability to flexibly manage future changes in housing supply rates. The allocation of smaller scale rural sites would allow for a range of smaller sites to come forward during the lengthy gestation period more typical of master planned strategic sites.</p> <p>3.1.6 Such windfall scale development would also incentivise the local small and medium builder market, a sector that has reduced significantly in scale and activity in the post recession period.</p> <p>3.1.7 It is considered that in providing the opportunities for the smaller local developer the Local Plan Review would be more likely to achieve the Planning Authorities aspirations for locally distinctive developments being less reliant upon a national approach to design and delivery of new developments whilst encouraging local crafts and use of materials.</p>

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				<p>4.0 The site &amp; its landscape impact.</p> <p>4.1 Context</p> <p>4.1.1 The proposed site is contiguous with the edge of the developed part of the village. The layout proposes a transition between the linear development form towards the north of Dean Lane and the deeper grouping of houses that comprise the Oakley Lane housing</p> <p>4.1.2 The site is visible from view points to the north east of the village along public footpaths leading from Oakley Lane. From the footpaths to the west of the site the Dean Lane tree belt provides significant immediate screening. The northern part of the site lies in a slight bowl, therefore housing in the northern half of the site will benefit from a gentler gradient.</p> <p>4.1.3 A single viewpoint is used, to the east of Oakley Lane before the footpath extends into the eastern field pattern.</p> <p>4.2 Summary</p> <p>4.2.1 Any new housing proposal within the AONB will impact locally upon views and the perception of landscape character</p> <p>4.2.2 This site is screened by an existing mature roadside tree belt. The rising ground to the east of the site results in the existing landform and field boundary planting providing an ongoing green backdrop to any development. The landscape impact will in any event need to be considered in combination with the quality of development that can be achieved by the site scale &amp; this is discussed in Section 7 below.</p> <p>5.0 The value of the employment opportunity.</p> <p>5.1 Background</p> <p>5.1.1 Rushmore Estate currently provides a significant number of rural employment opportunities across the estate, including the management of hosted events within the listed Larmer Tree Gardens, the festivals, the Rushmore Gold Club and re-use of former agricultural buildings at Minchington Farm and Rushmore Farm Business Park. As such Rushmore makes a significant contribution to a variety of rural businesses and activities.</p> <p>5.1.2 The former agricultural buildings forming a part of the proposed site has previously been used as a workshop but is currently vacant. Elsewhere within the village, units at the Town Farm workshops also remain vacant with about 50% of the units unoccupied at the time of writing. (Albeit one of them may now be let)</p> <p>5.1.3 The retention of the workshop building offers little that cannot be achieved by the conversion of one of many other redundant agricultural buildings within the estate. Its design &amp; form renders it appropriate to a utilitarian re-use, however the common boundary with existing residential properties limits the types of use to which it could be put to protect amenity from noise or emissions.</p> <p>5.1.4 Given this context, it is unlikely that the building will provide scope for more than 1-2 jobs.</p> <p>5.1.5 Set against that under use, the site offers the opportunity to provide brownfield housing and contribute to the delivery of affordable housing within the district.</p> <p>6.0 Sustainability &amp; Connectivity.</p> <p>6.1 Site context</p> <p>6.1.1 Sixpenny Handley is considered to remain a sustainable rural community as evidenced by the council's decision to rank it as a Rural Service Centre. The village retains a good range of core facilities including primary</p>

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				<p>school, surgery, village hall, recreation ground and pavilion, public house, shops &amp; post office. As such the village is capable of accommodating additional development in terms of the range of facilities and services it offers, indeed, additional housing and therefore new residents are likely support the ongoing retention of these community services.</p> <p>6.1.2 The site is connected by footpaths to the village centre via footpath E52/1 &amp; 4 and to the church and hall and recreation ground by E52/1. The walk distances are respectively 600m to the High Street, 560 to the church and 780m to the hall and recreation grounds. The surgery is accessed via Dean Lane at 170m.</p> <p>6.1.3 Whilst the desirability of using the footpaths in winter months can be queried, this assessment does show that by whichever mode of transport used, the site is very convenient to all the village facilities.</p> <p>7.0 A proposed layout</p> <p>7.1 Background</p> <p>7.1.1 The indicative layout attached at Appendix 1 seeks to respond to the village edge location and landscape character of Sixpenny Handley, as well as demonstrate how the amenity of nearby properties can be protected whilst providing connectivity into the village centre.</p> <p>7.1.2 Whilst the site comprises part of a larger field, it is considered the logical extent for additional housing represents the boundary between the Oakley Lane housing and the common rear boundary with the adjoining house and garden east of Dean Lane.</p> <p>7.1.3 The depth and form of the resultant site allows for a comprehensive approach to be taken to site design and layout as demonstrated by the suggested layout at Appendix 1 below.</p> <p>7.1.4 The layout consciously adopts a low density approach to design to reflect the village edge and AONB location. It demonstrates the retention of the road frontage tree screen, together with the retention and reinforcing of a screen belt running north – south across the site as a secondary bank of planting.</p> <p>7.1.5 The layout also allows for the creation of attractive greenspace comprising a village green to soften the frontage and provide for an attractive outlook from new dwellings. Additionally the layout shows community facilities comprising allotments and / or play space.</p> <p>8.0 Conclusion</p> <p>8.1 Summary</p> <p>8.1.1 The site provides an opportunity to design an attractive village entrance scheme that can serve to enhance the approach to the village from the north.</p> <p>8.1.2 The scheme is of sufficient scale to provide for affordable housing as well as public open space and recreational opportunities.</p> <p>8.1.3 The proposed layout responds positively to the AONB landscape character and village edge position as demonstrated in Section 6 above.</p> <p>8.1.4 The development is of a scale that would attract local builders to deliver the scheme resulting in increased capacity to retain the benefits of development through local wages, apprenticeship and the sourcing of local materials and suppliers to more directly benefit the Dorset economy.</p>
Ms Ruth Mason Rushmore	Mr J Hammond Savills (ID:	LPR-REG18-99	Site suggestion	<p>1.0 The Proposal</p> <p>1.1 Background</p>

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Estate Office (ID: 360444)	1037400)			<p>1.1.1 This submission is made on behalf of Rushmore Estate, a significant owner of land across extending over Sixpenny Handley, Tollard Royal and Farnham within Wiltshire, East and North Dorset. The Estate manages the Larmer Tree Gardens as well as the Rushmore golf Club. It additionally owns and manages a number of farms and tenanted housing. It has more recently sought to diversify its activities and has converted redundant buildings to provide for a significant range of local employment opportunities as well as recreational activities.</p> <p>1.1.2 The East Dorset Local Plan Part 1 (the Core Strategy) was adopted in April 2014. It incorporated a number of saved policies from the East Dorset Plan (2002). Since adoption the Eastern Dorset Strategic Housing Market Area Assessment has been published, and in common with adjoining Planning Authorities the housing numbers that derive from that document are being fed into early reviews of adopted Plans.</p> <p>1.1.3 The 2002 East Dorset Local Plan allocated land at Frogmore Lane, Sixpenny Handley (Policy CHASE 7) for residential development subject to:</p> <ul style="list-style-type: none"> <li>• The prior completion of the Sixpenny Handley by-pass</li> <li>• The provision of affordable housing if there is a proven need</li> <li>• Taking a suitable access from Frogmore Lane</li> <li>• Evidence of a design solution that reflects local distinctiveness</li> <li>• The provision of new landscaping to soften the built edge of the village, and</li> <li>• The provision of a Sustainable Drainage Solution that protects local features and species of nature conservation interest</li> </ul> <p>1.1.4 The allocation was constrained by the extent of land reserved for the by pass which extended from the B. 3081 along Red Lane to back Lane, extending up to 80 m in width in places.</p> <p>1.1.5 This submission looks at the scope to use the whole field shown at plan 1 below</p> <p>1.1.6 The site extends to 0.92 ha.</p> <p>1.1.7 This submission reviews the focus upon larger scale urban developments and impacts upon village development before looking at the landscape context and a possible site wide layout reflecting the lack of commitment to the by pass and suggests a revised allocation boundary to make better use of the field in question.</p> <p>2.0 Relevant Planning Policy</p> <p>2.1 Christchurch &amp; East Dorset Core Strategy</p> <p>2.1.1 The first part of this section reflects the most relevant Local Plan policy considerations against which proposals would currently be determined. The second section reviews the short and medium term highway improvement proposals as set out in the Core Strategy and Local Transport Plan 3, given that the delivery of a Sixpenny Handley by pass was seen as a pre-requisite for any housing development along Back Lane. The third part identifies AONB Management Plan issues before summarising the issues.</p> <p>The Core Strategy Vision</p> <p>The natural environment of Christchurch and East Dorset and their historic and thriving towns and villages are, and will continue to be, the most important assets for the area. The quality of this special environment will be secured sustaining the growth of the local economy, and the welfare of its local communities, rather than being used as a reason to turn our back on growth which can be achieved sustainably.</p> <p>The intrinsic landscape and biodiversity value of the Dorset Heathlands, the Cranborne Chase and West Wiltshire Downs Area Of Outstanding Natural Beauty, Christchurch Harbour, the coast, beaches and rivers will be protected</p>

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				<p>and their connectivity enhanced. Improving our special environment and its green infrastructure will ensure that recreation and commercial activity sustains these areas.</p> <p>The area will adapt to the emerging demands of climate change through clear strategies to reduce risk of flooding, and through encouraging high standards of building design and construction.</p> <p>The unmet housing needs of the area will be reduced, with housing delivered of a type and tenure which meets the aspirations of those wishing to buy or rent. An element of this housing will be in the form of new, well planned, sustainable residential areas in both Christchurch and East Dorset. These will be attractive new areas, including high quality and sustainable homes, areas of open space, new community facilities, and improved transport links to the surrounding area.</p> <p>Housing will also continue to be delivered in our towns and villages, but developments will now better reflect the character and type of housing found in each local area, and will make appropriate contributions to infrastructure. Almost all new housing development will contribute to the provision of affordable housing, creating a step change in delivery of affordable dwellings and a significant reduction in waiting lists.</p> <p>Historic towns such as Christchurch and Wimborne will be vibrant centres of commercial and cultural activity, with niche shopping, and varied attractions and facilities for residents and visitors alike. Other key local centres in Ferndown, Verwood, West Moors and Highcliffe will support shops and services for their local communities, with villages and smaller neighbourhood centres providing basic services. New ways of delivering services and facilities in rural areas will be developed.</p> <p>The economy of the area will grow, both by sustaining its traditional sectors such as tourism, health and education, but also by creating a mixed economy with emphasis on growth in new knowledge based sectors including engineering, creative and technical industries and the green knowledge economy. Economic growth will be sustained by the creation of major high quality employment sites in East Dorset and at Bournemouth Airport, and by the protection of other well located sites for key employment uses. These will have an important role in sustaining the economy of South East Dorset. Within the rural areas traditional employment will be supported and rural diversification encouraged to create jobs and prosperity.</p> <p>The area will be easier to get around, not just for those who have a car, but for those who wish to use public transport, to walk or to cycle, with major development focused in locations accessible by different means of transport.</p> <p>In East Dorset, transport corridors will be developed to help to promote a wider choice of transport, including walking, cycling and public transport. These corridors will include linking the towns and villages of Ferndown, West Moors, Three Legged Cross and Verwood, and improving links from Christchurch to Wimborne and Corfe Mullen and to Wimborne from Poole. Improvements to the A31 from Ferndown to Merley will reduce congestion and improve connectivity with the rest of Dorset and Hampshire.</p> <p>Perhaps most important of all, our communities will thrive. The challenges of supporting a significant elderly and retired population will be planned for through provision of appropriate housing, health and community facilities and services.</p> <p>2.1.2 This vision translates into a series of Objectives, the most relevant of which are set out below:  Objective 1 To Manage and Safeguard the Natural Environment of Christchurch and East Dorset.  Impact on or close to designated sites will be avoided, and residential development will contribute to mitigation of</p>

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				<p>its effects on Heathland habitats. New greenspace and biodiversity enhancements will be provided as part of major housing proposals. Important natural features such as Christchurch Harbour, the coast, rivers and beaches and the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty will be protected and enhanced.</p> <p>Objective 2 To Maintain and Improve the Character of the Towns and Villages, and to Create Vibrant Local Centres.</p> <p>A clear hierarchy of centres will be developed, with a clear strategy for the major centres. Town and district centre boundaries will be created in Christchurch, Wimborne, Ferndown, Verwood and West Moors to help create a vibrant centre with a range of services and facilities. Design standards in East Dorset will be used to guide design of new development. Article 4(1) and 4(2) Directions will be considered to control small scale works which might damage the character of Conservation Areas as part of Conservation Area Management Plans. Open space will be provided alongside new residential development. Special Character Areas and Areas of Great Landscape Value will be reviewed and possibly expanded in East Dorset. Rural Design Guides will be produced.</p> <p>Objective 5</p> <p>To Deliver a Suitable, Affordable and Sustainable Range of Housing to Provide for Local Needs. Sufficient housing will be provided in Christchurch and East Dorset to reduce local needs, whilst maintaining the character of local communities. This housing will include well planned sustainable new communities in appropriate locations. The size and type of dwellings (both open market and affordable) will reflect current and projected local need through the Strategic Housing Market Assessment, and will include housing capable of meeting people's needs at all stages of life. All residential development resulting in a net increase in dwellings will contribute towards provision of affordable housing, at a rate of 35% of total units being development</p> <p>2.1.3 Policy KS2 Settlement Hierarchy</p> <p>The location, scale and distribution of development should conform with the settlement hierarchy, which will also help to inform service providers about the provision of infrastructure, services and facilities.</p> <p>The settlements which will provide the major focus for community, cultural, leisure, retail, utility, employment and residential development. This will include infill development as well as options for some greenfield development.</p> <p>Rural Service Centres</p> <p>Alderholt, Cranborne, Sixpenny Handley, Sturminster Marshall, Three Legged Cross</p> <p>2.1.4 The Broad Location and Scale of Housing</p> <p>Christchurch and East Dorset face major pressure to provide more housing. There is a high level of local housing need that cannot be met in the private market. Additionally, it is predicted that there will continue to be changes in the size and nature of households which will increase the need for new homes. The local economy also requires new homes to provide for the workforce. The Bournemouth and Poole Strategic Housing Market Assessment (2012) has considered these factors within the following context:</p> <p>Christchurch and East Dorset are amongst the least affordable areas in the South West. The size of households in the area is shrinking which increases housing demands. Young people find it particularly hard to afford a home in the area. There is a need to provide suitable housing to reduce health inequalities and improve educational attainment.</p> <p>The population of Christchurch and East Dorset is ageing and a lack of housing delivery will contribute to local economic decline. There is a need to provide an appropriate mix of housing to meet the needs of families and</p>

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				<p>young people who are vital to the economy of the area.</p> <p>The difficulty in meeting housing needs provides the exceptional circumstances required to amend Green Belt boundaries, where appropriate. The greenfield areas allocated in the Core Strategy have been identified through a rigorous process, as set out within the Key Strategy Background Paper and Masterplan Reports. An assessment of the function of settlements has been undertaken to identify those where housing would be best located in terms of proximity to services, facilities and employment. This identifies Christchurch, Wimborne and Colehill, Verwood, Corfe Mullen, Ferndown and West Parley as suitable settlements for growth. A limited amount of housing is also proposed for Burton based on the specific need for new housing to serve the needs of the village. A sieve map exercise has been undertaken to identify which areas on the edge of these settlements are not subject to the absolute constraints of proximity to protected heathlands and floodplains. This identifies six areas of search where these absolute constraints do not exist, which have been subject to the detailed master planning exercises. These have analysed the suitability of the areas to deliver new homes.</p> <p>The need to provide affordable housing is a key objective of the Core Strategy and a target that 35% of all housing should be affordable is set. This is below the percentage requirements for affordable housing set in Policy LN3 as an acknowledgement that not all sites will be able to meet these requirements due to financial viability.</p> <p><b>2.1.5 Policy HE3 Landscape Quality</b></p> <p>Development will need to protect and seek to enhance the landscape character of the area. Proposals will need to demonstrate that the following factors have been taken into account:</p> <ol style="list-style-type: none"> <li>1. The character of settlements and their landscape settings.</li> <li>2. Natural features such as trees, hedgerows, woodland, field boundaries, water features and wildlife corridors.</li> <li>3. Features of cultural, historical and heritage value.</li> <li>4. Important views and visual amenity.</li> <li>5. Tranquillity and the need to protect against intrusion from light pollution, noise and motion.</li> </ol> <p>Development proposals within and/or affecting the setting of the Area of Outstanding Natural Beauty will need to demonstrate that account has been taken of the relevant Management Plan.</p> <p>Within the Areas of Great Landscape Value development will be permitted where its siting, design, materials, scale and landscaping are sympathetic with the particular landscape quality and character of the Areas of Great Landscape Value. Planning permission will be refused for major developments in these designated areas except in exceptional circumstances and where they are in the public interest.</p> <p><b>2.1.6 Policy LN2 Design, Layout and Density of New Housing Development</b></p> <p>On all sites, the design and layout of new housing development should maximise the density of development to a level which is acceptable for the locality. A minimum density of net 30dph will be encouraged, unless this would conflict with the local character and distinctiveness of an area where a lower density is more appropriate. Proposed housing densities will be informed by the Strategic Housing Land Availability Assessment, housing need as set out in the Strategic Housing Market Assessment, the master plan reports for new neighbourhoods and future Annual Monitoring Reports.</p> <p><b>2.1.7 Policy LN3 Provision of Affordable Housing</b></p> <p>To maximise affordable housing provision, whilst ensuring flexibility and sufficient margins to facilitate housing delivery, the Councils will require all residential developments to meet the following affordable housing</p>

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				<p>requirements:-</p> <p><b>Policy Percentage Requirements</b> All greenfield residential development which results in a net increase of housing is to provide up to 50% of the residential units as affordable housing in accordance with the Policy Delivery Requirements and Affordable Housing Requirements unless otherwise stated in strategic allocation policies. All other residential development which results in a net increase of housing is to provide up to 40% of the residential units as affordable housing in accordance with the Policy Delivery Requirements and Affordable Housing Requirements. Any Planning Application which on financial viability grounds proposes a lower level of affordable housing than is required by the Policy Percentage Requirements must be accompanied by clear and robust evidence that will be subject to verification.</p> <p><b>Affordable Housing Requirements</b> The mix of affordable housing units will be subject to negotiation and agreement with the Council but in any event must reflect local housing needs identified in the latest Strategic Housing Market Assessment (see Policy LN1). Tenure split should normally allow for 30% intermediate housing, with the remainder being affordable rented or social rented. Conditions or legal obligations will be used to ensure that affordable housing is secured for those in housing need and prioritised for those with a Local Connection.</p> <p><b>Policy Delivery Requirements</b> On sites resulting in a net increase of 5 to 14 dwellings, the Councils will require on site affordable housing provision in accordance with the Policy Percentage Requirements and Affordable Housing Requirements, however, where this is not possible or at the Councils' discretion, a financial contribution in lieu of on site affordable housing will be acceptable, calculated in accordance with the Commuted Sum Methodology On sites resulting in a net increase of 15 or more dwellings, provision in accordance with the Policy Percentage Requirements and Affordable Housing Requirements should be on site but where it is not possible to provide affordable housing units on the site, off-site provision on an alternative site may be acceptable. If an alternative site is not available, a financial contribution in lieu of on site affordable housing will be acceptable, calculated in accordance with the Commuted Sum Methodology. Financial contributions should be of equivalent value to on-site provision calculated in accordance with the Commuted Sum Methodology.</p> <p><b>2.2 The Core Strategy &amp; Local Transport Plan 3</b> 2.2.1 In accordance with the Local Transport Plan (LTP3) development will be located along and at the end of the Prime Transport Corridors in the most accessible locations and supported by transport improvements that will benefit existing and future communities. Higher density development will be located in an around town centres and Prime Transport Corridors in order to reduce the need to travel. 2.2.2 Improvements will be made to Prime Transport Corridors to include junction improvements, traffic management, enhanced public transport services and improvements to walking and cycling. The following corridors are proposed for improvement:</p> <ul style="list-style-type: none"> <li>• A35 Iford Bridge - Fountains roundabout - Stony Lane roundabout – Somerford roundabout - Roeshot Hill - Hampshire boundary.</li> </ul>

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				<ul style="list-style-type: none"> <li>• B3073 Christchurch town centre - Bargates - Fairmile - Blackwater Interchange.</li> <li>• (A338 junction)</li> <li>• B3073 Wimborne town centre - Longham mini roundabouts - Parley Cross – Chapel Gate - Hurn roundabout - Blackwater Interchange. (A338 junction)</li> <li>• B3073 Wimborne town centre - Wimborne Road West and East – Ferndown.</li> <li>• B3072 Ferndown - West Moors - Three Legged Cross – Verwood.</li> <li>• A348 Bournemouth boundary - Longham mini roundabouts - Ferndown.</li> <li>• A347 Bournemouth boundary - Parley Cross - A348 junction.</li> <li>• A337 Somerford roundabout - Highcliffe - Hampshire boundary.</li> <li>• B3074 Poole boundary through Corfe Mullen.</li> </ul> <p>2.2.3 The Local Transport Plan (LTP3) includes the following proposals which will support the development proposed in this Core Strategy:</p> <ul style="list-style-type: none"> <li>• Improvements to public transport (bus and rail) with more frequent services within the urban areas in particular, bus priority measures, an expansion of Real Time Information at bus stops and use of smartcard technology,</li> <li>• Walking and cycling improvements within and between the urban areas,</li> <li>• Travel Plans to encourage working from home and car sharing to work to help reduce congestion levels and the level of parking provision required at employment locations,</li> <li>• In the rural area, community travel planning will be encouraged for example Community Travel Exchanges will provide opportunities for car sharing, community car clubs and access to other shared services,</li> <li>• Enhancement and protection of the existing rights of way network and trailways to provide off road walking and cycling links between suburban and rural areas,</li> </ul> <p>2.2.4 Traffic management measures will be implemented to improve junctions, reduce vehicle speeds, improve road safety, enhance the environment for pedestrian and cyclists in urban and rural areas and reduce the diversion of traffic on to inappropriate routes, and provide opportunities for sustainable freight movement where possible.</p> <p>2.2.5 Policy KS10 Strategic Transport Improvements</p> <p>The Local Transport Plan recommends the following strategic transport improvements to support future development. Development will contribute towards their delivery through the payment of the South East Dorset Transport Contributions which will be replaced by the Community Infrastructure Levy:</p> <p>Short Term 2013 – 2017</p> <p>B3073 Hurn roundabout improvement.</p> <p>A338 reconstruction from A31 junction - County boundary (joint scheme with Bournemouth Borough Council which will deliver the section from County Boundary - A3060 Cooper Dean).</p> <p>A338 widening from A338/B3073 Blackwater junction - County boundary (joint scheme with Bournemouth Borough Council which will deliver the section from County Boundary - A3060 Cooper Dean).</p> <p>Medium Term 2018 - 2022</p> <p>A35 Fountains roundabout, Stony Lane roundabout, Staple Cross , and potentially Somerford roundabout improvements.</p> <p>B3073 Parley Cross junction improvements and associated development link roads.</p>

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				<p>B3073 Blackwater Junction improvements.  B3073 Chapel Gate junction improvements.  A31(T) Merley roundabout improvements (Highways Agency Scheme).  Long Term 2023 - 2028  B3073 widening between Chapel Gate to Blackwater junctions.  A31(T) dualling between Merley - Ameysford roundabouts (Highways Agency scheme).  2.2.6 Policy KS11 Transport and Development  2.2.7 The Councils will use their planning powers to influence development so that it reduces the need to travel, provides improved access to key services and facilities and promotes alternative modes of travel. Development will be permitted where mitigation against the negative transport impacts which may arise from that development or cumulatively with other proposals is provided. This shall be achieved through the implementation of measures identified within a submitted transport assessment or transport statement, including where appropriate:</p> <ol style="list-style-type: none"> <li>i. contributions to transport modelling work;</li> <li>ii. the provision of new and the improvement of existing public transport, pedestrian and cycle routes;</li> <li>iii. the provision of travel plans to promote sustainable travel patterns such as park and change,</li> </ol> <p>Document Title  Sub heading  Rushmore November 2016 13  car sharing and car clubs; and</p> <ol style="list-style-type: none"> <li>iv. the implementation of works to the highway.</li> </ol> <p>2.2.8 Developers will be required to contribute towards local and strategic transport improvements through site specific legal agreements and payment of the Community Infrastructure Levy. Development should be in accessible locations that are well linked to existing communities by walking, cycling and public transport routes. Development must be designed to:</p> <ul style="list-style-type: none"> <li>• provide safe, permeable layouts which provide access for all modes of transport, prioritising direct, attractive routes for walking, cycling and public transport;</li> <li>• provide safe access onto the existing transport network;</li> <li>• allow safe movement of development related trips on the immediate network; and</li> <li>• minimise the number of new accesses on the A338.</li> </ul> <p>2.3 AONB Management Plan  2.3.1 The site lies within the Southern Downland Belt Landscape Character Area wherein sensitivity to change is considered to be moderate / high with little scope to accommodate residential development of any scale without introducing a different set of attributes that are to the detriment of its inherent sense of ruralness and tranquillity. It is noted that Management Plan Map 11 indicates Sixpenny Handley located in the mid to less tranquil area bounding the A.354.  2.3.2 The Management Plan's aim in relation to new development is that "Where development is necessary, we want it located and designed to integrate fully with the landscape character and natural beauty."  2.3.3 Paragraph 13.7 seeks Landscape and Visual Impact Assessments of all SHLAAs to demonstrate that potential landscape impacts including both location and mitigation have been taken into account</p>

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				<p>2.4 Policy Summary</p> <p>2.4.1 The 2002 Local Plan's allocation of part of a larger field for housing is linked to the provision of a village by pass. The delineation of this by pass route extends into the Frogmore Lane field, restricting the development of the southern part of the allocated housing site. The delineation shown in the 2002 Local Plan indicates road works extending over some 80m width.</p> <p>2.4.2 Neither LTP 3, nor the 2014 Adopted Core Strategy refer to a Sixpenny Handley by pass as an identified project for development.</p> <p>2.4.3 The Sixpenny Handley &amp; Pentridge Parish Plan (2007) did not consider a by pass to be necessary but sought widening of Red Lane and Back Lane.</p> <p>2.4.4 Initial enquiries to the Dorset County Highways Development Management Unit confirms that there would be no highway related recommendation for refusal based upon the lack of a by pass as a point of principle.</p> <p>2.4.5 The Council's 2015 – 2020 5 year Housing Land Supply Report includes "Land at Back Lane" Sixpenny Handley for 25 dwellings in the 1-5 year supply therefore accepting development without any by pass works being undertaken.</p> <p>2.4.6 In relation to the Frogmore Lane site it can be shown that land can be set aside for any County Highway improvement project to either widen the route of Red Lane &amp; Back Lane and / or provide for speed control to respond to the previous objectives of the by pass designation.</p> <p>2.4.7 As a site wholly within the AONB, any development of 10+ houses could constitute major development, however as a "washed over" community it is inevitable that the scale of development required to support the village, whether housing, small scale business or modern agriculture are likely to comprise major development. As such the challenge for new development is to respond to the AONB Management Plan's aim to locate development to integrate it into the landscape.</p> <p>3.0 The Strategic Approach to site allocations.</p> <p>3.1 Overview.</p> <p>3.1.1 The Adopted Core Strategy places significant emphasis upon the delivery of master planned greenfield sites generally located at the main settlements. The benefits of this approach are considered to be the co-ordinated delivery of community infrastructure which can be delivered on site as part of a larger development proposal.</p> <p>3.1.2 Set against this objective however is the possibly unintended consequence that the bulk of new housing development will be delivered by a relatively limited profile of larger regional and national housing developers wanting to use national standard products.</p> <p>3.1.3 It is therefore helpful that as a part of the Local Plan Review, the Planning Authorities are examining the potential for additional development in rural villages.</p> <p>3.1.4 Under the existing approach, there are limited opportunities for small and medium builders at the local level to find sites and compete with the economies of scale available to the national developers operating at the larger sites.</p> <p>3.1.5 Additionally, it is considered that the longer lead in time to deliver large scale housing developments reduces the Planning Authorities ability to flexibly manage future changes in housing supply rates. The allocation of smaller scale rural sites would allow for a range of smaller sites to come forward during the lengthy gestation period more typical of master planned strategic sites.</p>

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				<p>3.1.6 Such windfall scale development would also incentivise the local small and medium builder market, a sector that has reduced significantly in scale and activity in the post recession period.</p> <p>3.1.7 It is considered that in providing the opportunities for the smaller local developer the Local Plan Review would be more likely to achieve the Planning Authorities aspirations for locally distinctive developments being less reliant upon a national approach to design and delivery of new developments whilst encouraging local crafts and use of materials.</p> <p>4.0 The site &amp; its landscape impact.</p> <p>4.1 Context</p> <p>4.1.1 The allocated site forms part of a field of some 0.9 Ha. The field slopes some upwards 2m from west to east. It is divided by a shallow drainage channel which runs from the north west corner to a point midway along the south west boundary.</p> <p>4.1.2 The site is bounded by native hedging along the western, south western and south eastern boundaries. The north eastern boundary includes a number of mature ash and sycamore trees. Within the site itself is a recently planted belt of ash hazel and sycamore planting.</p> <p>4.1.3 The site is bounded by Frogmore Lane Back Lane and Red Lane. Frogmore Farmhouse lies to the north of Frogmore Lane and provides a key viewpoint along Back Lane from the east. Paddock Close a group of detached two storey houses bounds the site to the north.</p> <p>4.1.4 The site is visible from Back Lane, to the south east of the village as well as along Back Lane from the north west, from the footpath which extends south west from Littlefield Lane as well as from the B3081, east of the village.</p> <p>4.2 The Viewpoints</p> <p>4.2.1 The 2002 Local Plan indicated that the impact of the proposed by-pass would mean that a housing development at Frogmore Lane would be acceptable in landscape terms.</p> <p>4.2.2 The Estate subsequently undertook screen planting along the northern boundary of the by-pass reservation. This comprises Hazel, Sycamore and Ash species in a broad bank running south west to north east.</p> <p>4.2.3 The field itself is well screened by existing substantial Ash and Sycamore planting along the north eastern boundary which serves to either screen the site or act as a significant skyline backdrop to views.</p> <p>4.2.4 The landscape impact of the site, and particularly the area of land south of the screen planting belt site has been considered in terms of landscape impact to understand whether development of this area would result in an adverse landscape impact upon the AONB.</p> <p>4.2.5 Views of the field edge are largely screened by existing mature trees to the left of the road, by the entrance to Manor Farm. The first view therefore is at that junction and is currently of the striking gable to Frogmore Farmhouse.</p> <p>4.2.6 From this approach the key views are of the taller screen planting to the west of the proposed site, together with the mature planting to the boundary of the estate cottages south of Red Lane. Views of the southern part of the proposed site only become apparent at closer view by when individuals will already be aware of the estate cottages and village edge character.</p> <p>4.2.7 This is a channelled view along Back Lane. It opens out into a view of the proposed field relatively close to Frogmore Farmhouse &amp; provides views of the southern part of the site and estate cottages south of Red Lane. The</p>

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				<p>suggested layout indicates further screen planting to the south west of the existing planting to consolidate the screening benefits of the planting &amp; this glimpsed view would continue to follow the roadside tree edge character previously experienced along Back Lane.</p> <p>4.2.8 This view is taken looking towards the site from the public footpath rising above the village. Glimpses of the Paddock Close roofs are visible against a backdrop of mature tree planting along Red Lane.</p> <p>4.2.9 The existing substantial hedge planting to the eastern boundary of the field within which the footpath lies however provides foreground screening for the proposed site. Taken with the existing Red Lane and north eastern boundary planting this will serve to provide foreground and backdrop mitigation of any views.</p> <p>4.2.10 This view is taken from a position east of Hill House on the B3081. The view looks over rather than into the proposed site. The significant planting along Red Lane serves to screen the southern part of the site from public views.</p> <p>View 4: From B3081 south of the village</p> <p>4.3 Landscape Impact Summary</p> <p>4.3.1 The four viewpoints presented above demonstrate that allowing housing development to extend through and to the south of the existing screen planting within the site which originally defined a highway improvement boundary would result in a minimal impact upon the wider AONB landscape within which it lies, nor would it serve to extend or urbanise the built character of Sixpenny Handley.</p> <p>4.3.2 This is largely because the site is bounded by existing mature planting serving to block or form a backdrop to new development. From more distant view points intervening planting serve to block longer views of this valley bottom site.</p> <p>4.3.3 The proposed layout shown later in the report will suggest extending the existing screen belt in the south east corner of the site. This will block one view across the site, however this is not considered to be a key view, simply being part of an evolving perception of the village moving eastwards along Back Lane.</p> <p>4.3.4 Subject therefore to the use of a layout similar to the one enclosed in this report which retains key elements of screen planting and views towards Frogmore Farmhouse it is considered the slight extension of the developable site can be seen to have regard to the purposes for which the AONB was designated, not alter the relative tranquillity of the site and its setting and would not serve to urbanise the rural village edge.</p> <p>5.0 A proposed layout</p> <p>5.1 Background</p> <p>5.1.1 Savills and Rushmore have taken the view that the likely delivery of a significant, heavily engineered by pass for Sixpenny Handley cannot be envisaged in any foreseeable timeframe. In light of this, we have reviewed the extent of the allocated housing site and the landscape impacts of any extension and concluded that an acceptable form of development could be proposed which can:</p> <ul style="list-style-type: none"> <li>• retain a strip of boundary land for highway improvements at a point when Dorset County Council can deliver a widening and / or speed management project,</li> <li>• allow for a through route to be delivered onto or through the widened section of Back Lane, avoiding an unnecessary cul de sac and turning head solution within the site,</li> <li>• make provision for enhanced on site planting to appropriately mitigate any landscape impacts.</li> </ul> <p>5.2 The proposed layout</p>

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				<p>5.2.1 The indicative layout enclosed at Appendix 1 shows how a scheme which retains a maintenance access strip for the ditch and retains the key trees within and around the site.</p> <p>5.2.2 The layout envisages setting aside approximately 2 m of land, currently comprising substantial hedge for highway improvements. This would require a new boundary hedge to the residential plots to be created, however this would have time to establish before any subsequent highway works are likely to be programmed.</p> <p>5.2.3 The layout proposes removing a section of the internal planting strip to allow for a through route. This comprises some of the less successful screen planting and its loss would be mitigated by expanding the western block of planting.</p> <p>5.2.4 Garaging would be located within plot, but for the southernmost 2 plots would be to the north of the dwelling discouraging parking on Back Lane.</p> <p>5.2.5 The enhancement of the planting belt and setting back of the southern plots would retain a clear view of the Frogmore Farmhouse gable which represents an attractive feature in the streetscape.</p> <p>5.2.6 Investigations are currently ongoing regarding the scope to dispose of surface water off site, for which the Estate has rights, or within plot, however there are technical solutions to this.</p> <p>5.2.7 The layout plan shows a darker green block which represents bolstered structural planting.</p> <p>5.2.8 The hatched band by the roadside shows a 2 m area for highway improvement.</p> <p>6.0 Conclusion</p> <p>6.1 Summary</p> <p>6.1.1 The larger part of this site is already allocated for housing subject to the provision of a by pass which the Parish Council recognises is not required and for which the highways Authority has no project plan.</p> <p>6.1.2 The slight expansion of the site can allow for a minor but beneficial increase in housing delivery and the provision of a through route whilst retaining scope to deliver highway improvements on land controlled by Rushmore. This is shown as a 2m hatched band adjoining the road.</p> <p>6.1.3 The proposed extension of the site will not adversely affect the development's impact upon the local or wider AONB landscapes given the low lying nature of the site within the valley floor, and the existence of significant mature planting within and immediately around the site.</p> <p>6.1.4 As such, the slight extension of the allocated site would represent a sustainable opportunity to support housing growth within Sixpenny Handley</p>
Deans Court Estate Deans Court Estate (ID: 766806)	Mr Simon Greenwood Savills Ltd (ID: 1033696)	LPR-REG18-100	Site suggestion	<p>We act for the Hanham Estate who inter alia own the allotment site at St Catherine's in Wimborne. For ease I attach hereto a plan showing the land in question.</p> <p>Whilst it is a comparatively small site being 0.309 Ha (0.76 Acres) we consider that the land could be put to better use by development for housing. As you are aware the estate is providing replacement allotments in conjunction with the Cuthbury development which is allocated for residential development in the adopted Local Plan. The new allotments will have much improved facilities compared with the existing provision. The estate would be prepared to extend the new allotment site to provide replacement allotments for those lost if this site is developed.</p>

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				<p>The site is closely related to the town centre within walking distance and so provides a very sustainable location for residential development with no amenity or visual constraints to development.</p> <p>We would be grateful if you would include this site within your review of potential sites to provide the additional housing required by the SHMA assessment for South East Dorset and EDDC in particular.</p> <p>Please let me know if you require any additional information at this time.</p>
Mrs J Houson (ID: 360085)		LPR-REG18-101	Matters to include in Local Plan Review	<p>Thank you for your communication, I have read through the proposals and I know everyone in our area is concerned that green spaces and the environment are kept as such, visitors to the area and people who desire to move here ONLY come because of the natural beauty of our environment. Also regarding the Highcliffe High Street, maintain the local community shops i.e. supermarket and post office, and so on as not everyone has a car and the bus service is pathetic so the residents can ONLY shop in the local area. It is a local worry that Holborn are taking over the area and not to the benefit and improvement but for their own ruthless profit. In the ten years I have moved back to this area I have seen it deteriorate so much it is depressing, there USED to be a 32 yellow bus, a FREE Tesco bus which also helped us get to the hospital as well as shop, and the X1 and X2 were a frequent and reliable service - the 111 bus -the best thing instigated has now been removed! With the free bus pass being blamed for all these cuts why not means test the bus pass, with a sliding scale of cost and an annual payment FOR a bus pass say £52 to £208 i.e. £1 per week to £4 which would be less than taxis and running a car and would cover the cost of a local bus.</p> <p>I have run several businesses and know you could never run a successful business on the lines of the way local government and central government is run, the customer is always right should be applied to all government departments!</p> <p>Hope this helps our future!</p>
Mr James Dean James Dean Creative Landscapes (ID: 1037442)		LPR-REG18-102	Site suggestion	<p>I attach a copy an area of ground at Colehill Wimborne (the area of land is that within the thick blue line) and I would be most grateful if you would let me know how I go about registering this land as a site for future housing/development.</p>
Mrs J E John (ID: 654704)		LPR-REG18-103	Matters to include in Local Plan Review	<p>Thank you for enabling me to comment on your local plan review and I would like to take this opportunity to make some comments. I have glanced also at the in depth papers of your plans/strategies at Christchurch library. The</p>

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				<p>most important issues in my opinion arising within Christchurch area are</p> <p>Traffic congestion - a relief road is vital to this area</p> <p>Public Transport - rural and semi rural areas around Christchurch and provision of public transport with timetables to allow everyone regardless of age to access school,college,work place and medical/hospital appointments (early and late in the day)</p> <p>Essential Services in Christchurch - namely a centrally situated Post Office</p> <p>Affordable housing - what do you think is affordable? Housing for rental and for first time buyers is essential - not detached (or semi detached) larger houses with 4 bedrooms on the market to buy. In everyday language of ordinary people they must be affordable.</p> <p>Infrastructure - this is necessary as a vital planning strategy if large areas of land to be used for housing or retail units ie a) roads and parking (whether housing or retail units are to be built) b) schooling and c) health services especially GP services if housing planned and d) public transport esp. if housing is planned on large scale</p> <p>Effects on local areas and all the present services (essential) that families will need if large scale housing goes ahead.</p> <p>Financial - the vast majority of people would want services to be best for value but of value to many (if not all) people and careful long term decisions made even if expensive at the start. The value of anything is in it being effective at the start serving the public as a whole - improving the current situation (no matter what it is) and serving long term. Granted its not easy but will be better all round.</p> <p>Points mentioned</p> <p>Roads - for over 44 years a relief road has been on the drawing board at the Civic offices. When I first moved here (44 years this last week) we were told that this road would make such a difference to the busy roads in and out of Christchurch. How many houses, industrial and other commercial work places, cars on the roadd etc. have meant more people in and out (plus through) Christchurch in all those years?</p> <p>Public Transport - better public transport in the semi rural and rural areas around Christchurch would not only improve the lives of these residents but could lead to lots of traffic on the roads (esp. where town centre and hospital parking can be dire) Improving bus travel to these areas means more people can be employed. In some areas direct daily buses at times to get people into work, they would be able to work ie from semi rural/rural areas</p>

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				<p>they could work at Sainsbury's, Stewarts, The Woollen Mill and other outlets nearby - both full and part time workers are always needed and in Christchurch's outlying areas. There could be more people in regular work and less people relying on unemployment benefits. Also with the opening up of new retail units along Somerford Road area - a bus going down the Somerford Road from Sainsbury's area (from Burton/Bransgore) on a daily basis at working times there would be greater opportunity for more employment (both full and part time) How do you all think people in these areas get to work? How do you think a young person leaving school/college is going to get to work and return home again. As well as residents the local Council's have to seriously plan to address these very important and basic problems.</p> <p>Christchurch Council must liaise with other parties whether it is about public transport, housing problems, health, employment etc Some of the most basic problems like not being able to work if no transport form where they reside causes such awful outcomes - financial, lack of self esteem, housing needs from the Council and mental and health issues (GP's are inundated by todays stresses).</p> <p>Christchurch Town Centre - essential services to be maintained wherever possible namely a central town centre Post Office. (where buses arrive and depart would be a good idea) Saxon Square?</p> <p>Those with learning difficulties and vulnerable others esp. the elderly were all encouraged to have simple Post Office current accounts they rely on the post office for their cash to do their essential shopping and pay some of their bills. They also collect certain benefits from the post office. In reply to a letter earlier I was told about the post offices in some of the other areas outside Christchurch - in the semi rural areas and few suburbs. If there is no reliable bus (or none at all) within longer distance from your house - how will you get your cash?? How will you be able to post your parcels as part of the post office has Royal Mail and its partner for parcels??</p>
Dudsbury Homes Ltd (ID: 1036180)	Mr Nigel Jacobs Intelligent Land (ID: 1036184)	LPR-REG18-104	Site suggestion	<p>1.0 Introduction</p> <p>1.1 Intelligent Land has been instructed by Dudsbury Homes Ltd to promote a significant area of land in Alderholt through the Review of the Christchurch and East Dorset Local Plan Part 1 – Core Strategy 2014 for housing. This submission is provided as part of the ‘Call for Sites’ issued by the local authorities in September 2016.</p> <p>2.0 Site Context</p> <p>2.1 The Site</p> <p>2.1.1 The site is in Alderholt which is within East Dorset District and consists of two large separate parcels. The first, Parcel 1, is approximately 15.5 hectares in size and lies between Ringwood Road and Hilbury Road. The second, Parcel 2, lies to the west of Ringwood Road and is approximately 16.5 hectares in size. A site location plan is included at Appendix 1 with the proposed land parcels outlined in red.</p> <p>2.1.2 Alderholt is approximately 3km south-west of Fordingbridge, 8.5km north east of Verwood, 9km north of Ringwood and 24km north-east of Wimborne.</p> <p>2.1.3 Both parcels of land are in active agricultural use and have an agricultural Grade 3 classification of good to moderate land quality. They are within Flood Zone 1 with no known flooding issues.</p> <p>2.1.4 Parcel 1 sits to the south of the main built-up area of Alderholt. It currently comprises three fields, two of</p>

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				<p>which back on to residential properties in Hazel Close, Saxon Way and Wren Gardens. The third field has an eastern boundary on to Hilbury Road. The western boundary of this parcel adjoins Alderholt Sports and Social Club and Alderholt Parish recreational ground. Field boundaries are generally mixed hedgerows with some trees with greater growth found on the outer boundaries to the north and west. The land is flat and is accessed of Hilbury Road.</p> <p>2.1.5 Parcel 2 lies to the west of Ringwood Road and is a large single field. Land to the north, south and west borders undeveloped land while the western boundary borders Ringwood Road in part with the remainder backing on to the rear gardens of residential properties. The southern and western boundaries are treed while the northern boundary is predominantly hedgerow.</p> <p>2.1.6 The site is available and suitable subject to allocation and is considered deliverable within the first five years of the Plan period.</p> <p>2.2 Relevant Planning History</p> <p>2.2.1 There is no record of planning applications related to the site.</p> <p>2.3 Constraints</p> <p>2.3.1 It is located within the Dorset Heathland 5km Zone, which is a buffer area to protect internationally designated heathland habitat. It is acknowledged that mitigation is required for development within the 5km zone.</p> <p>2.3.2 Parcel 2 lies within the Cranborne Common Site of Special Scientific Interest (SSSI) 'Impact Risk Zone' although the site itself is not designated as a SSSI.</p> <p>3.0 The Need for Housing</p> <p>3.1 Eastern Dorset Strategic Housing Market Assessment</p> <p>3.1.1 The Eastern Dorset Strategic Housing Market Assessment (SHMA) 2015 provides the most up to date evidence base for housing needs for Christchurch Borough and East Dorset District Councils, as well as the other local authorities within the Housing Market Area (HMA). It provides the starting point for determining the Objectively Assessed Housing Need (OAHN) and identifies an uplift of approximately 26,000 dwellings over and above that provided by the six local authorities in their current local plans.</p> <p>3.1.2 The Borough of Poole and Purbeck District Councils have commenced reviews of their Local Plans and are utilising the SHMA as part of their evidence. It is likely that Bournemouth Borough Council will commence a review of their local plan on the back of evidence within the SHMA.</p> <p>3.2 Christchurch and East Dorset Housing Needs</p> <p>3.2.1 The SHMA has identified a significant increase in housing over the period 2013-2033 across the HMA. For Christchurch and East Dorset combined the SHMA identifies a housing requirement of 12,520 at 639 dwellings per annum. This is an additional 4,030 dwellings over the current adopted Plan's housing requirement of 8,490. At 1 April 2015 the Councils' had recorded completions totalling 639 for the first two years' of the Plan and an identified supply of 7,633 dwellings. Therefore, as a starting point, from 1 April 2015 to 31 March 2033 there is a need to identify land to accommodate 4,248 dwellings. This does not include any additional housing that may need to be provided under the Duty to Cooperate requirements introduced through the Localism Act 2011.</p> <p>Table 1: Calculation of Local Plan Review Housing Requirement at 1 April 2015</p> <p>A</p> <p>Adopted Plan Housing Requirement 2013 to 2028</p>

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				<p>8,490 B Completions 1 April 2013 to 31 March 2015 639 C Remaining Requirement from Core Strategy 2014 (A-B) 7,851 D SHMA 2015 Housing Need 12,250 E SHMA 2015 uplift over Adopted Plan (D-A) 4,030 F Local Plan Review 2016 Remaining Requirement (C+E) 11,881 G Supply at 1 April 2015 7,633 H Additional Dwellings to be Identified (F-G) 4,248 4.0 Settlement Strategy 4.1 The Location of Development 4.1.1 Christchurch Borough and East Dorset District Councils are part of the Eastern Dorset HMA together with the Boroughs of Bournemouth and Poole and the Districts of North Dorset and Purbeck. The main area and focus for economic activity is the South East Dorset (SED) conurbation centred on the settlements of Bournemouth and Poole together with Christchurch and to a lesser extent Wimborne. Beyond the conurbation only Blandford and Wareham are of any significant size with most other settlements forming small towns or villages in a rural setting. 4.1.2 The conurbation draws in significant numbers of commuters from across the HMA and there are many trips across the conurbation for employment, shopping and other activities. The furthest points away from the conurbation in North Dorset may not look towards the conurbation as its focus, however, for the rest of the HMA it acts as the centre for housing, commerce and sub-regional facilities 4.1.3 Strategic planning in SED for the past 40 years has promoted the growth of the conurbation with significant housing, employment and infrastructure provision set within a tightly drawn Green Belt boundary. Additionally, in the conurbation and wider SED there are significant international and national nature conservation designations that give protection to species and their habitat as well as nationally and locally important landscape. These tensions need to be managed and with the conurbation at the centre of the Local Enterprise Partnerships objectives for economic growth accommodating development sustainably will require some very difficult decisions</p>

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				<p>to be made. Not least this is likely to involve the release of sites within the Green Belt for development. Beyond the Green Belt the opportunities to develop will be more limited particularly where the relationship with the conurbation is more tenuous or where constraints may be difficult to overcome.</p> <p>4.1.4 The Christchurch and East Dorset Core Strategy 2014 to accommodate the then identified housing requirement made 13 Green Belt releases to accommodate about 3,500 new dwellings. With Bournemouth and Poole together unlikely to be able to accommodate their OAHN within the built-up area further greenfield development is inevitable in SED, Green Belt or not.</p> <p>4.1.5 Accommodating the housing need should seek to identify development locations that support the established spatial pattern of development, make use of existing infrastructure and other facilities, reduce the need to travel, protect important natural and built resources while meeting the objectives for growth. The Councils have indicated that development opportunities could be within existing urban areas, in rural villages or on the edge of existing settlements, however, it may also be that new freestanding development could provide a sustainable settlement solution. Altogether this points to a focus for the search for sites in the southern part of East Dorset, from Alderholt to Sturminster Marshall, and within Christchurch as areas most closely associated with the conurbation.</p> <p>4.1.6 Much of this area is Green Belt however there is one location that is outside the Green Belt, is not constrained by environmental designations subject to appropriate mitigation, has an established community and is strategically related to the conurbation, and that is, Alderholt. Being outside the Green Belt is sequentially preferable in planning terms and should therefore rank highly in Sustainability Appraisal, the Councils' final analysis and ultimately preferred allocations.</p> <p>4.2 Alderholt</p> <p>4.2.1 The Core Strategy 2014 settlement hierarchy identifies Alderholt as a Rural Service Centre where residential development will be allowed of a scale that reinforces its role as a provider of community, leisure and retail facilities. There is a tightly drawn settlement boundary restricting any significant growth. Approximately 8.5km to the south-west is Verwood which is a higher order settlement while 3km to the east is Fordingbridge which lies within New Forest District.</p> <p>4.2.2 Whilst Verwood is one of the main settlements in East Dorset it is restricted by further growth due to its proximity to internationally protected heathland sites. Therefore, having regard to both physical and policy derived constraints within East Dorset Alderholt presents itself as a prime location for accommodating additional residential development. The scale of growth that could be accommodated at Alderholt would reinforce and support existing services thus reducing the need to travel to other centres while bringing the benefits of improved facilities to this service centre. It is therefore logical that Alderholt should accommodate some of the proposed housing need because of its relative proximity in SED and its role as an important Rural Service Centre.</p> <p>4.2.3 The promoted site in its two parcels sits adjacent to the existing settlement boundary. Delivery of housing is proposed for Parcel 1 with Parcel 2 providing housing and the commensurate amount of Suitable Alternative Natural Greenspace (SANG) for both. This is discussed further in the next section.</p> <p>5.0 Site Concept</p> <p>5.1 Design</p> <p>5.1.1 Alderholt is characterised by medium density suburban style estate development. The initial consideration is to provide a similar density at approximately 30 dwellings per hectare that is legible, permeable and adopts good</p>

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				<p>urban design practice. Parcel 1 is 15.5 hectares which at a density of 30 dwellings per hectare could provide up to 450 dwellings. The housing is likely to be two-storey providing a mix of house sizes with accompanying parking provision.</p> <p>5.1.2 In addition to the residential element it is likely that there will need to be some supporting services which may include retail provision and subject to discussions with service providers, possible community facilities.</p> <p>5.1.3 Parcel 2 is primarily seen as providing SANG to mitigate the impact of development on Parcel 1. 450 dwellings generate a requirement for 8 hectares at 2.4 persons per dwelling i.e. at 8 hectares per 1,000 population. Parcel 2 is 16.5 hectares and is therefore larger than is needed for SANG. It is considered that Parcel 2 also offers potential to accommodate some housing particularly on the frontage to Ringwood Road. Based on the standard SANG calculation 18 hectares of housing at 30 dwellings per hectare would generate a requirement for 11 hectares of SANG. Therefore, there is capacity for 1.5 hectares of Parcel 2 to accommodate housing with the remainder providing SANG.</p> <p>5.2 Accessibility</p> <p>5.2.1 As described Parcel 1 sits between Ringwood Road and Hilbury Road while Parcel 2 is to the west of Ringwood Road. Alderholt is a compact Rural Service Centre and therefore accessibility around the centre is relatively straightforward. Fordingbridge is a short bus/drive from Alderholt with Verwood not much more. A 20-30 minute drive south enables access to the conurbation and its facilities.</p> <p>5.2.2 Development of Parcel 1 will seek to integrate a network of footpaths between the proposed site and the existing settlement as well as establishing footpath links into the SANG. Development of the site will seek to retain the compactness of the centre and supporting self-containment of the settlement.</p> <p>6.0 Planning Benefits</p> <p>6.1 Social</p> <p>6.1.1 The provision of housing will help provide much needed homes in SED. A proportion of these, subject to the Council's review of affordable housing policy, will be affordable to help meet local need. Provision of housing will support Alderholt as a Rural Service Centre helping to sustain and improve community facilities.</p> <p>6.2 Economic</p> <p>6.2.1 There will be short term economic gain created by the construction of new homes. A site delivering approximately 450 dwellings will on average provide employment opportunities for 5-8 years across a range of construction trades.</p> <p>6.2.2 Housing is recognised by the Local Enterprise Partnership as crucial to the economic prosperity of SED. A shortage of housing leads to workforce capacity issues and fuels the unaffordability of housing. Ensuring sufficient houses are provided, therefore, not only helps meet the housing need but is crucial in supporting the local economy.</p> <p>6.3 Environmental</p> <p>6.3.1 The site is agricultural land with no known important ecology at this stage. There are no outstanding natural features and proposed development can build in environmental benefits whether these are in terms of the buildings themselves or the greenspaces that will be provided as part of the green infrastructure provision.</p> <p>6.3.2 The provision of a SANG will bring benefits to the internationally important heathland found across SED. Not only will the SANG provide the mitigation for any proposed housing but it will also be a resource for existing</p>

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				<p>residents who may otherwise venture to heathland for the likes of dog walking.</p> <p>7.0 Conclusion</p> <p>7.1 Alderholt offers one, if not the best, opportunity outside of existing Green Belt to accommodate housing in Christchurch and East Dorset. It is an existing Rural Service Centre where new housing would have a positive effect on supporting existing businesses and community facilities. The quantum of land enables the provision of SANG to the benefit of the Dorset Heathlands and as a resource to existing residents.</p> <p>7.2 Together the circa 32 hectares is available, suitable and deliverable and given the numbers that may be provided the majority could be delivered within five years of allocation. Also being a site outside of Green Belt, should the Council wish to accelerate delivery of housing this site would offer an early opportunity to deliver housing within the District.</p> <p>7.2 The promoter is keen to work with the Council through the review of the Local Plan and looks forward to working positively with the Planning Policy team.</p>
Mr Richard House Gladman Developments Ltd (ID: 930314)		LPR-REG18-105	Site suggestion	<p>1. INTRODUCTION</p> <p>1.1 This representation is made by Gladman Developments Limited. Gladman specialises in the promotion of strategic land for residential development with associated community infrastructure and has land interests in the District. Gladman has considerable experience in the development industry in a number of sectors including residential and employment development. From that experience, it understands the need for the planning system to provide local communities with the homes and jobs that they need to ensure that they have access to a decent home and employment opportunities.</p> <p>1.2 Gladman has considerable experience in contributing to the Development Plan formation process, having made representations on numerous local planning documents throughout the UK and having participated in many local plan public examinations. It is on the basis of that experience that our comments are made in this representation.</p> <p>1.3 Gladman very much appreciates the opportunity to comment at this very early stage in the preparation of the Christchurch and East Dorset Local Plan Review. Our comments relate generally to the overall scale of housing provision, the location of new housing and the Local Plan evidence base. Gladman looks forward to commenting on a more substantive draft of the Councils' emerging Local Plan proposals in the future.</p> <p>2. SETTLEMENT HIERARCHY</p> <p>2.1 Gladman agrees that it would be appropriate to review the Settlement Hierarchy in the Local Plan. Gladman considers that notwithstanding such a review, the village of Alderholt possesses a wide range of community facilities and services and should be retained as a Rural Service Centre where a reasonable proportion of</p>

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				<p>development should be allowed to support its function.</p> <p>2.2 The Councils should recognise that directing further growth to East Dorset's Rural Service Centres and settlements will result in a number of benefits for their ongoing vibrancy. Despite already benefitting from a good range of local services and facilities, including a first school, village shop, post office, village hall and doctor's surgery, villages such as Alderholt face a number of threats to their future vitality, including a worsening of housing affordability, an ageing population and a reduction in households with children. Unless these issues are addressed through the provision of new market and affordable housing, these communities will be unable to regenerate and prosper with consequential adverse implications for the ongoing viability of their amenities, as demand for facilities changes and reduces.</p> <p>2.3 Gladman notes the content of the East Dorset District Council's 27th July 2016 Cabinet Report which describes some of the factors that have influenced the authority's decision to commence work on a Local Plan Review. In seeking approval from Members to begin the Local Plan Review process, Paragraph 3.7 of the Cabinet Report specifically states that:</p> <p>"more locally, there is an increasing awareness that our existing planning policies lack detailed aspirations for our rural communities, some of whom would like to see growth and development to sustain their services and facilities and provide housing for local needs".</p> <p>This statement further endorses the preparation of a Local Plan strategy that directs a meaningful proportion of development to East Dorset's rural villages.</p> <p>3. GREEN BELT</p> <p>3.1 Whilst Gladman would not oppose a review of Green Belt boundaries as part of the Local Plan Review, the Council's should ensure that they have considered all potential options for meeting the authorities' development needs before decisions to remove large areas of land from the Green Belt are taken. In this regard the Councils should specifically consider the potential to identify further housing and employment sites in those rural villages that aspire to accommodate more growth to support their services and facilities and which are free from the environmental and Green Belt constraints that affect other parts of the East Dorset District area.</p> <p>4. BUILT ENVIRONMENT</p> <p>4.1 Gladman would welcome a review of built environment designations including Special Character Areas and Areas of Great Landscape, subject to policies relating to these complying with NPPF.</p> <p>4.2 With regard to village envelopes, Gladman would be opposed to the use of settlement boundaries as a mechanism to restrict otherwise sustainable development from coming forward. Gladman refers to the National Planning Policy Framework (NPPF) which is clear that development which is sustainable should go ahead without delay. The use of village envelopes to arbitrarily restrict suitable and sustainable development from coming forward</p>

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				<p>on the edge of settlements would not accord with the positive approach to growth required by NPPF which states that            "all settlements can play a role in delivering sustainable development in rural areas – and so blanket policies restricting housing development in some settlements and preventing other settlements from expanding should be avoided unless their use can be supported by robust evidence".</p> <p>4.3 The Councils' emerging Local Plan proposals should recognise that greenfield sites on the edge of settlements, but currently lying outside of the built up area, may offer opportunities for sustainable development which could help meet the housing needs of East Dorset and help achieve NPPF's objective to 'significantly boost the supply of housing' and would accord with the presumption in favour of sustainable development.</p> <p>4.5 In this regard Gladman would support the principle of reviewing East Dorset's existing village envelopes to create further opportunities for growth in sustainable locations such as the District's Rural Service Centres. Largely maintained in their current form since being defined as part of the authority's 2002 Local Plan proposals, amending the District's village envelopes to bring forward sustainable housing sites in edge of settlement locations would help to create a proactive and deliverable strategy for fulfilling the development needs of East Dorset's villages and rural communities and meeting East Dorset's villages and rural communities and meeting East Dorset's full objectively assessed housing needs.</p> <p><b>5. HOUSING</b></p> <p>5.1 The National Planning Policy Framework (NPPF), in Paragraph 47, strongly advocates the significant boosting of housing supply and stresses that local planning authorities should use their evidence base to ensure that their Local Plan meets the full objectively assessed needs for market and affordable housing in the area.</p> <p>5.2 One of the tests of soundness, set out in Paragraph 182 of the NPPF, is that Local Plans should be positively prepared, that is:</p> <p>"the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;"</p> <p>5.3 The NPPF also expresses the Government's goal to 'significantly boost the supply of housing' and how this should be reflected through the preparation of Local Plans. In this regard it sets out specific guidance that local planning authorities must take into account when identifying and meeting their objectively assessed housing needs:</p> <p>"To boost significantly the supply of housing, local planning authorities should:</p> <ul style="list-style-type: none"> <li>• Use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area;</li> <li>• Identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of</li> </ul>

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				<p>housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land;...;" and</p> <ul style="list-style-type: none"> <li>• Identify a supply of specific, developable sites or broad locations for growth, for years 6-10, and where possible for years 11-15" (Paragraph 47)</li> </ul> <p>5.4 The starting point of identifying objectively assessed housing needs is set out in paragraph 159 of NPPF, which requires Local Planning authorities to prepare a Strategic Housing Market Assessment, working with neighbouring authorities where housing market areas cross administrative boundaries. It is clear from NPPF that the objective assessment of housing needs should take full account of up-to-date and relevant evidence about the economic and social characteristics and prospects of the area, with local planning authorities ensuring that their assessment of and strategies for housing and employment are integrated and take full account of relevant market and economic signals (paragraph 158).</p> <p>5.5 Once a Council has identified its objectively assessed needs for housing, these needs should be met in full, unless any adverse impacts would significantly and demonstrably outweigh the benefits of doing so (paragraph 14), with any unmet needs being accommodated elsewhere through the Duty to Cooperate.</p> <p>5.6 As the Council will be aware, the Government published its final suite of Planning Practice Guidance (PPG) on the 6th March 2014, clarifying how specific elements of NPPF should be interpreted when preparing their Local Plans. The PPG on Housing and Economic Development Needs Assessments in particular provides a clear indication of how the Government expects the NPPF to be taken into account when identifying their objectively assessed housing needs. Key points from this document include:</p> <ul style="list-style-type: none"> <li>• Household projections published by the Department for Communities and Local Government should provide the starting point estimate of overall housing need; (our emphasis)</li> <li>• Plan makers should not apply constraints to the overall assessment of need, such as limitations imposed by the supply of land for new development, historic underperformance, infrastructure or environmental constraints;</li> <li>• Household projection based estimates of housing need may need adjusting to reflect factors affecting local demography and household formation rates which are not captured by past trends, for example historic suppression by under supply and worsening affordability of housing. The assessment will need to reflect the consequences of past under delivery and the extent to which household formation rates have been constrained by supply;</li> <li>• Where the supply of working age population is less than projected job growth, to prevent unsustainable commuting patterns and reduced local business resilience, plan makers will need to consider how the location of</li> </ul>

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				<p>new housing and infrastructure development can help to prevent unsustainable commuting patterns and reduced local business resilience;</p> <ul style="list-style-type: none"> <li>• Housing needs indicated by household projections should be adjusted to reflect appropriate market signals, as well as other market indicators of the balance between the demand for and supply of dwellings;</li> <li>• The more significant the affordability constraints (as reflected in rising prices and rents, and worsening affordability ratio) and the stronger other indicators of high demand (e.g. the differential between land prices), the larger the improvement in affordability needed, and the larger the additional supply response should be; and</li> <li>• The total affordable housing need should be considered in the context of its likely delivery as proportion of mixed market and affordable housing developments, given the probable percentage of affordable housing to be delivered by market housing led developments. An increase in the total housing figures included in the local plan should be considered where it could help to deliver the required number of affordable homes.</li> </ul> <p>5.7 In order to be found sound, it is evident that the Local Plan should endeavour to meet the objectively assessed need for housing in full unless it can be robustly demonstrated that there are adverse impacts of doing so which could not be suitably overcome or mitigated against to justify a lower Plan requirement. . Whilst Gladman notes that it is the Councils' intention to deliver the need as quantified in the 2015 Strategic Housing Market Assessment, it should be borne in mind that by the time that the Plan is subject to Public Examination in 2019, the evidence base will be four years old and of questionable reliability. Gladman reserve the right to submit further representations on the objectively assessed need for the Housing Market Area at future stages in plan preparation.</p> <p>5.7 Notwithstanding the amount of new housing required, the Local Plan should unambiguously set out the spatial direction of housing growth. In order to do this it should clearly identify settlements where growth should take place and the type and level of development anticipated, meeting the requirements of Paragraph 8 of NPPF of guiding development to sustainable locations.</p> <p>5.8 In selecting appropriate locations for further development, the Councils' should seek to distribute housing growth to a broad range of deliverable sites, helping to secure a continuous supply of housing land. To avoid the delays in delivery that can often occur by placing too much emphasis on the development of a few large scale strategic allocations, the Councils should consider directing further development to small-medium sized development sites in sustainable locations such as East Dorset's Rural Service Centres, to provide greater certainty that housing will be delivered as expected particularly in the early years of the Plan. The Local Plan should recognise that it will be necessary to plan for additional housing over and above the areas housing requirement to provide flexibility in the land supply.</p> <p>5.9 In accordance with Paragraph 50 of NPPF, the Local Plan should produce a distribution and quantum of housing development that will widen opportunities for home ownership and create sustainable, inclusive and mixed</p>

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				<p>communities by responding to current and future demographic trends, market trends and the needs of different groups in the community.</p> <p><b>6. DUTY TO CO-OPERATE</b></p> <p>6.1 It is important that the Local Plan is prepared having due regard to the Duty to Co-operate which was introduced by Section 110 of the 2011 Localism Act. This requires local planning authorities, county councils and prescribed bodies to co-operate, engage constructively, and actively on an ongoing basis throughout the preparation of development plan documents in relation to strategic matters (including meeting unmet housing need). The Duty to Cooperate is not a duty to agree, however it must be demonstrated that this process has been undertaken throughout the plan formation process. Failure to meet the Duty to Cooperate has proven to be fatal to the examination of Local Plans, with plans at Aylesbury Vale, Hart, Mid Sussex, Central Bedfordshire and Runnymede all being withdrawn as a result.</p> <p>6.2 East Dorset and Christchurch Councils need to ensure that they publicise all correspondence and meeting accounts related to Duty to Cooperate. This will make it clear to the Inspector examining the Plan that the Duty to Cooperate requirements have been met and ensure that he/she does not arrive at the same view as adopted by the Inspector at the above local plan examinations particularly in the context of the complexity of the local housing market and influences from neighbouring authorities that will affect spatial planning in East Dorset and Christchurch.</p> <p>6.3 In this regard, in preparing the Local Plan, the Councils will need to give careful consideration to whether there is potential to assist in meeting the unmet housing need of adjoining authorities, particularly New Forest District Council and National Park Authority and Bournemouth and Poole Councils, all of which are likely to face difficulties in delivering their own full objectively assessed needs for housing.</p> <p><b>7. POTENTIAL SITE ALLOCATIONS</b></p> <p>Land at Ringwood Road, Alderholt</p> <p>7.1 Gladman has an interest in land at Ringwood Road, Alderholt, as shown in Figure 1 below. The site is currently subject to a live planning application with East Dorset District Council (Application Ref 3/16/1446/OUT) for up to 60 homes, including the provision of up to 50% affordable housing – with associated landscaping, open space and supporting infrastructure. A Development Framework Plan illustrating how the site could be developed is provided at Appendix 1 to this submission.</p>
Ms Ruth Mason Rushmore	Mr J Hammond Savills (ID:	LPR-REG18-106	Site suggestion	<p>1.0 The Proposal</p> <p>1.1 Background</p>

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Estate Office (ID: 360444)	1037400)			<p>1.1.1 This submission is made on behalf of Rushmore Estate, a significant owner of land across extending over Sixpenny Handley, Tollard Royal and Farnham within Wiltshire, East and North Dorset. The Estate manages the Larmer Tree Gardens as well as the Rushmore golf Club. It additionally owns and manages a number of farms and tenanted housing. It has more recently sought to diversify its activities and has converted redundant buildings to provide for a significant range of local employment opportunities as well as recreational activities.</p> <p>1.1.2 The East Dorset Local Plan Part 1 (the Core Strategy) was adopted in April 2014. It incorporated a number of saved policies from the East Dorset Plan (2002). Since adoption the Eastern Dorset Strategic Housing Market Area Assessment has been published, and in common with adjoining Planning Authorities the housing numbers that derive from that document are being fed into early reviews of adopted Plans.</p> <p>1.1.3 The site west of "The Orchard" is accessed from a service road leading into the field. (See Photograph 1 below) Photograph 1:</p> <p>1.1.4 The field itself is excluded from the existing settlement boundary. It is bounded by native hedgerow and footpaths to the northern boundary and western boundaries. The site adjoins a mobile home park (Handley Park) to the south The western boundary footpath leads directly into the High Street. The field has an overall area of 1.5 Hectares. See Plan 1.</p> <p>1.1.5 The site rises from east to west, with a relatively steep early incline to the rear of the properties at "The Orchards". Thereafter the ground remains relatively level albeit rising continuously.</p> <p>1.1.6 This submission considers the location and connectivity of the proposed site as well as its wider landscape impact given its AONB location.</p> <p>1.1.7 The report also reviews the focus upon larger scale urban developments and impacts upon village development before looking at the landscape context and a layout which responds to the village edge location and AONB setting.</p> <p>2.0 Relevant Planning Policy</p> <p>2.1 Christchurch &amp; East Dorset Core Strategy</p> <p>2.1.1 The first part of this section reflects the most relevant Local Plan policy considerations against which proposals would currently be determined. The second part identifies AONB Management Plan issues before summarising the issues.</p> <p>The Core Strategy Vision</p> <p>The natural environment of Christchurch and East Dorset and their historic and thriving towns and villages are, and will continue to be, the most important assets for the area. The quality of this special environment will be secured sustaining the growth of the local economy, and the welfare of its local communities, rather than being used as a reason to turn our back on growth which can be achieved sustainably.</p> <p>The intrinsic landscape and biodiversity value of the Dorset Heathlands, the Cranborne Chase and West Wiltshire Downs Area Of Outstanding Natural Beauty, Christchurch Harbour, the coast, beaches and rivers will be protected and their connectivity enhanced. Improving our special environment and its green infrastructure will ensure that recreation and commercial activity sustains these areas.</p>

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				<p>The area will adapt to the emerging demands of climate change through clear strategies to reduce risk of flooding, and through encouraging high standards of building design and construction.</p> <p>The unmet housing needs of the area will be reduced, with housing delivered of a type and tenure which meets the aspirations of those wishing to buy or rent. An element of this housing will be in the form of new, well planned, sustainable residential areas in both Christchurch and East Dorset. These will be attractive new areas, including high quality and sustainable homes, areas of open space, new community facilities, and improved transport links to the surrounding area.</p> <p>Housing will also continue to be delivered in our towns and villages, but developments will now better reflect the character and type of housing found in each local area, and will make appropriate contributions to infrastructure. Almost all new housing development will contribute to the provision of affordable housing, creating a step change in delivery of affordable dwellings and a significant reduction in waiting lists.</p> <p>Historic towns such as Christchurch and Wimborne will be vibrant centres of commercial and cultural activity, with niche shopping, and varied attractions and facilities for residents and visitors alike. Other key local centres in Ferndown, Verwood, West Moors and Highcliffe will support shops and services for their local communities, with villages and smaller neighbourhood centres providing basic services. New ways of delivering services and facilities in rural areas will be developed.</p> <p>The economy of the area will grow, both by sustaining its traditional sectors such as tourism, health and education, but also by creating a mixed economy with emphasis on growth in new knowledge based sectors including engineering, creative and technical industries and the green knowledge economy. Economic growth will be sustained by the creation of major high quality employment sites in East Dorset and at Bournemouth Airport, and by the protection of other well located sites for key employment uses. These will have an important role in sustaining the economy of South East Dorset. Within the rural areas traditional employment will be supported and rural diversification encouraged to create jobs and prosperity.</p> <p>The area will be easier to get around, not just for those who have a car, but for those who wish to use public transport, to walk or to cycle, with major development focused in locations accessible by different means of transport.</p> <p>Perhaps most important of all, our communities will thrive. The challenges of supporting a significant elderly and retired population will be planned for through provision of appropriate housing, health and community facilities and services.</p> <p>2.1.2 This vision translates into a series of Objectives, the most relevant of which are set out below:  Objective 1 To Manage and Safeguard the Natural Environment of Christchurch and East Dorset.  Impact on or close to designated sites will be avoided, and residential development will contribute to mitigation of its effects on Heathland habitats. New greenspace and biodiversity enhancements will be provided as part of major housing proposals. Important natural features such as Christchurch Harbour, the coast, rivers and beaches and the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty will be protected and enhanced.  Objective 2 To Maintain and Improve the Character of the Towns and Villages, and to Create Vibrant Local Centres.  A clear hierarchy of centres will be developed, with a clear strategy for the major centres. Town and district centre boundaries will be created in Christchurch, Wimborne, Ferndown, Verwood and West Moors to help create a</p>

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				<p>vibrant centre with a range of services and facilities. Design standards in East Dorset will be used to guide design of new development. Article 4(1) and 4(2) Directions will be considered to control small scale works which might damage the character of Conservation Areas as part of Conservation Area Management Plans. Open space will be provided alongside new residential development. Special Character Areas and Areas of Great Landscape Value will be reviewed and possibly expanded in East Dorset. Rural Design Guides will be produced.</p> <p>Objective 5 To Deliver a Suitable, Affordable and Sustainable Range of Housing to Provide for Local Needs. Sufficient housing will be provided in Christchurch and East Dorset to reduce local needs, whilst maintaining the character of local communities. This housing will include well planned sustainable new communities in appropriate locations. The size and type of dwellings (both open market and affordable) will reflect current and projected local need through the Strategic Housing Market Assessment, and will include housing capable of meeting people's needs at all stages of life. All residential development resulting in a net increase in dwellings will contribute towards provision of affordable housing, at a rate of 35% of total units being developed.</p> <p>2.1.3 Policy KS2 Settlement Hierarchy The location, scale and distribution of development should conform with the settlement hierarchy, which will also help to inform service providers about the provision of infrastructure, services and facilities. The settlements which will provide the major focus for community, cultural, leisure, retail, utility, employment and residential development. This will include infill development as well as options for some greenfield development. Rural Service Centres</p> <p>Alderholt, Cranborne, Sixpenny Handley, Sturminster Marshall, Three Legged Cross</p> <p>2.1.4 The Broad Location and Scale of Housing Christchurch and East Dorset face major pressure to provide more housing. There is a high level of local housing need that cannot be met in the private market. Additionally, it is predicted that there will continue to be changes in the size and nature of households which will increase the need for new homes. The local economy also requires new homes to provide for the workforce. The Bournemouth and Poole Strategic Housing Market Assessment (2012) has considered these factors within the following context: Christchurch and East Dorset are amongst the least affordable areas in the South West. The size of households in the area is shrinking which increases housing demands. Young people find it particularly hard to afford a home in the area. There is a need to provide suitable housing to reduce health inequalities and improve educational attainment. The population of Christchurch and East Dorset is ageing and a lack of housing delivery will contribute to local economic decline. There is a need to provide an appropriate mix of housing to meet the needs of families and young people who are vital to the economy of the area. The difficulty in meeting housing needs provides the exceptional circumstances required to amend Green Belt boundaries, where appropriate. The greenfield areas allocated in the Core Strategy have been identified through a rigorous process, as set out within the Key Strategy Background Paper and Masterplan Reports. An assessment of the function of settlements has been undertaken to identify those where housing would be best located in terms of</p>

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				<p>proximity to services, facilities and employment. This identifies Christchurch, Wimborne and Colehill, Verwood, Corfe Mullen, Ferndown and West Parley as suitable settlements for growth. A limited amount of housing is also proposed for Burton based on the specific need for new housing to serve the needs of the village. A sieve map exercise has been undertaken to identify which areas on the edge of these settlements are not subject to the absolute constraints of proximity to protected heathlands and floodplains. This identifies six areas of search where these absolute constraints do not exist, which have been subject to the detailed master planning exercises. These have analysed the suitability of the areas to deliver new homes. The need to provide affordable housing is a key objective of the Core Strategy and a target that 35% of all housing should be affordable is set. This is below the percentage requirements for affordable housing set in Policy LN3 as an acknowledgement that not all sites will be able to meet these requirements due to financial viability.</p> <p><b>2.1.5 Policy HE3 Landscape Quality</b>  Development will need to protect and seek to enhance the landscape character of the area. Proposals will need to demonstrate that the following factors have been taken into account:</p> <ol style="list-style-type: none"> <li>1. The character of settlements and their landscape settings.</li> <li>2. Natural features such as trees, hedgerows, woodland, field boundaries, water features and wildlife corridors.</li> <li>3. Features of cultural, historical and heritage value.</li> <li>4. Important views and visual amenity.</li> <li>5. Tranquillity and the need to protect against intrusion from light pollution, noise and motion.</li> </ol> <p>Development proposals within and/or affecting the setting of the Area of Outstanding Natural Beauty will need to demonstrate that account has been taken of the relevant Management Plan.</p> <p>Within the Areas of Great Landscape Value development will be permitted where its siting, design, materials, scale and landscaping are sympathetic with the particular landscape quality and character of the Areas of Great Landscape Value. Planning permission will be refused for major developments in these designated areas except in exceptional circumstances and where they are in the public interest.</p> <p><b>2.1.6 Policy LN2 Design, Layout and Density of New Housing Development</b>  On all sites, the design and layout of new housing development should maximise the density of development to a level which is acceptable for the locality. A minimum density of net 30dph will be encouraged, unless this would conflict with the local character and distinctiveness of an area where a lower density is more appropriate. Proposed housing densities will be informed by the Strategic Housing Land Availability Assessment, housing need as set out in the Strategic Housing Market Assessment, the master plan reports for new neighbourhoods and future Annual Monitoring Reports.</p> <p><b>2.1.7 Policy LN3 Provision of Affordable Housing</b>  To maximise affordable housing provision, whilst ensuring flexibility and sufficient margins to facilitate housing delivery, the Councils will require all residential developments to meet the following affordable housing requirements:-</p> <p><b>Policy Percentage Requirements</b>  All greenfield residential development which results in a net increase of housing is to provide up to 50% of the residential units as affordable housing in accordance with the Policy Delivery Requirements and Affordable Housing Requirements unless otherwise stated in strategic allocation policies. All other residential development</p>

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				<p>which results in a net increase of housing is to provide up to 40% of the residential units as affordable housing in accordance with the Policy Delivery Requirements and Affordable Housing Requirements. Any Planning Application which on financial viability grounds proposes a lower level of affordable housing than is required by the Policy Percentage Requirements must be accompanied by clear and robust evidence that will be subject to verification.</p> <p><b>Affordable Housing Requirements</b> The mix of affordable housing units will be subject to negotiation and agreement with the Council but in any event must reflect local housing needs identified in the latest Strategic Housing Market Assessment (see Policy LN1). Tenure split should normally allow for 30% intermediate housing, with the remainder being affordable rented or social rented.</p> <p>Conditions or legal obligations will be used to ensure that affordable housing is secured for those in housing need and prioritised for those with a Local Connection.</p> <p><b>Policy Delivery Requirements</b> On sites resulting in a net increase of 5 to 14 dwellings, the Councils will require on site affordable housing provision in accordance with the Policy Percentage Requirements and Affordable Housing Requirements, however, where this is not possible or at the Councils' discretion, a financial contribution in lieu of on site affordable housing will be acceptable, calculated in accordance with the Commuted Sum Methodology On sites resulting in a net increase of 15 or more dwellings, provision in accordance with the Policy Percentage Requirements and Affordable Housing Requirements should be on site but where it is not possible to provide affordable housing units on the site, off-site provision on an alternative site may be acceptable. If an alternative site is not available, a financial contribution in lieu of on site affordable housing will be acceptable, calculated in accordance with the Commuted Sum Methodology. Financial contributions should be of equivalent value to on-site provision calculated in accordance with the Commuted Sum Methodology.</p> <p><b>2.2 AONB Management Plan</b> 2.2.1 The site lies within the Southern Downland Belt Landscape Character Area wherein sensitivity to change is considered to be moderate / high with little scope to accommodate residential development of any scale without introducing a different set of attributes that are to the detriment of its inherent sense of ruralness and tranquillity. It is noted that Management Plan Map 11 indicates Sixpenny Handley located in the mid to less tranquil area bounding the A.354. 2.2.2 The Management Plan's aim in relation to new development is that "Where development is necessary, we want it located and designed to integrate fully with the landscape character and natural beauty. 2.2.3 Paragraph 13.7 seeks Landscape and visual Impact Assessments of all SHLAAs to demonstrate that potential landscape impacts including both location and mitigation have been taken into account</p> <p><b>2.3 Policy Summary</b> 2.3.1 The key issues for the site to address deriving from a review of Local Plan and AONB Management Plan policy is considered to focus upon issues of access, sustainability and connectivity, and landscape impact. 2.3.2 As a site wholly within the AONB, any development of 10+ houses could constitute major development, however as a "washed over" community it is inevitable that the scale of development required to support the</p>

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				<p>village, whether housing, small scale business or modern agriculture are likely to comprise major development. As such the challenge for new development is to respond to the AONB Management Plan's aim to locate development to integrate it into the landscape.</p> <p>3.0 The Strategic Approach to site allocations.</p> <p>3.1 Overview.</p> <p>3.1.1 The Adopted Core Strategy places significant emphasis upon the delivery of master planned greenfield sites generally located at the main settlements. The benefits of this approach are considered to be the co-ordinated delivery of community infrastructure which can be delivered on site as part of a larger development proposal.</p> <p>3.1.2 Set against this objective however is the possibly unintended consequence that the bulk of new housing development will be delivered by a relatively limited profile of larger regional and national housing developers wanting to use national standard products.</p> <p>3.1.3 It is therefore helpful that as a part of the Local Plan Review, the Planning Authorities are examining the potential for additional development in rural villages.</p> <p>3.1.4 Under the existing approach, there are limited opportunities for small and medium builders at the local level to find sites and compete with the economies of scale available to the national developers operating at the larger sites.</p> <p>3.1.5 Additionally, it is considered that the longer lead in time to deliver large scale housing developments reduces the Planning Authorities ability to flexibly manage future changes in housing supply rates. The allocation of smaller scale rural sites would allow for a range of smaller sites to come forward during the lengthy gestation period more typical of master planned strategic sites.</p> <p>3.1.6 Such windfall scale development would also incentivise the local small and medium builder market, a sector that has reduced significantly in scale and activity in the post recession period.</p> <p>3.1.7 It is considered that in providing the opportunities for the smaller local developer the Local Plan Review would be more likely to achieve the Planning Authorities aspirations for locally distinctive developments being less reliant upon a national approach to design and delivery of new developments whilst encouraging local crafts and use of materials.</p> <p>4.0 The site &amp; its landscape impact.</p> <p>4.1 Context</p> <p>4.1.1 The proposed site is contiguous with the edge of the developed part of the village. The site is visible from view points to the north and east of the village and these are reviewed later in the submission. From the west the site is screened by Church Farm, its workshops, the church and mature tree screening to the east of these buildings. From the south the site is screened by the rising ground and buildings along and north of the High Street.</p> <p>4.1.2 The field is currently let for grazing only &amp; there is a small store building in the south west corner.</p> <p>4.2 The Viewpoints</p> <p>4.2.1 A series of viewpoints are illustrated below that review the site's contribution to landscape character and the impact that its development would have upon the character of the village as well as the wider landscape.</p> <p>4.2.2 for the reasons set out previously, the report looks at viewpoints from the north and south east generally related to public views from footpaths.</p> <p>View 1, from footpath north of the proposed site leading from Dean Lane.</p>

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				<p>4.2.3 Views of the field itself are largely screened by the existing northern boundary hedge to the field. the ground rises towards the proposed site therefore at the footpaths furthest point from the site the skyline comprises the existing hedge forming the northern boundary together with the substantial tree screen Outside the site but located to the west of it.</p> <p>4.2.4 As the viewer moves southwards the skyline changes as the roofscape and chimneys of housing south of the site comes into view. The field is not appreciated as a space in its own right given the height of the hedge and lack of views into the field itself</p> <p>View 2, from Oakley Lane looking west.</p> <p>4.2.5 There are a pair of footpaths extending eastwards from Oakley Lane and south east from the Lane. Oakley Lane rises eastwards from Dean Lane. From field gate views back towards the site it is obscured by the existing mature native tree belt along the eastern side of Dean Lane.</p> <p>4.2.6 Moving further east along Dean Lane the upper parts of the field come into view, however it is viewed in the context of the Dean Lane edge trees still screening the lower part of the site whilst the church tower and some glimpses of Church Farm buildings are viewed to the east of the site. At this viewpoint therefore the site is viewed as a link between existing built form at the higher part of the village (the Church) and the dwellings along Dean Lane at the valley floor. It is considered that the field is viewed as a part of the village rather than as "countryside" per se.</p> <p>View 3, from footpath running south from Oakley Lane.</p> <p>4.2.7 In reality this footpath provides very limited views of the site due to the route of the footpath running to the east of a mature hedgeline which incorporates a number of native trees and extends to a small copse rather than hedge scale in places.</p> <p>4.2.8 From the west side of this hedge (i.e. off the public footpath), the field is viewed along its east - west length, however the defining feature is considered to be the northern boundary hedge which runs from the rear of The Orchards and extends in a continuous line west to also enclose the Church and Church Farm</p> <p>4.3 Landscape Impact Summary</p> <p>4.3.1 Any new housing proposal within the AONB will impact locally upon views and the extent of open space. It is however important to consider whether that open space makes a positive contribution towards the settlement's character and relationship with its wider landscape.</p> <p>4.3.2 In the case of the site accessed from The Orchards it is considered that the field, by reason of</p> <ul style="list-style-type: none"> <li>• its proximity to the village edge,</li> <li>• its enclosure by a substantial hedge which elsewhere serves to enclose farm building groupings perceived as forming a part of the villages built form,</li> <li>• the relatively enclosed and small scale nature of the field which is at odds with the more extensive field patterns</li> </ul>

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				<p>which typifies the landscape to the east and south of the villages is not read as a part of the wider countryside landscape.</p> <p>4.3.3 In addition, and as discussed in the viewpoints review above, it is noted that clear public views into and over the site are restricted in nature. From the northern approach the view evolves from a hedge skyline to reflect the existing pitched roofs beyond. The development of this field will result in the views of built form being perceived earlier in the approach across the field however this simply means that an existing appreciation of the walkers approach to the village edge occurs earlier in their movement across the same field.</p> <p>4.3.4 From the east views back towards the site also include significant foreground and backdrop planting serving to restrict views into the site and to maintain an existing skyline. The viewer would also appreciate the existence of built form to the east of the site comprising foreground housing and ranges of buildings on higher ground to the west of the site.</p> <p>4.3.5 As such, in terms of landscape impact it is considered that the appropriate development of the Orchard Field would represent and be seen as a consolidation of the village core rather than an extension of the village outwards into open countryside.</p> <p>5.0 Sustainability &amp; Connectivity.</p> <p>5.1 Site context</p> <p>5.1.1 Historically the village grew from an original focus along the High Street, serving the church, public house, former hotel and chapel. Subsequent growth extended along Dean Lane past Town Farm. Post war growth extended along Common Lane and south of the High Street.</p> <p>5.1.2 Subsequent developments at St Mary's Close and Sheasby Close consolidate the village core, however are served by accesses from Back Lane and Frogmore Lane and therefore have limited connectivity to the village centre.</p> <p>5.1.3 The proposed site has access to footpaths E52/1, 3 &amp; 4. Footpath E52/1 provides direct access to the St Mary's Church at some 260 m and the hall, playing fields and pavilion at some 500m distance.</p> <p>5.1.4 Additionally, there is the D class road which effectively forms the trackway that runs along the sites western boundary and provides access to the High Street and therefore the shop, post office and public house within 300 m</p> <p>Photograph 8, D class road to west of site.</p> <p>5.1.5 The surgery is located some 200 m away from the site along Dean Lane.</p> <p>5.1.6 Given these connections, the proposed site represents a consolidation of the village core which is well related to existing village facilities providing walking access to all facilities either via the D class route into the village centre or via footpaths past the Church to connect to the school, hall and recreation area.</p> <p>6.0 A proposed layout</p> <p>6.1 Background</p> <p>6.1.1 The indicative layout attached at Appendix 1 seeks to respond to the village edge location and landscape character of Sixpenny Handley, as well as demonstrate how the amenity of nearby properties can be protected whilst providing connectivity into the village centre.</p> <p>6.1.2 As has been shown by the view point assessment set out above, much of Sixpenny Handley is viewed in the context of mature tree planting either within or close to the built edge. The proposed site benefits from foreground</p>

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				<p>screening in the form of a mature hedge as well as backdrop planting forming the skyline to the west.</p> <p>6.1.3 The assessment shows that there are few clear public views of the site. Views tend to be evolving from the north or glimpsed (from the east) and in all events, the site is seen in the context of significant mature planting to deflect views and provide for a more naturalistic skyline.</p> <p>6.1.4 The indicative layout responds to this context by:</p> <ul style="list-style-type: none"> <li>• Keeping development away from the northern boundary and western boundaries,</li> <li>• Using this layout to provide public open space. This will reduce the visual impact of development from the north as the hedge serves to block views more distant from the lower lying approach from Dean Lane. Closer to the site the dwellings at Roebuck yard as well as housing along Dean Lane have in any event emphasised the proximity to the village edge.</li> <li>• Designing a layout which precludes continuous built frontage to the external views.</li> <li>• Proposing single or chalet dwellings to the plots bounding The Orchard to mitigate the impact of the change in levels.</li> <li>• Providing footpath links into the existing network.</li> <li>• Use of brick and slate roofing to provide a regressive built form the new edge can appeal informal and broken by landscape planting can be secured through conditions.</li> <li>• Restrictions over street lighting to prevent light spill can be secured at the application stage.</li> </ul> <p>7.0 Conclusion</p> <p>7.1 Summary</p> <p>7.1.1 The site provides an opportunity to consolidate the existing village core with a moderate sized development contributing market and affordable housing opportunities.</p> <p>7.1.2 The site has a good means of access allowing for 2 vehicles to pass as well as providing a dedicated footway to the dwellings side of any new development.</p> <p>7.1.3 The proposed layout responds positively to the AONB landscape character and village edge position as demonstrated in Section 6 above.</p> <p>7.1.4 The development is of a scale that would attract local builders to deliver the scheme resulting in increased capacity to retain the benefits of development through local wages, apprenticeship and the sourcing of local materials and suppliers to more directly benefit the Dorset economy.</p>
Ms Ruth Mason Rushmore Estate Office (ID: 360444)	Mr J Hammond Savills (ID: 1037400)	LPR-REG18-107	Site suggestion	<p>1.0 The Proposal</p> <p>1.1 Background</p> <p>1.1.1 This submission is made on behalf of Rushmore Estate, a significant owner of land across extending over Sixpenny Handley, Tollard Royal and Farnham within Wiltshire, East and North Dorset. The Estate manages the Larmer Tree Gardens as well as the Rushmore golf Club. It additionally owns and manages a number of farms and tenanted housing. It has more recently sought to diversify its activities and has converted redundant buildings to provide for a significant range of local employment opportunities as well as recreational activities.</p> <p>1.1.2 The East Dorset Local Plan Part 1 (the Core Strategy) was adopted in April 2014. It incorporated a number of saved policies from the East Dorset Plan (2002). Since adoption the Eastern Dorset Strategic Housing Market Area Assessment has been published, and in common with adjoining Planning Authorities the housing numbers that</p>

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				<p>derive from that document are being fed into early reviews of adopted Plans.</p> <p>1.1.3 This submission shows a smaller proposal than that offered by the combined Dean Lane &amp; Oakley Lane proposal also submitted as part of this Review. This site is located to the east of Dean Lane and comprises a self contained brownfield site currently accommodating a redundant workshop which formerly comprised an agricultural building (See Photograph 1 below)</p> <p>1.1.4 The workshop adjoin the established built frontage to Sixpenny Handley along Dean Lane. The workshop site has an overall area of 0.27 Hectares. See Plan 1.</p> <p>1.1.5 Dean Lane forms the low point with ground rising to the east and west. The site itself is relatively flat, having been excavated prior to construction of the building previously used as a workshop. Views into the site from Dean Lane itself and from the west are largely restricted by the roadside tree screen. (See Photograph 2)</p> <p>1.1.6 This submission considers the location and connectivity of the proposed site as well as its wider landscape impact given its AONB location.</p> <p>1.1.7 The report also reviews the focus upon larger scale urban developments and impacts upon village development before looking at the landscape context and the design options available.</p> <p>2.0 Relevant Planning Policy</p> <p>2.1 Christchurch &amp; East Dorset Core Strategy</p> <p>2.1.1 The first part of this section reflects the most relevant Local Plan policy considerations against which proposals would currently be determined. The second part identifies AONB Management Plan issues before summarising the issues.</p> <p>The Core Strategy Vision</p> <p>The natural environment of Christchurch and East Dorset and their historic and thriving towns and villages are, and will continue to be, the most important assets for the area. The quality of this special environment will be secured sustaining the growth of the local economy, and the welfare of its local communities, rather than being used as a reason to turn our back on growth which can be achieved sustainably.</p> <p>The intrinsic landscape and biodiversity value of the Dorset Heathlands, the Cranborne Chase and West Wiltshire Downs Area Of Outstanding Natural Beauty, Christchurch Harbour, the coast, beaches and rivers will be protected and their connectivity enhanced. Improving our special environment and its green infrastructure will ensure that recreation and commercial activity sustains these areas.</p> <p>The area will adapt to the emerging demands of climate change through clear strategies to reduce risk of flooding, and through encouraging high standards of building design and construction.</p> <p>The unmet housing needs of the area will be reduced, with housing delivered of a type and tenure which meets the aspirations of those wishing to buy or rent. An element of this housing will be in the form of new, well planned, sustainable residential areas in both Christchurch and East Dorset. These will be attractive new areas, including high quality and sustainable homes, areas of open space, new community facilities, and improved transport links to the surrounding area.</p>

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				<p>Housing will also continue to be delivered in our towns and villages, but developments will now better reflect the character and type of housing found in each local area, and will make appropriate contributions to infrastructure. Almost all new housing development will contribute to the provision of affordable housing, creating a step change in delivery of affordable dwellings and a significant reduction in waiting lists.</p> <p>Historic towns such as Christchurch and Wimborne will be vibrant centres of commercial and cultural activity, with niche shopping, and varied attractions and facilities for residents and visitors alike. Other key local centres in Ferndown, Verwood, West Moors and Highcliffe will support shops and services for their local communities, with villages and smaller neighbourhood centres providing basic services. New ways of delivering services and facilities in rural areas will be developed.</p> <p>The economy of the area will grow, both by sustaining its traditional sectors such as tourism, health and education, but also by creating a mixed economy with emphasis on growth in new knowledge based sectors including engineering, creative and technical industries and the green knowledge economy. Economic growth will be sustained by the creation of major high quality employment sites in East Dorset and at Bournemouth Airport, and by the protection of other well located sites for key employment uses. These will have an important role in sustaining the economy of South East Dorset. Within the rural areas traditional employment will be supported and rural diversification encouraged to create jobs and prosperity.</p> <p>The area will be easier to get around, not just for those who have a car, but for those who wish to use public transport, to walk or to cycle, with major development focused in locations accessible by different means of transport.</p> <p>Perhaps most important of all, our communities will thrive. The challenges of supporting a significant elderly and retired population will be planned for through provision of appropriate housing, health and community facilities and services.</p> <p>2.1.2 This vision translates into a series of Objectives, the most relevant of which are set out below:  Objective 1 To Manage and Safeguard the Natural Environment of Christchurch and East Dorset.  Impact on or close to designated sites will be avoided, and residential development will contribute to mitigation of its effects on Heathland habitats. New greenspace and biodiversity enhancements will be provided as part of major housing proposals. Important natural features such as Christchurch Harbour, the coast, rivers and beaches and the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty will be protected and enhanced.  Objective 2 To Maintain and Improve the Character of the Towns and Villages, and to Create Vibrant Local Centres.  A clear hierarchy of centres will be developed, with a clear strategy for the major centres. Town and district centre boundaries will be created in Christchurch, Wimborne, Ferndown, Verwood and West Moors to help create a vibrant centre with a range of services and facilities. Design standards in East Dorset will be used to guide design of new development. Article 4(1) and 4(2) Directions will be considered to control small scale works which might damage the character of Conservation Areas as part of Conservation Area Management Plans. Open space will be provided alongside new residential development. Special Character Areas and Areas of Great Landscape Value will be reviewed and possibly expanded in East Dorset. Rural Design Guides will be produced.  Objective 5</p>

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				<p>To Deliver a Suitable, Affordable and Sustainable Range of Housing to Provide for Local Needs. Sufficient housing will be provided in Christchurch and East Dorset to reduce local needs, whilst maintaining the character of local communities. This housing will include well planned sustainable new communities in appropriate locations. The size and type of dwellings (both open market and affordable) will reflect current and projected local need through the Strategic Housing Market Assessment, and will include housing capable of meeting people's needs at all stages of life. All residential development resulting in a net increase in dwellings will contribute towards provision of affordable housing, at a rate of 35% of total units being developed.</p> <p><b>2.1.3 Policy KS2 Settlement Hierarchy</b>  The location, scale and distribution of development should conform with the settlement hierarchy, which will also help to inform service providers about the provision of infrastructure, services and facilities.  The settlements which will provide the major focus for community, cultural, leisure, retail, utility, employment and residential development. This will include infill development as well as options for some greenfield development.</p> <p><b>Rural Service Centres</b>  Aldersholt, Cranborne, Sixpenny Handley, Sturminster Marshall, Three Legged Cross</p> <p><b>2.1.4 The Broad Location and Scale of Housing</b>  Christchurch and East Dorset face major pressure to provide more housing. There is a high level of local housing need that cannot be met in the private market. Additionally, it is predicted that there will continue to be changes in the size and nature of households which will increase the need for new homes. The local economy also requires new homes to provide for the workforce. The Bournemouth and Poole Strategic Housing Market Assessment (2012) has considered these factors within the following context:  Christchurch and East Dorset are amongst the least affordable areas in the South West. The size of households in the area is shrinking which increases housing demands. Young people find it particularly hard to afford a home in the area. There is a need to provide suitable housing to reduce health inequalities and improve educational attainment.  The population of Christchurch and East Dorset is ageing and a lack of housing delivery will contribute to local economic decline. There is a need to provide an appropriate mix of housing to meet the needs of families and young people who are vital to the economy of the area.  The difficulty in meeting housing needs provides the exceptional circumstances required to amend Green Belt boundaries, where appropriate. The greenfield areas allocated in the Core Strategy have been identified through a rigorous process, as set out within the Key Strategy Background Paper and Masterplan Reports. An assessment of the function of settlements has been undertaken to identify those where housing would be best located in terms of proximity to services, facilities and employment. This identifies Christchurch, Wimborne and Colehill, Verwood, Corfe Mullen, Ferndown and West Parley as suitable settlements for growth. A limited amount of housing is also proposed for Burton based on the specific need for new housing to serve the needs of the village. A sieve map exercise has been undertaken to identify which areas on the edge of these settlements are not subject to the absolute constraints of proximity to protected heathlands and floodplains. This identifies six areas of search where these absolute constraints do not exist, which have been subject to the detailed master planning exercises. These</p>

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				<p>have analysed the suitability of the areas to deliver new homes.</p> <p>The need to provide affordable housing is a key objective of the Core Strategy and a target that 35% of all housing should be affordable is set. This is below the percentage requirements for affordable housing set in Policy LN3 as an acknowledgement that not all sites will be able to meet these requirements due to financial viability.</p> <p><b>2.1.5 Policy HE3 Landscape Quality</b>  Development will need to protect and seek to enhance the landscape character of the area. Proposals will need to demonstrate that the following factors have been taken into account:</p> <ol style="list-style-type: none"> <li>1. The character of settlements and their landscape settings.</li> <li>2. Natural features such as trees, hedgerows, woodland, field boundaries, water features and wildlife corridors.</li> <li>3. Features of cultural, historical and heritage value.</li> <li>4. Important views and visual amenity.</li> <li>5. Tranquillity and the need to protect against intrusion from light pollution, noise and motion.</li> </ol> <p>Development proposals within and/or affecting the setting of the Area of Outstanding Natural Beauty will need to demonstrate that account has been taken of the relevant Management Plan.</p> <p>Within the Areas of Great Landscape Value development will be permitted where its siting, design, materials, scale and landscaping are sympathetic with the particular landscape quality and character of the Areas of Great Landscape Value. Planning permission will be refused for major developments in these designated areas except in exceptional circumstances and where they are in the public interest.</p> <p><b>2.1.6 Policy LN2 Design, Layout and Density of New Housing Development</b>  On all sites, the design and layout of new housing development should maximise the density of development to a level which is acceptable for the locality. A minimum density of net 30dph will be encouraged, unless this would conflict with the local character and distinctiveness of an area where a lower density is more appropriate. Proposed housing densities will be informed by the Strategic Housing Land Availability Assessment, housing need as set out in the Strategic Housing Market Assessment, the master plan reports for new neighbourhoods and future Annual Monitoring Reports.</p> <p><b>2.1.7 Policy LN3 Provision of Affordable Housing</b>  To maximise affordable housing provision, whilst ensuring flexibility and sufficient margins to facilitate housing delivery, the Councils will require all residential developments to meet the following affordable housing requirements:-</p> <p><b>Policy Percentage Requirements</b>  All greenfield residential development which results in a net increase of housing is to provide up to 50% of the residential units as affordable housing in accordance with the Policy Delivery Requirements and Affordable Housing Requirements unless otherwise stated in strategic allocation policies. All other residential development which results in a net increase of housing is to provide up to 40% of the residential units as affordable housing in accordance with the Policy Delivery Requirements and Affordable Housing Requirements. Any Planning Application which on financial viability grounds proposes a lower level of affordable housing than is required by the Policy Percentage Requirements must be accompanied by clear and robust evidence that will be subject to verification.</p> <p><b>Affordable Housing Requirements</b></p>

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				<p>The mix of affordable housing units will be subject to negotiation and agreement with the Council but in any event must reflect local housing needs identified in the latest Strategic Housing Market Assessment (see Policy LN1). Tenure split should normally allow for 30% intermediate housing, with the remainder being affordable rented or social rented.</p> <p>Conditions or legal obligations will be used to ensure that affordable housing is secured for those in housing need and prioritised for those with a Local Connection.</p> <p><b>Policy Delivery Requirements</b> On sites resulting in a net increase of 5 to 14 dwellings, the Councils will require on site affordable housing provision in accordance with the Policy Percentage Requirements and Affordable Housing Requirements, however, where this is not possible or at the Councils' discretion, a financial contribution in lieu of on site affordable housing will be acceptable, calculated in accordance with the Commuted Sum Methodology Financial contributions should be of equivalent value to on-site provision calculated in accordance with the Commuted Sum Methodology.</p> <p><b>2.2 AONB Management Plan</b> 2.2.1 The site lies within the Southern Downland Belt Landscape Character Area wherein sensitivity to change is considered to be moderate / high with little scope to accommodate residential development of any scale without introducing a different set of attributes that are to the detriment of its inherent sense of ruralness and tranquillity. It is noted that Management Plan Map 11 indicates Sixpenny Handley located in the mid to less tranquil area bounding the A.354. 2.2.2 The Management Plan's aim in relation to new development is that "Where development is necessary, we want it located and designed to integrate fully with the landscape character and natural beauty." 2.2.3 Paragraph 13.7 seeks Landscape and Visual Impact Assessments of all SHLAAs to demonstrate that potential landscape impacts including both location and mitigation have been taken into account</p> <p><b>2.3 Policy Summary</b> 2.3.1 The key issues for the site to address deriving from a review of Local Plan and AONB Management Plan policy is considered to focus upon issues of access, sustainability and connectivity, and landscape impact. 2.3.2 As a site wholly within the AONB, any development of 10+ houses could constitute major development, however as a "washed over" community it is inevitable that the scale of development required to support the village, whether housing, small scale business or modern agriculture are likely to comprise major development. As such the challenge for new development is to respond to the AONB Management Plan's aim to locate development to integrate it into the landscape.</p> <p><b>3.0 The Strategic Approach to site allocations.</b> <b>3.1 Overview.</b> 3.1.1 The Adopted Core Strategy places significant emphasis upon the delivery of master planned greenfield sites generally located at the main settlements. The benefits of this approach are considered to be the co-ordinated delivery of community infrastructure which can be delivered on site as part of a larger development proposal. 3.1.2 Set against this objective however is the possibly unintended consequence that the bulk of new housing development will be delivered by a relatively limited profile of larger regional and national housing developers</p>

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				<p>wanting to use national standard products.</p> <p>3.1.3 It is therefore helpful that as a part of the Local Plan Review, the Planning Authorities are examining the potential for additional development in rural villages.</p> <p>3.1.4 Under the existing approach, there are limited opportunities for small and medium builders at the local level to find sites and compete with the economies of scale available to the national developers operating at the larger sites.</p> <p>3.1.5 Additionally, it is considered that the longer lead in time to deliver large scale housing developments reduces the Planning Authorities ability to flexibly manage future changes in housing supply rates. The allocation of smaller scale rural sites would allow for a range of smaller sites to come forward during the lengthy gestation period more typical of master planned strategic sites.</p> <p>3.1.6 Such windfall scale development would also incentivise the local small and medium builder market, a sector that has reduced significantly in scale and activity in the post recession period.</p> <p>3.1.7 It is considered that in providing the opportunities for the smaller local developer the Local Plan Review would be more likely to achieve the Planning Authorities aspirations for locally distinctive developments being less reliant upon a national approach to design and delivery of new developments whilst encouraging local crafts and use of materials.</p> <p>4.0 The site &amp; its landscape impact.</p> <p>4.1 Context</p> <p>4.1.1 The proposed site is contiguous with the edge of the developed part of the village. As a small scale site which currently accommodates a single but sizeable utilitarian building there is scope to manage the overall impact of development upon the landscape and village edge given that the impact of development must compare existing and possible scale and finishes rather than comparing development to an alternative of open countryside.</p> <p>4.1.2 A single viewpoint is used, to the east of Oakley Lane before the footpath extends into the eastern field pattern. Photograph 3: view south west of field and tree screening.</p> <p>4.2 Summary</p> <p>4.2.1 Any new housing proposal within the AONB will impact locally upon views and the perception of landscape character</p> <p>4.2.2 This site is screened by an existing mature roadside tree belt. The development represents a compact site, well screened by exiting trees to the west and southern boundaries. The site itself is already characterised by a neutral impact upon the landscape character.</p> <p>5.0 The value of the employment opportunity.</p> <p>5.1 Background</p> <p>5.1.1 Rushmore Estate currently provides a significant number of rural employment opportunities across the estate, including the management of hosted events within the listed Larmer Tree Gardens, the festivals, the Rushmore Gold Club and re-use of former agricultural buildings at Minchington Farm and Rushmore Farm Business Park. As such Rushmore makes a significant contribution to a variety of rural businesses and activities.</p> <p>5.1.2 The former agricultural buildings forming a part of the proposed site has previously been used as a workshop</p>

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				<p>but is currently vacant. Elsewhere within the village, units at the Town Farm workshops also remain vacant with about 50% of the units unoccupied at the time of writing. (Albeit one of them may now be let)</p> <p>5.1.3 The retention of the workshop building offers little that cannot be achieved by the conversion of one of many other redundant agricultural buildings within the estate. Its design &amp; form renders it appropriate to a utilitarian re-use, however the common boundary with existing residential properties limits the types of use to which it could be put to protect amenity from noise or emissions.</p> <p>5.1.4 Given this context, it is unlikely that the building will provide scope for more than 1-2 jobs.</p> <p>5.1.5 Set against that under use, the site offers the opportunity to provide brownfield housing and contribute to the delivery of affordable housing within the district.</p> <p>6.0 Sustainability &amp; Connectivity.</p> <p>6.1 Site context</p> <p>6.1.1 The re-development of this site would represent the 100% re-use of previously developed land to deliver housing. Of itself, the re-use of sustainably located brown field land would represent a sustainable outcome.</p> <p>6.1.2 Sixpenny Handley is considered to remain a sustainable rural community as evidenced by the council's decision to rank it as a Rural Service Centre. The village retains a good range of core facilities including primary school, surgery, village hall, recreation ground and pavilion, public house, shops &amp; post office. As such the village is capable of accommodating additional development in terms of the range of facilities and services it offers, indeed, additional housing and therefore new residents are likely support the ongoing retention of these community services.</p> <p>6.1.3 The site is connected by footpaths to the village centre via footpath E52/1 &amp; 4 and to the church and hall and recreation ground by E52/1. The walk distances are respectively 600m to the High Street, 560 to the church and 780m to the hall and recreation grounds. The surgery is accessed via Dean Lane at 170m.</p> <p>6.1.4 Whilst the desirability of using the footpaths in winter months can be queried, this assessment does show that by whichever mode of transport used, the site is very convenient to all the village facilities.</p> <p>7.0 A proposed layout</p> <p>7.1 Background</p> <p>7.1.1 The indicative layout attached at Appendix 1 shows a compact development undertaken wholly within the boundary of the workshop site. The shape of the site limits the number of options for developing a layout, however locating rear gardens towards the northern and eastern boundaries allows for housing to generally look towards the road and to allow for the rear garden boundaries which are indicated as comprising hedging to face outwards.</p> <p>7.1.2 The layout allows for the creation of a streetscape comprising the semi-detached dwellings fronting the road and returning into the site to create a simple streetscape in a similar fashion to the Wheelwright Close site by St Mary's Church.</p> <p>8.0 Conclusion</p> <p>8.1 Summary</p> <p>8.1.1 The site provides an opportunity to make efficient use of a vacant and generally under used brownfield site to deliver a small scale housing scheme in a manner which results in limited impact upon the village edge character</p>

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				<p>or wider AONB landscape..</p> <p>8.1.2 The scheme is of sufficient scale to provide for affordable housing.</p> <p>8.1.3 The proposed layout responds positively to the AONB landscape character and village edge position as demonstrated in Section 6 above.</p> <p>8.1.4 The development is of a scale that would attract local builders to deliver the scheme resulting in increased capacity to retain the benefits of development through local wages, apprenticeship and the sourcing of local materials and suppliers to more directly benefit the Dorset economy.</p>
Scotia Gas Networks (ID: 637150)	Ms Stephanie O'Callaghan Quod Limited (ID: 1038812)	LPR-REG18-108	Site suggestion Matters to include in Local Plan Review	<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, 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</p> <p>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>

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				<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 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"> <li>♣ Saved policies of the Christchurch Borough Council Local Plan (2001);</li> <li>♣ Saved policies of the East Dorset District Pan (2002)</li> <li>♣ Christchurch and East Dorset Local Plan Part 1: Core Strategy (2014)</li> <li>♣ Christchurch and East Dorset Planning Policy Map (2014)</li> </ul> <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 Lane 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 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</p>

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				<p>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. 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 consultation. If you could please contact <a href="mailto:stephanie.o'callaghan@quod.com">stephanie.o'callaghan@quod.com</a>. This submission does not prejudice our ability to make further representations in due course. We trust that you will register the above submission representation accordingly and look forward to continued discussions with you. Yours sincerely,</p>
Mr Philip Rhymer Shaftsbury Estate (ID: 360457)		LPR-REG18-109	Site suggestion Matters to include in Local Plan Review	<p>Representation of behalf of The Shaftsbury Estate I write on behalf of the Shaftsbury Estate, a major landowner in the rural part of East Dorset and one of the few large estates that have shaped the countryside and rural settlements over many hundreds of years. The Estate welcomes the opportunity to participate in the review of the Local Plan, which it sees as a key tool to ensuring that the dual objectives of growth and countryside protection can be attained. The Estate has held very constructive discussions with the council over the past few years and we trust that the needs, objectives and difficulties experienced by the Estate in a changing rural environment are understood. Unfortunately, for the Shaftsbury Estate and many like it, the current planning regime is not sufficiently flexible to allow the essential elements of the estate and what they offer to the community at large to evolve and or diversify in a positive way. The reasons for this and past planning practices are well understood, but the current planning regime is no longer appropriate at a time of considerable pressure for housing and economic growth combined with increased pressure on the countryside for recreation, conservation and production. It is essential that in reviewing rural planning policy, a refreshed approach is adopted to conserve that which we all believe is important, by</p>

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				<p>allowing appropriate evolution and diversification in a managed way. There is much to be conserved in the rural parts of the county, and we understand fully the desire of the community, both those who live and work in the countryside and those in urban areas who use the countryside for recreation and other purposes, that wish to protect the countryside for its own sake, with minimal change. The rare beauty of the English countryside has been brought about by a range of circumstances and has evolved over centuries of change and development. One of its most significant features is that it is almost entirely man-made, a landscape that is human in scale, dedicated to agriculture and forestry yet extremely wide in its range of habitats and diversity. Its origins lie in a pattern of ownership defined by a relatively small number of large land holdings, which between them created the English country estates that are at the very heart of a worldwide recognition.</p> <p>Current planning practice simply will not sustain rural areas as we currently know them. To survive they must be subjected to appropriate stewardship, similar to that which has taken place over many decades, but balanced with the sustainable needs of today. Planning practice, through the imposition of strict planning controls that limit development (of all types) in rural areas, for well-intended but often over-simplistic reasoning, seeks to stop that evolution at a set period in history. This has caused a shift change in rural development and demographic that was not foreseen but which poses a serious threat to its sustainability. The countryside is subject to a planning pressure that was neither foreseen nor intended, but has resulted in a perpetual slow decline. That decline is further subjected to the growth pressures of urban areas to which it is increasingly unable to react and where as a result, across the country, we see poorly designed, ill-planned and sited housing estates, promoted by developer preference in response to purely mathematical calculations of housing need and supply.</p> <p>Of course it is essential that appropriate provision is made for growth needs, but we should have a strong planning policy framework that ensures new development is located in truly sustainable locations, where people need to live. What must be avoided is a perpetuation of developments on the edge of settlements – the next piece of available land – often at the whim of a landowner or developer, ‘dressed up’ as being sustainable and promoted in locations where the planning position is weak. Sustainability is more than the proximity to urban centres; development promoted on such grounds represents the inappropriate face of suburbia as a poorly managed outward growth of urban areas that does little to assist a reduction in commuting by perpetuating the use of the private car that remains an essential necessity within these developments for people to access services, education and workplaces.</p> <p>This local plan review is an opportunity to start a change in direction wherein planning policy for housing growth does not simply provide land on the edge of main settlements to meet a mathematical need, but explores the capacity of all settlements (urban and rural) to evolve. It should consider how existing urban areas function and how the urban fabric can accommodate additional development without harm. Available space must be evaluated to determine how it can be better used and preference given to increasing densities and encouraging a reduction in a car dependency. However, this will only be effective if it is balanced against policies that both acknowledge and protect character and fabric that contributes to a sustainable future, including open spaces, landscape, groups of buildings, structures and features, and areas of the countryside, which the community values and which contributes to the identity of the location and in turn, to its economic base.</p>

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				<p>Through this representation the Shaftesbury Estate welcomes the very positive discussions held to date and the willingness of the authority to step away from past planning practices. The Estate will continue to work with the council to ensure that a positive policy framework is offered; one that will deliver sustained growth and protection for that which the community wishes to protect. The planning authority is encouraged to adopt a positive and flexible response to growth needs, one that is not tied to past planning practice, but is truly sustainable by allowing a true planning balance for new development in places where it can offer the greatest benefit.</p> <p>The Estate is applying sound planning principles across its landholding and sharing these with its community as it looks to the future. Through detailed discussion with all sectors of the local community, a true neighbourhood planning approach, their needs are balanced against the wider growth pressures of the southeast Dorset conurbation on whose doorstep the Estate sits. As expected there are clear differences of opinion amongst differing sectors, as to the future role of the Estate and rural area, depending on personal circumstance and preference. However, through structured debate and a true balance of material planning considerations, the Estate is bringing forward a sustainable response to current and future needs. It is not a formal neighbourhood plan as set out in regulation, but a series of development and policy initiatives which, we believe, the planning authority can adopt easily within a local plan review.</p> <p>The Shaftesbury Estate requests that the planning authority will endorse the approach and take the initiative forward through appropriate provision in this local plan review. The Estate and local community will be very happy to continue to work with the council and share its joint vision for a sustainable future.</p> <p>Yours sincerely,</p> <p>[see attachment]</p>
Shamba Holidays Ltd (ID: 1038635)	Mr Adam Bennett Ken Parke Planning Consultants (ID: 904445)	LPR-REG18-110	Site suggestion	<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 East Moors Lane, St Leonards ('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 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</p>

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				<p>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.</p> <p>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 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</p>

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				<p>Assessed Needs.  This statement supports the above site as a viable and deliverable option for strategic allocation as part of the Core Strategy review.  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 Assessment (SHLAA). The suitability of the site to accommodate development has thus not properly been assessed.  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.  The site could be made vacant and be delivered during the course of the expected revised plan period 2018-2033. The site as a whole is in the ownership of two parties and is promoted on behalf of one of the Landowners. The site is thus deliverable and could be made available for development during the course of the Core Strategy plan period.</p> <p>The Site  The site is located on the western edge of the combined 'Suburban Centre' of St Leonards and St Ives and close to the primary 'Main Settlement' Ferndown and 'District Centre' West Moors.  Access to the site is via East Moors Lane, a rural access road which adjoins a main commuter route through the District, the A31 Ringwood Road, at its southern end. The A31 provides connections to all of the other major routes through the County as well as to the M27 further to the east. The site is therefore highly accessible and well connected to the public highway network.  To the east of the site lies the main suburban residential area of St Leonards/St Ives settlement; 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.  To the west of the site there are a series of residential properties set along the western edge of East Moors Lane. Beyond this lies open agricultural pastureland on both sides of the Moors River. Further to the east lies land forming part of the Dorset Heathlands SPA.  To the north of the site lies a touring caravan park and beyond this further protected land falling within the Dorset Heathlands SPA. Land to the south is in use as open pastureland and beyond this an open air storage use.  The open land parcel at the northern end of the promoted site was formerly part of a larger agricultural holding which has over the years been dissolved with land sold off or leased for other purposes. This land parcel is currently lawfully used for recreational purposes associated with Shamba Holiday Park.  The holiday park itself is in lawful use as a camping and caravanning site with associates facilities set within a complex of permanent buildings.</p> <p>The Settlement  The village settlements of St Leonards and St Ives villages operate effectively as a single settlement within their urban areas having coalesced. The villages function as a single suburban residential area with local services and facilities pepper potted amongst the housing. The Core Strategy defines the combined settlement as a 'Suburban Centre' and confirms that such settlements are capable of supporting additional residential development and other</p>

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				<p>uses to meet day to day needs.</p> <p>The settlement is located between the Main Settlements of Ferndown to the south-west and Ringwood to the north-east and straddles the main service road through the District; the A31 Ringwood Road. The settlement is thus sustainably located with good access to a wider range of local services, facilities and job opportunities. The Council has recently granted consent for the redevelopment of the former St Leonards Hospital site; located on the opposite side of the A31, for the purposes of housing. The former hospital site is separated from the existing urban area of St Leonards and St Ives, Ferndown and West Moors settlements but was considered to be a suitably sustainable location to support housing development given its proximity to the local service centres. The existing built area of the settlement is compact and there are limited opportunities for infill development. 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 the expansion of the settlement given the constraints imposed by the proximity of sites falling within the Dorset Heathlands SPA and the need to maintain a 400m buffer zone within which no residential development will be permitted and the fact that the land surrounding the settlement is all designated as Green Belt.</p> <p>The promoted site is located outside of the defined settlement boundary of St Leonards/St Ives and lies within the East Dorset Green Belt, but directly adjoins the settlement and thus is a logical location for its expansion. The promoted site is one of the limited parcels of land which can be brought forwards for housing.</p> <p><b>Physical and Environmental Constraints</b></p> <p>The proposed land is considered to be a strong candidate for development. It is closely related to the existing settlement and is in a sustainable location with good access to local facilities, services and job opportunities. There is access to moderate frequency public transport links with a bus stop within 450m of the site providing a link between Ringwood to the east and Ferndown to the west.</p> <p>The site is also accessed from the A31 Ringwood Road which is a main commuter corridor through the District and provides a high capacity route to the main local service centres.</p> <p>The main Shamba Holiday Park site is previously developed land and thus is classified as brownfield. The land at the north of the promoted site on the other hand is Greenfield land.</p> <p>The promoted land parcel is thus most sensibly dealt with as two separate parts. The southern land parcel forming the main Shamba Holiday Park site and the northern land parcel open land used for recreation purposes. 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 northern land parcel lies predominantly within 400m of the Lions Hill Dorset Heathlands SPA site. No residential development would therefore be permitted on land which falls within this buffer zone. This is not in itself an issue as SANG would be required as part of any development and the site could readily be made available as public open space to support the recreational needs of future residents should the overall site be brought forwards for housing.</p>

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				<p>The southern part of the site is previously developed land and thus the principle of its redevelopment is acceptable in planning terms.</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 well timbered and comprised of mixed native tree and mature hedgerow species. 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). 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 7.05ha. The site itself is virtually flat. Within the wider local landscape there is a very slight general topographical incline from west to east. The overall change in gradient is very modest and is not widely perceivable.</p> <p>The indicated land lies within the Green Belt and the northern end of the site falls within the buffer zone of the Lions Hill Dorset Heathlands SPA. The remainder of the site falls outside of all other protected designations of National and European importance and/or buffer zones thereof. The site can be made available for development and there are no significant physical or environmental constraints which would prevent it from being brought forwards.</p> <p>The Local Development Plan 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> <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</p>

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				<p>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 Main Settlement of Ferndown and the District Centre of West Moors and availability of a good range of local services and facilities, St Leonards/St Ives 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.</p> <p>The apportionment of additional housing growth to St Leonards/St Ives 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. 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.</p>

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				<p>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 St Leonards/St Ives. The village is a sustainable settlement which is more than capable of supporting new housing growth and new housing is needed in order to support and enable the 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 St Leonards/St Ives. 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><b>The Proposals</b></p> <p>The developable land in our client's ownership measures approximately 2.5ha in total. The remainder of the site would be given over to SANG and an area of Public Open Space (POS) in order to help support the recreational needs for future inhabitants and supplement the existing facilities on offer within St Leonards and St Ives settlement. 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.</p> <p>It is considered that the site has the potential to provide approximately 45-58 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 18 and 23dph.</p> <p>Developments of greater than 50 dwellinghouses are required to make appropriate provision for SANG the above figures take account of the need to provide land for such purposes. Given that the northern part of the promoted site cannot be delivered for housing it is proposed that this be provided in whole as SANG, measuring approximately 4.6ha 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.</p> <p>The site already provides tourist accommodation in the form of moderate scale serviced camping and caravanning use. A residential use would not be significantly dissimilar and would not have a significantly greater impact upon the Dorset Heathlands protected sites. The site is within an acceptable proximity of local services and facilities including the local surgery, Public Open Space and the local primary school and church all accessible via established pedestrian links along the A31 Ringwood Road. There is also sustainable access to the larger local</p>

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				<p>settlements by bus links, again from the A31 Ringwood Road.</p> <p>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.</p> <p>The site is capable of making a significant contribution to the acknowledged 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. St Leonards/St Ives 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 a sustainably located village, given its proximity to the main settlement Ferndown and District Centre of West Moors, St Leonards/St Ives is capable of 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 respond.</p> <p>Yours sincerely</p> <p>[see attachment]</p>
Mr Brian Twigg Brian Twigg		LPR-REG18-111	Site suggestion	Land at Lambs Green, Corfe Mullen

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Planning (ID: 908675)				[see attachment]
Mr D Verguson (ID: 503554)		LPR-REG18-112	Matters to include in Local Plan Review	<p>We local residents were led to believe that once approved by the secretary of state the parameters of the Core Strategy would be set in stone and shape planning and development over the next fifteen years. Without the Core Strategy there would be danger of indiscriminate development by speculative builders. Yet within months of approval we are now witnessing EDDC approving developments that differ drastically from the Core Strategy. Of major concern is the severe reduction in the number of affordable homes in virtually every development entirely at the behest of the developer.</p> <p>In the original Core Strategy the developers signed up for a minimum 50% affordable homes. Now this has been reduced to 35% generally without any referral to local residents in the latest Core Strategy. Yet now even those terms are being universally abandoned with developers dictating substantially reduced numbers of affordable homes right across East Dorset.</p> <p>Although these reduced numbers will still meet East Dorset's requirements the question to be answered is do these reduced numbers of affordable homes justify the use of so much Green Belt land, over two thirds of which will now be used for expensive executive homes that the area is not short of.</p> <p>Government guidelines clearly state that the Green Belt should only be used in exceptional circumstances when all other options have been exhausted and emphasised that Green Belt corridors such as WMC 8 are essential to preserve and protect the character of the area. These guidelines are not being observed at WMC8.</p> <p>This does cause one to wonder would the Inspectors report have so highly praised EDDC's use of the Green Belt to provide so many affordable homes and would the Secretary of State's approval have been forthcoming if they had been aware of the drastic change in the balance between affordable and executive homes on our Green Belt.</p> <p>What is causing local residents further concern is the news that without any consultation, in WMC8 EDDC has already approved an increase in housing, up from the approved 350 to 430 an increase of 25% along with a reduction in affordable homes from the original minimum 50%, then 35% and now 28%. As a result the number of affordable units falls from 175 to 120 while the number of executive homes rises from 175 to 310. As a consequence executive homes will now cover over two thirds of the Green Belt corridor east of Wimborne which makes a mockery of Government guidelines and EDDC's own avowed Green belt credentials.</p> <p>The Core Strategy also promised that traffic from the WMC8 estate would not be a problem because the estate is within easy cycling distance of Wimborne and Leigh Road benefitted from frequent bus services, two highly contestable assumptions. EDDC also seems to have forgotten that a proportion of the affordable homes on this</p>

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				<p>estate will be suitable for the elderly and disabled.</p> <p>Now after the Core Strategy was approved but before the increase in housing to 430 was approved we were told that the traffic from WMC8 will require a new road junction complete with slip roads and traffic lights. The original public consultation concerning this new junction was so badly mishandled that it had to be rerun and in April this year we were told that the application had been dropped. We have now belatedly learnt that a new alternative road junction application has been submitted and approved by EDDC without local residents being informed or consulted.</p> <p>I would point out that a major problem with this new road junction is that while it may ease access for traffic from WMC8 on to Leigh Road it does nothing to address the problem of how Leigh Road already heavily congested and due to become more so when Waters Edge is fully occupied is expected to cope with all this extra traffic.</p> <p>Government guidelines indicate that from the houses in Waters Edge and WMC8 some 900+ vehicles should be planned for, along with of course the traffic from the arena, community buildings, school and the rugby and football clubs. All this additional traffic will add to existing congestion and only along Leigh Road but throughout the area.</p> <p>Perversly the Core Strategy admits that little surplus road capacity is available on our main roads and that significant increases in capacity for general traffic are not, I repeat not feasible in East Dorset.</p> <p>One further point that has arisen from these extensive changes in Planning at WMC8 is the revealed cost of the relocation of the Wimborne Rugby Club some £4 million including a contribution of £1 million from presumably EDDC. Once again this was counter to the approved Core Strategy that clearly states that the developer is entirely responsible for this matter.</p> <p>Given that EDDC for all its savings by joining with Christchurch has been unable for the past 4 years to comply with the Governments council tax freeze, one can only wonder at their generosity to a club with 500 members confined to one corner of East Dorset and representing only a tiny percentage of the population. What is becoming even clearer is that the main purpose of WMC8 was to persuade the developers to accept full financial responsibility for the retention of the rugby and football clubs as the Core Strategy clearly indicates. That is not the case now with the developers demanding and getting more executive homes the area does not need, fewer affordable homes and a substantial financial contribution.</p> <p>What is odd is that the rugby club has already indicated a preference for a different location and importantly no cost to the public purse. Yet this option was rejected by EDDC preferring to sacrifice our Green Belt corridor east of Wimborne to expensive development much of it unwanted.</p>

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				<p>Finally I would like EDDC to be more forthcoming on the likely cost of the affordable housing now planned in the Core Strategy. In recent developments hereabout where affordable homes are being built their prices appear to be substantially above Government guidelines. These guidelines are based on a multiple of average wages in the area which in East Dorset would indicate a price level of £175k.</p> <p>To conclude, the plans now being revealed are so far removed from what the Secretary of State approved that I suggest it would be appropriate for EDDC to request an opportunity to submit a revised Core Strategy. This should reflect accurately the revised plans, the increase in executive homes on the Green Belt, the drastic reduction in affordable homes and the affordability of those homes and finally some reference to our road problems thus providing the Secretary of State the true facts so that a true decision can be arrived at.</p>
Mr Peter Miller Visionist Ltd (ID: 1032533)		LPR-REG18-113	Matters to include in Local Plan Review	<p>I have reviewed the Local Planning Review brief on the Dorset for you web site and would like to add a comment, which I hope you will find helpful.</p> <p>With regards to the Natural Environment topic area, I believe that the local planning policy would be wise to consider allowing existing residential sites within the 400 metre exclusion zone of a SSSI to develop underused land under strictly controlled planning governance.</p> <p>For example, allowing the replacement of a single dwelling on a 1/4 acre site within a town centre location, with a small 2 storey block of starter flats or warden assisted flats, with restrictive covenants and planning conditions of:</p> <ol style="list-style-type: none"> <li>1. no more than one motor vehicle per unit.</li> <li>2. no pets or children.</li> <li>3. minimal visitor spaces.</li> <li>4. provision for bicycle racks to discourage motorised transport.</li> <li>5. provision of charging station for electric vehicles.</li> <li>6. be within 400 metres of a station or stop for public transport (rail, bus etc)</li> </ol> <p>A revised and modernised policy will continue to mitigate the risk of additional footfall, pollution or animal interference with the SSSI habitat, whilst providing the much needed modern and environmentally friendly accommodation for the young or elderly.</p> <p>Alternatively, where the 400 metre exclusion zone encompasses a very large area of established residential homes, that this exclusion zone is reviewed and reduced to 200 metres (with similar planning conditions as above).</p> <p>Should you require any further information to support this comment, please do not hesitate to contact me.</p>

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Wessex Water (ID: 524080)	Mr Tom Whild (ID: 1037424)	LPR-REG18-114	Site suggestion	<p>The following statement has been prepared in response to the Councils' 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 Wessex Water Depot, Old Ham Lane, Little Canford.</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 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</p>

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				<p>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 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 East Dorset the main strategic sites identified are at the Ferndown Industrial Estate. While the site is within an employment use, it is not of strategic importance to the district.</p> <p><b>The Site</b></p> <p>The site is a roughly rectangular parcel of land to the West of Ham Lane, which is currently in use as a depot by Wessex Water. The site extends to 7.33 hectares. Access to the site is from the north western corner, via Old Ham Lane, which runs along the site's northern boundary. To the west and North West of the site, there are a number of existing houses, accessed off of Stour Close, a private road which sits on the western site boundary. The river Stour runs to the west of those houses and forms the western boundary in the southern part of the site. To the south of the site is Stourbank Nursery, which comprises several large greenhouses, with associated ancillary buildings, and some houses. An access lane for Stourbank Nursery runs along the southern boundary of the site. Historic mapping shows that the site was formerly a gravel pit in the early part of the 20th century. After the end of the mineral extraction use, by the early 1960s the site is shown as being in use as a depot which grew progressively achieving its current approximate extent by the mid-1970s.</p> <p>The site comprises a mix of different uses, and is divided into several definable areas. The bulk of the definable developed area of the site is concentrated within the northern and western part of the site. The south western part of the site is taken up with an area of large ponds which have been used for recreational angling and which are subject to nature conservation designations. The ponds are surrounded by mature deciduous woodland.</p> <p>The developed portion of the site comprises several large areas of hard standing, located on the northern boundary of the site and in the south western portion of the site. There are several buildings of varying sizes occupying this</p>

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				<p>area. The buildings are utilitarian in their design and appearance and comprise either two storey or double height single storey construction, generally with simple dual or mono pitched roofs. There are also a number of flat roofed single storey prefabricated buildings and containers for storage. Other hard surfaced areas in the southern part of the site are in use for open storage and there is a staff car park in the northern part of the site. While the buildings are of permanent and substantial construction and have been appropriately maintained they are nearing the end of their useful life. Several of the buildings are also understood to contain asbestos which will limit potential future use.</p> <p>In addition to the commercial buildings located in the main yard, the front yard at the northern boundary of the site includes a small storage building, with open storage areas.</p> <p>There is a pair of semi-detached houses located centrally within the site. The houses sit between the main area of the depot to the west and the ponds to the north and east. The houses are separated by a dense evergreen hedge and have individual gardens. There are also a number of garages and outbuildings associated with the houses.</p> <p>The boundaries of the site are defined by mature trees and vegetation which ensure that the site is and would remain visually contained, with extremely limited opportunities to perceive any eventual developments from public or private viewpoints outside of the site. In particular these provide strong screening between the developed area of the site and Ham Lane to the East and the River Stour to the West.</p> <p>The site is located within the Green Belt. National planning policy for the green belt as set out in the National Planning Policy Framework identifies five key purposes which it serves. Those are:</p> <ul style="list-style-type: none"> <li>• To check the unrestricted sprawl of large built-up areas;</li> <li>• To prevent neighbouring towns merging into one another</li> <li>• To assist in safeguarding the countryside from encroachment,</li> <li>• To preserve the setting and special character of historic towns and</li> <li>• To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.</li> </ul> <p>While it is established that construction of new buildings is inappropriate development in the Green Belt, paragraph 89 of the NPPF lists exceptions which include the redevelopment of previously developed sites and buildings, whether redundant or in continuing use, provided the resultant development would have no greater impact upon the openness of the Green Belt than the existing. Paragraph 89 of the NPPF also allows for the replacement of a building provided the new building is in the same use and not materially larger than the one it replaces.</p> <p>The site owner has previously held pre-application discussions with officers in respect of the potential redevelopment of the site. As part of that process it has been confirmed that the site constitutes previously developed and would therefore benefit from the exclusions as outlined by paragraph 89 of the NPPF. Given the scale of the existing buildings and the nature of the existing use, there is clear potential for a range of uses to take place. This submission is made on the basis of potential for residential development. I enclose a location plan, site plan and indicative layout showing how residential development might be accommodated on the site.</p>

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				<p>The settlement Little Canford is a small hamlet located approximately 750m to the south east of Colehill, a large village settlement located between Wimborne to the west and Ferndown to the East. Little Canford is a linear settlement falling into two parts along Old Ham Lane. The northern part comprises Manor Farm, with associated buildings and farmhouse. Related to these are some cottages and the Fox and Hounds public house on Fox Lane. The southern part of Little Canford comprises more modern housing located along Stour Close, the Wessex Water depot which is the subject of this submission and Stourbank Nurseries and associated dwellings to the south. Queen Anne Cottage and The Lodge sit between these two elements. Old Ham Lane continues northwards into Colehill via a pedestrian/cycle path beneath the A31.</p> <p>Colehill and Wimborne are very closely related and the village serves in part as a suburban residential extension to the town. The two settlements are inextricably linked both physically and in terms of their function. Little Canford is one of a number of scattered hamlets and small villages located to the north of Poole and Bournemouth between Wimborne and Ferndown, which also include Hampreston and Longham to the south west and Stapehill to the north west. A certain degree of scattered development within the rural hinterland of larger settlements is therefore characteristic of this part of Dorset. In addition to these defined small settlements there are also several isolated developments of housing, particularly along ham lane which serve as interventions within the rural area. Indeed the site itself, as previously developed land would be seen as one such intervention. Therefore as well as being within the range of development permitted by paragraph 89 of the NPPF the development of this contained site would not undermine any of the five purposes of the green belt.</p> <p>While facilities within Little Canford itself are limited to a Pub, Colehill village benefits from a good range of services and facilities including; three primary schools, a secondary school, a specialist care school, three churches and a church hall, a youth centre, community hall, library, day care centre, two petrol stations, several car repair garages, a sports hall, public house, a pharmacy and a selection of general shops and convenience stores. There is also a primary school and church in Hampreston. There are also pubs and shops in Longham and Stapehill.</p> <p>Colehill Village is well served by public bus services, providing links to Wimborne and Ferndown and on to Parley, Moordown, Winton and both Bournemouth Railway Station and Bournemouth Town Centre. The village is thus well served by public transport with sustainable links to the surrounding major settlements providing good access to a wealth of services, facilities and job opportunities. Bus stops servicing this route are positioned incrementally along the length of the village, spanning from Wimborne Road to Middlehill Road and on to Canford Bottom.</p> <p>In terms of private vehicular transport, the site is located to the south of the A31, the primary commuter corridor through the District which runs from Hampshire to the north-east all the way through to the A35 at Bere Regis to the west. Vehicles are able to join the A31 at the nearby Canford Bottom Roundabout, without adding to traffic movements through any established residential areas. There are also good road links to the major local employment centres of Poole and Bournemouth to the south.</p> <p>Whilst Colehill itself does not have any specific employment areas many people work from home or are self-employed and there are also a significant number of private sector jobs available locally in Wimborne town centre, at Brook Road, Riverside Park and Stone Lane industrial estates as well as the substantial employment area of Ferndown industrial estate to the east. The Council have also planning for significant public sector employment</p>

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				<p>development at the Allendale Centre in Wimborne with the potential to accommodate new District Council offices and also for other public services on this site. In terms of employment therefore Colehill is extremely well served and all of these locations are accessible either by public transport or walking and cycling.</p> <p>Physical and environmental constraints</p> <p>In addition to the green belt policy designation which washes over the site, there are a number of other constraints which affect the site and the development which may be accommodated. The main constraint is the designation of the pond in the eastern part of the site as a Site of Nature Conservation Interest (SNCI) and there are two further SNCIs within 1km of the site. The pond is also surrounded by areas of mature broadleaved woodland. The western edge of the site, where it meets the river is also wooded, and is expected to support a degree of biodiversity interest.</p> <p>The majority of the site is identified as falling within flood zone 1, and is not therefore identified as being at risk of flooding. Parts of the site closest to the river do fall within flood zones 2 and 3, but the areas affected are relatively small and would not affect safe access/egress in the event of a flood.</p> <p>Access to the site is relatively unconstrained with good visibility onto Old Ham Lane and then exiting onto Ham Lane. Any redevelopment of the site would also present an opportunity for rationalisation and improvement of the access arrangements for Stour Close.</p> <p>Conclusion</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>East Dorset is subject to a great deal of constraint arising from national and international landscape and ecological designations including the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty which covers a large proportion of the district and prevents major development except in exceptional circumstances. The Dorset Heathlands Special Protection Area also covers large areas in the south and east of the district and prevents any new housing delivery on or within 400m of the designated sites. In light of these designations, any opportunity to provide additional housing outside of those areas should be given serious consideration.</p> <p>Given the current use and condition of the site there are opportunities for a comprehensive approach to redevelopment which will enable the delivery of housing while also providing positive enhancements to the appearance of the site and the wider area.</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> <p>Yours faithfully</p> <p>[see attachments]</p>
Wessex Water (ID: 524080)		LPR-REG18-115	Matters to include in Local	Thank you for consulting Wessex Water on the proposed review of the Christchurch and East Dorset Council Local Plan. We understand that you are early in the process of review and have given initial feedback at this stage. We

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			Plan Review	<p>would be happy to provide further support and assistance during the process. We believe that the review process should include the following considerations:</p> <ul style="list-style-type: none"> <li>• Capacity for new development;</li> <li>• Water use;</li> <li>• Utility infrastructure development;</li> <li>• Flood risk;</li> <li>• Odour, fly and noise nuisance; and</li> <li>• Protection of groundwater.</li> </ul> <p>Capacity for new development</p> <p>The identification of sites for development should include a consideration of infrastructure requirements. We would be happy to meet with you when you begin this process to identify how we can support this exercise. We aim to provide positive solutions to enable development however adequate foresight of proposals is required to permit time and investment to overcome difficulties.</p> <p>The capacity of sites to accommodate development should include consideration of:</p> <ul style="list-style-type: none"> <li>• Water resources (water availability);</li> <li>• Strategy network and treatment capacity for water and sewage; and</li> <li>• The location of existing underground assets.</li> </ul> <p>For larger sites we would wish to ensure that infrastructure improvements are considered during the master-planning process. Such sites are likely to require detailed engineering appraisal to confirm the scope and extent of capacity improvements for water and sewerage services. Appraisal works will engage with site developers to confirm points of connection and establish an appropriate drainage</p> <p>strategy for foul and surface water drainage systems. Off-site network improvements will be phased where possible to ensure that service levels for sewer flooding and water quality meet required standards.</p> <p>Water use Development should explore the potential to implement water efficiency measures in all developments to reduce demand on water resources.</p> <p>Utility infrastructure development During the period of the plan, it is envisaged that Wessex Water will need to undertake improvement works to our infrastructure. This may involve the extension of existing Sewage Treatment Works (STW), Sewage Pumping Stations (SPS), Water Treatment Works (WTW) and Water Booster Stations or the construction of new sites for these purposes. For certain improvement schemes we can construct using Permitted Development Rights, others will require express planning consent to be sought from the Local Planning Authority. Support for the appropriate</p>

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				<p>development of treatment and network infrastructure is required within the plan to ensure that there is policy support for the infrastructure development which is needed to support growth.</p> <p>Flood risk The review table with the consultation document identifies Flood Risk as a potential area where detailed development management policies may be required. Flood risk objectives should recognise that water and/or sewerage infrastructure may need to be developed in flood risk areas. Consideration should be given to sewer flooding. The identification of development sites should include a consideration of capacity of the existing water and sewerage networks. Where a sewer system is working at or close to capacity infrastructure improvements will be needed to accommodate new development. New developments should follow the Sustainable Drainage Hierarchy to avoid discharge of surface water into foul sewers</p> <p>Odour, fly and noise nuisance The operation of STWs generates odours and it is not possible to have zero emissions. In addition the operation of works can generate noise and light which may be at anti-social hours. Fly nuisance occurs when populations of specific species of insects rise to a level that may cause fly complaints to be received if there are sensitive receptors nearby. It is essential that the potential effects from existing facilities, upon new development, is considered as part of the overall planning process. To avoid the potential of environmental nuisance Wessex Water advises against development in close proximity to treatment works. The company considers that the maintenance of a consultation zone around treatment facilities is the most sensible form of land use planning. This zone indicates an area in which there is potential for odour nuisance to occur. Should development sensitive to odours be proposed within the zone then Wessex Water will normally require technical evidence demonstrating that the development can co-exist with the STW. In accordance with Ofwat's principle that existing customers should not subsidise the cost of new development, Wessex Water expects the developer to pay for the necessary modelling costs and any necessary mitigation measures. The principle of the consultation zone enables detailed odour assessments to be carried out for site specific proposals at the development control stage. We suggest that a policy is required identifying the principle of consultation zones and establishing that for development proposals in close proximity to existing operational sites, the applicant will be required to demonstrate that the proposal is acceptable.</p> <p>Protection of Groundwater It is vital that future development does not harm the quality or quantity of water resources. Development should therefore:</p> <ul style="list-style-type: none"> <li>• Be accompanied by adequate sewage infrastructure, in order to avoid pollution by sewage, sewage effluent, industrial wastes or surface water;</li> <li>• Protect against any interruption to natural processes allowing the recharge, flow and storage of groundwater or which interferes with any water abstraction; and</li> <li>• Protect all ground and surface waters from risk of pollution and physical interference.</li> </ul> <p>I trust that you find the above of use, however please do not hesitate to contact me if you require further</p>

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				information or clarification. We would be happy to meet with you to identify how we can offer support during evidence gathering and production of draft options.
Mrs Linda Leeding West Parley Parish Council (ID: 359553)		LPR-REG18-116	Matters to include in Local Plan Review	West Parley Parish Council discussed the Local Plan and would only like to comment that there is no more Greenbelt left in West Parley following the Core Strategy.
Mr Simon Pollock Shorefield Holidays Ltd (ID: 1033672)	Mr Peter Atfield Goadsby Ltd (ID: 359264)	LPR-REG18-117	Site suggestion	<p>I act on behalf of Shorefield Holidays Ltd., the owners of Forest Edge Holiday Park at St. Leonards. A plan of the site is attached to this letter. It extends to just under three hectares and historically had facilities for tents and touring caravans. These include a shop, outdoor pool, adventure playground, games room and launderette. The site has now been developed as a 96 berth static caravan park, although there are a few touring pitches close to the entrance.</p> <p>Although the site is situated within the green belt, it is close to the site of the former St. Leonards Hospital. This is currently being re-developed for a range of uses, including residential. The new site access will be on the opposite side of Boundary Lane, bringing the development in closer proximity to Forest Edge.</p> <p>You will know that the Housing &amp; Planning Act received Royal Assent in May of this year. Section 124, which became effective on the 12th July, relates to the assessment of accommodation needs, and requires local housing authorities in England to consider:</p> <p>“... the needs of people residing in or resorting to their district with respect to the provision of-</p> <p>(a) Sites on which caravans can be stationed.”</p> <p>This suggests that councils will need to start forward planning for the provision of residential caravans. This is considered to be a considerable change from other recent planning legislation, because it is the first time that non-gypsy caravans have been recognised as having a role in contributing towards the supply of housing in a given area.</p> <p>Forest Edge is a suitable site to accommodate residential caravans. The visual impact will be little different from the existing static holiday caravan use. Services and infrastructure are already available. Shorefield’s preference is for the site to be removed from the green belt. However, in view of the ability of the site to retain an open appearance, the development of residential caravans is not considered to compromise existing green belt policy – particularly when compared to the existing appearance of the site.</p> <p>Residential caravans, or Park Homes, have the advantage of being available for sale at affordable open market prices. A development of this nature can therefore contribute to the provision of good quality, low cost housing, for</p>

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				<p>which there is a demonstrable need as set out in the Strategic Housing Market Assessment of 2015.</p> <p>I would be grateful if you could acknowledge receipt of this letter of representation, and advise of further consultation in due course.</p>
Mr C Shew (ID: 360173)		LPR-REG18-118	Site suggestion	<p>In line with your request and search for possible development land for your further housing demands, we wish to submit approximately 3.5 acres of land for your consideration.</p> <p>The address is Wehs House, Burts Hill, Wimborne, BH21 7AD and it is a freehold property.</p> <p>Your Core Strategy has designated that Bloor Homes build a considerable development, in close proximity to this address, which will have an impact on Burts Hill and beyond.</p> <p>This offer is either for the whole 3.5 acres including the property or, alternatively, the 2.5 acres of land adjacent to it which extends up to Greenhill Road. It presents an opportunity to build residential homes in keeping with the area.</p> <p>We attach a map for your ease of reference and would ask that you please acknowledge receipt of this email. Thank you.</p>
Mr David Skipper Council Protection of Rural England (ID: 1032522)		LPR-REG18-119	Matters to include in Local Plan Review	<p>Vision &amp; Objectives</p> <p>Introduce a transparent policy regarding decision making on issues which directly affect the public (and a cessation of pleading commercial confidentiality).</p> <p>Green Belt</p> <p>Rigorously defend green belt land with a corresponding easing of building on brown field sites.</p> <p>Natural Environment</p> <p>Uphold the protection of SSSIs, SNCIs and AONBs. Oppose any proposals to investigate fracking sites and, instead, encourage the installation of domestic energy saving devices.</p> <p>Built Environment</p>

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				<p>Review the expansion/reduction and qualifying standards for Conservation Areas.</p> <p>Housing</p> <p>Strongly emphasise high quality and innovative design with special regard to volume housing developments.</p> <p>Employment</p> <p>Encourage the expansion of public car parking at Bournemouth Airport and abandon waiting charges for dropping off/picking up passengers.</p> <p>Town Centres and Retailing</p> <p>Critically appraise the recent proposals to “upgrade” Christchurch town centre which are mainly cosmetic in nature ie. providing raised road links; self defeating ie. doing away with the underpass at fountain roundabout; and an eyesore ie. forming a second level to Waitrose car park.</p> <p>Vastly improve clearance of debris, litter, leaves and weeds etc from streets, the quay and waterways.</p> <p>Transport</p> <p>Improve public transport between Christchurch, Bournemouth transport hub, Wimborne and Ringwood. Clear verge litter and expose road signage especially on the A35. Along with proposals to ease traffic congestion, associated with the airport, instigate a survey into “pinch points” along the A35, the B3073 and the A3060 in preference to lobbying for a relief road considered unviable.</p> <p>Sites</p> <p>Progress the development of the Barrack Road riverside site which offered a supermarket, leisure centre and a riverside walk (connecting the complex to the town centre). Firm up proposals for the Magistrates Court, Police Station and Pit Site car park site.</p>
Mr D Smith (ID: 904546)	Mr Richard Shaw (ID: 1036080)	LPR-REG18-120	Site suggestion	In response to the current Local Plan review consultation, I am enclosing a plan showing land at Colehill that warrants consideration for housing development.

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				<p>It is sustainably located on the edge of the urban area, fronting a public transport route, next to first and middle schools and within walking and cycling distance of Wimborne town centre with all of its facilities.</p> <p>Our client Mr D W Smith owns the land within the solid black line on the plan. The land edged in red is immediately available and capable of accommodating some 20 / 25 new homes including a high percentage of affordable housing. This would be achieved by utilising only the areas fronting Wimborne Road and within the centre of the site, retaining the open areas of land at the rear in order to respect the conservation area and the setting of traditional dwellings in Cobbs Road.</p> <p>The area with housing potential is peripheral to the designated conservation area, the stated purpose of which is to protect a range of traditional buildings and their immediate setting. The land fronting Wimborne Road does not form part of that setting. It is not visible from any of the protected cottages, nor within their setting hence a modest amount of sensitively designed housing in traditional style has the potential to enhance the conservation area by providing a transition and separation from the suburban street scene on Wimborne Road.</p> <p>We can provide indicative designs to show how this would work satisfactorily and beneficially including both heritage and landscape assessments. There is interest in developing this land in the manner suggested by two local housing firms who are known for their high quality award winning traditional forms of development, located within conservation areas and other traditional and sensitive locations.</p> <p>Whilst we believe that this area of land can in itself provide a useful contribution to your housing requirement in a highly sustainable and sensitive manner, it could also be combined with the adjoining area edged in blue to provide an increased housing contribution of around 50 / 55 dwellings, whilst still maintaining the key purposes of the conservation area, delivering housing in a traditional form with a landscaped edge along Cobbs Road and its footpath continuation to Green Hill Lane, thereby softening and enhancing this part of the conservation area, compared to the suburban edge currently presented by Wimborne Road.</p> <p>Development on Wimborne Road can also facilitate road improvements, with traffic calming and management measures to avoid the problems of parked cars, buses not getting through effectively, and to address the pedestrian safety shortcomings that currently affect this important section of road, all funded as part of the development.</p> <p>The very special circumstances that are necessary to warrant a change to green belt boundaries in this instance arise from a combination of the following circumstances and opportunities;</p> <ul style="list-style-type: none"> <li>(i) The need to provide more housing within East Dorset which will necessitate green belt release in sustainable locations, this location being one of the most sustainable options anywhere in the District;</li> <li>(ii) The opportunity to enhance this edge of the conservation area and to deliver housing in a potentially award winning conservation architectural style, softening the current suburban edge;</li> </ul>

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				<p>(iii) Delivering local houses for local people – we are prepared to enter into a local homes restriction tying first occupation to people living in the Parish;</p> <p>(iv) This land could lend itself to becoming an exceptions site, with a high proportion of affordable housing and / or local occupancy restriction;</p> <p>(v) Delivering small quality local open spaces focussed around the two oak trees within the site, as a focus along Wimborne Road benefitting the amenities of local people; and</p> <p>(vi) Facilitating a range of safety improvements to a key section of road.</p> <p>The need for housing delivery has previously been accepted by Christchurch and East Dorset Councils as warranting green belt review, resulting in several housing allocations in the green belt in the current Core Strategy. The recent assessment of housing need in the form of the December 2015 Strategic Housing Market Assessment (SHMA) demonstrates a further housing need that cannot be met without green belt review.</p> <p>This site provides a very sustainable and suitably located opportunity to contribute towards meeting that important housing need, doing so in manner which is sensitive, enhances the conservation area, is appropriately designed, can meet local needs and deliver a range of other benefits to the area.</p> <p>We would welcome the opportunity to meet with you in order to expand upon and discuss the prospects and opportunities offered by this site (either independently or in conjunction with the adjacent areas) early in the next stage of the Local Plan Review.</p> <p>Thank you for considering this submission.</p>
Mr Owen Neal Sport England (South West) (ID: 359539)		LPR-REG18-121	Matters to include in Local Plan Review	<p>I am responding to the above consultation on behalf of Sport England.</p> <p>Sport England aims to ensure positive planning for sport, enabling the right facilities to be provided in the right places, based on robust and up-to-date assessments of need for all levels of sport and all sectors of the community. To achieve this our planning objectives are to seek to PROTECT sports facilities from loss as a result of redevelopment; to ENHANCE existing facilities through improving their quality, accessibility and management; and to PROVIDE new facilities that are fit for purpose to meet demands for participation now and in the future.</p> <p>Paragraph 73 of the NPPF requires that: “Planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. The assessment should identify specific needs and quantitative deficits or surpluses of open space, sports and recreational facilities in the local area.”</p> <p>Sport England is aware that the Council does not have in place a robust and up-to-date Playing Pitch Strategy</p>

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				<p>(PPS) or an indoor/outdoor sports facilities strategy. It is crucial that the Council has an up-to-date and robust evidence base in order to plan for the provision of sport both playing fields and built facilities. Sport England would strongly recommend that the Council undertake a playing pitch strategy (PPS) as well as assessing the needs and opportunities for sporting provision. Sport England provides comprehensive guidance on how to undertake both pieces of work.</p> <p>Without a robust assessment of need in place in the form of an up-to-date PPS and/or sports facilities strategy, there is no evidence that new sport, leisure and recreational facilities are required. Therefore, whilst Sport England supports the provision of new facilities, there is a risk that any local plan policies may be open to challenge and deemed unsound on the basis that it is not fully justified. Sport England therefore considers that the Council should do additional work to plan for new sports facilities in line with the guidance in Paragraph 73 of the NPPF.</p> <p>With regards to the provision of new infrastructure and facilities, Sport England would require a contribution to both sports pitches and the built provision of sports facilities to meet the increased demand generated by population growth and new housing development.</p> <p>Active Design</p> <p>Sport England along with Public Health England have recently launched our revised guidance 'Active Design' which we consider has considerable synergy with this SPD. It may therefore be useful to review your local plan policies in light of the ten active design principles (<a href="http://www.sportengland.org/activedesign">www.sportengland.org/activedesign</a>). Sport England believes that being active should be an intrinsic part of everyone's life pattern.</p> <ul style="list-style-type: none"> <li>• The guidance is aimed at planners, urban designers, developers and health professionals.</li> <li>• The guidance looks to support the creation of healthy communities through the land use planning system by encouraging people to be more physically active through their everyday lives.</li> <li>• The guidance builds on the original Active Designs objectives of Improving Accessibility, Enhancing Amenity and Increasing Awareness (the '3A's'), and sets out the Ten Principles of Active Design.</li> <li>• Then Ten Active Design Principles have been developed to inspire and inform the design and layout of cities, towns, villages, neighbourhoods, buildings, streets and open spaces, to promote sport and physical activity and active lifestyles.</li> <li>• The guide includes a series of case studies that set out practical real-life examples of the Active Design Principles in action. These case studies are set out to inspire and encourage those engaged in the planning, design and management of our environments to deliver more active and healthier environments.</li> <li>• The Ten Active Design Principles are aimed at contributing towards the Governments desire for the planning system to promote healthy communities through good urban design.</li> </ul> <p>The Ten Active Design Principles</p> <ol style="list-style-type: none"> <li>1. Activity for all</li> </ol>

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				<p>Neighbourhoods, facilities and open spaces should be accessible to all users and should support sport and physical activity across all ages.</p> <p>2. Walkable communities Homes, schools, shops, community facilities, workplaces, open spaces and sports facilities should be within easy reach of each other.</p> <p>3. Connected walking &amp; cycling routes All destinations should be connected by a direct, legible and integrated network of walking and cycling routes. Routes must be safe, well lit, overlooked, welcoming, well-maintained, durable and clearly signposted. Active travel (walking and cycling) should be prioritised over other modes of transport.</p> <p>4. Co-location of community facilities The co-location and concentration of retail, community and associated uses to support linked trips should be promoted. A mix of land uses and activities should be promoted that avoid the uniform zoning of large areas to single uses.</p> <p>5. Network of multi-functional open space A network of multifunctional open space should be created across all communities (existing and proposed) to support a range of activities including sport, recreation and play plus other landscape features including Sustainable Drainage Systems (SuDS), woodland, wildlife habitat and productive landscapes (allotments, orchards). Facilities for sport, recreation and play should be of an appropriate scale and positioned in prominent locations.</p> <p>6. High quality streets &amp; spaces Flexible and durable high quality streets and public spaces should be promoted, employing high quality durable materials, street furniture and signage. Well-designed streets and spaces support and sustain a broader variety of users and community activities</p> <p>7. Appropriate infrastructure Supporting infrastructure to enable sport and physical activity to take place should be provided across all contexts including workplaces, sports facilities and public space, to facilitate all forms of activity.</p> <p>8. Active buildings The internal and external layout, design and use of buildings should promote opportunities for physical activity.</p> <p>9. Management, maintenance, monitoring &amp; evaluation The management, long-term maintenance and viability of sports facilities and public spaces should be considered in their design. Monitoring and evaluation should be used to assess the success of active design initiatives and to</p>

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				<p>inform future directions to maximise activity outcomes from design interventions.</p> <p>10. Activity promotion &amp; local champions Promoting the importance of participation in sport and physical activity as a means of improving health and well-being should be supported. Health promotion measures and local champions should be supported to inspire participation in sport and physical activity across neighbourhoods, workplaces and facilities.</p> <p>The developer's checklist (Appendix 1) has been revised and can also be accessed via <a href="http://www.sportengland.org/activedesign">www.sportengland.org/activedesign</a></p>
Mr & Mrs Stewart & Mr & Mrs Fairchild (ID: 1036188)	Mr Nigel Jacobs Intelligent Land (ID: 1036184)	LPR-REG18-122	Site suggestion	<p>1.0 Introduction 1.1 Intelligent Land has been instructed by Martin and Beverley Stewart and David and Adele Fairchild to promote land in Broomhill through the Review of the Christchurch and East Dorset Local Plan Part 1 – Core Strategy 2014 for housing. This submission is provided as part of the 'Call for Sites' issued by the local authorities in September 2016.</p> <p>2.0 Site Context 2.1 The Site 2.1.1 The site being promoted is in Broomhill in East Dorset District and is made up of two ownerships, land that is owned by Martin and Beverley Stewart (The Stewart's) and land owned by David and Adele Fairchild (The Fairchild's). The Stewart's ownership includes the current Stewarts Garden Centre, a large brownfield site on the western side of Broomhill, and undeveloped greenfield land to the east of the Garden Centre. The Fairchild's land adjoins The Stewart's land to the east and is also undeveloped greenfield land. A site location plan identifying the different ownerships is included at Appendix 1. The land is being promoted together as a comprehensive approach to housing development in Broomhill.</p> <p>2.1.2 The site is located to the south of God's Blessing Lane and south and west of Hart's Lane. The total land area promoted is approximately 13.2 hectares. Land in The Stewart's ownership extends to 12.4 hectares while land owned by the Fairchild's is 0.75 hectares.</p> <p>2.1.3 Broomhill is approximately 4km north of Wimborne town centre and 1.5km north of Pilford, the current outer extent of Wimborne's urban area.</p> <p>2.1.4 The site is therefore a mix of current brownfield and proposed greenfield. The Garden Centre element consists of the operational Garden Centre and a significant area of land given over to nursery for the growing and bringing on of plants. The rest of the promoted site runs broadly north-west to south-east from the Garden Centre to the back of properties on Colehill Lane</p> <p>2.1.5 The greenfield element is naturally undeveloped and is used for grazing. It has an agricultural Grade 3 classification of good to moderate land quality. It is within Flood Zone 1 with no known flooding issues.</p> <p>2.1.6 The site is available and suitable subject to allocation and is considered deliverable within the first five years of the Plan period.</p>

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				<p>2.2 Relevant Planning History</p> <p>2.2.1 There are various applications that relate to development at the Garden Centre whereas there are no relevant applications for the undeveloped land.</p> <p>2.3 Constraints</p> <p>2.3.1 The site is currently within the South East Green Belt as delineated by the Proposals Map that accompanies the development plan. The Green Belt is a policy constraint and it is acknowledged that a review of the Green Belt will form part of the Plan Review process.</p> <p>2.3.2 It is located within the Dorset Heathland 5km Zone, which is a buffer area to protect internationally designated heathland habitat. It is acknowledged that mitigation is required for development within the 5km zone.</p> <p>2.3.3 The woodland to the west of the Garden centre is part Broadleaved and is recorded on the National Forest Inventory. Part of the woodland being deciduous is also on the priority Habitat Inventory. Further, some of the woodland is also classified as Ancient and semi natural.</p> <p>2.3.4 Next door to the Garden Centre on Hart's Lane is Pixies Holt, a Grade 2 Listed Building from the 17th century and former farmhouse.</p> <p>3.0 The Need for Housing</p> <p>3.1 Eastern Dorset Strategic Housing Market Assessment</p> <p>3.1.1 The Eastern Dorset Strategic Housing Market Assessment (SHMA) 2015 provides the most up to date evidence base for housing needs for Christchurch Borough and East Dorset District Councils, as well as the other local authorities within the Housing Market Area (HMA). It provides the starting point for determining the Objectively Assessed Housing Need (OAHN) and identifies an uplift of approximately 26,000 dwellings over and above that provided by the six local authorities in their current local plans.</p> <p>3.1.2 The Borough of Poole and Purbeck District Councils have commenced reviews of their Local Plans and are utilising the SHMA as part of their evidence. It is likely that Bournemouth Borough Council will commence a review of their local plan on the back of evidence within the SHMA.</p> <p>3.2 Christchurch and East Dorset Housing Needs</p> <p>3.2.1 The SHMA has identified a significant increase in housing over the period 2013-2033 across the HMA. For Christchurch and East Dorset combined the SHMA identifies a housing requirement of 12,520 at 639 dwellings per annum. This is an additional 4,030 dwellings over the current adopted Plan's housing requirement of 8,490. At 1 April 2015, the Councils had recorded completions totalling 639 for the first two years of the Plan and an identified supply of 7,633 dwellings. Therefore, as a starting point, from 1 April 2015 to 31 March 2033 there is a need to identify land to accommodate 4,248 dwellings. This does not include any additional housing that may need to be provided under the Duty to Cooperate requirements introduced through the Localism Act 2011.</p> <p>4.0 Settlement Strategy</p> <p>4.1 The Location of Development</p> <p>4.1.1 Christchurch Borough and East Dorset District Councils are part of the Eastern Dorset HMA together with the Boroughs of Bournemouth and Poole and the Districts of North Dorset and Purbeck. The main area and focus for economic activity is the South East Dorset (SED) conurbation centred on the settlements of Bournemouth and</p>

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				<p>Poole together with Christchurch and to a lesser extent Wimborne. Beyond the conurbation only Blandford and Wareham are of any significant size with most other settlements forming small towns or villages in a rural setting.</p> <p>4.1.2 The conurbation draws in significant numbers of commuters from across the HMA and there are many trips across the conurbation for employment, shopping and other activities. The furthest points away from the conurbation in North Dorset may not look towards the conurbation as its focus, however, for the rest of the HMA it acts as the centre for housing, commerce and sub-regional facilities</p> <p>4.1.3 Strategic planning in SED for the past 40 years has promoted the growth of the conurbation with significant housing, employment and infrastructure provision set within a tightly drawn Green Belt boundary. Additionally, in the conurbation and wider SED there are significant international and national nature conservation designations that give protection to species and their habitat as well as nationally and locally important landscape. Tensions between development and the natural environment needs to be managed and with the conurbation at the centre of the Local Enterprise Partnerships objectives for economic growth accommodating development sustainably will require some very difficult decisions to be made. Not least this is likely to involve the release of sites within the Green Belt for development.</p> <p>4.1.4 The Christchurch and East Dorset Core Strategy 2014 to accommodate the then identified housing requirement made 13 Green Belt releases to accommodate about 3,500 new dwellings. With Bournemouth and Poole together unlikely to be able to accommodate their OAHN within the built-up area further greenfield development is inevitable in SED.</p> <p>4.1.5 To comply with the legal Duty to Cooperate Strategic Planning arrangements in Dorset have been put in place via the Strategic Planning Forum which reports to the Dorset Chief Executives Group which in turn reports to the Growth Board including Leaders of Dorset's Councils. These arrangements are relatively new and the local authorities have agreed a broad list of cross boundary issues and to work jointly on developing an evidence base. What has not yet materialised is a coordinated approach to plan making across Dorset or SED with individual authorities now pursuing their own local plan reviews. Critically, individual Councils, so far, are undertaking Green Belt reviews outside of a strategic overview with Christchurch and East Dorset likely to pursue their own review. This in turn will inform the Sustainability Appraisal which will assess options for the delivery of new housing and other uses.</p> <p>4.1.6 Accommodating the housing need should seek to identify development locations that support the established spatial pattern of development, make use of existing infrastructure and other facilities, reduce the need to travel, protect important natural and built resources while meeting the objectives for growth. The Councils have indicated that development opportunities could be within existing urban areas, in rural villages or on the edge of existing settlements, however, it may also be that new freestanding development could provide a sustainable settlement solution. Together this points to a focus for the search for sites in the southern part of East Dorset, from Alderholt to Sturminster Marshall, and within Christchurch as areas most closely associated with the conurbation.</p> <p>4.2 Green Belt</p> <p>4.2.1 The site being promoted lies within the Green Belt as defined by the Christchurch and East Dorset Core Strategy 2014. Adjustment to the policy approach to Green Belt in Broomhill would be required to facilitate housing at the promoted site. It is possible that the site could be taken out of the Green Belt however the more likely scenario is to create a settlement boundary for Broomhill within the Green Belt that allows for development on the</p>

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				<p>promoted land. The Garden Centre is an established brownfield use within the Green Belt that could come forward under existing national policy guidance.</p> <p>4.2.2 It is inevitable that land currently covered by Green Belt policy restrictions will make a significant contribution to meeting the housing requirement. Given approximately 3,500 dwellings were identified on Green Belt land through adoption of the current plan it is possible that a similar number may again have to be on Green Belt land. Broomhill offers a location very close to the edge of the existing urban boundary and only a short distance from the centre of Wimborne where the creation of an enhanced settlement within the Green Belt offers sustainability benefits in terms of access and proximity to an existing main settlement.</p> <p>5.0 Site Concept</p> <p>5.1 Design</p> <p>5.1.1 Given the low density and rural character of Broomhill a low to medium density development that fully respects the rural landscape and integrates with the existing character is proposed. A density range of 20-25 dwellings per hectare is considered appropriate. A mix of house types and sizes designed with cues from traditional buildings will integrate development into the rural setting.</p> <p>5.1.2 The current structure of development is linear in nature fronting the roads that pass through and meet in Broomhill. Development on the Garden Centre site is likely to be more compact and reflective of the nature of development on this site while development on the remainder of the site is likely to be looser grained. From a settlement development perspective, development of the promoted land could enable the creation of a more compact settlement.</p> <p>5.1.3 Development of approximately 200 houses will generate the need for Suitable Alternative Natural Greenspace (SANG) which will be provided for on-site and will look to integrate with existing footpath connections and routes. 200 dwellings generate a requirement for about 4 hectares of SANG. 200 dwellings at 25 dwellings per hectare leaves just over 5 hectares of land available for SANG and it is considered that this allows sufficient flexibility to accommodate any necessary mitigation.</p> <p>5.2 Accessibility</p> <p>5.2.1 Broomhill has direct road connections into Wimborne and the services and facilities found there. It is also placed well for access to the A31. The Garden Centre has an existing access that caters for visitors and the large number of lorries that bring in products which can be utilised as the primary access point to future development. Other access points and how the development is spatially arranged will need consideration.</p> <p>6.0 Planning Benefits</p> <p>6.1 Social</p> <p>6.1.1 The provision of housing will help provide much needed homes in SED. A proportion of these, subject to the Council's review of affordable housing policy, will be affordable to help meet local need. There is no overriding harm to the delivery of housing in this location to the local community, indeed, there is a significant benefit to be accrued by redevelopment of the garden centre and the removal of the large number of lorry movements in Broomhill and the surrounding country roads. Development could also look to provide a bespoke community building to support the enlarged settlement as well a local store.</p> <p>6.2 Economic</p> <p>6.2.1 There will be short term economic gain created by the construction of new homes. A site delivering</p>

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				<p>approximately 200 dwellings will on average provide employment opportunities for 3-5 years across a range of construction trades.</p> <p>6.2.2 Housing is recognised by the Local Enterprise Partnership as crucial to the economic prosperity of SED. A shortage of housing leads to workforce capacity issues and fuels the unaffordability of housing. Ensuring sufficient houses are provided, therefore, not only helps meet the housing need but is crucial in supporting the local economy.</p> <p>6.3 Environmental</p> <p>6.3.1 The site is grazing land with no known important ecology at this stage. Utilising those features e.g. trees and hedgerows within the development will help integrate it within its existing setting.</p> <p>6.3.2 The provision of a SANG will bring benefits to the internationally important heathland found across SED. Not only will the SANG provide the mitigation for any proposed housing but it will also be a resource for existing residents who may otherwise venture to heathland for the likes of dog walking.</p> <p>7.0 Conclusion</p> <p>7.1 Broomhill is well located to the existing urban area being only a short distance from the centre of Wimborne. In spatial terms, it relates well to Wimborne with direct access via Colehill Lane and/or Long Lane. The opportunity to create a proper village without the need for removal from the Green Belt is an attractive proposition both from a sustainability perspective but also from a development perspective.</p> <p>7.2 Redevelopment of Stewarts Garden Centre would bring considerable benefit through removal of HGVs from surrounding roads as well as reduction in the traffic movement generated by visitors.</p> <p>7.3 Together the 13 hectare site offers an opportunity to accommodate some of the Christchurch and East Dorset housing need sustainably while making use of an existing brownfield site. It is available, suitable and deliverable within five years of allocation.</p> <p>7.4 The landowners are keen to work with the Council through the review of the Local Plan and look forward to working positively with the Planning Policy team.</p>
Stapehill Abbey Enterprises Limited (ID: 657149)	Mr Mike Hirsh Intelligent Land (ID: 657138)	LPR-REG18-123	Site suggestion	<p>1.0 Introduction</p> <p>1.1 Intelligent Land has been instructed to act on behalf of existing owners Stapehill Abbey Enterprises Limited and Mr and Mrs R Ward who propose a Local Plan allocation to extend the existing built up area on the south side of Wimborne Road East. The proposal also includes an area of land as a suitable accessible natural greenspace (SANG), as heathland mitigation, within the ownership of Stapehill Abbey Enterprises Limited on the west side of Stapehill Road south of Keepers Lane.</p> <p>2.0 The Need for Housing</p> <p>2.1 Eastern Dorset Strategic Market Housing Assessment (SHMA)</p> <p>2.1.1 The latest SHMA has identified a significant increase in the need for new homes in SE Dorset. The SHMA has taken in to account the appropriate factors to reach its conclusions, but assumptions need to be rigorously tested and continuous monitoring undertaken to ensure the most appropriate housing requirement is provided for within the Local Plan. The use of the latest 2015 SHMA should form the starting point for identifying the Objectively Assessed Housing Need (OAHN), and additional evidence gathered during the production of the new Local Plan will be important to inform the final housing requirement. It is anticipated that the Councils will continue</p>

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				<p>to monitor the relevance of the latest SHMA and it may be that it will require an update prior to the Local Plan review being submitted to the Secretary of State.</p> <p>2.2 Christchurch and East Dorset Housing Needs</p> <p>2.2.1 The housing requirement adopted in the current Local Plan adopted in 2014 no longer provides for the latest evidence on housing needs. The 2015 SHMA not only highlights an annual shortfall in the adopted Local Plan housing requirement, but also provides evidence to extend the period of the Local Plan to 2033. The SHMA suggests that there should be a combined housing requirement of 626 dwellings per year, amounting to 12,520 dwellings over the 20-year period 2013 to 2033. This is 60 dwellings per year more than the adopted Local Plan through to 2028, plus a further five years of identified OAHN.</p> <p>2.2.2 The Council has reported completions for the first two years of the adopted Local Plan, and this shows that there had already been a shortfall of 173 dwellings. This is despite the fact that the proposed trajectory anticipated low delivery over this period. When the completions are measured against the average annual requirement for the Local Plan of 566 dwellings it shows a shortfall of 493 in just two years. It is understood that there has been a further shortfall for the latest accounting year to the end of March 2016 and this will need to be catered for in the Local Plan review.</p> <p>2.2.3 If the Councils accept the OAHN is 626 dwellings per annum, the Local Plan review would have to provide for at least 12,520 new dwellings over the period 2013 to 2033. With reported completions amounting to 639 dwellings for the first two years, this leaves 11,881 to be provided for, amounting to 660 dwellings per year through to 2033. As of the 1st April 2015, the Councils predict, using the 2013 Strategic Housing Land Availability Assessments (SHLAAs), that there was potential to deliver 4,104 dwellings within the existing urban areas and villages in the adopted Local Plan period. A further 3,529 dwellings were identified as being deliverable on strategic sites. Together, these mean that 7,633 dwellings have been identified as available and deliverable by the Councils through to the end of March 2028. Consequently, there is a need to identify where a further 4,248 dwellings can be provided over the period from 1st April 2015 to the end of March 2033.</p> <p>2.2.5 The Councils must comply with the Duty to Co-Operate requirement introduced in 2011. The most likely scenario is that the neighbouring authorities may request that Christchurch and East Dorset Councils accommodate some of their OAHN. In particular Bournemouth Borough has a significant OAHN which it could well find difficulty providing within its own boundaries. This could increase the pressure to accommodate housing within Christchurch and East Dorset.</p> <p>2.2.6 Although the plan area is very constrained by internationally ecology related designations (largely related to the Dorset heaths) and flood risk constraints, it is not accepted that this means there is insufficient scope to accommodate the OAHN within the confines of Christchurch and East Dorset.</p> <p>3.0 Settlement Strategy</p> <p>3.1 The Location of Development</p> <p>3.1.1 When allocating areas for growth in the Local Plan review, it is important to think of the wider context of the District and Borough. Christchurch and the southern settlements of East Dorset, stretching from Alderholt to Sturminster Marshall, are closely related to the Bournemouth and Poole conurbation, and this has been recognised in strategic planning policy for almost 40 years, since the first Structure Plan was produced and approved in 1980. This is recognised most recently by the latest SHMA, which confirms that the Local Plan area falls within the</p>

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				<p>Eastern Dorset Housing Market Area. Additionally, travel to work data shows that the conurbation is the major economic hub and it is sensible to locate people close to their likely places of work. It is therefore appropriate that the majority of new housing to be delivered through the new Local Plan should be provided in, or near to the southern East Dorset settlements and Christchurch.</p> <p>3.1.2 It is 10 years since the SE Dorset Study was produced by the local authorities to help inform the now abolished Regional Spatial Strategy (RSS). This undertook a thorough sieve map exercise to identify Areas of Search for major new greenfield developments. These identified the internationally protected heaths and areas at risk of flooding as showstopper constraints which would prevent development. Across the conurbation this heavily restricted the potential location and scale of the Areas of Search. Other constraints were not considered as showstopper constraints, but were considered as significant, such as proximity to the New Forest National Park, and the Cranborne Chase and West Wiltshire Downs AONB. 3.1.3 Although the RSS was abolished, the SE Dorset Study helped inform the location of new neighbourhoods within the adopted Christchurch and East Dorset Local Plan.</p> <p>4.1 The Site – see Map 1 in the Appendix.</p> <p>4.1.1 The strategic area put forward for housing development is bounded by Wimborne Road East, Stapehill Road and Award Road, with the exception of a small area of housing fronting Award Road that is already in the settlement area. The land proposed to be allocated, in part for a SANG, is a woodland plantation ‘Ferndown Forest’ on gently sloping land to the west of Stapehill Road and is also bounded by Keeper’s Lane to the north-west.</p> <p>4.1.2 The triangle of land identified in strategic terms for housing, bounded by the three roads currently has sporadic housing and related uses such as a nursing home and a haulage depot largely restricted to the road frontages and then open fields; with some woodland on its north edge on Wimborne Road East with other trees largely restricted to boundaries. The site is essentially level. The obviously developable area, excluding the frontage housing is essentially owned in three land parcels and amounts to approximately 10.50 hectares.</p> <p>4.1.3 The land owned by Stapehill Abbey Enterprises suitable for residential purposes is, in the main, a field of 1.82 hectares together with the curtilages of St Stephen Cottages that front Stapehill Road. The land owned by Mr and Mrs Ward of the Old Stables Stapehill Road amounts to 1.7 hectares and includes the curtilage of the existing dwelling. The undeveloped land to the north of the land owned by Mrs and Mrs Ward and east of that owned by Stapehill Abbey Enterprises is in one ownership and amounts to 6.9 hectares. The total land broadly available and suitable for development is approximately 10.5 hectares, although this includes the previously designated Site of Nature Conservation Interest (SNCI) on the Wimborne Road East frontage. Allowing for the SNCI and incidental open space within the development envelope there is a potential for a minimum of 250 dwellings at appropriate densities.</p> <p>4.1.4 Whilst it is appreciated that the requirements for SANG provision do not strictly rely on a mathematical relationship between the total population figure and a precise land area, nevertheless in this instance a justification for a SANG would be likely to be in the region of a hectare. Using part of the Ferndown Forest land which amounts in total to approximately 3.44 hectares would provide a high quality SANG and would readily comply with the Appendix E guidelines for SANG quality standards which appears in the supplementary planning document Dorset Heathlands Planning Framework 2015-2020 (Jan 2016). As the ground slopes down to Keepers Lane and appears</p>

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				<p>to be free draining it would provide an all year round facility. There is an existing badger sett towards the south part of the site close to the remains of the existing mink farm, but this should not be adversely impacted in this context. As planted woodland there is plenty of scope to enhance parts of it to improve its amenity for dog walkers by, for example, the creation of glades and fresh under-storey planting.</p> <p>4.2 Relevant Planning History</p> <p>4.2.1 There is no relevant planning history</p> <p>4.3 Constraints</p> <p>4.3.1 The proposed housing land in question lies in the South East Dorset Green Belt and, as advised above; a small portion has also been designated previously as an SNCI. Dealing firstly with the Green Belt, this site does not threaten the coalescence of settlements. It will also provide the opportunity for strong Green Belt boundaries to be identified as distinct from the boundary curtilages on the west side of Award Road, which are inappropriate in relation to standing advice . The pattern of development on the south part of Stapehill Road within the proposed area is typical of residential development that has had Green Belt imposed upon it. Several of the owners here have historically expressed their deep dissatisfaction with the way in which the restrictions imposed by Green Belt bite in relation to domestically related proposals. The nursing home also has an appeal history where extensions to increase facilities have been resisted in principle because of the Green Belt zoning although the road at this point has a suburban appearance on its east side.</p> <p>4.3.2 If the principle of housing here progresses further then survey work will need to be carried out on matters related to bio-diversity, but most of the land is of low agricultural quality and plainly capable of development. Much of the land is simply grazing with some seasonal touring caravan use. The woodland SNCI is perfectly capable of retention and would not frustrate or jeopardise the suggested development.</p> <p>4.3.3 The site is in Flood Zone 1 and has no major landscape issues. Because the frontages in part already contain sporadic development the views are limited and the fields are in any event small scale and intimate. There will obviously be local changes but there is no reason why the views and apparent character from the main road to the north will be seen as harmful as the existing mature screening is likely to be largely retained. The impact to the east along Award Road can be enhanced by providing a landscape buffer and integrating the new housing sensitively with that which already exists.</p> <p>4.3.4 There is no obvious highway constraint and the site is perfectly capable of more than one junction with the existing highway network, with local improvements to be agreed with the Highway Authority if required. Any decision about the future of the unmade portion of Award Road does not require to be made because of these proposals, although these proposals may facilitate the capital necessary for an outcome. Access to the east part of the site is not reliant on it.</p> <p>4.3.5 The most obvious constraint locally is that the land on the east side of Award Road, immediately beyond the site under consideration, is within the 400 metre consultation zone associated with the International heathland designation related to Ferndown Common SSSI, SAC, SPA. It therefore means that the land, the subject of this submission, is on the inner perimeter of the potentially developable land west of Ferndown.</p> <p>5.0 Site Concept</p> <p>5.1 Design</p> <p>5.1.1 As outlined above, there are options related to access, that need to be further considered. However it would</p>

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				<p>be perfectly possible to access the site from each of its three sides, although access points on both Stapehill Road and Wimborne Road East would probably be preferable.</p> <p>5.1.2 It would be anticipated that the housing here would need to meld in with the existing immediate scatter of development and therefore nothing in excess of two storeys would be expected. Because of the reasonably intimate nature of the field pattern it would be an appropriate location, at least in part, to promote a custom self-build scheme for individuals, which the current Government has identified as an important housing requirement. Clearly the matter of the proportion of social housing and its constituent dwellings in terms of anticipated household sizes would fall out of the review of the local plan policy.</p> <p>5.2 Accessibility</p> <p>5.2.1 In terms of accessibility this land is the best placed west of Ferndown in so far as the land east of this area is effectively embargoed by the International heathland designation. It is adjacent to Wimborne Road East which is a primary local road and a bus route. Ferndown Town Centre is approximately two kilometres away with local facilities including a public house within walking distance. Strategically it is also close to the A31. The site is within a short walk to major employment sites due to the proximity of the existing Ferndown and Uddens industrial estates to the north.</p> <p>5.2.2 There is the possibility to take pedestrians and cyclists off the existing north section of Stapehill road by integrating new links into the development. These are likely to be requirements arising from the detailed layout of any scheme but will be of obvious benefit to the wider community.</p> <p>5.2.3 There may well be a need for a pedestrian crossing on Wimborne Road East both to facilitate journeys to work on the adjacent industrial estates, but also to facilitate recreational use of the Castleman Trailway which runs east to west and is within a short distance accessed via Uddens Drive.</p> <p>5.2.4 Having a SANG in close proximity to the site will provide the opportunity too for local traffic calming on Stapehill Road so the sites can be linked safely one to the other. Traffic speeds on this part of Stapehill Road have, from time to time been a real concern to residents (and were for example raised in the context of the proposals for the Abbey) and the development would provide the opportunity for real environmental gains in this respect.</p> <p>6.0 Planning Benefits</p> <p>6.1 Social</p> <p>6.1.1 The land identified can reasonably produce sites for housing to benefit the local area and meet the most important domestic aim of the current Government. There are no foreseen harms to impact adversely on the existing local community that cannot be substantially mitigated by sensitive criteria based policy requirements to be further considered as part of the consultation process.</p> <p>6.1.2 The future of the unmade element of Award Road is not fundamental to this proposal, but its resolution may be facilitated by it. The current community using it will need to be consulted about it as the plan process proceeds.</p> <p>6.1.3 The opportunity here for self-build projects could be seriously considered due to the intimate nature of the landscape. The social housing requirement will fall out of the policy review.</p> <p>6.2 Economic</p> <p>6.2.1 Apart for the construction phase of the housing, this site provides the opportunity for sustainable journeys to work, without the use of the motor car due to the proximity of the industrial estates to the north.</p> <p>6.2.2 It is land that should not have any significant infrastructure pre-requisites and can therefore come forward</p>

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				<p>for housing through the plan process without significant delay.</p> <p>6.3 Environmental</p> <p>6.3.1 In the wider environment this is a low impact scheme. Much of the frontages of this triangle of land will not need to change and the SNCI can be retained. The scheme will be therefore be largely unseen from the existing public domain. It is not in an area designated for any recognised landscape quality. Clearly, if there is to be a land release from the Green Belt the lack of harm in any impact sense needs to be held in the balance in favour of this land release.</p> <p>6.3.2 In addition the housing land proposal comes with a SANG of potential high quality capable of use all year. The SANG proposal can be detailed in due course both in terms of its area and the way it relates to the unmade adjacent road of Keepers Lane, but its wooded characteristics and gentle slope obviously make it attractive.</p> <p>6.3.3 The ability to introduce speed reduction measures to Stapehill Road as part of the linkage between the housing site and the SANG will be of benefit to existing residents as well as the proposed development.</p> <p>6.3.4 The retention of the SNCI and the introduction of open spaces and new landscape will be positive benefits.</p> <p>7.0 Conclusion</p> <p>7.1 The National Planning Policy Framework makes it clear that local plans are the key to delivering sustainable development that reflects the vision of the local community. Any land release from the Green Belt is bound to be to some extent controversial. However, this land already has a semi-suburban character in part and indeed is adjacent to residential development served off Award Road that is identified as part of the built up area. Clearly it is for the Council to come to a view about its acceptability and this will be influenced by other land coming forward at this time.</p> <p>7.2 It is recognised that additional work needs to be done as this submission is dealing solely with the principle and in this respect Intelligent Land's Client has the capability to work with the Councils' officers and their statutory consultees to resolve any issues where further clarification is required.</p> <p>1.0 Introduction</p> <p>1.1 Intelligent Land under instruction from Stapehill Abbey Enterprises Limited and Mr and Mrs R Ward have made a submission to the Christchurch and East Dorset Local Plan Review 2016 to extend the existing built up area on the south side of Wimborne Road East for 'Land bounded by Stapehill Road, Award Road and Wimborne Road East and with a Suitable Accessible Natural Greenspace (SANG) west of Stapehill Road and south of Keepers Lane'.</p> <p>1.2 Following the original submission the daughter of Mr and Mrs Ward, Mrs L Cox, has come forward willing to promote her land as part of the overall proposal.</p> <p>2.0 Additional Land to be Promoted</p> <p>2.1 Land behind Highgrove Care Home, Stapehill Road</p> <p>2.1.1 Mrs Cox has requested that her land be included as part of the promotion of land bounded by Stapehill Road, Award Road and Wimborne Road East.</p>

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				<p>2.1.2 The parcel of land lies to the south of the area adjoining land owned by Mr and Mrs R Ward. It lies directly behind Highgrove Care Home, Stapehill Road and houses known as The Oaks accessed off Award Road. The land extends to some 0.4 hectares. A revised map is attached at Appendix 1 which now shows this additional landholding outlined in purple and hatched red.</p> <p>2.1.3 This additional land is currently used for grazing/keeping of horses and there are no known additional constraints over and above those identified in the original submission for the area as a whole.</p>
Stourbank Nurseries Ltd (ID: 1038828)	Mr Richard Henshaw Intelligent Land (ID: 1038815)	LPR-REG18-124	Site suggestion	<p>1.0 Introduction</p> <p>1.1 Intelligent Land has been engaged to act on behalf of landowners who wish to propose a Local Plan allocation for the provision of a new village to the north of Hampreston.</p> <p>2.0 The Need for Housing</p> <p>2.1 Eastern Dorset Strategic Housing Market Assessment (SHMA)</p> <p>2.1.1 The latest SHMA has identified a significant increase in the need for new homes in SE Dorset. The SHMA has taken into account the appropriate factors to reach its conclusions, but assumptions need to be rigorously tested, and continuous monitoring undertaken to ensure the most appropriate housing requirement is provided for within the Local Plan. The use of the latest 2015 SHMA should form the starting point for identifying the Objectively Assessed Housing Need (OAHN), and additional evidence gathered during the production of the Local Plan will be important to inform the final housing requirement. It is therefore necessary that the Councils continue to monitor the relevance of the latest SHMA, which may require an update prior to the Local Plan review being submitted to the Secretary of State.</p> <p>2.1.2 It should be noted that the Borough of Poole and Purbeck District Council are both making use of the 2015 SHMA to inform their housing requirement as part of Local Plan reviews.</p> <p>2.2 Christchurch and East Dorset Housing Needs</p> <p>2.2.1 It is clear, that the housing requirement adopted in the current Local Plan no longer provides for the latest evidence on housing needs. The 2015 SHMA not only highlights an annual shortfall in the adopted Local Plan housing requirement, but also provides evidence to extend the period of the Local Plan to 2033. The SHMA suggests that there should be a combined housing requirement of 626 dwellings per year, amounting to 12,520 dwellings over the 20-year period 2013 to 2033. This is 60 dwellings per year more than the adopted Local Plan through to 2028, plus a further five years of identified OAHN.</p> <p>2.2.2 It is evident that the adopted Local Plan is not delivering housing as quickly as predicted. This is due to a combination of factors, but primarily because the new neighbourhood sites have not commenced development as quickly as anticipated. This is now creating serious concerns about whether the Councils will be able to show a five year housing land supply. The Council has reported completions for the first two years of the adopted Local Plan, and this shows that there had already been a shortfall of 173 dwellings based on the trajectory within Appendix 1.</p>

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				<p>This is despite the fact that this trajectory anticipated low delivery over this period. When the completions are measured against the average annual requirement for the Local Plan of 566 dwellings it shows a shortfall of 493 in just two years. It is understood that there has been a further shortfall for the latest accounting year to the end of March 2016 and this will need to be catered for in the Local Plan review.</p> <p>2.2.3 If the new local plan housing requirement is assumed to be 12,520 new dwellings over the period 2013 to 2033, this would result in a net outstanding requirement of 11,881 at 1st April 2015, after completions of 639 dwellings for the first two years is deducted. This amounts to 660 dwellings per year through to 2033. As of the 1st April 2015, the Councils predicted, using the 2013 Strategic Housing Land Availability Assessments (SHLAAs), that there was potential to deliver 4,104 dwellings within the existing urban areas and villages in the adopted Local Plan period. A further 3,529 dwellings were identified as being deliverable on strategic sites. Together, these mean that 7,633 dwellings have been identified as available and deliverable by the Councils through to the end of March 2028. Consequently, there is a need to identify where at least 4,248 dwellings can be provided over the period from 1st April 2015 to the end of March 2033.</p> <p>2.2.4 When calculating future housing supply, it is common practice to apply a 10% non-implementation rate for sites with planning permission and even allocations. This recognises that there are a proportion of planning permissions and allocated sites that are not implemented. There are good examples of such sites in East Dorset, where some local plan allocations have remained unbuilt for 25 years or more. This is often due to the choice of the landowner and is beyond the control of the Councils. It is suggested that the Councils investigate this issue and apply an appropriate non-implementation allowance based on evidenced delivery of dwellings.</p> <p>2.2.5 The Councils must comply with the Duty to Co-Operate requirements. This could mean they request neighbouring authorities to provide for some of the OAHN. However, it is not anticipated that any of the adjoining authorities would be willing or able to accommodate part of the authorities housing requirement. Alternatively, the neighbouring authorities may request that Christchurch and East Dorset Councils accommodate some of their OAHN. In particular, Bournemouth Borough has a significant OAHN which it could well find difficulty providing for within its own boundaries. This could increase the pressure to accommodate housing within Christchurch and East Dorset.</p> <p>2.2.6 Although the plan area is very constrained by wildlife and flood risk constraints, it is not accepted that this means there is insufficient scope to accommodate the OAHN within the confines of Christchurch and East Dorset.</p> <p>3.0 Settlement Strategy</p> <p>3.1 The Location of Development</p> <p>3.1.1 When allocating areas for growth in the Local Plan review, it is important to think of the wider context of the District and Borough. Christchurch and the southern settlements of East Dorset, stretching from Alderholt to Sturminster Marshall, are closely related to the Bournemouth and Poole conurbation, and this has been recognised in strategic planning policy for almost 40 years, since the first Structure Plan was produced. This is identified most recently by the latest SHMA which confirms that the Local Plan area falls within the Eastern Dorset Housing Market Area. Additionally, travel to work data shows that the conurbation is the major economic hub, and it is therefore sensible to locate people close to their likely places of work. It is also the location of sub-regional facilities which are a major attraction to those living within SE Dorset. It is therefore appropriate that the majority of new housing to</p>

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				<p>be delivered through the new Local Plan should be provided in, or near to Christchurch and the southern East Dorset settlements. This reflects the existing settlement hierarchy set out in Policy KS2 of the Core Strategy, which remains an appropriate basis for the future local plan. However, the scale of the future housing requirement is such that the Councils should consider radical options to provide an appropriate sustainable strategy.</p> <p>3.1.2 Strategic planning in SE Dorset for the past 40 years has promoted the growth of the conurbation with significant housing, employment and infrastructure provision set within a tightly drawn Green Belt boundary. Additionally, in the conurbation and wider SE Dorset there are significant international and national nature conservation designations that give protection to species and their habitat, as well as nationally and locally important landscapes. These tensions need to be managed and with the conurbation at the centre of the Local Enterprise Partnerships objectives for economic growth, accommodating development sustainably will require some very difficult decisions to be made. Not least this will involve the release of sites within the Green Belt for development.</p> <p>3.1.3 To accommodate the then identified housing requirement, the Christchurch and East Dorset Core Strategy 2014 made 13 Green belt releases to accommodate about 3,500 new dwellings. With Bournemouth and Poole together unlikely to be able to accommodate their OAHN within the built-up area further greenfield development is inevitable in SE Dorset.</p> <p>3.1.4 To comply with the legal Duty to Cooperate, Strategic Planning arrangements in Dorset have been put in place via the Strategic Planning Forum which reports to the Dorset Chief Executives Group which in turn reports to the Growth Board including Leaders of Dorset's Councils. These arrangements are relatively new and the local authorities have agreed a broad list of cross boundary issues, and to work jointly on developing an evidence base. What has not yet materialised is a coordinated approach to plan making across Dorset or SE Dorset with individual authorities now pursuing their own local plan reviews. Critically, individual Councils, so far, are undertaking Green Belt reviews outside of a strategic overview with Christchurch and East Dorset likely to pursue their own review. This in turn will inform the Sustainability Appraisal which will assess options for the delivery of new housing and other uses.</p> <p>3.1.5 Accommodating the housing need should seek to identify development locations that support the established spatial pattern of development, make use of existing infrastructure and other facilities, reduce the need to travel, protect important natural and built resources while meeting the objectives for growth. The Councils have indicated that development opportunities could be within existing urban areas, in rural villages or on the edge of existing settlements, however, new freestanding settlements can provide a sustainable solution. Together this points to a focus for the search for sites in the southern part of East Dorset, from Alderholt to Sturminster Marshall, and within Christchurch, as areas most closely associated with the conurbation.</p> <p>3.1.6 An important consideration for the Councils, is how much of the outstanding housing requirement can be provided within the urban areas and villages, and how much through greenfield developments. The most up to date Strategic Housing Land Availability Assessments (SHLAAs) were produced in 2013, so need to be updated. However, these were carefully prepared to identify as much opportunity for housing development as possible, so the prospect of a significant new source of housing being found through an update to the SHLAAs is unlikely. In fact, a review of the SHLAAs could find that some of the assumptions made in previous assessments have been over optimistic, or are no longer available. It is therefore likely that only a small contribution of new housing will be</p>

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				<p>available from sites within the urban areas and villages identified in updated SHLAAs. Consequently, the Councils will need to identify significant new developments on greenfield locations.</p> <p>3.1.7 It is 10 years since the SE Dorset Study was produced by the local authorities to help inform the now abolished Regional Spatial Strategy (RSS). This undertook a thorough sieve map exercise to identify Areas of Search for major new greenfield developments. This identified the internationally protected heaths and areas at risk of flooding as showstopper constraints which would prevent strategic development. Across the conurbation this dramatically restricted the potential location and scale of the Areas of Search. Other constraints were not considered as showstopper constraints, but were identified as significant, such as proximity to the New Forest National Park, and the Cranborne Chase and West Wiltshire Downs AONB.</p> <p>3.1.8 Although the RSS was abolished, the SE Dorset Study helped inform the location of new neighbourhoods within the adopted Christchurch and East Dorset Local Plan. The evaluation exercise still has merit and forms a helpful tool to identify future opportunities. The Areas of Search identified within Christchurch and East Dorset were thoroughly analysed through master plan exercises, identifying areas either appropriate for development or not. As a result, these opportunities have now been taken and new ones need to be identified. Map 4.2 of the Core Strategy illustrates the sieve map approach and the Areas of Search considered by the Council for the now adopted Core Strategy. This shows how few opportunities exist to create sustainable urban extensions to the existing main settlements. There are small areas within the then identified Areas of Search which can be revisited and allocations made. However, these will not be sufficient to provide all of the authorities OAHN. Therefore, new Areas of Search will be required. Our client's land offers a sustainable opportunity near key service, facilities and employment opportunities, without impacting on significant constraints. It should therefore be taken forward for detailed investigation as a new Area of Search.</p> <p>4.0 Site Context</p> <p>4.1 The Site</p> <p>4.1.1 The site is located on the B3073 Ham Lane between Stapehill and Longham, to the south west of Ferndown, near to Hampreston Village. It is about 2.5 km from the edge of the Bournemouth/Poole conurbation and 8 km from Bournemouth Town Centre. Ferndown Town Centre is about 2.5 km distance and Wimborne 4km. It is therefore close to the main SE Dorset settlements.</p> <p>4.1.2 The land is part developed and part agricultural / open space. The built elements include the substantial glasshouses of Stourbank Nurseries, which cover approximately 4.5 hectares. These are outdated and in need of significant investment to maintain their viability. These lie alongside the Wessex Water Depot, which is a previously developed site in the Green Belt and measures 3.5 hectares. When these are added to adjoining dwellings, there is a total built area of approximately 11 hectares. The extent of the potential new village currently remains flexible, subject to discussions with the local authority. It could be contained to the west of the B3073, or if there is a need for a larger scheme, fields to the east could be incorporated.</p> <p>4.1.3 The site is served by the B3073 and to the west is bordered by the River Stour, edged by a mature tree belt. The site is flat and the non-built area comprises large arable fields with hedgerows. To the south lies the small village of Hampreston with its church and first school.</p>

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				<p>4.1.4 The site is available and suitable subject to allocation and can, in the first phases, contribute towards the housing requirement within the first five years of the Plan period.</p> <p>4.2 Planning History</p> <p>4.2.1 There have been no relevant planning applications on this site or in the local vicinity. However, a proposal for a small new village was promoted for inclusion in the Core Strategy, but it was determined that the housing needs were not sufficient to justify an allocation.</p> <p>4.3 Constraints</p> <p>Green Belt</p> <p>4.3.1 The site is currently within the South East Dorset Green Belt as delineated by the Proposals Map that accompanies the development plan. The Green Belt is a policy constraint and it is acknowledged that a review of the Green Belt will form part of the Plan Review process. Adjustment to the Green Belt boundary would be required to facilitate a new village.</p> <p>4.3.2 The new village location lies within the gap between the main conurbation to the south and Wimborne, Colehill and Ferndown to the north and east. However, the proposal would leave an unbuilt open area of over 2km to the conurbation, 2 km to Ferndown and over 600 m to Stapehill/Colehill. It would therefore not result in coalescence.</p> <p>Wildlife</p> <p>4.3.3 The site does not directly affect a designated wildlife site. It lies about 1.3 km from the nearest heathland Special Protection Area, so is outside a 400m buffer zone, but is within the Dorset Heathland 5km Zone. It is acknowledged that mitigation is required for development within the 5km zone. The proposal is capable of providing a Suitable Accessible Natural Greenspace (SANG) to provide for the necessary mitigation.</p> <p>4.3.4 There is only one local wildlife designation in the vicinity, which is an SNCI covering the Little Canford Lakes to the north of Stourbank Nurseries. This is currently in the ownership of Wessex Water and managed by them and a local angling club. This is not directly affected by the proposals.</p> <p>4.3.5 There are no known notable habitats within the potential new village boundaries. Likewise, there have been no recorded sightings of protected species. Nevertheless, a phase 1 ecological survey is to be undertaken to confirm the situation, and this will be provided to the local authority in due course.</p> <p>Flood risk</p> <p>4.3.5 The River Stour flows to the immediate west of the site, so consequently, there are areas of flood risk that would constrain the range of built development. However, there are large areas of land associated with this proposal that lie within flood zone 1 and are therefore not at risk.</p> <p>4.3.6 A study is to be undertaken which will evaluate the impact of surface water drainage in the area and identify appropriate sustainable drainage systems where necessary.</p> <p>Heritage</p> <p>4.3.6 There are no heritage assets within the proposal area, but Hampreston to the south has a conservation area. The setting of the conservation area is important and will inform the scope and form of development.</p> <p>Landscape</p> <p>4.3.7 The potential new village does not lie within a recognised landscape designation, and is only visible from very local vantage points. Therefore, subject to detailed setting out, the scheme can be delivered without causing</p>

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				<p>landscape harm.</p> <p>5.0 Site Concept</p> <p>5.1 Scale and land uses</p> <p>5.1.1 This proposal offers two potential options, depending on what is considered appropriate to meet the needs of the area.</p> <p>Option 1</p> <p>5.1.2 This scheme is focused on the area involving the Wessex Water depot and Stourbank Nurseries. This can provide about 300 new homes within a small village environment.</p> <p>5.1.3 It is proposed that this scheme can also include a B1 employment area, a SANG, necessary formal open space and a meeting space for the local area.</p> <p>Option 2</p> <p>5.1.4 This includes an area to the west of the B3073, including the Wessex Water Depot, Stourbank Nurseries and adjoining fields, outside areas of flood risk. It would also leave a suitable distance between the new village and historic Hampreston to ensure the setting of the conservation area is properly respected.</p> <p>5.1.5 This option can provide more than 1,000 dwellings, not including the homes that can be delivered on the Wessex Water site. Additionally, it can deliver a SANG which can make use of the riverside, as well as a parkland area next to historic Hampreston. The scheme can also set out all necessary formal open space requirements, including the possibility of a cricket pitch and pavilion, which can be combined with space for local meetings rooms. A B1 employment area, larger than for option 1, can help support the local economy and maintain daytime vitality within the village, which can also be sustained by a local shop.</p> <p>5.1.6 The scale of this proposal is such that support can be provided to Hampreston First School to allow suitable expansion.</p> <p>5.2 Design</p> <p>5.2.1 Concept schemes for the three options have been developed and our clients would welcome the chance to discuss these with the local authority. They are based on important principles associated with the Garden City Movement, where mixed uses are encouraged within a landscaped environment, and outside community living takes precedence over gated, exclusive estates dominated by the car.</p> <p>5.3 Accessibility</p> <p>5.3.1 The scheme can be designed to provide a permeable layout where residents, workers and visitors are encouraged to walk in their local environment. However, suitable provision can be made for motor vehicles to access the site, which fronts onto the B3073 Christchurch Road, a prime transport corridor.</p> <p>5.3.2 Depending on the scale of the scheme, there will be a range of services, facilities and employment opportunities provided on-site within walking distance of residents to meet immediate needs.</p> <p>5.3.3 The scheme is within easy walking distance of Hampreston First School and offers the opportunity for better managed vehicular access for parents and staff. Local services and facilities are found in Wimborne, Colehill and Ferndown, with sub-regional services and facilities available in nearby Bournemouth and Poole. There are major employment opportunities within easy reach in the local towns and conurbation.</p> <p>5.3.4 Again, depending on the scale of the proposal, there is the opportunity to support local bus services to use the B3073 and help provide the Highway Authority's footpath/cycleway scheme along the B3073 to Canford</p>

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				<p>Bottom.</p> <p>6.0 Planning Benefits</p> <p>6.1 Social</p> <p>6.1.1 The provision of housing will help provide much needed homes in SE Dorset. A proportion of these, subject to the Council's review of policy, will be affordable to help meet local needs.</p> <p>6.1.2 The scheme will also provide open space, sports facilities, meeting rooms and the opportunity to improve Hampreston First School.</p> <p>6.2 Economic</p> <p>6.2.1 The new village concept is based on providing a mix of uses to include employment, which will directly support the local economy.</p> <p>6.2.2 There will be short term economic gains created by the construction of new homes. A site delivering approximately 1,000 dwellings will on average provide employment opportunities for more than ten years across a range of construction trades.</p> <p>6.2.3 Housing is recognised by the Local Enterprise Partnership as crucial to the economic prosperity of SE Dorset. A shortage of housing leads to workforce capacity issues and fuels the unaffordability of housing. This is a significant issue for East Dorset, where historically unemployment has been very low and businesses have had difficulties recruiting appropriately skilled labour. Ensuring sufficient houses are provided, therefore, not only helps meet the housing need, but is crucial in supporting the local economy.</p> <p>6.3 Environmental</p> <p>6.3.1 The scheme has no direct impact on ecological designations, or known important habitats or species. It actually offers the chance for major improvements to an area that is intensively farmed and, subject to surveys, likely to be of low biodiversity quality.</p> <p>6.3.2 It is proposed that a SANG will be delivered to mitigate potential harm to the SE Dorset heathlands. This can take advantage of the riverside area of the site, along with the land to the north of the Hampreston Conservation Area. A mixture of parkland and open landscapes can be provided, attractive to residents of the new village, as well as others living nearby. The SANG can be provided in perpetuity to meet the management requirements set out within The Dorset Heathlands Planning Framework 2015-2020 Supplementary Planning Document.</p> <p>7.0 Conclusion</p> <p>7.1 This proposal offers the chance to provide a new freestanding village in a sustainable location, near to the conurbation and the main East Dorset settlements of Wimborne/Colehill and Ferndown. Services, facilities and employment opportunities are therefore in close proximity.</p> <p>7.2 The site is available, suitable and can contribute new homes within five years of allocation to provide for the area's needs and support the economy. Removal from the Green Belt would not undermine the South East Dorset Green Belt in this location, in that it would not lead to the coalescence of settlements. The historic integrity of Hampreston can be maintained by securing an appropriate landscaped gap with the new village. The residents of Hampreston will also benefit from the introduction of nearby new services and facilities.</p> <p>7.3 The proposal can help enhance the biodiversity of the area through ecological improvements to what is presently an intensively farmed area. A SANG can be provided with attractive landscaping to create a soft rural setting to the new village and mitigate any potential harm on the protected heathlands.</p>

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				<p>7.4 The proposal gives the local authority the chance to create a new community in a sustainable location, built using key principles of the Garden City Movement. It will make use of existing built areas including the Depot which Wessex Water would like to relocate, and the outdated glasshouses and associated buildings of Stourbank Nurseries.</p> <p>7.5 The landowners are keen to work closely with the Council to take the vision for a new community forward, and deliver a high quality scheme that provides much needed homes, employment and associated services and facilities. An early opportunity to meet with officers would be welcomed to discuss this opportunity, to ensure it contributes positively to the vision and objectives of the Council.</p>
South West HARP Consortium South West HARP Planning Consortium (ID: 507536)	Mr Sean Lewis Tetlow King Planning (ID: 903658)	LPR-REG18-125	Matters to include in Local Plan Review	<p>We represent the South West HARP Planning Consortium which includes all the leading Housing Association Registered Providers (HARPs) across the South West. Our clients' principal concern is to optimise the provision of affordable housing through the preparation of consistent policies that help deliver the wider economic and social outcomes needed throughout the South West region.</p> <p>Affordable Housing Need and the Social Rent Market</p> <p>We welcome the opportunity to comment on the Local Plan Review at this early stage. At this phase in the Plan's preparation, it is considered important to highlight the findings of the most recent assessment of affordable housing need, as presented in the Eastern Dorset Strategic Housing Market Assessment (SHMA) 2015. This identifies a net need of 2,367 affordable homes per annum in the Eastern Dorset Housing Market Area, and a net need of 454 affordable homes per annum in Christchurch and East Dorset. Based upon these findings, the new Local Plan Review needs to plan for a total of 6,810 affordable homes in the Christchurch and East Dorset area in the period to 2033. This figure should be used as a starting point, and should be expressed as a minimum target.</p> <p>With regard to social rented housing, we note a recent article in Inside Housing (14 October 2016) which reported that sales of social rented properties in England have soared by 48% in the last year. Some 4,406 social rented homes were sold in the 2015/16 financial year. The article notes that this is due to a combination of factors which directly correlate to the Government's recent measures making the disposal of social housing easier. In addition, the article notes the annual 1% social housing rent cut the squeeze on RPs has resulted in them having to diversify their stock and ensure all stock is working for their tenants.</p> <p>We therefore urge the joint authorities to increase their provision for new affordable housing, as much of the social rented stock held by HARPs is being sold in order to find new streams of funding to build more affordable housing. The joint authorities should also recognise the ever-increasing need for true affordable housing to meet the needs of the many, by taking a flexible approach to encouraging delivery of all tenures so that HARPs can deliver even more social rented; affordable rented; intermediate housing; and Starter Homes.</p> <p>Housing and Planning Act 2016: Starter Homes</p> <p>The joint authorities will be aware that the Act incorporates Starter Homes within the definition of "affordable housing". In order to ensure the Local Plan Review is legally compliant with the Housing and Planning Act 2016, we expect all references to the definition of affordable housing to also incorporate Starter Homes.</p> <p>Christchurch and East Dorset Councils will also be aware that the Housing and Planning Act 2016 contains the introduction of Starter Homes; regulations are expected to be published soon following the recent Technical Consultation on Starter Homes Regulations (March 2016). The consultation document proposed a uniform</p>

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				<p>requirement of 20% provision on all sites of 10 units or more, or those above 0.5 hectares. The proposed requirement will directly impact upon site viability and the delivery of 'traditional' tenures of affordable housing (as defined in Annex 2 of the NPPF). It is considered that a Local Plan Review is an appropriate time for the joint authorities to respond to the above consultation, and we recommend the Councils commission additional evidence in order to demonstrate how much 'traditional' affordable housing can truly be delivered.</p> <p>Court of Appeal Judgement: Affordable Housing Thresholds</p> <p>In July 2015 West Berkshire and Reading Councils were successful in challenging the Written Ministerial Statement by the Department for Communities and Local Government (DCLG) which required no affordable housing contributions on smaller developments of ten homes or fewer or on sites of 1,000 square metres or less (the "10-unit threshold"). Those sections of the Planning Practice Guidance (PPG) setting out guidance on this were subsequently quashed by that decision. However, DCLG appealed this decision in the Court of Appeal and on 11 May 2016 the Court allowed all four grounds of the appeal. Following this judgement the PPG has been updated to reinstate the guidance, including:</p> <ul style="list-style-type: none"> <li>• An exemption from providing affordable housing and other tariff-style contributions on schemes of 10-units or less;</li> <li>• An optional exemption from affordable housing contributions on schemes of 5 units or less in designated rural areas – including National Parks and Areas of Outstanding Natural Beauty; and</li> <li>• The vacant building credit offering financial credit for bringing a vacant building back into use.</li> </ul> <p>The two Councils (West Berkshire and Reading Borough) have indicated that they may challenge the Court of Appeal's decision in the Supreme Court. In the interim it is important for Christchurch and East Dorset Councils to consider the impact of the reinstatement of the PPG guidance within their review of Core Strategy Policy LN3. In the longer term, the reinstated PPG will inevitably reduce the delivery of affordable housing on smaller residential sites. However, the guidance is a material consideration to which decision makers must determine how much weight to give: whilst it ought normally to be considered inappropriate to require affordable housing, local thresholds may be given more weight where supported by up to date evidence.</p> <p>We would like to be consulted on further stages of the Local Plan Review, and other publications by the joint authorities by email only via <a href="mailto:consultation@tetlow-king.co.uk">consultation@tetlow-king.co.uk</a>. Please ensure that the South West HARP Planning Consortium is retained on the planning policy database, with Tetlow King Planning listed as their agents.</p>
Mrs Alison Clothier Sturminster Marshall Parish Council (ID: 359541)		LPR-REG18-126	Matters to include in Local Plan Review	<p>Sturminster Marshall Parish Council has considered the consultation document on the Local Plan Review and would like to make the following comments:</p> <p>Green Belt – The Parish Council would like to see the Green Belt remain tight around the village. One factor is that Sturminster Marshall has extensive flooding issues and the other is infrastructure constraints.</p> <p>Built Environment – The Parish Council would not want to see any designations lost, particularly the Area of Great Landscape Value in areas such as Mapperton.</p> <p>Housing – The type of housing that is needed most in the Parish is accommodation for elderly people and homes for the young which may take the form of flats and starter homes. These are not the type of dwellings that have been permitted in the last few years, which have been largely out of the price range for local people. Any new</p>

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				<p>development must be supported by sustainable infrastructure – public transport, road improvements etc. The impact of new development in other Districts must also be considered. Development in Blandford and Blandford St Mary will have an impact on the volume of traffic on the A350 which runs through the village. Affordable Housing – the Parish Council are supportive of the provision of affordable housing however it is felt that the type of housing needed in the village are flats for elderly people and starter/low cost market homes for young people wanting to get on the property ladder. Employment – the Employment allocation at Bailie Gate needs to be reviewed as the Parish Council does not feel that this is sustainable in terms of the increase in traffic that will come through the village. Transport – The Parish Council would like to see mention of the North Dorset Trailway in the new Local Plan, particularly now that there are plans to extend the Trailway so that it runs through Sturminster Marshall and joins with the existing Trailway at the boundary with Corfe Mullen. Community and Recreation – The Parish Council would like to see community assets such as halls, recreation grounds etc remain protected.</p> <p>Finally the Parish Council would like to work with East Dorset District Council in making any site specific policies for Sturminster Marshall. Parish Councillors have a wealth of local knowledge about the area and this will be very useful in making any site specific plans. If the Parish Council are aware of the issues at an early stage this can be very helpful for us to explain to the public and we would urge the District Council to keep us informed and involved.</p>
Taylor Wimpey UK Ltd (ID: 780439)	Mr Peter Home Turley (ID: 1036215)	LPR-REG18-127	Site suggestion	<p>Thank you for the opportunity to comment on the scope of the Local Plan Review being undertaken by Christchurch Borough Council and East Dorset District Council.</p> <p>We write on behalf of our client, Taylor Wimpey UK Ltd., who controls land amounting to approximately 17 hectares, to the west and east of Haywards Lane, south of Pardys Hill, Corfe Mullen (“the Site”) as shown on the attached plan.</p> <p>We would like to support the decision of the two Councils to undertake a review of the joint Local Plan. In particular, we fully support the need to establish a sound strategy to deliver housing to meet the objectively assessed housing need for the area. We also support the recognition that such a strategy is likely to require additional housing allocations, and the need to review the hierarchy of settlements to examine what levels of development are appropriate for each.</p> <p>Further, we support the need to undertake an evidence-based study of how each area currently within the Green Belt meets the purposes laid down in national policy. We consider that this process should include the systematic review of Green Belt boundaries to ensure that, where any area is not fully meeting Green Belt purposes, it can be considered for release in order to facilitate sustainable development, including for additional housing required to meet the area’s objectively assessed need.</p> <p>Our client’s site is suitable and deliverable and could be brought forward for residential development and SANG within the next five years. The site provides the opportunity to plan a logical and sustainable extension to the north west of Corfe Mullen, including requisite SANG to the west of Haywards Lane.</p>

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				<p>Taylor Wimpey is keen to work in partnership with the Councils, landowners and the local community to deliver suitable options to meet the strategic housing requirements directed to north/north west of Corfe Mullen. We continue to support this area as a sustainable location for growth, building on the work and conclusions that informed the previous Draft South West Plan and draft Local Plan consultations on the same.</p> <p>We would welcome an opportunity to discuss how our client's proposals could align with the objectives of the review of the Christchurch and East Dorset Local Plan. In the interim, please do not hesitate to contact me if you need any further information.</p>
Mr Ross Anthony Theatres Trust (ID: 360509)		LPR-REG18-128	Matters to include in Local Plan Review	<p>Thank you for consulting the Theatres Trust on the review of the Christchurch and East Dorset Local Plan.</p> <p>Issue: Culture and community Town and village centres are the economic and social heart of a community, and cultural activity plays a key role in developing town centre and community vibrancy.</p> <p>The provision of a variety of community infrastructure and cultural facilities are an essential element of a sustainable community as they help promote well-being and improve quality of life. Participation in cultural events can contribute to social cohesion, reduce isolation and loneliness, and cultural activity can contribute to skills development and learning, as well as providing the entertainment and stimulation needed to sustain vibrant communities and grow the economy. There is a growing awareness of the role that the arts and culture play in attracting and retaining residents and a skilled workforce.</p> <p>The local plan should therefore support arts and culture at all levels and ensure that all residents and visitors, and future generations, have access to cultural opportunities. Policies should protect, support and enhance cultural facilities and activities, particularly those which might otherwise be traded in for more commercially lucrative developments, and promote cultural led development as a catalyst for regeneration in town centres.</p> <p>The importance of planning for culture and community facilities is emphasised in the National Planning Policy Framework by being included as a core planning principle (para. 17). This is supported by guidance in para. 70 of the NPPF which states that to deliver the social, recreational and cultural facilities and services that the community needs, planning policies and decisions should guard against unnecessary loss of valued facilities. Also to ensure that established facilities and services are retained and able to develop for the benefit of the community. Para. 156 also requires strategic policies to deliver community and cultural infrastructure and other local facilities.</p> <p>As well as promoting new cultural and community facilities, the new local plan should also safeguard and protect existing cultural &amp; community facilities which benefit and support sustainable communities..</p> <p>To support this, we recommend a policy along the lines of:</p> <p>Community and Cultural Facilities</p>

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				<p>Development of new community and cultural facilities will be supported and should enhance the well-being of the local community, and the vitality and viability of centres.</p> <p>The loss or change of use of existing community or cultural facilities will be resisted unless</p> <ul style="list-style-type: none"> <li>• replacement facilities are provided on site or within the vicinity which meet the need of the local population, or necessary services can be delivered from other facilities without leading to, or increasing, any shortfall in provision; or</li> <li>• it has been demonstrated that there is no longer a community need for the facility or demand for another community use on site.</li> </ul> <p>For clarity, and so that guidelines are clear and consistent, the accompanying text and the Glossary should contain an explanation for the term 'community and cultural facilities'. We recommend this succinct all inclusive description which would obviate the need to provide examples: community and cultural facilities provide for the health and wellbeing, social, educational, spiritual, recreational, leisure and cultural needs of the community.</p>
Mr Nick Thorne (ID: 903254)	Mr Andrew Robinson Symonds & Sampson (ID: 656562)	LPR-REG18-129	Site suggestion	<p>We are instructed by Nick Thorne, the owner of the land shown edged red on the attached plan, to make representations on his behalf with regard to the Christchurch and East Dorset Local Plan Review.</p> <p>Our client has an unencumbered interest in the freehold of both Pug's Field and Crossroads Field with the land at present being used for very low level agricultural activity. Also within our client's ownership (coloured blue on the attached plan) is a field to the rear of the crossroads field which has now been used for the production of solar electricity.</p> <p>Both pieces of land are directly adjacent to the effective boundary of the village of Alderholt and potentially both have good access to the public highway. Services are close by and the development of the land would have little or no effect on third party residential amenity.</p> <p>Further limited growth of housing at Alderholt would be welcomed to keep the shop, the public house as well as many as marginally increasing the population to support club and sports facilities.</p> <p>The agricultural quality of the land in question is low and as our client also owns woodlands adjoining the land he owns, recreational facilities for local people could be provided.</p> <p>As part of the review process is to review the hierarchy of settlements and to</p> <p>a) examine what levels of development are appropriate for each settlement</p>

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				<p>b) examine the potential for additional development in rural villages</p> <p>it would seem our client that, as Alderholt is already a large village with certain facilities running with it, additional housing may be welcomed in order to maintain those facilities.</p> <p>We would therefore ask on his behalf that the areas of land shown edged red on the attached plan are considered for residential development within the Local Plan Review.</p>
Tico Management (ID: 1036275)	Ms Rebecca Booth Leith Planning Ltd (ID: 1036263)	LPR-REG18-130	Site suggestion	<p>It is understood that the joint authorities of Christchurch and East Dorset are undertaking a public consultation on a review of the Local Plan. It is noted that the authorities are seeking input as to what should be included within the review, and if there are particular policy areas which third parties and statutory bodies consider should be included in the next draft of the plan. It is understood that the consultation closes on Wednesday 9th November.</p> <p><b>Policy Areas</b> Having reviewed the consultation documentation it would appear the local authorities are proposing a full review of all current adopted planning policies and land allocations. We wish to support the Councils in this approach and agree with the policy areas listed in the schedule. The only additional elements we would wish the Council to consider relate to specific policies regarding the provision of housing and other residential accommodation for older people, and a flexible and realistic policy framework relating to the ability to redevelop existing sites which house unviable businesses or other uses. At the moment the policy framework is unduly prescriptive in protecting existing uses of land, even when those uses are no longer viable and the sites are at risk of becoming vacant/derelict. This raises the risk of such sites becoming a local eyesore and attraction for crime and anti-social behaviour.</p> <p><b>Site Submission</b> We act on behalf of Tico Management Limited, who own 14 Wareham Road, Corfe Mullen. The site is delineated on the plan included at Appendix 1 and photographs of the building included at Appendix 2. The concerns laid out above in relation to the inflexible protection of unviable sites is directly applicable to our client's site at Corfe Mullen.</p> <p>The site has historically been used as a gym facility which was run by Virgin Active up until February 2014 when the site closed. Over the next 18 months, agents for the site owners approached many national and regional health club operators with the experience and resources to operate a health club at Wareham Road. However, none of the commercial operators were prepared to invest in the property at Corfe Mullen partly because of the age and condition of the building, but also because Virgin, as one of the most successful health club operators in the United Kingdom, was unable to produce a commercial return and was forced to cease trading from the site.</p> <p>Given that the commercial sector was not interested in the site, the agent explored the charitable sector, which pays significantly reduced rates and does not need to charge VAT on membership fees etc. It quickly became evident that there was only one charitable health club operator with the experience and resources capable of taking on this venture and that was BH Live. After protracted negotiations, BHLive were granted a long-term tenancy over the building in January 2016. They insisted, however, in retaining the ability to terminate their lease with a break-clause after 5 years, in the event that they, too, could not make the site commercially viable.</p> <p>Our clients remain hopeful that BHLive, with all the economic advantages of their charitable status, will succeed</p>

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				<p>where other operators have failed. Tico are extremely mindful however of the fact that, should they fail, there is no realistic prospect of the premises being able to continue in their current use. In this event, without a suitable and flexible planning policy framework to allow the site to be re-developed for an alternative use, the building would be at significant risk of simply being left empty and derelict</p> <p>We would therefore wish to work with the local planning authority to identify a suitable site allocation which seeks to maintain the existing use on the site for so long as it remains viable, but provides appropriate flexibility for alternative development in the longer term, should the current use cease. Whilst our clients would be willing to consider alternative uses, in the first instance we would be proposing an Extra Care Scheme for older persons. This use would assist in reducing the current under-provision of elderly care within the district, generate opportunities for employment and enhance the sustainability of Corfe Mullen with a use which is fully compatible with the protection of nearby heathland. Such a scheme could still include ancillary recreational uses such as that shown on the plan included at Appendix 3.</p> <p>We would welcome the opportunity to meet with the local planning authority in due course to update it on activities on the site and the proposals detailed above.</p>
Cllr Paul Timberlake (ID: 360271)		LPR-REG18-131	Matters to include in Local Plan Review	<p>I am writing to comment on this review. Unfortunately, due to the limited time available, my comments are confined mainly to certain Saved Policies of the 2002 Local Plan for East Dorset, especially those related to the natural environment and housing development.</p> <p>The need for Saved Policies to be brought forward into the revised (ie post 2019) Core Strategy would appear to depend on -</p> <ol style="list-style-type: none"> <li>1. The changing importance of a particular policy, and/or</li> <li>2. Whether a policy (or similarly worded policy) is already included in another place, ie: the NPPF (National Planning Policy Framework).</li> </ol> <p>I recall that some policies of the 2002 Local Plan were deleted when the original Core Strategy was formed as they replicated policies elsewhere.</p> <p>I believe the policies listed below continue to have importance and should be in the amended Core Strategy or in a supplementary document, whichever is most appropriate.</p> <p>I would also stress the need to include Conservation Area and Special Character policies in the new document in order that they may continue to protect areas of special importance.</p> <p>A policy to limit, or better control the proliferation of apartment developments and, to a lesser extent, care homes would, I think, help and please many of the existing residents.</p> <p>As regards the existing Core Strategy, Part 1, I make the following comments:-</p> <p>Policy FWP6 – East of New Road, New Neighbourhood, West Parley.</p>

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				<p>When this Core Strategy policy was first conceived, no allowance was made for provision for a new community cemetery. With no burials allowed at St Mary's, Ferndown or All Saints, West Parley, and very limited burial places at Hampreston Churchyard, there is a need for a new cemetery. The only other site in the conurbation is at Strouden Avenue, Bournemouth.</p> <p>I hope the review will consider provision for a new cemetery in East Dorset.</p> <p>Map 10.5 Coppins New Neighbourhood, Ferndown.</p> <p>I am concerned that the northerly boundary of the Green Belt excludes an area of Belle Vue Plantation and would ask that it be redrawn to more closely match the edge of the recently completed Coppins Development.</p> <p>1. CHRISTCHURCH AND EAST DORSET COUNCILS – CORE STRATEGY (PART 1) REVIEW 2016</p> <p>SUGGESTED 2002 LOCAL PALN POLICIES TO BE RETAINED IN THE AMENDED CORE STRATEGY</p> <p>Policy Brief details For EDDC use</p> <p>WENV4 Development sited/designed protect/enhance visual/ physical quality of specific rivers within the Plan Area.</p> <p>CSIDE5 Agri-dwellings of excessive size will not be permitted</p> <p>CSIDE7 Locational/boundary treatment required for open sport, recreation/allotment uses in open countryside.</p> <p>CSIDE8 Criteria for the control of the use of land and development of buildings for equestrian uses.</p> <p>GB3 Criteria for extensions to dwellings in the Green Belt</p> <p>GB5 Criteria to avoid abuse of agricultural buildings on the Green Belt</p> <p>GB6 Criteria to avoid abuse of agricultural buildings on the Green Belt</p> <p>GB7 Infill development will be allowed within Village Envelopes, subject to criteria</p> <p>BUCON4 Control over the location of services on developments in Conservation Areas</p> <p>HODEV2 Criteria for new housing developments in urban areas and village envelopes</p> <p>HODEV3 Criteria for development of elderly person's accommodation</p> <p>HODEV4 Criteria for the development of 'granny annexes' as extensions to dwellings</p> <p>DES2 Criteria for development to avoid unacceptable impacts from types of pollution</p> <p>DES6 Landscaping schemes in rural areas and on the edge of settlements should be of indigenous species.</p> <p>DES7 Criteria controlling the loss of trees</p> <p>DES11 Criteria for ensuring developments respect or enhance their surroundings</p> <p>FWP10 Land east of Ford Lane, Ferndown, will be designated as a Local Nature Reserve</p> <p>FWP11 Land at Bracken Road, Ferndown will be used as public open space</p>

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				WIMCO12 Protect public access rights to Cannon Hill Plantation, Colehill.
W H White Ltd (ID: 1034053)	Mr Brett Spiller Chapman Lily Planning (ID: 1033677)	LPR-REG18-132	Site suggestion	<p>1.0 Introduction:</p> <p>1.1 As part of the Local Plan review being undertaken by Christchurch and East Dorset Councils the Councils have requested suggestions for potential, future, Local Plan allocations. These potential allocations could relate to housing, employment, retail, open space, suitable alternative natural greenspace or mixed used development. This report puts forward a land parcel, of circa 12.2ha with a developable area of 7ha, which would present a suitable location for the delivery of up to 245 dwellings (at an assumed density of 35dph). Appendix 1 shows the location of the site and extent of the land parcel.</p> <p>1.2 The National Planning Policy Framework (NPPF), at paragraph 47, sets out the criteria for identifying and assessing if a site is deliverable and developable. Local Authorities are required to identify deliverable sites that will provide five years' worth of housing supply against their housing requirements - with an additional 5% buffer. Local Authorities are also required to identify a supply of specific developable sites, or broad locations for growth, for 6 to 10 years and where possible 11 to 15 years.</p> <p>1.3 The NPPF sets out that for sites to be considered deliverable they should be available, offer a suitable location for development and be achievable with a realistic prospect that housing will be delivered on the site within five years and that the development of the site is viable. To be considerable developable the NPPF sets out that sites should be in a location suitable for housing development and there should be a reasonable prospect that the site is available and could be developed at the point envisaged.</p> <p>1.4 This report, in support of the future allocation of the site for housing, sets out that the site is both deliverable and developable. It is noted that the scope of the Local Plan review, as set out in the Councils' regulation 18 (1) notification, includes a Green Belt study which will consider how well each area of the Green Belt meets its statutory purposes. The site, which this report promotes, is currently within the Green Belt and in support of its future allocation for housing includes an assessment of the Green Belt in the context of the site and its statutory purpose.</p> <p>1.5 As you will be aware, the Strategic Housing Market Assessment ["SHMA"] for Eastern Dorset establishes an objectively assessed need for 385 dwellings per annum in East Dorset District between 2013-2033. East Dorset District Council's current locational strategy focusses growth on the three main towns – with housing allocations being brought forward for development in Ferndown, Verwood and Wimborne. Infill development is also supported in some of the outlying villages including Horton. Whilst this might continue to be the case, the Council may need to revisit the locational strategy and embrace a more dispersed pattern of growth.</p> <p>2.0 Suitability of the site for development The site and surroundings</p> <p>2.1 The site is to the east of Horton village. Horton village sits within the 'Horton Conservation Area' which includes both the built form of the village and the surrounding countryside. Horton village is formed around the junction of the principal Ringwood to Shaftesbury route (Horton Road) presenting a strong linear form with buildings following the path of the established highways (Horton Road and the Road to Chalbury). There is an undulating topography within the immediate vicinity of the site which rises to higher ground surrounding the village.</p>

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				<p>2.2 The Conservation Area appraisal, in recognition that the appraisal includes areas of both built form and open countryside, identifies two groups of buildings the first focused around the principal 'T' junction on the Horton Road and the second, to the south of the 'T' junction, in Horton Hollow. The appraisal identifies a number of key buildings within these two groupings which includes listed buildings. This report, under the heading potential use, sets out how the future allocation could be delivered to respect the built form of the Conservation Area.</p> <p>2.3 To the south of Horton village is Horton Tower. The open countryside between the settlement of Horton and the Tower has been included within the Conservation Area due to the historical and contextual connections between the village and the Tower. When consider potential uses this report, below, addresses the relationship and setting of the village and the tower.</p> <p>2.4 As set out above the principal built form grouping is set around the junction at Horton Road. The Conservation Appraisal identifies that vehicular traffic at this junction has a detrimental impact of the streetscape of the Conservation Area;  "Fast moving cars and heavy lorries create a hazard for villagers and cause noise and vibration that affects the ambiance of the Conservation Area. At the eastern end of the settlement are obtrusive speed-restraint signs. Their impact is made worse by other signs in the vicinity, together with the leaning telephone kiosk, telegraph poles and overhead wires, creating street clutter".</p> <p>2.5 The future allocation will provide an opportunity for an alternative highway route and provide a solution to the impact of current traffic movements.</p> <p>Potential use</p> <p>2.6 The site is being promoted on the basis of delivering up to 245 dwellings to the east of Horton. The established built form of the Conservation Area will be retained with the proposed development parcel sitting to the east of the village. The historic context of Horton will be not be unduly influenced as the established cluster of built form around the 'T' junction will remain unaltered. The identified site will allow for development to extend along the edge of the principal highways, addressing and presenting built form to the existing highways (the Horton Road and the Road to Chalbury) retaining the linear characteristics of the settlement. Horton has an established architectural character of buildings which have a traditional built form with and crafts style attributes - it is proposed to bring development forward at a maximum density of 35 dph and be of a similar residential scale to the existing properties which it is considered will not detract from the established character. The existing areas of built form will read as a historic core for Horton and retain the characteristics identified within the Conservation Area appraisal. It will be possible within the proposed allocation to establish appropriate stand-off distances from listed buildings to ensure that the setting of individual building, as well as the wider Conservation Area, is preserved.</p> <p>2.7 Whilst the proposal for a future housing allocation will introduce additional built form to the east of Horton the overall setting of both the village and the Conservation Area, it is contented, will be preserved. The site will effectively be 'rounding off' the existing settlement and form a link with the established areas of built form within Horton. The introduction of additional built form in this context, it is contended, will not detract from the acknowledged attributes and setting of the Area of Great Landscape Value.</p> <p>2.8 The proposal will allow for an improved highway route and junction from the Horton Road to the Chalbury</p>

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				<p>Road. This will divert the traffic that currently flows through the historic part of Horton and allow for the provision of a safe road network with a layout that can accommodate the level of traffic now using and navigating the junction. The provision of the new link road will address the streetscape concerns that are set out in the Conservation Appraisal and provide for a significantly improved highways layout. In addition the allocation would allow for the reinstatement of a duck pond for Horton which would serve as a central feature within the layout.</p> <p>2.9 As identified above the site sits with the South East Dorset Green Belt and as previously acknowledged in this report it is understood that the Councils review of the Local Plan will include a Green Belt study.</p> <p>2.10 Paragraph 79 of the National Planning Policy Framework (NPPF) sets out two principal characteristics of Green Belt, these being Openness and Permeance. In consideration of how the proposal will impact on these characteristics the existing built form of Horton, particularly the farm complex to the south of Horton, results in built form extending into the open countryside and this detracts from the attributes of openness. The proposal, effectively rounding off the built form envelope of Horton, will provide a definitive edge to the settlement with a strong degree of permanence establishing a defensible boundary between built form and open countryside.</p> <p>2.11 The NPPF at para 80 goes on to set out the five purposes of including land within the Green Belt. These are;</p> <ul style="list-style-type: none"> <li>i) To check the unrestricted sprawl of large built-up areas</li> <li>ii) Prevent neighbouring towns from merging</li> <li>iii) Assist in safeguarding the countryside from encroachment</li> <li>iv) To preserve the setting and special character of historic towns</li> <li>v) To assist in urban regeneration by encouraging the recycling of derelict and other urban land</li> </ul> <p>2.12 When considering the future development of the site against these five criteria the context for the need for additional housing has to be considered and given substantial weight. In addition, it is contended that whilst the development of the identified land parcel that forms the site will bring additional built form into what is currently open countryside it is the harm, if any, that would result from this development that needs to be considered. As described above the proposal will 'round-off' the existing settlement and provide a strong permanent and defensible edge. It is contended that the proposal will not represent unrestricted sprawl and that the effects of encroachment are limited by the sites context and strong boundaries relating to the existing settlement pattern.</p> <p>2.13 The proposed allocation would preserve the setting and special character of Horton and the introduction of a new highway route would improve the streetscape of Horton reducing traffic flows through the historic core of Horton. The settlement boundaries of Horton would be well defined and there would not be the risk of settlements merging. The fifth purpose if not considered relevant as there are not significant areas of derelict and other land to come forward for development in the Christchurch and East Dorset Plan area.</p> <p>Viability, availability and deliverability</p> <p>2.14 The site is made up of open, green field parcels, with no apparent constraints (subject to detailed surveys being undertaken). The delivery of a residential scheme on the site is considered to be a viable and deliverable proposal. The site has the ability to connect to the existing highway networking and is understood to be in single ownership.</p>

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				<p>Provision of Suitable Alternative Natural Greenspace (SANG)</p> <p>2.15 Within the same ownership and immediately adjacent to the site are a number of parcels of land, currently in agricultural use, which provide in excess of 49ha of land that would be suitable for SANG provision. If the Council, through their assessment of submitted sites, consider it appropriate to progress this site an area of land can be brought forward to deliver the required SANG capacity for the quantum of residential units.</p> <p>3.0 Conclusion</p> <p>3.1 Having regard to the above, the site to the east of Horton represents a site suitable for a future housing allocation in the Christchurch and East Dorset Local Plan.</p> <p>3.2 The site is both deliverable and developable. The site could be available within a 5 year time horizon, contributing towards the objectively assessed need for 385 dwellings per annum in East Dorset between 2013-2033 identified in the Eastern Dorset SHMA published 2015.</p> <p>[see attachments]</p>
Mr L Hewitt Wimborne Minster Town Council (ID: 359555)		LPR-REG18-133	Matters to include in Local Plan Review	<p>Suggested comments to be made by Wimborne Minster Town Council's Planning &amp; Environment Committee. Why are we doing this before knowing the future of Christchurch &amp; East Dorset? Comments on page 2: Bullet point 3 – add in 'social' with 'Affordable Housing' label.</p> <p>Page 3: 'Why is the Local Plan being reviewed?' – again include the word 'social'. Page 3: Bullet point 1 – 'significant changes' benefit developers. Social housing should be top of the list of requirements. Page 3: Bullet point 4 – rural areas need to be better addressed e.g. prevent right to buy schemes of homes to rent on the edge of villages. Page 3: 'What period will it cover?' – The Local Plan period of 2018-33 is too distant.</p> <p>Page 3: 'What is the scope ..?' Who decides which policies will be saved and what are they?</p> <p>Page 4: 'Settlement Hierarchy' – will towns and villages who have made a local plan be able to implement it? Does it overrule other policies?</p> <p>Page 4: 'Green Belt' – future unknown. Has the Core Strategy already changed the Green Belt boundaries e.g. around Wimborne? Careful consideration about any more changes and loss of green belt should be given.</p> <p>Page 4: 'Natural Environment' – is Brexit involved here? E.g. heathland rules. SSSI etc. Page 4: more building around Wimborne is increasing flood risk and preparation needs to be made to prevent this.</p> <p>Page 5: Which sites are being referred to in top of column on this page.</p> <p>Page 5: 'Built Environment' – policies to protect environment and historic buildings must be saved.</p>

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				<p>Page 5: 'Housing' – use land banks rather than new areas.</p> <p>Page 5: 'Affordable Housing' – add 'social and rented housing'. We need a reality check on the waiting list.</p> <p>Page 5 'Employment' – review Stone Lane development, this should be kept for employment in Wimborne.</p> <p>Page 5 – improve road structure around Bournemouth Airport.</p> <p>Page 6 – 'Town Centres and Retailing' – involved the Chamber of Trade and the BID. Retail study in Wimborne should include redesigning/developing Crown Mead. The loss of retail outlets to office and similar uses is concerning and should be included in the review with a view to protecting as much retail space as possible.</p> <p>Page 6 – 'Transport' - Road structures need to match increased development in housing and commercial properties. There is a need for additional car parking. Involvement of DCC and Highways Agency.</p> <p>Page 6 – 'Community and Recreation' – maintenance costs of SANGS – who pays? Who pays for the provision of community facilities?</p> <p>Page 7 – What is 'old style Supplementary Planning Guidance'? Will new sites be extra or replacement for existing sites already in the Local Plan?</p> <p>Page 7 – Timetable – Transmission during 'shadow authority'. Funding management could be affected by new authority arrangements.</p> <p>Page 8 – 'Can I suggest sites at this stage?' – Bring back 'The Grange'. Look at land owned by DCC and/or EDDC. Gaps between communities needs to be maintained.</p>
Mr Nick Sandford Woodland Trust (ID: 549174)		LPR-REG18-134	Matters to include in Local Plan Review	<p>Topic Area – Natural Environment</p> <p>1. We would like to see trees and woods highlighted as a critical element of the Local Plan with a dedicated Policy supporting their protection, enhancement and further creation, backed up by a commitment to develop a Tree Strategy Supplementary Planning Document. Please see our website for guidance on this - <a href="https://www.woodlandtrust.org.uk/publications/2016/07/tree-strategies/">https://www.woodlandtrust.org.uk/publications/2016/07/tree-strategies/</a>. We believe that having a comprehensive up-to-date Tree Strategy in place is key to Local Authorities being able to maximise the wide benefits that trees and woods can deliver for local communities.</p>

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				<p>2. Ancient Woodland</p> <p>In particular it is critical that the irreplaceable semi natural habitats of ancient woodland and ancient trees are absolutely protected. The existing Local Plan does not directly provide this protection. It is not possible to mitigate the loss of, or replace, ancient woodland by planting a new site, or attempting translocation. Every ancient wood is a unique habitat that has evolved over centuries, with a complex interdependency of geology, soils, hydrology, flora and fauna. This requires absolute protection in accordance with emerging national policy as set out below.</p> <p>Details of the location of ancient woodland are available through the county Ancient Woodland Inventory (Natural England) and ancient trees can be identified by the Ancient Tree Hunt data (<a href="http://www.ancient-tree-hunt.org.uk/">http://www.ancient-tree-hunt.org.uk/</a>). We also draw your attention to Natural England and the Forestry Commission's standing advice for Ancient woodland and veteran trees: protecting them from development - <a href="https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences">https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences</a>.</p> <p>With Christchurch and East Dorset Councils showing an ancient woodland resource at 0.07% and 4.76% respectively of land area compared to a UK average of 2.5%, it is critical that this valuable natural resource is absolutely protected in this Local Plan and highlighted appropriately.</p> <p>It is also important that there is no further avoidable loss of ancient trees through development pressure, mismanagement or poor practice. The Ancient Tree Forum (ATF) and the Woodland Trust would like to see all such trees recognised as historical, cultural and wildlife monuments scheduled under TPOs and highlighted in plans so they are properly valued in planning decision-making. There is also a need for policies ensuring good management of ancient trees, the development of a succession of future ancient trees through new street tree planting and new wood pasture creation, and to raise awareness and understanding of the value and importance of ancient trees. The Ancient Tree Hunt (<a href="http://www.ancient-tree-hunt.org.uk/">http://www.ancient-tree-hunt.org.uk/</a>) is designed specifically for this purpose.</p> <p>Emerging national policy is increasingly supportive of absolute protection of ancient woodland and ancient trees. The Communities and Local Government (CLG) Select Committee published its report following its June 2014 inquiry into the 'Operation of the National Planning Policy Framework (NPPF)', in which it has specifically recognised the need for better protection for ancient woodland (Tues 16th Dec 2014). The CLG Select Committee report states: 'We agree that ancient woodland should be protected by the planning system. Woodland that is over 400 years old cannot be replaced and should be awarded the same level of protection as our built heritage. We recommend that the Government amend paragraph 118 of the NPPF to state that any loss of ancient woodland should be "wholly exceptional". We further recommend that the Government initiate work with Natural England and the Woodland Trust to establish whether more ancient woodland could be designated as sites of special scientific interest and to consider what the barriers to designation might be.'</p> <p><a href="http://www.publications.parliament.uk/pa/cm201415/cmselect/cmcomloc/190/190.pdf">http://www.publications.parliament.uk/pa/cm201415/cmselect/cmcomloc/190/190.pdf</a>.</p> <p>This shows a clear direction of travel, recognising that the NPPF does not currently provide sufficient protection for</p>

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				<p>ancient woodland. Until the NPPF is amended there is a clear role for Local Plans and associated documents to provide this improved level of protection and to ensure that irreplaceable habitats get the same level of protection as heritage assets enjoy under the NPPF.</p> <p>This recommendation should also be considered in conjunction with other - stronger - national policies on ancient woodland -</p> <ul style="list-style-type: none"> <li>• The Government's policy document 'Keepers of Time – A statement of Policy for England's Ancient &amp; Native Woodland' (Defra/Forestry Commission, 2005, p.10) states: 'The existing area of ancient woodland should be maintained and there should be a net increase in the area of native woodland'.</li> <li>• The Government's Independent Panel on Forestry states: 'Government should reconfirm the policy approach set out in the Open Habitats Policy and Ancient Woodland Policy (Keepers of Time – A statement of policy for England's ancient and native woodland).....Reflect the value of ancient woodlands, trees of special interest, for example veteran trees, and other priority habitats in Local Plans, and refuse planning permission for developments that would have an adverse impact on them.' (Defra, Final Report, July 2012). This has been endorsed by the response in the Government Forestry Policy Statement (Defra Jan 2013): 'We recognise the value of our native and ancient woodland and the importance of restoring open habitats as well as the need to restore plantations on ancient woodland sites. We, therefore, confirm our commitment to the policies set out in both the Open Habitats Policy and Keepers of Time, our statement of policy for England's ancient and native woodland'.</li> <li>• The Government's Natural Environment White Paper – The Natural Choice: securing the value of nature (HM Government, July 2011, para 2.56) states that: 'The Government is committed to providing appropriate protection to ancient woodlands....'.</li> <li>• The Biodiversity Strategy for England (Biodiversity 2020: A Strategy for England's Wildlife &amp; Ecosystem Services, Defra 2011, see 'Forestry' para 2.16) states that – 'We are committed to providing appropriate protection to ancient woodlands and to more restoration of plantations on ancient woodland site'. There is increasing evidence of other local authorities supporting absolute protection of ancient woodland in their LDF planning documents -</li> </ul> <p>North Somerset Council Core Strategy Adopted April 2012 –  'Policy CS4: Nature conservation  North Somerset contains outstanding wildlife habitats and species. These include limestone grasslands, traditional orchards, wetlands, rhynes, commons, hedgerows, ancient woodlands and the Severn Estuary. Key species include rare horseshoe bats, otters, wildfowl and wading birds, slow-worms and water voles.  The biodiversity of North Somerset will be maintained and enhanced by:...</p> <p>3) seeking to protect, connect and enhance important habitats, particularly designated sites, ancient woodlands and veteran trees'.  The Plan for Stafford Borough - Pre-submission publication: Jan 2013 states in Policy N5 that: 'New developments</p>

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				<p>will be required to include appropriate tree planting, to retain and integrate healthy, mature trees and hedgerows, and replace any trees that need to be removed. Development will not be permitted that would directly or indirectly damage existing mature or ancient woodland, veteran trees or ancient or species-rich hedgerows'.</p> <p>The Bristol City Council - Site Allocations and Development Management Policies (Adopted July 2014) [part of Local Plan) states that</p> <p>Policy DM17: Development Involving Existing Green Infrastructure</p> <p>"Trees</p> <p>All new development should integrate important existing trees. Development which would result in the loss of Ancient Woodland, Aged trees or Veteran trees will not be permitted".</p> <p>Torbay Local Plan (adopted December 2015) <span style="float: right;">Policy C4 - Trees, hedgerows and natural landscape features</span></p> <p>"Development will not be permitted when it would seriously harm, either directly or indirectly, protected or veteran trees, hedgerows, ancient woodlands or other natural features of significant landscape, historic or nature conservation value".</p> <p>We would therefore like to see this Local Plan contain a dedicated trees and woodland policy including the wording: "Development that destroys or damages ancient woodland and ancient trees will not be permitted other than in wholly exceptional circumstances".</p> <p>3. Woodland creation for green infrastructure</p> <p>The Woodland Trust believes that trees and woods can deliver a wide range of benefits for green infrastructure placemaking for local communities, in both a rural and urban setting, and this is strongly supported by current national planning policy. The Woodland Trust believes that woodland creation is especially important because of the unique ability of woodland to deliver across a wide range of benefits – see our publication Residential developments and Trees - <a href="https://www.woodlandtrust.org.uk/publications/2015/07/residential-developments-and-trees/">https://www.woodlandtrust.org.uk/publications/2015/07/residential-developments-and-trees/</a>. These include for both landscape and biodiversity (helping habitats become more robust to adapt to climate change, buffering and extending fragmented ancient woodland), for quality of life and climate change (amenity &amp; recreation, public health, flood amelioration, urban cooling) and for the local economy (timber and woodfuel markets).</p> <p>In connection with accessible woodland, the Woodland Trust has also developed the Woodland Access Standard (WASt) for public bodies and local authorities to aim for, encapsulated in our Space for People publication – see <a href="http://www.woodlandtrust.org.uk/publications/2015/02/space-for-people/">http://www.woodlandtrust.org.uk/publications/2015/02/space-for-people/</a> . We believe that the WASt can be an important policy tool complementing other access standards used in delivering natural green space for recreation and placemaking.</p> <p>The WASt is complimentary to Natural England's ANGST+ and is endorsed by Natural England (further details on Space for People can be provided on request). The Woodland Trust Woodland Access Standard recommends:</p> <ul style="list-style-type: none"> <li>- that no person should live more than 500m from at least one area of accessible woodland of no less than 2ha in size</li> </ul>

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				<p>- that there should also be at least one area of accessible woodland of no less than 20ha within 4km (8km round-trip) of people's homes.</p> <p>We also consider that the Council has a statutory duty to protect trees and promote tree planting in an Open Space Study. Section 197 of the Planning Act (1990) states:</p> <p>197. Planning permission to include appropriate provision for preservation and planting of trees.</p> <p>'It shall be the duty of the local planning authority – to ensure, whenever it is appropriate, that in granting planning permission for any development adequate provision is made, by the imposition of conditions, for the preservation or planting of trees'.</p> <p>The National Planning Policy Framework (NPPF) also supports the need for more habitat creation by stating that: 'Local planning authorities should: set out a strategic approach in their Local Plans, planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure', (DCLG, March 2012, para 114). Also para 117 states that: 'To minimise impacts on biodiversity and geodiversity, planning policies should:....promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations, linked to national and local targets, and identify suitable indicators for monitoring biodiversity in the plan'.</p> <p>The England Biodiversity Strategy which makes it clear that expansion of priority habitats like native woodland remains a key aim - 'Priority action: Bring a greater proportion of our existing woodlands into sustainable management and expand the area of woodland in England', (Biodiversity 2020: A strategy for England's wildlife and ecosystems services, DEFRA 2011, p.26).</p> <p>A reading of these two policies in the National Planning Policy Framework together with the England Biodiversity Strategy indicates that habitat expansion, like native woodland creation, should form a high priority for this new Allocations Plan.</p> <p>Woodland creation also forms a significant element of the Government Forestry Policy Statement (Defra Jan 2013): 'We believe that there is scope for increasing England's woodland cover significantly to deliver economic, social and environmental benefits. We want to see significantly more woodland in England. We believe that in many, although not all, landscapes more trees will deliver increased environmental, social and economic benefits. We particularly want to see more trees and woodlands in and around our towns and cities and where they can safeguard clean water, help manage flood risk or improve biodiversity'.</p> <p>Other benefits of tree planting include –</p> <p>Urban heat island: Trees and woods can reduce the impact of the 'urban heat island effect' which occurs when hard surfaces in summer act as giant storage heaters, absorbing heat during the day and releasing it at night. Dramatic summer temperature differences of as much as 10°C between London and its surrounding areas have been recorded, which in turn exacerbate the symptoms of chronic respiratory conditions. Projections suggest this</p>

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				<p>problem will get markedly worse. A study by the University of Manchester has shown that increasing tree cover in urban areas by 10% could decrease the expected maximum surface temperature in the 2080s by up to 4°C.</p> <p>Air quality: Trees further improve air quality through the adsorption of particulates from vehicle emissions and other sources - such that it has been estimated that doubling the tree cover in the West Midlands alone would reduce mortality as a result of poor air quality from particulates by 140 people per year. (Stewart, H., Owen S., Donovan R., MacKenzie R., and Hewitt N. (2002). Trees and Sustainable Urban Air Quality. Centre for Ecology and Hydrology, Lancaster University). The Woodland Trust has also published a new report on how trees can specifically help improve air quality - see our Urban Air Quality publication - <a href="http://www.woodlandtrust.org.uk/publications/2012/04/urban-air-quality/">http://www.woodlandtrust.org.uk/publications/2012/04/urban-air-quality/</a> .</p> <p>Water management - flooding: Throughout the UK winter is predicted to be wetter and summers drier and there is also a predicted increase in the frequency of very heavy rainfall. Trees can reduce the likelihood of surface water flooding, when rain water overwhelms the local drainage system, by regulating the rate at which rainfall reaches the ground and contributes to run off. Slowing the flow increases the possibility of infiltration and the ability of engineered drains to take away any excess water. This is particularly the case with large crowned trees. Research by the University of Manchester has shown that increasing tree cover in urban areas by 10 % reduces surface water run-off by almost 6%. This is particularly relevant to your two headings 'Our Water – Flood Risk (p.9) and 'Our Water Quality' on p.10. see the Woodland Trust's Trees in our Towns publication - <a href="http://www.woodlandtrust.org.uk/publications/2012/12/trees-in-our-towns/">http://www.woodlandtrust.org.uk/publications/2012/12/trees-in-our-towns/</a></p> <p>Good examples of Local Plan policy in this regard are provided by –</p> <p>East Hants DC Local Plan: Joint Core Strategy (adopted June 2014) -</p> <p>“Policy CP20 Landscape</p> <p>d) protect and enhance natural and historic features which contribute to the distinctive character of the district’s landscape, such as trees, woodlands, hedgerows, soils, rivers, river corridors, ditches, ponds, ancient sunken lanes, ancient tracks, rural buildings and open areas;</p> <p>e) incorporate appropriate new planting to enhance the landscape setting of the new development which uses local materials, native species and enhances biodiversity;</p> <p>CP21 Biodiversity</p> <p>New development will be required to:</p> <p>b) extend specific protection to, and encourage enhancement of, other sites and features which are of local value for wildlife, for example important trees, rivers,</p>

Consultee Details	Agent Details	Comment ID	Comment Type	Detailed Comments
				<p>river corridors and hedgerows, but which are not included in designated sites.”</p> <p>Solihull Local Plan (adopted Dec 2013) -</p> <p>“Policy P14 Amenity Safeguard important trees, hedgerows and woodlands, encourage new and replacement tree and hedgerow planting and identify areas that may be suitable for the creation of new woodland”.</p> <p>Stroud District Local Plan – (adopted November 2015) -</p> <p>“Delivery Policy ES8 - Trees, hedgerows and woodlands</p> <p>Development should seek where appropriate to enhance and expand the District’s tree and woodland resource. Development that would result in the unacceptable loss of, or damage to, or threaten the continued well-being of protected trees, hedgerows, community orchards, veteran trees or woodland (including those that are not protected but are considered to be worthy of protection) will not be permitted”.</p> <p>Hull Local Plan 2016 to 2032: Publication Consultation Document (September 2016)</p> <p>Policy 45 Trees Residential development and new trees</p> <ol style="list-style-type: none"> <li>1. Three new trees will be required to be planted for each new dwelling (this excludes conversions and changes of use).</li> </ol> <p>Tree protection and replacement</p> <ol style="list-style-type: none"> <li>2. Hull City Council will make Tree Preservation Orders when necessary, in order to protect specific trees, groups of trees, or woodlands, in the interests of amenity.</li> <li>3. The Council will not grant permission for the loss of or damage to a tree, group of trees or areas of woodland of significant amenity, biodiversity or historic value unless there is deemed to be an immediate hazard to public safety.</li> <li>4. Otherwise, trees protected by Tree Preservation Orders should be retained whenever possible, unless: <ol style="list-style-type: none"> <li>a. They are dead, dying, diseased, or represent a hazard to public safety; or</li> <li>b. The Council's arboricultural officer deems the felling to be acceptable with regards to the Council's policy on urban forestry and tree management; or</li> <li>c. The benefit of the proposed development outweighs the benefit of their retention.</li> </ol> </li> <li>5. If felling is deemed acceptable by parts (3) or (4), then the planting of two replacement trees in an appropriate location will be required.</li> </ol> <p>Supporting text</p>

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				<p>12.37 As outlined above, trees offer numerous benefits but for historical reasons, Hull has low levels of woodland cover. In order to increase tree canopy cover and absorb the CO2 emissions associated with new dwellings, new residential development should include tree planting as part of their landscaping schemes, equivalent to three new trees per dwelling. Off-site planting should be considered where space is a constraint. The off-site planting should be guided by the Council's arboricultural officer and work produced by HEYwoods, which has identified spaces and verges with the potential for tree planting.</p> <p>12.40 Other trees should be retained whenever possible. When felling is deemed necessary, then two replacement trees should be planted. The location and size of replacement trees should be agreed by the Council's arboricultural officer. Ideally, replacement trees should be planted near to the site of the tree that is being lost, however, this will not always be possible. Where new trees are to be located off-site, then this can be secured through a Section 106 planning obligations agreement.</p> <p>We would therefore like to see this Local Plan contain a dedicated trees and woodland policy including the wording: "Development proposals should, where appropriate, have regard to the potential for new woodland creation and tree planting to deliver green infrastructure benefits".</p>
Mr Gordon Hodgson Woodland Walk Ferndown Owners Ltd (ID: 1042161)		LPR-REG18-135	Site suggestion	<p>The relevant area is outlined in red.</p> <p>We should like you to consider this land as a site for future residential development to be included in the next forward plan for East Dorset.</p> <p>Please would you keep me informed of your decision.</p>
Mr & Mrs BG Wright (ID: 476793)		LPR-REG18-136	Site suggestion	<p>In response to your request for comment and suggestions, I forward the following for consideration</p> <p>My area of interest is centred on Three Legged Cross and is concerned with the allocation of land for residential purposes. During the last 50 years the village seems to have suffered from a policy of random unco-ordinated development which has resulted in isolated areas being left vacant. It would seem that with the current shortage of affordable housing in this area, these areas could usefully be included in any revised plan without any significant deleterious effect on the character of the village. It would also appear that with some small adjustments to the existing defined village envelope, more areas of land could be identified without detracting from the Green Belt between adjacent villages. Suggestions for some of these sites are indicated on the attached plan.</p> <p>In terms of provision of services to serve these proposals, the village is already well endowed. The village has a Post Office, two mini markets, a medical centre, a first school, a pre-school group, three churches, a village hall and recreation ground, a riding school and general all round access to all main services. There are employment opportunities at the nearby Woolsbridge Industrial Estate and Verwood (Ebblake Estate) as well as within the</p>

Consultee Details	Agent Details	Comment ID	Comment Type	Detailed Comments
				<p>village itself.</p> <p>The suggestions will require some improvements in the existing infrastructure to be carried out. For example some improvement to Church Road from its junction with Verwood Road to the school. However most of the sites can be accessed other than from the main Verwood Road.</p> <p>I submit that the above proposals are in accord with the Government's Policy to address the current housing shortage and would not have any harmful effect on the village and can be achieved at an economical overall cost.</p>
Ms Laraine Southwood Wyatt Homes (ID: 1034061)		LPR-REG18-137	Site suggestion	<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 helpful to assist in your further consideration of this site.</p>
Ms Laraine Southwood Wyatt Homes (ID: 1034061)		LPR-REG18-138	Site suggestion	<p>Thank you for the opportunity to comment on the scope of the emerging Local Plan Review. Wyatt Homes supports the Council's decision to bring the Local Plan evidence base up to date and undertake a comprehensive review of the 2015 SHMA to bring this up to date. We concur that amongst other assessments a robust review of Green Belt</p>

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				<p>policy designations should also be undertaken.</p> <p>We note the Council's call for sites request as part of the latest Local Plan consultation document. Wyatt Homes are pleased to enclose a site plan for land at Dudbsury Golf Course that is available for residential development. The site extends to about 61 ha and is capable of delivering a new residential neighbourhood and requisite mitigation lands for SANG. It is currently envisaged that the proposal will be able to provide local benefits such as addressing traffic impact on the local highway network and provision of a high quality park adjacent to the River Stour.</p> <p>Wyatt Homes prides itself on delivering bespoke high quality residential development and a carefully designed proposal that respects local character and the riverside setting will be promoted for this site.</p> <p>We trust you will concur that the site provides the council with an excellent opportunity for housing delivery in a sustainable location. We shall be in touch to arrange a meeting with you so that we can agree what further information would be helpful to assist in understanding the sites potential</p> <p>In the meantime should you have any queries please do get in touch.</p> <p>Additional Plans and supporting documents submitted</p>
Wyatt Homes (ID: 359366)	Mr Doug Cramond DC Planning Ltd (ID: 359261)	LPR-REG18- 139	Site suggestion	<p>I refer to the current Local Plan Review consultation and the opportunity therein to suggest future development sites.</p> <p>On behalf of Wyatt Homes I would propose that the area shown outlined in red on the attached plan, and extending to some 1.7 Ha, be a) removed from Green Belt and b) allocated, in part, for residential development.</p> <p>You will be aware that the western part of this land is presently an anomaly in policy terms. It forms an integral part of Core Strategy Policy WMC8 New Neighbourhood &amp; Sports Village and has specific planning permission for a road running through it (ref 3/14/1097/FUL). The present proposition would rectify this incongruity which amongst other matters is compounded by the fact the road, even with bordering landscaping, will be urban in character and not readily associated or assimilated with countryside or Green Belt.</p> <p>More importantly however, the land in question, most particularly in the eastern sector (approx 0.6 Ha), would enable some 20 dwellings to be constructed which would:</p> <ul style="list-style-type: none"> <li>- benefit from an extremely accessible location for recreational, social, commercial and educational facilities – not least via the parallel WMC8 proposals;</li> </ul>

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				<ul style="list-style-type: none"> <li>· be sited on a key bus and cycle corridor to Wimborne town centre;</li> <li>· make affective use of planned and shortly-to-be-developed entrance arrangements, service road and utility infrastructure;</li> <li>· come forward without detriment to agricultural or ecological interests and be proximate to established and emerging SANG;</li> <li>· be laid out and set-back such that a green frontage buffer would continue along Leigh Road to maximise the screening and the sense of travelling through countryside between settlements;</li> <li>· effectively represent very modest rounding off of the WMC8 area with a scheme which would not conflict with the purposes of Green Belt as set out either nationally or locally;</li> <li>· all be deliverable within a relatively short time frame relative to most other future sites given single and willing ownership and developer control, road approval being in place, accessibility to the imminent utility services and a ready market; and</li> <li>· display design, layout, details and materials all of high quality in line with the excellent reputation and rigorous demands of Wyatt Homes;</li> </ul> <p>After extensive work undertaken for the Core Strategy and the (now halted) Local Plan Part 2 it will be self-evident that very few 'easy' sites remain available. Nevertheless the full Local Plan Review is essential and some difficult decisions will need to be made - not least with Objectively Assessed Housing Need increasing from 566 to 626 per annum on latest figures.</p> <p>The development now proposed on behalf of Wyatt Homes would fall in the 'least harmful' category on any comparative analysis within the district. The scheme would make a positive contribution to supply, be environmentally benign, and provide for sustainable development.</p> <p>I look forward to future discussions on this matter and please do contact me should queries arise in the meantime.</p>
Mr Michael Yonwin (ID: 475588)		LPR-REG18-140	Matters to include in Local Plan Review	<p>I am not a "political animal" and do not profess to fully understand the workings of our local councils in Dorset but recent announcements confuse me at a "grass roots" level.</p> <p>If we, the residents of the County of Dorset, are soon to undergo a "Reshaping your councils" procedure then why are Christchurch and East Dorset Councils intending to commence preparation of a review of the Christchurch and East Dorset Local Plan at this time? Surely it would be better to wait the outcome of the former before spending tax payers' money on the latter.</p> <p>I would welcome your comments.</p>
Mr Vincent		LPR-REG18-	Matters to	Thank you for the opportunity to comment. In all the topics, and particularly this one, there is a need to ensure that

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May (ID: 1053479)		141	include in Local Plan Review	<p>careful and constructive consideration has been given to ensuring that elected members as well as the local population are well informed and understand the local implications of environmental change. In particular we need to have a good understanding not just of rates of change (such as sea level rise), but also what the potential interactions are within the local ecosystem. Adaptation is critical and has rarely been considered when planning for the future.</p> <p>I am happy to be involved.</p>
Mr & Mrs H Wrixon (ID: 1053482)	Mr Andrew Robinson Symonds & Sampson (ID: 656562)	LPR-REG18-142	Site suggestion	<p>I understand that regulation 18 consultation closed on 9 November 2016 but you are not ruling anything out at this time.</p> <p>I am informed the WH White and Sons may at some point have made representations to Christchurch and East Dorset District Council with regard to providing a large residential development at Horton near Wimborne.</p> <p>I enclose a copy of the the plan that bascially depicts the situation (Plan A which you may have already seen) which I can report should be withdrawn because the owners of the land Horace and Tina Wrixon consider it would be inappropriate as shown.</p> <p>They consider as shown on Plan B and C attached to this letter something considerably more modest (providing approx one hectare of net developable area) would be considerably more appropriate which would</p> <ul style="list-style-type: none"> <li>a) not require a Horton relief road</li> <li>b) could provide an appropriate SANG for the village</li> <li>c) Would marry well with the existing boundaries of the village</li> <li>d) Would have little effect on the modern farm buildings to the south east and on the ability of the Wrixon Family to consider sheep farming at Manor Farm, Horton</li> </ul> <p>The proposal could provide the village with up to 30 - 35 housing units (a percantage being affordable) which would support existing facilities and hopefully may bring new facilities to the village.</p> <p>I can report that Horace and Tina Wrixon own all of the land shown and therefore have complete control over it and would therefore be able to bring forward both the development land and the SANG land in an unfettered manner.</p>

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Mr Graham Thorne Thornes (ID: 1053515)		LPR-REG18-143	Site suggestion	<p>We attach herewith potential sites in Sturminster Marshall and Stapehill/Canford Bottom that could be included in the above and were noted in previous SHLAA calls.</p> <p>The site at Sturminster Marshall has previously been discussed as being suitable in part for a relocated village school together with housing off the existing Railway Drive, an access has been maintained together with drainage connections from the previous developments to serve the field up to Newton Road. The total site is owned by two clients of our firm and could be made available accordingly. We also enclose a plan showing the total site within the red line.</p> <p>Stapehill Farm includes land to both sides of the Ferndown bypass, the north side of which national developers are interested in promoting and the south side which could be made available with an access from Uddens Drive. We attach a plan showing the further total site.</p> <p>We also attach a preliminary sketch with regard to a small site in Alderholt which we previously discussed.</p> <p>Should you require any further information please let me know accordingly.</p> <p>[Sturminster Marshall]</p>
Landowner C/O Pro Vision (ID: 1053525)	Mrs Laura Cox Pro Vision (ID: 663407)	LPR-REG18-144	Site suggestion	<p>Further to your telephone conversation with James Cleary, please find attached proposals for Land at Longham, put forward on behalf of the landowner in advance of the Local Plan Review.</p> <p>Please get in touch with me or James if you have any questions or comments.</p>
Seaward Properties Limited (ID: 522291)	Mr Peter Atfield Goadsby Ltd (ID: 359264)	LPR-REG18-145	Site suggestion	<p><b>1.0 INTRODUCTION &amp; BACKGROUND</b></p> <p>1.1 This Planning Statement is prepared for Seaward Properties to further promote land in its ownership (and land under option to purchase) for residential development at Manor Road, Verwood.</p> <p>1.2 Although the land is not currently allocated in the adopted Christchurch &amp; East Dorset Core Strategy 2014 (the "Local Plan"), it did benefit from a suggested allocation in the earlier Core Strategy Options for Consideration document of 2010. This covered a total of 27 hectares to include the residential development of 165 dwellings, open space and the required associated Sustainable Alternative Natural Green Space (SANGS). The SANGS land was mainly located beyond Seaward's ownership. In the event that it could not be acquired, the potential residential allocation was not able to be supported by the Christchurch &amp; East Dorset Councils, or Natural England.</p> <p>1.3 During the course of the Local Plan consultation process, Seaward's tabled an alternative option that reduced</p>

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				<p>the quantum of land for housing, and hence the area of the SANGS was also able to be reduced; so as to be accommodated entirely on land under Seaward's control. This revised proposal was supported by Natural England, and was included within a Statement of Common Ground (SOCG) submitted as part of the evidence considered by the Inspector that conducted the Examination in Public into the soundness of the Local Plan in 2013. The SOCG is included as Appendix 1 to his statement. The documents referred to in the SOCG are supplied separately.</p> <p>1.4 In reporting on the soundness of the Local Plan, the Inspector concluded that with the addition of land for development at North East Verwood, there was sufficient land already allocated to meet the housing delivery target. However, to make the plan clear, a monitoring framework was added as an appendix. This will be referred to later in this statement.</p> <p>2.0 LOCAL PLAN REVIEW</p> <p>2.1 Christchurch &amp; East Dorset Councils have published an intention to commence a review of the Local Plan, with the Regulation 18 (1) notification of consultation being published in September 2016. Comments or potential site suggestions should be submitted by the 9th November. This statement is prepared for that purpose.</p> <p>2.2 The main stages of the review of the Local Plan are set out in the following schedule:</p> <p>Production Stage Provisional Timetable  Initial Scoping Publicity September – November 2016  Evidence gathering and targeted consultation September 2016 – August 2017  Public consultation on draft options October – November 2017  Public consultation on Pre-Submission Draft Plan October – November 2018  Submission to Secretary of State January 2019  Examination in Public May – July 2019  Adoption September 2019</p> <p>2.3 The Regulation 18 (1) notification set out a number of matters that were likely to be reviewed. The following are considered relevant to the Seaward site:</p> <ul style="list-style-type: none"> <li>• The vision and strategic objectives.</li> <li>• The settlement hierarchy and the appropriate level of development.</li> <li>• Undertake a green belt study and to review green belt boundaries around settlements.</li> <li>• Investigate opportunities to unlock sites with appropriate mitigation strategies.</li> <li>• Set out a strategy to meet the objectively assessed housing need identified in the 2015 Strategic Housing</li> </ul>

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				<p>Market Assessment (SHMA).</p> <ul style="list-style-type: none"> <li>The need for development management policies for housing layout / design.</li> <li>Consider the need for new green infrastructure, including SANGS.</li> </ul> <p>2.4 These issues all set an appropriate context within which the Manor Road site can be re-considered as a Local Plan allocation. Beforehand, the strategic housing position is reviewed.</p> <p>3.0 THE STRATEGIC HOUSING POSITION</p> <p>3.1 The strategic position is set out in Local Plan Policy KS4. 8,490 new dwellings are proposed to be constructed in the period 2013 – 2028. This represents an annual rate of 566. If the delivery of housing falls significantly below the required rate, the policy states that the Councils will undertake a partial review of the Local Plan. Given that a review has now been announced, it appears that the housing delivery strategy of the Local Plan may be failing.</p> <p>3.2 As required by the National Planning Policy Framework (NPPF), an additional 5% of the overall housing target is required to be brought forward to the first five years of the plan period. The Councils' 5 Year Housing Land Supply Report 2015 – 2020 (HLS) updates the requirements. It concludes that in the next 5 years, the annual housing target should be 694. For the 8 years following this period, the requirement drops back to 547 / 548. In the first two years of the plan period, completions amounted to 639; less than the annual requirement for each of the next five years.</p> <p>3.3 Table 1 sets out the updated Local Plan predicted supply for the next five year period.</p> <table border="1"> <thead> <tr> <th>Year</th> <th>Cumulative Requirement</th> <th>SHLAA Sites</th> <th>Strategic Sites</th> <th>Total</th> <th>Cumulative Supply</th> </tr> </thead> <tbody> <tr> <td>2015 / 2016</td> <td>694</td> <td>357</td> <td>84</td> <td>441</td> <td>441</td> </tr> <tr> <td>2016 / 2017</td> <td>1,388</td> <td>356</td> <td>275</td> <td>631</td> <td>1,072</td> </tr> <tr> <td>2017 / 2018</td> <td>2,082</td> <td>356</td> <td>505</td> <td>861</td> <td>1,933</td> </tr> <tr> <td>2018 / 2019</td> <td>2,776</td> <td>356</td> <td>530</td> <td>886</td> <td>2,819</td> </tr> <tr> <td>2019 / 2020</td> <td>3,470</td> <td>355</td> <td>420</td> <td>775</td> <td>3,594</td> </tr> </tbody> </table> <p>Table 1: Local Plan Updated Prediction of Housing Supply</p> <p>3.4 On this basis the 5 year supply is met. However, it can be noted that there is a very heavy reliance on the contribution from sites identified as part of the Strategic Housing Land Availability Assessment (SHLAA), as well as the strategic sites allocated in the Local Plan. In respect of the SHLAA sites, the picture is confusing as it does not</p>	Year	Cumulative Requirement	SHLAA Sites	Strategic Sites	Total	Cumulative Supply	2015 / 2016	694	357	84	441	441	2016 / 2017	1,388	356	275	631	1,072	2017 / 2018	2,082	356	505	861	1,933	2018 / 2019	2,776	356	530	886	2,819	2019 / 2020	3,470	355	420	775	3,594
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				<p>follow a conventional methodology.</p> <p>3.5 The HLS Report contains appendices summarising the capacity of various sites. For Christchurch it appears that all SHLAA sites are included. The assessment then divides them into two separate periods; 1 – 5 years and 6 – 15 years. Planning permissions are not recorded. It is not known whether the SHLAA sites have consent. The reliance on deliverability from this source is questionable. The appendix for East Dorset lists sites with planning permission separately from the SHLAA sites, but within the assessment only the SHLAA is referred to. Also, there is no discount for the non-implementation of sites with planning permission. The assessment assumes 100% delivery. A 10% discount is commonly used, and is advocated here.</p> <p>3.6 The HLS report assesses the deliverability of strategic sites, as follows:</p> <table border="1"> <thead> <tr> <th>Site</th> <th>2015/16</th> <th>2016/17</th> <th>2017/18</th> <th>2018/19</th> <th>2019/20</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Roeshot Hill</td> <td></td> <td>80</td> <td>125</td> <td>125</td> <td>330</td> <td></td> </tr> <tr> <td>Burton</td> <td>20</td> <td>25</td> <td>45</td> <td></td> <td></td> <td></td> </tr> <tr> <td>St. Margaret's Hill</td> <td></td> <td>15</td> <td>30</td> <td>45</td> <td></td> <td></td> </tr> <tr> <td>Cuthbury Allot's</td> <td></td> <td>30</td> <td>50</td> <td>50</td> <td>130</td> <td></td> </tr> <tr> <td>North Wimborne</td> <td></td> <td>50</td> <td>75</td> <td>75</td> <td>75</td> <td>275</td> </tr> <tr> <td>Stone Lane</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>S of Leigh Road</td> <td></td> <td>30</td> <td>50</td> <td>50</td> <td>50</td> <td>180</td> </tr> <tr> <td>Lockyer's School</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>N of Wimborne Rd.</td> <td></td> <td>50</td> <td>50</td> <td>50</td> <td>150</td> <td></td> </tr> <tr> <td>Holmwood Park</td> <td>50</td> <td>50</td> <td>50</td> <td>150</td> <td></td> <td></td> </tr> <tr> <td>Coppins</td> <td>34</td> <td></td> <td>34</td> <td></td> <td></td> <td></td> </tr> <tr> <td>East of New Road</td> <td></td> <td></td> <td>30</td> <td>50</td> <td>80</td> <td></td> </tr> <tr> <td>West of New Road</td> <td></td> <td>30</td> <td>50</td> <td>50</td> <td>20</td> <td>150</td> </tr> <tr> <td>NE Verwood</td> <td></td> <td>20</td> <td>20</td> <td>25</td> <td>65</td> <td></td> </tr> <tr> <td>NW Verwood</td> <td></td> <td>30</td> <td>50</td> <td>50</td> <td>50</td> <td>180</td> </tr> <tr> <td>Total</td> <td>84</td> <td>275</td> <td>505</td> <td>530</td> <td>420</td> <td>1,814</td> </tr> <tr> <td>Cumulative Total</td> <td>84</td> <td>359</td> <td>864</td> <td>1,394</td> <td>1,814</td> <td></td> </tr> </tbody> </table> <p>Table 2: Local Plan Updated Housing Supply from Strategic Sites</p> <p>3.7 The early construction of some of the dwellings from these sites is considered to be over-optimistic. Our own assessment is set out in Table 3.</p> <table border="1"> <thead> <tr> <th>Site</th> <th>2015/16</th> <th>2016/17</th> <th>2017/18</th> <th>2018/19</th> <th>2019/20</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Roeshot Hill</td> <td></td> <td>80</td> <td>125</td> <td>205</td> <td></td> <td></td> </tr> <tr> <td>Burton</td> <td>20</td> <td>25</td> <td>45</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Site	2015/16	2016/17	2017/18	2018/19	2019/20	Total	Roeshot Hill		80	125	125	330		Burton	20	25	45				St. Margaret's Hill		15	30	45			Cuthbury Allot's		30	50	50	130		North Wimborne		50	75	75	75	275	Stone Lane							S of Leigh Road		30	50	50	50	180	Lockyer's School							N of Wimborne Rd.		50	50	50	150		Holmwood Park	50	50	50	150			Coppins	34		34				East of New Road			30	50	80		West of New Road		30	50	50	20	150	NE Verwood		20	20	25	65		NW Verwood		30	50	50	50	180	Total	84	275	505	530	420	1,814	Cumulative Total	84	359	864	1,394	1,814		Site	2015/16	2016/17	2017/18	2018/19	2019/20	Total	Roeshot Hill		80	125	205			Burton	20	25	45			
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				<p>allocated for development as part of the Local Plan Review.</p> <p>4.2 There will be a need for further engagement with Natural England to review the SANGS strategy for the site, ensuring that it meets the policy requirement to mitigate impacts on nearby areas of heathland.</p> <p>4.3 The site continues to have the potential to meet many of the other site selection criteria:</p> <ul style="list-style-type: none"> <li>• It comprises largely semi-enclosed fields, is relatively self-contained, and presents no coalition issues. The River Crane forms a natural southern boundary. A revised green belt boundary can be established, in accordance with the criteria set out in Paragraphs 84 and 85 of the National Planning Policy Framework (NPPF).</li> <li>• Significant tree lines and landmark trees can be retained and incorporated into the development.</li> <li>• It is in reasonable proximity to the existing facilities of the town.</li> <li>• In addition to the SANGS, other public open space can be created.</li> <li>• The development of open market and affordable housing can assist in meeting the need identified in the most recent SHMA.</li> </ul> <p>4.4 Christchurch and East Dorset Councils are therefore requested to consider allocating the Manor Road site for residential development as part of the Local Plan review process.</p>
Mr Gavin Fauvel Cranborne Estate (ID: 360246)	Ms Alison Whalley Pegasus Planning Group (ID: 1021410)	LPR-REG18-146	Site suggestion Matters to include in Local Plan Review	<p>Please find enclosed two copies of the representations to the Christchurch and East Dorset Local Plan Review on behalf of the Gascogne Cecil Estates, who hold and manage Cranborne Estate on behalf of the Cecil family.</p> <p>The enclosed "Cranborne Development Framework Statement" promotes two sites in Cranborne as proposed residential allocations which could deliver up to 37 homes in total. The document sets out the background to the site identification, presents a masterplan along with more detailed design proposals, and addresses the relevant technical issues such as access, ecology, flood risk and archaeology.</p> <p>The sites were identified following a 'Community Design Workshop', held in March 2016, which considered housing amongst wider community issues. All residents who attended supported the need for new housing in the village, and following due debate and consideration to the assets and constraints in the village, it was concluded that land adjacent to the recreation ground, and the existing allotments would be suitable.</p> <p>Commitment to the delivery of small scale, sensitive and well-designed housing is at the heart of the enclosed</p>

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				<p>representations. Gasgoyne Cecil Estates believe that enabling people to stay in their own village can boost local businesses and services, and improve sustainability of a community. This approach is consistent with the Council looking to rural service centres for growth to support the increasing population as part of the local plan review.</p> <p>Should you wish to discuss any element of the enclosed representations, please feel free to contact me.</p>
Ms Vikki Parry Meyrick Estate Management (ID: 360382)	Ms Lisa Jackson Jackson Planning Ltd (ID: 521508)	LPR-REG18- 147	Site suggestion Matters to include in Local Plan Review	<p>I write on behalf of Meyrick Estate Management Ltd whose clients have significant land holdings in Christchurch Borough and who represent the landowner of 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, and the abandonment of the more limited review of the local plan that was tabled last year is welcomed, however, the ambition of the plan remains limited and like the previous consultation the initial scope of the Local Plan Review could be expanded to reflect the pace of change in the development, energy and land use markets.</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. We welcome the Councils' commitment to Green Belt Review. Given the fundamental affordable housing delivery problem created by the planning practice guidance change, which survived a legal challenge, the 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 for both Councils.</p> <p>The introduction of CIL changes the way heathland mitigation is delivered. There remain inadequate number of SANGs and heathland mitigation schemes within Christchurch. We would welcome a more strategic review of this as a network of green infrastructure working with both NFNPA and NFDC more proactively.</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"> <li>• The national housing crisis and affordability –consider creative provision of affordable dwellings through Trusts and Charities</li> <li>• Review policies to assist with the provision of self build and starter homes and market discount homes to diversify market provision</li> <li>• Review of Green Belt to allow the development of affordable housing, but delivered with other market</li> </ul>

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				<p>products to achieve mixed communities.</p> <ul style="list-style-type: none"> <li>• Review of Green Belt policy in line with the NPPF to support business enterprise and tourism</li> <li>• Review of the Green Belt to allocate site(s) for the development of renewable/ clean and low carbon energy production</li> <li>• Detailed policies to assist with a move to a low carbon economy, supporting renewable energy development, biofuels and low and zero carbon development.</li> <li>• Reserve Energy Developments and Service Provision will become increasingly important over the period given limits to National supply. The proximity of the electricity distribution grid offers opportunity within Christchurch that should be recognised in the plan (See proposed site west of Staple Cross below).</li> <li>• Climate change considerations to deal with more frequent extreme weather events – especially dramatic coastal change</li> <li>• Changing employment patterns with digital technology and flexible work patterns, reducing travel to work</li> <li>• The Obesity Epidemic must be addressed where possible in planning policy</li> <li>• Air Pollution issues can be managed in part through land use and this should feature within the plan review</li> <li>• Cross-boundary opportunities with neighbouring authorities to accommodate their growth and vice versa must be considered</li> <li>• Reducing the impact of the car and promoting alternatives – electric vehicle support / further support for cycling infrastructure as a means to achieving modal shift</li> <li>• Planning for an increasingly elderly population and the longevity revolution, including generational change in housing provision and the growth of intergenerational living arrangements</li> <li>• Provision of additional facilities for woodland burial within the Borough</li> </ul> <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 for mixed tenure housing with open space</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</p>

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				<p>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> <p>Where: Chewton Common Use: SANG and other habitat mitigation Where Use Policy Change required: Allocate sites for habitat mitigation</p> <p>Where: Cranemoor Common Use: SANG and other habitat mitigation Where Use Policy Change required:</p> <p>Where: Roeshot SANG Use: SANG and other habitat mitigation Where Use Policy Change required: Allocate sites for habitat mitigation</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> <p>Where: Hawthorn Dairy &amp; Hawthorn Farm Buildings Use: Employment/ Mixed Use Where Use Policy Change required: Re-use of farm buildings with limited extension</p> <p>[see attachments]</p>
Mr Adrian Horsfield Hollington		LPR-REG18-148	Site suggestion	Please find enclosed our completed SHLAA Form and Location Plan, for consideration to be redesignated as development land.

Consultee Details	Agent Details	Comment ID	Comment Type	Detailed Comments
Architects & Design Team Ltd (ID: 1054475)				Should you have any queries please do not hesitate to contact this office.  [see attachment]
Mr Robert Mathieson (ID: 1058224)		LPR-REG18-149	Site suggestion	First may we apologise for the lateness of this letter due to having only just been made aware of its existence. We would therefore ask if it would be possible for you to add a consideration for development on our parcel of land or part of in Corfe Mullen situated on the boundaries of Willett Road and Wimborne Road (see attached map) We would also like our details added to your database.
Mrs Evelyn Morley (ID: 1058223)		LPR-REG18-150	Site suggestion	First may we apologise for the lateness of this letter due to having only just been made aware of its existence. We would therefore ask if it would be possible for you to add a consideration for development on our parcel of land or part of in Corfe Mullen situated on the boundaries of Willett Road and Wimborne Road (see attached map) We would also like our details added to your database.
Mr Graham Thorne Thornes (ID: 1053515)		LPR-REG18-151	Site suggestion	<p>We attach herewith potential sites in Sturminster Marshall and Stapehill/Canford Bottom that could be included in the above and were noted in previous SHLAA calls.</p> <p>The site at Sturminster Marshall has previously been discussed as being suitable in part for a relocated village school together with housing off the existing Railway Drive, an access has been maintained together with drainage connections from the previous developments to serve the field up to Newton Road. The total site is owned by two clients of our firm and could be made available accordingly. We also enclose a plan showing the total site within the red line.</p> <p>Stapehill Farm includes land to both sides of the Ferndown bypass, the north side of which national developers are interested in promoting and the south side which could be made available with an access from Uddens Drive. We attach a plan showing the further total site.</p> <p>We also attach a preliminary sketch with regard to a small site in Alderholt which we previously discussed.</p> <p>Should you require any further information please let me know accordingly.</p> <p>[Stapehill Farm and Forestry]</p>

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Mr Graham Thorne Thornes (ID: 1053515)		LPR-REG18-152	Site suggestion	<p>We attach herewith potential sites in Sturminster Marshall and Stapehill/Canford Bottom that could be included in the above and were noted in previous SHLAA calls.</p> <p>The site at Sturminster Marshall has previously been discussed as being suitable in part for a relocated village school together with housing off the existing Railway Drive, an access has been maintained together with drainage connections from the previous developments to serve the field up to Newton Road. The total site is owned by two clients of our firm and could be made available accordingly. We also enclose a plan showing the total site within the red line.</p> <p>Stapehill Farm includes land to both sides of the Ferndown bypass, the north side of which national developers are interested in promoting and the south side which could be made available with an access from Uddens Drive. We attach a plan showing the further total site.</p> <p>We also attach a preliminary sketch with regard to a small site in Alderholt which we previously discussed.</p> <p>Should you require any further information please let me know accordingly.</p> <p>[58 Ringwood Road, Alderholt]</p>
Mr B Pliskin Clemdell Limited/Etchtre Limited (ID: 779551)	Mr Jonathan Kamm (ID: 359272)	LPR-REG18-153	Site suggestion Matters to include in Local Plan Review	<p>1.0 INTRODUCTION</p> <p>1.1 Clemdell Limited ("Clemdell") notes the terms of the current consultation and makes the following representations:</p> <p>2.0 TOPIC AREAS</p> <p>2.1 The Topic Areas include a review of the Settlement Hierarchy, the Green Belt and the Built Environment as separate headings which include examination of "what levels of development are appropriate for each" settlement and to "consider how well each area of Green Belt meets its statutory purposes" and the "village envelopes".</p> <p>2.2 Clemdell would suggest a more holistic approach that considers all these topics within the context of the NPPF's "golden thread" of bringing forward sustainable development.</p> <p>2.3 Further, under the Topic Areas of "Housing" and "Affordable Housing" there is no mention, inter alia, of the role of Starter Homes. This should be headlined in the column "Matters likely to be included in the Local Plan Review" for these Topic Areas and for the Green Belt.</p> <p>2.4 In considering the effect of "the latest Government policy and guidance" the Local Plan Review should have regard to the Government's direction of travel set out, for example, in its "Consultation on Proposed Changes to National</p>

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				<p>Planning Policy”.</p> <p>2.5 There is no reference in the Topic Areas to the inter-relationship of the Local Plan with neighbourhood planning. This should be a Topic Area. Bringing forward the Government’s policies and objectives for neighbourhoods, with or without emerging Neighbourhood Plans in the Local Plan’s area, should be one of the key “Matters likely to be included in the Local Plan Review”</p> <p>2.6 Therefore Clemdell considers that the Local Plan Review should encompass the full range of enabling sustainable development. For housing this should specifically include the early production of Needs Surveys for its smaller settlements as an essential part of its Evidence Base for the next stages of the review. Therefore there should be a timetabled commitment to produce these by the estimated end of the evidence gathering period ie August 2017. The assessment of need should identify that it will, pursuant to PPG, identify need for private rented sector provision and need generated by changes in the local job numbers in a settlement.</p> <p>2.7 From these Needs Surveys the Local Plan should consider the sites required to satisfy those identified needs and removing the barriers to sustainable development arising from historic village envelopes and the designation of urban areas as being within the Green Belt.</p> <p>2.8 “A review of all existing “old style” Supplementary Planning Guidance” is referenced towards the end of the consultation document. It should be clarified under each Topic Area in the “Key documents for review” column the relevant SPG for the avoidance of doubt. Additionally it should be clarified in terms whether other out-of-date documents relied upon in the current Local Plan will be reviewed.</p> <p>2.9 Where the LPAs have committed to cross-authority policies (such as the Heathland SPD) it should be clarified in the “Matters” column whether or not the Local Plan Review proposes to consider unilaterally resiling from those projects.</p> <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) 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>

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				<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 altered 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 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>[West Moors]</p>
Bournemouth Water (ID: 360201)	Mr Peter Atfield Goadsby Ltd (ID: 359264)	LPR-REG18-154	Site suggestion	<p>Dear Sir</p> <p>REVIEW OF CHRISTCHURCH &amp; 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</p>

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				<p>growth targets in Christchurch Borough and East Dorset District.</p> <p><b>KNAPP MILL, CHRISTCHURCH</b></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. 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 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"> <li>• to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.”</li> </ul>

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				<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> <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 Des Case		LPR-REG18-	Site suggestion	<b>Land at Smugglers Lane, Furzehill, Wimborne</b>

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(ID: 1059231)		155		<p>My family own the land as shown outlined in red on the attached plan.</p> <p>As part of the Local Plan Review we are writing to request that part of the land be considered for residential development of 2 self-build properties fronting Smugglers Lane.</p> <p>We are aware of the proposals to redevelop the former Council Offices site and consider that this is an indication that growth of the village is supported by the Council.</p> <p>We feel that additional limited development of the nature proposed would be complementary to the existing ribbon type development along Smugglers Lane and be in keeping with the general character of the village. In addition it would help to support the local community amenities of shop, post office and pub.</p>
Mr Philip Warner (ID: 1069606)		LPR-REG18-156	Matters to include in Local Plan Review	<p>Re: Barrett Homes, John &amp; Kate Bartlet, land opposite Haskins garden centre Longham.</p> <p>I would just like to confirm our telephone conversation of yesterdays date particularly the adverse effect of further urban development upon the Ferndown Common SSSI, SAC &amp; SPA.</p> <p>As I indicated to you the SSSI will be right “slap bang in the middle” of the proposed development on the one side, and on the other, three schools, a leisure centre (with a swimming pool), and other adult and child leisure facilities including a skate board rink, tennis courts a bowling green, a large number of football and rugby pitches, a large circular running track and a long jump run and sand pit. These leisure facilities and schools may occupy 70 odd acres. It is no small area. I do not see how one can mitigate the adverse effects of the proposed “further” urban development on the SSSI. People of all ages will cross it to get to these facilities (not to mention the extra dog owners).</p> <p>Your web site is quite clear on the affect of urban development on an SSSI “Without mitigation, applications must be refused”. One cannot build a wall, a fly over or an underpass. Even school buses could only deal with part of the problem and probably would not get used.</p> <p>The other matters that we discussed were the Pylons running right through the middle of the proposed site, the widely held belief, in the area, that the land in question has been abused by bury chemicals and hazardous materials, the difficulty in accessing the site, and the inappropriate infrastructure on Longham and Ferndown which would have to be seriously upgraded to cope with additional housing.</p> <p>I’m not sure I have covered all of the issues we discussed and I hope you find this useful.</p>
Mr & Mrs S Rowan (ID: 1069686)		LPR-REG18-157	Site suggestion	<p>We are writing in respect of the extension of the Woolsbridge Industrial Estate and its close proximity to our properry mentiond at the top of this letter.</p> <p>We live on the border of Ashley Heath and have enclosed an ordnance survey location plan highlighting our land in</p>

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				red. In the next relevant planning review we wondered if our land could be considered for redevelopment to compliment the existing proposals. We hope this is agreeable and look forward to hearing from you when convenient.
Mr Peter Kegg (ID: 1071435)		LPR-REG18-158	Site suggestion Matters to include in Local Plan Review	<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 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>
Hall & Woodhouse (ID: 521734)	Miss Lynne Evans Southern Planning Practice (ID: 359284)	LPR-REG18-159	Site suggestion	<p>I recently spoke with your planning policy team who confirmed that you are still welcoming the submission of potential development sites as part of the Local Plan Review.</p> <p>Please find enclosed brief reports on four sites submitted on behalf of Hall &amp; Woodhouse Ltd which are suitable and available for residential development.</p> <p>Two of the sites have been previously submitted [See Local Plan Part 2 Regulation 18 submission: LP2SC37]:</p> <ul style="list-style-type: none"> <li>- Land at The Horns Inn Colehill BH21 7AA – this submission is to confirm that the site remains available and provides further and updated information</li> <li>- Land at The Red Lion Sturminster Marshall BH21 4BU - this submission is to confirm that the site remains available and provides further and updated information</li> </ul>

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				<p>Together with two additional sites:</p> <ul style="list-style-type: none"> <li>- Land adjacent Tops Nursery, Leigh Road, Wimborne BH21 7BX</li> <li>- Land at the Barley Mow, Colehill BH21 7AH</li> </ul> <p>I hope that this provides all the information you require to consider the development opportunities provided by these sites, but please contact me if you have any queries. We would be pleased to meet with you to discuss further.</p>
Mr Stuart Munro S.J.M (Poole) Ltd (ID: 1074910)		LPR-REG18-160	Site suggestion	<p>I would like to enquire if the above land is suitable for assessment in the your Review for future development.</p> <p>Please see the attached plan of the site marked in green and extends to approximately 5 ha. The land is sited east of Lytchett Matravers on the East Dorset District Council / Purbeck District Council boundary located just off the junction of A350 Blandford to Poole Road and Wimborne Road and is currently grade3 farm land within the Green Belt.</p> <p>The proximity of the land lends itself for release for development in accordance with the NPFF as it is contained within defensible boundaries allowing minimal impact for suitable development, without impacting on the wider Green Belt and would fit nicely with the adjacent established housing ,utilising the existing infrastructure that serves locality. Road Access to Poole, Bournemouth, Wimborne and further afield is already established on existing trunk roads.</p> <p>A future proposal could include sustainable development using modern building methods such as modular construction together with traditional building methods, to provide a mix of good quality affordable and market housing together with space for shops and commercial enterprises providing local employment.</p> <p>I would welcome the opportunity to discuss the possibilities outlined above.</p>
ALDI (ID: 745989)	Ms Marsha Badon Planning Potential (ID: 1095771)	LPR-REG18-161	Site suggestion	<p>This representation is submitted by Planning Potential, on behalf of ALDI Stores Limited, in response to Christchurch and East Dorset Councils' Regulation 18 consultation on the Christchurch and East Dorset Local Plan. Our comments relate specifically to land to the east of Canford Bottom Roundabout on A31/ Wimborne Road West, Wimborne Minster. The land that is the subject of this representation is included on the enclosed Site Plan (ref: 140254 P(0)55). In addition, please find attached the following documents in support of the site representation:</p> <ul style="list-style-type: none"> <li>• Overall Site Feasibility – 140254 P(0)100;</li> <li>• Technical Paper 1 – Overview of Highway Considerations (produced by Entran)</li> </ul> <p>The purpose of this representation is to request that the Council removes the identified land from the Green Belt, in</p>

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				<p>order to facilitate its future development for residential and commercial/retail use.</p> <p><b>Future Development</b> As set out in the attached site feasibility plan, the southern part of the site (to the north of Wimborne Road West) is capable of future development as a neighbourhood foodstore. The feasibility plan also demonstrates how the northern part of the site could be developed to provide c.69 dwellings. Without prejudice to the Council's future consideration of the site, it is proposed that a high proportion of the dwellings (up to 50%) would be provided as affordable accommodation.</p> <p><b>Site Context</b> The site is located at Cranford Bottom Roundabout on land to the east of the urban area of Canford Bottom, which is regarded as within Colehill. The settlement is identified as a "suburban centre" in the adopted Core Strategy. Colehill is well located and positioned between the major centres at Wimborne Minster and Ferndown, to the north of Poole and Bournemouth. The site is located adjacent to the A31 and Wimborne Road West. The site currently forms part of a wider area of undeveloped land that lies within the identified Green Belt allocation, as outlined on the Christchurch and East Dorset Local Plan Part 1 - Core Strategy Policies Map. There are various trees and mature shrubbery along the site boundaries as well as within the site. The land is located in Flood Zone 1, and there are no known contamination or pollution issues.</p> <p>The wider site is bordered by residential development to the south. Wimborne Care Home is located to the east, beyond which are residential units, and there is extensive residential development to the west. The land to the north and south of the site is located within the Green Belt and comprises undeveloped land. We understand that adjacent sites have also been the subject of Regulation 18 submissions.</p> <p><b>Green Belt Designation</b> All areas outside of the existing settlement boundaries in the southern part of East Dorset are identified as being part of the Green Belt. NPPF paragraph 80 sets out five criterion that define the purpose of including land within the Green Belt:</p> <ol style="list-style-type: none"> <li>i. to check the unrestricted sprawl of large built-up areas;</li> <li>ii. to prevent neighbouring towns merging into one another;</li> <li>iii. to assist in safeguarding the countryside from encroachment;</li> </ol>

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				<p>iv. to preserve the setting and special character of historic towns; and  v. to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.  In considering the above criteria, it is considered that the site does not serve any genuine Green Belt function. On this basis,  we consider that that the site should be removed from within the Green Belt designation as part of the Christchurch and East Dorset Local Plan Review. The removal of the site from within the Green Belt would facilitate the development of the land for residential and retail use that is beneficial to the sustainable growth of the Colehill/Canford Bottom/Stapehill area without causing harm to areas of acknowledged importance.</p> <p><b>Deliverability</b>  We consider that the site is deliverable in the short to medium term. An initial analysis of the site's suitability, availability and achievability is included below.</p> <p><b>Suitability</b>  The site's suitability is linked to its potential policy designation and any potential physical constraints. As discussed above,  the site's designations as part of the Green Belt should be reviewed.  Other than the existing Green Belt designation, there are not considered to be any overriding physical constraints that would adversely influence the ability for retail and residential development to be achieved on the site. Issues such as highways capacity (including the operation of the A31/Canford Bottom roundabout) are considered in the enclosed highways Technical Paper. Other matters are readily capable of being addressed through an appropriate pre-application and formal planning application process.</p> <p><b>Achievability</b>  The site is greenfield, with no known constraints that would adversely influence its viability. ADLI Stores Limited are interested in developing the retail section of the site in the short term, with the future residential development of the site to the north being brought forward over a similar time-frame. This will enable the site to provide an early contribution towards meeting identified housing need within the local area, including affordable housing.</p> <p><b>Availability</b>  The site is within a single ownership and is available for development, subject to its release from the Green Belt.  There are no</p>

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				<p>known legal, third party landownerships and/or ransom issues which would prevent development coming forward within the first five-year period of the Plan period.</p> <p>Conclusions This representation is submitted by Planning Potential, on behalf of ALDI Stores Limited, in response to Christchurch and East Dorset Councils' Regulation 18 consultation on the Christchurch and East Dorset Local Plan Review. The subject site is in an accessible location to the east of Canford Bottom Roundabout, and is located adjacent to the A31, which is a key arterial route between Southampton and Dorchester. In addition, the site is situated between the residential core of Canford Bottom, and residential development at Wimborne Road West. The removal of the site from within the Green Belt would allow the potential for a wider scope of development on the land, which includes both retail floorspace and approximately 69 residential units. The delivery of commercial development on the site within the short term will meet the needs of the residents of Colehill and the wider Wimborne area, and will improve the economic prosperity of the town. We therefore trust you will give this representation due consideration and would welcome discussing with you further the opportunity that this site presents. Should you have any questions or queries, please do not hesitate to contact Marsha Badon</p>
Mr A Rance Libra Homes Ltd (ID: 521642)	Mr Peter Atfield Goadsby Ltd (ID: 359264)	LPR-REG18-162	Site suggestion	<p>I act on behalf of Libra Homes Ltd. As you will be aware my clients owned land at Holmwood Park, Ferndown that is now being developed by a regional housebuilder following the allocation of land and subsequent planning permission for residential development in the Christchurch and East Local Plan. Libra has retained ownership of an area of land to the west of the main development site and to the north of the site access from Ringwood Road. The extent of this land is shown edged red on the attached Ordnance Survey plan. It is approx 0.41 ha (1.1ac) in size.</p> <p>Although the site is currently situated within the green belt it is considered suitable for future residential development. It abuts the existing settlement boundary to Ferndown; is situated immediately to the west of a newly developing urban extension; has frontage to a purpose built access road; and is beyond the 400m exclusion zone of Ferndown Common.</p> <p>I am aware that consultants have been appointed to assess a potential review of some areas of green belt given the likely levels of housing that will need to be accommodated in Christchurch and East Dorset in the future. It is in this context that I am making you aware of the availability of the site to accommodate additional houses, and would</p>

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				<p>welcome your consideration of this site as part of the Local Plan Review Process.</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>
Bracken Developments (ID: 1097128)	Mr Adam Bennett Ken Parke Planning Consultants (ID: 904445)	LPR-REG18-163	Site suggestion	<p>The following statement has been prepared as a late submission in response to the Council's Call for Sites Consultation which took place in November last year 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 Adjacent to 287 Christchurch Road, West Parley ('the site') for allocation for the purposes of a Class C2 residential institution use 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 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 Housing Market Assessment 2015 (SHMA 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.</p> <p>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>

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				<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>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. 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 SHMA 2015 has also identified that Eastern Dorset is expected to see a notable increase in the older person population; the number of people aged 55 and over is expected to increase by over 29% from 2013-2033 significantly outstripping the population growth of 11%.</p> <p>With a progressive increase in the proportion of older people there is likely to also be an increase in the number of persons with specific illnesses or disabilities; in particular dementia and mobility problems. The statistics set out within the SHMA 2015 indicate that, with the projected population increase and trend towards an older population, there is an expected increase in persons with dementia of approximately 73% and with mobility issues of 59%.</p> <p>It is quite clear from the related statistics that there is likely to be a significant increase in the demand for specialist housing options going forwards. Pulling the data above together there is a potential need for 1, 341 units of specialist care accommodation, which equates to 67 units per annum. This need amounts to the equivalent of approximately 20% of the specific housing need figure for East Dorset, but is not accounted for within the OAN figure.</p> <p>Given that the housing need for Christchurch and East Dorset is being treated as a comprehensive figure it is necessary to also consider the specialist accommodation need for Christchurch which amounts to 634 units or 32 units per annum. The total need therefore for the combined plan area between 2013 and 2033 is 1975 units or 99 units per annum. This equates to 18% of the baseline Objectively Assessed Housing Need – not taking account of any shortfall or supply side issues and as previously stated is not accounted for within the Council's overall housing need figure but rather is surplus to it.</p> <p>The point is that it would not be sufficiently forward thinking or good planning for the Council to simply assume that</p>

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				<p>specialist care accommodation will come forwards as windfall development; particularly given that the Council currently has a significant deficiency in land to deliver general market housing. The Council should seek to specifically allocate sites suitable for this form of development to ensure that the needs of the aging population are adequately provided for. Dorset County Council have produced the Dorset County Council Extra-Care Housing Strategy (2014-21) supporting document to help inform how specialist accommodation should be delivered across the County. Inevitably decisions on the mix or type of specialist accommodation must be taken at a local level and on a site-specific basis taking in to account current supply and specific local need.</p> <p>There is clearly a need to plan proactively for both specialist care accommodation and sheltered housing specifically for older persons. The Council should therefore be considering the demand for Class C2 uses as a contributory part of their housing need and seeking to allocate suitable sites where they are promoted for such uses.</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 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 single ownership and is being promoted on behalf of the sole landowner.</p> <p><b>The Site</b></p> <p>The land parcel is located to the west of the village centre of West Parley, along the northern edge of Christchurch Road; a main commuter road through the area.</p> <p>The site is situated in a close proximity to some primary services and facilities within the retail frontages at West Parley and more significant retail and service provision within the main urban area of Ferndown located to the north-west.</p> <p>The land parcel is accessed via the made access track laid which serves Stocks Farm directly from Christchurch Road. The track is laid to tarmac for its first 70m and thereafter becomes an unmade track. Access directly in to the land parcel is via an agricultural gate along its northern edge.</p> <p>There is not currently any direct point of access in to the site from Christchurch Road; any access would need to cross a thin strip of land which runs along the southern edge of the site and it is presumed is in highways ownership. There is sufficient visibility both east and westwards along Christchurch Road however such that a dedicated access junction could be readily provided.</p> <p>The site is bounded to the west by an equestrian manège relating to Stocks Farm Equestrian Centre which sits behind the line of frontage development on to Christchurch Road comprised of The Curlews public house. Further to the west lies Parley Sports Club and beyond that residential dwellinghouses situated on Parley Close.</p> <p>To the north of the site lies grazing land falling within the ownership of Stocks Cross Farm which is predominantly in use for the grazing of equine livestock. Further to the north lies Parley Common a protected SSSI site covered</p>

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				<p>by the Dorset Heathlands Planning Framework 2015-2020.</p> <p>To the east lies a single family dwellinghouse fronting on to Christchurch Road and an access track from Christchurch Road serving a further large dwellinghouse to the north-east, and beyond this further pasture land. To the south the pattern of development is comprised of residential dwellinghouses set back from Christchurch Road and accessed via a wide shared pedestrian pavement come access road arrangement.</p> <p>The land has been used historically as agricultural pastureland for the grazing of livestock. The site is divided roughly in to two equal paddocks at present and other than being maintained is not actively in use for the purposes of agriculture.</p> <p><b>The Settlement</b></p> <p>The hierarchy of settlements within the District is set out within Policy KS2 of the Christchurch and East Dorset Local Plan Part 1: Core Strategy (2014). The policy lists West Parley as one of the main settlements which should be the focus for growth and is capable of supporting both infill and Greenfield development sites.</p> <p>West Parley is considered by the Council to function primarily as a dormitory to the larger urban area of Ferndown which is one of the District's principal settlements. Combined the two form the largest urban area in East Dorset. The Council have already sought to allocate a significant parcel of development at West Parley to provide open market housing in the form of 320 homes as well as a new village centre and convenience food store; Allocation Policy FWP6. The Council have also allocated land for improvements to the Parley Cross Roads junction and general enhancements to the village centre; Allocation Policy FWP5.</p> <p>The village at present has a range of local services and facilities comprised primarily of convenience retail, a pharmacy, restaurants and public houses and some more specialist retail. Other services and facilities are located in a close proximity within the main urban area of Ferndown. New services and facilities will be provided as part of the proposed allocation FWP6 which will significantly enhance local sustainability and reduce the need for residents to travel.</p> <p>The village is well served by public transport with bus services at regular intervals providing links to the major local settlements of Ferndown, Wimborne and Bournemouth via the 13, 781 and 769 services. The 13 service being the most regular and serving the major local conurbations providing a sustainable and practical transport link.</p> <p><b>Physical and Environmental Constraints</b></p> <p>The promoted site is considered to be a strong candidate for development for a Class C2 use. It is related to the existing built area of West Parley settlement and within a sustainable location along a main commuter road through the District the B3073 Christchurch Road, as well as proximate to the main settlement of Ferndown.</p> <p>There is an established access in to the land parcel which is shared with Stocks Cross Farm, however a new access could readily be created from Christchurch Road with the agreement of the Local Highways Authority.</p> <p>The site is not previously development and is thus Greenfield Land, whilst this is the case however the site is related to existing development and would not therefore result in the projection of built development out in to the Green Belt harming the purposes of including land within it or its openness.</p> <p>It is recognised that there is a constraint placed on the potential development opportunity that could be brought forwards on the land by its presence within the 400m exclusion zone for residential development relating to the</p>

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				<p>Parley Common SSSI. Whilst this renders the site unsuitable for Class C3 residential development the land parcel remains developable for alternative uses including a Class C2 care use.</p> <p>The site is a logical location for development given its frontage on to Christchurch Road and should be considered as a favourable option and prioritised for development over other Greenfield land which has greater environmental or 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 moderately timbered with a number of mature tree species location along the north, south and western site boundaries. The gaps between mature trees are filled with native hedgerow of mixed species. Any development on the site would need to take in to account the context of its mature boundaries and seek to embody this in to the development proposals to form an attractive sylvan setting.</p> <p>The main body of the site is sparse in terms of tree coverage and thus the mature site boundaries do not represent a significant constraint to development but rather an opportunity to positively integrate any built form in to its verdant landscape setting. It would be the Landowners' intention to retain as much of the existing mature boundary screening as possible should the land parcel come forwards for development. None of the trees on the site are protected by way of Tree Preservation Order (TPO). A line of trees to the east of the site is however protected and similarly there are large blanket TPOs to the north and east relating predominantly to Parley Wood. None of these protected designations would be impacted by development of the promoted site.</p> <p>The land parcel measures approximately 1.1ha and in terms of its topography is virtually flat. There is little topographical change is the wider local landscape beyond a minor downwards trend from north-south towards the River Stour. The site does not therefore read prominently in wider views and any development on the land parcel would sit down appropriately in to the landscape.</p> <p>The site at present stands vacant, however it has been used as rough pasture land in the past for the grazing of livestock. In terms of land classification the site is listed as rough grazing land comprised of loamy and sandy soils. The site as a result has limited agricultural potential and is graded by DEFRA as Grade 4/5 land of poor/very poor quality.</p> <p>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:</p> <p>Grade 4 - Poor Quality Agricultural Land Land with severe limitations which significantly restrict the range of crops and/or level of yields. It is mainly suited to grass with occasional arable crops (e.g. cereals and forage crops) the yields of which are variable. In moist climates, yields of grass may be moderate to high but there may be difficulties in utilisation. The grade also includes very droughty arable land.</p> <p>Grade 5 - Very Poor Quality Agricultural Land Land with very severe limitations which restrict use to permanent pasture or rough grazing, except for occasional pioneer forage crops.</p> <p>The land is therefore clearly 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 built area and position adjoining a key local transport route, could be put to more beneficial use for the purposes of Class C2 development. The site is</p>

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				<p>thus capable of making a positive contribution towards the Objectively Assessed Needs of the Borough.</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. This includes a shortfall in the rate of delivery of specialist Class C2 forms of accommodation.</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> <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 including sites suitable for providing more specialist forms of accommodation.</p> <p>There is an established need within East Dorset for additional Class C2 specialist care accommodation as</p>

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				<p>evidenced by the Eastern Dorset SHMA 2015. The Council should therefore take the opportunity to allocate sites suitable for providing such forms of development where they are promoted to them.</p> <p>The Council's Policy LN6 seeks specifically to provide Class C2 specialist residential development and other forms of specialist accommodation for older and vulnerable people. The Council has not however sought to allocate any land to facilitate such development being brought forwards. The Council should seek to provide certainty for the aging population by allocating land which is capable of providing such uses where landowners or developers are willing to make their land available.</p> <p>The promoted site is clearly located in a sustainable location within West Parley village settlement which the Council acknowledge is capable of supporting further growth and is therefore suitable for a Class C2 development; supported in broad terms by Governmental policy within the National Planning Policy Framework. The Council should therefore allocate the identified land for Class C2 development as part of their 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 consideration of housing need to date does not factor in the demand for specialist forms of accommodation and it is not clear whether this is being actively planned for. The Council are seeking to monitor completions of Class C2 and other specialist forms of accommodation for the elderly and vulnerable yet have not made the conscious decision to allocate any land which may be suitable to bring forward this form of development.</p> <p>The site is capable of making a significant contribution to the acknowledged need for specialist forms of accommodation and should reasonably be considered for allocation as a deliverable site within the Core Strategy Review in order to provide some certainty that Class C2 or other specialist accommodation will be delivered within the adopted plan period.</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 respond.</p>
Mr A Rance Libra Homes Ltd (ID: 521642)	Mr Peter Atfield Goadsby Ltd (ID: 359264)	LPR-REG18- 164	Site suggestion	<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</p>

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				<p>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 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>
Mr Ian Friend Walston Poultry Farm Ltd (ID: 1101042)		LPR-REG18-166	Site suggestion	<p>We respectfully request that the Council considers the site edged in red on the attached plan for removal from the green belt as a suitable site for residential development.</p> <p>We believe that a sensitive scheme could be designed that respects the scale and mass of the existing poultry units and would have less impact on local amenities than that of the existing poultry farm operation.</p>
Dr Lesley Haskins (ID: 359875)		LPR-REG18-167	Matters to include in Local Plan Review	<p>I attach a map which I believe shows the current boundary of the Green Belt around the northern sector of Northleigh Lane. I have also indicated the extent of my ownership at Woodland House.</p> <p>You will note that a small parcel of my land, recently acquired, is not currently in the Green Belt. This parcel is, like the rest of my land, fully wooded and in a natural state. It is no longer separated from my original holding by any form of barrier. It is separated from the house and garden known as High Trees by a fence. I formally request that this parcel of woodland should be added into the Green Belt.</p> <p>Please note that the land on the northern side of my drive, which is attached to a property in Wimborne Road, is within the Green Belt and is also natural woodland. I should object to any removal of this woodland from the Green Belt.</p> <p>I hope you will be able to agree that</p> <ul style="list-style-type: none"> <li>- the retention in the Green Belt of the woodland attached to the Wimborne Road property</li> <li>- the addition into the Green Belt of the woodland attached to Woodland House,</li> </ul> <p>would make for a consistently defined Green Belt boundary in this vicinity.</p>
Wyevale Garden Centres Ltd (ID: 630408)	Mr Gary Morris WYG Planning & Design (ID: 1102110)	LPR-REG18-168	Site suggestion	<p>Please find enclosed, on behalf of our client Wyevale Garden Centres, submission of Wimborne Wyevale Garden Centre site as part of the Christchurch and East Dorset Local Plan Review Scoping document and Call for Sites consultation.</p> <p>The Site and Surroundings</p> <p>The site comprises the Wimborne Wyevale Garden Centre situated on Wimborne Road West, Wimborne</p>

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				<p>and is located approximately 2 miles to the north west of Ferndown town centre and 2.5 miles to the east of Wimborne Minster town centre. The site extends to around 0.98ha and is accessed from Wimborne Road West. It sits immediately adjacent to the built-up area of Wimborne and Colehill as per the Core Strategy Policies Map, although is within Ferndown Parish and has a close relationship with the town of Ferndown. The Garden Centre forms part of the ribbon development running along the main road between the settlements of Wimborne and Ferndown, but lies within the Green Belt. The site is bounded to the east and west by existing residential uses, to the north by residential property, farm and greenfields beyond the dismantled railway line and to the south by Wimborne Road West with further residential and nursery use beyond.</p> <p>The site is a current Garden Centre in active use under the operation of Wyevale Garden Centres. The primary activity is retail sales with ancillary café and children's play area. The site comprises retail buildings, glasshouses, canopy area, plant display, storage areas and hardstanding customer car parking. As such, the site is 'previously developed land' given its current use.</p> <p><b>Housing Requirement</b></p> <p>The Council's latest Strategic Housing Market Assessment (SHMA) was undertaken in October 2015 for the Eastern Dorset Housing Market Area (HMA) which includes Bournemouth, Poole and Christchurch alongside part of Purbeck, East and North Dorset including Wimborne, Blandford Forum, Wareham and Swanage. The assessment recommended following the Local Authority Boundaries, so the Eastern Dorset HMA follows the LA boundaries of Bournemouth, Christchurch, East Dorset, North Dorset, Poole and Purbeck.</p> <p>The SHMA identified the Objectively Assessed Need (OAN) for housing for the East Dorset HMA to be 2,883 homes per annum over the period 2013-2033. This was made up of an OAN for East Dorset of 385 dwellings per annum and 241 for Christchurch. However, we understand that the Councils are in the process of undertaking an update to the SHMA which will identify a new OAN for Christchurch and East Dorset and will inform the housing target for the new Local Plan. We have been advised the update is anticipated to be published Summer 2017.</p> <p>It is our understanding that the Five Year Housing Land Supply (HLS) from 2017 to 2022 will be assessed following the SHMA Update. The latest 5 year HLS report covering 2016 to 2021 identifies that the housing supply is 3,634 dwellings against a target of 3,540. This results in a surplus provision of 94 dwellings over the Core Strategy target including the 5% buffer. The report also notes that the Councils have historically delivered more housing than needed, with East Dorset delivering around 684 additional dwellings (18% over provision) in the period 1994-2011. However, more recently the Council have under delivered with 390 dwellings out of the annual target of 694 dwellings not delivered last year.</p> <p>Given the Council have not yet completed the updated SHMA or the five-year HLS position from 2017 to 2022, we are unable to analyse the extent of the assessment undertaken or ascertain the true position regarding housing deliverability.</p> <p>The Core Strategy (Adopted 2014) identifies that the Green Belt boundaries for Christchurch and East Dorset have not changed significantly since they were first drawn in 1982. At present, 16,842 ha of land in East Dorset is within the Green Belt, comprising 47% of the District and 70% of land within Christchurch</p>

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				<p>Borough. The Core Strategy acknowledged the difficulty in meeting housing needs which resulted in identification of some sites within the Green Belt needing to be released for housing. The new Local Plan will contain an assessment of how well each area meets its statutory purposes and will inform the review of existing Green Belt boundaries. Wyevale Garden Centre supports this process and where an area is not fully meeting the Green Belt purposes, it should be considered for release in order to facilitate sustainable development, in particular additional housing to meet the Council's OAN.</p> <p>The NPPF identifies that Local Plans should be prepared based on an OAN for housing and identify a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirement with an additional buffer of 5/20% as necessary. We understand the current Call for Sites process will inform the additional allocations to be contained within the new Local Plan to deliver the housing requirement for the area. We will amplify our position in responding to the subsequent stages of the new Local Plan, anticipated to be the Draft Options consultation in October 2017.</p> <p>Site Assessment</p> <p>In terms of availability, Wyevale Garden Centres has a lease-hold interest in the site but has a precedent with the landlord in promoting sites elsewhere for residential. The existing use could be discontinued and the development of the site for residential development could be achieved within the short term. The Council can therefore be assured that delivery of housing on the site is a realistic prospect even in the absence of a freehold ownership by Wyevale. A brief overview of the suitability and credentials of the site is detailed below.</p> <ul style="list-style-type: none"> <li>• Suitability for housing – this brownfield site clearly comprises previously developed land given its current active use as a garden centre with associated retail sales and ancillary cafe facility. The site, whilst currently located outside of the development boundary, is immediately adjacent to existing residential uses to the east, west and south of the site. It comprises part of the ribbon development running along the main road between settlements of Wimborne and Ferndown. As such, it is considered a sustainable location for housing given it is situated approximately 2 miles to the north west of Ferndown town centre and facilities including local shops, banks, schools and medical centre, and approximately 2.5 miles to the east of Wimborne Minster town centre.</li> </ul> <p>Core Strategy Policy KS2 contains the settlement hierarchy in which both Wimborne Minster and Ferndown are identified as Main Settlements. Policy KS4 relates to the housing strategy which envisages delivery of around 5,000 new homes within the existing urban areas and a further 3,465 provided through new neighbourhoods at Christchurch, Burton, Corfe Mullen, Wimborne/ Colehill, Ferndown/West Parley and Verwood. The site comprises a total area of around 0.98ha and in line with the current density requirement of 30 dwellings per ha, as identified in Core Strategy Policy LN2, the site could deliver 29 new dwellings.</p> <p>Policy KS3 relates to the Green Belt and states development proposals on previously developed sites within the Green Belt shall be considered against sustainable development criteria and prerequisites for development, including preparation and agreement of a development brief, travel plan and wildlife strategy. As identified, the site comprises previously developed land and therefore in line</p>

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				<p>with the NPPF and Policy KS3 could be considered for redevelopment without prior removal from the Green Belt. As it is brownfield and available, it represents a suitable and appropriate site to be allocated for housing.</p> <ul style="list-style-type: none"> <li>• Effectiveness of Green Belt Designation – Core Strategy Policy KS3 states that the most important purposes of the Green Belt in the area are to protect the separate physical identity of individual settlements in the area by maintaining wedges and corridors of open land between them and to maintain an area of open land around the conurbation. As the site location plan demonstrates the site is presently surrounded by existing development, mostly residential on all sides. Furthermore, the majority of Wimborne Road West from Canford Bottom Roundabout to Ferndown is developed adjacent to the main road. Whilst the wider area to the north of the site beyond the dismantled railway could be considered to play a role in separating the physical identity of individual settlements, the subject site does not. The site contains large commercial structures and expansive areas of car parking. The removal of which could facilitate a less dense development on the site, contributing to the aims of the green belt designation. Given the built nature of the site at present, it cannot be said to be maintaining any kind of wedge between settlements. In that sense, it is not making any effective contribution to the green belt.</li> </ul> <p>Furthermore, NPPF paragraph 83 includes criteria to be considered by LPAs when defining GB boundaries. These are: ensure consistency with Local Plan strategy including meeting identified requirements for sustainable development; not including land which it is unnecessary to keep permanently open; and define boundaries clearly using physical features which are likely to be permanent. The subject site is not open at present (permanently, or otherwise) given the existing buildings and car parking on site. It benefits from well-defined physical boundaries to the north and south through the dismantled railway and road network respectively. Therefore, the site makes no meaningful contribution to the green belt purposes as identified by Core Strategy Policy KS3 and it also aligns well with the NPPF criteria for amending boundaries and removal from the GB.</p> <ul style="list-style-type: none"> <li>• Access and Travel – the site is currently accessed off Wimborne Road West and has easy and convenient access to the A31 via Canford Bottom Roundabout 0.3miles to the west and to A348 Ringwood Road approximately 2.2 miles to the south. The site is approximately 30 minutes walking distance from the town centre of Ferndown to the south east and only 10 minutes to the local convenience facilities at Stapehill Crescent to the west. There are a number of bus stops located along Wimborne Road West, the closest of which are immediately adjacent to the west of the site and provide services to Bournemouth, Ferndown and Wimborne. Bournemouth railway station, which provides direct services to London Waterloo, Weymouth, Poole, Manchester and Farnborough is located approximately 9 miles to the south of the site. A national cycle route also runs to the rear of the site. The site is therefore well placed to take advantage of existing sustainable modes of transport.</li> <li>• Key services and facilities – the site is located close to existing amenities and services, with health facilities including medical centres, dentist, opticians and a pharmacy located within Ferndown. Additional medical and dental surgeries are situated close by in West Moors and Wimborne Minster.</li> </ul>

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				<p>A number of primary and infant schools are located close to the site, with Ferndown Primary and Middle Schools located approximately 1.5 miles to the east and Hampreston C of E First School approximately 1.5 miles to the south. In addition, Beacroft Foundation School offering primary and secondary schooling is located at Colehill. Some convenience shopping facilities are available 0.5m to the west of the site at Stapehill Crescent and a more extensive range of local shops and services are found within Ferndown town centre just 2 miles to the east. In addition, major supermarkets Sainsbury's, Tesco and Waitrose are located within 3 miles of the site.</p> <p>• Landscape, Heritage and Biodiversity – As a brownfield, currently developed site, the garden centre is not providing a benefit to the surrounding landscape environment. Although views into the site are mostly limited to those from Wimborne Road, the large structures of the main sales building are likely to be visible from more distant views. A more dispersed form of development across the site would allow for open breaks in the built form, interspersed with green spaces resulting from gardens and amenity areas.</p> <p>The site does not contain any listed buildings, with the closest being Grade II Listed Holy Cross Abbey to the south east of the site beyond the road network and existing residential uses. There are two bowl barrels classified as Scheduled Ancient Monuments located opposite the site surrounded by existing residential properties. We are not aware of any archaeology present on site and a full ecological appraisal would be prepared supporting any future planning application.</p> <p>Summary</p> <p>The above analysis demonstrates that the site is suitable for residential purposes and could provide an important contribution of around 29 dwellings in a sustainable location. The site comprises previously developed land given its existing use and makes no meaningful contribution to the Green Belt. As such, during preparation of the Local Plan Review, Green Belt boundaries should be amended to allow the site to come forward for redevelopment without undue constraints.</p> <p>The above contains an initial review of the site's credentials to inform the preliminary assessment. Further detailed representations will be submitted in due to course to the Local Plan draft options document.</p> <p>Call for Sites Submission</p> <p>In addition to this letter please also find enclosed a site location plan to support submission of the site.</p> <p>Conclusions</p> <p>We trust you will find the enclosed information helpful to assess the site as part of the Local Plan Review process and find the submitted site suitable for residential redevelopment.</p> <p>We request that we be kept fully informed of all further consultations as part of and to inform the Local Plan Review and all other future Development Plan documents produced for consultation.</p> <p>We look forward to receiving confirmation of receipt of this site submission in due course. In the meantime, please do not hesitate to contact us should you have any queries or require any further information.</p>
Mr G.C Hands (ID: 1102108)	Mr C Miell Pure Town	LPR-REG18-169	Site suggestion	The site is surrounded by built development and is the only land within this immediate area that is yet to be

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	Planning (ID: 1102107)			<p>developed. Therefore the infill of the site is considered to represent a logical expansion of the existing settlement of Colehill.</p> <p>It has been demonstrated that the inclusion of the brownfield site within South East Dorset Green belt is long standing boundary anomalies. The site does not wholly serve any of the statutory purposes of the green belt as identified by the NPPF and therefore the site should be released for development.</p> <p>Furthermore there are no planning constraints that would preclude residential development and it is considered that the site wholly meets the NPPF requirements for achieving sustainable development. There are amenities and public transport routes within the local area allowing any future development on this site to be wholly sustainable.</p> <p>As the preceding pages have shown the site can be utilized to provide a unique and sustainable mixed use urban extension to Colehill that will follow the logical pattern of growth in the area whilst safeguarding the existing employment use.</p> <p>Please see attached document for full site analysis.</p>
Henbury Manor Farm (ID: 1102128)	Mr D Howells Pure Town Planning (ID: 1102127)	LPR-REG18-170	Site suggestion	<p>While the site does have constraints to development they are not considered to be insurmountable as a clear and well thought strategy would overcome these issues by time of any formal submission.</p> <p>As the preceding pages have shown these issues can together create a unique and sustainable extension to Sturminster Marshall and can provide connectivity to nearby towns and support growth in the area.</p> <p>The value of the land could introduce opportunities for affordable housing in a sustainable yet viable position thereby contributing to the housing needs solution that your Council is currently experiencing.</p> <p>It is therefore considered that residential development is not only readily achievable in principle but if considered by the Council to be so, it would most likely be able to come forward within 5 years of being allocated.</p> <p>Please see attached for full site analysis</p>
Mr & Mrs D Simester (ID: 527715)		LPR-REG18-171	Site suggestion	Site to be considered for residential development.
Mr Lawrence Dungworth Hallam Land Management		LPR-REG18-172	Site suggestion Matters to include in Local Plan Review	Please find attached a red line plan and concept plan for the land to the east of West Moors. The site was previously submitted to the call to sites by the landowners agent, Savills at the end of 2016 and this response seeks to build on the information previously submitted [Please see comment ID: LPR-REG18-74]. The site extends to 17.78 hectares with around 5.25 hectares suitable for development. The site is deliverable in the next 5

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Ltd (ID: 1020448)				<p>years.</p> <p>The site is within single ownership and is being promoted for development by Hallam Land Management Ltd who have a proven track record of delivery. It can be accessed from either the A31 to the south which forms the southern boundary of the site or from the residential estate to the west. The site could deliver in the region of 170 to 200 new dwellings with the remainder of the land utilised as SANGS to mitigate the impact on the Dorset heathlands.</p> <p>There are several protected trees on the site which the concept plan has sought to retain, save for a small section required to access the development parcels. A portion of the site adjacent to the Moors River falls within flood zones 2 and 3. No development is proposed within either of these areas.</p> <p>The proposal would form a natural extension to West Moors which would be well related to the existing settlement. The development of the site would not result in the coalescence with any other settlement, with the flood plain of the River Moors forming a permanent defensible boundary to the east. Visually the site is well contained with mature trees and hedges forming the northern and eastern boundaries of the site.</p> <p>The development could deliver additional SANGS, public open space and play areas, which would benefit the wider community. The site would also deliver much needed market and affordable homes. The area has received limited growth over the past decade and has seen increasingly unaffordable house prices.</p> <p>Local Plan Review</p> <p>We support the need to review the topics which are outlined in the September 2016 Local Plan review consultation letter, in particular the need for a strategy to meet the objectively assessed housing need and maintain a five year land supply.</p> <p>The adopted local plan is not delivering as quickly as anticipated with the most recently 5 year land supply update identifying a shortfall of 705 dwellings over the first three years. The local plan review should seek to rectify this issue by focusing on sites which can be delivered in the next five years.</p> <p>We agree that the local plan review should include an appraisal of the settlement hierarchy to determine what levels of development are appropriate for each. West Moors is a highly sustainable settlement with a range of shops, schools and employment opportunities. It is situated in close proximity to other major settlements within the District such as Ferndown and Wimborne which can be easily accessed via a range of sustainable transport options.</p>

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				<p>Whilst it is important to support rural areas with appropriate small scale growth we do not agree that settlements towards the bottom of the hierarchy should be a focus for development. In our view development should be focused on the most sustainable locations within the district.</p> <p>We support the principle of undertaking a green belt review. The National Planning Policy Framework (para 83) recognises that a review of the local plan is an appropriate mechanism for this and given the extent of the green belt within the district it is necessary in order to deliver much needed housing and employment land.</p> <p>I trust that this information is helpful to you in confirming the inclusion of the site within the SHLAA and its status as immediately available, deliverable and suitable and I would welcome the opportunity to meet with the council to discuss the site and provide further information to support the council's evidence.</p>
Miss Carol Evans Evans & Traves LLP (ID: 360792)		LPR-REG18-173	Site suggestion	<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.</p> <p>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 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. 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.</p> <p>The site is not located within 400m of a Dorset Heathland and so is not ruled out by virtue of the Habitat Regulations.</p> <p>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</p>

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				<p>need for smaller dwellings within Christchurch. This site can make a valuable contribution towards the provision of dwellings within the Borough.</p> <p>It is respectfully requested that the land becomes allocated for residential use through the Local Plan Review process.</p>
Pennyfarthing Homes Ltd Pennyfarthing Homes Ltd (ID: 654624)		LPR-REG18-174	Site suggestion	<p>In response to the council's invitation to forward advice on potential development opportunities in furtherance of the local plan review please find enclosed details of the above. A plan is enclosed which illustrates the boundaries of this 1.4 ha site.</p> <p>These details are forwarded for the purpose of promoting the land south of Daggons Road as a suitable area to accommodate housing in addition to an appropriate level of SANG and formal open space. It is recognised that the current local plan comprises the 2014 core strategy together with various saved policies from older plans. However as a result of the publication of the Strategic Housing market assessment in 2015 the council is now required to consider the need to allocate housing sites to enable it to meet the newly identified objectively assessed need of 626 homes per annum for the period 2013 - 2033.</p> <p>The subject site is free from environmental constraints although it is recognised that the proximity of the SPA will require the provision of SANG or for contributions to be made. The greater part of the western section of the site is subject to Policy HE3 of the core strategy in that it is designated as forming part of an area of great landscape value (AGLV). The policy states that within AGLV's development will be permitted where its siting, design, materials, scale and landscaping are sympathetic with the particular landscape quality. Thus there is no a presumption against the principle of development and in any event as part of any scheme, the western portion of the site would most likely be used as open space in its various forms.</p> <p>Furthermore it is relevant to note that Policy 14 of the NPPF states that local plans should meet objectively assessed needs unless specific policies indicate that development should be restricted. The term specific policies is defined within footnote 9 page 4 of the NPPF and makes no mention of AGLV's. Therefore it is contended that the policy designation of AGLV cannot be regarded as a constraint to development in principle. The site is not currently contained within the settlement boundary although it does adjoin the village infilling policy area as illustrated on the proposals map for the local plan.</p> <p>Alderholt is described within the core strategy as a rural service centre where residential development will be allowed at a scale that reinforces its role as a provider of community leisure and retail facilities to support the village and adjacent communities. At present the village contains a reasonable level of facilities including a convenience shop, post office, first school, village hall, a number of small businesses pubs and low level sports facilities.</p> <p>The 2011 census for Alderholt ward shows a population of 2862 comprising 1411 households and 1430 residents in employment. A significant proportion (87.4%) are within high skill or intermediate skill occupations and 61.4% of</p>

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				<p>households own 2 or more cars. These statistics describe a population unlikely to depend upon the availability local facilities, the consequence of which, as in the case of many rural communities will be a gradual decline in services.</p> <p>In order to counteract this trend new housing including affordable housing is needed to accommodate families whom are most likely to support and thus sustain the current level of facilities and thereby maintain the role of Alderholt as a rural service centre. Such a planning purpose would be wholly consistent with the guidance contained within the NPPF at para 70.</p> <p>The subject site is conveniently located close to the village centre and within 1km of the school thus ensuring that access is readily achieved without dependance upon vehicular travel. In physical terms the site is also well related to the urban environment, the eastern boundary has no physical delineation and abuts commercial and residential properties and the northern side of Daggons road is characterised by detached housing. Internally the site is characterised by substantially screened natural boundaries.</p> <p>In conclusion it is contended that to allocate the subject site for housing within the local plan would be in accordance with para 157 of the NPPF for all the reasons hereby contained in this letter.</p>
Pennyfarthing Homes Ltd Pennyfarthing Homes Ltd (ID: 654624)		LPR-REG18-175	Site suggestion	<p>[PLEASE NOTE: This submission supplements Comment ID: LPR-REG18-88]</p> <p>In response to the Council's invitation to forward advice on potential development opportunities in furtherance of the Local Plan review, please find enclosed a plan showing details of the above.</p> <p>I can confirm that Site A has an area of 5.3HA and Site B has an area of 3.4 HA.</p> <p>You will recall that a response was made to your Regulation 18 consultation in respect to part of Site A. We now can advise that additional sites, the details of which are contained herein, can now also be taken into consideration as prospective development opportunities. Furthermore, our original comments, contained within the Terence O'Rourke letter dated 9/11/16, also remain valid.</p> <p>These details are forwarded on the basis that both sites are available for development purposes although it is recognised that Site B has limitations due to its' proximity to the SPA.</p> <p>These sites form part of a significantly larger area which was included within the 2008 SHLAA and identified as having the capacity to accommodate 350 dwellings and providing an 11 year supply of housing.</p> <p>The site contained within the SHLAA became the subject of Policy VTSW4 of the Core Strategy which tightly</p>

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				<p>realigned the settlement boundary to exclude development from the Green Belt whilst retaining the SANG within it. Proposals for 230 homes and SANG have now received a resolution to grant planning permission and further homes are also proposed.</p> <p>The need for the Council to allocate additional land as a result of the 2015 SHMA now provides the opportunity to revisit the original site identified within the SHLAA and Policy VTSW4 in respect to the opportunity to reassess the boundary of the urban area and realise the full development potential of the North Western Verwood New Neighbourhood.#</p> <p>The suitability of this location to accommodate housing was proven through the justification and acceptance of Policy VTSW4. Further technical work is progressing with the intention of supporting this promotion by way of a further response at the Issues and Options stage.</p>
Miss Carol Evans Evans & Traves LLP (ID: 360792)		LPR-REG18-176	Site suggestion	<p>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 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.</p> <p>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. 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 and appearance of the site.</p> <p>The site is not located within 400m of a Dorset Heathland and so is not ruled out by virtue of the Habitat Regulations.</p>

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				<p>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>
Mr Nick Sabin The Sheiling Ringwood (ID: 1103105)		LPR-REG18-177	Site suggestion	<p>As previously discussed I have attached a copy of our Property Strategy (2017-2022) for your consideration in relation to your local plan review. The document itself has been produced to highlight the key issues we face regarding our estate and future required developments over the next 5 years. The document was approved by our Trustees and has been based on meeting the current and future needs of students, staff and curriculum.</p> <p>You currently hold a copy of the SoDI for our site, which was approved in Sept 2012 by EDDC, which was accepted in principle with the exception of the car park. This gave us approval for an overall increase of 1,799 sqm (excluding the car park) and this document is referred to within our Strategy. The 'Future Plans' listed within Section 9 of the Strategy are priority areas for development, and fall well within the total increase (1,799 sqm) previously agreed by EDDC within the SoDI.</p> <p>In order to clarify what has previously been agreed I have also attached the current 'Development Schedule for Sheiling School' which formed the basis for the SoDI in 2012 - it is this document which I will now update (as previously discussed) to help support the details contained within the Property Strategy.</p> <p>If you need further details please let me know.</p>
Miss Carol Evans Evans & Traves LLP (ID: 360792)		LPR-REG18-178	Site suggestion	<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 Green Belt.</p>

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				<p>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.</p> <p>It is respectfully requested that the land becomes allocated for a small business use site as part of the Local Plan Review.</p>
<p>Mr Stefan Briddon Bellway Homes (Wessex) (ID: 521740)</p>	<p>Mr Richard Henshaw Intelligent Land (ID: 1038815)</p>	<p>LPR-REG18-179</p>	<p>Site suggestion</p>	<p>Intelligent Land has been engaged to act on behalf of Bellway Homes who wish to propose a Local Plan housing allocation North of Leigh Road, Colehill.</p> <p>1.2 Bellway Homes has recently shown its strong track record in taking forward a housing project within East Dorset, with its scheme at Holmwood House, south of Ferndown. Apart from the smaller Coppins site, this is the most progressed of all the New Neighbourhoods identified in the Core Strategy. This delivery record shows that the Councils can be confident this proposal will be taken forward quickly if supported through an allocation in the new Local Plan.</p> <p>2 The Need for Housing</p> <p>2.1 Eastern Dorset Strategic Housing Market Assessment (SHMA)</p> <p>2.1.1 The latest SHMA has identified a significant increase in the need for new homes in SE Dorset. The SHMA has taken into account the appropriate factors to reach its conclusions, but assumptions need to be rigorously tested, and continuous monitoring undertaken to ensure the most appropriate housing requirement is provided for within the Local Plan. The use of the latest 2015 SHMA should form the starting point for identifying the Objectively Assessed Housing Need (OAHN), and additional evidence gathered during the production of the Local Plan will be important to inform the final housing requirement. It is therefore necessary that the Councils continue to monitor the relevance of the latest SHMA, which may require an update prior to the Local Plan review being submitted to the Secretary of State.</p> <p>2.1.2 It should be noted that the Borough of Poole and Purbeck District Council are both making use of the 2015 SHMA to inform their housing requirement as part of Local Plan reviews.</p> <p>2.2 Christchurch and East Dorset Housing Needs</p> <p>2.2.1 It is clear, that the housing requirement adopted in the current Local Plan no longer provides for the latest evidence on housing needs. The 2015 SHMA not only highlights an annual shortfall in the adopted Local Plan housing requirement, but also provides evidence to extend the period of the Local Plan to 2033. The SHMA suggests that there should be a combined housing requirement of 626 dwellings per year, amounting to 12,520 dwellings over the 20-year period 2013 to 2033. This is 60 dwellings per year more than the adopted Local Plan through to 2028, plus a further five years of identified OAHN.</p> <p>2.2.2 It is evident that the adopted Local Plan is not delivering housing as quickly as predicted. This is due to a combination of factors, but primarily because the new neighbourhood sites have not commenced development as quickly as anticipated. This is now creating serious concerns about whether the Councils will be able to show a five-year housing land supply. The Council has reported completions for the first three years of the adopted Local Plan, and this shows that there had already been a shortfall of 580 dwellings based on the trajectory within Appendix 1. This is despite the fact this trajectory anticipated low delivery over this period. When the completions are measured against the average annual requirement for the Local Plan of 566 dwellings it shows a shortfall of 705 in just three years.</p>

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				<p>2.2.3 If the new local plan housing requirement is assumed to be 12,520 new dwellings over the period 2013 to 2033, this would result in a net outstanding requirement of 11,527 at 1st April 2016, after completions of 993 dwellings for the first three years is deducted. This amounts to 678 dwellings per year through to 2033. As of the 1st April 2016, the Councils predicted, using the 2013 Strategic Housing Land Availability Assessments (SHLAAs), that there was potential to deliver 3,764 dwellings within the existing urban areas and villages in the adopted Local Plan period. A further 3,660 dwellings were identified as being deliverable on strategic sites. Together, these mean that 7,424 dwellings have been identified as available and deliverable by the Councils through to the end of March 2028. Consequently, there is a need to identify where at least 4,248 dwellings can be provided over the period from 1st April 2015 to the end of March 2033.</p> <p>2.2.4 When calculating future housing supply, it is common practice to apply a 10% non-implementation rate for sites with planning permission and even allocations. This recognises that there are a proportion of planning permissions and allocated sites that are not implemented. There are good examples of such sites in East Dorset, where some local plan allocations have remained unbuilt for 25 years or more. This is often due to the choice of the landowner and is beyond the control of the Councils. It is suggested that the Councils investigate this issue and apply an appropriate non-implementation allowance based on evidenced delivery of dwellings.</p> <p>2.2.5 The Councils must comply with the Duty to Co-Operate requirements. This could mean they request neighbouring authorities to provide for some of the OAHN. However, it is not anticipated that any of the adjoining authorities would be willing or able to accommodate part of the authorities housing requirement. Alternatively, the neighbouring authorities may request that Christchurch and East Dorset Councils accommodate some of their OAHN. In particular, Bournemouth Borough has a significant OAHN which it could well find difficulty providing for within its own boundaries. This could increase the pressure to accommodate housing within Christchurch and East Dorset.</p> <p>2.2.6 Although the plan area is very constrained by wildlife and flood risk constraints, it is not accepted that this means there is insufficient scope to accommodate the OAHN within the confines of Christchurch and East Dorset.</p> <p><b>3 Settlement Strategy</b></p> <p><b>3.1 The Location of Development</b></p> <p>3.1.1 When allocating areas for growth in the Local Plan review, it is important to think of the wider context of the District and Borough. Christchurch and the southern settlements of East Dorset, stretching from Alderholt to Sturminster Marshall, are closely related to the Bournemouth and Poole conurbation, and this has been recognised in strategic planning policy for almost 40 years, since the first Structure Plan was produced. This is identified most recently by the latest SHMA which confirms that the Local Plan area falls within the Eastern Dorset Housing Market Area. Additionally, travel to work data shows that the conurbation is the major economic hub, and it is therefore sensible to locate people close to their likely places of work. It is also the location of sub-regional facilities which are a major attraction to those living within SE Dorset. It is therefore appropriate that the majority of new housing to be delivered through the new Local Plan should be provided in, or near to Christchurch and the southern East Dorset settlements. This reflects the existing settlement hierarchy set out in Policy KS2 of the Core Strategy, which remains an appropriate basis for the future local plan.</p> <p>3.1.2 Strategic planning in SE Dorset for the past 40 years has promoted the growth of the conurbation with significant housing, employment and infrastructure provision set within a tightly drawn Green Belt boundary.</p>

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				<p>Additionally, in the conurbation and wider SE Dorset there are significant international and national nature conservation designations that give protection to species and their habitat, as well as nationally and locally important landscapes. These tensions need to be managed and with the conurbation at the centre of the Local Enterprise Partnerships objectives for economic growth, accommodating development sustainably will require some very difficult decisions to be made. Not least this will involve the release of sites within the Green Belt for development.</p> <p>3.1.3 To accommodate the then identified housing requirement, the Christchurch and East Dorset Core Strategy 2014 made 13 Green belt releases to accommodate about 3,500 new dwellings. With Bournemouth and Poole together unlikely to be able to accommodate their OAHN within the built-up area further greenfield development is inevitable in SE Dorset.</p> <p>3.1.4 To comply with the legal Duty to Cooperate, Strategic Planning arrangements in Dorset have been put in place via the Strategic Planning Forum which reports to the Dorset Chief Executives Group which in turn reports to the Growth Board including Leaders of Dorset's Councils. These arrangements are relatively new and the local authorities have agreed a broad list of cross boundary issues, and to work jointly on developing an evidence base. What has not yet materialised is a coordinated approach to plan making across Dorset or SE Dorset with individual authorities now pursuing their own local plan reviews. Critically, individual Councils, so far, are undertaking Green Belt reviews outside of a strategic overview with Christchurch and East Dorset likely to pursue their own review. This in turn will inform the Sustainability Appraisal which will assess options for the delivery of new housing and other uses.</p> <p>3.1.5 Accommodating the housing need should seek to identify development locations that support the established spatial pattern of development, make use of existing infrastructure and other facilities, reduce the need to travel, protect important natural and built resources while meeting the objectives for growth. The Councils have indicated that development opportunities could be within existing urban areas, in rural villages or on the edge of existing settlements, however, new freestanding settlements can provide a sustainable solution. Together this points to a focus for the search for sites in the southern part of East Dorset, from Alderholt to Sturminster Marshall, and within Christchurch, as areas most closely associated with the conurbation.</p> <p>3.1.6 An important consideration for the Councils, is how much of the outstanding housing requirement can be provided within the urban areas and villages, and how much through greenfield developments. The most up to date Strategic Housing Land Availability Assessments (SHLAAs) were produced in 2013, so need to be updated. However, these were carefully prepared to identify as much opportunity for housing development as possible, so the prospect of a significant new source of housing being found through an update to the SHLAAs is unlikely. In fact, a review of the SHLAAs could find that some of the assumptions made in previous assessments have been over optimistic, or are no longer available. It is therefore likely that only a small contribution of new housing will be available from sites within the urban areas and villages identified in updated SHLAAs. Consequently, the Councils will need to identify significant new developments on greenfield locations.</p> <p>3.1.7 It is 10 years since the SE Dorset Study was produced by the local authorities to help inform the now abolished Regional Spatial Strategy (RSS). This undertook a thorough sieve map exercise to identify Areas of Search for major new greenfield developments. This identified the internationally protected heaths and areas at risk of flooding as showstopper constraints which would prevent strategic development. Across the conurbation</p>

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				<p>this dramatically restricted the potential location and scale of the Areas of Search. Other constraints were not considered as showstopper constraints, but were identified as significant, such as proximity to the New Forest National Park, and the Cranborne Chase and West Wiltshire Downs AONB.</p> <p>3.1.8 Although the RSS was abolished, the SE Dorset Study helped inform the location of new neighbourhoods within the adopted Christchurch and East Dorset Local Plan. The evaluation exercise still has merit and forms a helpful tool to identify future opportunities. The Areas of Search identified within Christchurch and East Dorset were thoroughly analysed through master plan exercises, identifying areas either appropriate for development or not. As a result, these opportunities have now been taken and new ones need to be identified. Map 4.2 of the Core Strategy illustrates the sieve map approach and the Areas of Search considered by the Council for the now adopted Core Strategy. This shows how few opportunities exist to create sustainable urban extensions to the existing main settlements.</p> <p>3.1.9 Wimborne Minster is identified in Policy KS2 of the Core Strategy as a Main Settlement which is a main focus for new development. Colehill is recognised as a suburban centre that can provide some residential development. Although our clients land is on the edge of Colehill it is clearly close to Wimborne Minster and therefore able to offer an opportunity for development within one of the Core Strategy areas of search, in a form that can enhance SANG provision, deliver much needed housing and retain the Green Belt gap between Colehill and Wimborne.</p> <p>4 Site and Surroundings</p> <p>4.1.1 The site is located to the north of Leigh Road and total about 7.5 hectares of pasture land in two parcels. The northernmost of these is just over 4 hectares and is bordered to the north and east by housing, and the Bytheway SANG to the west. This area slopes down gently from the north to Leigh Road.</p> <p>4.1.2 To the south of this field lies the second parcel of just over 3 hectares. This is bordered to the east by housing, the south by Leigh Road and the west by Bytheway, which is a Grade II listed building.</p> <p>4.2 Planning History</p> <p>4.2.1 When preparing the existing Core Strategy, the site was identified as lying within an Area of Search for strategic housing development. It was therefore assessed as part of the Council's masterplan exercise for Wimborne/Colehill. The site was reviewed as being within one of the four Areas of Search for new housing within East Dorset. A master planning exercise reviewed the site in this context and concluded that the scale of housing requirement for Christchurch and East Dorset was insufficient to justify the sites release from the Green Belt. The site was assessed alongside all of the land to the north of Leigh Road between Colehill and Wimborne Minster. The main reason for discounting this wider area, and our clients, site was that it would result in settlement coalescence, contrary to Green Belt policy. A secondary reason was that it is more remote from services and facilities than other locations, which were subsequently preferred and allocated.</p> <p>4.2.2 The land has not been the subject of any planning applications.</p> <p>4.3 Constraints</p> <p>Green Belt</p> <p>4.3.1 The site is currently within the South East Dorset Green Belt as delineated by the Proposals Map that accompanies the development plan. The Green Belt is a policy constraint and it is acknowledged that a review of the Green Belt will form part of the Plan Review process. Adjustment to the Green Belt boundary would be</p>

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				<p>required to facilitate this allocation.</p> <p>4.3.2 Development of the site, if properly planned would have minimal impact on the purposes of the Green Belt. The site is almost bordered by housing estates on two sides and Bytheway on a third. It is acknowledged development of the site will fill some of the gap between Colehill and Wimborne. However, this will not result in a narrower gap than currently exists. Additionally, it is bordered by the Bytheway SANG to the west which means there will be no future development in the gap. The future integrity of the gap is also secured through the open space proposals to the south of Leigh Road currently the subject of a planning application. This along with the Bytheway SANG will ensure the settlement gap will be maintained in perpetuity.</p> <p>Wildlife</p> <p>4.3.3 The site does not directly affect a designated wildlife site. It lies almost 3km from the nearest heathland Special Protection Area, so is outside a 400m buffer zone, but is within the Dorset Heathland 5km Zone. It is acknowledged that mitigation is required for development within the 5km zone. The proposal offers the potential to expand the adjoining SANG, enhancing this facility and increasing its effectiveness at diverting human pressures from the protected heathland.</p> <p>4.3.4 There are no known notable habitats within the potential site boundaries. Likewise, there have been no recorded sightings of protected species. A Phase 1 Habitat Survey is to be undertaken to confirm the situation, and this will be provided to the local authority in due course.</p> <p>Flood risk</p> <p>4.3.5 The site lies wholly within flood zone 1 which has the lowest probability of flooding.</p> <p>4.3.6 A Hydrological Study is to be undertaken to consider our client's land, which will evaluate the impact of surface water drainage in the area and identify appropriate sustainable drainage systems where necessary.</p> <p>Heritage</p> <p>4.3.7 There are no conservation areas in close proximity of the site. It does however, lie next to Bytheway, which is a grade II listed building. The setting of this building will need to be respected if development of the site is supported.</p> <p>Landscape</p> <p>4.3.8 The site does not lie within a recognised landscape designation, and is very well concealed. It is framed by existing housing and its development would not cause a notable landscape harm.</p> <p>Site Concept</p> <p>5.1 Scale and land uses</p> <p>5.1.1 The site is appropriate for a residential development, providing a mixture of types and tenures. The number of dwellings that can be delivered will depend on a more detailed analysis of opportunity, particularly related to the impact of development on the listed Bytheway and the need to provide a suitable SANG</p> <p>5.2 Layout</p> <p>5.2.1 The key design factors for the site are the proximity of existing housing, the listed building and the SANG. Access is readily available from Leigh Road.</p> <p>5.2.2 The hedgerows and trees along the field boundaries provide an important landscape element that will be protected.</p> <p>5.3 Accessibility</p>

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				<p>5.3.1 In distance, the site is very well related to local facilities, services and employment opportunities, both within Colehill and Wimborne. Additionally, there is a nearby bus stop on Leigh Road providing regular access to both Wimborne Minster and Ferndown.</p> <p>6 Planning Benefits</p> <p>6.1 Social</p> <p>6.1.1 The provision of housing will help provide much needed homes in SE Dorset. A proportion of these, subject to the Council's review of policy, will be affordable to help meet local needs.</p> <p>6.1.2 The scheme will also provide open space in the form of a SANG to enhance the existing adjacent facility.</p> <p>6.2 Economic</p> <p>6.2.1 There will be short term economic gains created by the construction of new homes. A site of this scale can on average provide employment opportunities for about three years across a range of construction trades.</p> <p>6.2.3 Housing is recognised by the Local Enterprise Partnership as crucial to the economic prosperity of SE Dorset. A shortage of housing leads to workforce capacity issues and fuels the unaffordability of housing. This is a significant issue for East Dorset, where historically unemployment has been very low and businesses have had difficulties recruiting appropriately skilled labour. Ensuring sufficient houses are provided, therefore, not only helps meet the housing need, but is crucial in supporting the local economy.</p> <p>6.3 Environmental</p> <p>6.3.1 The scheme has no direct impact on ecological designations, or known important habitats or species. It actually offers the chance for major improvements to an area that is farmed and, subject to surveys, likely to be of low to medium biodiversity quality.</p> <p>6.3.2 It is proposed that additional SANG will be delivered to mitigate potential harm to the SE Dorset heathlands, although the exact location is not yet determined. The SANG can be provided in perpetuity to meet the management requirements set out within The Dorset Heathlands Planning Framework 2015-2020 Supplementary Planning Document.</p> <p>7 Conclusions</p> <p>7.1 This site offers the opportunity to provide new homes on the edge of the main urban area of Colehill, a location that has historically been recognised as an appropriate location for development due to the close proximity of services, facilities and employment opportunities.</p> <p>7.2 The site is available, suitable and can contribute new homes within five years of allocation to provide for the area's needs and support the economy. Removal from the Green Belt would not undermine the South East Dorset Green Belt in this location, in that it need not lead to the coalescence of settlements.</p> <p>7.3 The proposal can help enhance the biodiversity of the area through ecological improvements. If the site is allocated for more than 50 dwellings a SANG will be required to mitigate any potential harm on the protected heathlands.</p> <p>7.4 The landowner is keen to work closely with the Council to take the vision for this site forward, and deliver a high quality scheme that provides much needed homes for the local area. An early opportunity to meet with officers would be welcomed to discuss this opportunity, to ensure it contributes positively to the vision and objectives of the Council?</p>

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T Ensor & Son Ltd (ID: 1103110)	Mr James Cain JN Planning (ID: 719483)	LPR-REG18-180	Site suggestion	<p><b>1.0 Introduction &amp; Background</b>  JN Planning Consultants Ltd are instructed to submit two sites on behalf of the owner T Ensor &amp; Son Ltd to be considered by Christchurch Borough Council and East Dorset District Council in their 2017 Local Plan Review. Work has begun on a review of the existing Local Plan and this document will help to shape the nature of future growth and development in the area. The Regulation 18 consultation stage has closed but the local planning authority have extended the Call for Sites until 17 June 2017.</p> <p>The subject site(s) are located close to the Lake Gates Roundabout at the junction of the A31 and B3078. The land lies to the north-east of this roundabout and totals 36 acres approximately. "Land A" is the northern-most site which totals approximately 14.75 acres approximately. "Land B" is the southern-most site which totals 21.25 acres approximately. Both sites are asked to be considered on their own merits.</p> <p><b>2.0 "Land A"</b></p> <p>This parcel of land is outlined in red on the submitted plan entitled "Lake Gates Site 14.75 acres" and lies between the River Stour and small tributary of it. The topography of the land is very flat and the site would be accessed off Julians Road to the west. The site is bounded by natural hedges currently and a sporadic row of trees which are located along the tributary of the Stour to the south.</p> <p>Land A is 730 metres (as the crow flies) from its north-eastern boundary to Wimborne Minster which lies in the centre of the town. Currently the site can be accessed easily on foot along the pavement of Julians Road. Indeed, a large extension of the town into the Green Belt south-westwards towards Lane A is currently being determined by the local planning authority – most notably an application for over 200 houses (LPA Refers 03/16/0002). Should this be approved then Land A would be effectively a fringe of town location.</p> <p>It is noted that Land A lies both within the Green Belt and Flood Zone 3 of the Environment Agency's Flood Map. It is widely accepted that housing need cannot be fulfilled by infill development in Wimborne or elsewhere in the District and therefore further Green Belt sites will need to be released for residential purposes.</p> <p>Paragraph 80 of the National Planning Policy Framework (NPPF) sets out the five purposes of the Green Belt. The first states that there is a need to check unrestricted sprawl of large built up areas. Historically, Wimborne has grown in a largely easterly manner from its historic core – subsuming Colehill and Canford Bottom. There was also much southerly development in the twentieth century creating St Johns and Leigh Park.</p> <p>The north of the town has seen significant areas of land identified within the Local Plan along the Cranborne Road up towards Furzehill. This has given the town a very lobb-sided feel. The development referred to in 3/16/0002</p>

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				<p>means that the town will now creep out towards the A31.</p> <p>Inclusion of Land A (and Land B) within the Local Plan will mean that a natural full stop can be put on development due to the A31 running to the south of the sites. South of the A31 is under the jurisdiction of the Borough of Poole and this area is identified as open countryside and Green Belt in their Local Plan. This will serve to naturally check the sprawl of the built up area. The second purpose of the Green Belt is to avoid coalescence of towns and given the fact that the Green Belt will still surround both Land A and Land B on three sides results this will ensure that merging of built-up areas will be avoided.</p> <p>The third purpose is to safeguard the countryside from encroachment. Due to dire housing need, there is no option but to meet the demand by building on the Green Belt so this cannot be avoided. The fourth purpose is to preserve the setting and special character of historic towns.</p> <p>By releasing further land around Wimborne for development means that the historic core will not be required to provide harmful high densities of residential development in order to meet housing need. The final purpose of the Green Belt is to encourage the recycling of brownfield land. Planning policy will still favour those remaining infill sites within the town to be built as a priority but clearly they cannot produce the required numbers on their own to meet the housing need.</p> <p>In terms of Land A lying within Flood Zone 3, it can be seen from Figure 2 that this restrictive Flood Zone envelopes the town and, similar to the Green Belt issues, there may have to be further flood defence measures put in place in order for further development to be able to come forward in Flood Zone 3 land generally. Given that Land A consists of 14.75 acres, it is proposed that 180 dwellings could be accommodated on the land on the basis of 30 dwellings per hectare.</p> <p>3.0 "Land B"</p> <p>This site is identified in Figure 2 by the red arrow which confirms that it has an advantage over Land A as it is not within the restrictive Flood Zone 3. The same Green Belt issues apply to Land A and this land has been used as a showground for many years. Car boot sales are held regularly on the land as well as other community events. This land amounts to 21.25 acres and therefore 300 dwellings could be accommodated on the land on the basis of 30 dwellings per hectare. There is already an existing access of Julians Road which could serve the site a safe distance away from the Lakes Gate Roundabout itself and the topography of the land is very similar to Land A. Land B is also bounded by mature hedges and sporadic trees along the northern boundary.</p> <p>Summary</p> <p>It is considered that both sites have their constraints with Land B being the more dominant site due to being located outside of Flood Zone 3. However, there is no better alternative site in the periphery of the town in comparison with either site as all land surrounding Wimborne is within the Green Belt. The owner of the land is</p>

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				<p>able to provide further details of specific housing numbers together with a landscape appraisal should these sites be considered in the next round of consultation. It is respectfully requested that JN Planning Consultants Ltd are kept up to date on the progress of the Local Plan</p>
Mr Ian Osborne (ID: 1103111)	Mr Andrew Robinson Symonds & Sampson (ID: 656562)	LPR-REG18-181	Site suggestion	<p>I have spoken to my client and he and I both believe it would be inappropriate to seek to have his overall land holding removed from the Green Belt. We both believe, however, that with good road frontage to Chapel Lane, and with Adam's Acre lying directly to the west of part of my client's land, the area shown edged blue could be appropriately removed from the Green Belt without allowing any intrusion of development into Area of Great Landscape Value or, indeed, the open countryside.</p> <p>It would allow for a small development of houses and, in our opinion, be a very natural extension to Corfe Mullen.</p> <p>Could I, therefore, formally request that my client would like to seek an allocation in the Local Plan Review to have the area of land shown coloured blue on the attached plan removed from the Green Belt and allocated for housing.</p>