



# Dorset Council Local Plan



## Verwood 2021 Consultation Summary of Responses

January 2023



Dorset  
Council



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## 1. Verwood

### 1.1. Introduction

#### Protected habitats and species, and biodiversity

##### Verwood Town Council

- The local plan should make further reference to Sites of Special Scientific Interest around/within Verwood (changes suggested to paragraphs 14.1.3 and 14.1.4).

##### Royal Society for the Protection of Birds

- Supports the description of the relationship between housing and Dorset heaths habitat sites in paragraph 14.1.3.

##### Amphibian and Reptile Conservation

- Revise paragraph 14.1.3 to include the following text ‘incorporate measures to avoid impact on protected heath’.
- Amend the reference in paragraph 14.4.4 from Bugden’s Copse to ‘Bugdens Copse and Meadows SSSI’.

##### East Dorset Environment Partnership

- Revise paragraph 14.1.3 to state ‘...will therefore need to incorporate measures to avoid impact on these protected sites ...’.
- Revise paragraph 14.1.4 to state ‘The River Crane flows along the western and southern boundaries of the town.’ (Note: this has been correctly stated in 7.1.3 - it is the whole Moors River system that is SSSI not simply the areas of adjacent land as suggested in the text of this para. SSSI includes the River Crane (BAP habitat Chalk stream), and Moors River which it becomes at its confluence with Ebblake Stream).
- Amend the reference in paragraph 14.4.4 from Bugden’s Copse to ‘Bugdens Copse and Meadows SSSI’.

### 1.2. Vision for Verwood

#### Access, parking, connectivity and transport infrastructure

##### East Dorset Environment Partnership

- Local plan does not include any recommendations/strategy to improve public transport connections to Verwood (paragraph 14.2.1).

#### Protected habitats and species, and biodiversity

##### East Dorset Environment Partnership

- The vision should reflect the strategic priorities relating to Dorset’s unique environment and climate and ecological emergencies, including policies and strategies that support enhanced, extended, linked and buffered natural habitats that are resilient to climate change and adverse impacts of development.

- Amend bullet point 5 of paragraph 14.2.1 deleting the word ‘community’. The justification for the amendment is that the natural environment should be accessible to all, not just groups.

### Amphibian and Reptile Conservation

- Suggests a revision to 14.2.1 bullet four so that it refers to: enhancement, extension and links between natural habitats.

### Public response

- No proper consideration has been given to ensure that proposed development would take place in harmony with nature.

## Housing

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### East Dorset Environment Partnership

- The description of the development strategy, and the depiction of this Figure 14.1, should accurately reflect the housing development with planning permission (to the north east and north west of Verwood).

## Infrastructure, services and facilities

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### Public response

- Verwood needs an upper school.
- More infrastructure and facilities required.
- Verwood Roads would be unable to cope with additional traffic.
- The local plan vision does not refer to green energy.

## Economic growth, regeneration and town center uses

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### Public response

- There are limited job opportunities in Verwood – commuters travelling will cause more pollution – which goes against Dorset’s green plans.

## Appearance, character, design and amenity

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### Public response

- Additional housing is destroying Verwood’s rural village feel.
- Increased traffic connected with development will cause more noise and pollution.

## Other

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### Verwood Town Council

- Insert ‘for the town including improvements to frequency and direct links’ at the end of the sentence of the first bullet point of paragraph 14.2.1.
- Insert ‘largely sustained by the major industrial developments at Woolsbridge and Ebblake industrial estates and lesser estates such as Black Hill, Longmeadow, Ashley Heath and another for which permission has been granted north of Casa Vehlha in Three Legged Cross.’ at the end of the sentence in the second bullet point of paragraph 14.2.1.
- Insert the word ‘sympathetic’ before ‘housing’ in the first line of the third bullet point of paragraph 14.2.1 and ‘and have house designs that blend into the semi-rural town landscape

maintaining the area's identity' at the end of the sentence of the third bullet point of paragraph 14.2.1.

### Public response

- Local plan does not include a strategy for tackling antisocial behaviour.
- Greenbelt should be protected and not built on.

## 1.3. Development strategy

### Access, parking, connectivity and transport infrastructure

#### South west transport network and Railfuture Severnside

- Encourages a mix of development comprising allocations for employment land and new homes (in a mix of tenures including: affordable homes, rented homes and market homes).
- Supports delivery of a light railway system to link the conurbation with its hinterland (including outlying areas at Verwood).

### Infrastructure, services and facilities

#### East Dorset Environmental Partnership

- Revise the drafting of the second sentence of paragraph 14.3.2 to '... easy and safe walking distance... natural greenspaces.'
- Revise the drafting of paragraph 14.3.2 by deleting the final sentence which is considered unnecessary as there is underlying requirement for all parties to cooperate on this issue across the council area.

### Public response

- The bus service is OK but lacks evening services and virtually none on Sunday.
- Schools are moderate size but will need to either expand or new school should be built.
- Larger population needs more services like doctors' surgeries, chemists, dental practices.
- Verwood is served by one main road which is a single carriageway and a B road of questionable condition.
- There are currently only two doctor's surgeries in Verwood, and further homes will add pressure to the already very oversubscribed surgeries.

### Protected habitats and species, and biodiversity

#### Royal Society for the Protection of Birds

- Welcomes and supports references to Dorset heaths habitat sites in paragraphs 14.3.1 and 14.3.2.

### Housing

#### East Dorset Environmental Partnership

- The proposed allocation (VER3) should not be referenced in this part of the local plan text.

## Other

### Verwood Town Council

- Insert 'this has not yet been submitted as an planning application ...' at the end of the of the second bullet point of paragraph 14.3.1.
- Insert the following as a new paragraph after 14.3.2: 'Densification of existing domestic residential areas should be considered favourably within each locality. Existing dwellings built at a low density should be considered for additional or replacement dwellings at a higher density, subject to no other development constraints on the area which those dwellings currently occupy.'

### Public response

- There should be a greater emphasis around integration between housing/commercial needs/social needs/environmental considerations/infrastructure to deliver sustainable development.

## 1.4. Main development opportunities

The following sections include summaries of representations received regarding the following sites and policies:

- Policy VER1: Town centre expansion.
- Policy VER2: North-west Verwood new neighbourhood.
- Ebblake Industrial Estate
- Policy VER3: Land south of Manor Road.
- Policy VER4: South of Howe Lane education allocation.

## 1.5. Policy VER1: Town centre expansion

### General comments

#### Verwood Town Council

- Insert 'The boundaries allocated to the town centre need to be enlarged as much as possible so as to allow the expansion of the town centre (and its side streets wherever possible) with additional retail and service facilities for the residents of Verwood and those now working permanently from home.' at the end of the final sentence of paragraph 14.4.1.
- Insert 'There is also a larger supermarket located out of the town centre, off Pennine Way, on a site linked to Ferret Green by a short pedestrian walk through Budgen's Copse.' at the end of the first sentence of paragraph 14.4.2.
- Insert 'Pedestrian connectivity has some limitations with car parking at times oversubscribed.' at the end of the first sentence in paragraph 14.4.6.

#### East Dorset Environmental Partnership

- Revise paragraph 14.4.2 of the supporting text to include reference to Bugden's Copse and Meadows.
- Revise paragraph 14.4.3 of the supporting text so that it reflects the fact that full planning consent for the Lidl store being granted on 30 September 2020.

- Revise paragraph 14.4.6 of supporting text to make reference to changes to the National Use Classes order (many premises in the area are general business, financial and professional services including Estate Agents).
- The partnership suggests that new residential accommodation over shops and businesses is not permitted here because of proximity to designated heathlands (non-retail uses might be encouraged to use first floor accommodation).

### Public response

- Do not feel population of Verwood would support expansion of night-time economy.
- Verwood is not equivalent to town centres in Ferndown and Wimborne, and therefore should not be defined as such (with its limited shops and facilities).
- Limited available car parking in town centre to support expansion in part because of use of Potters Wheel car park by employees of a local business.

## Economic growth, regeneration, and town centre uses

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### The Maize Pub Company LTD

- How will the pubs and restaurants be supported exactly? Will there be anymore licensed premises allowed into Verwood?

### Public response

- Don't allow more comparison and convenience goods shopping from large retailers, such as Costa, but encourage smaller sole traders, for example Mark Bennetts (artisan baker).
- The town centre is small and has nothing to offer for people. One coffee shop, a café and a bar. We need the residents in Verwood to be spending there money in Verwood, not going off to places such as Ringwood and Wimborne because they offer better.
- The shops and facilities provided are limited at best and in no way are sufficient for the current population of the town.
- The description in paragraph 14.4.2 of 'associated smaller shops and facilities' is not accurate – this area only includes Morrisons and the Timpsons shoe repair portacabin in the car park.
- Council to consider a policy/strategy to support delivery of a small retail development along with increased health facilities on the site now designated for Lidl.
- Bars could create disturbance for local residents.
- Verwood does not have a clearly defined centre.
- 'The Hub' is a good facility, but is under used.

## Delivery

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### Public response

- Looking at the current "town centre" it is hard to see where this additional retail space could be provided unless the children's play area and field are to be removed. Which would be taking a limited resource away from the youngsters within the town.

## Infrastructure, services and facilities

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### Public response

- Support delivery of services/facilities/infrastructure along with new homes.
- Insufficient infrastructure to support planned growth.

## Flood risk

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### Wessex Water

- Any improvements within town centre must seek to reduce surface water flow from impermeable areas with the use of Sustainable Drainage System providing multi benefits.
- Existing apparatus must be protected with appropriate easements observed.
- Any damage to our apparatus by third parties will result in compensation claim.

### Public response

- Unknown surface water flood risk on some roads in the town centre (Manor Road, Home Farm Road, Station Road and Ringwood Road).
- Sustainable Drainage Systems (including reduction in peak flows) should be delivered along with regeneration proposals.

## Housing

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### Public response

- The community need more job opportunities in the town centre not housing.

## Criterion I.

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### East Dorset Environment Partnership

- In reference to Policy VER1, query whether criteria i. will be achievable given changes to the use classes order and suggests that the draft local plan should identify preferred options for the location of any expansion.

## 1.6. Policy VER2: North-west Verwood new neighbourhood

### Access, parking, connectivity and transport infrastructure

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#### Verwood Town Council

- Insert 'although pedestrian friendly footpaths are limited' at the end of the second sentence of paragraph 14.5.1.

#### Go South Coast Buses

- Smaller scale developments do not necessarily support delivery of new bus services.
- Suggest simple diversion of bus service X6 to the site, and return via Champtoceaux Avenue, to improve accessibility funded by the developer (in support of this there would also need to be the provision of a Bus Gate at the end of Edmondsham Road and relocation of existing bus provision).

## Delivery

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### East Dorset Environmental Partnership

- Suggestion that the policy should establish if it is intended to extend the development into the southernmost portion of the allocation as shown on the proposals map and as in the adopted core strategy.



## Flood risk and drainage

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### Environment Agency

- Modelling in a Strategic Flood Risk is required to better understand flood risks from ordinary watercourse.
- Support delivery of Suitable Alternative Natural Greenspace (should be managed to create wildlife habitat and create links with other habitats).
- Council should consider encouraging wetland features in parts of the site where appropriate.

### East Dorset Environmental Partnership

- Concerns around the deliverability of a sustainable drainage system for the development.

## Protected habitats and species, and biodiversity

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### Natural England

- Confirms that Suitable Alternative Natural Greenspace presented on policies map, along with details of its size, have been agreed.

### Royal Society for the Protection of Birds

- Welcomes, and supports, the references to Suitable Alternative Natural Greenspace in policy requirements (clause III) and supporting text (14.5.1 and 14.5.2).

### Amphibian and Reptile Conservation

- Object to any further development in the southern part of the North West New Neighbourhood allocation as most is identified as a higher potential ecological network.

### East Dorset Environment Partnership

- 50% of the North West Verwood site is identified as higher potential ecological network, and the partnership has concerns that a number of old oaks were felled prior to a TPO being placed on all other trees on site.

## Site boundary

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### East Dorset Environment Partnership

- Suggestion that the policy should establish if it is intended to extend the development into the southernmost portion of the allocation as shown on the proposals map and as in the adopted core strategy.

## Criterion III.

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### Amphibian and Reptile Conservation

- Revise the drafting of policy VER2 part III to “Two SANGS will be provided”.

### East Dorset Environment Partnership

- Suggest a revision to criterion iii . as two Suitable Alternative Natural Greenspace are being provided one on the northern site and one on the southern site.

## Criterion V.

### Go South Coast Buses

- Suggest a revision to Policy VER2(V) to read “Dedicated BUS, pedestrian and cycle routes are to be provided throughout the housing area, INCLUDING BUS GATE PROVISION AT THE JUNCTION OF EDMONDSHAM ROAD linking to the existing networks and town centre. IN ADDITION A DIVERSION TO THE EXISTING X6 BUS ROUTE FUNDED BY THE DEVELOPER FOR A PERIOD OF AT LEAST SEVEN YEARS IS REQUIRED TO SERVE THIS SITE’.

### East Dorset Environment Partnership

- Comment on criterion v: as no pedestrian/cycle link has been provided to the town centre from the phase 1 development.

## 1.7. Ebblake Industrial Estate

### Paragraphs 14.5.3-4

#### Verwood Town Council

- Revise the title to this part of the local plan to: ‘Ebblake, Woolsbridge, and other lesser Industrial Estates’.
- Insert the following text: ‘Woolsbridge Industrial Estate is currently expanding considerably with additional units already under construction, giving rise to infrastructure requirements for the commercial traffic increase that will result. Woolsbridge has no bus service.’ at the end of the second sentence of paragraph 14.5.3.
- Insert the following text: ‘Both sites should be retained’ at the start of the first sentence of paragraph 14.5.4 and ‘at Ebblake’ after the words ‘will be supported’ in the second sentence of paragraph 14.5.4.
- Insert the following text: ‘Other industrial sites include: Black Hill, Longmeadow, Ashley Heath and one for which permission has been granted north of Casa Velha at Three Legged Cross.’ as a new paragraph after 14.5.4.

## Economic growth, regeneration and town centre uses

### East Dorset Environmental Partnership

- Paragraph 14.5.4 does not reference the expansion of the industrial estate (referenced elsewhere in the local plan: Volume 1 Table 2.8.5). The council should review policy drafting and consider an update.
- Local plan does not reference the other employment land allocations: Black Hill, Woolsbridge Industrial Estate, Ashley Heath Industrial Estate, Long Meadow, or Casa Velha.

### Public response

- Woolsbridge should be identified in the table as being in Verwood or Three Legged Cross, suggested that further references to Ashley Heath, Black Hill, Longmeadow and North of Casa Velha should be included.

## Protected habitats and species, and biodiversity

### Amphibian and Reptile Conservation

- Suggest that paragraph 14.5.4 should be revised to read ‘avoid impact to Ebblake Stream and Ebblake Bog Site of Special Scientific Interest’ in relation to the intensification of uses at Ebblake Industrial Estate.

### East Dorset Environmental Partnership

- Revise the drafting of paragraph 14.5.4 to read ‘...avoid adverse impact on the adjacent Ebblake Stream and Ebblake Bog (Site of Special Scientific Interest, Special Protection Area, Special Area Conservation, Ramsar).’

## 1.8. Policy VER3: Land south of Manor Road

### Access, parking, connectivity and transport infrastructure

#### Cranborne and Edmondsham Parish Council

- Edmondsham road is not suitable for the increased volume of traffic the new houses will generate and should be upgraded before houses are built.
- No public transport has been provided for near the new developments

#### Dorset Cyclist Network

- Active travel is not mentioned despite links to Potterne Park.

#### Go South Coast Buses

- Note that the site is close to an existing bus route (S6).

#### Public response

- A safe crossing point will be required for residents to access Potterne Park, this should be located between Newtown Lane and Potterne Way to discourage excessive use of Potterne Hill SSSI.
- Query whether it would be possible to form a safe access into the site from Manor Road.
- St Michaels Road is currently used as a shortcut.
- Local roads unable to cope with significant increase in traffic.
- St Michaels Road is a bridleway which is also used by horse riders and cyclists – it would not be appropriate to form a vehicular access into the site from St Michaels Road.
- Verwood needs a transport plan.

### Economic growth, regeneration and town centre uses

#### Cranborne and Edmondsham Parish Council

- Which areas of employment are these houses expected to serve and what are the commuter routes that will be used?

#### Public response

- Surrounding area is not well served by established businesses which offer employment. Without local employers, housing allocations could encourage unsustainable travel for their future residents.

## Delivery

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### Goadsby on behalf of Seaward Development

- Suggests that the drafting of the policy is revised to reference approximately 100 homes.
- The Seaward site is available and deliverable. Its development will contribute to the supply of much needed housing within the settlement.
- Figure 14.1 - a change to the boundary of the allocation is suggested - to move the southern boundary of the green belt to the north, so as to remove the ponds and land that falls within Flood Zone 3 from the allocation.

### Moco Verwood Limited

- As part of your local plan review public consultation, I would like to query the boundary of VER3 (please refer to the attached plans). Whilst I support the allocation of VER3 in principle, the boundary of the land to be removed from the green belt excludes a peninsula of land to the north. To exclude this land seems illogical and contradictory to NPPF green belt guidance

### Public response

- Note that the south east corner is not identified in the Strategic Housing Land Availability Assessment mapping: there is no indication that the land is available and no explanation for its inclusion in the Council's preferred site.
- Land owned by Cranbrook Manor is not available for development as part of the housing allocation and should therefore be omitted, or the council should extend the allocation to include all land in the ownership of Cranbrook Manor.

## Historic environment

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### Public response

- The setting of St Michael's Cottage listed building will need to be respected within the design of the development, you may well leave the building but the surrounding area will be destroyed.

## Infrastructure, services and facilities

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### Cranborne and Edmondsham Parish Council

- A new school at Howe Lane should be a required part of the development plan before the houses can be built and a plan for transport for Verwood developed based upon the planned new school.

### Public response

- Verwood needs an:
  - upper-school;
  - dentist;
  - doctors surgery;
  - shops;
  - upgraded roads;
  - upgraded sewers; and
  - leisure facilities (including a swimming pool).
- Local plan should safeguard areas for green infrastructure.
- No public transport provided for development.
- Development should be phased so that new infrastructure is delivered before new homes.

- Insufficient infrastructure to support proposed growth.
- Concern with the loss of fields for horse owners.

## Appearance, character, design and landscape

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### Cranborne and Edmondsham Parish Council

- Agree with the proposed allocation subject to achieving high quality design.

### East Dorset Environmental Partnership

- The terms of policy VER3 should reflect/include references to the Land Use Consultants landscape and heritage sensitivity assessments.

### Public response

- Adverse impacts on the character of St Michaels Road.
- Adverse impacts on local landscape (including the woodland at Heathy).
- More details around the design of proposed homes needed.
- Further development will have an adverse impact on Verwood's character.

## Flood risk

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### Environment Agency

- No modelling on flood extents prepared and will need to be taken into consideration.
- Contributions should be sought toward Natural Flood Management and River Restoration measures.
- Green space should be delivered on site and positioned to form/enhance links to existing green corridors, and managed to create habitats for wildlife.

### Wessex Water

- Notes that local connections to the foul network will be subject to application.
- Indicates that downstream capacity improvements are likely to be required.
- States that there must be no surface water connections to foul sewers.

### Public response

- Site at risk from flooding from multiple sources (including ground water and surface water - complex underlying geology also means that development could disrupt existing processes and increase flood risk).
- Deliverable subject to Sustainable Drainage System.
- Likely to be two potential options for managing surface water run-off from development (infiltration or discharge into the River Crane. Some further investigation of downstream systems/critical structures and important to demonstrate feasibility of the second option).
- Council should review the expected numbers of homes to be delivered taking account of these constraints.
- Avoid drainage infrastructure on land at risk from fluvial flooding (taking account of updated modelling on risk/climate change).

## Protected habitats and species, and biodiversity

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### Verwood Town Council

- Insert 'but should not be considered as an alternative to the provision of a SANG at this development.' at the end of the first sentence of paragraph 14.5.7.

## Natural England

- Proposed allocation is adjacent to the Moors River System SSSI, the need to provide an adequate ecological buffer and provide habitat enhancements to the riparian corridor should be included in the text and policy VER3.
- While some development in this locality might be appropriate given the constraints associated with the riparian buffer, requirements for SANG and need to protect the mature tree lines that cross the site the potential capacity of the site may need to be reviewed.
- Notwithstanding this advice the VER3 policy should also be amended to better reflect the environment sensitivity of the site.
- The clause should set out the minimum area of SANG required within the allocation and its location shown on the Proposals Map.
- We also consider that it is unlikely that Potterne Park could be enhanced to provide mitigation for the allocation, as it is located right next to the SAC / SPA with easy access to the heath from the car park. Attracting more people to the Park is therefore likely to increase access to the heath rather than serve to reduce recreational pressures.

## Dorset Wildlife Trust

- Reference that part of the site within 400 metres of a heathland habitat site.
- Reference Crane River is part of the Moors River SSSI.
- Ecological survey prior to allocation – protection of priority habitat, watercourses, water features, trees and hedgerows.
- Uncertainty around delivery of a SANG (reference to Pottern Hill providing mitigation for heathland habitat sites).

## Amphibian and Reptile Conservation

- Oppose VER3 as it is within 400m of designated heath (Rushmoor Heath) and Potterne Hill SNCI is directly opposite. Potterne Park is not appropriate as an alternative to SANG provision, this would directly increase public pressure to Rushmoor Heath, and directly undermine the Heathlands Planning Framework SDP.

## Erica Trust

- The allocation site, as permanent grassland, could support significant biodiversity.
- There is a need for further surveys and mapping of biodiversity prior to site selection, to determine whether loss of this grassland should be avoided altogether or whether compensation might be an acceptable approach.
- There are existing recreational impacts on Site of Special Scientific heathland south of Potterne Park and the respondent has concern with potential increased impacts as a result of development and ease of access.
- Southern part of the site is in or adjoining the Crane Valley and will be wet for much of the year and quite probably flooded in winter – not suitable for a Suitable Alternative Natural Greenspace.
- Suggestion that improving recreational facilities at Potterne Park is not likely to discourage visitors from accessing the heath, and would not be acceptable.
- Respondent notes that the southern part of the site is in, or adjoining the Crane Valley, and will be wet for much of the year and quite probably flooded in winter. For these reasons the respondent consider that it would not suitable for a SANG.
- Respondent suggests that improving recreational facilities at Potterne Park is not likely to discourage visitors from accessing the heath, and would not be acceptable.

## Public response

- Concerns about harm/loss of biodiversity through development.
- Potterne Hill SSSI (largely heathland) is directly opposite the site – concerns with recreational impacts.
- Essential that nearby heathland and Site of Nature Conservation Interest are protected from further damage and there should be no development within the 400m area.
- In reference to paragraph 14.5.6, respondent objects to the suggestion that Potterne Park may be appropriate as an alternative to SANG provision – would increase pressure on Rushmoor Heath - contrary to international and national legislation and to Dorset planning policy.
- The suggestion that improved facilities at Potterne Park would provide effective heathland mitigation not evidenced (there may also be conflicts with existing use – parts of the land are laid out as sports pitches).
- Respondent considers that it is essential that an appropriate location for a Suitable Alternative Natural Greenspace (that will ensure no harm to the designated heaths) is identified prior to taking this allocation forward to the draft local plan.
- There are strong tree lines on the boundaries and across the site that link functionally with the wider wooded landscape - particularly at Heathy How (Priority Habitat deciduous woodland).
- The southern section and part of western edge are within higher potential ecological network.
- Open areas within the site are uncultivated grassland, so any that has been used as pony paddocks is likely to retain at least moderate biodiversity interest (recommends summer ecological survey prior to allocation of the site to assess biodiversity).
- Concern that development (both during construction and when in use) could lead to pollution of the River Crane.
- Concern that development will lead to loss of trees and biodiversity and that those changes to St Michaels Road are likely to lead to the loss of trees/hedgerows.
- Development here must ensure no harm to the Moors River system SSSI including changes in quantity or quality of the water, light pollution and any adverse impact on its ecology.
- Policy should include a commitment to implementation of the NE/EA restoration plan for those stretches of this SSSI river system that would be affected directly or indirectly by the proposals.

## Housing

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### Goadsby on behalf of Seaward Development

- Suggest that the proportions, and tenure mixes of homes sought, may not be deliverable.
- Support the allocation that around 100 homes could be delivered on this proposed allocation.

### Public response

- Query whether it would be viable for development to deliver affordable housing around Verwood.
- Council needs to publish a site selection background paper to justify proposed allocation.

## Green Belt

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### Public response

- Green Belt should be conserved.
- Development on the southern edge of the settlement will erode the gap with Three Legged Cross and undermine Green Belt function (to prevent neighbouring towns from merging).

## Community, amenity, and health

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### Public response

- Verwood lacks facilities for younger people and this could be the cause of unsocial behaviour.
- Retain the land for grazing animals.
- Development likely to cause light pollution.

## Sustainability

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### Public response

- Not a sustainable location for further development (a 'dormitory town') which is likely to contribute to the climate emergency.

## Criterion II.

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### Amphibian and Reptile Conservation

- Revise drafting of VER3 II to read 'The site will avoid impact to heath and provide a suitably placed SANG' (and remove mention of Potterne Park).

### East Dorset Environmental Partnership

- Amend policy VER3 criterion ii to: 'The site must provide adequate mitigation of damaging recreational impact on the heaths through the provision of a suitably located SANG.'

### Goadsby on behalf of Seaward Development

- Suggested amendment to criterion II. to allow for flexibility for future recreation provision.

## Criterion III.

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### Historic England

- Revise the drafting of criteria III to reference St Michaels Cottage.

### Royal Society for the Protection of Birds

- Welcome the reference to SANG in para III of the policy and paragraphs 14.5.5 and 14.5.6 of the supporting text.

### Amphibian and Reptile Conservation

- Revise drafting of Policy VER3 to include a new Criterion III stating: 'Development will avoid impact to Moors Rivers System SSSI'.

## Additional criteria

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### Natural England

- An additional clause should be included to require a minimum buffer to, and appropriate enhancement of, the Moors River System SSSI riparian corridor. In addition the policy should avoid impacts of water quality from urban runoff, maintain the sites mature trees and provide a minimum 10% biodiversity net gain. Suggested wording:
  - 'The development must protect and enhance the Moors River System SSSI by providing an enhanced riparian corridor extending to at least c20m from the edge of the floodplain and connected waterbodies. The scheme will need to provide high quality multifunctional SuDS designed and appropriately maintained to achieve a high level of attenuation of urban silt and phosphorus. The mature hedge and treelines running



through the site and on its boundary will be retained. Opportunities for biodiversity enhancement on the site should be considered at the earliest stage and used to inform the structure of the development in order to deliver the minimum 10% net gain required.'

### East Dorset Environmental Partnership

- Add a new criteria to policy VER3 which states that: 'iii Development proposals will be required to demonstrate:
  - no harm to the Moors River system SSSI including changes in quantity or quality of the water, light pollution and any adverse impact on its ecology.
  - how they will comply with the NE/EA restoration plan for the Moors River system SSSI; and
  - no harm to the heathland habitat at Potterne Hill LNR, SSCI'.

## 1.9. Policy VER4: South of Howe Lane education allocation

### Access, parking, connectivity and transport infrastructure

#### East Dorset Environmental Partnership

- The policy should include a requirement for a travel plan to be provided.
- Springfield Distributor Road (a prerequisite for development here) has been completed.

### Historic environment

#### Historic England

- The text of policy VER4 should acknowledge the potential impacts of development on the setting of Oak Tree Cottage (Grade II listed building).
- Further evidence should be gathered to guide allocation (including specific policy requirements) and site masterplan.

### Flood risk and coastal erosion

#### Environment Agency

- Modelling of the ordinary watercourses may be required in the SFRA in order to better understand current and future flood risk.

#### East Dorset Environment Partnership

- The southern part of the site is subject to groundwater flooding.

### Protected habitats and species, and biodiversity

#### Amphibian and Reptile Conservation

- No assessment has been made of impact from additional recreation on Dewlands Common SSSI, which is within 200 metres with access from Margard Lane.
- The text of VER4 must state what measures are proposed to reduce or mitigate recreational impacts.
- The text of VER4 should set out how it will retain and enhance the higher potential ecological network.

### East Dorset Environment Partnership

- The text of the policy should reference the proximity between the site and Dewlands Common Site of Special Scientific Interest and River Crane Site of Special Scientific Interest.
- The impacts on protected species and habitats need to be properly assessed.
- Suggests that mitigation for both the proposed school and housing allocation (VER3) could be provided through a single project.
- The site:
  - includes, and is bordered by a number of mature trees including an area of higher potential ecological network;
  - includes areas of moderate biodiversity interest based on 2010 survey (northern boundary and the northern sections which are currently uncultivated and horse grazed);
  - includes an active badger sett between the track and the school.
- The design of sustainable drainage system should ensure that there are no adverse impacts on the River Crane Site Special Scientific Interest and its catchment, and ensure compliance with the Natural England and Environment Agency restoration plan for this stretch.
- The policy should include a detailed lighting strategy avoid adverse impact on protected habitats.

## Mapping

### East Dorset Environment Partnership

- The proposed allocation does not appear to be shown on the local plan policies map (Map 11.2 which relates to policy VTSW2 of Christchurch and East Dorset Local Plan Part 1 – Core Strategy shows a spatial area to the south and east of the school) and the SHLAA mapping is not consistent with the mapping in the adopted core strategy.

## 1.10. Omission sites

### St Magaret's, off Brickyard Lane, Verwood (LA/VERW/018)

#### N J Thorne

- Although this site is located adjacent to the Green Belt, it is a brownfield site associated with the former brickworks, which has good road access on to the public highway.
- The single dwelling on the site could be redeveloped with up to 10 residential units, with no impact on anyone else due to its position and the screening around the site.

### Crane Valley golf course site promotion (LA/HORT/002)

#### Avison Young on behalf of Burry and Knight Ltd

- Council should consider further Green Belt release at Verwood at a sustainable location which can deliver specialist retirement homes.
- Land (currently used as a nine hole gold course) at Crane Valley gold course is promoted for park home development for use as a 'retirement village complex'.
- The developer argues that the proposed park homes would support the use and operation of the remaining 18 hole golf course and meet the needs for this type of accommodation (i.e. for older people) in Dorset.