

Appendix D Options for Consideration Consultation

PLEASE NOTE:

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Notes of the Verwood New Neighbourhood Focus Group Meeting

EDDC Offices
12th November 2010

VWM 1 and VWM 2 (housing proposals on land to the north of Verwood for about 230 homes)

Q1 What do you like about these Options? What benefits do they have?

- (The discussions amongst the Groups tended to range around the topic of housing need and demand without specifically identifying the issues relating to the specific site.)
- Like and dislike relates to the how – eg the physical features that need to be dealt with and the density and design of the proposed housing. Can't comment on principle until have an understanding of the details.
- Local population don't have confidence in EDDC to deliver acceptable development.
- Propose terraced housing and town houses to provide cheaper open market housing, rather than social housing
- How do you balance housing need against people's desire not to build houses in this area? People say they want affordable housing in an area, but resist any form of housing when it is proposed.
- The only way to reduce house prices is to allow more development.
- The recent concept of the New Homes Bonus was discussed
- It was suggested that there is a need for some form of levy on development to fund infrastructure
- The impact of the AGLV is underplayed in the Core Strategy. Trinity School was carefully designed to fit within the landscape. The proposed new developments will cause all sorts of problems with light pollution, noise, ecological disturbance etc. More work needs to be done to consider the ecological importance of the sites under consideration before they are pursued further.
- Will the affordable houses actually be for local people?
- What about more sheltered housing for the elderly?
- New housing creates parking problems around schools.
- Mrs Burrows (the landowner of the majority of the site) tabled her plans for a larger area of development than indicated in the Core Strategy and explained that this level could deliver a safer access to the northern site as well as providing a footway/cycleway link along the old railway line for better access to Trinity school from Albion Way. She also commented that the scheme would be accompanied by large areas of open space.
- What about buses to serve the site? K Tunks from DCC said that the highways authority will be assessing the transport needs of all the Option sites.

- Mrs Abernethie suggested that a Community Land Trust could be established to provide true low cost housing for local people.

(a comment was made suggesting that the under-used traders car park at Ebblake could be used for a park and ride to free up the town centre car parks which are used by people either coming in from outlying villages to use the buses, or by people being picked up by their employers who work within the conurbation)

VWM 3 and VWM 4 (housing proposals on land to the south of Verwood for about 185 homes)

Q1 What do you like about these Options? What benefits do they have?

- Need to provide affordable housing on site – don't take contributions to build elsewhere.
- Need smaller houses for the private market – with parking spaces.
- Housing for older people needs to have communal gardens because gardens get too much for individuals to cope with.
- We have enough houses in the middle – not enough at both ends.
- Houses, not flats, for first time buyers.
- Flats should have mixed tenants – not just sheltered flats – may be within a development rather than within a block.
- Care for the elderly can be delivered if the residents live in one place, not scattered though a development.
- More housing supports shops and facilities
- Less of an impact visually than the northern Verwood sites
- Retain trees and woodland on site
- Better located towards Woolsbridge.

Q1 What do you dislike about these Options? What problems do they have?

- VWM4 floods once or twice a year – drainage could affect wet heaths to the south.
- Concerns about the possible loss of wildlife which is thought to reside on the Options sites.
- Access issues off Manor Road.
- Difficult to cross the road opposite the Scout/Guide Huts now, so will need a safe crossing point as part of the development.
- Without upgrading Springfield Road, these options (including the school option) are not viable. Need to sort out the bottom end of Howe Lane.
- Water run-off down St Michaels's Road and into the area is a problem.
- Effects on education – the schools will not be big enough
- Need to revise catchment areas for the First Schools

- Build on the frontage of VMW 4 only.
- How do we persuade people to walk and cycle more? Are the sites too far away for this?, plus this is more difficult for older people.
- What would the effects of a high water table be on the development and the hydrology of the area, including the effect on the river Crane (which is an SSSI)
- Need to look at links from Manor Road into the town centre.

Q3 What would needed if these proposals were to be delivered?

- Need to encourage pedestrian and cycling routes
- Need cycle routes from the sites to the schools
- Links needed to Potterne Park by bike and walking
- Need open space.
- Resolve access issues – will need to look at upgrading roads to serve them.
- Will need more doctors, dentists etc.
- Need MUGA in the Memorial Recreational Ground
- Active games for all – can't currently get moving on it.
- Would need to deal with St Michael's Road and restrict traffic on it.
- Need the school with the development.
- Leisure centre could be provided within the school, and therefore not need another one elsewhere.
- Howe Lane will need traffic management – how about a one way system with St Michael's Road?
- Need shared ownership housing.
- Need small starter homes rather than apartments.
- Need to consider alternative energy sources eg ground source heat pump.
- Concerns about saying 'no' to everything.

VWM5 Town Centre boundary, VMW6 Town Centre Vision, VMW7 Secondary School.

Q1 What do you like about these Options? What benefits do they have?

- Need reasons to keep people in Verwood.

Q2 What do you dislike about these Options? What problems do they raise?

- Verwood is not a proper town centre – it needs restaurants, decent shops (not hairdressers) – need a greengrocers.
- Needs evening uses – an Italian restaurant?
- Needs an anchor store, such as Wilkinsons – an affordable/variety store.

- Traffic has increased significantly in the area, there is an increase in congestion, difficulties for the disabled, and with delivery vehicles.
- Needs an east/west bypass.
- Restricted access to centre/delivery/parking. Delivery lorries block Ringwood Road, and the pavements. Similar situation in Manor Road.
- Doctor's surgery suffers from a lack of parking space.
- Access into shops is restricted for the disabled.
- Suggest converting the Memorial Hall into youth facilities.

Q3 How can these proposals be delivered?

- Town Centre
- Include vets in the boundary.
- Car parking insufficient
- Semis next to the empty pharmacy should be included
- 2 private houses in Manor Road should be included.
- Need more retail units – extend the town centre boundary.
- Rents are very high in the existing units.
- Currents shops are not quite good enough. If they are better, more people will use them.
- Need better servicing arrangements for the shops to prevent parking on the pavements/blocking roads.
- Need more GP's/Dentists.
- There is a poor bus service through the town centre – this needs to be improved.
- Need more youth facilities – those that exist are not enough and are in the wrong place. An alternative place at either Potterne or the Recreational Ground was suggested, as well as the need for a MUGA.
- Secondary school
- There is a need for an upper school
- Schools suffer from poor parking and traffic congestion, therefore traffic management would need to be included.
- Who will pay for the development?
- It will need infrastructure.
- Need to look at the bigger picture of the local pyramid structure and the education structure in general.
- Needs a stable environment
- Suggested site has poor access – this will need to be resolved.
- Local residents are fed up with the parking problems.
- Need to consider the three tier system – there are benefits for the children of a larger school, and the benefits of middle schools BUT the change from 3 tier to 2 tier could take 15 years.
- Head of Hillside First School – the school has spare capacity, therefore use existing capacity. (there is capacity across all the Verwood First Schools for 20 pupils per age group – 60 places in total, but is not evenly spread between them).
- Verwood First has access and parking problems.

- Need to remove commuting issues.
- Restricting for young people to leave the town.
- Add leisure facilities to the school.
- Need better bus services
- Facilities should be as good as elsewhere.
- Hard to see a downside.

PC 5 Woolsbridge Industrial Estate – proposed expansion to the industrial estate.

Q1 What do you like about this Option? What benefits does it bring?

- Supply an Arena – type Business Centre unit.
- Support the site, it has good potential, although transport will be an issue.
- Good links to support John Browns Garden Centre and a revitalised 3X centre.

Q2 What do you dislike about this Option? What problems does it raise?

- Would need West Moors Bypass to be delivered.
- Put pressure on public transport providers to deliver a better service.
- There is an issue with long stay parking in Verwood (people parking for free and then being picked up by others to go to work elsewhere)
- Woolsbridge is already losing employers as it can't expand
- Need cheap offices/workspace.
- Problems with roads in Hampshire that serve Verwood.

Q3 How can these proposals be delivered?

- Need a good bus service at rush hour time.
- Bus must go into the estate, not just at the entrance.
- (A Public Transport Panel is about to be established to consider public transport)
- Make public transport cheaper and easier than the car.
- Need new road link from Ebblake to Woolsbridge.
- Staggered working hours.
- Green Travel Plans.
- Ancillary uses
- Need a better Business Forum, perhaps in a shop unit, or in The Hub.
- What about some woodland holiday chalets near Moors Valley to improve the tourist economy.
- Need oversized parking bay for visitors to Verwood.
- Better parking needed generally.

Core Strategy Options for Consideration
Verwood New Neighbourhood Focus Group Meeting
12 November 2010

Name	Signature
Scott Rawlings (Ankers & Rawlings)	✓
Mr Dennis Medleycott	✓
Peter Atfield (Goadsby Planning)	✓
Mr Casper Morley (Seaward Properties)	✓
Ann Abernethie (Various Organisations in Verwood)	✓
Rob Christopher (Emmanuel School) <i>Head of PE</i>	✓
Headteacher (Emmanuel School) <i>Jill Watson</i>	✓
Cllr Michael Simper	
Steve Saville (Forest FM Radio)	✓
Kate Tunks (Dorset County Council)	✓
Cllr Toni Coombs (EDDC)	✓
Hilary Chittenden	✓
Carol Sharples (Chairman VHCA)	✓
Pat Morrow (Over 50's Forum)	✓
Vicky Williams (Go South Coast)	✓
Adam Parsons (Verwood CE First School)	✓
Roger Withey (Hillside First School)	✓
Jane Green (Trinity CE First School)	✓
Mrs Pam Reeks (Verwood Heritage Centre)	✓
Julia Goodwin	✓
Cllr Jean Hazel	✓
Jo (Chair Governors Trinity First School) <i>Sims</i>	✓
Babs White (Chair Governors Verwood First School)	✓
Cllr Jane Russell (Verwood Town Council)	✓
Cllr Vic Redpath (Verwood Town Council)	✓
Cllr Spencer Flower	
Jo Morris (Practice Manager Lake Road Surgery)	✓
Catherine Boulton (<i>VERWOOD LAG - TOWN PLAN</i>)	✓
Sally Burrows (Eastworth Farm Ltd)	✓
Cllr Simon Gibson (Verwood Town Council)	✓
<i>Ernest Whitmore (Verwood LAG - Memorial Hall)</i>	✓
<i>Marilyn Whitmore (Verwood LAG - Memorial Hall)</i>	✓
<i>Sean Hazel</i>	✓
<i>Mr Dennis Medleycott</i>	✓
<i>Lucy Clark</i>	✓
<i>Gillian Bulmer</i>	✓
<i>Kelvin Rawlings</i>	✓
<i>Mr Cllr Peter Richardson (Three Cross)</i>	✓
<i>Steve Saville</i> <i>HAROLD FOSTON HILLSIDE SCHOOL</i>	✓

Apologies

Miss Page – Heritage Centre
Nicole Thompson (Verwood Town Plan Group)
Karen Holcombe (Practice Manager Verwood Surgery)
Jackie Groves (DCC Education)

Pam Reeks has Sally
Berrons Coat when she
left ~~the~~ behind

Focus Group Verwood

Verwood Focus Group	Mrs Bright	Verwood Town Council	verwoodtc@btconnect.com	
Verwood Focus Group	Mrs H Chittenden	ETAG	hilly404@aol.com	
Verwood Focus Group	Ms Jill Watson	Emmanuel Middle School	office@Emmanuel.dorset.sch.uk	01202 828100
Verwood Focus Group	Mr Parsons	Verwood First School	office@verwoodfirst.dorset.sch.uk	01202 822652
Verwood Focus Group	Mr Withey	Hillside Community First School	office@hillsidefirst.dorset.sch.uk	01202 822737
Verwood Focus Group	Mrs Jane Green	Trinity First School	office@trinity.dorset.sch.uk	01202 821149
Verwood Focus Group	Cllr S. Tong	Chairman Planning Committee	cllr.stone@eastdorset.gov.uk	
Verwood Focus Group	Cllr Mrs Coombs	Vice Chair Planning Committee	T.B.Coombs@dorsetcc.gov.uk	
Verwood Focus Group	Paul Willis	Dorset County Council (Transport)	p.d.willis@dorsetc.gov.uk	
Verwood Focus Group	Kate Tunks	Dorset County Council (Transport)	k.tunks@dorsetcc.gov.uk	
Verwood Focus Group	Richard Dodson	Dorset County Council (Planning Obligation)	r.c.dodson@dorsetcc.gov.uk	
Verwood Focus Group	Jackie Groves	Dorset County Council (Education)	J.Groves@dorsetcc.gov.uk	
Verwood Focus Group	Cllr Mrs Hazel	Local Councillor	cllr.ihazel@eastdorset.gov.uk	
Verwood Focus Group	Cllr Mortimer	Local Councillor	boyden69@aol.com	
Verwood Focus Group	Cllr Mrs Clark	Local Councillor	lucylark@talktalk.net	
Verwood Focus Group	Cllr Simper	Local Councillor	cllr.msimper@eastdorset.gov.uk	
Verwood Focus Group	Cllr Flower	County Councillor	spencerflower@btinternet.com	
Verwood Focus Group	Paul Miles	Morrison	paulmiles@fsmail.net	
Verwood Focus Group	Edward Dyke	Chesterton Humberts	edward.dyke@chestertonhumberts.com	
Verwood Focus Group	Peter Atfield	Goadsby	peter.atfield@goadsby.com	
Verwood Focus Group	Sally Burrows	Director Eastworth Farm	sally.burrows2@tesco.net	
Verwood Focus Group	Cllr Jane Russell	Steering Group for Verwood	vic_jane@lincorne.net	
Verwood Focus Group	Mr Ernest Whatmore	Verwood LAG & Memorial Hall	emwhatmore@talktalk.net	
Verwood Focus Group	Catherine Boulton	Verwood LAG & Town Plan	catherine.boulton@tiscali.co.uk	
Verwood Focus Group	Ann Abernethie	Verwood LAG & other groups	ann.abernethie@btinternet.com	
Verwood Focus Group	Jim Fiander	Verwood LAG	jimfiander@talktalk.net	
Verwood Focus Group	Pat Morrow	Over 50's Forum	eleanormorrow@yahoo.com	
Verwood Focus Group	Steve Saville	Forest FM & Small Businesses	wradio@aol.com	
Verwood Focus Group	Jacqui Sainsbury	Verwood Community Association	Jacqui.sainsbury@verwoodleisure.co.uk	
Verwood Focus Group	Malcolm Brown	Sibbett Gregory	malcolm@sibbetgregory.com	
Verwood Focus Group	Mrs Julia Goodwin			
Verwood Focus Group	Ms Nichole Thompson	Verwood Town Plan		
Verwood Focus Group	Mr D Medleycot	Disability Group		
Verwood Focus Group	Mr Spencer			
Verwood Focus Group	Mrs P Reeks			
Verwood Focus Group	Miss A Page			

Transport One to One with DCC Transport

Paul Willis
Kate Tunks
George Whalley
Richard Henshaw
Judy Windwood

General Points

SEDMMTS will be used to give further information on sites. The Paramics model will be used to test development at Roeshot Hill as well as the minerals allocations sites in the area.

Fountains roundabout is a barrier to walking and cycling and there is a need to improve the situation for those groups and to remove traffic on the whole corridor.

As some of the SEDMMTS schemes are unlikely to come on line until after 2026 the implications of this on the network need to be understood, ie can development take place without these schemes taking place? We need to understand what should be in place before development can take place and how development may need to be phased.

DCC were asked to comment on KS1, 19, 20, 21 and 18 on retail. It would be helpful if DCC commented on the appropriateness of the settlement hierarchy.

Site Specific Issues

Access points to serve the Christchurch urban extension need to be examined further. DCC to discuss if the A35 can be altered, eg by reducing traffic speeds, introducing at grade crossings etc. This stretch currently has speed related accidents so there would be justification for alterations.

KT to supply comments on car parking issues and the town centre options in Christchurch. KT and GW to investigate how much detail can be included in a pre submission document.

New roads are shown for the airport, there will be a need to determine which improvements are needed in what order. The level of development will determines the need for improvements especially at Parley Cross.

Transport implications for Corfe Mullen are likely to be small, due to the low level of development which will probably be included in the pre submission document.

DCC are working with the HA and their consultants on the Wimborne model. SEDDMTS has been tested for all development using the HA redesign for Canford Bottom. The HA are now proposing to use a different signals system and the Wimborne model will need to be retested.

The HA view of the impact of development on the A31 is currently unknown. Likely to be rethought once funding of Canford Bottom is known. The HA also need to examine the implications of not having the funds for dualling the A31.

Wimborne sites – must consider walking and cycling, Julian's Bridge will need a separate investigation.

KT will use the results of the Paramics survey to form responses considering the above issues as well as impacts on Burts Hill and at Walford Bridge. Bus services will also be examined.

Verwood- DCC to give a view on the possible impact of a new secondary school in Verwood on reducing school journeys.

Ferndown and West Parley- access issues to be examined for all sites. The land at Parley Cross is to be examined further. The proposals give opportunity to improve New Road for pedestrians and shoppers. Could FWP3 take place before improvements and other uses take place at the crossroads?

Employment- access to the Option at Ferndown needs to be discussed with the HA. DCC view is that a travel plan is needed for the whole area with improved bus services and links to the railway.

Education meeting at Corfe Mullen

15 November 2010

Attendees

John Nash, Director of Education DCC
Richard Dodson, Planning Obligations Manager
Cllr Toni Coombs
Cllr Susan Jeffries

Corfe Mullen Parish Council-

Parish Clerk
Eve Haward
Ann Holland

Judy Windwood

Discussion on the subject of education and in particular Lockyers Middle School started at 4.00. JW joined the meeting at 4.30

The members of the meeting considered that there would be no change in the current provision of education in Corfe Mullen in the lifetime of the Plan. JN felt that changes in the last few years have meant that a change to a two tier system is unlikely due to Government views. There is also no funding for new schools or extensions.

Building on the Lockyers site would not generate sufficient funds to rebuild the school on another site.

Investigations in the past have shown that all the existing first schools in the Corfe Hills pyramid with the exception of Sturminster Marshall could become primary schools. Henbury View has planning permission to double in size but the capacity of both Henbury and Rushcombe to take the playing pitches required for a primary school was questioned.

In Poole, Broadstone first is very small but the middle could become the primary school. JN thought that this could then create capacity at Springdale first school for Corfe Mullen children, should the Corfe Hills pyramid in Poole become a two tier system. This did not seem to resolve the issue of what would happen to the middle school if parents then took their children out of the middle school at 11 and transferred them to the senior school. Lockyers would then have few children in the final two years.

Judy Windwood

From: Judy Windwood
Sent: 17 November 2010 10:17
To: 'r.c.dodson@dorsetcc.gov.uk'
Subject: RE: Meeting with Corfe Mullen parish council Monday 15th November

Richard, thanks for this. We do not feel we have exhausted this issue yet and feel there is some interest from the village to accept a change in the provision of this land. We need to wait till we have all responses in before we can move on.

We would like to discuss education in Corfe Mullen and the land issues further with you and Jackie on the 30th November when we have the one to one meeting on education. I still have concerns about Corfe Hills as I think the school will pull out all stops to take students from 11 when the rest of Poole alters which we have been told is September 2011.

Judy

Judy Windwood

Policy Planning Officer
East Dorset District Council
01202 886201 Ext 2423

-----Original Message-----

From: r.c.dodson@dorsetcc.gov.uk [mailto:r.c.dodson@dorsetcc.gov.uk]
Sent: 16 November 2010 09:58
To: J.G.Nash@dorsetcc.gov.uk
Cc: J.Groves@dorsetcc.gov.uk; K.Tunks@dorsetcc.gov.uk; P.Scarlett@dorsetcc.gov.uk; r.b.b.sewill@dorsetcc.gov.uk; G.L.Yardley@dorsetcc.gov.uk; d.g.franks@dorsetcc.gov.uk; c.r.tee@dorsetcc.gov.uk
Subject: Meeting with Corfe Mullen parish council Monday 15th November

Dear John,

Thank you for attending the Parish Council meeting yesterday. The situation with Lockyers School et al as you explained clearly influences / clarifies the considerations in relation to the other sites being suggested for potential development.

Bearing this in mind that the school appears to be out of the equation it appears to me that the issue now would revolve around the county councils' view on whether we would wish to see the recreation ground, in our ownership, developed for residential .

If this was the case the existing football pitches would need to be replaced / relocated - for which there appears to be no suitable alternative sites.

Obviously the need to do this would effect the value of any potential capital receipt - as the cost of replacing the pitches will need to be taken into account - even if land could be found and secured

In the SHLAA exercise whilst we put forward Candys Farm for consideration but I don't believe we put in the Rec.- so we haven't committed to the plan

The Core Strategy is being consulted on at the moment - my team will co ordinate a DCC response before 24th Dec (the deadline) and retrospectively report to cabinet in January (which we have provisions for.

The same issue with schools also occurs in Verwood so we need to make representation on that area too.

regards

Richard Dodson MA IEng FIHE MRTPI DipMgt Planning Obligations Manager

**Note of One-to-One Meeting with Matt Reeks regarding the
open space and SANGS proposed in the latest Masterplans
15th November 2011**

Present:

Matt Reeks, Senior Ranger, EDCMS
Sally Knott (EDDC)

We went through each site in turn.

Wimborne Priorities

- The preference would be to have natural open space and grazing where possible with good public access across paths.
- Potential provision for a base in the Wimborne area for the Rangers, trucks, storage etc.
- Improving the linear route of the River Stour walk/cycle path across the town.
- Future maintenance of the sites will be an ongoing cost and it would be beneficial to have a base in Wimborne for staff, trucks and storage – possibly south of Leigh Road.
- Provides play areas within SANGS rather than separately.

Wimborne Cuthbury

- Matt is keen to promote the riverside walk and a linear SANG rather than an area of open space as this would provide a vital link in the Stour Valley Way.
- Discussed both north and south of the river – Hanhams and B of Poole land. W discussed the possibility of using Eye Bridge as the river crossing and crossing NT, DCC and BoP land to link down towards Flights.
- Awaiting for developer to come back with suggestions and options for the SANG.

Wimborne North

- Matt was happy with these proposals.
- Potential cycle route into Colehill to be investigated via Giddylake.
- EDDC land (open space) south of River Allen unused and could be incorporated into the SANG to the north of the river or linked to the Stone Lane site.
- Potential connections across NT land towards QE to be investigated. NT would support the provision of public paths/access across their land, but would not want to be seen to be enabling the development itself.

Wimborne East

- This is a flagship site with the potential to create an excellent naturally grazed informal farm park for Wimborne.

- An ideal location for storage of equipment and a base for the Rangers in Wimborne – a building would be required including barns for livestock.
- Toilets and seasonal refreshments desirable, and some car parking.
- Matt stressed the importance of the link from the river up to Bytheway. He is looking at a properly surfaced cycle track here to the E of the potential housing to the entrance with Leigh Road.
- Potential for further SANG to the E towards the Fox and Hounds details of land ownership still needs to be looked into.

Corfe Mullen

- This is all ok, but there is potential to create a route along Cogdean Way E towards the woods owned by EDDC. This would make a good cycle and footpath for residents from the development area and is a lovely spot. Cattle graze currently at intervals. But access is limited. Better paths required.

Ferndown

Holmwood House

- Good sized site, but would prefer it to be nearer Poor Common. Could the developable area be centrally located, with open space to the N and S so that a green buffer is retained to Christchurch Road? Northern area of open space would be more beneficial to residents of Poor Common Estate.
- Suggested the play area is located on the NE corner edge of the development near the woods – could provide a more exciting play space and will be easier to maintain than within the new housing.

The Coppins

- Would like contribution towards upgrading the existing BMX track S of Belle Vue Plantation, adjacent to the site – something like the Potterne BMX Park.
- Land to the N of The Coppins would be retained as heathland on the slope. Still clearance required in Poor Common area itself.
- Pleased with the desire to upgrade the path to the E of the site.

West Parley

- Happy with the SANG provision, but would like the NEAPS located in the SANGS so they integrate better, and provide a destination in the SANG itself.
- Key here will be attract users to the S away from Parley Common. This will be easier to achieve with new residents to the area, than existing users.

Verwood

Verwood East

- Opens space shown is fine.

- Good opportunity to improve access along Blackmoor Road on the EDDC owned open space down towards Liederbach and link to Moors Valley.
- Also opportunity to improve path from the site to the NE towards Ringwood Road and cross onto the path to Ebblake Bog and Moors Valley to the South.

Verwood North

- SANGS good
- Play Area needs upgrading – not very exciting – good opportunity to upgrade.
- Path to W along railway line excellent to link to the S of Verwood towards Dewlands and Emmanuel School.

Verwood South

- Good opportunity to look for a SANG to the W adjoining Emmanuel School. This is DCC owned land (surplus). Need to discuss with Richard Dodson, Jackie Groves (Education) and Phil Irving (land owner)

Sally Knott
16.11.11