

Appendix F Schedule of Proposed Changes Consultation

PLEASE NOTE:

Regarding the newspaper articles listed for this appendix in the Core Strategy Submission Statement, under copyright law we are unable to publish copies on this webpage. Please contact planning.policy@christchurchandeastdorset.gov.uk for further details if you wish to see a copy.

8th October 2012

Notes of meeting concerning proposed Core Strategy Policy

Housing and Accommodation for older and Vulnerable People

Present:

Derek Hardy, Strategic Commissioning Manager (Housing) Adult & Community Services Dorset County Council

Simon Trueick, Community & Planning Policy Manager Christchurch Borough Council

Richard Henshaw, Planning Policy Manager, East Dorset District Council

Julia Mitchell, Senior Planning Policy Officer, Christchurch Borough Council

Tim Davis, Housing Development and Enabling Manager, Christchurch and East Dorset Councils

Purpose of meeting:

The group considered the draft policy proposals prepared for consideration and inclusion within the schedule of proposed changes.

The context was set out - Given the age and demographic profiles of both East Dorset and Christchurch, and observations from previous objectors to earlier drafts in the Core Strategy process, and the need for improved clarity over the existing adopted Housing and Special Needs SPG (East Dorset) it was considered essential that the adopted Core Strategy include updated, improved and specific policies concerning care homes, and the future provision of supported and special needs housing and accommodation schemes.

However it was recognised that a number of constraints existed which prevented the development of highly detailed and targeted policies (by clients groups etc). The main body of the Policies would have to remain 'general' in nature and subject to testing and input by DCC as the statutory body with responsibility for vulnerable people and services to support vulnerable people.

Considering the draft core strategy policy produced by Christchurch and East Dorset, DH broadly supported the proposed wording but suggested that a number of improvements could be made including:-

- Care Homes and category C2 Accommodation Proposals – proposals should take into account any impacts on the strategic aims and objectives of Dorset County Council and NHS Dorset Health and Social Care Services.
- That the Council support mutual and co-housing models where a group of households meet their own needs by collectively procuring and managing their housing

AGENDA – Land North of Ringwood Road, Verwood Pre-application meeting

East Dorset District Council, ²²17/10/2012, 11am

Attending:

✓ Jim Davis	Housing Development and Enabling Officer (EDDC)
Julia Holmes	Development Management Officer (EDDC)
✓ Richard Henshaw	Policy Planning Manager (EDDC)
Sally Knott	Policy Officer (EDDC)
Wayne Sayers	Dorset County Council Highways
✓ Richard Ayre	Linden Homes
✓ Frances Pickering	Linden Homes
✓ Dennis Priestley	Pope Priestley Architects
✓ Ian Roberts	Bellamy Roberts
✓ Mike Newton	Boyer Planning
✓ Donna Palmer	Boyer Planning

- ✓1. Core Strategy Update
- ✓2. Proposed Layout
- ✓3. TPO
- ✓4. Access
- ✓5. Ecological Concerns
 - SANG
 - Ebblake Bog
- ✓6. Site Sustainability
- ✓7. Consultation Comments
8. A.O.B.

Land at Ringwood Road, Verwood

Meeting with EDDC and Natural England at EDDC, 2.30pm 17th October 2012

Purpose: To discuss SANG Requirements

Attendees:	Lynda King	EDDC
	Nick Squirrell	NE
	Frances Pickering	Linden
	Donna Palmer	Boyer
	Julian Arthur	Tyler Grange
	Lauren West	Tyler Grange

1. At the outset, LK stated that owing to concerns regarding deliverability (sustainability of location, drainage, SPA, access, trees, layout, level of objection) the site was not likely to be included in the submission draft Core Strategy, to be published in November for consultation. To meet this timetable, officers will need to complete the drafting of the consultation document by 26th October. The Council currently anticipate submission of the Core Strategy in March 2013. LK indicated that the Core Strategy would now have a single housing target covering both East Dorset and Christchurch Districts. LK stated that the loss of this 50 unit site does not affect EDDC's housing figures.
 2. Issues related to the SPA and Ebblake Bog SAC were discussed.
- SPA**
3. JA noted that, further to a meeting with Richard Henshaw at EDDC, our approach had been based on that set out in draft policy ME2. ME3 was not triggered because the site is not proposed to be of greater than 50 units in size.
 4. It became apparent that, owing to a recent Inspector's report in respect of the EIP for Purbeck, EDDC Core Strategy policies ME2 and ME3 relating to the SPA will be changed, and that this will change the policy mechanism previously relevant to the Verwood site. The approach to SPA mitigation will therefore need to be amended for the site.
 5. Policies ME2 and ME3 will be modified to refer to the Dorset Heathland DPD (yet to be adopted). The current SPD does not include a 50 unit threshold (currently referred to in draft policies ME2 and ME3), and, we were informed that the SANG sites identified in the SPD will not satisfy the SANG need for developments proposed outside of the existing Verwood development boundary. No other suitable SANG sites that could be funded as set out in ME2 have been identified. Consequently, for developments outside the Verwood boundary, financial contributions to create SANGs are not an option – each development site must provide its own SANG.
 6. This means that for all strategic sites, they must either: provide a SANG on site; or they must identify land that could be enhanced as a SANG. LK gave an example of a site south of Verwood alongside the river where an agreement with a 3rd party landowner to provide a SANG had been worked up to the satisfaction of NE. However, there are still issues as to whether this SANG is deliverable.
 7. In the absence of another suitable SANG site, given Ringwood Forest already has a SANG function (it could be improved), NS felt that the best option was to seek to improve the existing SANG function of the forest close to the site, based on principles set out in the SPD.



8. The fact that this is managed by a public body (Forestry Commission) could avoid possible cross boundary (land in New Forest DC) or land ownership (Somerley Estate) issues. The SANG strategy must be secured in perpetuity (the exact duration of this needs to be confirmed; between 80-120 years discussed), though again, the FC lease is likely to be very long-term so may not be an issue.
9. As per the SPD, the SANG would need to:
 - a. Provide a 2.3-2.5km circular dog walking route from the site, extending into the forest. NS felt a permissive right of way would be best, which could be moved in future if necessary;
 - b. Some tree thinning;
 - c. Include a ball throwing/dog exercising area (clearance of trees and levelling need), a bench;
 - d. Dog bin at start/end;
 - e. Wet pond within development site for dogs/children;
 - f. Signs and leaflets for the new residents/users
10. Given the known presence of Annex 1 birds and EPS reptiles, NS also mentioned how habitats should be enhanced to ensure disturbance resulting from SANG creation does not result in impact (Rufford case and risk based approach was raised). The FC Forest Plan has an objective to create open heathland and restore wetland/mire, though they have run out of funds and so some contribution to this and ongoing management could be an option for the Verwood site as part of the surface water drainage strategy for the site. This could be costed through discussion with FC, but would need to be agreed pre planning.
11. A meeting ASAP with FC is needed. NS will provide contact details and can attend to help ensure a solution that would satisfy NE can be agreed.
12. Possible implications of mineral extraction in that part of the forest within Hampshire will need to be explored to ensure no conflict with the possible strategy for the site.
13. LK noted that given 3rd party agreement is required, this issue was not likely to be resolved before the Core Strategy submission.
- Ebblake Bog SAC**
14. The potential issue concerning NS relates to the potential for increased flow in the Ebblake Stream resulting in nutrient rich water overtopping the banks and spilling into the Ebblake Bog downstream. The interest of the bog is dependent on nutrient poor water.
15. It is essential that development of the site does not increase flows in the stream, and this will need to be demonstrated in an engineering solution.
16. NS noted that upstream of the site within Ringwood Forest, there are issues associated with a mire creation project, which has stalled. The intention was to restore this habitat and address water supply issues to the stream at the same time. NS felt the development would present an opportunity to address this by making contributions to FC to enable them to continue with this work.

Meeting Notes

Land at N E Verwood

22.10.12

Present:

Mike Newton	Boyer Planning
Donna Palmer	Boyer Planning
Ian Roberts	Bellamy Roberts Highways Engineers
Dennis Priestley	Pope Priestley Architects
Richard Ayre	Linden Homes
Frances Pickering	Linden Homes
Richard Henshaw	Policy Planning Manager, EDDC
Tim Davis	Housing and Enabling Manger, C & ED Partnership
Sally Knott	Policy Planning Officer
Julia Holmes	DM Officer
Wayne Sayers	Engineer - Transport Development Management, DCC

Apologies:

Nick Hayden	Arboricultural Officer
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1. Core Strategy Update

RH gave an update of the current position of the Core Strategy. He explained that a 6 week period of public consultation on the Schedule of Changes to the Pre-Submission Core Strategy will run from 5th November – 21st December 2012.

The Council Members' are pushing ahead for the delivery of the Core Strategy and the consultation dates cannot be postponed.

Council meetings are scheduled for 27th/28th February at both authorities, with Submission of the Core Strategy expected in March 2013.

He advised that the Core Strategy is likely to be 'fast tracked' as a Green Belt Authority by the Inspectorate.

RH explained that the site is not proposed to move forward in the Core Strategy, as it does not meet the recent changes in the requirements of Natural England to provide a Suitable Alternative Natural Greenspace (SANG) and therefore would fail an Appropriate Assessment. MN raised concerns regarding being informed of this change so late in the day. There are also concerns over the access arrangements, although these are not an in principle reason for removing the site from the Plan. Another site allocation in Verwood has been removed from the Core Strategy for the same reasons earlier this year.

Note 1: A separate meeting with the Ecologist, Natural England and EDDC took place last week in order to discuss and resolve the implications of these changes.

Note 2: DP submitted an updated draft layout scheme by email on 22nd October prior to the meeting.

2. SANG Provision

It was clarified that a financial contribution was no longer acceptable to Natural England, and reference was made to the fundamental change in policy following the Purbeck Inspector's Report. A SANG must be provided and laid out to the very strict guidelines recommended by Natural England. Additionally, a drainage regime must be agreed and implemented to prevent harm to Ebblake Bog.

MN and FP confirmed that discussions had been opened with the Forestry Commission for land close by in their ownership, and they were aware the Somerley Estate was the landowner of the site. As yet no formal agreement had been reached for the acquisition of the site as a SANG.

RA asked that if the SANG could be agreed before the Proposed Changes consultation would the allocation remain in the Core Strategy. RH confirmed that if the deliverability of a SANG could be demonstrated before the Proposed Changes document had to be signed off the site would not be deleted, although we may still amend the policy in relation to layout, as a result of tree issues, and access arrangements.

MN requested the consultation should be deferred until the SANG had been agreed.

RH advised this simply was not possible, as the consultation dates had been set, publicity and documents produced, and the political will was for move on. In addition, this is a small site allocation, and the Council is confident the housing targets can be met with the remaining sites allocated.

FP asked what would be required for Natural England to be in agreement. How detailed would the submission need to be, would an email confirmation be adequate? Was there a window of opportunity available?

RH stated that the Council would need confirmation from Natural England that there was confidence the mitigation could be delivered.

RH agreed a time limit of 10 days until close of business on 31st October, when the documents would be sent to be printed.

3. Ebblake Bog drainage

Natural England has raised objections to the development regarding the surface water drainage into Ebblake Bog.

FP advised they are aware of this objection but that understand that drainage is not an issue as demonstrated by our drainage consultants. The matter is the subject of discussion with the Forestry Commission and Natural England.

4. Other Technical Issues

TPO's

- NH provided detailed comments (attached) on the first submitted layout, and had reservations about the location of some of the new housing, involving the loss of trees, over shadowed gardens and the threat of the future of the trees if some were removed.
- MN explained the layout was based on the Broadway Malyan masterplan indicative layout, and they objected to the TPO itself. The trees were of a mixed quality. Those to be removed would be of less significance.
- RH pointed out the value of the trees was also in their amenity value.
- The revised drawings submitted on 22.10.12 indicate highway alignment and the loss of further trees along the road frontage.
- Boyer Planning to liaise with NH directly to discuss.

Access

- IB explained the punch through approach was preferred.
- Speed surveys have been carried out.
- Technically this access is the preferable location and achievable, although TPO'ed trees would be lost.

- The highway land is within the client's ownership.
- The alternative junction to the north of the site would provide an awkward 'hooking' junction.
- WS found this solution acceptable.
- RH drew attention to the local residents' concerns about the existing access and problems of speeding traffic.

Site Sustainability

- To improve accessibility, IB suggested a new footpath should be provided to link into the existing footpath network of 30m length. WS suggested the missing section of footway would probably be provided as footway only.
- DCC raised concerns in the Core Strategy consultation that the site was not very sustainable.
- MN concerned that Members should be made aware this isn't an 'in principle' reason for objection to the site. MN highlighted that the Council's SA has assessed the site to be sustainable.

Consultation Comments

- Concerns raised by Natural England and Dorset Wildlife Trust as well as residents.
- These were not raised previously as the situation has now changed as discussed earlier.

Green Belt Review

- RA asked about the Green Belt review, and how the situation has changed.
- RH explained the background to the allocation of this site as a recent allocation.
- MN stated the site fared well in the Green Belt selection process which forms part of the Council's evidence base and scored highly in the technical evidence base.

Affordable Housing Provision

- TD stated the layout indicated the provision appeared to be at 40% with the housing clustered to the northern end of the site. Emerging policy supported up to 50% provision on greenfield sites depending on the viability of the site.
- The mix should reflect local housing needs according to the SHMA report. This states that greatest need is in 2/3 bed housing – not detached houses and bungalows generally.
- TD stated the layout was not acceptable. The affordable housing should be scattered throughout the development - perhaps 2 clusters of houses, so that it is integrated and tenure blind.
- RH commented that Members has restated their desire very recently to see affordable housing delivered in the District, and the relaxation of the Green Belt boundary had been justified and accepted for this purpose.
- TD offered to provide details of Housing Associations to liaise with.
- Flats would be acceptable.
- 2 bed bungalows are useful.

TD suggested:

- 4/5 x 1 bed units; 7/8 x 2 bed; 6/7 x 3 bed and 1/2 x 4 bed units.

Details of Layout

JH went through a list of concerns with the layout:

- Overshadowing of the trees on various plots.
- The peripheral location of the play area is of concern and should be more centrally sited so that it will be used and overlooked.
- Plots 1 -20 too much hard surface.
- Plots size depths too small.
- Orientation of some plots poor.
- Lack of usable garden space.

DP explained the rationale was based on CABE principles, and the plots were generous.

Agreed the site will need to be reconfigured to take into account comments regarding the trees, housing mix, affordable housing and open space. Masterplan was purely indicative.

Highways Layout

- WS has not been given any refuse vehicle tracking to check and had not had time to go through the highway layout in detail.
- Lack of visitor parking and on street parking – WS discussed ways to achieve this.
- Visibility bends need tightening up as you enter the site.

EA opinion is still awaited.

- Agreed it is likely to require an EA as there are too many environmental unknowns.
- Agreed to an extension of time for this.

Sally Knott

25.10.12 (updated 21.11.12)

Elizabeth Taylor

From: Planning Policy
Sent: 02 November 2012 11:39
To: Planning Policy
Subject: Christchurch and East Dorset Core Strategy - Consultation on the Schedule of Proposed Changes to the Pre-Submission Document
Attachments: Statement of Representations.docx

Dear Sir /Madam

**CHRISTCHURCH AND EAST DORSET CORE STRATEGY 2013 - 2028
REGULATION 18
SCHEDULE OF PROPOSED CHANGES TO THE PRE-SUBMISSION DOCUMENT
CONSULTATION PERIOD 5TH NOVEMBER – 21ST DECEMBER 2012**

I am writing to inform you that Christchurch Borough Council and East Dorset District Council are carrying out a further round of consultation on further proposed changes to the above document which will commence on 5th November 2012. The Councils are working in partnership to deliver a joint plan and this phase of consultation relates to changes to policies that are common to both authority areas, together with some which relate specifically to one or the other Council area.

The Core Strategy document sets out the planning strategy for Christchurch Borough and East Dorset District over the next 15 years to 2028. It sets out how much, what type, where and how development should take place and what infrastructure is required to service it. It also sets out a vision and objectives for the areas and planning policies to achieve this.

The Christchurch and East Dorset Schedule of Proposed Changes to the Core Strategy Pre-Submission document has been prepared following consultations at the Issues and Options Stage 2008, the Options for Consideration Stage during 2010/2011 and the Pre-Submission Stage 2012. Comments received as part of these consultations have informed the development of the Core Strategy, as have changes to legislation following the publication of the National Planning Policy Framework (NPPF) in March 2012.

The consultation period runs from **Monday 5th November to Friday 21st December 2012** (6 weeks) and representations received after 21st December 2012 will not be accepted.

The attached Statement of Representation Procedure gives full details of how you can view the proposed Schedule of Changes and make comments.

Representations should be made on the official response form and sent to planningpolicy@christchurchandeastdorset.gov.uk or by post to Planning Policy Consultation, Freepost BH575, Christchurch Borough Council, Bridge Street, Christchurch, Dorset, BH23 1BR or submitted online at www.dorsetforyou.com/348323 or <http://christchurcheastdorset-consult.dorsetforyou.com>.

Please note we will only accept representations referring to the changes shown in The Christchurch and East Dorset Schedule of Proposed Changes to the Pre-Submission Document and with the correct reference number. **All other policies in the Pre-Submission document are unchanged but there may be some minor textual changes which will not be consulted upon.**

The responses we receive will be passed to a Government Inspector with the submission documents. The Councils will not make a formal response to any comments at this stage. Consideration of the issues raised will be discussed at the Examination in Public (Summer 2013) of the Core Strategy if required by the appointed Inspector.

Consultation on potential Alternative Sites was planned but following Government advice, this part of the procedure is now no longer required.

Yours faithfully,

Judith Plumley
Head of Community and Economy
Christchurch & East Dorset Partnership

Date 31 October 2012
Enquiry to Policy Planning
Service Community and Economy
Our Ref 394
Your Ref
Telephone 01202 886201
Email planningpolicy@christchurchandeastdorset.gov.uk

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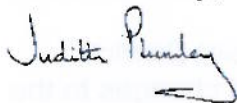
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Yours faithfully,



Judith Plumley
Head of Community and Economy
Christchurch & East Dorset Partnership

Christchurch and East Dorset Core Strategy

Schedule of Proposed Changes to the Pre-Submission Document

Statement of Representations Procedure - As part of the Development of the Local Plan, Christchurch and East Dorset Councils plan to submit their Core Strategy Schedule of Proposed Changes to the Pre-Submission Document to the Secretary of State of Communities and Local Government. The proposed submission documents are being published for public representations.

Subject matter and area covered by the document - The Core Strategy (Local Plan) is the document that sets out the planning strategy for Christchurch Borough and East Dorset District over the next 15 years to 2028. It sets out how much, what type, where and how development should take place and how this should be catered for. It sets out a vision and objectives for the area which are reflected in planning policies to achieve this.

Period for Representations - The consultation period runs from **Monday 5th November to Friday 21st December 2012** (6 weeks) and representations received after 21st December 2012 will not be accepted.

Representations should be made on the official Response Form and sent to: **planningpolicy@christchurchandeastdorset.gov.uk** or by post to Planning Policy Consultation, **Freeport BH575**, Christchurch Borough Council, Bridge Street, Christchurch, Dorset, BH23 1BR.

Please note we will only accept representations referring to the changes shown in The Christchurch and East Dorset Schedule of Proposed Changes to the Pre-Submission Document and with the correct reference number.

The Council will forward all representations to the Inspector and there is no need to re-submit previous representations. Responses will be published.

If you wish to continue to be contacted on planning policy matters following the completion of the Examination of the Core Strategy, and/or when the inspector's report is published and/or when the Core Strategy is adopted please complete the attached form to confirm.

Documents are available for inspection at the following locations:

Christchurch and East Dorset District Council website: www.dorsetforyou.com/348323	
Christchurch Borough Council , Civic Offices, Bridge Street, Christchurch, BH23 1AZ	Mon to Thurs 8.45am-5.15pm and Fri 8.45am-4.45pm
Christchurch Information Centre , 49 High Street, Christchurch, BH23 1AS	Mon to Fri 9.30am-5pm and Sat 9am-5pm
Steamer Point Information Centre , Off Penny Way, Steamer Point, Highcliffe.	Mon to Sun 9am-5pm
East Dorset District Council , Council Offices, Furzehill, Wimborne, BH21 4HN	Mon to Thurs 8.45am-5.15pm and Fri 8.45am-4.45pm
Ferndown Town Council , King George V Pavilion, Peter Grant Way, Ferndown, BH22 9EN	Mon to Fri 9am-4pm
Verwood Town Council , Council Offices, 28 Vicarage Road, Verwood, BH31 6DW	Mon to Fri 9am-1pm
Wimborne Town Council , The Town Hall, 37 West Borough, Wimborne, BH21 1LT	Mon to Fri 9am-1pm
West Moors Parish Council , 4 Park Way, West Moors, BH22 0HL	Mon, Tues, Thurs and Fri 10am-1pm, Wed-closed
Corfe Mullen Parish Council , Council Office, Towers Way, Corfe Mullen, BH21 3UA	Mon to Fri 9am-2pm
East Dorset Heritage Trust , Allendale House, Hanham Road, Wimborne, BH21 1AS	Mon to Fri 9.30am-5pm
All public libraries throughout Christchurch and East Dorset during their normal opening times.	

Christchurch and East Dorset Core Strategy

Schedule of Proposed Changes to the Pre-Submission Document

RESPONSE FORM

Completing this Response Form

Please complete this form and submit it to the Council. **A separate Response Form will need to be provided for each Policy commented on.** Please either photocopy this form, or you can request another form by telephoning **01202 886201** ext **2422**. Alternatively call in to local libraries, the Town, Parish or main Council offices to collect one, or download it at www.dorsetforyou.com/348323.

It is important that responses to the consultation are based around the **'Tests of Soundness'**.

To be 'sound' a Core Strategy should be **Positively Prepared, Justified, Effective and Consistent with National Policy**.

Positively Prepared - the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighboring authorities where it is reasonable to do so and consistent with achieving sustainable development;

Justified - the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;

Effective - the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and

Consistent with National Policy - the plan should enable the delivery of sustainable development in accordance with the policies in the National Planning Policy Framework.

This form has two parts - **Part A** - Personal details, and **Part B** - Your representation(s). Please fill in a separate sheet (Part B) for each representation you wish to make.

(Please complete in black ink or typeface and in BLOCK CAPITAL LETTERS)

Part A - Personal details

1. Personal details

Full name (incl. title)

Full address

Postcode

Email address

10. Please indicate if you wish to be notified of any of the following:

That the Christchurch and East Dorset Core Strategy has been submitted for independent examination.

The publication of the recommendations of any person appointed to carry out an independent examination of the Christchurch and East Dorset Core Strategy.

The adoption of the Christchurch and East Dorset Core Strategy.

11. Please sign and date:

Signature: _____ Date: _____

Please send completed form(s) by **Friday 21st December 2012** to:

**Planning Policy, FREEPOST (BH575), Christchurch Borough Council,
Civic Offices, Bridge Street, Christchurch, BH23 1BR**

Or, alternatively email them to planningpolicy@christchurchandeastdorset.gov.uk

All comments made must be supported by your full name and address. Comments will be published on the Council's website along with your full name. As this is a statutory stage of Consultation, no late comments can be accepted.

Data Protection (please tick)

I/we understand that Christchurch Borough Council / East Dorset District Council will use the information that I/we have provided for the purpose of the Core Strategy. I/we consent to Christchurch Borough Council / East Dorset District Council disclosing my/our information to third parties for this purpose.

I understand that I/we have the right to ask for a copy of the information held about me/us and which is subject of Data Protection Act 1998 (for which Christchurch Borough Council / East Dorset District Council may make a charge) and to correct any inaccuracies in my/our information.

Data Protection Act 1998: Any information provided will be treated in strict confidence and will be held on and processed by computer.

Christchurch and East Dorset Core Strategy

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Christchurch and East Dorset Core Strategy

Schedule of Proposed Changes to the Pre-Submission Document

Statement of Representations Procedure - As part of the Development of the Local Plan, Christchurch and East Dorset Councils plan to submit their Core Strategy Schedule of Proposed Changes to the Pre-Submission Document to the Secretary of State of Communities and Local Government. The proposed submission documents are being published for public representations.

Subject matter and area covered by the document - The Core Strategy (Local Plan) is the document that sets out the planning strategy for Christchurch Borough and East Dorset District over the next 15 years to 2028. It sets out how much, what type, where and how development should take place and how this should be catered for. It sets out a vision and objectives for the area which are reflected in planning policies to achieve this.

Period for Representations - The consultation period runs from **Monday 5th November to Friday 21st December 2012** (6 weeks) and representations received after 21st December 2012 will not be accepted.

Representations should be made on the official Response Form and sent to: **planningpolicy@christchurchandeastdorset.gov.uk** or by post to Planning Policy Consultation, **Freepost BH575**, Christchurch Borough Council, Bridge Street, Christchurch, Dorset, BH23 1BR.

Please note we will only accept representations referring to the changes shown in The Christchurch and East Dorset Schedule of Proposed Changes to the Pre-Submission Document and with the correct reference number.

The Council will forward all representations to the Inspector and there is no need to re-submit previous representations. Responses will be published.

If you wish to continue to be contacted on planning policy matters following the completion of the Examination of the Core Strategy, and/or when the inspector's report is published and/or when the Core Strategy is adopted please complete the attached form to confirm.

Documents are available for inspection at the following locations:

Christchurch and East Dorset District Council website: www.dorsetforyou.com/348323

Christchurch Borough Council , Civic Offices, Bridge Street, Christchurch, BH23 1AZ	Mon to Thurs 8.45am-5.15pm and Fri 8.45am-4.45pm
Christchurch Information Centre , 49 High Street, Christchurch, BH23 1AS	Mon to Fri 9.30am-5pm and Sat 9am-5pm
Steamer Point Information Centre , Off Penny Way, Steamer Point, Highcliffe.	Mon to Sun 9am-5pm
East Dorset District Council , Council Offices, Furzehill, Wimborne, BH21 4HN	Mon to Thurs 8.45am-5.15pm and Fri 8.45am-4.45pm
Ferndown Town Council , King George V Pavilion, Peter Grant Way, Ferndown, BH22 9EN	Mon to Fri 9am-4pm
Verwood Town Council , Council Offices, 28 Vicarage Road, Verwood, BH31 6DW	Mon to Fri 9am-1pm
Wimborne Town Council , The Town Hall, 37 West Borough, Wimborne, BH21 1LT	Mon to Fri 9am-1pm
West Moors Parish Council , 4 Park Way, West Moors, BH22 0HL	Mon, Tues, Thurs and Fri 10am-1pm, Wed-closed
Corfe Mullen Parish Council , Council Office, Towers Way, Corfe Mullen, BH21 3UA	Mon to Fri 9am-2pm
East Dorset Heritage Trust , Allendale House, Hanham Road, Wimborne, BH21 1AS	Mon to Fri 9.30am-5pm

All **public libraries** throughout Christchurch and East Dorset during their normal opening times.

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Period for Representations - The consultation period runs from **Monday 5th November to Friday 21st December 2012** (6 weeks) and representations received after 21st December 2012 will not be accepted.

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Christchurch and East Dorset Local Plan



Work is continuing on preparing the new joint Core Strategy which is part of the Local Plan for Christchurch and East Dorset. A 6 week period of consultation is taking place from **5th November to 21st December** on the proposed changes to the document, before it is submitted to the Secretary of State for approval in **March 2013**.

The Core Strategy sets out the planning strategy for Christchurch Borough and East Dorset District over the 15 years to 2028. It sets out how much, what type, where and how development should take place and what infrastructure is required to service it. It also sets out a vision and objectives for the areas and planning policies to achieve this.

If you would like to take part in the consultation or read the documents, please look at www.dorsetforyou.com/328323 or visit your local library, Town Council Office or East Dorset District Council Offices at Furzehill, where paper copies of the document are available to read.

For more information contact Policy Planning Team on 01202 886201

Council Offices
Furzehill
Wimborne
Dorset BH21 4HN

East Dorset Heritage Trust
Allendale House
Hanham Road
Wimborne
Dorset
BH21 1AS

Date 31 October 2012
Enquiry to Policy Planning
Service Community and Economy
Our Ref
Your Ref
Telephone 01202 886201
Email planningpolicy@christchurchandeastdorset.gov.uk

Dear Sir/Madam

**Christchurch and East Dorset Proposed Changes to the Pre-Submission Document
Consultation Period Monday 5th November 2012 – Friday 21st December 2012**

Please find enclosed the following documents in relation to the above consultation

Proposed Changes to the Pre-Submission Document
Response Forms
Statement of Representation
Poster

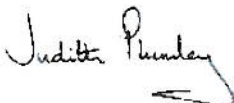
I would be grateful if you could display these documents for public use during the period stated above.

If you require additional copies please contact Liz Taylor Tel 01202 886201 Ext 2422 or etaylor@christchurchandeastdorset.gov.uk.

More information can be found on our website www.dorsetforyou.com/348323.

Thank you for your help with this matter.

Yours faithfully



Judith Plumley
Head of Community and Economy
Christchurch and East Dorset Councils

Christchurch and East Dorset Core Strategy








The joint Christchurch and East Dorset Core Strategy will set out the broad development strategy for the councils until 2028, and will contain the main vision, objectives and planning policies to make the strategy happen. A public consultation on the Schedule of Proposed Changes to the Pre-Submission Core Strategy will take place between Monday 5 November and Friday 21 December 2012.


The Core Strategy will set targets for the provision of new housing and employment for a period up to 2028, as well as setting out general policies in relation to provision of facilities, transport, and protection of natural and historic features. All of the other Local Development Documents within the Local Plan (formally the Local Development Framework) will have to conform to it. The Councils are working in partnership to deliver this plan.

Consultation on the Schedule of Proposed Changes to the Core Strategy Pre-Submission document

The 'Christchurch and East Dorset Schedule of Proposed Changes to the Core Strategy Pre-Submission' document is published for 6 weeks of public consultation from **Monday 5 November** until **Friday 21 December 2012**.

The document is available to download in two sections, is accompanied by the response form and a series of supporting documents:

- Schedule of Proposed Changes to the Core Strategy Pre-Submission document PART 1 (pdf, 1Mb) 
- Schedule of Proposed Changes to the Core Strategy Pre-Submission document PART 2 (pdf, 10Mb) 
- Response Form (word, 301kb) 
- Draft Infrastructure Delivery Plan (pdf, 529kb) 
- Sustainability Report (pdf, 2Mb)  , incorporating the Sustainability Appraisal, Equalities Impact Assessment and Health Impact Assessment
- Habitats Regulations Assessment (pdf, 2Mb) 
- Core Strategy Pre-Submission Response Analysis (pdf, 7Mb)  . In addition to this analysis, the full comments received during this previous consultation period are also available.

The documents are also available to view at the Civic offices, Furzehill offices and at local libraries in Christchurch and East Dorset. The Statement of Representations (pdf, 167kb)  document has been produced that summaries all the consultation arrangements.

Making representations on the Proposed Changes documents

From the 5 November 2012, representations on the documents should be made in one of the following ways:

Method Details

- Website** Through our online consultation portal 
- Email** Using the Response Form (word, 301kb) , send it to: planningpolicy@christchurchandeastdorset.gov.uk
- Post** Using the Response Form (word, 301kb) , send it to Policy Planning Consultation, Freepost BH575, Christchurch Borough Council, Bridge Street, Christchurch, Dorset, BH23 1BR

Please note we will only accept representations referring to the changes shown in the Schedule of Proposed Changes document or corresponding supporting documents and with the correct reference number. All other policies in the Pre-Submission document are unchanged except for some minor textual changes such as typos which will not be consulted upon. **Representations received after 21 December 2012 will not be accepted.**

Please also note that representations made during the previous Pre-Submission consultation will be forwarded to the Planning Inspector when the Core Strategy is formally submitted. There is no need to make repeat representations.

Why we are consulting on Proposed Changes?

The Proposed Changes document has been prepared following consultations at the Issues and Options Stage 2008, the Options for Consideration Stage during 2010/2011 and the Pre-Submission Stage 2012. Comments received as part of these consultations have informed the Proposed Changes to the Core Strategy document, as have changes to legislation following the publication of the National Planning Policy Framework in March 2012.

The representations we receive will be passed to a Government Planning Inspector with the submission documents. The Councils will not make a formal response to any comments at this stage. Consideration of the issues raised will be discussed at the Examination in Public (expected to be summer 2013) of the Core Strategy if required by the appointed Inspector.

Where we have come from with the Core Strategy - previous consultations

There have been a series of public consultation stages for the Christchurch and East Dorset Core Strategy, for which the documents and the comments received on them are still available:

- Core Strategy Pre-Submission, consulted on between April 2012 and June 2012
- Core Strategy Options for Consideration, consulted on between October 2010 and January 2011
- Core Strategy Issues and Options, consulted on between March 2008 and May 2008

Where are we going next with the Core Strategy?

The Core Strategy must still pass through a series of stages before it can be adopted by Christchurch and East Dorset as council policy.

If you would like further information on the Core Strategy, please contact us.

Community & Planning Policy Manager (Christchurch)

Name: Simon Trueick

Email: strueick@christchurchandeastdorset.gov.uk

Tel: 01202 495038

Fax: 01202 495108

Full details for Simon Trueick

Name: Policy Planning (East Dorset)

Email: policy.planning@eastdorset.gov.uk

Tel: 01202 886201

Full details for Policy Planning (East Dorset)

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Land at Northeast Verwood Meeting to discuss SANG provision and biodiversity mitigation and enhancement

Venue: Forestry Commission Offices, Lyndhurst

Date: 9am, 12th November 2012

Attendees

Tom Nicholson	Linden Homes
Frances Pickering	Linden Homes
Mike Newton	Boyer Planning
Nick Squirrell	Natural England
Jane Smith	Forestry Commission (area head of planning and environment)
Iain Skinner	Forestry Commission (area land agent)
Simon Smith	Forestry Commission (recreation and community manager)
Julian Arthur	Tyler Grange
Lynda King	East Dorset District Council

Meeting Notes

1. Planning background and meeting purpose
 - a. JAMN described requirement for SANG / biodiversity mitigation, and the strategy set out in the Tyler Grange SANG Proposal, 29th October 2012, which was submitted to EDDC in respect of the site's promotion in the Core Strategy (policy VTSW5 allocation).
 - b. The site was dropped from the Core Strategy on Natural England's advice owing to uncertainty at the time of draft Core Strategy submission in delivery of a SANG and biodiversity mitigation on 3rd party (Forestry Commission) land (LK noted that most other developers have acquired land or an option to secure their SANG strategy). NE did note that the site could be ~~reinstated in the Core Strategy~~ **promoted at the Core Strategy Examination in Public** if delivery details can be agreed, and a statement of common ground prepared between all parties. Linden Homes have sought legal advice and this confirmed that the decision to drop the site was unsound, since there was an in principle agreement with FC. Linden will be pursuing this further, with a view to seeking reinstatement of the site in the Core Strategy
 - c. Notwithstanding this, it is acknowledged that in any event for the site to be developed an agreement between Linden and FC in terms of a mitigation strategy is required that suits both parties and importantly satisfies the requirements of the Habitats Regulations and existing and emerging planning policy. The purpose of the meeting was to discuss the detail of a proposal that would provide the certainty required by NE and ~~ENDDC~~ at this stage in the planning process, and mechanisms for securing delivery.
2. Forestry Commission freehold land vs land leased from Somerly Estate
 - a. It was agreed that, given the terms of the FC lease for forestry operations on the Somerly Estate, it would be advantageous for the SANG to be within the FC freehold land, which adjoins the site.
 - b. Biodiversity enhancement work can occur on leasehold land. What is proposed by Linden is in accordance with FC's design concept in their East Dorset Forest Design Plan
3. SANG strategy, capital works and maintenance
 - a. Path routes were agreed, and shown on a plan circulated by FC which broadly followed TG's plan. However, there would be a need for a bridge structure crossing Ebblake

Tyler Grange LLP, Stroud House, Russell Street, Stroud, Gloucestershire, GL5 3AN

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Registered Office: Stroud House, Russell Street, Stroud, Gloucestershire. GL53AN

- Stream on to Somerly Estate land to complete the yellow route (see attached) – this is best avoided. NS considered the path could be a Permitted Right of Way, which could be moved to allow for forestry operations, but a route must be maintained. Moors Valley Country Park was ruled out of the SANG option as a) more difficult to access from site b) it is an SPA in its own right, so do not want to encourage increased use. NS stated that in advance of a planning application an access survey would need to be considered in summer 2013 to provide a baseline for future monitoring of use of Ringwood Forest.
- b. Dog exercising area – the design of this was discussed. There is no need for a formal area, it merely needs to be an area clear of scrub and trees, and relatively flat, to enable dogs to exercise/ball throwing. A location with FC freehold was discussed.
 - c. Signage / interpretation would be required, which FC would design and install
 - d. Timings – must be in place before first occupation
 - e. Maintenance – the SANG must be in place in perpetuity, as required by the SANG SPD. [post meeting note: NS confirmed in perpetuity is 125 years]
 - f. Costings – FC circulated costing for path works, which are to be discussed and agreed by FC/Linden
 - g. Mechanism for securing delivery – likely to be S106 rather than CIL, given timings for planning application
4. Biodiversity enhancement strategy
- a. Dry Heath restoration – NS explained why this was needed to ensure opportunities are increased for heathland birds specifically to offset increased disturbance effects of development (though other species, including European Protected Species of reptile will benefit). Consequently, some work would be needed to the east of the site, to address indirect increased predation/disturbance effects of development. But it need not be of the extent shown on TG's plan. NS would accept some strategic thinning of land along SANG route to create a woodland/heathland mosaic, and variety for SANG users. Certainty in respect of the design and means of securing this with FC was needed at this stage in planning.
 - b. Mire restoration – it was agreed that it would be best for restoration work to occur to the north of FC land. This has been already costed by FC, but not implemented. Given this would not be required to mitigate effects to the SPA (or qualifying birds in Ringwood Forest), certainty in respect of design and delivery would not be needed by NE/EDDC at this stage in the planning process.
 - c. Costings and mechanism for securing delivery – FC provided costings, to be agreed by FC/Linden
5. Ebblake Bog – NS confirmed that the drainage principles had allayed his concerns regarding Ebblake Bog. This was not a reason for the site's exclusion from the Core Strategy
6. Next steps and programme
- a. JA to modify SANG/biodiversity strategy in light of agreed position
 - b. Linden and FC to agree approach and commercial arrangement, and a statement for submission to EDDC to support the site's inclusion in the Core Strategy
7. AOB - none

FERNDOWN TOWN COUNCIL

Minutes of a Meeting of the Ferndown Town Council held on Monday 12th November 2012 at 1900hrs (7.00 pm) in the Recreation Room, King George V Pavilion, Peter Grant Way, Ferndown.

ATTENDANCE LIST

Mayor – Councillor T J Cordery
Deputy Mayor – Councillor Mrs J Read

Councillor B Barnett	Councillor J L Baxter	Councillor Mrs S Bird
Councillor T M Brown	Councillor Mrs Q Comfort	Councillor Ms P Cooper
Councillor J C Lewis	Councillor Mrs J I Little	Councillor P J Lucas
Councillor Mrs C A Lugg	Councillor S M Lugg	Councillor J A Muggleton**
Councillor Mrs E J Norman*	Councillor Ms M T Phillips	Councillor Mrs P Reynolds
Councillor Mrs J Robinson	Councillor P R Timberlake	Councillor N J Wellstead

* left for prior appointment at 2030hrs

** left at 2045hrs - unwell

Officers: Ian Jones – Town Clerk

In attendance: County and District Councillor J Wilson; District Councillor M Birr.

There were no members of the public present.

12/182 APOLOGIES.

Apologies for absence were received from Councillor M R Parkes (work commitments).

12/183 DECLARATIONS OF INTEREST.

There were no declarations of interest or declarations of pecuniary interest made.

12/184 PRESENTATION – NEIGHBOURHOOD PLANS.

Mrs L King from the Planning Section of East Dorset and Christchurch Councils made a presentation to Councillors about Neighbourhood Plans. Mrs King indicated that Central Government would be prepared to offer financial support to the District to the tune of £40,000 to £50,000 to enable such a plan to be prepared, however, she indicated that staffing issues may result in the District being unable to offer the support which was being requested.

Mrs King answered questions from members and arranged for copies of her presentation to be sent to Councillors as part of their weekly run of correspondence.

The Mayor thanked Mrs King for her attendance and presentation.

12/185 COUNCILLOR CO-OPTION.

The Town Clerk reported that no one had applied for co-option in respect of the Longham East Ward vacancy and as a result this will be re-advertised together with the vacancy for

the Longham Ward (vacated by Councillor Miss H Hobbs-Chell). Subject to approval by the Electoral Services Section at Christchurch and East Dorset Councils the vacancies would be advertised next Monday 19th November.

12/186 MINUTES.

It was PROPOSED by Councillor S M Lugg and SECONDED by Councillor Mrs J Read that the minutes of the Town Council meeting held on 19th July 2012 (pages 3210 to 3213) be approved. All were in agreement.

It was PROPOSED by Councillor J Baxter and SECONDED by Councillor J A Muggleton that the minutes of the Town Council meeting held on Monday 10th September 2012 (pages 3237 to 3239) be approved. This was agreed unanimously.

The minutes of the Special Town Council Meeting held on 1 November had been distributed by e mail and had not been read by all Councillors. In the circumstances their approval was adjourned to the next meeting.

12/187 COMMITTEE MINUTES.

It was PROPOSED by Councillor Mrs P Reynolds and SECONDED by Councillor B Barnett that the minutes of the Finance and General Purposes Committee dated 3rd September 2012 (Pages 3229 – 3231A) be adopted by the Council. All were in agreement.

It was PROPOSED by Councillor Mrs P Reynolds and SECONDED by Councillor J A Muggleton that the minutes of the Finance and General Purposes Committee dated 15th October 2012 (pages 3250 -3252) be approved by the Committee with the following amendment :-

At end of minute 12/153 add the words:-

“Councillor B Barnett indicated that he had already done this.”

It was also pointed out that although the Minutes accurately reflected the discussions concerning the analysis of work carried out by KGV staff for the Town Council and by administrative staff for the KGV organisation, this was a recommendation by the Committee as the Finance and General Purposes Committee did not have a mandate in the area of KGV staff.

These minutes were then accepted by the Committee unanimously.

It was PROPOSED by Councillor Mrs P Reynolds and SECONDED by Councillor Mrs J Robinson that these minutes be adopted by the full Council. This was approved by 19 votes for with 1 abstention.

The following minutes of the Planning Committee were considered by the full Council and adopted:-

Minutes dated 6th September (pages 3232 – 3236)

PROPOSED by Councillor P Timberlake and SECONDED by Councillor J C Lewis. (All were in agreement.)

Minutes dated 27th September 2012 (pages 3245 – 3249)

PROPOSED by Councillor P Timberlake and SECONDED by Councillor J Baxter. (18 votes for with 2 abstentions.)

Minutes dated 18th October 2012 (pages 3253 – 3257)

PROPOSED by Councillor P Timberlake and SECONDED by Councillor J Lewis. (All were in agreement.)

It was PROPOSED by Councillor Mrs J Read and SECONDED by Councillor Mrs C A Lugg that the minutes of the Environment Committee dated 24th September 2012 be approved by the Committee. (Unanimous.)

It was PROPOSED by Councillor S M Lugg and SECONDED by Councillor Ms M T Phillips that these minutes be ADOPTED by the Town Council. (Voting 19 for with 1 abstention.)

12/188 REPORTS FROM TOWN, DISTRICT AND COUNTY COUNCILLORS.

Councillor S M Lugg reported that he had recently attended a Committee meeting of the Air Training Corps and the group were pleased to note the Town Council interest in their work.

Councillor P Timberlake gave details of his attendance at the Neighbourhood Watch and the West Parley PACT. The minutes of these meetings would be separately circulated to members. It was stated that Inspector M Darkin, the local Police Commander, was shortly to leave his post for another appointment.

Councillor J Muggleton reported on his attendance at the November meeting of the Heatherlands PACT and again minutes would be circulated to all members. Councillor Mrs J Read stated that new refuse bin "numbers" could be obtained from the Police Community Office in the Barrington Centre.

Comments were made by District Councillors (S M Lugg and Mrs P Reynolds) about the current consultation exercise by the District Council on proposed amendments to its Core Strategy. Councillor S M Lugg indicated that he would be voting against adoption of the strategy as it did not address the concerns of residents.

Councillor S M Lugg then brought to members' attention a street lighting problem in Beaufoy's Avenue. He stated that he was concerned about the apparent lack of action by Town Council staff in dealing with the problem which was first raised in August. The Town Clerk indicated that he had referred his complaint to the Mayor who had been provided with the necessary background information concerning dates and actions taken. It had been confirmed that the street light in question had now been repaired. The Mayor apologised to Councillor Lugg for the delay in responding to his complaint.

Councillor Mrs P Reynolds advised members that there had been considerable adverse comment concerning the revised refuse collections which had been introduced at the end of October. County Councillor J Wilson accepted that there had been some inconvenience to residents with some streets not having a collection on their appointed day. The Dorset Waste Partnership had received over 30,000 calls about the revised arrangements, including complaints which they had difficulty in handling. It was hoped that these problems had been rectified, however, a Councillor stated that one road still had not received a refuse collection. County Councillor J Wilson stated that it had been accepted by the Dorset Waste

Partnership that some 2,000 houses had missed a collection which was around 6% of the total number due a collection. He advised members that the revised waste collections, which had first commenced in Christchurch Borough Council, had resulted in 70% of waste now being recycled.

Councillor B Barnett stated that he believed that the amendments to the Core Strategy document were minimal as far as Ferndown was concerned. There was insufficient staff employed by the District Council to produce an acceptable document.

County Councillor J Wilson advised members that Mrs D Ward had been appointed and taken up post as the new Chief Executive of Dorset County Council.

District Councillor M Birr informed members that he was concerned about the new refuse collection arrangements as they affected vulnerable people who had difficulties dealing with the new bins. He was monitoring the arrangements and asked that any Councillor who was aware of a vulnerable person who was struggling to cope with the new arrangements to let him know. Similarly there may be a problem for vulnerable people to keep these bins clean. He also advised members that Central Government had indicated that they would like to see a Council Tax freeze again for the 2013/14 year and they would be giving incentives to those authorities who could achieve this. The District Council was looking at increasing Car Parking charges. Work was progressing on a Youth Club at Heatherlands and he was pleased that the Town Council through Councillor Mrs J Robinson was working closely with the District and County to achieve this.

The Mayor advised the Town Council that he and Councillor J Robinson had been to see Sembcorp (Bournemouth and Hampshire Water) about the possibility of opening up Longham Lakes for watersport activities such as dinghy sailing and kayaking. East Dorset District Council would need to approve the changes of use for the lakes. One Councillor pointed out that he could not support such an initiative as the need had not been identified as a result of the Town Plan Questionnaire, or as a priority as far as the Environment Committee was concerned.

12/189 EXTERNAL AUDIT REPORT 2011/12 YEAR.

A copy of the external Audit Report had been circulated with the Agenda for members to read. In addition the appropriate notice has been placed on the Main Noticeboard at the KGV Fields. The report covered all the points which had been raised by the Internal Auditor earlier in the year. The report was noted.

12/190 TRAINING OF COUNCILLORS.

There was a general discussion on this topic which had first been raised at the Finance and General Purposes Meeting in July. Councillor Mrs P Reynolds thought that it may be useful if the Mayor and the Town Clerk spoke to each councillor individually to ascertain their training needs and to then take that forward in nominating the person for a training course. This approach was not considered appropriate by another member of the Council, on the grounds that this was more appropriate for a principal authority. In their view there was a need for a strategy, not a one to one approach.

Councillor B Barnett indicated that he had prepared a paper about a Training Strategy, however, this had not been widely distributed. The Town Clerk stated that he was not aware of such a document but when it was received it would be distributed to members. It was agreed to defer this matter to the next meeting or the one in February when the next DAPTC programme was available.

12/191 CODE OF CONDUCT.

A draft of the proposed Code of Conduct had been distributed to members who had been invited to comment on its content. No responses had been received. There was a short discussion on the proposed content, with some members stating that the new code had no teeth and there was still a failure by members to respect colleague councillors when there was a difference of opinion. Another Councillor questioned the arrangements which required anyone who was co-opted to a Committee to sign up to the Code of Conduct. It was agreed that this document should now go to the Finance and General Purposes Committee for them to recommend approval to the Town Council.

12/192 COMMITTEE VACANCIES.

It was PROPOSED by Councillor Mrs C A Lugg and SECONDED by Councillor S M Lugg that Councillor T M Brown be elected to serve on the KGV Management Committee and the Environment Committee. All were in agreement.

12/193 AFFILIATION TO OUTSIDE BODIES.

Members asked that a paper be prepared about this issue so that matter was adjourned to the next meeting.

12/194 PERSONNEL COMMITTEE REPORTS.

The Mayor PROPOSED and Councillor Mrs C A Lugg SECONDED that the Council move into Private Session in accordance Section 1 of the Public Bodies (Admission to Meetings Act) 1960 on the grounds that the majority of the content of the minutes to be approved contained Personal Information which should not be divulged to members of the public. All members were in agreement.

The following Minutes were then referred to the Town Council for adoption:-

Minutes dated 3rd September (pages 49 – 50).

It was PROPOSED by Councillor Mrs P Reynolds and SECONDED by Councillor Mrs J Read. All were in agreement.

Minutes dated 15th October 2012 (pages 51- 52).

It was PROPOSED by Councillor Mrs P Reynolds and SECONDED by Councillor T J Cordery. Voting 13 for with 5 abstentions.

Minutes dated 23rd October (pages 53 - 54).

It was PROPOSED by Councillor Mrs Q Comfort and SECONDED by Councillor Mrs J Read that the Minutes be approved by the Committee. All were in agreement.

It was PROPOSED by Councillor Mrs Q Comfort and SECONDED by Councillor Mrs J Read that the Minutes be ADOPTED by the Town Council. Voting 13 for, 4 against with 1 abstention.

12/195 OTHER MATTERS.

Councillor Mrs P Reynolds stated that there was some disappointment that there was no Town Council representative at Hampreston Church for Remembrance Sunday. It was

pointed out that the Mayor was otherwise engaged at the Memorial in Church Road because of the 11th hour of the 11th day of the 11th month commemoration and the Deputy Mayor was, as had been the past practice, at West Moors for their service. It was suggested that next time there was a 11/11/11 commemoration on a Sunday, that another member of the Town Council should attend Hampreston Church because it contained the official War Memorial.

The Town Clerk stated that there had been some conversations by staff with the Royal British Legion prior to Remembrance Day and it was understood that there was to be no official service at Hampreston because of the service in Church Road, however, it now transpires that this was not the case. He could only apologise for any distress the failure had caused.

It was agreed to note the comment.

12/196 DATE OF NEXT MEETING.

The date of the next meeting was fixed as Monday 10th December 2012 at the King George's Pavilion starting at 1930hrs (7.30pm).

The meeting closed at 2134hrs.

Richard Henshaw

From: George Whalley
Sent: 24 September 2012 13:21
To: Richard Henshaw; Simon Trueick
Subject: Team Meeting Agenda

Suggested agenda for tomorrow:

- 1) Core Strategy Timetable:**
 - a. Pre Submission Consultation
 - b. Submission
- 2) Response Papers:**
 - a. Format
 - b. Timescale
 - c. Responsibilities
- 3) Pre Submission Consultation:**
 - a. Format
 - b. Responsibilities
- 4) Pre Consultation Meetings / Correspondence:**
 - a. Natural England
 - b. Environment Agency
 - c. DCC: Transport, Adult and Community Services
 - d. Xch UE: Meyrick Estates, NFDC, NFNPA
 - e. Manchester Airports Group
- 5) Assessments:**
 - a. SA / HRA / EIA / HIA
 - b. Responsibilities
- 6) Community Infrastructure Levy:**
 - a. Viability Study
 - b. Stakeholder Event
 - c. Finalisation of Study
 - d. Consultation on Preliminary Draft
- 7) Affordable Housing SPD**
- 8) Heathlands DPD**
- 9) G&T DPD**

George Whalley

**Planning Policy Team Leader
Christchurch and East Dorset Councils**

Tel: 01202 495023

Email: GWhalley@christchurchandeastdorset.gov.uk

Web: www.dorsetforyou.com

S. Thorpe
Strategic Planner,
Gleeson Development Ltd
Sentinel House
Harvest Crescent
Ancells Business Park
Fleet
Hants
GU51 1UZ

Date 02 October 2012
Enquiry to Judy Windwood
Service Policy Planning
Our Ref
Your Ref
Telephone 01202 886201 Ext 2423
Email jwindwood
@christchurchandeastdorset.gov.uk

Dear Ms Thorpe

Government and Dorset County Council Policy on Prior Extraction of Minerals and sites allocated in the Christchurch and East Dorset Pre-Submission Core Strategy

Following discussions with the County Council who are the minerals planning authority, the District Council believes that, as developers with an interest in the proposed housing allocation at land south of Leigh Road, Wimborne, you should be made aware of the requirements of the National Policy Planning framework and the proposed policy in the Bournemouth, Dorset and Poole Pre-Submission Core Strategy.

The NPPF requires minerals planning authorities to define Minerals Safeguarding Areas and to adopt policies to ensure that the locations of minerals are not “needlessly sterilised by non-mineral development” and to set out policies to encourage the prior extraction of minerals, “where practicable and environmentally feasible, if it is necessary for non-mineral development to take place. (Please see Paragraph 142 of the NPPF).

The Minerals Pre-Submission Core Strategy includes a policy, SG1-Mineral Safeguarding Area which takes this forward.

East Dorset District Council objected to the policy at the recent consultation on the basis that this policy would conflict with the aims of the Government to bring forward residential development, would lengthen the timescale on which development could take place and would increase the costs of development and could impact on the viability of the sites.

As a result of discussions with the County Council, it is felt that you should be made aware of the requirement to investigate the possibility of extracting minerals, in this case, sand and gravel, from your site.

The County Council expect the developer to carry out the necessary site investigations to prove the mineral resource. This will be done through digging of trial pits or bore holes.

The County Council will advise on matters such as density of pits and depth. Testing of the samples will then be required. Based on this information and on other information, for

example on viability and the interest of an operator prepared to carry out the extraction, it will then be agreed whether some level of mineral can be removed. If this is the case, the County Council will seek to achieve this as quickly as possible.

Dorset County Council will assist further with advising you on the requirements and the degree of information which they will need from you. Trevor Badley is the officer dealing with this at Dorset County Council and I would ask you to contact him to discuss your particular site and the issues.

Yours sincerely



Judy Windwood
Policy Planning Officer
Christchurch and East Dorset Councils

Mr M Brown
Sibbett Gregory
3 Winchester Place
North Street
Poole
Dorset
BH15 1NX

Date 02 October 2012
Enquiry to Judy Windwood
Service Policy Planning
Our Ref
Your Ref
Telephone 01202 886201 Ext 2423
Email jwindwood
@christchurchandeastdorset.gov.uk

Dear Mr Brown

Government and Dorset County Council Policy on Prior Extraction of Minerals and sites allocated in the Christchurch and East Dorset Pre-Submission Core Strategy

Following discussions with the County Council who are the minerals planning authority, the District Council believes that, as developers with an interest in the proposed employment land allocation at Woolsbridge Industrial Estate, you should be made aware of the requirements of the National Policy Planning framework and the proposed policy in the Bournemouth, Dorset and Poole Pre-Submission Core Strategy.

The NPPF requires minerals planning authorities to define Minerals Safeguarding Areas and to adopt policies to ensure that the locations of minerals are not "needlessly sterilised by non-mineral development" and to set out policies to encourage the prior extraction of minerals, "where practicable and environmentally feasible, if it is necessary for non-mineral development to take place. (Please see Paragraph 142 of the NPPF).

The Minerals Pre-Submission Core Strategy includes a policy, SG1-Mineral Safeguarding Area which takes this forward.

East Dorset District Council objected to the policy at the recent consultation on the basis that this policy would conflict with the aims of the Government to bring forward residential development, would lengthen the timescale on which development could take place and would increase the costs of development and could impact on the viability of the sites.

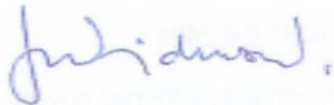
As a result of discussions with the County Council, it is felt that you should be made aware of the requirement to investigate the possibility of extracting minerals, in this case, sand and gravel, from your site.

The County Council expect the developer to carry out the necessary site investigations to prove the mineral resource. This will be done through digging of trial pits or bore holes. The County Council will advise on matters such as density of pits and depth. Testing of the samples will then be required. Based on this information and on other information, for

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Yours sincerely



Judy Windwood
Policy Planning Officer
Christchurch and East Dorset Councils

Mrs S Burrows
Oakdene Orchard
Ringwood Road
Three Legged Cross
Wimborne
Dorset
BH21 6RB

Date 02 October 2012
Enquiry to Judy Windwood
Service Policy Planning
Our Ref
Your Ref
Telephone 01202 886201 Ext 2423
Email jwindwood
@christchurchandeastdorset.gov.uk

Dear Mrs Burrows

Government and Dorset County Council Policy on Prior Extraction of Minerals and sites allocated in the Christchurch and East Dorset Pre-Submission Core Strategy

Following discussions with the County Council who are the minerals planning authority, the District Council believes that, as developers with an interest in the proposed housing allocation at land north west of Verwood, you should be made aware of the requirements of the National Policy Planning framework and the proposed policy in the Bournemouth, Dorset and Poole Pre-Submission Core Strategy.

The NPPF requires minerals planning authorities to define Minerals Safeguarding Areas and to adopt policies to ensure that the locations of minerals are not “needlessly sterilised by non-mineral development” and to set out policies to encourage the prior extraction of minerals, “where practicable and environmentally feasible, if it is necessary for non-mineral development to take place. (Please see Paragraph 142 of the NPPF).

The Minerals Pre-Submission Core Strategy includes a policy, SG1-Mineral Safeguarding Area which takes this forward.

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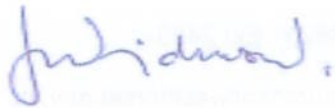
As a result of discussions with the County Council, it is felt that you should be made aware of the requirement to investigate the possibility of extracting minerals, in this case, sand and gravel, from your site.

The County Council expect the developer to carry out the necessary site investigations to prove the mineral resource. This will be done through digging of trial pits or bore holes. The County Council will advise on matters such as density of pits and depth. Testing of the samples will then be required. Based on this information and on other information, for

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Yours sincerely



Judy Windwood
Policy Planning Officer
Christchurch and East Dorset Councils

Mr T Hoskinson
Savills
Wessex House
Priors walk
Wimborne
Dorset
BH21 1PB

Date 02 October 2012
Enquiry to Judy Windwood
Service Policy Planning
Our Ref
Your Ref
Telephone 01202 886201 Ext 2423
Email jwindwood@christchurchandeastdorset.gov.uk

Dear Mr Hoskinson,

Government and Dorset County Council Policy on Prior Extraction of Minerals and sites allocated in the Christchurch and East Dorset Pre-Submission Core Strategy

Following discussions with the County Council who are the minerals planning authority, the District Council believes that, as developers with an interest in the proposed housing allocation at land north of Wimborne Road, Corfe Mullen, you should be made aware of the requirements of the National Policy Planning framework and the proposed policy in the Bournemouth, Dorset and Poole Pre-Submission Core Strategy.

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Yours sincerely



Judy Windwood
Policy Planning Officer
Christchurch and East Dorset Councils

Mr P McCann
Group Planning Director
Banner homes
Riverside House
Holtspur Lane
Wooburn Green
High Wycombe
Bucks
HP10 OTJ

Date 02 October 2012
Enquiry to Judy Windwood
Service Policy Planning
Our Ref
Your Ref
Telephone 01202 886201 Ext 2423
Email jwindwood
@christchurchandeastdorset.gov.uk

Dear Mr McCann

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Following discussions with the County Council who are the minerals planning authority, the District Council believes that, as developers with an interest in the proposed housing allocation at land west of New Road at Ridgeway, West Parley, you should be made aware of the requirements of the National Policy Planning framework and the proposed policy in the Bournemouth, Dorset and Poole Pre-Submission Core Strategy.

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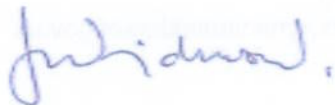
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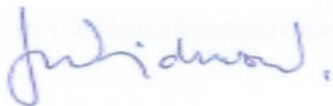


Judy Windwood
Policy Planning Officer
Christchurch and East Dorset Councils

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Judy Windwood
Policy Planning Officer
Christchurch and East Dorset Councils

Mr D Cramond
39 Twemlow Avenue
Poole
Dorset
BH14 8AL

Date 02 October 2012
Enquiry to Judy Windwood
Service Policy Planning
Our Ref
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Telephone 01202 886201 Ext 2423
Email jwindwood
@christchurchandeastdorset.gov.uk

Dear Mr Cramond

Government and Dorset County Council Policy on Prior Extraction of Minerals and sites allocated in the Christchurch and East Dorset Pre-Submission Core Strategy

Following discussions with the County Council who are the minerals planning authority, the District Council believes that, as the agent acting on behalf of a developer with an interest in the proposed housing allocations at Cuthbury Allotments, Wimborne, Land south of Leigh Road, Wimborne and Land east of New Road, West Parley, you should be made aware of the requirements of the National Policy Planning framework and the proposed policy in the Bournemouth, Dorset and Poole Pre-Submission Core Strategy.

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Council Offices
Furzehill
Wimborne
Dorset BH21 4HN

Mr D Cramond
39 Twemlow Avenue
Poole
Dorset
BH14 8AL

Date 02 October 2012
Enquiry to Judy Windwood
Service Policy Planning
Our Ref
Your Ref
Telephone 01202 886201 Ext 2423
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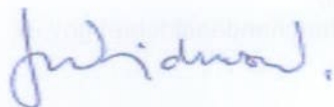
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Judy Windwood
Policy Planning Officer
Christchurch and East Dorset Councils