

Christchurch and East Dorset Core Strategy Examination

Statement submitted by Savills on behalf of the Canford Estate and Harry J Palmer Holdings Ltd on Matter 3: Strategic Allocations: General Matters

Respondent reference: 523532

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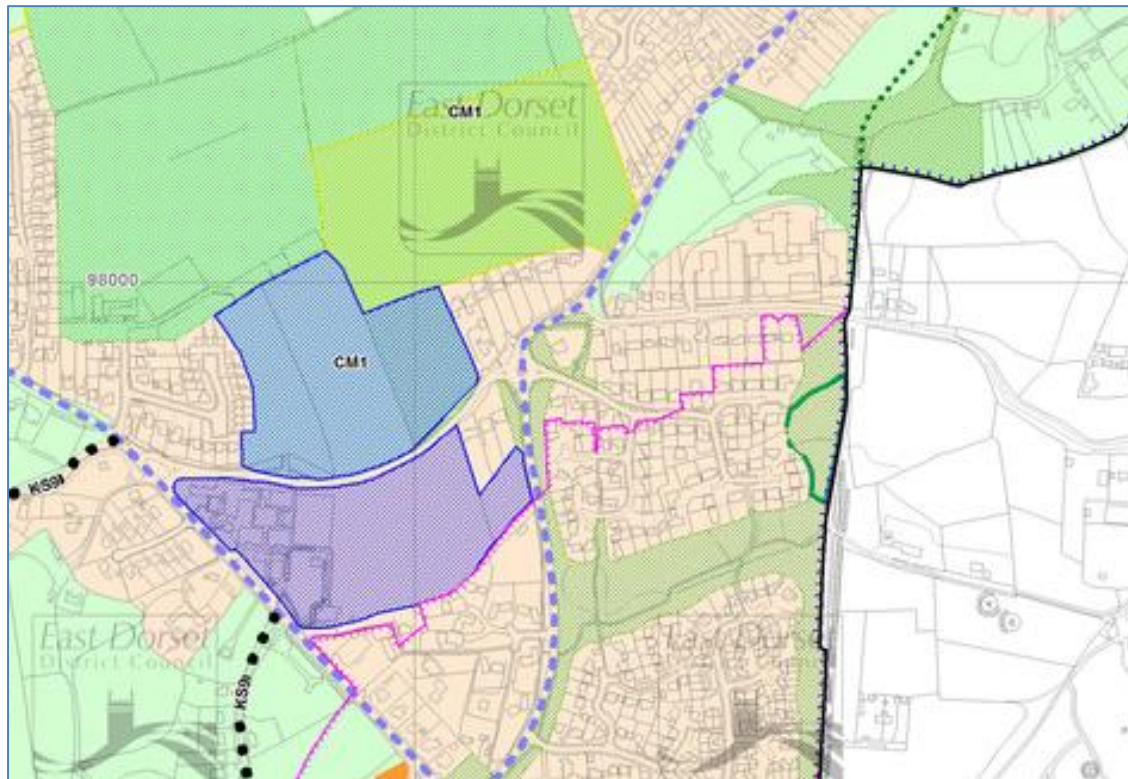
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Matter 3: Strategic Allocations: General Matters

Issue 1. Does the CS provide clearly defined boundaries for every strategic allocation?

1. The Core Strategy would benefit from greater clarity in relation to the boundaries for the strategic allocations. An extract from the submission policies map showing Policy CM1 Lockyer's School and Land North of Corfe Mullen New Neighbourhood is shown below. This shows the Canford Estate and Harry J Palmer landholdings to the north of Wimborne Road as clearly within the boundary for Policy CM1, however a minor adjustment is needed to the boundary of the allocation to include the very narrow strip of land between the easternmost field and Wimborne Road.



2. The Core Strategy would also benefit from clarification of the status of the aerial photograph based plans that are provided within the document for each of the New Neighbourhoods (e.g. Map 9.1 in relation to the Lockyer's School and Land North of Corfe Mullen New Neighbourhood). These plans are illustrations of how the sites could be delivered, but should not be considered as definitive masterplans. The detail in these plans, other than the red line showing the extent of the site, should be considered as illustrative only.

Issue 2. Flood risk: has every strategic allocation been subjected to a sequential and, if appropriate, exceptions test?

and

Issue 3. Flood Risk: is every site allocation supported, where necessary, by a site specific flood risk assessment to demonstrate that development will be safe for its lifetime without increasing flood risk elsewhere? (Ref: NPPF para 102)

3. The NPPF advises that Local Plans should apply a sequential, risk based approach to the location of development to avoid flood risk where possible. The aim of the sequential test is to steer development to areas with the lowest probability of flooding, Flood Zone 1.
4. The Policy CM1 Lockyers School and Land North of Corfe Mullen New Neighbourhood lies within Flood Zone 1. It therefore passes the sequential test and a site specific flood risk assessment is not required to support the allocation.
5. PFA Consulting has prepared a Surface Water Drainage Strategy for the Canford Estate and Harry J Palmer Holdings Ltd landholdings that form part of the CM1 allocation. The findings of which are summarised below and in the Development Concept document submitted alongside our previous representations on the emerging Core Strategy.
6. Existing surface water sewers are located in Wimborne Road. The site is underlain by sand and gravel, making it suitable for Sustainable Drainage Systems (SUDS), and it is considered that infiltration devices are appropriate for draining the proposed development. The infiltration devices would be designed to prevent onsite flooding and mitigate offsite impacts for events up to and exceeding the 1 in 100 return period, including an appropriate allowance for climate change.
7. The Surface Water Drainage Strategy concludes that surface water can be effectively drained from the development allowing future users to remain safe throughout its lifetime. The development would not increase flood risk elsewhere and would reduce flood risk overall.

4. Protection of designated habitats: Are all site allocations for residential development which are required to provide mitigation capable of providing SANG or alternative acceptable mitigation?

8. The Canford Estate and Harry J Palmer Holdings Ltd landholdings that form part of Policy CM1 have an area of approximately 4ha and the capacity to deliver circa 120-130 dwellings.
9. A SANG to provide mitigation for this development has been identified through discussions with East Dorset District Council, the Borough of Poole, and Natural England. The SANG lies to the east of Corfe Mullen within the administrative area of the Borough of Poole. It provides an attractive and well located area of open space on the edge of Corfe Mullen, that links in well with the existing network of footpaths and open spaces in the area, and will be effective in relieving visitor pressure on the heathlands. As well as opening up the area for public access, the SANG will incorporate an area of allotment gardens on the southern part of the site
10. The SANG will be managed by the Dorset Wildlife Trust (DWT). The SANG will form part of a wider area of land that the DWT are in the process of acquiring from the Canford Estate as part of the Urban Wildlink project, which will deliver a wide range of benefits including nature conservation, habitat restoration, landscape enhancement, and improved public access.
11. A planning application for the SANG and allotments has recently been submitted to the Borough of Poole. The SANG application has been brought forward in advance of the proposals for residential development in order to assist Dorset Wildlife Trust in securing funding through the Heritage Lottery Fund.

5. Do all site allocations satisfactorily address biodiversity?

12. In relation to the Canford Estate and Harry J Palmer Ltd landholdings that form part of allocation CM1, Ecological Planning & Research Ltd. (EPR) have carried out an ecological appraisal to identify any potential impacts and to inform the design of the scheme and the development concept.

13. The approach to the appraisal was in line with guidance in The Institute of Ecology and Environmental Management (IEEM) Guidelines for Ecological Impact Assessment in the United Kingdom (26 June 2006).
14. The appraisal involved both a desk study and a field survey intended to gather relevant information from a variety of sources, and to map ecological features present on the site. The findings of the appraisal are set out in the Development Concept document that has been submitted alongside our previous representations on the emerging Core Strategy.
15. Overall, the ecological appraisal concludes that the ecological value of the site is of only local significance and unlikely to create constraints to development that cannot be dealt with by nature conservation measures incorporated into the design of the site, or through the SANGs approach.
16. Further ecological survey work is currently ongoing in order to inform and support a planning application.