

**CORE STRATEGY
DEVELOPMENT PLAN
DOCUMENT (DPD)**

LDF EXAMINATION

**Matter 12 – Implementation &
Monitoring**

STATEMENT PREPARED BY:

**WOOLF BOND
PLANNING LLP**

REPRESENTATION NUMBER: 507541

On behalf of:

**Bodorgan Properties (Channel Islands)
Ltd., Sainsbury's Supermarkets Ltd. &
Taylor Wimpey Strategic Land**

AUGUST 2013

1. Our joint clients own and have interests in the proposed mixed use extension at North Christchurch (CN1) and wish to ensure that the planning policy framework aimed at securing release of the land is sound in that it is Positively prepared, justified, effective and consistent with national policy. To do so it must be sufficiently flexible.

Question 1: Does the CS state clearly how and when the strategic allocations are expected to come forward?

2. Paragraph 6.50 of the Core Strategy sets out a timescale for delivery on the urban extension site. However delivery of the site must take account of both the passage of time and the need for a comprehensive planning application including necessary and seasonally related ecological surveys. It assumes also that some progress can be made in developing the site ahead of any significant off site road works. This means that if the CS is approved by Spring 2014 then the earliest an application could be prepared and submitted would be Autumn 2014. This leads to the following delivery programme:
 - i. Approval of scheme – Spring 2015 (up to 6 months for determination of an EIA application)
 - ii. Obtain RM and address cable undergrounding and allotment issues – Autumn 2015
 - iii. Start on site – Early 2016
 - iv. 50 dwellings delivered – March 2017
 - v. 100 dwellings per annum delivered from 2017/18 to 2025/26 – development completed.

3. This programme reflects the real time requirements of the process and it means the Council's estimate of first housing deliveries by 2014/15 is regrettably not achievable.

Question 2: Does the CS make it clear where the responsibility lies for the preparation of masterplans/ development briefs?

4. For the reasons set out in our pre-submission representations and in our other Examination submissions we remain concerned as to the content of the

'Indicative Masterplan' (ED69). The developers wish to work up a comprehensive Masterplan at the application stage that better meets the site's constraints and propose to engage with the local community as to points of detail.

Question 3: Does the CS state clearly how areas of change/ vision will be initiated?

5. No comment.

Question 4: Does the CS include a robust monitoring framework (consider document SD30)

6. No comment.