



# Christchurch and East Dorset Local Plan Review

## Officer Responses to **EAST DORSET** Site Submissions Regulation 18 (1) Consultation



Prepared by Christchurch Borough Council and  
East Dorset District Council

July 2018

## Local Plan Review

### Officer Responses to Submitted Regulation 18 Sites - EAST DORSET

Last updated May 2018

#### INTRODUCTION

All sites that were submitted as part of the Regulation 18 Consultation for the Local Plan Review undertaken in October- November 2016 (including late submissions received up to June 2017), and sites submitted as part of the Regulation 18 consultation undertaken in March-April 2015, have been subject of an initial assessment. The schedule below sets out officer responses on each of the sites, informed by the Sustainability Appraisal and Habitats Regulations Sites Assessment undertaken by Land use Consultants (LUC) in 2017<sup>1</sup> (Sites SA) and the Christchurch and East Dorset Green Belt Assessment 2017. The Sites SA assesses each site against the following sustainability objectives.

SA1: Protect and enhance biodiversity and geodiversity.

SA2: Protect and enhance the quality and character of the landscape.

SA3: Protect and enhance the historic environment, heritage assets and their settings.

SA4: Maintain and enhance local distinctiveness and improve the quality of the built environment.

SA5: Encourage the efficient use of land and protect soils.

SA6: Make sustainable use of resources and minimise waste generation.

SA7: Minimise pollution (including air, water, noise, vibration and light).

SA8: Minimise factors contributing to climate change.

SA9: Reduce the risk of flooding.

SA10: Encourage and facilitate the use of sustainable modes of transport.

SA11: Provide access to services and facilities in order to meet people's needs.

SA12: Provide a safe and secure environment (including coastal protection, major hazards e.g. blast zones, crime / fear of crime).

SA13: Create conditions to improve health, promoting healthy lifestyles and reducing health inequalities.

SA14: Help make suitable housing available and affordable for everybody.

SA15: Facilitate a sustainable and growing economy for the Districts that creates economic and employment opportunity, as well as providing for vital and viable town centres.

The SA report identifies and scores potential impacts on the sustainability objectives above. The SA site appraisal details are not repeated in this schedule but can be seen in the full published Site Options Assessment Report Appraisal. Sites have been included in the Option consultation if there are no objections in principle to the development of the sites for residential development in view of the sustainability appraisal. To assess actual impacts would require detailed site proposals with regard to scale and location of development within the site so a full assessment cannot be undertaken at this stage. Any sites taken forward to the next stage of the local plan preparation will be considered in further detail and subject of further stakeholder consultation to fully assess their suitability for housing development. Not all sites submitted within the 400m-5km heathland zone have included SANG provision but these have been included in the options consultation where it is considered appropriate mitigation measures may be achieved either within or outside the site. This would need to be demonstrated if these sites are taken further.

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<sup>1</sup> Christchurch and East Dorset Local Plan Sustainability Appraisal: Site Options Assessment Report - Update, Prepared by Land Use Consultants (LUC) August 2017

With regard to transport issues associated with development of the sites; all the sites remain to be assessed by the Highway Authority. Sites around West Parley, Ferndown (and Wimborne if included at later stages) will need to be considered in view of the anticipated updated South East Multi Modal Transport Study, expected to be complete in early 2019. Sites that may have transport impacts on the A31 will in addition need to be considered by Highways England. Only when this further transport advice is received and considered, and indeed any wider stakeholder views received in response to the options consultation; can any firm conclusions be drawn on the suitability of these sites for housing development.

The sites in this schedule are grouped under the following location headings. For each section there is an overview response that relates to all the sites in that section followed by site specific comments set out separately against each site:

1. Alderholt
2. Wimborne
3. Colehill
4. Ferndown, Parley and Longham
5. Sixpenny Handley
6. Verwood and Three Legged Cross
7. St Leonards
8. Sturminster Marshall
9. Corfe Mullen
10. West Moors
11. Hampreston
12. Other rural areas

The site assessments are based on the fact that we need to deliver sufficient housing to meet the housing needs (the Objectively Assessed Need- OAN) of the District to 2033. Using the government's new methodology which must be applied in preparation of Local Plans; 8,840 dwellings must be delivered for the plan period 2013-2033, which equates to 442 dwellings a year. Taking account of completions since 2013, existing local plan allocations, and sites already identified in the SHLAA; the local plan will need to bring forward a further 2,494 dwellings in East Dorset for the period up to 2033 to meet the District's identified need (OAN).

Whilst national policy seeks to give priority for development on brownfields sites, and to avoid development in the Green Belt unless there are very special circumstances; brown field land identified in the SHLAA together with existing Core Strategy allocations is insufficient to meet the required housing need (OAN), so further green field land will be required to meet the OAN requirement. Whilst the options consultation seeks to maximise development opportunities outside the Green Belt, (e.g. Alderholt), further release of Green Belt land will also be required to meet the OAN.

As part of the evidence base for the Local Plan Review, an initial Green Belt Assessment has been undertaken by Land Use Consultants (LUC, 2017). This breaks down all the South East Dorset Green Belt within East Dorset (and Christchurch) into individual "parcels (101 total): each parcel is then assessed as to how it contributes to each of the Green Belt purposes as set out in the National Planning Policy Framework.

If following this public consultation the Council subsequently proposes to release Green Belt land for development as part of the Local Plan Review; LUC will undertake a third stage of the study which will:

- consider how any proposed sites perform against the Green Belt purposes
- review potential implications of removing that area/site from the Green Belt on neighbouring land and the integrity of the wider Green Belt
- identify any boundary issues associated with the removal of the land from the Green Belt
- consider what mitigation can be applied to minimise effects on Green Belt
- identify opportunities to encourage positive use of remaining Green Belt land

Where Green Belt sites that are subsequently brought forward through this local plan review process, the Green Belt boundary will need to be amended to exclude these sites.

Having considered the sites submitted, a range of options have been identified within specified “areas of search” for the provision of a further 2,527 new homes in the following locations:-

- Land Adjacent Main Settlements - of Corfe Mullen, Ferndown, West Parley and Longham, Verwood and West Moors: 1,070 dwellings
- Land Adjacent Rural Service Centres - of Alderholt, Cranborne, Sixpenny Handley, Sturminster Marshall: 1,405 dwellings
- East Dorset Villages - of Wimborne St Giles, Edmondsham and Hinton Martell: 52 dwellings

Consultee Details	Agent Details	Comment ID	Site name	Detailed Comments	Officer Comments	Included in Options Consultation
<b>ALDERHOLT</b>						
<p><b>Alderholt Overview</b></p> <p>Land adjoining Alderholt is outside the Green Belt and relatively unconstrained by landscape and biodiversity. The village already has a range of services including shops, health facilities and sports facilities and public transport. It is considered appropriate to examine a significant extension to Alderholt which will enhance its status and sustainability as a Rural Service Centre in the East Dorset settlement hierarchy. Subject to public and stakeholder consultation and further consideration of infrastructure requirements (including transport), land south of Alderholt is considered potentially appropriate for new residential development.</p> <p>New residential development in the Area of Search south of Alderholt could contribute to the future sustainability and vitality of Alderholt and provide opportunities to:</p> <ul style="list-style-type: none"> <li>i) deliver a minimum of 1000 dwellings;</li> <li>ii) include provision of affordable housing to address local needs;</li> <li>iii) provide transport improvements which may include road junction improvements, and improvements to bus services;</li> <li>iv) support new and enhanced shops and facilities in the village centre, and improved health, leisure and education facilities;</li> <li>v) provide additional play facilities in associations with the development</li> <li>vi) secure significant new areas of informal recreation space as new development would be required to provide significant provision of Suitable Alternative Natural</li> </ul>						

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Green Space (SANG).						
Mr Lawrence Dungworth Hallam Land Management Ltd (ID: 1020448)		LPR-REG18-6	Land West of Ringwood Road Alderholt	<p>I write to submit land in the control of Hallam Land Management Ltd (HLM) to East Dorset District Council and to provide information on the site. HLM is the strategic land arm of the Henry Boot group of companies. We are currently involved in a wide range of projects in the South West including the delivery of the 'Cranbrook' new community east of Exeter and the promotion of Vearse Farm in Bridport.</p> <p>I can confirm that the 17ha site is controlled by HLM and is immediately available for development. The site has not previously been submitted to East Dorset District Council through the historic SHLAA process.</p> <p>This area abuts ribbon development to the north and south east, open countryside to the south and a recently constructed solar farm to the west. It is located in a sustainable location with no constraints to development. Furthermore Alderholt is the only settlement in East Dorset which lies outside of both the Cranborne Chase AONB and South East Dorset greenbelt.</p> <p>The site can be accessed directly off Ringwood Road and it is envisaged that the front section of the site could deliver in the region of 150 dwellings at a density of 30 dwellings per hectare. In addition HLM control sufficient land to deliver suitable alternative natural green space to mitigate the</p>	This site falls within the Local Plan Review defined 'area of search' south of Alderholt where in principle there could be potential for housing development subject to amendment of the Green Belt. The site is included in the options consultation for the reasons set out in the above overview of Alderholt.	Y

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				<p>impact of the development on the Dorset heathlands.</p> <p>I trust that this information is helpful to you in confirming the inclusion of the site within the SHLAA and its status as immediately available, deliverable and suitable. I would be pleased to come and meet with the Planning Policy team at East Dorset District Council to discuss the merits of the site. If you require any further information please do not hesitate to contact me.</p>		
Mr Paul Hocking (ID: 1033702)		LPR-REG18-82	Land at Cromwell Cottage, Ringwood Road Alderholt	<p>Thank you for the opportunity re. "call for sites", amongst other matters, pursuant to Regulation 18 (1). I email to put forward land at Cromwell Cottage, Ringwood Road, Alderholt, SP6 3DF on the following basis.</p> <p>As your department is aware, opposite is currently a planning application for some 60 houses outside the village envelope (your ref 3/16/1446), which I shall refer to as the "Gladman site". I understand this is shortly to be refused for this principal reason, particularly as you have a 5 year deliverable supply of sites, albeit I am advised this is perhaps diminishing to a more critical level over the next 12 or so months.</p> <p>It will be of no surprise the Gladman site opposite will also be put forward by the developer under your current call for sites. One of the issues here is the site is at an important approach to the village of Alderholt and so if any future extension of the village envelope in this location were to be contemplated (on a planned basis rather than an unsolicited basis) it will need to encompass both sides of Ringwood Road to create an appropriate environment, hence I put</p>	This site falls within the Local Plan Review defined 'area of search' south of Alderholt where in principle there could be potential for housing development subject to amendment of the Green Belt. The site is included in the options consultation for the reasons set out in the above overview of Alderholt.	Y

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				<p>forward the land of Cromwell Cottage.</p> <p>Put simply, the refusal of planning permission opposite is supported, but if it were ever to be considered favourably there is, in my professional opinion, no way of assimilating such housing development without it addressing both sides of Ringwood Road (rather than backing onto Ringwood Road on one side as Gladman would see fitting). It would also provide you with appropriate opportunity to secure the necessary highways mitigation measures/changes and be of some actual benefit to the existing residents of Alderholt through the delivery of affordable housing as well as a wider housing mix without blighting those who are closest to the Gladman site.</p> <p>Land at Cromwell Cottage amounts to circa 2.5 acres which forms part of the curtilage and wider gardens of the main dwelling, along with a complex of outbuildings. The land was planted with ornamental trees in the 1970's as part of an incidental residential use of the land, which remains to this date, but most of these trees would now be classified as 'U' or 'C' in arboriculture terms. Nevertheless a significant number of trees would be retained to provide a mature and verdant setting to any development. Such development could amount to as little as 3 larger dwellings addressing the road (frontage infill development) or could go further into the site to increase the opportunity. The large footprint of existing outbuildings could also be utilised and/or upgraded and perhaps could be devoted to part of the mix as 'live/work' units etc.</p> <p>Put simply again, the Council could not conceivably allocate</p>		

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				<p>or permit the Gladman site in the future without a buffer around the edge in order to assimilate and deliver a proper and well-planned development for the village. The notion of extending the village in this location should either be dismissed in its entirety for the foreseeable future or the needs, requirements and environment of the village and its residents be mitigated and planned for accordingly. In this context land at Cromwell Cottage is perfectly situated in respect of the Gladman site and could deliver larger properties as part of the overall mix, or indeed a combination as highlighted above.</p> <p>I look forward to hearing from you in due course, but I would be happy to provide you with any further details. I would be grateful if you would advise as to your initial reaction before any decision is taken as well as the timetable going forwards of your local plan adoption process</p>		
Dudsbury Homes Ltd (ID: 1036180)	Mr Nigel Jacobs Intelligent Land (ID: 1036184)	LPR-REG18-104	Land at Alderholt (2 parcels)	<p>1.0 Introduction</p> <p>1.1 Intelligent Land has been instructed by Dudsbury Homes Ltd to promote a significant area of land in Alderholt through the Review of the Christchurch and East Dorset Local Plan Part 1 – Core Strategy 2014 for housing. This submission is provided as part of the ‘Call for Sites’ issued by the local authorities in September 2016.</p> <p>2.0 Site Context</p> <p>2.1 The Site</p> <p>2.1.1 The site is in Alderholt which is within East Dorset District and consists of two large separate parcels. The first, Parcel 1, is approximately 15.5 hectares in size and lies between Ringwood Road and Hilbury Road. The second,</p>	This site falls within the Local Plan Review defined ‘area of search’ south of Alderholt where in principle there could be potential for housing development subject to amendment of the Green Belt. The site is included in the options consultation for the reasons set out in the above overview of Alderholt.	Y



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				<p>Parcel 2, lies to the west of Ringwood Road and is approximately 16.5 hectares in size. A site location plan is included at Appendix 1 with the proposed land parcels outlined in red.</p> <p>2.1.2 Alderholt is approximately 3km south-west of Fordingbridge, 8.5km north east of Verwood, 9km north of Ringwood and 24km north-east of Wimborne.</p> <p>2.1.3 Both parcels of land are in active agricultural use and have an agricultural Grade 3 classification of good to moderate land quality. They are within Flood Zone 1 with no known flooding issues.</p> <p>2.1.4 Parcel 1 sits to the south of the main built-up area of Alderholt. It currently comprises three fields, two of which back on to residential properties in Hazel Close, Saxon Way and Wren Gardens. The third field has an eastern boundary on to Hilbury Road. The western boundary of this parcel adjoins Alderholt Sports and Social Club and Alderholt Parish recreational ground. Field boundaries are generally mixed hedgerows with some trees with greater growth found on the outer boundaries to the north and west. The land is flat and is accessed of Hilbury Road.</p> <p>2.1.5 Parcel 2 lies to the west of Ringwood Road and is a large single field. Land to the north, south and west borders undeveloped land while the western boundary borders Ringwood Road in part with the remainder backing on to the rear gardens of residential properties. The southern and western boundaries are treed while the northern boundary is predominantly hedgerow.</p> <p>2.1.6 The site is available and suitable subject to allocation and is considered deliverable within the first five years of the Plan period.</p> <p>2.2 Relevant Planning History</p>		

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				<p>2.2.1 There is no record of planning applications related to the site.</p> <p>2.3 Constraints</p> <p>2.3.1 It is located within the Dorset Heathland 5km Zone, which is a buffer area to protect internationally designated heathland habitat. It is acknowledged that mitigation is required for development within the 5km zone.</p> <p>2.3.2 Parcel 2 lies within the Cranborne Common Site of Special Scientific Interest (SSSI) 'Impact Risk Zone' although the site itself is not designated as a SSSI.</p> <p>3.0 The Need for Housing</p> <p>3.1 Eastern Dorset Strategic Housing Market Assessment</p> <p>3.1.1 The Eastern Dorset Strategic Housing Market Assessment (SHMA) 2015 provides the most up to date evidence base for housing needs for Christchurch Borough and East Dorset District Councils, as well as the other local authorities within the Housing Market Area (HMA). It provides the starting point for determining the Objectively Assessed Housing Need (OAHN) and identifies an uplift of approximately 26,000 dwellings over and above that provided by the six local authorities in their current local plans.</p> <p>3.1.2 The Borough of Poole and Purbeck District Councils have commenced reviews of their Local Plans and are utilising the SHMA as part of their evidence. It is likely that Bournemouth Borough Council will commence a review of their local plan on the back of evidence within the SHMA.</p> <p>3.2 Christchurch and East Dorset Housing Needs</p> <p>3.2.1 The SHMA has identified a significant increase in housing over the period 2013-2033 across the HMA. For Christchurch and East Dorset combined the SHMA identifies a housing requirement of 12,520 at 639 dwellings per</p>		

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				<p>annum. This is an additional 4,030 dwellings over the current adopted Plan's housing requirement of 8,490. At 1 April 2015 the Councils' had recorded completions totalling 639 for the first two years' of the Plan and an identified supply of 7,633 dwellings. Therefore, as a starting point, from 1 April 2015 to 31 March 2033 there is a need to identify land to accommodate 4,248 dwellings. This does not include any additional housing that may need to be provided under the Duty to Cooperate requirements introduced through the Localism Act 2011.</p> <p>Table 1: Calculation of Local Plan Review Housing Requirement at 1 April 2015</p> <p>A Adopted Plan Housing Requirement 2013 to 2028 8,490</p> <p>B Completions 1 April 2013 to 31 March 2015 639</p> <p>C Remaining Requirement from Core Strategy 2014 (A-B) 7,851</p> <p>D SHMA 2015 Housing Need 12,250</p> <p>E SHMA 2015 uplift over Adopted Plan (D-A) 4,030</p> <p>F Local Plan Review 2016 Remaining Requirement (C+E) 11,881</p> <p>G Supply at 1 April 2015</p>		

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				<p>7,633 H Additional Dwellings to be Identified (F-G) 4,248 4.0 Settlement Strategy 4.1 The Location of Development 4.1.1 Christchurch Borough and East Dorset District Councils are part of the Eastern Dorset HMA together with the Boroughs of Bournemouth and Poole and the Districts of North Dorset and Purbeck. The main area and focus for economic activity is the South East Dorset (SED) conurbation centred on the settlements of Bournemouth and Poole together with Christchurch and to a lesser extent Wimborne. Beyond the conurbation only Blandford and Wareham are of any significant size with most other settlements forming small towns or villages in a rural setting. 4.1.2 The conurbation draws in significant numbers of commuters from across the HMA and there are many trips across the conurbation for employment, shopping and other activities. The furthest points away from the conurbation in North Dorset may not look towards the conurbation as its focus, however, for the rest of the HMA it acts as the centre for housing, commerce and sub-regional facilities 4.1.3 Strategic planning in SED for the past 40 years has promoted the growth of the conurbation with significant housing, employment and infrastructure provision set within a tightly drawn Green Belt boundary. Additionally, in the conurbation and wider SED there are significant international and national nature conservation designations that give protection to species and their habitat as well as nationally and locally important landscape. These tensions need to be managed and with the conurbation at the centre</p>		

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				<p>of the Local Enterprise Partnerships objectives for economic growth accommodating development sustainably will require some very difficult decisions to be made. Not least this is likely to involve the release of sites within the Green Belt for development. Beyond the Green Belt the opportunities to develop will be more limited particularly where the relationship with the conurbation is more tenuous or where constraints may be difficult to overcome.</p> <p>4.1.4 The Christchurch and East Dorset Core Strategy 2014 to accommodate the then identified housing requirement made 13 Green Belt releases to accommodate about 3,500 new dwellings. With Bournemouth and Poole together unlikely to be able to accommodate their OAHN within the built-up area further greenfield development is inevitable in SED, Green Belt or not.</p> <p>4.1.5 Accommodating the housing need should seek to identify development locations that support the established spatial pattern of development, make use of existing infrastructure and other facilities, reduce the need to travel, protect important natural and built resources while meeting the objectives for growth. The Councils have indicated that development opportunities could be within existing urban areas, in rural villages or on the edge of existing settlements, however, it may also be that new freestanding development could provide a sustainable settlement solution. Altogether this points to a focus for the search for sites in the southern part of East Dorset, from Alderholt to Sturminster Marshall, and within Christchurch as areas most closely associated with the conurbation.</p> <p>4.1.6 Much of this area is Green Belt however there is one location that is outside the Green Belt, is not constrained by environmental designations subject to appropriate</p>		

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				<p>mitigation, has an established community and is strategically related to the conurbation, and that is, Alderholt. Being outside the Green Belt is sequentially preferable in planning terms and should therefore rank highly in Sustainability Appraisal, the Councils' final analysis and ultimately preferred allocations.</p> <p>4.2 Alderholt</p> <p>4.2.1 The Core Strategy 2014 settlement hierarchy identifies Alderholt as a Rural Service Centre where residential development will be allowed of a scale that reinforces its role as a provider of community, leisure and retail facilities. There is a tightly drawn settlement boundary restricting any significant growth. Approximately 8.5km to the south-west is Verwood which is a higher order settlement while 3km to the east is Fordingbridge which lies within New Forest District.</p> <p>4.2.2 Whilst Verwood is one of the main settlements in East Dorset it is restricted by further growth due to its proximity to internationally protected heathland sites. Therefore, having regard to both physical and policy derived constraints within East Dorset Alderholt presents itself as a prime location for accommodating additional residential development. The scale of growth that could be accommodated at Alderholt would reinforce and support existing services thus reducing the need to travel to other centres while bringing the benefits of improved facilities to this service centre. It is therefore logical that Alderholt should accommodate some of the proposed housing need because of its relative proximity in SED and its role as an important Rural Service Centre.</p> <p>4.2.3 The promoted site in its two parcels sits adjacent to the existing settlement boundary. Delivery of housing is proposed for Parcel 1 with Parcel 2 providing housing and the commensurate amount of Suitable Alternative Natural</p>		

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				<p>Greenspace (SANG) for both. This is discussed further in the next section.</p> <p>5.0 Site Concept</p> <p>5.1 Design</p> <p>5.1.1 Alderholt is characterised by medium density suburban style estate development. The initial consideration is to provide a similar density at approximately 30 dwellings per hectare that is legible, permeable and adopts good urban design practice. Parcel 1 is 15.5 hectares which at a density of 30 dwellings per hectare could provide up to 450 dwellings. The housing is likely to be two-storey providing a mix of house sizes with accompanying parking provision.</p> <p>5.1.2 In addition to the residential element it is likely that there will need to be some supporting services which may include retail provision and subject to discussions with service providers, possible community facilities.</p> <p>5.1.3 Parcel 2 is primarily seen as providing SANG to mitigate the impact of development on Parcel 1. 450 dwellings generate a requirement for 8 hectares at 2.4 persons per dwelling i.e. at 8 hectares per 1,000 population. Parcel 2 is 16.5 hectares and is therefore larger than is needed for SANG. It is considered that Parcel 2 also offers potential to accommodate some housing particularly on the frontage to Ringwood Road. Based on the standard SANG calculation 18 hectares of housing at 30 dwellings per hectare would generate a requirement for 11 hectares of SANG. Therefore, there is capacity for 1.5 hectares of Parcel 2 to accommodate housing with the remainder providing SANG.</p> <p>5.2 Accessibility</p> <p>5.2.1 As described Parcel 1 sits between Ringwood Road and Hilbury Road while Parcel 2 is to the west of Ringwood</p>		

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				<p>Road. Alderholt is a compact Rural Service Centre and therefore accessibility around the centre is relatively straightforward. Fordingbridge is a short bus/drive from Alderholt with Verwood not much more. A 20-30 minute drive south enables access to the conurbation and its facilities.</p> <p>5.2.2 Development of Parcel 1 will seek to integrate a network of footpaths between the proposed site and the existing settlement as well as establishing footpath links into the SANG. Development of the site will seek to retain the compactness of the centre and supporting self-containment of the settlement.</p> <p>6.0 Planning Benefits</p> <p>6.1 Social</p> <p>6.1.1 The provision of housing will help provide much needed homes in SED. A proportion of these, subject to the Council's review of affordable housing policy, will be affordable to help meet local need. Provision of housing will support Alderholt as a Rural Service Centre helping to sustain and improve community facilities.</p> <p>6.2 Economic</p> <p>6.2.1 There will be short term economic gain created by the construction of new homes. A site delivering approximately 450 dwellings will on average provide employment opportunities for 5-8 years across a range of construction trades.</p> <p>6.2.2 Housing is recognised by the Local Enterprise Partnership as crucial to the economic prosperity of SED. A shortage of housing leads to workforce capacity issues and fuels the unaffordability of housing. Ensuring sufficient houses are provided, therefore, not only helps meet the housing need but is crucial in supporting the local economy.</p>		



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				<p>6.3 Environmental</p> <p>6.3.1 The site is agricultural land with no known important ecology at this stage. There are no outstanding natural features and proposed development can build in environmental benefits whether these are in terms of the buildings themselves or the greenspaces that will be provided as part of the green infrastructure provision.</p> <p>6.3.2 The provision of a SANG will bring benefits to the internationally important heathland found across SED. Not only will the SANG provide the mitigation for any proposed housing but it will also be a resource for existing residents who may otherwise venture to heathland for the likes of dog walking.</p> <p>7.0 Conclusion</p> <p>7.1 Alderholt offers one, if not the best, opportunity outside of existing Green Belt to accommodate housing in Christchurch and East Dorset. It is an existing Rural Service Centre where new housing would have a positive effect on supporting existing businesses and community facilities. The quantum of land enables the provision of SANG to the benefit of the Dorset Heathlands and as a resource to existing residents.</p> <p>7.2 Together the circa 32 hectares is available, suitable and deliverable and given the numbers that may be provided the majority could be delivered within five years of allocation. Also being a site outside of Green Belt, should the Council wish to accelerate delivery of housing this site would offer an early opportunity to deliver housing within the District.</p> <p>7.2 The promoter is keen to work with the Council through the review of the Local Plan and looks forward to working positively with the Planning Policy team.</p>		

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Mr Richard House Gladman Developments Ltd (ID: 930314)		LPR-REG18-105	Land at Ringwood Road Alderholt	<p>1. INTRODUCTION</p> <p>1.1 This representation is made by Gladman Developments Limited. Gladman specialises in the promotion of strategic land for residential development with associated community infrastructure and has land interests in the District. Gladman has considerable experience in the development industry in a number of sectors including residential and employment development. From that experience, it understands the need for the planning system to provide local communities with the homes and jobs that they need to ensure that they have access to a decent home and employment opportunities.</p> <p>1.2 Gladman has considerable experience in contributing to the Development Plan formation process, having made representations on numerous local planning documents throughout the UK and having participated in many local plan public examinations. It is on the basis of that experience that our comments are made in this representation.</p> <p>1.3 Gladman very much appreciates the opportunity to comment at this very early stage in the preparation of the Christchurch and East Dorset Local Plan Review. Our comments relate generally to the overall scale of housing provision, the location of new housing and the Local Plan evidence base. Gladman looks forward to commenting on a more substantive draft of the Councils' emerging Local Plan proposals in the future.</p>	This site falls within the Local Plan Review defined 'area of search' south of Alderholt where in principle there could be potential for housing development subject to amendment of the Green Belt. The site is included in the options consultation for the reasons set out in the above overview of Alderholt.	Y

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				<p>2. SETTLEMENT HIERARCHY</p> <p>2.1 Gladman agrees that it would be appropriate to review the Settlement Hierarchy in the Local Plan. Gladman considers that notwithstanding such a review, the village of Alderholt possesses a wide range of community facilities and services and should be retained as a Rural Service Centre where a reasonable proportion of development should be allowed to support its function.</p> <p>2.2 The Councils should recognise that directing further growth to East Dorset's Rural Service Centres and settlements will result in a number of benefits for their ongoing vibrancy. Despite already benefitting from a good range of local services and facilities, including a first school, village shop, post office, village hall and doctor's surgery, villages such as Alderholt face a number of threats to their future vitality, including a worsening of housing affordability, an ageing population and a reduction in households with children. Unless these issues are addressed through the provision of new market and affordable housing, these communities will be unable to regenerate and prosper with consequential adverse implications for the ongoing viability of their amenities, as demand for facilities changes and reduces.</p> <p>2.3 Gladman notes the content of the East Dorset District Council's 27th July 2016 Cabinet Report which describes some of the factors that have influenced the authority's decision to commence work on a Local Plan Review. In seeking approval from Members to begin the Local Plan Review process, Paragraph 3.7 of the Cabinet Report</p>		

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				<p>specifically states that:</p> <p>“more locally, there is an increasing awareness that our existing planning policies lack detailed aspirations for our rural communities, some of whom would like to see growth and development to sustain their services and facilities and provide housing for local needs”.</p> <p>This statement further endorses the preparation of a Local Plan strategy that directs a meaningful proportion of development to East Dorset’s rural villages.</p> <p>3. GREEN BELT  3.1 Whilst Gladman would not oppose a review of Green Belt boundaries as part of the Local Plan Review, the Council’s should ensure that they have considered all potential options for meeting the authorities’ development needs before decisions to remove large areas of land from the Green Belt are taken. In this regard the Councils should specifically consider the potential to identify further housing and employment sites in those rural villages that aspire to accommodate more growth to support their services and facilities and which are free from the environmental and Green Belt constraints that affect other parts of the East Dorset District area.</p> <p>4. BUILT ENVIRONMENT  4.1 Gladman would welcome a review of built environment designations including Special Character Areas and Areas of Great Landscape, subject to policies relating to these complying with NPPF.</p>		

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				<p>4.2 With regard to village envelopes, Gladman would be opposed to the use of settlement boundaries as a mechanism to restrict otherwise sustainable development from coming forward. Gladman refers to the National Planning Policy Framework (NPPF) which is clear that development which is sustainable should go ahead without delay. The use of village envelopes to arbitrarily restrict suitable and sustainable development from coming forward on the edge of settlements would not accord with the positive approach to growth required by NPPF which states that</p> <p>"all settlements can play a role in delivering sustainable development in rural areas – and so blanket policies restricting housing development in some settlements and preventing other settlements from expanding should be avoided unless their use can be supported by robust evidence".</p> <p>4.3 The Councils' emerging Local Plan proposals should recognise that greenfield sites on the edge of settlements, but currently lying outside of the built up area, may offer opportunities for sustainable development which could help meet the housing needs of East Dorset and help achieve NPPF's objective to 'significantly boost the supply of housing' and would accord with the presumption in favour of sustainable development.</p> <p>4.5 In this regard Gladman would support the principle of reviewing East Dorset's existing village envelopes to create further opportunities for growth in sustainable locations such as the District's Rural Service Centres. Largely maintained in their current form since being defined as part of the authority's 2002 Local Plan proposals, amending the District's village envelopes to bring forward sustainable</p>		

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				<p>housing sites in edge of settlement locations would help to create a proactive and deliverable strategy for fulfilling the development needs of East Dorset's villages and rural communities and meeting East Dorset's full objectively assessed housing needs.</p> <p>5. HOUSING</p> <p>5.1 The National Planning Policy Framework (NPPF), in Paragraph 47, strongly advocates the significant boosting of housing supply and stresses that local planning authorities should use their evidence base to ensure that their Local Plan meets the full objectively assessed needs for market and affordable housing in the area.</p> <p>5.2 One of the tests of soundness, set out in Paragraph 182 of the NPPF, is that Local Plans should be positively prepared, that is:</p> <p>“ the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;”</p> <p>5.3 The NPPF also expresses the Government's goal to 'significantly boost the supply of housing' and how this should be reflected through the preparation of Local Plans. In this regard it sets out specific guidance that local planning authorities must take into account when identifying and</p>		

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				<p>meeting their objectively assessed housing needs:</p> <p>“To boost significantly the supply of housing, local planning authorities should:</p> <ul style="list-style-type: none"> <li>• Use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area;</li> <li>• Identify and update annually a supply of specific deliverable sites sufficient to provide five years’ worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land;...;” and</li> <li>• Identify a supply of specific, developable sites or broad locations for growth, for years 6-10, and where possible for years 11-15” (Paragraph 47)</li> </ul> <p>5.4 The starting point of identifying objectively assessed housing needs is set out in paragraph 159 of NPPF, which requires Local Planning authorities to prepare a Strategic Housing Market Assessment, working with neighbouring authorities where housing market areas cross administrative boundaries. It is clear from NPPF that the objective assessment of housing needs should take full account of up-to-date and relevant evidence about the economic and social characteristics and prospects of the area, with local</p>		

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				<p>planning authorities ensuring that their assessment of and strategies for housing and employment are integrated and take full account of relevant market and economic signals (paragraph 158).</p> <p>5.5 Once a Council has identified its objectively assessed needs for housing, these needs should be met in full, unless any adverse impacts would significantly and demonstrably outweigh the benefits of doing so (paragraph 14), with any unmet needs being accommodated elsewhere through the Duty to Cooperate.</p> <p>5.6 As the Council will be aware, the Government published its final suite of Planning Practice Guidance (PPG) on the 6th March 2014, clarifying how specific elements of NPPF should be interpreted when preparing their Local Plans. The PPG on Housing and Economic Development Needs Assessments in particular provides a clear indication of how the Government expects the NPPF to be taken into account when identifying their objectively assessed housing needs. Key points from this document include:</p> <ul style="list-style-type: none"> <li>• Household projections published by the Department for Communities and Local Government should provide the starting point estimate of overall housing need; (our emphasis)</li> <li>• Plan makers should not apply constraints to the overall assessment of need, such as limitations imposed by the supply of land for new development, historic underperformance, infrastructure or environmental constraints;</li> </ul>		



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				<ul style="list-style-type: none"> <li>• Household projection based estimates of housing need may need adjusting to reflect factors affecting local demography and household formation rates which are not captured by past trends, for example historic suppression by under supply and worsening affordability of housing. The assessment will need to reflect the consequences of past under delivery and the extent to which household formation rates have been constrained by supply;</li> <li>• Where the supply of working age population is less than projected job growth, to prevent unsustainable commuting patterns and reduced local business resilience, plan makers will need to consider how the location of new housing and infrastructure development can help to prevent unsustainable commuting patterns and reduced local business resilience;</li> <li>• Housing needs indicated by household projections should be adjusted to reflect appropriate market signals, as well as other market indicators of the balance between the demand for and supply of dwellings;</li> <li>• The more significant the affordability constraints (as reflected in rising prices and rents, and worsening affordability ratio) and the stronger other indicators of high demand (e.g. the differential between land prices), the larger the improvement in affordability needed, and the larger the additional supply response should be; and</li> <li>• The total affordable housing need should be considered in the context of its likely delivery as proportion of mixed market and affordable housing developments, given the</li> </ul>		

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				<p>probable percentage of affordable housing to be delivered by market housing led developments. An increase in the total housing figures included in the local plan should be considered where it could help to deliver the required number of affordable homes.</p> <p>5.7 In order to be found sound, it is evident that the Local Plan should endeavour to meet the objectively assessed need for housing in full unless it can be robustly demonstrated that there are adverse impacts of doing so which could not be suitably overcome or mitigated against to justify a lower Plan requirement. Whilst Gladman notes that it is the Councils' intention to deliver the need as quantified in the 2015 Strategic Housing Market Assessment, it should be borne in mind that by the time that the Plan is subject to Public Examination in 2019, the evidence base will be four years old and of questionable reliability. Gladman reserve the right to submit further representations on the objectively assessed need for the Housing Market Area at future stages in plan preparation.</p> <p>5.7 Notwithstanding the amount of new housing required, the Local Plan should unambiguously set out the spatial direction of housing growth. In order to do this it should clearly identify settlements where growth should take place and the type and level of development anticipated, meeting the requirements of Paragraph 8 of NPPF of guiding development to sustainable locations.</p> <p>5.8 In selecting appropriate locations for further development, the Councils' should seek to distribute housing growth to a broad range of deliverable sites, helping</p>		

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				<p>to secure a continuous supply of housing land. To avoid the delays in delivery that can often occur by placing too much emphasis of the development of a few large scale strategic allocations, the Councils should consider directing further development to small-medium sized development sites in sustainable locations such as East Dorset's Rural Service Centres, to provide greater certainty that housing will be delivered as expected particularly in the early years of the Plan. The Local Plan should recognise that it will be necessary to plan for additional housing over and above the areas housing requirement to provide flexibility in the land supply.</p> <p>5.9 In accordance with Paragraph 50 of NPPF, the Local Plan should produce a distribution and quantum of housing development that will widen opportunities for home ownership and create sustainable, inclusive and mixed communities by responding to current and future demographic trends, market trends and the needs of different groups in the community.</p> <p>6. DUTY TO CO-OPERATE</p> <p>6.1 It is important that the Local Plan is prepared having due regard to the Duty to Co-operate which was introduced by Section 110 of the 2011 Localism Act. This requires local planning authorities, county councils and prescribed bodies to co-operate, engage constructively, and actively on an ongoing basis throughout the preparation of development plan documents in relation to strategic matters (including meeting unmet housing need). The Duty to Cooperate is not a duty to agree, however it must be demonstrated that this</p>		

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				<p>process has been undertaken throughout the plan formation process. Failure to meet the Duty to Cooperate has proven to be fatal to the examination of Local Plans, with plans at Aylesbury Vale, Hart, Mid Sussex, Central Bedfordshire and Runnymede all being withdrawn as a result.</p> <p>6.2 East Dorset and Christchurch Councils need to ensure that they publicise all correspondence and meeting accounts related to Duty to Cooperate. This will make it clear to the Inspector examining the Plan that the Duty to Cooperate requirements have been met and ensure that he/she does not arrive at the same view as adopted by the Inspector at the above local plan examinations particularly in the context of the complexity of the local housing market and influences from neighbouring authorities that will affect spatial planning in East Dorset and Christchurch.</p> <p>6.3 In this regard, in preparing the Local Plan, the Councils will need to give careful consideration to whether there is potential to assist in meeting the unmet housing need of adjoining authorities, particularly New Forest District Council and National Park Authority and Bournemouth and Poole Councils, all of which are likely to face difficulties in delivering their own full objectively assessed needs for housing.</p> <p>7. POTENTIAL SITE ALLOCATIONS Land at Ringwood Road, Alderholt</p> <p>7.1 Gladman has an interest in land at Ringwood Road, Alderholt, as shown in Figure 1 below. The site is</p>		

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				currently subject to a live planning application with East Dorset District Council (Application Ref 3/16/1446/OUT) for up to 60 homes, including the provision of up to 50% affordable housing – with associated landscaping, open space and supporting infrastructure. A Development Framework Plan illustrating how the site could be developed is provided at Appendix 1 to this submission.		
Mr Nick Thorne (ID: 903254)	Mr Andrew Robinson Symonds & Sampson (ID: 656562)	LPR-REG18-129	Land at Pug's Fields and Crossroads Field, Alderholt (2 parcels)	<p>We are instructed by Nick Thorne, the owner of the land shown edged red on the attached plan, to make representations on his behalf with regard to the Christchurch and East Dorset Local Plan Review.</p> <p>Our client has an unencumbered interest in the freehold of both Pug's Field and Crossroads Field with the land at present being used for very low level agricultural activity. Also within our client's ownership (coloured blue on the attached plan) is a field to the rear of the crossroads field which has now been used for the production of solar electricity.</p> <p>Both pieces of land are directly adjacent to the effective boundary of the village of Alderholt and potentially both have good access to the public highway. Services are close by and the development of the land would have little or no effect on third party residential amenity.</p> <p>Further limited growth of housing at Alderholt would be welcomed to keep the shop, the public house as well as many as marginally increasing the population to support</p>	This site falls within the Local Plan Review defined 'area of search' south of Alderholt where in principle there could be potential for housing development subject to amendment of the Green Belt. The site is included in the options consultation for the reasons set out in the above overview of Alderholt.	Y

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				<p>club and sports facilities.</p> <p>The agricultural quality of the land in question is low and as out client also owns woodlands adjoining the land he owns, recreational facilities for local people could be provided.</p> <p>As part of the review process is to review the hierarchy of settlements and to</p> <p>a) examine what levels of development are appropriate for each settlement</p> <p>b) examine the potential for additional development in rural villages</p> <p>it would seem our client that, as Alderholt is already a large village with certain facilities running with it, additional housing may be welcomed in order to maintain those facilities.</p> <p>We would therefore ask on his behalf that the areas of land shown edged red on the attached plan are considered for residential development within the Local Plan Review.</p>		
Mr Graham Thorne Thornes (ID: 1053515)		LPR-REG18-152	58 Ringwood Road, Alderholt (parcel 3 of 3)	<p>We attach herewith potential sites in Sturminster Marshall and Stapehill/Canford Bottom that could be included in the above and were noted in previous SHLAA calls.</p> <p>The site at Sturminster Marshall has previously been discussed as being suitable in part for a relocated village school together with housing off the existing Railway Drive,</p>	This site (Alderholt) falls within the Local Plan Review defined 'area of search' south of Alderholt where in principle there could be potential for housing development subject to amendment of the Green Belt. The site is included in the options consultation for the reasons set out in the above overview of Alderholt.	Y

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				<p>an access has been maintained together with drainage connections from the previous developments to serve the field up to Newton Road. The total site is owned by two clients of our firm and could be made available accordingly. We also enclose a plan showing the total site within the red line.</p> <p>Stapehill Farm includes land to both sides of the Ferndown bypass, the north side of which national developers are interested in promoting and the south side which could be made available with an access from Uddens Drive. We attach a plan showing the further total site.</p> <p>We also attach a preliminary sketch with regard to a small site in Alderholt which we previously discussed.</p> <p>Should you require any further information please let me know accordingly.</p> <p>[58 Ringwood Road, Alderholt]</p>	<p><i>For Sturminster Marshall site see LPR-REG18-143. For Stapehill see LPR-REG 18-151 Alderholt see )</i></p>	Y
Pennyfarthing Homes Ltd Pennyfarthing Homes Ltd (ID: 654624)		LPR-REG18-174	Pug's Plantation, Alderholt	<p>In response to the council's invitation to forward advice on potential development opportunities in furtherance of the local plan review please find enclosed details of the above. A plan is enclosed which illustrates the boundaries of this 1.4 ha site.</p> <p>These details are forwarded for the purpose of promoting the land south of Daggons Road as a suitable area to accommodate housing in addition to an appropriate level of SANG and formal open space. It is recognised that the current local plan comprises the 2014 core strategy together</p>	<p>This site falls within the Local Plan Review defined 'area of search' south of Alderholt where in principle there could be potential for housing development subject to amendment of the Green Belt. The site is included in the options consultation for the reasons set out in the above overview of Alderholt.</p>	Y

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				<p>with various saved policies from older plans. However as a result of the publication of the Strategic Housing market assessment in 2015 the council is now required to consider the need to allocate housing sites to enable it to meet the newly identified objectively assessed need of 626 homes per annum for the period 2013 - 2033.</p> <p>The subject site is free from environmental constraints although it is recognised that the proximity of the SPA will require the provision of SANG or for contributions to be made. The greater part of the western section of the site is subject to Policy HE3 of the core strategy in that it is designated as forming part of an area of great landscape value (AGLV). The policy states that within AGLV's development will be permitted where its siting, design, materials, scale and landscaping are sympathetic with the particular landscape quality. Thus there is no a presumption against the principle of development and in any event as part of any scheme, the western portion of the site would most likely be used as open space in its various forms.</p> <p>Furthermore it is relevant to note that Policy 14 of the NPPF states that local plans should meet objectively assessed needs unless specific policies indicate that development should be restricted. The term specific policies is defined within footnote 9 page 4 of the NPPF and makes no mention of AGLV's. Therefore it is contended that the policy designation of AGLV cannot be regarded as a constraint to development in principle. The site is not currently contained within the settlement boundary although it does adjoin the village infilling policy area as illustrated on the proposals</p>		



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				<p>map for the local plan.</p> <p>Alderholt is described within the core strategy as a rural service centre where residential development will be allowed at a scale that reinforces its role as a provider of community leisure and retail facilities to support the village and adjacent communities. At present the village contains a reasonable level of facilities including a convenience shop, post office, first school, village hall, a number of small businesses pubs and low level sports facilities.</p> <p>The 2011 census for Alderholt ward shows a population of 2862 comprising 1411 households and 1430 residents in employment. A significant proportion (87.4%) are within high skill or intermediate skill occupations and 61.4% of households own 2 or more cars. These statistics describe a population unlikely to depend upon the availability local facilities, the consequence of which, as in the case of many rural communities will be a gradual decline in services.</p> <p>In order to counteract this trend new housing including affordable housing is needed to accommodate families whom are most likely to support and thus sustain the current level of facilities and thereby maintain the role of Alderholt as a rural service centre. Such a planning purpose would be wholly consistent with the guidance contained within the NPPF at para 70.</p> <p>The subject site is conveniently located close to the village centre and within 1km of the school thus ensuring that access is readily achieved without dependence upon</p>		

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				<p>vehicular travel. In physical terms the site is also well related to the urban environment, the eastern boundary has no physical delineation and abuts commercial and residential properties and the northern side of Daggons road is characterised by detached housing. Internally the site is characterised by substantially screened natural boundaries.</p> <p>In conclusion it is contended that to allocate the subject site for housing within the local plan would be in accordance with para 157 of the NPPF for all the reasons hereby contained in this letter.</p>		
Ken Parke Planning Consultants		LP2S C36	Land Adjacent to Blackwater Grove	<p>The following statement has been prepared to promote the subject land for the purposes of residential development and allocation within the forthcoming Allocations Development Plan Document (DPD).</p> <p>The Council's development plan is primarily based on a two stage process. In terms of housing needs, the strategic Core Strategy document identified the overall required levels of housing to be provided and land that needs to be provided. The rural context of East Dorset and the level of housing required resulted in the need for large scale Greenfield allocation, most of which is to be sited within the Green Belt. Land can only be released from the Green Belt by way of strategic allocation in a Core Strategy document. The Core Strategy therefore confirms specific allocations for the amount of housing that is to be provided on land released from the Green Belt with the remainder of housing delivery to be set out in a further document the Site Allocations DPD. The Council have begun preparation of the document and this submission is to feed in to the DPD preparation process.</p>	This site falls within the Local Plan Review defined 'area of search' south of Alderholt where in principle there could be potential for housing development subject to amendment of the Green Belt. The site is included in the options consultation for the reasons set out in the above overview of Alderholt.	Y

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				<p>Essentially we wish the subject land to be an allocation within the DPD.</p> <p>The land is contiguous to the existing built settlement and is the best candidate for the provision of additional housing land. The site was assessed within the East Dorset SHLAA (2012) as land suitable for the purposes of a rural exceptions site; the following paragraphs set out why the site is considered suitable for the delivery of open market housing as well as affordable housing in accordance with Policy LN3 of the Christchurch and East Dorset Local Plan: Core Strategy (2014).</p> <p>To provide some background on the site locale, as shown on the appended location plan; the land is sited to the western fringe of the small self-contained suburban settlement of Alderholt. Alderholt lies to the far North-East corner of the district close to the boundary with the neighbouring New Forest District. The settlement lies 3.6km from, and within the catchment area of, Fordingbridge which is considered to be the next higher level service centre for the residents of Alderholt. The settlement is also proximate to Verwood, approximately 4.3km from its local amenities, which is identified by the Council as being a key settlement where additional development, including improvements to the established town centre, is proposed.</p> <p>The Parish Council website describes the settlement as a large village with late Victorian origins. The Parish Council however have also provided a village plan which provides a more detailed description of the origins of the settlement and the facilities which it can provide. There are a few character</p>		

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				<p>buildings within the village in the form of a number of historic cottages and a number of Victorian and Edwardian dwellings and later inter war suburban style dwellings. The majority of the settlement is however characterised by post war phased suburban housing estates and infill residential development.</p> <p>Blackwater Grove is a small residential access road to the south of Station Road close to the junction with Ringwood Road; which is essentially the village centre. Blackwater Grove is the main access to a small modern residential development with Blackwater Close being a small cul-de-sac spurring off of it. Existing development within Blackwater Grove is of a mix of two storey semi-detached and detached dwellings to its North facing side. The South side, leading into the cul-de-sacs, is of a mix of two storey semi-detached and detached housing; with single storey dwellings located towards the top of the hill.</p> <p>The site is regarded as countryside because it is outside of the defined urban area; notwithstanding this, the site is contiguous to the settlement and bounded by residential development along its northern and eastern sides. To the south and west of the site lies open countryside. Access to the site is to be gained from Blackwater Close; the established development was designed with the prospect of further extension into the proposed site in mind with a clear ability to extend the existing highway through the current gated access to the site.</p> <p>At present the site is unoccupied, with its use pertaining to an unkempt field. The land in this location is not considered</p>		

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				<p>to be suitable for use as arable farm land and is classified by DEFRA as heath/moorland only suitable for at most rough grazing. As such, it is considered that the site is most suited for development in order to preserve surrounding land of better qualities.</p> <p>The site slopes with the surrounding topography in a relatively uniform manner from South to North, with the highest point located within the south-western corner of the site. The site itself is fairly open to the surrounding countryside but is obscured from the public highway by the existing patterns of built development within the settlement which run along its north and eastern edges. The land is sparsely timbered with the sole grouping of trees located along its southern edge and culminating in the South</p> <p>West corner; the rest of the site is covered by a mix of gorse and bracken type vegetation which is growing in an unrestrained manner.</p> <p>The site lies outside of the Green Belt and outside of the 400m buffer zone of the Dorset Heathlands Special Protection Area (SPA) of Cranborne Common. However, the site does lie within the 5km designation and hence will be required to contribute towards mitigation of impacts upon the heathland. The Core Strategy and Natural England require urban extensions of a certain size to provide mitigation through the provision of Suitable Alternative Natural Greenspaces (SANGs). The site owners are aware of this requirement and SANGs land is to be provided.</p>		

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				<p>Green Belt land covers approximately half of the East Dorset District and in tandem with the European protected Dorset Heathlands Special Protection Area (SPA), Special Areas of Conservation (SACs), and Dorset Heathlands Ramsar there is a clear limitation in the number of strategically developable sites. Under the superseded East Dorset District Local Plan (2002) between the years of 1994-2009 roughly 2100 homes, which accounted for 32% of all housing development within the district, was sited on Greenfield land. It is an established fact that there is not enough available land within existing settlement boundaries in order to fulfil the housing demand across the plan period and as a result the Council have proposed to introduce several new neighbourhoods within the existing Green Belt as set out within the Christchurch and East Dorset Local Plan: Core Strategy (2014). It has been agreed that the Green Belt boundary be amended in order to facilitate this development.</p> <p>The superseded East Dorset District Local Plan (2002) was reliant of 64% of the overall housing figure emanating from unidentified windfall sites. Much of the residential development in East Dorset historically has occurred on garden sites as a result of the natural constraints faced by the district in the form of the Green Belt and Dorset Heathlands. The Council have an expectation that development in this form will continue however there is no substantive proof that housing numbers will be deliverable at the same rate going forward.</p> <p>This is particularly the case where there is a strong desire not to alter the direction of the Council's approach to the</p>		

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				<p>delivery of the housing required, which was not to be delivered by way of the release of land from the Green Belt, to be set out within a separate Site Allocations DPD. The amount of housing required, which is more than half of the total amount, is to be provided through identified brownfield allocations, windfall sites and greenfield sites where appropriate. There will be no opportunity for further Greenfield allocation within Green Belt areas. The subject site therefore represents one of the few opportunities for a decent sized allocation in a position already considered acceptable and lying adjacent to an existing settlement which is identified for some growth.</p> <p>The Core Strategy (2014) being a strategic document does not set out an approach with respect to windfall development within the existing urban and suburban areas; Paragraph 5.33 of the SHLAA (2012) makes clear that the housing land supply should be based upon specific sites but that as per Paragraph 5.35 where the Local</p> <p>Authority cannot identify enough specific sites a windfall allowance may be justified. There are of course no guarantees that even the identified sites will be delivered through to completion and hence the expectation is that the Council will ensure that there are a surplus number of deliverable sites.</p> <p>It would seem logical that where a Greenfield site is deliverable; located outside of the Green Belt and European protected sites, and contiguous to the existing settlement, it should be prioritised for development over releasing land from the Green Belt and an expectation for unidentified</p>		

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				<p>windfall sites to come forward. The Council will be unable to release further land from the Green Belt without a strategic review of their adopted Core Strategy.</p> <p>The Inspector's Report on the Examination into the Christchurch and East Dorset</p> <p>Local Plan: Core Strategy states within Paragraph 32 that the Council have undertaken detailed assessments to establish the quantum of development that could possibly be accommodated within urban areas and previously developed sites... driving down to a level of detail which included the examination of very small sites . This examination included an assessment of sites below the agreed minimum 0.15ha in site area which was set out within the SHLAA Methodology (2008); which could only be justified as a result of insufficient supply. As a result of the scope of their analysis the Council have somewhat limited their ability to depend on sufficient quantities of windfall sites within urban areas in order to make up any shortfall in housing numbers. This is confirmed by the Inspector within Paragraph 73 of her report. Therefore any shortfall will likely need to be accommodated by further identification of Greenfield development sites.</p> <p>The initial housing target of 8200 homes put forward by the Council's was not considered to be based on any sound evidence by the Inspector whom stated categorically within Paragraph 52 that she saw no reason why the figure should not accord with that which was stated within the 2012 revision of the Bournemouth and Poole Strategic Housing Market Assessment (SHMA) (2011) of 8325; with an</p>		



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				<p>additional allowance for vacant and second homes. As such the housing target was revised by the Inspector to 8490.</p> <p>During the course of the examination the Council recalculated the housing supply which it considered could be provided, and a revised supply of 8386 dwellings was identified. The Inspector states within Paragraph 74 that this falls short of the amended housing target of 8490 dwellings and leads to the question of whether any further sites are capable of contributing to the housing supply. Therefore there is a clear requirement for the council to identify further deliverable sites in order to meet their housing demand particularly towards the latter years of the plan period.</p> <p>There is a significant reliance on the ability of the identified new neighbourhood sites within the Green Belt to provide the indicated housing numbers across the plan period through phasing of the development. These new neighbourhood sites are expected to provide 3465 houses towards the main housing target. At this stage in the life of the Development Plan it is uncertain whether these figures will be met. The Council is expected to monitor the levels of delivery annually within their Annual Monitoring Report (AMR); the Inspector identified within Paragraph 129 of her report the heavy reliance upon AMRs for the purpose of monitoring the housing supply. If annual residential completions are not meeting the expected figures then the Council will require further land to be identified for development in order to make up for the shortfall in provision. There are to date no figures which set out whether the projected completion figures are likely to be</p>		

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				<p>met.</p> <p>Paragraph 85 of the National Planning Policy Framework (2012) required that Green Belt Boundaries be clearly defined and consistent with the Local Plan strategy in order to meet identified requirements for sustainable development; Paragraph 84 furthers that Local Authorities should consider the consequences of reviewing Green Belt boundaries and should look to channel development where possible to urban area and towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary. The fundamental purpose of the Green Belt is to prevent urban sprawl by retaining open land; where this can be retained and development is sustainable elsewhere it is clearly the intention of Governmental policy that this be prioritised.</p> <p>East Dorset has a significant demonstrated shortfall in their affordable housing provision as set out within the Strategic Housing Market Assessment (SHMA) update (January 2012).</p> <p>This is confirmed by the Inspector in Paragraph 83 of her report where it is stated that the established affordable housing need exceeds the entire projected housing supply for the plan period. Objective 5 of the Christchurch and East Dorset Local Plan: Core Strategy (2014) sets out a desire for approximately 35% of all dwellings to be delivered to be affordable; however it is clear that this will merely make a dent in the shortage and is not guaranteed to any extent.</p>		

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				<p>Developments which will contribute to the affordable housing stock should therefore be considered favourably; the Council are expecting that roughly 2866 of the 8490 houses required across the plan period will be affordable homes; this is based on a calculation of 40/50% (brownfield/greenfield) of the supposed housing projected for each site. The actual ability for a site to be able to deliver affordable housing is indeed significantly more complex than a standard percentage provision; viability has to be taken into account and certainly in the case of smaller sites it will often not be viable to provide any affordable housing at all.</p> <p>The Strategic Housing Market Assessment (SHMA) update (January 2012) states that 426 affordable homes were required per annum over the period between 2011 and 2016 in order to get on top of the current shortfall in affordable housing supply. This does not take account of the new demand which would arise across this period and would simply look to make up the numbers which should have already been delivered. The Council are predicting an ability to provide approximately 40% of all new housing as affordable going forward; significantly above the level which they have been able to provide historically with no definitive answers as to whether this is achievable.</p> <p>The SHMA predicts that the future housing need across East Dorset alone across the plan period will amount to approximately 6,700 new homes, not taking into account the severe shortfall in affordable housing and without taking in to account a housing buffer. This equates to 336 homes per annum of which 134 are expected to be affordable. Given the projected future requirement the Council may struggle to</p>		

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				<p>tackle the existing affordable housing shortfall, particularly if placing a reliance on sites within existing urban areas which are invariably small.</p> <p>Evidently maximising the delivery of affordable housing upon available greenfield sites, where it is viable to do so, is key to the Council's ability to balance Objectives 1 and 5 of the Core Strategy (2014); preventing a requirement for numerous additional exceptions housing sites within the designated Green Belt in order to deliver a suitable range of housing in order to meet local needs and to make up for the identified shortfalls.</p> <p>Core Strategy Policy KS4 sets out that the lion's share of housing across the plan period is to be provided within existing urban areas, roughly 5000 homes; 2,740 of these in East Dorset. It is clear that there is not the capacity to provide housing of this volume without further urban extensions to those which are proposed within the Green Belt. The Council, as part of their Core Strategy have amended the Green Belt boundary in order to facilitate the creation of a number of what it has labelled 'new communities'; in accordance with NPPF Paragraphs 82 and 83, Green Belt boundaries should only be amended in exceptional circumstances and only through the preparation or review of the Local Plan and the reviewed boundaries should have regard to long term permanence and be capable of enduring beyond the plan period. It is implied therefore that the Council should not seek to review the established boundaries again within the scope of the plan period and must look elsewhere in order to fulfil their housing demand. Housing therefore should be delivered</p>		

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				<p>upon all available brownfield sites, and sustainable Greenfield sites which are contiguous to existing settlements, as per our Clients site, and which are outside of the Green Belt.</p> <p>Policy LN4 of the Core Strategy (2014) sets out the Council's approach to affordable housing exception sites, stating that land adjoining the defined rural and urban settlements which would otherwise be considered inappropriate for development may be developed to facilitate affordable housing in accordance with securing any affordable housing as just that, in perpetuity, and the development having an acceptable impact upon the character of the settlement and wider landscape. Alderholt is cited as being a settlement which would accommodate this type of development. The policy makes no assumption of the affordable housing provision which should be provided, as such, it would be reasonable to turn to Policy LN3 which stipulates a provision of up to 50% on Greenfield sites.</p> <p>The Council's Affordable Housing SPD (2014) states that exceptions development should be small scale and reflect the setting, form and character of the settlement and surrounding landscape. Within this context the Council define 'small scale' as a scheme of no more than 10 dwellings. The proposed site clearly has the capacity to deliver substantially more than this volume and it would not be financially viable to deliver development on such a small scale. The site is suitable for development, is</p> <p>contiguous to the settlement and would contribute to relieving the significant affordable housing shortfall</p>		

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				<p>alongside open market housing.</p> <p>Policy LN7 of the Core Strategy sets out the Council's intentions with regards to the provision of new community facilities and services in order to support existing and enable further population growth. Alderholt is listed as one such settlement where new facilities should be concentrated where they may be accessed by public transport, bike and foot. As such, the expansion of the existing settlement in terms of new housing development at Alderholt is clearly supported.</p> <p>Notwithstanding the above, the application site is outside of the Green Belt and does not require a formal strategic allocation as such. That is to say that the Council could reasonably grant planning permission for the development of the site on the basis of a requirement for housing during the plan period. Indeed at the time of the previous application the council did suggest that the matter would be better dealt with as an allocation through its DPD process.</p> <p>The allocation of the proposed site, which is currently unused, for the purposes of housing development; both open market and affordable, is considered to be demonstrably in the interests of meeting housing needs in a manner which preserves the wider protected natural landscape of the Green Belt and the green corridors which it provides. The proposal is thus both logical and acceptable and the District Council should reasonably and justifiably consider the formal adoption of the site as a preferred site</p>		

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				<p>for housing development.</p> <p>I would appreciate confirmation of your receipt of this letter of correspondence and formal affirmation that you will take the proposal in to due consideration during the preparation of the Allocations DPD.</p> <p>Due to the nature of the site and the volume of housing which could be provided, there will be a requirement to provide SANGs. Land is in the process of being procured for this purpose and, as such, the discretion of the Authority is requested at this time due to the sensitive nature of these negotiations.</p> <p>There are three potential options for the SANGs land as shown on the enclosed plan. A suitable provision of SANGs land will be provided, in relation to the level of development proposed, from these options. Once again however I must make clear that the land has yet to be procured and hence the location of the potential SANGs is submitted in confidence.</p> <p>I would also request to be kept informed as to the process of the Allocation DPD and if any questions arise regarding our Client's land I would appreciate the chance to formally respond.</p>		
Hall & Woodhouse	Miss Lynne Evans Consultant	LP2S C37	Churchill Arms Alderholt	<p>Thank you for notifying me of the start of work on Local Plan Part 2.</p> <p>On behalf of Hall &amp; Woodhouse Ltd, I am instructed to submit five sites with potential for residential development in</p>	This site (Alderholt) is rejected as it would represent a loss of a village pub which core strategy policy PC5 seeks to resist unless there is evidence to demonstrate that it is not viable and there is insufficient demand; and justification that the loss	N

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	Southern Planning Practice			<p>response to your request. Two of these sites have been considered suitable for residential development as part of an earlier SHLAA exercise (Dorset Soldier PH at Corfe Mullen, and Land at the Red Lion, Sturminster Marshall).</p> <p>We would be pleased to meet with you to discuss these sites in further detail, and in that regard please contact me in the first instance, or please contact me if you need any further information.</p> <p>I also confirm that I would be grateful to be kept on your consultation database.</p> <p>Sites are:  001 Land to rear of Red Lion Sturminster Marshall  002 The Horns Inn Colehill  003 The Rising Sun Inn Wimborne  004 The Dorset Soldier Corfe Mullen  005 Churchill Arms Alderholt</p> <p>[PLEASE NOTE: Addition detail submitted for The Horns Inn &amp; The Red Lion on 24 March 2017 as part of the full Local Plan Review]</p>	<p>wouldn't result in a decline in range of services available. In any event the fact that the site is not allocated would not prevent the site coming forward through the planning application process as the site is within the village envelope</p> <p><i>(For the other sites submitted see Wimborne and Colehill and Corfe Mullen section of this schedule.)</i></p>	
Mrs D Still		LP2S C51	Land at The Oaks, Daggons Road,	<p>Land at The Oaks, Daggons Road, Alderholt SP6 3DL</p> <p>Please see copy letter attached - My intention is that the points I raised in 2013 to be taken into consideration during any deliberations with regard to the revised development</p>	<p>This site falls within the Local Plan Review defined 'area of search' south of Alderholt where in principle there could be potential for housing development subject to amendment of the Green Belt. The site is included in the options consultation for the reasons</p>	Y



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				plan and in particular any re alignment of the village envelope and development curtilage.	set out in the above overview of Alderholt.	
Mrs Brown		LP2S C56	Rear of Pittswood, Daggons Road	Hand written letter submitting site for housing.	This site falls within the Local Plan Review defined 'area of search' south of Alderholt where in principle there could be potential for housing development subject to amendment of the Green Belt. The site is included in the options consultation for the reasons set out in the above overview of Alderholt.	Y

#### WIMBORNE AND COLEHILL

##### Overview – Wimborne and Colehill.

A number of sites have been submitted adjoining or in close proximity to the existing urban areas of Wimborne and Colehill which are inset within the Green Belt. Submitted sites west, north and east of the urban areas would encroach on open countryside and are not supported. Sites between Wimborne and Colehill are not supported as they would reduce the gap between Wimborne and Colehill. Further allocations, over and above the already planned new neighbourhoods, are not required in and adjoining Wimborne and Colehill. The housing strategy instead focusses on a range of options for the provision of a further 2527 new homes in the following locations:

- Land Adjacent Main Settlements - Including Corfe Mullen, Ferndown, West Parley and Longham, Verwood and West Moors: 1,070 dwellings
- Land Adjacent Rural Service Centres - of Alderholt, Cranborne, Sixpenny Handley, Sturminster Marshall: 1,405 dwellings
- East Dorset Villages - including Wimborne St Giles, Edmondsham, Hinton Martell : 52 dwellings

This housing strategy focuses on sustainable locations related to other main settlements which can facilitate wider transport and infrastructure improvements; and on distributing smaller amounts of development adjoining smaller settlements to help meet local housing needs and improve the vitality and viability of smaller communities. Significant development is proposed at Alderholt which is outside the Green Belt and less constrained by other designations. The justification for these locations can be seen in this schedule against these particular sites. These sites would meet the Councils housing need (OAN) so further allocations around Wimborne are not required.

The Options consultation identifies 46 ha of employment land in East Dorset, as identified in the Bournemouth, Dorset and Poole Workspace Strategy (2016) to meet the

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requirements of existing and new businesses. This includes 30ha at Blunts Farm and allocations at Bailie Gate Industrial Estate Sturminster Marshall and Woolsbridge Industrial Estate, Three Legged Cross. No further site allocations for employment use are considered necessary. Small scale employment proposals may also come forward through the planning application process on sites not allocated in Local Plan						
Dr J.K Arnold (ID: 1041283)	Mr Martin Miller Terence O'Rourke Ltd (ID: 497826)	LPR-REG18-1	Stone park Wimborne	<p>We act on behalf of the owners of Stone Park, which is located on the western side of Wimborne, north west of the Cuthbury Allotments and south east of QE School. Historically, we have promoted two parts of the Estate that we consider can be brought forward for residential development without adversely affecting the setting of the house, and we intend to continue to promote them as part of the Local Plan Review. Both sites enjoy sustainable locations within walking distance of the town centre and other facilities, notably QE School.</p> <p>The location of the land that is being made available is attached.</p>	<p>For reasons set out above in the “overview of Wimborne and Colehill”, no sites in and around Wimborne and Colehill have been included in the options consultation.</p> <p>The smaller site (parcel 2) falls within parcel 024 of the Green Belt Assessment which concluded that this parcel made a generally weak contribution to Green Belt purposes. The larger site (parcel 1) is within parcel 089 of the Green Belt Assessment which concludes that this parcel has a significant role in safeguarding the countryside from encroachment and preserving the setting and special character of historic towns(Wimborne).</p>	N
Bournemouth Water (ID: 360201)	Mr Peter Atfield Goadsbury Ltd (ID: 359264)	LPR-REG18-11	Former Pumping Site, N Wimborne	<p>Dear Sir</p> <p>REVIEW OF CHRISTCHURCH &amp; EAST DORSET LOCAL PLAN (REGULATION 18): REPRESENTATIONS ON BEHALF OF BOURNEMOUTH WATER</p> <p>I act on behalf of Bournemouth Water (BW), a subsidiary of South West Water. I have been asked by the company to submit representations to you in respect of two sites in their ownership, where development and re-development opportunities may become available in future years. As such I would ask that you consider how the Local Plan Review may shape future planning policies to allow these sites to</p>	<p>For reasons set out above in the “overview of Wimborne and Colehill”, no sites in and around Wimborne and Colehill have been included in the options consultation.</p> <p>The site is within parcel 026 of the Green Belt Assessment which concludes that this parcel has a significant role in safeguarding the countryside from encroachment.</p>	N

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				<p>contribute to the housing and employment growth targets in Christchurch Borough and East Dorset District.</p> <p>KNAPP MILL, CHRISTCHURCH – see Christchurch schedule</p> <p>FORMER PUMPING STATION SITE, NORTH WIMBORNE</p> <p>This site is situated at Long Farm Close, to the west of Cranborne Road. It accommodates a series of large and imposing water pumping buildings and storage facilities. They have not been in use for a number of years, and are surplus to operational requirements. There are two Waterworks Cottages. One of these is in the ownership of BW and is about to be sold by the company. To the west of the buildings is a slightly elevated wooded area. The site boundaries are shown on the plan attached as Appendix 2. Long Farm Close provides access, and also serves a number of commercial buildings to its southern side.</p> <p>The Local Plan identifies the site as being within the Green Belt. As such, although this is a previously developed site, the green belt policy restricts development potential. A review of the policy in this location is merited as it is considered – as at Knapp Mill – that the land and buildings have the potential to contribute to the housing and employment growth targets that will be contained within any future revised Local Plan.</p> <p>Although the site is within the green belt, it is effectively to the north of the existing urban area of Wimborne, and immediately to the west of the proposed urban extension to</p>		

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				<p>the settlement. This urban extension, situated either side of Cranborne Road, now benefits from planning permission for the construction of 600 houses. In addition to the development permission, there is an associated consent for the establishment of areas of public open space – SANGS (Suitable Alternative Natural Green Space) – around the site, including to the south of the BW land.</p> <p>It is considered that an amendment to the green belt boundary to include the site and buildings within the new urban area would not prejudice the five purposes of the green belt, as identified earlier in this letter; and hence facilitate new development that would be beneficial to the growth targets of the Local Plan. The site is well screened, allowing any new development to be accommodated in a way that is not detrimental to the surrounding countryside. In addition, the treed area offers the opportunity to create public open space that could be complementary to the amenity green space and SANGS that is situated nearby. There is potential to create opportunities for additional footpath links through this area, between the proposed urban extension, and the SANGS to the south.</p> <p>The suggested amended green belt boundary is shown on the plan attached as Appendix 2, as referred to earlier in this letter.</p> <p>I would be grateful if you could confirm receipt of this letter of representation and advise me of future consultation on the Local Plan review.</p> <p>[Pumping Site, Wimborne]</p>		

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Deans Court Estate Deans Court Estate (ID: 766806)	Mr Simon Greenwood Savills Ltd (ID: 1033696)	LPR-REG18-71	Land at Leigh Common Wimborne (3 parcels)	<p>We act for the Hanham Estate who inter alia own the common along Leigh Road as show coloured pink on the attached plan.</p> <p>It is appreciated that the majority of the land is part of the common and is also of ecological interest. We would however focus on the western parcel shown on the plan extending in all to 1.062 Ha (2.62 acres). As can be seen from the plan this land provides an access to a number of residential properties immediately to the north of it and a number of businesses operating out of Old Manor Farm. It is considered that the old railway line could provide a natural boundary to development and an enclosed area well related to the urban setting. The character is well demonstrated by the aerial image below. Given the Estate's land ownership there is scope to enhance the area of the remaining land for ecological and public access purposes as part of a comprehensive review of this area.</p> <p>We would be grateful if you would include this site within your review of potential sites to provide the additional housing required by the SHMA assessment for South East Dorset and EDDC in particular.</p> <p>Please let me know if you require any additional information at this time.</p>	<p>For reasons set out above in the "overview of Wimborne and Colehill", no sites in and around Wimborne and Colehill have been included in the options consultation.</p> <p>Submitted parcels 1 and 2 fall within parcel 33 of the Green Belt Assessment which concludes that this parcel plays a significant role in preventing coalescence of Wimborne and Colehill and to a lesser extent a role in safeguarding against encroachment into the countryside. Submitted parcel 3 south of the strip of land south of Leigh Road is outside the Green Belt.</p>	N
Mr Andrew	Mr	LPR-	Land at Leigh	We are instructed by Andrew Meaden of Mill End Cottage,	For reasons set out above in the "overview of	N

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Meaden (ID: 1042221)	Andrew Robinson Symonds & Sampson (ID: 656562)	REG18-77	Common, Wimborne	<p>Newton, Witchampton to make representations on his behalf with regard to the Christchurch and East Dorset Local Plan Review.</p> <p>Our client who is in retirement is the owner of the land shown edged red on the attached plan. He has an encumbered freehold interest and has two forms of established access to reach his land from the public highway. For many years the land has stood idle as there was no particular use to which it can be put and is now an unattractive area of effectively open wasteland lying between the old railway, North Leigh Lane and Leigh Road.</p> <p>The land effectively sits betwixt existing residential development and needs to find a productive use for the long term. Services are close by and the development would have little or no effect on third parties residential amenities.</p> <p>Planning Permission has already been granted for a sizeable residential development slightly to the east and to the south of Leigh Road which will have with it a large SANG to provide for recreation and land immediately to the east of Mr Meaden's property also now has a car park and recreation area.</p> <p>There is therefore little need for this particular piece of land to lie vacant, derelict and unused and our client feels that residential development should be considered for the whole. If this is considered to be inappropriate an alternative would be to provide 3 plots on the land which is cross hatched on the plan, which could then use the existing access points as</p>	<p>Wimborne and Colehill", no sites in and around Wimborne and Colehill have been included in the options consultation.</p> <p>This site falls within parcel 032 of the Green Belt Assessment which concludes that this parcel performs generally weakly against the four purposes assessed.</p>	

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				<p>shown on the plan for access to the public highway.</p> <p>The Christchurch and East Dorset Local Plan Review provides an opportunity to review the hierarchy of settlements and to examine what levels of developments are appropriate for each. Essentially this piece of land is within a suburb of Wimborne in a sustainable location and in an area where further residential development is already planned. A small residential development on our clients land would seem entirely appropriate.</p> <p>We would ask that this matter be given full consideration in the Local Plan Review.</p>		
Mr Keith Nutter Morbaine Limited (ID: 1038795)		LPR-REG18-78	Land at Leigh Road Wimborne	<p>We are writing to submit representations (as well as a candidate site) with regard to the current consultation on the Local Plan Review. Whilst we have general comments to make about the emerging retail strategy for the Plan our representations relate more specifically to retail matters affecting Wimborne.</p> <p>Evidence base for the Local Plan Review and assessing 'needs'</p> <p>We note that the retail strategy developed for the joint authorities of Christchurch and East Dorset has been informed by two historic retail studies undertaken by Nathaniel Lichfield &amp; Partners. The first joint retail assessment was prepared in May 2008 and includes a detailed analysis of the main centres as well as a household survey of shopping patterns across the combined area. The household survey which underpins all the statistical analysis</p>	<p>For reasons set out above in the "overview of Wimborne and Colehill", no sites in and around Wimborne and Colehill have been included in the options consultation for residents or employment uses.</p> <p>With regard to the proposed retail use, the NPPF requires a sequential approach in locating retail development, focusing firstly on existing centres and edge of centre sites. This submitted site is outside the defined primary shopping area (draft policy 5.7 - which is the "centre" with regard to the retail sequential test) and is outside the wider defined town centre boundary where a range of town centre uses are supported.</p> <p>The Bournemouth, Christchurch and East Dorset Retail and Leisure Study 2017 has identified overall requirements for retail floorspace in East Dorset. An</p>	N

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				<p>linked to 'need' was undertaken in September 2007.</p> <p>A further study was then produced in September 2012 which sought to update the statistical tables and provide further information in relation to quantitative needs linked to the latest expenditure and forecast growth rates. This study did include additional survey evidence for the Christchurch area but the September 2007 survey was still relied on for the East Dorset area.</p> <p>As a result, the latest household survey information which is available to assess shopping patterns in Wimborne is now nine years old. Whilst we do not believe that shopping patterns will have radically altered, it is evident that there has been a significant change in retailing in general since 2007 which needs to be reflected in the evidence base. In fact there has almost been a whole economic cycle since the last research was undertaken with a significant recession in the intervening period which has influenced people's shopping habits for both food and non-food items. Furthermore, in the case of Wimborne, the survey was undertaken prior to the opening of the new Waitrose store in the town in July 2010. Therefore, in the 2012 'update' (the latest retail study undertaken by NLP) professional judgements had to be made about changes in the market share for Wimborne given that the Waitrose store was now trading.</p> <p>The 2008 study clearly highlighted the fact that there was major convenience and comparison goods expenditure leaking from the three key settlements and most notably Wimborne. The study suggested that the convenience</p>	<p>(including comparison, convenience and food and beverage floorspace) which is set out in draft options Key Strategy Policy 3.7. In East Dorset there is a need to provide an additional 6,800sqm of new retail floorspace over the period to 2028.</p> <p>The delivery of this projected floorspace requirement will be achieved through a combination of the re-use of vacant units in existing centres and new developments. Wimborne Minster, Ferndown and West Parley will be the main focus for meeting district wide projections for convenience, comparison and food and beverage floorspace. Verwood, West Moors and Corfe Mullen will also deliver additional floorspace of a smaller scale to contribute to the overall district requirement. The Site Allocations and Area Based policies in this Local Plan sets out the detailed strategy for the delivery of the retail strategy (Options Section 5). An allocation for 2000sqm is proposed at the Police and Magistrate's Court, Wimborne</p> <p>Allocation of the proposed site for retail use is therefore rejected.</p>	



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				<p>goods leakage would be addressed by the development of the Waitrose food store. Whilst we would expect greater retention of expenditure since July 2010, the extent of this has yet to be assessed using up to date household survey information. Given the most recent recessionary period and the fact that Waitrose has a fairly narrow appeal/target market, the ability of that particular store to retain significant amounts of trade within the Wimborne area will, to some degree, be limited. Furthermore, there has been little or no development for comparison goods retailing and therefore, any opportunity to claw back expenditure for these goods will have also been limited.</p> <p>From our review of the current provision of supermarkets within the Wimborne area there would appear to be a lack of balance (from a qualitative perspective), with little choice for those people with more limited budgets or who do not like the Waitrose brand. It is not surprising therefore that there is significant demand from retailers operating in a more 'value focused' sector who are looking to enhance the convenience goods offer of Wimborne. This is also true in relation to the comparison goods sector. Such development would not only complement the existing retail offer within Wimborne but there is also a clear opportunity to address the ongoing leakage of expenditure generated in the local area but spent elsewhere.</p> <p>Given the age of the current evidence base and the 'needs' that we have identified through our own research, there would appear to be a clear requirement for the joint authorities to prepare up to date evidence in relation to the three key centres of Wimborne, Christchurch and</p>		

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				<p>Ferndown. Not only will this ensure that future needs (from both a quantitative and qualitative perspective) are fully addressed in the review of the Local Plan but it will also provide a solid foundation against which other proposals can be assessed. Clearly, the 2008 study which looked at the health of all the centres as well as addressing qualitative issues is now over eight years old and needs to be revisited. Furthermore, there is a need for more up to date survey evidence in relation to shopping patterns affecting the three key centres so unsustainable shopping trips (i.e. people being forced to drive to facilities outside of the three key centres due to a lack of choice) can be addressed fully in the review of the Local Plan.</p> <p>Potential Site for Further Retail Development in Wimborne</p> <p>Notwithstanding our concerns in relation to the age of the retail evidence base underpinning the review of the Local Plan, it is our view that there is a clear need for further both convenience and comparison goods provision in Wimborne. The convenience need would be particularly focused on those consumers who cannot afford to (or choose not to) shop at Waitrose.</p> <p>On this basis, we are seeking to put forward a site in Wimborne which we believe can help address that need and provide more sustainable shopping patterns locally. The site is located off Brook Road (accessed via Leigh Road) to the east of Wimborne Town Centre. The site has previously been identified for development in the East Dorset Local Plan (2002) for both employment and residential uses. The policy controlling the redevelopment of this site is</p>		

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				<p>WIMCO4. This policy has been 'saved' but in our view needs to be revisited as part of the most recent local plan review.</p> <p>Whilst the site has previously been identified for employment (B1 type uses) this designation was primarily linked to the operational needs of the land owner who currently operate from modern premises on Brook Road. Over the past decade (whilst the site has been surplus to requirements) the landowner has considered a number of potential proposals. As none of these have materialised we can confirm that the site is immediately available for redevelopment.</p> <p>A plan of the site on Brook Road (linking Leigh Road) is attached to this representation.</p> <p>As the site is not located within the defined town centre (but is within the urban area) we are aware that any future allocation or proposed development would have to satisfy the sequential approach and retail impact test. However, from our preliminary work to date, we are confident that both of these can be satisfied and that retail development can be accommodated on the proposed site without any adverse impacts on the established centre of Wimborne. Given the compact and historic nature of Wimborne, there are very few sites of sufficient size to accommodate the needs of modern retailers. Therefore, we are confident that the site on Brook Road is sequentially the best opportunity for retail development that is suitable, viable and available.</p> <p>As the review of the Local Plan is currently at a very early</p>		

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				<p>stage, we are unclear to what additional evidence will be gathered by the joint authorities in the future. In the meantime we would be willing to provide further evidence to substantiate the case for additional retailing in Wimborne and why the proposed site on Brook Road is sequentially the best option available.</p> <p>However, at this 'call for sites stage' we are simply seeking to highlight the fact that we are currently in detailed discussions with national retailers looking for a presence in Wimborne and that such opportunities are very limited. On that basis we would like to take this opportunity to put forward the site on Brook Road as a candidate to meet future retail needs within the Wimborne area.</p> <p>Potential Alternative Uses for Our Candidate Site</p> <p>Whilst we believe that there is significant evidence to demonstrate that the site could be suitable for retail development, we also recognise that the Council will be considering sites for additional residential development to again ensure that all future needs are met. As set out above, the site has been allocated for residential development in the 2002 East Dorset Local Plan and, if for whatever reason in the future, retail development cannot be achieved there is clearly the opportunity to redevelop the site for residential development in line with the current allocation.</p> <p>Summary</p> <p>Whilst we recognised that the review of the Local Plan is</p>		

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				<p>currently at an early stage, we thought it would be helpful to that process to bring to the attention of the joint authorities our intention to redevelop the proposed site at Brook Road. As set out above, the proposed redevelopment of the site (which is surplus to the current owner's requirements) seeks to address clear quantitative and qualitative deficiencies in the retail offer of Wimborne. Whilst we have identified these deficiencies through our own research, we believe there is a need for the joint authorities to update the evidence base in relation to retail matters which is now significantly out of date. In fact the survey evidence which underpins the 'needs' assessment is now over nine years old.</p> <p>Notwithstanding the intention to develop the site for retail, the site also offers significant prospects for residential development (as recognised in the 2002 Plan) which in turn could meet clear needs within Wimborne if the retail proposal is not realised. Therefore, given the fact that consultation document welcomes any suggested sites for development at this stage we would ask the joint authorities to carefully consider our site as a candidate to help meet future needs (whether they be retail or residential).</p> <p>We would be more than happy to discuss this opportunity with you in detail in the future if you felt this would be beneficial.</p>		
Mr J Purchase C G Purchase	Mr Simon Greenwood	LPR-REG18-92	Land Adjoining Minster Gate, North Wimborne	I write in response to your invitation to landowners and the public to put forward potential sites for future development. I act for the Purchase family who are owners of land forming the western part of the Minster Gate scheme for 630	For reasons set out above in the "overview of Wimborne and Colehill", no sites in and around Wimborne and Colehill have been included in the	N

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& Son Ltd (ID: 360217)	Savills Ltd (ID: 1033696)			<p>dwelling which has been promoted by Bloor Homes on the Cranborne Road out of Wimborne. As you will be aware the S106 has virtually been agreed and the outline consent can then be released shortly. Bloor are anticipating a start on site early in 2017.</p> <p>My clients own a farm lying to the west and north of this development west of the Cranborne Road. I attach hereto a plan on which we have superimposed the latest illustrative layout of the Bloor scheme and have identified an area of around 11.245 ha (27.79 ac) coloured pink which we consider is suitable for development as a further phase of the Minster Gate scheme. As part of the Minster Gate scheme provision is to be made to provide access and services to the western boundary of the development to enable an extension of the scheme to be brought forward. We anticipate that the site has capacity for 200 to 300 units together with ancillary infrastructure and facilities.</p> <p>This area is well contained by the natural topography of the land and the existing woodland planting. The family is planting a further belt to form a west / north boundary to this area over the coming winter now the Minster Gate scheme is progressing to development. This will mature and further close off the visual impact of the area up the valley although as the valley curves away development of this part of the farm would already have little visual intrusion. A scheme could also include part or all of the water pumping station owned by Bournemouth Water which we understand to be surplus to their requirements.</p> <p>The former dairy, lying to the south of the Minster Gate</p>	<p>options consultation.</p> <p>This site falls within parcel 026 of the Green Belt Assessment which concludes that this parcel has a strong role in safeguarding against encroachment into the countryside.</p>	

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				<p>development and currently used for employment purposes, can also be developed separately for residential purposes which would be more compatible with the residential scheme than the existing use. This area amounts to 0.753 Ha (1.86 acres). We anticipate this has capacity for up to 30 dwellings and can be brought forward as soon as the Bloor scheme brings access and services to the boundary.</p> <p>The parcels of land are well suited for development as an extension to Minster Gate and would ensure the best sustainable use is made of the infrastructure being installed for that development. They will share the benefits of the proximity to the services available in Wimborne which will be enjoyed by the Bloor scheme.</p> <p>So far as SANG is concerned, as my clients have extensive land holdings in the immediate area, additional land can be made available for use as SANG. This can form an extension to the SANG being provided in the existing scheme providing greater choice to the occupiers of any extension as well as of Minster Gate. With the adjoining watermeadows and woodland areas there is scope to provide enhanced SANG countryside for the benefit of the residents both of the developments and the wider Wimborne population all within easy walking distance.</p> <p>We would be pleased to discuss the potential further with yourselves and provide any further information required.</p>		
Deans Court	Mr Simon	LPR-REG18	St Catherine's Allotment,	We act for the Hanham Estate who inter alia own the allotment site at St Catherine's in Wimborne. For ease I	This site is rejected as the site is protected as open space by adopted policy HE4 and draft options policy	N

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Estate Deans Court Estate (ID: 766806)	Greenwood Savills Ltd (ID: 1033696)	-100	Wimborne	<p>attach hereto a plan showing the land in question.</p> <p>Whilst it is a comparatively small site being 0.309 Ha (0.76 Acres) we consider that the land could be put to better use by development for housing. As you are aware the estate is providing replacement allotments in conjunction with the Cuthbury development which is allocated for residential development in the adopted Local Plan. The new allotments will have much improved facilities compared with the existing provision. The estate would be prepared to extend the new allotment site to provide replacement allotments for those lost if this site is developed.</p> <p>The site is closely related to the town centre within walking distance and so provides a very sustainable location for residential development with no amenity or visual constraints to development.</p> <p>We would be grateful if you would include this site within your review of potential sites to provide the additional housing required by the SHMA assessment for South East Dorset and EDDC in particular.</p> <p>Please let me know if you require any additional information at this time.</p>	4.30.	
Mr C Shew (ID: 360173)		LPR-REG18-118	Wehs House Wimborne	In line with your request and search for possible development land for your further housing demands, we wish to submit approximately 3.5 acres of land for your consideration.	For reasons set out above in the "overview of Wimborne and Colehill", no sites in and around Wimborne and Colehill have been included in the	N



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				<p>The address is Wehs House, Burts Hill, Wimborne, BH21 7AD and it is a freehold property.</p> <p>Your Core Strategy has designated that Bloor Homes build a considerable development, in close proximity to this address, which will have an impact on Burts Hill and beyond.</p> <p>This offer is either for the whole 3.5 acres including the property or, alternatively, the 2.5 acres of land adjacent to it which extends up to Greenhill Road. It presents an opportunity to build residential homes in keeping with the area.</p> <p>We attach a map for your ease of reference and would ask that you please acknowledge receipt of this email. Thank you.</p>	<p>options consultation.</p> <p>The site falls within parcel 029 of the Green Belt Assessment which concludes the parcel plays a relatively strong role in safeguarding the countryside from encroachment.</p>	
Wyatt Homes (ID: 359366)	Mr Doug Cramond DC Planning Ltd (ID: 359261)	LPR-REG18-139	Leigh Road Wimborne	<p>I refer to the current Local Plan Review consultation and the opportunity therein to suggest future development sites. On behalf of Wyatt Homes I would propose that the area shown outlined in red on the attached plan, and extending to some 1.7 Ha, be a) removed from Green Belt and b) allocated, in part, for residential development. You will be aware that the western part of this land is presently an anomaly in policy terms. It forms an integral part of Core Strategy Policy WMC8 New Neighbourhood &amp; Sports Village and has specific planning permission for a road running through it (ref 3/14/1097/FUL). The present proposition would rectify this incongruity which amongst other matters is compounded by the fact the road, even with</p>	<p>For reasons set out above in the “overview of Wimborne and Colehill”, no sites in and around Wimborne and Colehill have been included in the options consultation.</p> <p>This land also covers part of the land allocated in the Core Strategy (WMC8) and draft option policy 5.3 for a new neighbourhood.</p> <p>The site falls within parcel 034 of the Green Belt Assessment which concludes that this parcel plays a significant role in separating coalescence of</p>	N

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				<p>bordering landscaping, will be urban in character and not readily associated or assimilated with countryside or Green Belt. More importantly however, the land in question, most particularly in the eastern sector (approx 0.6 Ha), would enable some 20 dwellings to be constructed which would:</p> <ul style="list-style-type: none"> <li>· benefit from an extremely accessible location for recreational, social, commercial and educational facilities – not least via the parallel WMC8 proposals;</li> <li>· be sited on a key bus and cycle corridor to Wimborne town centre;</li> <li>· make affective use of planned and shortly-to-be-developed entrance arrangements, service road and utility infrastructure;</li> <li>· come forward without detriment to agricultural or ecological interests and be proximate to established and emerging SANG;</li> <li>· be laid out and set-back such that a green frontage buffer would continue along Leigh Road to maximise the screening and the sense of travelling through countryside between settlements;</li> <li>· effectively represent very modest rounding off of the WMC8 area with a scheme which would not conflict with the purposes of Green Belt as set out either nationally or locally;</li> <li>· all be deliverable within a relatively short time frame relative to most other future sites given single and willing ownership and developer control, road approval being in place, accessibility to the imminent utility services and a ready market; and</li> </ul>	settlements (Colehill and Wimborne).I	

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				<p>- display design, layout, details and materials all of high quality in line with the excellent reputation and rigorous demands of Wyatt Homes.</p> <p>After extensive work undertaken for the Core Strategy and the (now halted) Local Plan Part 2 it will be self-evident that very few 'easy' sites remain available.</p> <p>Nevertheless the full Local Plan Review is essential and some difficult decisions will need to be made - not least with Objectively Assessed Housing Need increasing from 566 to 626 per annum on latest figures.</p> <p>The development now proposed on behalf of Wyatt Homes would fall in the 'least harmful' category on any comparative analysis within the district. The scheme would make a positive contribution to supply, be environmentally benign, and provide for sustainable development. I look forward to future discussions on this matter and please do contact me should queries arise in the meantime.</p>		
South West HARP Planning Consortium	Mr Sean Lewis Assistant Planner Tetlow King Planning	LP2S C41		<p>We represent the South West HARP Planning Consortium which includes all the leading Housing Association Registered Providers (HARPs) across the South West. Our clients' principal concern is to optimise the provision of affordable housing and to ensure the evolution and preparation of consistent policies throughout the region.</p> <p>This document outlines the Consortium's response to the Christchurch and East Dorset Partnership's public consultation on the scoping of the East Dorset Local Plan Part 2 – Site Allocations and Development Management Policies. We have historically made representations on behalf of the Consortium relating to the preparation of Local</p>	<p>For reasons set out above in the "overview of Wimborne and Colehill", no sites in and around Wimborne and Colehill have been included in the options consultation.</p> <p>The site falls within parcel 030 of the Green belt assessment which concludes that the parcel plays a significant role in preventing coalescence of Wimborne and Colehill, and in safeguarding the countryside from encroachment.</p>	

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				<p>Authority documents including the Housing and Affordable Housing Supplementary Planning Document (SPD), the Core Strategy and CIL Charging Schedule.</p> <p>Due to the recent adoption of the Christchurch and East Dorset Local Plan Part 1 – Core Strategy, and the adoption of the Housing and Affordable Housing SPD in April 2014, it is expected that the existing policies and guidance in these documents will be closely aligned to the site allocations and new policies presented in the Local Plan Part 2.</p> <p>Provision of Affordable Housing</p> <p>The Scoping Paper states that a matter likely to be included in the Local Plan Part 2 is the development of housing allocations in urban areas to assist delivery of Core Strategy housing targets. This is especially relevant to the level of affordable housing that will be provided on the sites.</p> <p>Adopted Core Strategy Policy KS4 sets out the overarching policy for the provision of new homes in Christchurch and East Dorset which envisages the provision of 8,490 new homes by 2028, of which 35% will be affordable. In reality, these percentage requirements differ on specific sites identified in the Core Strategy, with Policy LN3 (“Provision of Affordable Housing”) stating that “all greenfield residential development which results in a net increase of housing is to provide up to 50% of the residential units as affordable housing” and “all other residential development which results in a net increase of housing is to provide up to 40%</p>		

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				<p>of the residential units as affordable housing”</p> <p>The policy explanation in the Housing and Affordable Housing SPD (paragraph 4.8) is that 35% represents a “baseline viability minimum” of affordable housing provision across the districts. Paragraph 4.17 of the adopted Core Strategy recognises that some sites may be prevented from achieving the 35% “due to financial viability”.</p> <p>As previously discussed in our comments on that SPD (in our representation dated September 2013, M5/0103-10), it is unclear from reading the relationship between these differing housing targets in Policy KS3 and Policy LN3 what is expected of developers and landowners when investigating the potential of development sites. We trust that the necessary clarity will be provided by clearly stating the percentage requirement as part of the housing allocations to be made in the Local Plan Part 2.</p> <p>Size of New Dwellings</p> <p>It is important that the new Local Plan Part 2 is compliant with the Planning Practice Guidance (PPG) and the adopted Core Strategy Policy LN1, which concerns the size and type of new dwellings. This policy notes that “all new housing will be required to be built to meet minimum living space standards for both internal and external areas. Further consideration will be given to bespoke standards in a Supplementary Planning Document” These minimum standards are set out in Table 4 of the Housing and</p>		

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				<p>Affordable Housing SPD.</p> <p>Since the adoption of the Core Strategy and SPD, the joint authorities will be aware that, as part of the Planning Practice Guidance (PPG), the Government has recently published Optional Technical Standards through the National Described Space Standard (March 2015). The PPG states:</p> <p>“Local Planning Authorities have the option to set additional technical requirements exceeding the minimum standards required by Building Regulations in respect of access and water, and an optional nationally described space standard. Local Planning Authorities will need to gather evidence to determine whether there is a need for additional standards in their area, and justify setting appropriate policies in their Local Plans” (PPG, Housing – Optional Technical Standards Paragraph 002 Reference ID: 56-002-20150327).</p> <p>“Where a Local Planning Authority (or qualifying body) wishes to require an internal space standard, they should only do so by reference in their Local Plan to the Nationally Described Space Standard” (PPG, Housing – Optional Technical Standards Paragraph 018 Reference ID: 56-018-20150327).</p> <p>“Where a need for internal space standards is identified, local planning authorities should provide justification for requiring internal space policies. Local Planning Authorities should take account of the following areas:</p>		

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				<p>Need – evidence should be provided on the size and type of dwellings currently being built in the area, to ensure the impacts of adopting space standards can be properly assessed, for example to consider any potential impact on meeting demand for starter homes.</p> <p>Viability – the impact of adopting the space standard should be considered as part of a plan’s viability assessment with account taken of the impact of potentially larger dwellings on land supply. Local Planning Authorities will also need to consider impacts on affordability where a space standard is to be adopted.</p> <p>Timing – There may need to be a reasonable transitional period following adoption of a new policy on space standards to enable developers to factor the cost of space standards into future land acquisitions.”</p> <p>(PPG, Housing – Optional Technical Standards Paragraph 020 Reference ID: 56-020-20150327).</p> <p>Whilst it is commended that the joint authorities have created a minimum internal space standard, the new guidance has superseded Core Strategy Policy LN1. If the joint authorities wish to set new space standards, they should do so by reference to the PPG and ensure this is in accordance with the three topic areas of need, viability and timing. For the purposes of clarity for land owners and developers, it is essential that this change is acknowledged by some form of revision to the current policy position presented by LN1 in the new Local Plan Part 2.</p>		

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ASN Capital (ID: 524090)	Mr Adam Bennett Ken Parke Plannin g Consultants (ID: 904445)	LPR-REG18-4	Land at Leigh Lane Colehill	<p>Please find attached a representation in relation to proposed Land at Leigh Lane, Colehill in response to the Christchurch and East Dorset Councils Local Plan Part 1: Core Strategy Review</p> <p>Dear Sir</p> <p>Re: Christchurch and East Dorset Local Plan Part 1: Core Strategy Review – Call for Sites – Land at Leigh Lane, Colehill</p> <p>The following statement has been prepared in response to the Council's current open Call for Sites consultation asking for landowners, developers and stakeholders to submit to the Council parcels of land which are available and can be delivered for housing within the Christchurch and East Dorset Local Plan Part 1 – Core Strategy plan period. This statement seeks to promote Land at Leigh Lane, Colehill ('the site') for allocation for the purposes of housing development within the Christchurch and East Dorset Core Strategy Review.</p> <p>The Council has a recognised shortage of sites in order to meet its housing needs for the latter years of the Core Strategy plan period, moreover, there have been unexpected upwards trends in population growth in recent years across the country which has led to a need to re-evaluate the District's future housing supply and allocate further land for development. Local plans are generally reviewed every 5 years in order to remain sound and keep up with changing priorities and demands for development. At the time of the Core Strategy Examination however the Inspector raised concerns that the Council would not be able to provide sufficient housing within the latter years of the plan period in order to meet their objectively assessed needs. Thus in finding the plan 'sound' the Inspector</p>	<p>For reasons set out above in the "overview of Wimborne and Colehill", no sites in and around Wimborne and Colehill have been included in the options consultation.</p> <p>The site falls within parcel 33 of the Green Belt Assessment which concludes that this parcel plays a significant role in preventing the coalescence of settlements (Wimborne and Colehill, and protecting the countryside from encroachment.</p>	N



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				<p>imposed the requirement that the Council undertake an immediate review of their housing numbers. Since the time of the preparation of the plan a more up to date evidence base has been produced, the Eastern Dorset Strategic Market Assessment 2015, 2</p> <p>which defines the Objectively Assessed housing Needs (OANs) of the combined District from 2013-2033. The Council has previously allocated any land which falls within the main urban areas of its primary settlements in addition to large strategic sites surrounding them as part of the established Core Strategy housing numbers. With the publication of the revised housing need figures there is a substantial shortage of allocated land in order to meet the combined District's needs.</p> <p>It is clear therefore that the Council will be required to release further land for development outside of its preferred settlements and defined settlement boundaries in order to meet these needs.</p> <p>The Christchurch and East Dorset Core Strategy was adopted in April 2014 and identifies a requirement to provide 8,490 new dwellings within the plan area between 2013 and 2028. That figure is based upon an annual requirement, which was identified in the 2012 Strategic Housing Market Assessment, of 555 Dwellings per annum, with a 2% buffer to allow for vacant dwellings and second homes.</p> <p>Based on current rates of housing completions, the Council is significantly behind its target of 555 dwellings per annum. Since the beginning of the Local Plan Part 1 Period in 2013 the Council have delivered a net figure of just 639 dwellings; far short of the housing need figure over the same period of 1110 dwellings. The Council is thus currently displaying a</p>		

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				<p>shortfall in housing of 471 dwellings. The Council should therefore at this time be revising their annual housing supply figure to make up for this shortfall within the next 5 years and thus should increase its immediate annual housing need to 694 dwellings per annum.</p> <p>That level of delivery is more than twice what has been achieved in the years immediately prior, and exceeds by some margin the delivery of housing in any of the preceding 20 years. While the councils have demonstrated a 5 year housing land supply (based upon a 5% buffer), as a number of the sites relied upon are large strategic sites where deliveries have not yet begun, the delivery rates have not necessarily been tested.</p> <p>These figures do not however take account of any material change in overall housing need arising from the findings of the East Dorset Market Area SHMA 2015. The Council will be required to increase their housing supply in response to this new data in any event.</p> <p>The SHMA 2015 Summary for Christchurch and East Dorset makes clear that there is a need to provide for 12,520 dwellings within the combined area</p> <p>3</p> <p>between 2013 and 2033. This equates to 626 dwellings per annum; not taking account of any previous shortfall in delivery.</p> <p>Whilst the adopted Core Strategy only took account of a 15 year horizon the SHMA 2015 considers housing needs over the next 20 years. This combined with the increase in population growth and housing need has resulted in the need for the Council to identify and allocate sufficient land to provide for an additional 4,030 dwellings across the joint Local Authority area.</p>		

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				<p>The Council will also need to make up for any shortfall arising from the housing delivered since 2013 i.e. an additional 142 dwellings on top of the 471 dwellings shortfall from the current lower housing target, resulting in a total existing shortfall of 613 dwellings and thus a need to allocate sufficient land for a total of 4,643 dwellings. Given the shortfall in delivery which is already being shown the Council clearly has a substantial issue with the deliverability of those sites which have been allocated. The Council should thus be seeking to allocate land for development which is available and can be delivered within the plan period.</p> <p>The Council has now formally launched a Call for Sites in order to determine whether additional land exists which can justifiably be allocated for housing development in order to meet the shortfall in the District's Objectively Assessed Needs.</p> <p>This statement supports the above site as a viable and deliverable option for strategic allocation as part of the Core Strategy review.</p> <p>The site is identified on the on the enclosed drawing sheets prepared by Williams Lester Architects. The site has previously been submitted to the Council for inclusion within the Strategic Land Availability Assessment (SHLAA). The suitability of the site to accommodate development has been assessed; however the Council did not choose to formally allocate the land at that time due to its location within the East Dorset Green Belt. Notwithstanding this however the Council did confirm that the site was suitable for development and thus it was only excluded on the basis of its Green Belt location.</p> <p>The Council's previous assessment of the site; at that time</p>		

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				<p>known as site ref. 3/10/0223, is enclosed alongside this letter for the sake of completeness.</p> <p>The Council has within its adopted Core Strategy (2014) acknowledged the need to release land from the Green Belt in order to meet the Objectively</p> <p>4</p> <p>Assessed Housing Needs of the District thus the site should be reconsidered as a suitable and deliverable option.</p> <p>The ensuing paragraphs assess the opportunities and constraints of the site and the Local and National Planning Policy framework against which the site must be assessed. An indicative scheme has been prepared to indicate how the site could be developed if formally allocated as part of the Core Strategy Review.</p> <p>The site as a whole is in sole ownership and is promoted on behalf of the Landowners. The site is thus deliverable. The site is currently vacant and available and can be delivered during the course of the revised plan period 2018-2033 at any time to help the Council to meet it's Objectively Assessed housing Needs (OANs)</p> <p>The Site</p> <p>The site is located towards the southern edge of the urban area of Colehill village and is surrounded by established groups of residential development on three sides. The site is within walking distance of the services and facilities pepper potted across Colehill settlement and is within 2km of Wimborne Town Centre. The site is thus well catered for in terms of the availability of local infrastructure.</p> <p>The site itself is comprised of a number of parcels of open pastureland separated by fencing of a typical agricultural style, which are currently vacant and underutilised.</p> <p>The pattern of residential development to the north of the</p>		

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				<p>site forms part of the Kyrchil Lane/Park Homer Road Special Character Area. This area is described within the Council's Special Character Area SPG as a high quality, low density housing area characterised by large detached houses set in spacious landscaped gardens in a wooded or semi-wooded setting. It is this woodland character which provides the wooded backdrop to the promoted site when viewed from the south.</p> <p>The western boundary of the site is defined by hedges and trees beyond which lie Leigh Lane and 'the Vineries' estate which effectively presents as an island of residential development surrounded by Green Belt. The Vineries was developed in the post war period with an array of suburban style bungalows. Despite its isolation the Vineries presents with a suburban residential character consistent with many other parts of Colehill village. The pattern of development is not highly visible from beyond the immediate public highways due to the substantial boundary planting along its northern, southern and</p> <p>5</p> <p>western edges. The tree line to the east forms part of the promoted land and further shields views.</p> <p>To the east the site adjoins the rear gardens of properties which front on both Cutlers Place and Olivers Road. There is no formal treeline or boundary treatment separating the land from the established pattern of residential development. Properties have informal fenced boundaries and effectively look out on to these large open parcels of land. Views across the promoted site are only limited the treelines and fencing defining individual paddocks within the overall site. To the north-eastern corner of the site the boundary with Olivers Road is more strongly defined by a mature treeline.</p>		

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				<p>Immediately to the south of the site lies a substantial area of Public Open Space (POS), known as 'Bytheway', including a formal play area and walking routes. Although a well-established local amenity the Bytheway has recently been substantially upgraded and is well used by dog walkers and families.</p> <p>There are very limited views of the site from the main public highway the B3073 Leigh Road; which lies to the south of the site beyond Bytheway. Any views are largely shrouded by the existing mature treeline which is positioned along the northern edge of the highway. There are however some views towards the residential pattern of development at Cutlers Place where the treeline is more sparse. Views from Leigh Road instead are predominantly in to the Byways, but even these vistas are limited by the mature hedgerow which forms the southern boundary of that site. In terms of wider visual impact therefore the impacts of the development of the promoted site would be limited.</p> <p>The Settlement</p> <p>Colehill is a large village settlement located just east of the market town of Wimborne. Colehill and Wimborne are very closely related and the village serves in part as a suburban residential extension to the town. The two settlements are inextricably linked both physically and in terms of their function.</p> <p>Colehill village benefits from a good range of services and facilities including; three primary schools, a secondary school, a specialist care school, three churches and a church hall, a youth centre, community hall, library, day care centre, two petrol stations, several car repair garages, a sports hall, public house, a pharmacy and a selection of general shops and convenience stores.</p>		

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				<p>The village has a significant range of services and facilities comparable to its size and in itself is more than capable of supporting additional growth.</p> <p>6</p> <p>Notwithstanding this, considering the wide range of services and facilities on offer in Wimborne there should be no doubt as to the ability of the combined urban area to support the housing needs of the District.</p> <p>The settlement hierarchy as set out within the Core Strategy defines Colehill as a 'Suburban Centre' as it has no distinct urban core of services and facilities. Whilst this is correct, the settlement has a depth of service provision which significantly exceeds its role. The settlement hierarchy however acknowledges its ability to support some residential development.</p> <p>Elsewhere in the Core Strategy at Paragraph 2.5 Colehill is listed as being a 'Major Settlement'; it would not be unreasonable to argue therefore that the settlement is more than capable of supporting some strategic level growth.</p> <p>Paragraph 4.16 of the Core Strategy also specifically identifies Colehill as one of the most sustainable settlements in terms of its suitability for growth.</p> <p>Wimborne and Ferndown are the principle settlements within East Dorset and given the strategic location of Colehill between these two primary service centres further housing development within the village should be supported; particularly in the face of the substantial increase in the Objectively Assessed housing Needs (OANs) of the overall Christchurch and East Dorset District.</p> <p>Colehill and Wimborne whilst physically conjoined at the northern edge of the overall settlement are partially separated by a corridor of land which falls within the East</p>		

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				<p>Dorset Green Belt. Notwithstanding this however, this green corridor is not absent of residential development. The 'Vineries' estate forms a strong built intervention in to this green corridor resulting in fingers of green space projecting in to the built area of Colehill village which do not serve to separate the village from Wimborne but rather isolate pockets of residential development within Colehill from one another. Infilling the projecting finger of greenspace between the Vineries development and the main residential area of Colehill would better unite the urban area of the village and would not serve to detract from the function of the Green Belt in preventing the coalescence of Colehill and Wimborne.</p> <p>To the west of the Vineries development lies a corridor of heavily timbered land, running from St Michaels Middle School to the north down to Leigh Road to the south. This belt of green space is much less suitable for development due to the significant landscape value presented by the trees and itself serves the function of preventing the built areas of Colehill and Wimborne from coalescing.</p> <p>There is no need to retain such a significant green gap between the settlements when the land is well suited to providing residential development</p> <p>7</p> <p>to support a growing housing need and the Landowner is willing to make the land available for delivery within the plan period.</p> <p>Colehill Parish Council has not sought to designate a Neighbourhood Plan Area and thus there is no clear intention or desire within the village to produce a Neighbourhood Plan. Given the significant constrain imposed upon the growth of the settlement by the Green</p>		



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				<p>Belt it is clear that any growth will need to be appropriately planned for as part of the strategic planning process in order to ensure that it can be brought forwards.</p> <p>Colehill Village is well served by public bus services, providing links to Wimborne and Ferndown and on to Parley, Moordown, Winton and both Bournemouth Railway Station and Bournemouth Town Centre. The village is thus well served by public transport with sustainable links to the surrounding major settlements providing good access to a wealth of services, facilities and job opportunities. Bus stops servicing this route are positioned incrementally along the length of the village, spanning from Wimborne Road to Middlehill Road and on to Canford Bottom.</p> <p>In terms of private vehicular transport, Colehill village is located along the northern side of the A31, the primary commuter corridor through the District which runs from Hampshire to the north-east all the way through to the A35 at Bere Regis to the west. There are also good road links to the major local employment centres of Poole and Bournemouth to the south.</p> <p>Whilst Colehill itself does not have any specific employment areas many people work from home or are self-employed and there are also a significant number of private sector jobs available locally in Wimborne town centre, at Brook Road, Riverside Park and Stone Lane industrial estates as well as the substantial employment area of Ferndown industrial estate to the east. The Council have also planning for significant public sector employment development at the Allendale Centre in Wimborne with the potential to accommodate new District Council offices and also for other public services on this site. In terms of employment therefore Colehill is extremely well served and all of these</p>		

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				<p>locations are accessible either by public transport or walking and cycling.</p> <p>Physical and Environmental Constraints</p> <p>The proposed land is considered to be a strong candidate for development. It is closely related to the existing settlement, more so than other potential sites given the established pattern of development surrounding it.</p> <p>The site is not previously developed and is thus Greenfield land. Whilst this is the case the land parcel is closely related with the urban area of the</p> <p>8</p> <p>settlement and is better related to it than the open countryside given its location betwixt existing patterns of residential development and a formally designated Public Open Space.</p> <p>The site is a logical location for the expansion of the established suburban residential area and should be prioritised for development over Greenfield sites which have greater inherent environmental and landscape value.</p> <p>Given the position of the site sitting between three other groupings of residential properties to the north, east and west there should be no doubt over the ability of the site to be joined on to the mains utilities networks.</p> <p>There are no issues of flooding or contamination on the site. The land is located within the blanket designation Flood Zone 1 and, as such, is subject to a less than 0.1% chance of flooding occurring each calendar year.</p> <p>The northern and western perimeter boundaries of the site are heavily timbered with mature native tree species and native hedgerow. The main body of the site is less densely timbered with tree lines positioned at the boundaries timber fenced boundaries delineating individual paddocks and a</p>		

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				<p>small copse of trees to the north-eastern corner of the site. The native hedgerow and mature treeline species to the west substantially screen the site from the public highway. Despite this defined boundary however the land parcel itself is very open. The boundary shared with the pattern of residential development to the east is much more open and thus the site holds a stronger physical relationship with the built area of the settlement than the wider landscape. The southern boundary of the site is relatively open, comprised of a limited number of trees and mature native hedgerow, however a mature treeline further to the south obscures views in to the land from the public highway the B3073 Leigh Road.</p> <p>A number of the trees across the site are protected by way of Tree Preservation Order (TPO); some of these by individual TPOs and others by a blanket designation. Any development brought forwards will respect these designated trees and seek to retain them wherever possible. The professional advice of an arboricultural consultant will be sought at an early stage in order to ensure that appropriate consideration is given form the trees during the design stage. The Landowners recognise the positive contribution that the existing trees make to local landscape character. The overall land parcel measures approximately 17.93ha. The site is relatively open and free from constraints. While the land gently slopes downwards from north-south, the topography is not a constraint on development.</p> <p>9</p> <p>There is a general local topographical trend with land sloping upwards from the River Stour valley to the south to the top of a topographical ridge, upon which Colehill village sits, to the north. The gradient is generally steady across the</p>		

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				<p>southern half of the site however the land then begins to slope more significantly upwards and most steeply so along the northern edge where both Leigh lane to the west and Olivers Road to the east incline steeply up to the top of the topographical ridge along which Middlehill Road runs. To the north beyond Middlehill Road the land begins to slope away and in to the bottom of a valley.</p> <p>The site at present stands vacant having been made available for development; when last used the land was occupied as rough pasture land. In terms of land classification the site is listed as mixed pasture and grassland. The site as a result has limited agricultural potential and would be graded by DEFRA as graded as Grade 3b land of a moderate quality. The agricultural promise of the land as per Ministry of Agriculture, Fisheries and Food: Agricultural Land Classification of England and Wales (1988) is defined as follows:</p> <p>Grade 3b - moderate quality agricultural land Land capable of producing moderate yields of a narrow range of crops, principally cereals and grass or lower yields of a wider range of crops or high yields of grass which can be grazed or harvested over most of the year.</p> <p>The site is clearly not amongst the highest quality agricultural land which should be preserved for the purposes of use as arable farmland, and given its relationship with the existing settlement its most viable use would be for the purposes of housing development. The site is capable of making a positive contribution towards the Objectively Assessed Needs of the District.</p> <p>Dorset as a County is subject to a number of natural landscape constraints; key of which being the Sites of Special Scientific Interest (SSSI), Special Protection Areas</p>		

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				<p>(SPA) and Special Areas of Conservation (SAC) of the Dorset Heathlands protected sites, the Dorset Green Belt and Dorset and Cranborne Chase and West Wiltshire Downs Areas of Outstanding Natural Beauty (AONBs). Whilst no part of the site falls within a protected designation of the Dorset Heathlands SPA the site does fall within the 5km buffer zone where residential development is still perceived to have an impact upon these sites and thus it will be necessary to provide for SANG as part of any development proposals.</p> <p>The indicated land lies outside of all other protected designations of National and European importance and/or buffer zones thereof.</p> <p>10</p> <p>There are several available access roads into the land from adjoining residential areas. The site is readily deliverable as a single entity with no constraints in physical or legal terms to its development and should thus justifiably be allocated for housing development within the plan period.</p> <p>The Local Development Plan</p> <p>Christchurch and East Dorset Councils have only recently adopted their Local plan Part 1: Core Strategy (2014). The document sets out the required housing supply across the combined Local Authority Area over the course of the plan period from 2013 until 2028.</p> <p>The Core Strategy sets out a preference for the majority of housing to be provided within the larger 'Main Settlements' of the combined District, with a lesser amount of growth for the lesser centres and larger villages which are considered to be sustainable and capable of supporting some growth. The Council in preparing the Core Strategy acknowledged that there was not sufficient capacity within the urban areas</p>		

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				<p>of the combined District within which to meet the objectively assessed housing needs. As a result the Core Strategy proposed the release of large areas of land from the Green Belt.</p> <p>There has been no change in circumstances in this respect since the time the plan was adopted. There is still a shortage of land within the existing urban areas of the combined District which is both available and deliverable for housing development and moreover the sites which the Council had previously identified have not come forwards and housing has not been delivered at the required rate of 555 dwellings per annum.</p> <p>The Council has thus launched a formal Call for Sites in order to identify additional land suitable for housing development which can be brought forwards during the plan period both to make up for this shortfall and also to meet the additional housing needs identified by the Eastern Dorset SHMA 2015.</p> <p>The East Dorset SHMA 2015 sets out the objectively assessed housing needs of each of the settlements within the eastern half of Dorset County including Christchurch Borough and East Dorset District Council. Significant weight must be attached to the figures set out within the SHMA as these are considered to be the starting point from which the Council should be determining its housing supply. The SHMA 2015 concludes that the current combined assessed housing need in Christchurch and East Dorset amounts to not less than 626 dwellings per annum. This does not however take account of the specific affordable housing need and that of other specialist 11 accommodation. This is substantially above the figure which</p>		

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				<p>was adopted within the Core Strategy, making clear the need for the Council to allocate significantly more land for development on the basis that opportunities for windfall development within the existing urban area are limited. Revised figures have also been issued by the Office for National Statistics (ONS) ONS which suggest that there has been a much greater National population growth than was originally predicted. This additional unexpected growth will have a direct affect upon housing figures and further confirm the need to re-evaluate the District's housing need.</p> <p>It is expected that the Council will update its housing supply figures in line with the latest baseline data at the time of preparing the draft update to the Core Strategy. In the meantime however, it is important that the Council takes account of the fact that its annual figure should increase and subsequently seek to allocate sufficient sites to meet its existing needs assessment as well as a good sized buffer of sites.</p> <p>Given its location adjoining the Main Settlement of Wimborne to the west and a short distance from the Main Settlement of Ferndown to the east in addition to its availability of local services and facilities, Colehill is a very sustainable location for further housing growth.</p> <p>Both Local and National planning policies are supportive of the provision of additional housing development in sustainable rural locations where there is a housing need and where such housing would help support the viability of existing services and facilities and the vitality of the local community.</p> <p>The apportionment of additional housing growth to Colehill would help to sustain and facilitate the growth of these amenities thus supporting the vitality and vibrancy of the</p>		

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				<p>settlement.</p> <p>The Council's current housing supply target is based on the out of date SHMA 2012 and thus the housing need figure should be updated to reflect the findings of the SHMA 2015 produced by GL Hearn. As part of the Core Strategy review the Council has committed to reviewing the spatial strategy for the plan area and considering whether existing spatial policies should be retained in the same format. The current strategy does not facilitate appropriate growth in the sustainable village settlements and thus consideration should be given to allocating appropriate sites in these locations.</p> <p>The Government have recognised this fact and sought through the Localism Act and Neighbourhood Planning to make clear the importance of rural</p> <p>12</p> <p>communities and the value that they bring to sustainable place making. There is now a drive to support these local communities through allowing new development which enables them to grow and thrive.</p> <p>Within the Core Strategy the Council has set out a series of objectives which it aims to meet during the course of the plan period. Objective 5 of the Core Strategy seeks to ensure that sufficient housing is provided in order to reduce local needs whilst still maintaining the character of local communities. The Council have made clear an intention to provide a level of development which reflects current and projected local need within the SHMA 2015.</p> <p>The Council's desire to support and enhance sustainable rural communities is ingrained in the National Planning Policy Framework (NPPF). Paragraph 55 of the NPPF states that to promote sustainable development in rural</p>		



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				<p>areas, housing should be located where it will enhance or maintain the vitality of rural communities.</p> <p>The Government's intention is to allow rural communities to thrive through enabling appropriate development in rural areas which will help support their viability. The Neighbourhood Planning process is testament to this; providing local persons with the chance to dictate what development takes place and where it will be located. It is not a question therefore of whether additional housing is needed within Colehill. The village is a sustainable settlement which is more than capable of supporting new housing growth and new housing is needed in order to support and enable the preservation of existing local amenities and to aid the District in meeting its assessed housing need.</p> <p>There has been no desire expressed to date by the Parish Council to produce a Neighbourhood Plan for Colehill. On this basis in order to deliver suitable housing to support the vitality and function of the settlement the District Council will be required to allocate land considered suitable.</p> <p>The Council has made clear that it considers Colehill to be a sustainable location capable of supporting housing growth, yet the Core Strategy has not allocated any development sites within the village. All of the allocated development sites fall within the settlement boundary of Wimborne and seek to bring forwards for development land which has been subject of significant public objection and has both physical and environmental constraints.</p> <p>The Core Strategy makes very little reference to the Neighbourhood Planning process and indeed these has been little to no take up of this process by Parish or Town councils within the combined Christchurch and East Dorset</p>		

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				<p>13  District to date. It is unclear whether the Council are supporting the preparation of Neighbourhood Plans and thus allocation of suitable sites through this vehicle or are seeking to allocate land for development solely as part of the strategic planning process.  The proposed land parcel is clearly located in a sustainable location adjoining a settlement which the Council acknowledge is capable of supporting further housing growth and is therefore suitable for residential development; supported in broad terms by Governmental policy within the National Planning Policy Framework. The Council should allocate the identified land for housing development as part of their Core Strategy review.  The Proposals  The developable land in the Landowners ownership measures approximately 17.93ha in total.  As a result of the scale of development which is achievable on the identified site a parcel of land will need to be provided as SANG to reduce the recreational impacts of any development upon the Dorset Heathlands SPA protected sites.  Supplemental to the SANG an area of formal Public Open Space (POS) will be provided to supplement the existing facilities on offer within Colehill village; notably those at Bytheway and Oliver's Park.  The site effectively presents as a green finger projecting in to what is otherwise the urban area of the settlement. The site is surrounded on three sides by suburban patterns of residential development and on its southern side it adjoins the Bytheway Public Open Space and thus is not dissimilar to an infill plot. Given the surrounding pattern of land uses</p>		

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				<p>the site is more than capable of accommodating residential development of a density comparative to the established residential area.</p> <p>It is considered that the site has the potential to provide approximately 325-400 dwelling houses, of which a policy compliant proportion could be provided as starter homes or other forms of affordable housing. This equates indicatively to a density of between 28 and 38dph.</p> <p>14</p> <p>The indicative future land uses based on the two housing number extremes listed above are as follows:</p> <p>1. Higher Density Scheme</p> <ul style="list-style-type: none"> <li>• Total Residential Area: 10.43ha, providing 400 dwellings of varying type and density and integrated informal open space</li> <li>• Suitable Alternative Natural Greenspace (SANG) &amp; Public Open Space (POS): approximately 7.5ha formal open space</li> </ul> <p>2. Lower Density Scheme</p> <ul style="list-style-type: none"> <li>• Total Residential Area: 11.7ha, providing 325 dwellings of varying type and density and integrated informal open space</li> <li>• Suitable Alternative Natural Greenspace (SANG) &amp; Public Open Space (POS): approximately 6.23 ha formal open space</li> </ul> <p>In the case of both development schemes links would be provided to the existing POS at Bytheway; to the south of the site, and also improvements would be made to local public footpaths in order to better enable ingress in to the site from the surrounding residential area.</p> <p>As per the indicative scheme the site also presents the opportunity to provide a mixed use development in the form of retail and community uses within a village hub arrangement. The existing services and facilities within Colehill</p>		

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				<p>15 village, whilst large in number are pepper potted across the settlement rather than conveniently located in a central village hub.</p> <p>The site is of more than sufficient size to accommodate either a mixed use but housing led scheme or a purely housing led scheme, both with appropriate SANG and Public Open Space provision. The allocation of the site for development thus has the potential to deliver significant benefits in the public interest and contribute positively to the vitality and viability of the settlement.</p> <p>In order to better integrate the site in to the existing urban area there are a number of options for access in to the site which would be explored as part of formal proposals. There was clearly an intention at the time of the construction of the adjoining suburban residential area to the east of the site to provide for direct highways access in to the site and facilitate it being brought forwards for housing development in the future.</p> <p>The aerial image below shows the junction which was constructed between Olivers Way and Olivers Road to enable vehicular access to the north-eastern corner of the promoted site. The junction if of full highways specification and could therefore readily be opened up to provide a high capacity access in to the site. With minimal re-routing pedestrian footpaths could be provided along both sides of the junction and the road widened to support a normal carriageway as per the specification of Olivers Road.</p> <p>A similar junction exists between Cutlers Place and Hayeswood Road, as per the aerial image below, which has been terminated at the site boundary. This access could readily be opened up in order to enable vehicular access in</p>		

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				<p>to the site.</p> <p>16 From the western edge of the site there are two opportunities for the creation of an access in to the site from Leigh Lane. The unmade track at the south-western corner of the site currently serves as an agricultural access in to the land. There is more than sufficient space to widen this access and bring it up to adopted highway standard. This access already serves several residential properties in any event and thus improvements to it would be of benefit to the respective property owners.</p> <p>To the north of the existing agricultural access, again from Leigh Lane, there is a further sensible opportunity to create a further access in to the land opposite the junction with The Vineries.</p> <p>17 Each of the aforementioned accesses have the potential for improvement to accommodate in order to increase their capacity and a combination of two or more of these points of access would be more than sufficient to accommodate the additional transport movements generated from the development of the site.</p> <p>The indicative scheme has been arranged with substantial green buffers to the south and west of the site. This is a logical location for the SANG in order to provide a buffer from the existing pattern of development and retain the isolated character of the Vineries development.</p> <p>The scheme proposes a mix of smaller family dwelling houses, predominantly terraced and semi-detached, larger semi-detached and detached family homes and some larger properties consistent with the Kyrchil Lane and Park Homer Road character area towards the north-west corner of the</p>		

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				<p>site.  Each of the properties on the site would be provided with a good sized private garden space which alongside the onsite SANG and POS as well as Bytheway to the south will be more than sufficient to meet the recreational needs of future residents as well as supplementing those facilities on offer for the wider local community.</p> <p>The Landowner is well aware that there will be a requirement for some affordable housing to be provided on site, the adopted Local Development Plan suggests a figure of 40% affordable housing on Greenfield sites. The Government have recently changed the definition of affordable housing to include starter homes, and made clear a desire to encourage the provision of starter homes on all development sites. The proposed land is considered suitable for a mixed development of both open market, affordable and starter</p> <p>18  homes and will make a substantial contribution towards housing needs within the District.</p> <p>Young people (under 35) are a large constituent of the workforce and are important for any area due to the long-term economic potential they can bring. There is a clear indication within the recent East Dorset Strategic Housing Market Assessment (SHMA) that this group of people is the most disadvantaged due to house prices and the level of housing availability and rather than being able to own their own houses have a reliance on rented accommodation or simply cannot afford to live within the District at all.</p> <p>The Government have made their intentions to resolve the crisis of low home ownership amongst young people through the promotion of starter homes. The provision of</p>		

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				<p>homes at 80% of market value and capped at a maximum of £250,000 will help home ownership become a realistic proposition for this age group. It is vital that the Council recognise the opportunity of allocating sites which are suitable for such development and where developers are minded to provide it.</p> <p>The landowner is willing to provide both starter homes and more traditional forms of affordable housing of mixed tenure alongside market housing in order to best meet local needs. The exact housing mix will be negotiated during the course of the formal planning process should the site be allocated for housing development.</p> <p>Along the northern and western boundaries of the site a substantial green buffer also exists, comprised of mature trees and hedgerow, this is to be retained to preserve landscape character and the woodland character of the area.</p> <p>The site as a whole will be comprehensively landscaped as part of any development. The existing mature boundaries will be bolstered with new native tree and hedgerow planting where applicable and new tree planting will be introduced across the site again to bolster the woodland character.</p> <p>Several footpaths currently exist across the site and new footpath links will be supported to provide supplemental pedestrian routes southwards through in to the Bytheway POS and northwards on to Park Homer Road via the northern pedestrianised portion of Leigh lane.</p> <p>The site is a logical location for the expansion of the settlement and would be well connected to local services and facilities by public footpaths, including local schools, Public Open Space, a leisure centre and the community hospital, all of which are in comfortable walking distance via</p>		

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				<p>safe pedestrian routes.</p> <p>The layout at this stage is purely for indicative purposes; negotiation with the Council would be entered in to at an early point in the process in order to provide an appropriate scheme should the site be formally allocated for housing.</p> <p>Conclusion</p> <p>The Council's adopted policy framework means that sites which lie outside of a defined settlement boundary, and therefore effectively in the countryside, will not generally be supported for housing development outside of the strategic planning process unless there is an essential local need.</p> <p>The Council has already allocated significant sites within and adjoining its larger settlements; any available brownfield land and infill development opportunities have been explored and allocated where deliverable but the Council still do not have sufficient land to deliver their required housing numbers. The Council has indicated that local needs development will be supported around its sustainable villages, however many of these are tightly constrained by Green Belt and thus it is unclear how this growth will be realised.</p> <p>It would not be good or responsible planning for the Council to rely on all communities to prepare a Neighbourhood Plan in order to meet their needs and direct housing growth. Colehill does not have a defined Neighbourhood Plan Area and there appears to be no intention at this stage of commencing a Neighbourhood Planning process. The absence of a Neighbourhood Plan does not absolve communities from a need to provide for appropriate development to meet their Objectively Assessed Needs. As a sustainably located village, given its proximity to the Main Settlements of Wimborne and Ferndown, Colehill is capable</p>		



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				<p>of supporting housing growth and thus in absence of a Neighbourhood Plan or the intention to prepare one the Council should take it upon itself to allocate sufficient land to meet local needs and where appropriate help meet the wider needs of the District.</p> <p>The Council should reasonably and justifiably consider the formal allocation of the site for housing development within the Core Strategy Review.</p> <p>We would appreciate confirmation of your receipt of this letter of correspondence. We would also request to be kept informed as to the progress of the Christchurch and East Dorset Local Plan Part 1: Core Strategy Review and if any questions arise regarding our Client's land we would appreciate the chance to formally respond.</p>		
Bargate Homes (ID: 1036024)	Mr Daniel Ramirez Turley (ID: 1036015)	LPR-REG18-7	Land East of Canford Bottom Colehill	<p>We are pleased to have this opportunity to input towards the Christchurch and East Dorset Local Plan Review.</p> <p>I refer to the above and set out our formal site submission in respect of land to the east of Canford Bottom, Colehill on behalf of our client, Bargate Homes.</p> <p>We trust that the site submission and supporting comments are helpful and look forward to participating in the next stage of the plan.</p> <p>We would welcome the chance to discuss this further with the Council. In the interim, should you have any queries, please feel free to contact me.</p>	<p>For reasons set out above in the "overview of Wimborne and Colehill", no sites in and around Wimborne and Colehill have been included in the options consultation.</p> <p>This land falls within parcels 042 and 043 of the Green Belt Assessment which concludes that these parcels play a significant role in preventing the coalescence of settlements (Colehill and Ferndown).</p>	N

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				<p>Dear Sir / Madam,            CHRISTCHURCH AND EAST DOREST LOCAL PLAN REVIEW –CONSULTATION ON THE SCOPE OF LOCAL PLAN ON BEHALF OF BARGATE HOMES LTD            I refer to the above and provide a formal site submission in respect of the Local Plan Review Scoping document consultation on behalf of our client, Bargate Homes. We support the review of the Local Plan including the reassessment of housing need and options to meet such needs within and adjacent to settlements.            Our client, Bargate Homes, control a significant area of land to the east of Canford Bottom, Colehill. The extent of site is illustrated on the plan provided overleaf.            The site is promoted for residential development, Suitable Alternative Natural Greenspace and public open space. It is our client’s intention to provide additional information for the site in due course to assist the Council in its consideration of the site.            We would welcome the chance to discuss this further with the Council. In the interim, should you have any queries please feel free to contact me.</p>		
Mr L Burchell & Mr J St. Quintin (ID: 1035949)	Ms Carol Evans Evans and Traves LLP (ID: 1034076)	LPR-REG18-14	Land Off Green Hill Lane, Colehill	<p>Dear Sir/Madam,            Local Plan Review: Regulation 18 Representation            Land off Greenhill Lane, Colehill: 20-25 dwellings plus open space.            This representation is submitted on behalf of Mr. John St.Quintin and Mr. Lee Burchell on land to the east of Greenhill Lane, Colehill, Wimborne. The land is located within a predominantly residential area framed by three residential roads, Wimborne Road, Greenhill Lane and Greenhill Road. The site is directly adjacent to these three residential roads</p>	<p>For reasons set out above in the “overview of Wimborne and Colehill”, no sites in and around Wimborne and Colehill have been included in the options consultation.</p> <p>This land falls within parcel 030 of the Green Belt Assessment which concludes that this parcel plays a significant role in safeguarding the countryside from encroachment and preventing the coalescence of</p>	N

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				<p>that are within the settlement boundary of Colehill. The Beacroft Foundation School is located to the east of site by approximately 140m. The review of the Local Plan is assumed to be triggered by the need to find additional land to deliver the housing need established by the updated SHMA. It is this authors opinion that Policy KS4's housing target of 8,490 is short by 1,290 across the Plan Period. This is based on the latest 2014-based household projections produced by CLG. The site is currently included within the South-East Dorset Green Belt. Removing the land from the Green Belt in this edge of settlement location is a logical extension of the existing settlement boundary around Colehill to contribute towards the housing land supply. It is well located near existing facilities and services to ensure that this extension will conform with respect to the presumption in favour of sustainable development. The site is 0.99 hectares. In compliance with the minimum density aims of 30 dwellings per hectare of Policy LN2 of the Core Strategy (2014), the site can accommodate approximately 30 dwellings. Giving due consideration to the site's constraints that includes root protection zones of trees around the periphery of the site, the shape of the site and the need to provide open space, it is considered that the site can reasonably provide 20-25 new dwellings.</p> <p>The site is broadly open with few constraints. The only constraint to development is the mature trees to the periphery of the site. Development can take place outside of the established root protection zones.</p>	settlements (Wimborne and Colehill).	

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				<p>There is an existing access to the site that is located in the south-west corner. However, given the roads surrounding the site there are numerous options to create access points to the site. The site is suitable to come forward for additional residential development within the next 5 years.</p> <p>Given the limited constraints to delivery of the site, the site is viable and deliverable for residential development.</p> <p>The site available for development within the next 5 years of the Plan period. This representation seeks to promote the site to the local planning authority to bring forward this land to deliver 20-25 dwellings with open space. This site is commended to assist in fulfilling the shortfall in housing land supply and in particular the 5 year housing land supply shortfall.</p>		
Cawdor Construction Ltd (ID: 1033680)	Mr Ben Spiller Chapman Lily Planning (ID: 1033677)	LPR-REG18-19	Lonnen Road Colehill	<p>Dear Sir / Madam</p> <p>Local Plan Review: Prospective Site at Lonnen Road, Colehill Wimborne</p> <p>On behalf of Cawdor Construction Limited, I herein put forward a prospective site for residential development for consideration through the emerging Local Plan.</p> <p>The site is located on the northern fringe of Wimborne (SU027023) – one of the principal towns in East Dorset District; ‘a focus for growth for community, cultural, leisure, retail utility, employment and residential development as well as options for some greenfield development’.</p> <p>As you will be aware, options for future outward expansion of East Dorset’s principal towns will be limited by</p>	<p>For reasons set out above in the “overview of Wimborne and Colehill”, no sites in and around Wimborne and Colehill have been included in the options consultation.</p> <p>This land falls within parcel 036 of the Green Belt Assessment which concludes that this parcel plays a significant role in safeguarding the countryside from encroachment.</p>	N

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				<p>environmental factors such as flood risk and proximity to protected heathland. Given such limitations, opportunities for sustainable development should be seized. The development of land north of Lonnen Road, Colehill presents one such opportunity.</p> <p>This promotion demonstrates that the land north of Lonnen Road enjoys a sustainable location, is suitable for development, readily available and deliverable. It is therefore well placed to contribute towards the future supply of housing in the District, as well as delivering a proportion of affordable homes.</p> <p>The site and surrounds</p> <p>The site measures c.2 hectares and enjoys substantive frontage along Lonnen Road. A site location plan is attached as appendix [1], a site plan as appendix [2] and photographs of the site as appendix [3].</p> <p>The site consists of three discrete fields, collectively measuring 1.5ha and a parcel of woodland measuring a further 0.5ha.</p> <p>The fields are located at the southern end of the site and are laid to grass with pockets of scrub.</p> <p>The first field enjoys approximately 98m of frontage along Lonnen Road and benefits from an established vehicular access. It is bound by planting (hedgerows, mature and juvenile trees), albeit open at the western end where the field extends towards existing residential curtilage.</p> <p>The second field lies to the east. It too enjoys direct vehicular access to Lonnen Road, albeit the mainstay of the northern and eastern boundary is contiguous with the fence lines of the rear gardens of the dwellings fronting Lonnen Road.</p>		

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				<p>The third field lies at the centre of the site and is delineated by mature planting and a small water course. It enjoys a high degree of enclosure.</p> <p>The woodland to the north is in poor condition. It serves to separate the residential dwellings at Marshfield from the agricultural land to the west. The eastern boundary is barely discernible on the ground, but the western boundary is marked by a post and wire fence line. The northern boundary is delineated by the curtilage of a large detached dwelling fronting Colehill Lane, albeit a c. 2.5m strip runs through to Colehill Lane.</p> <p>Colehill is residential in character, punctuated by blocks of mature woodland and community uses.</p> <p>The site is framed by the established residential development at Marshfield Road (to the west), Lonnen Road / Rotary Close (to the east and south). The land to the immediate north is in pastoral and equestrian use and is more open in character.</p> <p>Established use</p> <p>The fields and woodland are used for private amenity. They afford no public access. It is understood that the fields have been used for agriculture and grazing in the past.</p> <p>Locational attributes</p> <p>The site adjoins the existing built up area. It enjoys an eminently sustainable location lying within 100m of a convenience store and post office, 300m of a pharmacy, 300m of a church, 400m of a middle school (St Michaels), c.700m of a library, c.750m of a meeting hall offering a variety of clubs and events, c.750m of a children's nursery, c.800m of a first school (Colehill First), c.1km from formal playing pitches, c.1km from a public house and within c.2km of the town centre. Bus stops are located to the immediate</p>		

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				<p>south along Lonnen Road providing a service (88) to QE Secondary School, Wimborne Hospital and the town centre. Further bus stops are located along Wimborne Road c.150m south of the site, supporting a wider variety of routes and high frequency services (13, 704, 769, C13) – providing convenient access to higher order shops, services (including rail station) and employment opportunities in both the town centre and Bournemouth.</p> <p>The illustration below shows the relationship with community facilities within a c.1km radius.</p> <p>The site lies in flood risk zone 1 – at the lowest probability of flooding, lies beyond 400m of heathland and save for its Green Belt location is free of impediments. In isolation, the site does not appear to fulfil any of the five purposes of Green Belt set out at paragraph 80 of the National Planning Policy Framework:</p> <ul style="list-style-type: none"> <li>• It does not contribute towards preventing neighbouring towns merging into one another or preserving the setting and special character of the historic town.</li> <li>• Given the fact that other greenfield sites are identified for development in the adopted Core Strategy, and the empirical lack of significant brownfield regeneration sites, its designation would appear to contribute little to assisting with urban regeneration or the recycling of brownfield sites.</li> <li>• Given the presence of built development at Marshfield, New Merrifield along Lonnen Road which protrudes north and east, the designation of the site arguably contributes little towards checking the unrestricted sprawl of the built-up area or safeguarding the countryside from encroachment.</li> </ul> <p>The release of the site would have little impact upon the</p>		

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				<p>openness of the Green Belt, as it possesses clearly defined physical boundaries, that are defensible and convey permanence. The site could readily be released in isolation or as part of a larger parcel, bound by Colehill Lane and Little Lonnen.</p> <p><b>Development Potential</b>  The site would be suited to residential development, with a new access formed from Lonnen Road.</p> <p>A sewer crosses the site east / west and overhead electricity cables cross southwest / northeast. Neither would serve to preclude development, but might serve to influence the detailed layout. Many of the trees in the woodland are in poor condition. As this stage, it is envisaged that mature specimens that provide amenity would be retained as part of any scheme. Again, this is likely to influence the developable area and layout of the development.</p> <p>Having regard to the facets of the site and the predominant character of the surrounding area, we would estimate that the site is capable of supporting c.40 new homes (assuming a net developable area of 50% and density of 40dpha – subject to detailed survey). This is premised on a strategic SANG being made available as part of the emerging Local Plan. Should this not prove possible the release of a wider parcel of land bound by Colehill Lane and Little Lonnen might afford an opportunity to deliver an onsite SANG.</p> <p><b>Availability and phasing</b>  The site is in single ownership. The landowner is willing and able to make the site available. Save for Green Belt policy, the site could be brought forward immediately and built out within a 5 year time horizon.</p> <p>It is considered that this site could contribute towards the objectively assessed need for 385 dwellings per annum in</p>		



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				<p>East Dorset between 2013-2033 as identified in the Eastern Dorset SHMA published 2015.</p> <p>I trust that this information will enable you to consider the site favourably and we look forward to publication of the SHLAA in due course.</p>		
<p>Mr Andrew Browning Dumpton School (ID: 360997)</p>	<p>Ms Carol Evans Evans and Traves LLP (ID: 1034076)</p>	<p>LPR-REG18-45</p>	<p>Dumpton School</p>	<p>Local Plan Review: Regulation 18 Representation Dumpton School: Exemption from the Green Belt Dumpton School is located within the ward of Colehill between the settlements of Colehill and Furzehill. The full address is; Dumpton School, Deans Grove, Colehill, Wimborne, Dorset, BH21 7AF. Dumpton School is an independent school with a pupil population of approximately 350 with an age range of 2 to 13 years old. The majority of the pupils are from the local area. The school employs 135 staff both full and part-time drawn from the local area. Dumpton school has consistently achieved an 'excellent' or 'outstanding' rating in all areas by the Independent Schools Inspectorate, a branch of Ofsted. This representation is to request that the main campus of the school be removed from the Green Belt designation to permit alterations and extensions to the school that are currently considered to be 'inappropriate development' due to its Green Belt designation. This representation also seeks to allocate the land for a school use to secure the schools long-term future on the site and as an educational facility and significant local employer. To retain the current high performing educational offering the school's facilities need to keep pace with demand. The school is consistently over-subscribed and, with the new neighbourhood under Policy</p>	<p>Whilst a new policy has been incorporated into the options consultation regarding the Sheiling School, The Lantern Community and Sturts Farm to enable limited necessary development to support their nationally important services to the community through their charitable work; it is not considered that Dumpton falls into this same category to warrant the same approach. I.e.it does not undertake work of national importance. It is therefore unlikely that the Council will support further development at these schools beyond that already approved, or which is the subject of permitted development rights.</p> <p>Removal of the site from the Green Belt is not supported as the proposed use is not considered to amount to "exceptional circumstances" that NPPF para 83 requires to justify alteration of established Green Belt.</p> <p>This land falls within parcel 028 of the Green Belt Assessment which concludes that this parcel plays a significant role in safeguarding the countryside from encroachment and preventing the coalescence of settlements (Wimborne and Colehill).</p>	<p>N</p>

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				<p>WMC7 for 600 new dwellings, this demand is likely to rise. It is vital that the school is retained and permitted limited expansion as it's failure would place considerable additional burden of at least 350 pupils turning to the local education authority for their educational needs. It is noted that the new neighbourhood under Policy WMC7 is to include a new first school. This will take children up to the age of 9. However, Dumpton has children up to the age of 13 years, beyond first school age.</p> <p>Wimborne is set to expand by some 1,260 new homes over the current Plan Period. Whilst limited expansion of other schools within Wimborne is permitted in the Local Plan, it is central government's intention to ensure as wide an educational offering as possible. This includes independent schools that play an important role in choices and relieving pressure on the state sector. New legislation is anticipated to ensure that independent schools share facilities with state schools to raise standards across the sector. Whilst Dumpton School already does this, additional excellent facilities at the school will have a clear knock-on benefit to local state schools.</p> <p>The current Green Belt designation places a considerable burden on the school by limiting expansion with every planning application being deemed as 'inappropriate development' where 'very special circumstances' constantly need to be proved. Removal of the main campus from the Green Belt will enable the school's limited expansion to keep pace with demand and relieve pressure from the local state schools.</p> <p>Normal development management policies can apply to ensure that design quality and the character and</p>		

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				<p>appearance of the school in its locality is retained. The additional constraint of the Green Belt is not necessary.</p> <p>The plan below shows the current ownership of the land by Dumpton School as outlined in red. The satellite image below shows the context of Dumpton School (outlined in red) in relation to the Policy WCM7 - Cranborne Road New Neighbourhood (outlined in yellow). The school is well sited to serve many of the new neighbourhoods around Wimborne including the 600 new homes as shown above.</p> <p>The school operates a mini-bus service to local communities for pupils. This ensures traffic movements to and from the school are well managed.</p> <p>The plan below shows the part of the school campus being requested to be removed from the Green Belt.</p> <p>The proposed amendment of the Green Belt boundary does not cover the school's playing fields as it is understood that these make a positive contribution to the openness of the Green Belt. The areas covered are the functional, developed areas of the main campus. Paragraph 72 of the NPPF states;</p> <p>'The government attaches great importance to ensuring a sufficient choice of school spaces is available to meet the needs of existing and new communities.' This paragraph then continues to state; 'Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education.'</p>		

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				<p>The proposal put forward in this representation will ensure a sufficient choice of school places in the local area and widen that choice of education in support of the objectives of the NPPF.</p> <p>The school does not wish to expand beyond what is reasonable. However, having the ability for limited expansion and to continue to improve its facilities is vital to being able to maintain this 'outstanding' education choice for the local area. This will assist in meeting the future needs of existing and new communities. For the sound planning reasons set out in this representation, it is respectfully requested that the Green Belt designation around the main campus of Dumpton School is removed and the site be allocated as a school site.</p>		
Ms May Palmer Harry J Palmer (ID: 475226)	Mr Matt Holmes Chapman Lily Planning (ID: 1037549)	LPR-REG18-65	Land At Northleigh Lane Colehill	<p>Report in support of the allocation of land to the east of Northleigh Lane and to the north of The Vineries, Colehill, being allocated for future housing development</p> <p>1.0 Introduction:</p> <p>1.1 As part of the Local Plan review being undertaken by Christchurch and East Dorset Councils the Councils have requested suggestions for potential, future, Local Plan allocations. These potential allocations could relate to housing, employment, retail, open space, suitable alternative natural greenspace or mixed used development. This report puts forward two parcels of land (the site), in close proximity to each other, as being suitable for future residential development. Appendix 1 shows the location of the site, overlaid on the proposals map, with the two parcels being closely related to each other and within the same ownership.</p>	<p>For reasons set out above in the "overview of Wimborne and Colehill", no sites in and around Wimborne and Colehill have been included in the options consultation.</p> <p>This land falls within parcel 031 of the Green Belt Assessment which concludes that this parcel plays a significant role in preventing the coalescence of settlements (Wimborne and Colehill).</p>	N

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				<p>1.2 The National Planning Policy Framework (NPPF), at paragraph 47, sets out the criteria for identifying and assessing if a site is deliverable and developable. Local Authorities are required to identify deliverable sites that will provide five years' worth of housing supply against their housing requirements - with an additional 5% buffer. Local Authorities are also required to identify a supply of specific developable sites, or broad locations for growth, for 6 to 10 years and where possible 11 to 15 years.</p> <p>1.3 The NPPF sets out that for sites to be considered deliverable they should be available, offer a suitable location for development, be achievable with a realistic prospect that housing will be delivered on the site within five years and that the development of the site is viable. To be considerable developable the NPPF sets out that sites should be in a location suitable for housing development and there should be a reasonable prospect that the site is available and could be developed at the point envisaged.</p> <p>1.4 This report, in support of the future allocation of the site for housing, sets out that the sites are both deliverable and developable. It is noted that the scope of the Local Plan review, as set out in the Councils' regulation 18 (1) notification, includes a Green Belt study which will consider how well each area of the Green Belt meets its statutory purpose. The site, which this report promotes, is currently within the Green Belt and in support of its future allocation for housing this report includes an assessment of the Green Belt in the context of the site and its statutory purpose.</p> <p>2.0 Suitability of the site for development</p> <p>2.1 The site adjoins the main urban areas of Colehill. The plan attached as appendix 1 is an extract from the adopted</p>		

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				<p>Christchurch and East Dorset proposals map and shows the site's relationship with the adjoining urban areas. These urban areas are made up of detached residential properties which have two very distinct settlement patterns. To the south, The Vineries has a strong uniform layout with each individual plot being a comparable size and being of a similar scale – predominantly bungalow or chalet style properties. The siting of the individual properties follow the path of the highway with each property being set back from the principal highway by an equal distance. This establishes a strong building line.</p> <p>2.2 To the north of the site, in Kyrchil, the properties are larger than those in The Vineries with no overriding style. The properties are set in large irregular sized and shaped plots.</p> <p>The characteristics of Kyrchil and the wider area of Parker Homer are considered, as shown by the extent of the special character area designation in appendix 1, as being of a special character and the adopted local plan seeks to protect the rhythm and spacing of the existing dwellings.</p> <p>2.3 There is an opportunity to bring forward development on the site which respects the established character of the surrounding urban areas.</p> <p>2.4 The site is subject to an area Tree Preservation Order and there are a number of mature trees, principally around the boundaries of the site, together with a central spine, which offer good amenity value and make a positive contribution to the character of the area. This report seeks to demonstrate that the future allocation of the site for housing will not prejudice the sylvan character of the area.</p>		

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				<p>2.5 The site slopes from north to south following the general topography of the area. The slope is not considered to represent a constraint from the site being allocated for future residential development.</p> <p>2.6 Attached as appendix 2 is an initial, high level, masterplan which shows how separate parcels of development on the site can be brought forward in a manner that will respect the character of the area and relate to the existing, established, urban areas. Table 1, below, gives a summary of the character for each parcel.</p> <p>2.7 The site sits with the South East Dorset Green Belt and as previously acknowledged in this report it is understood that the Councils review of the Local Plan will include a Green Belt study. Set out in table 2 is an assessment of how the site fulfils its statutory purpose. The assessment first considers how the site contributes to the essential characteristics of Green Belt, openness and permanence, as set out in paragraph 79 of the National Planning Policy Framework (NPPF). The assessment then looks at the five purposes of including land within the Green Belt as set out in paragraph 80 of the NPPF. The assessment follows an established methodology which has recently been adopted by Poole Borough Council when undertaking a Green Belt review and as such can be considered as a robust method of assessment.</p> <p>2.8 The site is in a sustainable location, presents the opportunity for permeability and links to established footpaths and the local facilities of Colehill are easily accessible.</p> <p>2.9 Having regard to the characteristic and site opportunities</p>		

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				<p>and constraints set out in table 1 the site is promoted for a future allocation on the basis of being able to deliver approximately 45 houses. As such the site is considered to be developable.</p> <p>3.0 Viability and deliverability</p> <p>3.1 The site is made up of open, green field parcels, with no apparent constraints (subject to detailed surveys being undertaken). The delivery of a residential scheme on the site is considered to be a viable and deliverable proposal. The site has the ability to connect to the existing highway networking and is in single ownership.</p> <p>4.0 Conclusion</p> <p>4.1 Having regard to the above the site at North Leigh Lane/ north of The Vineries represents a site suitable to for a future housing allocation in the Christchurch and East Dorset Local Plan. The site, although currently Green Belt, is adjacent to established urban area and does not contribute to or meet the statutory purpose of being Green Belt.</p> <p>4.2 The site is both deliverable and developable and will contribute towards meeting the housing needs of Christchurch and East Dorset Councils.</p>		
Pennyfarthing Homes Ltd Pennyfarthing Homes Ltd (ID: 654624)	Mr Thomas Southgate (ID: 1036011)	LPR-REG18-85	Land South of Canford Bottom Colehill	<p>Thank you for the opportunity to participate in the current consultation on the scope of the Christchurch and East Dorset Local Plan Review, covering the period 2018 – 2033. We are writing on behalf of Pennyfarthing Homes, which has land interests within the administrative boundaries of East Dorset District Council. Pennyfarthing Homes wishes to promote a site for the provision of a highway services facility and/or associated hotel on land adjacent to the Canford Bottom roundabout.</p> <p>The current consultation is seeking input on what should be</p>	<p>The proposed highway services/hotel is rejected on the basis of Green Belt policy. There are ample such facilities more sustainably located within urban areas very near- by. This use could not be considered as “exceptional circumstances” required by NPPF (para 83) to justify release from the Green Belt.</p> <p>This land falls within parcel 047 of the Green Belt Assessment which concludes that this parcel plays a</p>	N



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				<p>included within the emerging plan, as well as the submission of potential allocation sites for housing, employment, retail, open space, Suitable Alternative Natural Greenspace (SANG) and mixed use development.</p> <p>The proposed allocation site The Local Plan Review Scoping Paper, which forms the basis of the Regulation 18 consultation, sets out what Christchurch and East Dorset are proposing to include within the Local Plan Review. We have reviewed this document and consider that the scope relating to transport does not currently provide for the provision of land uses, or identify the need for them, associated with strategic highway infrastructure. Given the strategic significance of transport routes through Christchurch and East Dorset, which is highlighted in greater detail below, we believe the scope of the Local Plan Review should be extended to cover this.</p> <p>The land that Pennyfarthing Homes is seeking to promote is shown on the enclosed plan. It is located directly to the south of the Canford Bottom roundabout (A31), and is proposed for allocation within the Local Plan Review as a highway service facility and/or associated hotel.</p> <p>The parcel of land is approximately 3.25ha in size and has the potential to be accessed either from the A31 to the west or B3073 to the east. The western boundary of the site is delineated by the A31, whilst Little Canford and the B3073 lie to the east. Canford Bottom roundabout is located directly adjacent to the north. Dwellings forming part of Little Canford and the River Stour are located adjacent to the site's southern boundary. The site is heavily urbanised by the existing development located to the north and south, as</p>	<p>significant role in safeguarding the countryside from encroachment and preventing the coalescence of settlements (Wimborne/Colehill and Stapehill/Ferndown)).</p>	

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				<p>well as the adjacent highway infrastructure.</p> <p>The site is located within the Green Belt as defined on the Christchurch and East Dorset Core Strategy (2013-2028) policies map. The site is not currently allocated / safeguarded or proposed to be in relation to mineral extraction.</p> <p>An initial high-level assessment of the site has highlighted that there are no environmental or landscape designations affecting the site, though a number of listed buildings (5 no.) are located to the south within Little Canford. It is not anticipated that these designations would unduly constrain development of the site.</p> <p>As the location description implies, the site is effectively landlocked by surrounding development and land uses. The site's size and position adjacent to the A31, B3072 and Canford Bottom roundabout mean that we consider it would be more appropriate to use this site for highway infrastructure-related uses as opposed to housing provision.</p> <p>Justification for allocation of the proposed site As noted above, the A31 is located to the north of the site and runs generally in a west to east direction. Paragraph 2.50 of the adopted Core Strategy identifies that the A31 links East Dorset with the M27/M3, and that it provides the main east-west route into Dorset and the south west from Hampshire.</p> <p>Bournemouth, Poole and Dorset councils have produced a joint Local Transport Plan, which sets out a 15-year strategy for the long-term provision and upgrade to the local transport network. The latest version of this document is the 'Local Transport Plan 3', which covers the period 2011-2026. The plan outlines the importance of delivering a first class</p>		

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				<p>transport infrastructure across Bournemouth, Poole and Dorset in order to support economic growth, and address wider policy issues including the environment, health and social inclusion. However, the plan also sets out the issues faced in providing first class infrastructure due to the regions unique environmental assets, which create significant constraints. It outlines the current transport issues facing the area in respect of increased congestion in urban areas and inadequate wider connectivity, all of which has been compounded by an historic under-investment in transport.</p> <p>It is therefore not surprising that the A31, and upgrades to it, feature heavily within the transport plan, and are subsequently reflected within policy KS10 of the Core Strategy. This policy includes improvements to the Canford Bottom roundabout, which have already been implemented, as well as improvements to the Merley roundabout (medium term from 2018) and the dualling of the A31 between the Merley and Ameysford roundabouts (long term from 2023).</p> <p>It is pertinent to note that based on the site's location, delivery of a highway services facility, would allow for the opportunity to make further improvements to the Canford Bottom roundabout junction, to the benefit of the surrounding strategic highway network.</p> <p>The Dorset Local Enterprise Partnership has launched the Bournemouth International Growth Programme, which is a major economic plan focussed on employment and development around Bournemouth Airport. Christchurch and East Dorset Councils are partners to the programme, with Councillors and Officers forming part of the Steering Group.</p>		

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				<p>One of the programmes objectives over the next four years is to significantly improve transport accessibility to and around the airport through extensive transport and infrastructure improvements; almost £40million has been secured as part of the Dorset Growth Deal to fund a series of such improvements. One of the improvement works identified is the Longham Mini's roundabout which provides access to the A31 via the A348 Ringwood Road, and B3073 Ham Lane.</p> <p>It is therefore considered that, due to the strategic importance of the surrounding highway network, the Local Plan Review and allocations within it should be looking to address such matters of strategic and cross-boundary significance.</p> <p>Paragraph 31 of the NPPF is clear in its position: 'Local authorities should work with neighbouring authorities and transport providers to develop strategies for the provision of viable infrastructure necessary to support sustainable development, including large scale facilities such as... roadside facilities for motorists or transport investment necessary to support strategies for the growth of... airports, or other major generators of travel demand in their areas...'</p> <p>Given the strategic importance of the A31 network, and the proposed improvements and upgrades to it, it will be important to ensure that an appropriate level of highway service provision serves it. We believe that there would be considerable road safety and economic benefits associated with the provision of a bespoke service facility on the A31, which would be subject to further analysis. The proposed site is therefore ideally located to provide highway service</p>		

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				<p>facilities and/or associated hotel provision in line with the major upgrades planned over the lifetime of the Local Plan Review.</p> <p>Tourism is also hugely important to Christchurch and East Dorset, with paragraph 2.46 of the Core Strategy outlining that 11% and 6% of employment within the respective administrative areas were supported by tourism. The same section of the Core Strategy also outlines the significant levels of tourist-related spend within Christchurch and East Dorset.</p> <p>Therefore the provision of further hotel accommodation, as well as supporting the needs of those travelling through the region, will also further support tourism within East Dorset, increasing the number of people staying and spending within the district.</p> <p>Whilst the site is located within the Green Belt, we do not consider it strongly meets the purposes for the Green Belt as set out at paragraph 80 of the NPPF. The site is located directly adjacent to the Canford Bottom roundabout, which is a major element of Dorset's transport infrastructure. There are also significant levels of development located within the immediate surrounding area, in the form of the Wimborne Minster, Colehill and Ferndown settlements. Little Canford is also directly to the south. Given the suitability of the site and lack of alternative sites for such uses within the area to provide important highway-related infrastructure, we consider that the site would be suitable for allocation within the Local Plan Review and removal from the Green Belt.</p> <p>Going forward The high-level assessments undertaken to date suggest that the site would be suitable for allocation for a highway service facility and/or associated hotel as it</p>		

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				<p>does not have any significant environmental or landscape constraints, and does not contribute strongly to the purposes of the Green Belt. The accessibility of the site from either the A31 or B3073 also further outlines its suitability for a highway services facility and/or associated hotel.</p> <p>Pennyfarthing Homes appreciate the need to undertake further survey and site assessment work, and it is anticipated that this will include ecological, landscape, heritage and transport studies. There will also be a need to undertake detailed and specific studies that will look to assess:</p> <ul style="list-style-type: none"> <li>• The type and scale of facilities required to serve the A31</li> <li>• Technical feasibility of delivering such a development</li> <li>• Economic viability</li> <li>• Assessment of design guidance</li> <li>• Benefits analysis</li> </ul> <p>We would of course welcome input into any further that officers consider will be required.</p> <p>Pennyfarthing Homes will be meeting with the Dorset Local Enterprise Partnership at the beginning of December 2016 to discuss strategic transport and infrastructure related matters in respect to this proposed allocation site. We would very much welcome the opportunity to meet with the planning policy team in order to discuss the proposals further as part of the emerging Local Plan Review process.</p> <p>We therefore very much look forward to hearing from you.</p>		
Pennyfarthing Homes Ltd Pennyfarth	Mr Thomas Southgate (ID:	LPR-REG18-86	Land East and South East of Colehill (2 parcels)	Thank you for the opportunity to participate in the current consultation on the scope of the Christchurch and East Dorset Local Plan Review, covering the period 2018 – 2033. We are writing on behalf of Pennyfarthing Homes, which has	With regard to the residential proposals, for reasons set out above in the “overview of Wimborne and Colehill”, no sites in and around Wimborne and Colehill have been included in the options	N

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ing Homes Ltd (ID: 654624)	1036011)			<p>land interests within the administrative boundary of East Dorset District Council. Pennyfarthing Homes wishes to promote its sites for the provision of housing and strategic level Suitable Alternative Natural Greenspace (SANG) within the Local Plan Review.</p> <p>The current consultation is seeking input on what should be included within the emerging plan, as well as the submission of potential allocation sites for housing, employment, retail, open space, Suitable Alternative Natural Greenspace (SANG) and mixed use development.</p> <p>About Pennyfarthing Homes Pennyfarthing Homes is a local developer and house builder based in New Milton, Hampshire, with over 40 years experience providing high quality new homes. Pennyfarthing Homes work hard to ensure that its developments work hand in hand with meeting local housing demand, whilst also balancing and addressing the environmental requirements of their sites. They are committed to sustainability and energy efficiency in their housing design, delivering impressive homes that offer flexible lifestyles that will remain appealing for generations to come.</p> <p>Pennyfarthing Homes is currently in the process of building out high quality housing schemes in Lymington, Highcliffe and Ferndown, and has recently achieved planning permission for a further 87 dwellings in Lymington. They are also promoting a significant number of strategic sites for housing through various Local Plan processes within Dorset</p>	<p>consultation.</p> <p>With regard to the proposed Strategic SANG: given that the options consultation proposes no new housing proposals in Wimborne, over and above the new neighbourhoods in the adopted core strategy; no further SANG allocation is required in this location. This land however does fall within the Stour Valley Park Strategic SANG (draft options policy 3.5). The Stour Valley Park is at an early stage but as this evolves this site may potentially play a role in this scheme.</p> <p>This land falls primarily within parcels 046, 047, and 048 of the Green Belt Assessment which concludes that these parcels plays a significant role in safeguarding the countryside from encroachment and preventing the coalescence of settlements (Wimborne/Colehill and Ferndown).</p>	

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				<p>and South Hampshire, which have the capacity to deliver thousands of vitally needed homes.</p> <p>Pennyfarthing Homes is a nationally recognised house builder, having won multiple awards, and achieved 'Investor in People' status each year since 2006.</p> <p>They pride themselves on encouraging training and further education within their workforce, as well as sponsoring local sixth forms.</p> <p>The proposed allocation sites</p> <p>The Local Plan Review Scoping Paper, which forms the basis of the Regulation 18 consultation, sets out what Christchurch and East Dorset are proposing to include within the Local Plan Review. We have reviewed this document and consider that in relation to housing, the scope is appropriate. Specifically, we consider the review of the settlement hierarchy and Green Belt to be of vital importance to the plan's ability to establish appropriate housing (including affordable) strategies, to enable housing need to be met in Christchurch and East Dorset over the proposed Local Plan Review period.</p> <p>Pennyfarthing Homes has a number of significant land interests to the east and south east of Colehill, and wishes to promote this area of search as capable of accommodating a strategic-scale housing development with associated infrastructure and facilities. The area of search is outlined on the enclosed plan.</p> <p>Pennyfarthing Homes wish to put forward this area of search as a proposed housing allocation. The land is located to the east/south east and west / south west of Wimborne Minster, Colehill and Ferndown respectively. Existing residential development is located within this area along Wimborne</p>		



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				<p>Road West. To the south east lie open fields with dispersed housing and farm-related development. This pattern continues eastwards along the B3037 until the settlement of Longham.</p> <p>The land within the area of search is located within the Green Belt as defined on the Christchurch and East Dorset Core Strategy (2013-2028) policies map. It is not currently allocated / safeguarded, or proposed to be, in relation to mineral extraction.</p> <p>An initial high-level assessment confirms that there are no environmental or landscape designations, though there is a small section of ancient woodland located within this area. A number of listed buildings (5 no.) are present to the west within Little Canford. It is not anticipated that these designations would unduly constrain development.</p> <p>The land to the south of the A31 shown on the enclosed plan is promoted for the provision of a strategic-level SANG that would serve the wider requirements of the district. It comprises of approximately 36ha, and is defined by the A31 to the north and River Stour to the south. The settlement of Little Canford lies to the east, whilst the land to the west is included in Core Strategy policy WMC8 for the delivery of SANG / country park as part of a housing allocation for 350 dwellings. This allocated land equates to c. 37ha.</p> <p>The promoted SANG site has been subject to an extant planning permission (ref: 3/12/0702/COU) for the: 'Change of use to public space to include 2 new lakes, picnic area, bird hide, parking area (20 spaces). As amended by plan received 25/2/13 to enlarge lakes to join river and delete site in Poole Borough Council. As amended by plans received</p>		

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				<p>24/05/13 to show cross section for the revised lake positions.'</p> <p>Planning permission was granted on 2 August 2013, with condition 1 requiring development to commence within 3 years from the date of permission. Whilst permission has now expired, the principle of using the land for public open space provision is clearly established. Pedestrian and vehicular access to the proposed SANG land is available from the north eastern corner of the site off Old Ham Lane. The principle of this approach was established through the expired planning permission 3/12/0702/COU, which included parking provision for 20 vehicles. From here it is possible to access Little Canford and the B3073 to the east, and the existing built development of Wimborne Minster and Colehill to the north of the A31 via a pedestrian subway that connects to Ham Lane. It is considered that the site is extremely well located adjacent and close to the settlements of Wimborne Minster, Cole Hill and Ferndown which, combined with the open space provision established in policy WMC8, will provide a significant public benefit and reduce recreational pressures on the protected Dorset Heaths.</p> <p>An initial high-level assessment of the site confirms that it is likely to be suitable for SANG provision. The majority of the land is located within Flood Zone 3 (as is land to the south west falling within Core Strategy policy WMC8).</p> <p>Justification for allocation of the proposed housing site</p> <p>The adopted Core Strategy outlines the development challenges facing Christchurch and East Dorset. The quality of the countryside and coastal environment makes Christchurch and East Dorset a highly desirable place to live</p>		

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				<p>and work, which has resulted in significant population growth.</p> <p>This high quality natural environment means that future growth potential within the area is severely restricted; within East Dorset 9.7% of the district is covered by one or more nature conservation designations, whilst 45% is covered by an Area of Outstanding Natural Beauty (paragraph 2.7). Paragraph 2.11 outlines that only 7% of the East Dorset district is classified as urban. Due to the environmental and landscape constraints, and desirability of the area, demand for housing is high, and there is a significant housing affordability issue. Paragraph 4.14 of the adopted Core Strategy outlines the existing capacity for new homes within Christchurch and East Dorset, which is significantly less than the housing need identified within Core Strategy policy KS4. This situation therefore justified the authorities approach to identify and release Green Belt sites for housing within the current adopted plan. Policy KS4 requires 8,490 new homes to be built within Christchurch and East Dorset over the Core Strategy's plan period 2014-2028. Of this requirement, 5,000 are proposed to be within existing urban areas, with the remaining 3,465 homes being delivered as part of new neighbourhoods within Christchurch, Burton, Corfe Mullen, Wimborne / Colehill, Ferndown / West Parley and Verwood. However since the adoption of the Core Strategy, a new Strategic Housing Market Assessment (SMHA) has been undertaken (Eastern Dorset 2015 Strategic Housing Market Assessment), which identifies the need to deliver substantially higher numbers of housing compared to the Core Strategy requirement. The 2015 SHMA concludes that</p>		

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				<p>the Objectively Assessed Need (OAN) for Christchurch and East Dorset is 626 dwellings per annum, which equates to 10,016 over the Local Plan Review period from 2018 to 2033. This is an 18% increase on the current housing need of 8,490 dwellings set out within the adopted Core Strategy. Of the 2015 SHMA OAN requirement for Christchurch and East Dorset, the number of homes needed in East Dorset District is 385, which equates to 6,160 dwellings over the Local Plan Review period (2018-2033). It is important to note that these figures do not as yet include any requirement to meet the unmet needs of neighbouring authorities, specifically Poole and Bournemouth Boroughs, through the Duty to Cooperate.</p> <p>Policy KS2 of the adopted Core Strategy establishes the settlement hierarchy for East Dorset, with Wimborne Minster and Ferndown identified as main settlements. The development strategy adopted by Christchurch and East Dorset is for the main settlements to be the focus for culture, leisure, retail, employment and residential development. The location of the area of search, to the east and south east of Colehill and within close proximity, and easy accessibility, to the main settlements of Wimborne Minster and Ferndown, means that the development of a strategic scale housing scheme would be appropriate and support the district's established settlement hierarchy and development strategy. It is considered that this area is a very sustainable location for housing, and would fully accord with the principles established within paragraphs 14 and 49 of the NPPF. The NPPF is also fully supportive of allocating larger-scale housing sites within local plans, as paragraph 52</p>		

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				<p>outlines that such sites are often needed in order to meet the required supply of new homes. It also recommends that local planning authorities should consider larger sites, as they tend to prove most appropriate in terms of achieving sustainable development.</p> <p>We believe that strategic-scale sites offer a number of significant benefits that cannot always be provided through solely relying on smaller allocations, such as:</p> <ul style="list-style-type: none"> <li>• Provision of a wide mix of housing sizes, based on current and future demographic trends</li> <li>• The ability to provide a range of housing types to reflect local demand and need</li> <li>• The ability to provide a significant element of affordable housing, which is a significant issue within Christchurch and East Dorset</li> <li>• Provision of community and social facilities to meet the development's needs, and to promote sustainable lifestyles</li> <li>• Provision of employment-generating uses</li> <li>• Reduces pressure on other Green Belt locations, as fewer sites will be needed to be removed from the Green Belt with the allocation of strategic-scale sites. Housing development of this land would currently be deemed inappropriate on account of its identification as Green Belt. However, given the current housing need outlined within the Eastern Dorset SHMA (2015), there will be a clear need for the Local Plan Review to identify new strategic-scale housing sites. Part of this process will include a review of</li> </ul>		

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				<p>the Green Belt to assess how well each area meets the statutory purposes (NPPF paragraph 80) and whether there is a justification for the release of Green Belt land to meet housing and other needs in the districts.</p> <p>We strongly believe that the land within the area of search is appropriate for housing development and should be considered for removal from the Green Belt as part of the current Local Plan Review process. It is located adjacent to two main settlements and the built up area located around the Canford Bottom roundabout. Due to the many constraints inhibiting further growth within the district, it is highly unlikely that many suitable strategic-scale sites will be identified as part of the Local Plan Review process. The area of search being promoted therefore represents an opportunity to provide a significant contribution to the district's OAN.</p> <p>Core Strategy paragraph 4.16 outlines that the difficulty encountered in meeting the OAN provides the exceptional circumstances within which it is possible to review and amend Green Belt boundaries. We consider that these circumstances continue to apply in the context of the Local Plan Review, and that further Green Belt sites will need to be identified and released in order to meet the latest OAN.</p> <p>Justification for allocation of the proposed strategic SANG site</p> <p>The Dorset Heathlands Planning Framework SPD outlines the importance of SANG as a key tool in mitigating the adverse impacts of residential development on the Dorset Heaths. It states that SANG should divert visitors away from the</p>		

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				<p>Dorset Heathlands SPA, SACs and Ramsar sites, in order to prevent increases in visitor pressure on these protected environments. The adopted Core Strategy requires SANG provision on development schemes where 50 or more dwellings are proposed.</p> <p>Appendix E of the SPD provides guidelines and quality standards for the establishment of SANG and we consider that the land proposed to the south of the A31 would be ideally suited to the provision of a strategic SANG. At c. 36ha, the site has clear potential to meet the wider SANG requirements within the district, in addition to providing appropriate provision linked to the proposed development of land to the east of Little Canford. It is also important to highlight that the proposed SANG provision is located directly to the east of land earmarked as a SANG / country park as part of adopted Core Strategy policy WMC8. Together the two areas would provide in the region of 73ha of public open space, which would support the aspiration to deliver a Stour Valley SANG linking the settlements of Wimborne Minster and Christchurch along the River Stour. The proposed SANG site is extremely well located with a large population residing within Wimborne Minster, Ferndown and Colehill, all of which are located within close proximity to the site. The excellent accessibility suggests that a SANG in this location would prove extremely attractive to the surrounding populations, meaning that it is likely to be well used. This would in turn have a positive impact on diverting people from the Dorset Heaths.</p> <p>Going forward</p>		

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				<p>The OAN established in the 2015 SHMA means that Christchurch and East Dorset Councils are obliged, as per NPPF paragraph 47, to identify a substantial number of new housing sites in addition to those already allocated in the adopted Core Strategy.</p> <p>The high-level assessments undertaken to date suggest that the proposed area of search to the east and south east of Colehill would be suitable for a strategic scale allocation, as it does not have any significant environmental or landscape constraints, and does not contribute significantly to the purposes of the Green Belt. The availability of, and access to, land to the south of the A31 for delivery of a strategic-level SANG further supports the suitability of the site.</p> <p>The proposed SANG site will support the aspiration to create a Stour Valley SANG. As well as serving the recreational needs of the proposed strategic housing allocation, it would also provide significant benefits to the existing community, which would in turn further reduce the recreational pressures on the protected Dorset Heaths.</p> <p>Pennyfarthing Homes appreciate the need to undertake further survey and site assessment work, and it is anticipated that this will include ecological, landscape, heritage and transport studies. However we would welcome input into any further work that officers consider will be required.</p> <p>Pennyfarthing Homes will be meeting with the Dorset Local Enterprise Partnership at the beginning of December 2016 to discuss strategic transport and infrastructure related matters in respect to these proposed allocation sites.</p>		



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				<p>We would very much welcome the opportunity to meet with the planning policy team in order to discuss the proposals further as part of the emerging Local Plan Review process. We therefore very much look forward to hearing from you.</p>		
<p>Pennyfarthing Homes Ltd Pennyfarthing Homes Ltd (ID: 654624)</p>	<p>Mr Thomas Southgate (ID: 1036011)</p>	<p>LPR-REG18-87</p>	<p>Land North and South of A31, Colehill (2 parcels)</p>	<p>Thank you for the opportunity to participate in the current consultation on the scope of the Christchurch and East Dorset Local Plan Review, covering the period 2018 – 2033. We are writing on behalf of Pennyfarthing Homes, which has land interests within the administrative boundary of East Dorset District Council. Pennyfarthing Homes wishes to promote its sites for the provision of housing and strategic level Suitable Alternative Natural Greenspace (SANG) within the Local Plan Review.</p> <p>The current consultation is seeking input on what should be included within the emerging plan, as well as the submission of potential allocation sites for housing, employment, retail, open space, Suitable Alternative Natural Greenspace (SANG) and mixed use development.</p> <p>About Pennyfarthing Homes Pennyfarthing Homes is a local developer and house builder based in New Milton, Hampshire, with over 40 years experience providing high quality new homes. Pennyfarthing Homes work hard to ensure that its developments work hand in hand with meeting local housing demand, whilst also balancing and addressing the environmental requirements of their sites. They are committed to sustainability and energy efficiency in their housing design, delivering impressive homes that offer flexible lifestyles that will remain appealing for generations to come.</p> <p>Pennyfarthing Homes is currently in the process of building</p>	<p>With regard to the residential proposals, for reasons set out above in the “overview of Wimborne and Colehill”, no sites in and around Wimborne and Colehill have been included in the options consultation.</p> <p>The land north of the A31 falls within parcel 034 of the Green Belt assessment which concludes that the parcel is significant in preventing the coalescence of settlements. Land south of the A31 is in parcel 035 of the Assessment which concludes that this parcel has a significant role for the purposes of: preventing coalescence, safeguarding against countryside encroachment; and preserving the setting and character of historic towns.</p>	<p>N</p>

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				<p>out high quality housing schemes in Lymington, Highcliffe and Ferndown, and has recently achieved planning permission for a further 87 dwellings in Lymington. They are also promoting a significant number of strategic sites for housing through various Local Plan processes within Dorset and South Hampshire, which have the capacity to deliver thousands of vitally needed homes. Pennyfarthing Homes is a nationally recognised house builder, having won multiple awards, and achieved 'Investor in People' status each year since 2006.</p> <p>They pride themselves on encouraging training and further education within their workforce, as well as sponsoring local sixth forms.</p> <p>The proposed allocation sites</p> <p>The Local Plan Review Scoping Paper, which forms the basis of the Regulation 18 consultation, sets out what Christchurch and East Dorset are proposing to include within the Local Plan Review. We have reviewed this document and consider that in relation to housing, the scope is appropriate. Specifically, we</p> <p>consider the review of the settlement hierarchy and Green Belt to be of vital importance to the plan's ability to establish appropriate housing (including affordable) strategies, to enable housing need to be met in Christchurch and East Dorset over the proposed Local Plan Review period.</p> <p>Pennyfarthing Homes wishes to promote two individual parcels of land north and south of the A31, that are located to the south east of Wimborne Minster, and south of Colehill, as shown on the enclosed plan.</p> <p>The parcel of land to the north of the A31 lies adjacent to existing built development and is proposed for housing, whilst the parcel to the south is available for the provision of</p>		

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				<p>a strategic-level SANG that would serve the wider requirements of the district. Both sites are currently located within the Green Belt as defined on the Christchurch and East Dorset Core Strategy (2013-2028) policies map. Neither land parcel is currently allocated or proposed to be in relation to mineral safeguarding.</p> <p>The northern parcel of land comprises of three triangular fields, which run in a linear fashion roughly in an east-west direction. The site is circa 10.8ha in size, with access available directly from the B3073, Wimborne Road West. There is also potential access from Ham Lane, which in turn connects to the B3073.</p> <p>The site is located directly to the south of existing housing, which marks the southern extent of Colehill. Land directly adjacent to the western part of the site is allocated in the adopted Core Strategy for the delivery of up to 350 new homes, a new sports village, allotments, a local centre, land for a first school and a country park / SANG provision on 37ha of land to the south of the A31, which would be accessed from an existing footbridge (policy WMC8). The settlement of Wimborne Minster lies to the west of this.</p> <p>An initial high-level assessment of the site confirms that there are no environmental or landscape designations affecting the site, although we note that there is a scheduled monument located directly adjacent to the north west corner, with the existing allocated site. Due to the site's location adjacent to the north of the A31, noise surveys have been undertaken in order to support the establishment of the site's developable capacity.</p>		

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				<p>The land to the south of the A31 shown on the enclosed plan is promoted for the provision of a strategic-level SANG that would serve the wider requirements of the district. It comprises of approximately 36ha, and is defined by the A31 to the north and River Stour to the south. The settlement of Little Canford lies to the east, whilst the land to the west is included in Core Strategy policy WMC8 for the delivery of SANG / country park as part of a housing allocation for 350 dwellings. This allocated land equates to c. 37ha. The promoted SANG site has been subject to an extant planning permission (ref: 3/12/0702/COU) for the:</p> <p>‘Change of use to public space to include 2 new lakes, picnic area, bird hide, parking area (20 spaces). As amended by plan received 25/2/13 to enlarge lakes to join river and delete site in Poole Borough Council. As amended by plans received 24/05/13 to show cross section for the revised lake positions.’</p> <p>Planning permission was granted on 2 August 2013, with condition 1 requiring development to commence within 3 years from the date of permission. Whilst permission has now expired, the principle of using the land for public open space provision is clearly established. Pedestrian and vehicular access to the proposed SANG land is available from the north eastern corner of the site off Old Ham Lane. The principle of this approach was established through the expired planning permission 3/12/0702/COU, which included parking provision for 20 vehicles. From here it is possible to access Little Canford and the B3073 to the east, and the existing built development of Wimborne Minster and Colehill to the north of the A31 via a pedestrian subway that</p>		

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				<p>connects to Ham Lane. It is considered that the site is extremely well located adjacent and close to the settlements of Wimborne Minster, Cole Hill and Ferndown which, combined with the open space provision established in policy WMC8, will provide a significant public benefit and reduce recreational pressures on the protected Dorset Heaths.</p> <p>An initial high-level assessment of the site confirms that it is likely to be suitable for SANG provision. The majority of the land is located within Flood Zone 3 (as is land to the south west falling within Core Strategy policy WMC8).</p> <p>Justification for allocation of the proposed housing site The adopted Core Strategy outlines the development challenges facing Christchurch and East Dorset. The quality of the countryside and coastal environment makes Christchurch and East Dorset a highly desirable place to live and work, which has resulted in significant population growth.</p> <p>This high quality natural environment means that future growth potential within the area is severely restricted; within East Dorset 9.7% of the district is covered by one or more nature conservation designations, whilst 45% is covered by an Area of Outstanding Natural Beauty (paragraph 2.7). Paragraph 2.11 outlines that only 7% of the East Dorset district is classified as urban.</p> <p>Due to the environmental and landscape constraints, and desirability of the area, demand for housing is high, and there is a significant housing affordability issue.</p> <p>Core Strategy paragraph 4.14 outlines the existing capacity for new homes within Christchurch and East Dorset, which</p>		

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				<p>is significantly less than the housing need identified within policy KS4. This situation therefore justified the authorities approach to identify and release Green Belt sites for housing within the current plan.</p> <p>Policy KS4 requires 8,490 new homes to be built within Christchurch and East Dorset over the Core Strategy's plan period 2014-2028. Of this requirement, 5,000 are proposed to be within existing urban areas, with the remaining 3,465 homes being delivered as part of new neighbourhoods within Christchurch, Burton, Corfe Mullen, Wimborne / Colehill, Ferndown / West Parley and Verwood. However since the adoption of the Core Strategy, a new Strategic Housing Market Assessment (SMHA) has been undertaken (Eastern Dorset 2015 Strategic Housing Market Assessment), which identifies the need to deliver substantially higher numbers of housing compared to the Core Strategy requirement.</p> <p>The 2015 SHMA concludes that the Objectively Assessed Need (OAN) for Christchurch and East Dorset is 626 dwellings per annum, which equates to 10,016 over the Local Plan Review period from 2018 to 2033. This is an 18% increase on the current housing need of 8,490 dwellings set out within the adopted Core Strategy.</p> <p>Of the 2015 SHMA OAN requirement for Christchurch and East Dorset, the number of homes needed in East Dorset District is 385, which equates to 6,160 dwellings over the Local Plan Review period (2018-2033). It is important to note that these figures do not as yet include any requirement to meet the unmet needs of neighbouring authorities,</p>		

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				<p>specifically Poole and Bournemouth Boroughs, through the Duty to Cooperate.</p> <p>Policy KS2 of the adopted Core Strategy establishes the settlement hierarchy for East Dorset, with Wimborne Minster identified as a main settlement, and Colehill a suburban centre. The development strategy to date has been for the main settlements to be the main focus for culture, leisure, retail, employment and residential development. Suburban centres are identified as being capable of providing residential development with associated community and leisure provision.</p> <p>The adopted Core Strategy stipulates the importance of maintaining the green gap between Wimborne Minster and Colehill. The supporting text to policy WMC8 states that the allocation of the land south of Leigh Road can protect the gap by providing public open space between the area of new housing and Colehill to the east (paragraph 8.43). This requirement to maintain the gap is also set out within the policy itself. It is important to highlight that allocation of the promoted site would not lead to any further coalescence between the two settlements, as there is no opportunity for encroachment as a western direction as the site directly abounds the WMC8 allocation.</p> <p>Development of the promoted site would ensure that the development would conform to the established settlement hierarchy and development strategy, being directly adjacent to Colehill and within close proximity to Wimborne Minster. It is considered that the site is in a very sustainable location for housing, and would fully accord with the principles established within paragraphs 14 and 49 of the NPPF.</p>		

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				<p>The site is well located in terms of providing easy access to the centres of Wimborne Minster and Colehill, specifically by public transport and bicycle.</p> <p>Regular bus services to the centre of Wimborne Minster run along the B3073 Wimborne Road West / Leigh Road. This means that the site is in a sustainable location in terms of access to local facilities and schools. It is also important to note that the allocated land to the west (policy WMC8) will provide a new local centre, first school, sports village and allotments, all of which will be within easy walking distance of the promoted site.</p> <p>Development of the northern parcel for housing would currently be deemed inappropriate on account of its designation as Green Belt. However, given the current housing need outlined within the Eastern Dorset SHMA (2015), there will be a clear requirement under paragraph 47 of the NPPF for the Local Plan Review to identify new housing sites. Part of this process will include a review of the Green Belt to assess how well each area meets the statutory purposes (NPPF paragraph 80) and whether there is a justification for the release of Green Belt land to meet housing and other needs in the districts. We strongly believe that the northern parcel of land is appropriate for housing development and should be considered for removal from the Green Belt as part of the current Local Plan Review process. It is considered that the A31, which runs along the southern boundary of the site, would provide a strong and defensible Green Belt boundary going forward over the plan period. The inclusion and provision of SANG land directly to the south of the A31 in</p>		



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				<p>perpetuity would provide a further restriction to any potential future settlement expansion to the south.</p> <p>It is also considered that the site serves no landscape value, being a relatively flat area of agricultural land that contains no distinctive features. It is already overlooked by existing residential developments, and has the A31 running along the length of its southern boundary. In addition to this, the land to the west is allocated to come forward for a major new housing development which will comprise in the region of 350 dwellings. It is therefore already subject to significant urban influences, which are more prominent than any countryside context. This will only be further exacerbated going forward.</p> <p>One of the Green Belts primary functions in this immediate location is to ensure a green gap remains between the settlements of Wimborne Minster and Colehill.</p> <p>As noted, the proposed master plan for the land allocated under Core Strategy policy WMC8 will ensure that a green gap is maintained going forward. The allocation of the promoted site for housing would not prejudice the retention of this gap.</p> <p>Core Strategy paragraph 4.16 outlines that the difficulty encountered in meeting the OAN provides the exceptional circumstances within which it is possible to review and amend Green Belt boundaries. We consider that these circumstances continue to apply in the context of the Local Plan Review, and that further Green Belt sites will need to be identified and released in order to meet the latest OAN. Justification for allocation of the proposed strategic SANG site The Dorset Heathlands Planning Framework SPD outlines the importance of SANG as a key tool in mitigating the adverse</p>		

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				<p>impacts of residential development on the Dorset Heaths. It states that SANG should divert visitors away from the Dorset Heathlands SPA, SACs and Ramsar sites, in order to prevent increases in visitor pressure on these protected environments. The adopted Core Strategy requires SANG provision on development schemes where 50 or more dwellings are proposed. Appendix E of the SPD provides guidelines and quality standards for the establishment of SANG and we consider that the land proposed to the south of the A31 would be ideally suited to the provision of a strategic SANG. At c. 36ha , the site has clear potential to meet the wider SANG requirements within the district, in addition to providing appropriate provision linked to the development of land to the north of the A31. It is also important to highlight that the proposed SANG provision is located directly to the east of land earmarked as a SANG / country park as part of adopted Core Strategy policy WMC8. Together the two areas would provide in the region of 73ha of public open space, which would support the aspiration to deliver a Stour Valley SANG linking the settlements of Wimborne Minster and Christchurch along the River Stour.</p> <p>The proposed SANG site is extremely well located with a large population residing within Wimborne Minster, Ferndown and Colehill, all of which are located within close proximity to the site. The excellent accessibility suggests that a SANG in this location would prove extremely attractive to the surrounding populations, meaning that it is likely to be well used. This would in turn have a positive impact on diverting people</p>		

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				<p>from the Dorset Heaths.</p> <p>Going forward The OAN established in the 2015 SHMA means that Christchurch and East Dorset Councils are obliged, as per NPPF paragraph 47, to identify a substantial number of new housing sites in addition to those already allocated in the adopted Core Strategy. The high-level assessments undertaken to date suggest that the housing site being promoted on land north of the A31 would be suitable for allocation as it does not have any significant environmental or landscape constraints, and does not strongly contribute to the purposes of the Green Belt. The availability of, and access to, land to the south of the A31 for delivery of a strategic-level SANG further supports the suitability of the site. The proposed SANG site will support the aspiration to create a Stour Valley SANG. As well as serving the recreational needs of the proposed new community to the north of the A31, it would also provide significant benefits to the existing community, which would in turn further reduce the recreational pressures on the protected Dorset Heaths. Pennyfarthing Homes appreciate the need to undertake further survey and site assessment work, and it is anticipated that this will include ecological, landscape, heritage and transport studies. However, we would welcome input into any further work that officers consider will be required.</p> <p>Pennyfarthing Homes will be meeting with the Dorset Local Enterprise Partnership at the beginning of December 2016 to discuss strategic transport and infrastructure related matters in respect to these proposed allocation sites. We would very much welcome the opportunity to meet with the planning policy team in order to discuss the proposals</p>		

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				further as part of the emerging Local Plan Review process. We therefore very much look forward to hearing from you.		
Mr Mark Chevis Persimmon Homes South Coast (ID: 900304)		LPR-REG18-90	Willow Drive, Canford Bottom, Colehill	<p>Introduction</p> <p>Persimmon Homes welcome the opportunity to submit the site at Willow Drive, Canford Bottom in response to the current consultation on the scoping for the Christchurch and East Dorset Local Plan Review. This site submission seeks to demonstrate the deliverability of the site for residential development. In support of this submission, please find attached a site plan and location plan.</p> <p>This site is being submitted for residential development, to meet the increasing demand for new homes in East Dorset and the wider sub-region. Persimmon Homes believes the site is a logical extension to the existing urban area of Canford Bottom. The site is around 35 acres in size and has capacity to deliver 250-300 units with sufficient land available for the necessary on-site SANGs and public open space. The site also offers the ability to provide improved pedestrian/cycle connections to link with the surrounding footpath network and the Castleman Trailway.</p> <p>Site Location</p> <p>The site is located to the east of the urban area of Canford Bottom, which forms part of a wider string of settlements including Colehill, Pilford and Wimborne Minster. Canford Bottom technically sits within Colehill, which is an urban area with a population of over 7,000. The settlement is well located sitting between the major centres at Wimborne Minster and Ferndown, and just north of Poole and</p>	<p>For reasons set out above in the “overview of Wimborne and Colehill”, no sites in and around Wimborne and Colehill have been included in the options consultation.</p> <p>This land falls within parcel 042 of the Green Belt Assessment which concludes that this parcel plays a significant role in preventing the coalescence of settlements (Wimborne/Colehill and Stapehill/Ferndown).</p>	N

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				<p>Bournemouth.</p> <p>Colehill is identified as a “suburban centre” in the adopted Core Strategy, and for the purposes of the documents allocation it was combined with neighbouring Wimborne Minster. However, none of the 950 units proposed in the combined settlements were within Colehill itself, with the Local Authorities instead focussing on growth north and west of Wimborne Minster.</p> <p>The population of Colehill has not grown significantly since the 1970s. The population was recorded as 6,700 in 1981 and was just 6,901 in 2011. This shows that whilst other settlements in the sub-region have expanded to meet housing needs, Colehill has been largely ignored.</p> <p>Site Context</p> <p>The site is roughly triangular in shape, with the existing urban area to the west, woodland to the north (part of the Cannon Hill plantation) and the A31 to the south east. The site is undulating in parts, but is mostly open save for some internal trees. The site is currently used for grazing in part.</p> <p>The site is hidden from view for the most part, albeit southern areas are visible from the A31 north of Canford Bottom roundabout. The site is well connected to the urban area and contained by the main road and the woodland, essentially cutting it off visually from the wider countryside.</p> <p>The site is, along with all areas outside of existing settlements in southern East Dorset, designated as part of</p>		

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				<p>the Green Belt. A part of the western section of the site, adjacent to the urban area, is also designated as open space/recreation under adopted Core Strategy Policy HE4. The suitability of the site for development in light of these designations is discussed in more detail in following sections.</p> <p>The site can be accessed via Willow Drive, which is currently a cul-de-sac serving just 6 detached houses. Willow Drive connects directly to Canford Bottom, which is the main road which runs through the settlement. This main road connects directly to the recently improved Canford Bottom roundabout, just south of the site, providing quick and easy access to the A31 and the Strategic road network.</p> <p>There are local shops nearby, with the one-stop store at the end of Dales Drive and the Spar on Wimborne Road West located within walking distance. Hayeswood First School and Colehill First School are located to the west of the site, both within half a mile. There are a range of employment opportunities within easy reach, with local employment areas around Canford Bottom roundabout just to the south of the site, and Ferndown Industrial Estate, which is one of the largest employment areas in the sub-region, located just to the east.</p> <p>There are no public footpaths or public rights of way crossing the site. However the Castleman Trailway links to the north east corner of the site, before it crosses a bridge over the A31. There are a number of footpaths which circulate around the woodland to the north of the site, which</p>		

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				<p>can also be accessed as part of this proposal. Development of the site provides a unique opportunity to improve pedestrian/cycle connectivity in the area, serving both new and existing residents.</p> <p>The site is not identified as being at risk from flooding. It is also not within, or adjacent to, any ecological designations. It is within 5km of the Dorset heathlands, and in line with Policy ME2 of the adopted Core Strategy the provision of on-site SANGs will need to be provided.</p> <p>The site is undulating in parts, with the lowest points adjacent to the urban area (to the east) and in the southern corner, adjacent to the A31. Further detailed design work will be undertaken in due course to work with the contours of the site, and ensure issues such as drainage are fully taken account of.</p> <p>It is also acknowledged that noise from the A31 is likely to prevent development immediately adjacent to the south east boundary of the site. A buffer strip of open space, and increased vegetation along this boundary will most likely be necessary to address this issue, but this can be mitigated through the final design of the scheme.</p> <p>The majority of the site is open and clear of vegetation, but there are a number of trees dotted across the site, as well as along a number of the site boundaries, some of which are protected. The location of the significant trees on site are not considered a barrier to the development of the site for housing, and can be suitably designed into the scheme to ensure their long term protection.</p>		

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				<p>Green Belt Designation</p> <p>All areas outside of the existing settlement boundaries in the southern part of East Dorset are identified as being part of the Green Belt. This designation circulates all of the major settlements within East Dorset, Poole, Bournemouth and Christchurch essentially restricting further growth at the current time.</p> <p>Reflecting the housing needs in the sub-region Christchurch and East Dorset have acknowledged the need for a Green Belt review within the scoping paper for the Local Plan Review. Persimmon Homes welcome the upcoming Green Belt Review, and believes that the site at Willow Drive does not serve any Green Belt function. NPPF paragraph 80 sets out five criterion which define the purpose of Green Belt:</p> <ul style="list-style-type: none"> <li>• to check the unrestricted sprawl of large built-up areas;</li> <li>• to prevent neighbouring towns merging into one another;</li> <li>• to assist in safeguarding the countryside from encroachment;</li> <li>• to preserve the setting and special character of historic towns; and</li> <li>• to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.</li> </ul> <p>As previously discussed the site is well enclosed by woodland to the north and the A31 to the south east. This ensures that development cannot “sprawl” beyond the existing boundaries of the site, and contains growth close to the existing facilities and adjacent to the existing urban area.</p>		



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				<p>The containment of the site means that views into, and out of, the site are extremely limited. The A31 and the woodland act as significant barriers, essentially cutting this area of land off from the surrounding countryside. These factors combined mean that development of this parcel of land will not have an impact on the wider landscape or Green Belt. By focussing development on this contained piece of land, other, more sensitive areas of “open” countryside can be safeguarded.</p> <p>One of the key roles of the Green Belt in south east Dorset is maintaining the separation, character and identity of individual settlements. These are considered especially important around Wimborne Minster, Colehill, Pilford and Canford Bottom where a degree of coalescence has already occurred. There are a number of greenfield sites between these settlements that may be put forward as options whose development would exacerbate this coalescence further. Such development would undoubtedly result in a loss of identity of the individual settlements. On the contrary, the site at Willow Drive focuses development away from the most sensitive parts of the gaps between these settlements.</p> <p>The NPPF specifically mentions the setting and character of “historic towns”. In the local area there are a number of conservation areas such as Wimborne Minster town centre, Rowlands Hill/St Johns Hill (also in Wimborne Minster) and Burts Hill (north of Wimborne and Colehill). Development at Willow Drive will not influence any of these conservation areas, and as mentioned above, serve to protect the special</p>		

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				<p>character of the individual areas.</p> <p>Whilst a function of the Green Belt is also to assist in urban regeneration, there is always a limit on the level of development that can be achieved through this method. Within the adopted Core Strategy Christchurch and East Dorset District Council sought to deliver 5,000 new homes within existing urban areas, to be achieved through the regeneration of previously developed land. This is considered an ambitious target, and it is unlikely a commitment to similar numbers can be justifiably replicated in the Local Plan Review.</p> <p>Open Space Designation</p> <p>There is a section of the site, adjacent to Willow Drive, which is identified as being open space/recreation under Policy HE4 of the Core Strategy. This designated has been carried through from the 2002 East Dorset Local Plan which sought to address the poor provision of informal open space in the local area. Policy WIMCO9 stated that “an area of land to the east of the Canford Bottom area, extending to 2.5 hectare (6 acres) in size, will be developed as a Neighbourhood Equipped Area for Play.”</p> <p>Despite this policy being adopted in 2002 the land has not been purchased by the Local Authority, and currently provides no public access and no recreational benefits to existing residents. The designation was carried through into the adopted Core Strategy, but it remains unclear how the Local Authority intend to ensure deliverability.</p>		

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				<p>By allowing an element of residential development on the site at Willow Drive, a substantial area of public open space can be delivered to the benefit of both new and existing residents. Depending on the scale of development allowed, a wide range of options exist in terms of the amount and type of open space offered. Persimmon Homes welcomes the opportunity to discuss this with the Local Authorities in due course.</p> <p>Deliverability</p> <p>A key element to the site assessments that are likely to form part of the evidence base which will underpin the Local Plan Review will be an assessment on deliverability. For the Local Authorities to allocate a site they must be comfortable that it is deliverable, meaning it is suitable, available and achievable. Guidance on these assessments is set out in the Planning Practice Guidance.</p> <p>Suitability</p> <p>The sites suitable is linked to its current policy designation, but also any potential constraints. As discussed above the sites designations as part of the Green Belt should be reviewed, and the Open Space designation is only likely to be achieved via some form of development of the site.</p> <p>As set out in the site context section, there are not considered to be any overriding constraints that would adversely influence the ability for residential development to be achieved on the site. Issues such as noise from the A31, protected trees and topography can be adequately resolved</p>		

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				<p>through a sensitive and well thought out design process.</p> <p>The most recently produced SHMA for the sub-region highlights an increasing need for new housing in East Dorset, and the neighbouring areas of Poole and Bournemouth. Therefore, market attractiveness is considered to be particularly high.</p> <p>Achievability</p> <p>The site is greenfield with no known constraints that would adversely influence its viability. The Company believes that a policy compliant scheme, providing the necessary provisions for affordable housing, CIL, planning contributions and SANGs will be viable.</p> <p>Availability</p> <p>The site is in two ownerships, with 10 acres adjacent to Willow Drive owned by a single party and the remainder of the site owned by another. The make up of the site, and the split of ownerships, allows for the development to come forward as two separate schemes on individual parcels of land or as a single comprehensive development.</p> <p>Persimmon Homes are submitting this opportunity on behalf of both landowners, who are committed to bringing forward the site for development. There are no known legal, third party landownerships and/or ransom issues which would prevent development coming forward within the first 5 year period of the Plan period.</p>		

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				<p>Persimmon Homes are one of the largest house builders in the Country, and have delivered a number of residential led schemes of this nature and scale both nationally and locally. The Company has the financial strength and commitment to ensure that the site is delivered in a timely fashion. The Company has vast experience and a solid track record of delivering strategic housing sites, and have worked with the Local Authorities to deliver a number of new homes across local area, most recently at Hardy Crescent, Wimborne.</p> <p>Conclusions</p> <p>This covering letter demonstrates that the site at Willow Drive, Canford Bottom is a deliverable option for residential development. There are no overriding constraints that would prevent the site coming forward for development. A sensitively designed scheme can easily overcome minor issues around noise, trees and topography.</p> <p>The site is not considered to provide any Green Belt function, with the five tests from the NPPF discussed in brief previously. The site is well contained and will not result in any impacts on either the wider countryside or the setting of individual settlements. Unlike many other areas around Wimborne, Colehill and Canford Bottom, development at Willow Drive will not result in any settlement coalescence and will be well contained by existing, well defined, boundaries.</p> <p>The site provides a unique opportunity to link in with the surrounding footpath network, including the Castleman</p>		

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				<p>Trailway, as well as providing some much needed informal open space for existing and new residents. The desire for new open space in this area has been reiterated in the last two Local Plans that have covered the District, and a residential scheme in this location can help deliver this.</p> <p>Persimmon Homes believes that the site should be a preferred allocation for a residential led development as part of the Local Plan Review moving forward. The Company would welcome the opportunity to discuss the sites potential with the Local Authorities in due course.</p> <p>I trust this submission provides adequate information at this stage, but should you require any more detail, or would like clarification on any particular issue, please do not hesitate to contact me.</p>		
Mr James Dean James Dean Creative Landscapes (ID: 1037442)		LPR-REG18-102	Colehill	I attach a copy an area of ground at Colehill Wimborne (the area of land is that within the thick blue line) and I would be most grateful if you would let me know how I go about registering this land as a site for future housing/development.	<p>For reasons set out above in the “overview of Wimborne and Colehill”, no sites in and around Wimborne and Colehill have been included in the options consultation.</p> <p>This land falls within parcel 039 of the Green Belt Assessment which concludes that this parcel plays a strong role in safeguarding the countryside from encroachment.</p>	N
Mr D Smith (ID:	Mr Richard	LPR-REG18	Land at Wimborne Road Colehill	In response to the current Local Plan review consultation, I am enclosing a plan showing land at Colehill that warrants	For reasons set out above in the “overview of Wimborne and Colehill”, no sites in and around	N

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904546)	Shaw (ID: 1036080)	-120		<p>consideration for housing development.</p> <p>It is sustainably located on the edge of the urban area, fronting a public transport route, next to first and middle schools and within walking and cycling distance of Wimborne town centre with all of its facilities.</p> <p>Our client Mr D W Smith owns the land within the solid black line on the plan. The land edged in red is immediately available and capable of accommodating some 20 / 25 new homes including a high percentage of affordable housing. This would be achieved by utilising only the areas fronting Wimborne Road and within the centre of the site, retaining the open areas of land at the rear in order to respect the conservation area and the setting of traditional dwellings in Cobbs Road.</p> <p>The area with housing potential is peripheral to the designated conservation area, the stated purpose of which is to protect a range of traditional buildings and their immediate setting. The land fronting Wimborne Road does not form part of that setting. It is not visible from any of the protected cottages, nor within their setting hence a modest amount of sensitively designed housing in traditional style has the potential to enhance the conservation area by providing a transition and separation from the suburban street scene on Wimborne Road.</p> <p>We can provide indicative designs to show how this would work satisfactorily and beneficially including both heritage and landscape assessments. There is interest in developing this land in the manner suggested by two local housing firms</p>	<p>Wimborne and Colehill have been included in the options consultation.</p> <p>This land falls within parcel 030 of the Green Belt Assessment which concludes that this parcel plays a significant role in safeguarding the countryside from encroachment and preventing the coalescence of settlements (Wimborne and Colehill).</p>	

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				<p>who are known for their high quality award winning traditional forms of development, located within conservation areas and other traditional and sensitive locations.</p> <p>Whilst we believe that this area of land can in itself provide a useful contribution to your housing requirement in a highly sustainable and sensitive manner, it could also be combined with the adjoining area edged in blue to provide an increased housing contribution of around 50 / 55 dwellings, whilst still maintaining the key purposes of the conservation area, delivering housing in a traditional form with a landscaped edge along Cobbs Road and its footpath continuation to Green Hill Lane, thereby softening and enhancing this part of the conservation area, compared to the suburban edge currently presented by Wimborne Road.</p> <p>Development on Wimborne Road can also facilitate road improvements, with traffic calming and management measures to avoid the problems of parked cars, buses not getting through effectively, and to address the pedestrian safety shortcomings that currently affect this important section of road, all funded as part of the development.</p> <p>The very special circumstances that are necessary to warrant a change to green belt boundaries in this instance arise from a combination of the following circumstances and opportunities;</p> <p>(i) The need to provide more housing within East Dorset which will necessitate green belt release in sustainable locations, this location being one of the most sustainable options anywhere in the District;</p>		



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				<p>(ii) The opportunity to enhance this edge of the conservation area and to deliver housing in a potentially award winning conservation architectural style, softening the current suburban edge;</p> <p>(iii) Delivering local houses for local people – we are prepared to enter into a local homes restriction tying first occupation to people living in the Parish;</p> <p>(iv) This land could lend itself to becoming an exceptions site, with a high proportion of affordable housing and / or local occupancy restriction;</p> <p>(v) Delivering small quality local open spaces focussed around the two oak trees within the site, as a focus along Wimborne Road benefitting the amenities of local people; and</p> <p>(vi) Facilitating a range of safety improvements to a key section of road.</p> <p>The need for housing delivery has previously been accepted by Christchurch and East Dorset Councils as warranting green belt review, resulting in several housing allocations in the green belt in the current Core Strategy. The recent assessment of housing need in the form of the December 2015 Strategic Housing Market Assessment (SHMA) demonstrates a further housing need that cannot be met without green belt review.</p> <p>This site provides a very sustainable and suitably located opportunity to contribute towards meeting that important housing need, doing so in manner which is sensitive, enhances the conservation area, is appropriately designed, can meet local needs and deliver a range of other benefits to the area.</p>		

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				<p>We would welcome the opportunity to meet with you in order to expand upon and discuss the prospects and opportunities offered by this site (either independently or in conjunction with the adjacent areas) early in the next stage of the Local Plan Review.</p> <p>Thank you for considering this submission.</p>		
Mr & Mrs Stewart & Mr & Mrs Fairchild (ID: 1036188)	Mr Nigel Jacobs Intelligent Land (ID: 1036184)	LPR-REG18-122	Land at Broomhill (North of Colehill)	<p>1.0 Introduction</p> <p>1.1 Intelligent Land has been instructed by Martin and Beverley Stewart and David and Adele Fairchild to promote land in Broomhill through the Review of the Christchurch and East Dorset Local Plan Part 1 – Core Strategy 2014 for housing. This submission is provided as part of the ‘Call for Sites’ issued by the local authorities in September 2016.</p> <p>2.0 Site Context</p> <p>2.1 The Site</p> <p>2.1.1 The site being promoted is in Broomhill in East Dorset District and is made up of two ownerships, land that is owned by Martin and Beverley Stewart (The Stewart’s) and land owned by David and Adele Fairchild (The Fairchild’s). The Stewart’s ownership includes the current Stewarts Garden Centre, a large brownfield site on the western side of Broomhill, and undeveloped greenfield land to the east of the Garden Centre. The Fairchild’s land adjoins The Stewart’s land to the east and is also undeveloped greenfield land. A site location plan identifying the different ownerships is included at Appendix 1. The land is being promoted together as a comprehensive approach to housing development in Broomhill.</p>	<p>For reasons set out above in the “overview of Wimborne and Colehill”, no sites in and around Wimborne and Colehill have been included in the options consultation.</p> <p>This land falls within parcel 040 of the Green Belt Assessment which concludes that this parcel plays a significant role in safeguarding the countryside from encroachment.</p>	N

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				<p>2.1.2 The site is located to the south of God's Blessing Lane and south and west of Hart's Lane. The total land area promoted is approximately 13.2 hectares. Land in The Stewart's ownership extends to 12.4 hectares while land owned by the Fairchild's is 0.75 hectares.</p> <p>2.1.3 Broomhill is approximately 4km north of Wimborne town centre and 1.5km north of Pilford, the current outer extent of Wimborne's urban area.</p> <p>2.1.4 The site is therefore a mix of current brownfield and proposed greenfield. The Garden Centre element consists of the operational Garden Centre and a significant area of land given over to nursery for the growing and bringing on of plants. The rest of the promoted site runs broadly north-west to south-east from the Garden Centre to the back of properties on Colehill Lane</p> <p>2.1.5 The greenfield element is naturally undeveloped and is used for grazing. It has an agricultural Grade 3 classification of good to moderate land quality. It is within Flood Zone 1 with no known flooding issues.</p> <p>2.1.6 The site is available and suitable subject to allocation and is considered deliverable within the first five years of the Plan period.</p> <p>2.2 Relevant Planning History</p> <p>2.2.1 There are various applications that relate to development at the Garden Centre whereas there are no relevant applications for the undeveloped land.</p> <p>2.3 Constraints</p> <p>2.3.1 The site is currently within the South East Green Belt as delineated by the Proposals Map that accompanies the development plan. The Green Belt is a policy constraint and it is acknowledged that a review of the Green Belt will form part of the Plan Review process.</p>		

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				<p>2.3.2 It is located within the Dorset Heathland 5km Zone, which is a buffer area to protect internationally designated heathland habitat. It is acknowledged that mitigation is required for development within the 5km zone.</p> <p>2.3.3 The woodland to the west of the Garden centre is part Broadleaved and is recorded on the National Forest Inventory. Part of the woodland being deciduous is also on the priority Habitat Inventory. Further, some of the woodland is also classified as Ancient and semi natural.</p> <p>2.3.4 Next door to the Garden Centre on Hart's Lane is Pixies Holt, a Grade 2 Listed Building from the 17th century and former farmhouse.</p> <p>3.0 The Need for Housing</p> <p>3.1 Eastern Dorset Strategic Housing Market Assessment</p> <p>3.1.1 The Eastern Dorset Strategic Housing Market Assessment (SHMA) 2015 provides the most up to date evidence base for housing needs for Christchurch Borough and East Dorset District Councils, as well as the other local authorities within the Housing Market Area (HMA). It provides the starting point for determining the Objectively Assessed Housing Need (OAHN) and identifies an uplift of approximately 26,000 dwellings over and above that provided by the six local authorities in their current local plans.</p> <p>3.1.2 The Borough of Poole and Purbeck District Councils have commenced reviews of their Local Plans and are utilising the SHMA as part of their evidence. It is likely that Bournemouth Borough Council will commence a review of their local plan on the back of evidence within the SHMA.</p> <p>3.2 Christchurch and East Dorset Housing Needs</p> <p>3.2.1 The SHMA has identified a significant increase in housing over the period 2013-2033 across the HMA. For</p>		

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				<p>Christchurch and East Dorset combined the SHMA identifies a housing requirement of 12,520 at 639 dwellings per annum. This is an additional 4,030 dwellings over the current adopted Plan's housing requirement of 8,490. At 1 April 2015, the Councils had recorded completions totalling 639 for the first two years of the Plan and an identified supply of 7,633 dwellings. Therefore, as a starting point, from 1 April 2015 to 31 March 2033 there is a need to identify land to accommodate 4,248 dwellings. This does not include any additional housing that may need to be provided under the Duty to Cooperate requirements introduced through the Localism Act 2011.</p> <p>4.0 Settlement Strategy  4.1 The Location of Development  4.1.1 Christchurch Borough and East Dorset District Councils are part of the Eastern Dorset HMA together with the Boroughs of Bournemouth and Poole and the Districts of North Dorset and Purbeck. The main area and focus for economic activity is the South East Dorset (SED) conurbation centred on the settlements of Bournemouth and Poole together with Christchurch and to a lesser extent Wimborne. Beyond the conurbation only Blandford and Wareham are of any significant size with most other settlements forming small towns or villages in a rural setting.  4.1.2 The conurbation draws in significant numbers of commuters from across the HMA and there are many trips across the conurbation for employment, shopping and other activities. The furthest points away from the conurbation in North Dorset may not look towards the conurbation as its focus, however, for the rest of the HMA it acts as the centre for housing, commerce and sub-regional facilities</p>		

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				<p>4.1.3 Strategic planning in SED for the past 40 years has promoted the growth of the conurbation with significant housing, employment and infrastructure provision set within a tightly drawn Green Belt boundary. Additionally, in the conurbation and wider SED there are significant international and national nature conservation designations that give protection to species and their habitat as well as nationally and locally important landscape. Tensions between development and the natural environment needs to be managed and with the conurbation at the centre of the Local Enterprise Partnerships objectives for economic growth accommodating development sustainably will require some very difficult decisions to be made. Not least this is likely to involve the release of sites within the Green Belt for development.</p> <p>4.1.4 The Christchurch and East Dorset Core Strategy 2014 to accommodate the then identified housing requirement made 13 Green Belt releases to accommodate about 3,500 new dwellings. With Bournemouth and Poole together unlikely to be able to accommodate their OAHN within the built-up area further greenfield development is inevitable in SED.</p> <p>4.1.5 To comply with the legal Duty to Cooperate Strategic Planning arrangements in Dorset have been put in place via the Strategic Planning Forum which reports to the Dorset Chief Executives Group which in turn reports to the Growth Board including Leaders of Dorset's Councils. These arrangements are relatively new and the local authorities have agreed a broad list of cross boundary issues and to work jointly on developing an evidence base. What has not yet materialised is a coordinated approach to plan making across Dorset or SED with individual authorities now</p>		

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				<p>pursuing their own local plan reviews. Critically, individual Councils, so far, are undertaking Green Belt reviews outside of a strategic overview with Christchurch and East Dorset likely to pursue their own review. This in turn will inform the Sustainability Appraisal which will assess options for the delivery of new housing and other uses.</p> <p>4.1.6 Accommodating the housing need should seek to identify development locations that support the established spatial pattern of development, make use of existing infrastructure and other facilities, reduce the need to travel, protect important natural and built resources while meeting the objectives for growth. The Councils have indicated that development opportunities could be within existing urban areas, in rural villages or on the edge of existing settlements, however, it may also be that new freestanding development could provide a sustainable settlement solution. Together this points to a focus for the search for sites in the southern part of East Dorset, from Alderholt to Sturminster Marshall, and within Christchurch as areas most closely associated with the conurbation.</p> <p>4.2 Green Belt</p> <p>4.2.1 The site being promoted lies within the Green Belt as defined by the Christchurch and East Dorset Core Strategy 2014. Adjustment to the policy approach to Green Belt in Broomhill would be required to facilitate housing at the promoted site. It is possible that the site could be taken out of the Green Belt however the more likely scenario is to create a settlement boundary for Broomhill within the Green Belt that allows for development on the promoted land. The Garden Centre is an established brownfield use within the Green Belt that could come forward under existing national policy guidance.</p>		

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				<p>4.2.2 It is inevitable that land currently covered by Green Belt policy restrictions will make a significant contribution to meeting the housing requirement. Given approximately 3,500 dwellings were identified on Green Belt land through adoption of the current plan it is possible that a similar number may again have to be on Green Belt land. Broomhill offers a location very close to the edge of the existing urban boundary and only a short distance from the centre of Wimborne where the creation of an enhanced settlement within the Green Belt offers sustainability benefits in terms of access and proximity to an existing main settlement.</p> <p>5.0 Site Concept</p> <p>5.1 Design</p> <p>5.1.1 Given the low density and rural character of Broomhill a low to medium density development that fully respects the rural landscape and integrates with the existing character is proposed. A density range of 20-25 dwellings per hectare is considered appropriate. A mix of house types and sizes designed with cues from traditional buildings will integrate development into the rural setting.</p> <p>5.1.2 The current structure of development is linear in nature fronting the roads that pass through and meet in Broomhill. Development on the Garden Centre site is likely to be more compact and reflective of the nature of development on this site while development on the remainder of the site is likely to be looser grained. From a settlement development perspective, development of the promoted land could enable the creation of a more compact settlement.</p> <p>5.1.3 Development of approximately 200 houses will generate the need for Suitable Alternative Natural Greenspace (SANG) which will be provided for on-site and will look to integrate with existing footpath connections and</p>		



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				<p>routes. 200 dwellings generate a requirement for about 4 hectares of SANG. 200 dwellings at 25 dwellings per hectare leaves just over 5 hectares of land available for SANG and it is considered that this allows sufficient flexibility to accommodate any necessary mitigation.</p> <p>5.2 Accessibility</p> <p>5.2.1 Broomhill has direct road connections into Wimborne and the services and facilities found there. It is also placed well for access to the A31. The Garden Centre has an existing access that caters for visitors and the large number of lorries that bring in products which can be utilised as the primary access point to future development. Other access points and how the development is spatially arranged will need consideration.</p> <p>6.0 Planning Benefits</p> <p>6.1 Social</p> <p>6.1.1 The provision of housing will help provide much needed homes in SED. A proportion of these, subject to the Council's review of affordable housing policy, will be affordable to help meet local need. There is no overriding harm to the delivery of housing in this location to the local community, indeed, there is a significant benefit to be accrued by redevelopment of the garden centre and the removal of the large number of lorry movements in Broomhill and the surrounding country roads. Development could also look to provide a bespoke community building to support the enlarged settlement as well a local store.</p> <p>6.2 Economic</p> <p>6.2.1 There will be short term economic gain created by the construction of new homes. A site delivering approximately 200 dwellings will on average provide employment opportunities for 3-5 years across a range of construction</p>		

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				<p>trades.</p> <p>6.2.2 Housing is recognised by the Local Enterprise Partnership as crucial to the economic prosperity of SED. A shortage of housing leads to workforce capacity issues and fuels the unaffordability of housing. Ensuring sufficient houses are provided, therefore, not only helps meet the housing need but is crucial in supporting the local economy.</p> <p>6.3 Environmental</p> <p>6.3.1 The site is grazing land with no known important ecology at this stage. Utilising those features e.g. trees and hedgerows within the development will help integrate it within its existing setting.</p> <p>6.3.2 The provision of a SANG will bring benefits to the internationally important heathland found across SED. Not only will the SANG provide the mitigation for any proposed housing but it will also be a resource for existing residents who may otherwise venture to heathland for the likes of dog walking.</p> <p>7.0 Conclusion</p> <p>7.1 Broomhill is well located to the existing urban area being only a short distance from the centre of Wimborne. In spatial terms, it relates well to Wimborne with direct access via Colehill Lane and/or Long Lane. The opportunity to create a proper village without the need for removal from the Green Belt is an attractive proposition both from a sustainability perspective but also from a development perspective.</p> <p>7.2 Redevelopment of Stewarts Garden Centre would bring considerable benefit through removal of HGVs from surrounding roads as well as reduction in the traffic movement generated by visitors.</p> <p>7.3 Together the 13 hectare site offers an opportunity to accommodate some of the Christchurch and East Dorset</p>		

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				<p>housing need sustainably while making use of an existing brownfield site. It is available, suitable and deliverable within five years of allocation.</p> <p>7.4 The landowners are keen to work with the Council through the review of the Local Plan and look forward to working positively with the Planning Policy team.</p>		
Mr Graham Thorne Thornes (ID: 1053515)		LPR-REG18-151	Stapehill Farm and Forestry, Colehill	<p>We attach herewith potential sites in Sturminster Marshall and Stapehill/Canford Bottom that could be included in the above and were noted in previous SHLAA calls.</p> <p>The site at Sturminster Marshall has previously been discussed as being suitable in part for a relocated village school together with housing off the existing Railway Drive, an access has been maintained together with drainage connections from the previous developments to serve the field up to Newton Road. The total site is owned by two clients of our firm and could be made available accordingly. We also enclose a plan showing the total site within the red line.</p> <p>Stapehill Farm includes land to both sides of the Ferndown bypass, the north side of which national developers are interested in promoting and the south side which could be made available with an access from Uddens Drive. We attach a plan showing the further total site.</p> <p>We also attach a preliminary sketch with regard to a small site in Alderholt which we previously discussed.</p> <p>Should you require any further information please let me</p>	<p>For reasons set out above in the “overview of Wimborne and Colehill”, no sites in and around Wimborne and Colehill have been included in the options consultation.</p> <p>This land falls within parcels 042 and 043 of the Green Belt Assessment which concludes that these parcels play a significant role in preventing the coalescence of settlements (Colehill and Ferndown).</p>	N

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				<p>know accordingly.</p> <p>[Stapehill Farm and Forestry]</p>		
Hall & Woodhouse (ID: 521734)	Miss Lynne Evans Southern Planning Practice (ID: 359284)	LPR-REG18-159	<p>(a) Adj Tops Day Nursery, Wimborne</p> <p>(b) Barley Mow, Colehill</p> <p>(c) Horns Inn, Colehill (LP2SC37-c)</p> <p>(e) The Rising Sun Inn Wimborne (LP2SC37-e)</p>	<p>I recently spoke with your planning policy team who confirmed that you are still welcoming the submission of potential development sites as part of the Local Plan Review.</p> <p>Please find enclosed brief reports on four sites submitted on behalf of Hall &amp; Woodhouse Ltd which are suitable and available for residential development.</p> <p>Two of the sites have been previously submitted [See Local Plan Part 2 Regulation 18 submission: LP2SC37]:</p> <ul style="list-style-type: none"> <li>- Land at The Horns Inn Colehill BH21 7AA – this submission is to confirm that the site remains available and provides further and updated information</li> <li>- Land at The Red Lion Sturminster Marshall BH21 4BU - this submission is to confirm that the site remains available and provides further and updated information</li> </ul> <p>Together with two additional sites:</p> <ul style="list-style-type: none"> <li>- Land adjacent Tops Nursery, Leigh Road, Wimborne BH21 7BX</li> <li>- Land at the Barley Mow, Colehill BH21 7AH</li> </ul> <p>I hope that this provides all the information you require to consider the development opportunities provided by these sites, but please contact me if you have any queries. We would be pleased to meet with you to discuss further.</p>	<p>Sites a,b,c and e: For reasons set out above in the “overview of Wimborne and Colehill”, no sites in and around Wimborne and Colehill have been included in the options consultation.</p> <p>In the Green Belt Assessment these sites fall into the following parcels (site (e) is within the urban area):</p> <ul style="list-style-type: none"> <li>(a) – parcel 33 which concludes that the parcel has significant roles in preventing coalescence of Wimborne and Colehill, and safeguarding countryside from encroachment;</li> <li>(b) – parcel 037 which concludes that the parcel has strong role in safeguarding countryside from encroachment</li> <li>(c) - parcel 28 which concludes that the parcel has significant roles in preventing coalescence of Wimborne and Colehill, and safeguarding countryside from encroachment</li> </ul>	N
ALDI (ID:	Ms	LPR-	Land at Canford	This representation is submitted by Planning Potential, on	For reasons set out above in the “overview of	N

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745989)	Marsha Badon Planning Potential (ID: 1095771)	REG18-161	Bottom (Colehill)	<p>behalf of ALDI Stores Limited, in response to Christchurch and East Dorset Councils' Regulation 18 consultation on the Christchurch and East Dorset Local Plan. Our comments relate specifically to land to the east of Canford Bottom Roundabout on A31/ Wimborne Road West, Wimborne Minster.</p> <p>The land that is the subject of this representation is included on the enclosed Site Plan (ref: 140254 P(0)55). In addition, please find attached the following documents in support of the site representation:</p> <ul style="list-style-type: none"> <li>• Overall Site Feasibility – 140254 P(0)100;</li> <li>• Technical Paper 1 – Overview of Highway Considerations (produced by Entran)</li> </ul> <p>The purpose of this representation is to request that the Council removes the identified land from the Green Belt, in order to facilitate its future development for residential and commercial/retail use.</p> <p>Future Development</p> <p>As set out in the attached site feasibility plan, the southern part of the site (to the north of Wimborne Road West) is capable of future development as a neighbourhood foodstore. The feasibility plan also demonstrates how the northern part of the site could be developed to provide c.69 dwellings. Without prejudice to the Council's future consideration of the site, it is proposed that a high proportion of the dwellings (up to 50%) would be provided as affordable accommodation.</p> <p>Site Context</p> <p>The site is located at Cranford Bottom Roundabout on land to the east of the urban area of Canford Bottom, which is regarded as within Colehill. The settlement is identified as a "suburban centre" in the adopted Core Strategy. Colehill is</p>	<p>Wimborne and Colehill", no sites in and around Wimborne and Colehill for housing and employment have been included in the the options consultation.</p> <p>With regard to the proposed retail use, the NPPF requires a sequential approach in locating retail development, focusing firstly on existing centres and edge of centre sites. This site is out of centre (Colehill has no existing centre).</p> <p>The Bournemouth, Christchurch and East Dorset Retail and Leisure Study 2017 has identified overall requirements for retail floorspace in East Dorset. An (including comparison, Convenience and food and beverage floorspace) which is set out in draft options Key Strategy Policy 3.7. In East Dorset there is a need to provide an additional 6,800sqm of new retail floorspace over the period to 2028.</p> <p>The delivery of this projected floorspace requirement will be achieved through a combination of the re-use of vacant units in existing centres and new developments. Wimborne Minster, Ferndown and West Parley will be the main focus for meeting district wide projections for convenience, comparison and food and beverage floorspace. Verwood, West Moors and Corfe Mullen will also deliver additional floorspace of a smaller scale to contribute to the overall district requirement. The Site Allocations and Area Based policies in this Local Plan sets out the detailed strategy for the delivery of the retail strategy (Section 5). An allocation for 2000sqm is proposed at the</p>	

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				<p>well located and positioned between the major centres at Wimborne Minster and Ferndown, to the north of Poole and Bournemouth.</p> <p>The site is located adjacent to the A31 and Wimborne Road West. The site currently forms part of a wider area of undeveloped land that lies within the identified Green Belt allocation, as outlined on the Christchurch and East Dorset Local Plan Part 1 - Core Strategy Policies Map. There are various trees and mature shrubbery along the site boundaries as well as within the site.</p> <p>The land is located in Flood Zone 1, and there are no known contamination or pollution issues.</p> <p>The wider site is bordered by residential development to the south. Wimborne Care Home is located to the east, beyond which are residential units, and there is extensive residential development to the west. The land to the north and south of the site is located within the Green Belt and comprises undeveloped land. We understand that adjacent sites have also been the subject of Regulation 18 submissions.</p> <p>Green Belt Designation All areas outside of the existing settlement boundaries in the southern part of East Dorset are identified as being part of the Green Belt. NPPF paragraph 80 sets out five criterion that define the purpose of including land within the Green Belt:</p> <ul style="list-style-type: none"> <li>i. to check the unrestricted sprawl of large built-up areas;</li> <li>ii. to prevent neighbouring towns merging into one another;</li> <li>iii. to assist in safeguarding the countryside from encroachment;</li> <li>iv. to preserve the setting and special character of historic towns; and</li> </ul>	<p>Police and Magistrate's Court, Wimborne</p> <p>Allocation of the proposed site for retail use is therefore rejected.</p> <p>This land falls within parcel 043 of the Green Belt Assessment which concludes that this parcel plays a significant role preventing the coalescence of settlements (Wimborne/Colehill and Ferndown)</p>	

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				<p>v. to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.</p> <p>In considering the above criteria, it is considered that the site does not serve any genuine Green Belt function. On this basis,</p> <p>we consider that that the site should be removed from within the Green Belt designation as part of the Christchurch and East Dorset Local Plan Review. The removal of the site from within the Green Belt would facilitate the development of the land for residential and retail use that is beneficial to the sustainable growth of the Colehill/Canford Bottom/Stapehill area without causing harm to areas of acknowledged importance.</p> <p><b>Deliverability</b> We consider that the site is deliverable in the short to medium term. An initial analysis of the site's suitability, availability and achievability is included below.</p> <p><b>Suitability</b> The site's suitability is linked to its potential policy designation and any potential physical constraints. As discussed above, the site's designations as part of the Green Belt should be reviewed.</p> <p>Other than the existing Green Belt designation, there are not considered to be any overriding physical constraints that would adversely influence the ability for retail and residential development to be achieved on the site. Issues such as highways capacity (including the operation of the A31/Canford Bottom roundabout) are considered in the enclosed highways Technical Paper.</p>		

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				<p>Other matters are readily capable of being addressed through an appropriate pre-application and formal planning application process.</p> <p><b>Achievability</b>  The site is greenfield, with no known constraints that would adversely influence its viability. ALDI Stores Limited are interested in developing the retail section of the site in the short term, with the future residential development of the site to the north being brought forward over a similar time-frame. This will enable the site to provide an early contribution towards meeting identified housing need within the local area, including affordable housing.</p> <p><b>Availability</b>  The site is within a single ownership and is available for development, subject to its release from the Green Belt. There are no known legal, third party landownerships and/or ransom issues which would prevent development coming forward within the first five-year period of the Plan period.</p> <p><b>Conclusions</b>  This representation is submitted by Planning Potential, on behalf of ALDI Stores Limited, in response to Christchurch and East Dorset Councils' Regulation 18 consultation on the Christchurch and East Dorset Local Plan Review. The subject site is in an accessible location to the east of Canford Bottom Roundabout, and is located adjacent to the A31, which is a key arterial route between Southampton and Dorchester. In addition, the site is situated between the residential core of Canford Bottom, and residential development at Wimborne Road West. The removal of the site from within the Green Belt would allow the potential for a wider scope of development on the</p>		



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				<p>land, which includes both retail floorspace and approximately 69 residential units. The delivery of commercial development on the site within the short term will meet the needs of the residents of Colehill and the wider Wimborne area, and will improve the economic prosperity of the town. We therefore trust you will give this representation due consideration and would welcome discussing with you further the opportunity that this site presents. Should you have any questions or queries, please do not hesitate to contact Marsha Badon</p>		
Dr Lesley Haskins (ID: 359875)		LPR-REG18-167	Woodland House (Colehill)	<p>I attach a map which I believe shows the current boundary of the Green Belt around the northern sector of North Leigh Lane. I have also indicated the extent of my ownership at Woodland House.</p> <p>You will note that a small parcel of my land, recently acquired, is not currently in the Green Belt. This parcel is, like the rest of my land, fully wooded and in a natural state. It is no longer separated from my original holding by any form of barrier. It is separated from the house and garden known as High Trees by a fence. I formally request that this parcel of woodland should be added into the Green Belt.</p> <p>Please note that the land on the northern side of my drive, which is attached to a property in Wimborne Road, is within the Green Belt and is also natural woodland. I should object to any removal of this woodland from the Green Belt.</p>	<p>Green Belt boundaries are required to be:</p> <ul style="list-style-type: none"> <li>• Identifiable - the boundary should follow an identified line on a map;</li> <li>• Logical - the boundary makes sense, for example it avoids crossing through buildings or curtilages, or randomly including one property while excluding a similar one next door;</li> <li>• Defensible - the boundary can be identified on the ground, and clearly separates more developed land from more open land;</li> <li>• Reasonable - the boundary does not unreasonable impinge on property owners or businesses, for example by dividing curtilages and therefore making it difficult for even minor</li> </ul>	N

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				<p>I hope you will be able to agree that</p> <ul style="list-style-type: none"> <li>- the retention in the Green Belt of the woodland attached to the Wimborne Road property</li> <li>- the addition into the Green Belt of the woodland attached to Woodland House,</li> </ul> <p>would make for a consistently defined Green Belt boundary in this vicinity.</p>	<p>development to be approved.</p> <p>The existing Green Belt boundary follows the boundary of the plot. The suggested change appears to cut through the middle of the plot. There appears to be no identifiable line on the latest OS map base to plot this amendment. Therefore we have retained the boundary as existing.</p>	
Mr G.C Hands (ID: 1102108)	Mr C Miell Pure Town Planning (ID: 1102107)	LPR-REG18-169	Land South of 26-30 Canford Bottom (Colehill)	<p>The site is surrounded by built development and is the only land within this immediate area that is yet to be developed. Therefore the infill of the site is considered to represent a logical expansion of the existing settlement of Colehill.</p> <p>It has been demonstrated that the inclusion of the brownfield site within South East Dorset Green belt is long standing boundary anomalies. The site does not wholly serve any of the statutory purposes of the green belt as identified by the NPPF and therefore the site should be released for development.</p> <p>Furthermore there are no planning constraints that would preclude residential development and it is considered that the site wholly meets the NPPF requirements for achieving sustainable development. There are amenities and public transport routes within the local area allowing any future development on this site to be wholly sustainable.</p> <p>As the preceding pages have shown the site can be utilized to provide a unique and sustainable mixed use urban</p>	<p>For reasons set out above in the “overview of Wimborne and Colehill”, no sites in and around Wimborne and Colehill have been included in the options consultation.</p> <p>This land falls within parcel 044 of the Green Belt Assessment which concludes that this parcel plays a significant role in preventing the coalescence of settlements (Wimborne/Colehill and Stapehill/Ferndown).</p>	N

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				<p>extension to Colehill that will follow the logical pattern of growth in the area whilst safeguarding the existing employment use.</p> <p>Please see attached document for full site analysis.</p>		
Mr Stefan Briddon Bellway Homes (Wessex) (ID: 521740)	Mr Richard Henshaw Intelligent Land (ID: 1038815)	LPR-REG18-179	Land North of Leigh Road Colehill	<p>Intelligent Land has been engaged to act on behalf of Bellway Homes who wish to propose a Local Plan housing allocation North of Leigh Road, Colehill.</p> <p>1.2 Bellway Homes has recently shown its strong track record in taking forward a housing project within East Dorset, with its scheme at Holmwood House, south of Ferndown. Apart from the smaller Coppins site, this is the most progressed of all the New Neighbourhoods identified in the Core Strategy. This delivery record shows that the Councils can be confident this proposal will be taken forward quickly if supported through an allocation in the new Local Plan.</p> <p>2 The Need for Housing</p> <p>2.1 Eastern Dorset Strategic Housing Market Assessment (SHMA)</p> <p>2.1.1 The latest SHMA has identified a significant increase in the need for new homes in SE Dorset. The SHMA has taken into account the appropriate factors to reach its conclusions, but assumptions need to be rigorously tested, and continuous monitoring undertaken to ensure the most appropriate housing requirement is provided for within the Local Plan. The use of the latest 2015 SHMA should form the starting point for identifying the Objectively Assessed Housing Need (OAHN), and additional evidence gathered during the production of the Local Plan will be important to inform the final housing requirement. It is therefore</p>	<p>For reasons set out above in the “overview of Wimborne and Colehill”, no sites in and around Wimborne and Colehill have been included in the options consultation</p> <p>This land falls within parcel 033 of the Green Belt Assessment which concludes that this parcel plays a significant role in safeguarding the countryside from encroachment and preventing the coalescence of settlements (Wimborne and Colehill).</p>	N

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				<p>necessary that the Councils continue to monitor the relevance of the latest SHMA, which may require an update prior to the Local Plan review being submitted to the Secretary of State.</p> <p>2.1.2 It should be noted that the Borough of Poole and Purbeck District Council are both making use of the 2015 SHMA to inform their housing requirement as part of Local Plan reviews.</p> <p>2.2 Christchurch and East Dorset Housing Needs</p> <p>2.2.1 It is clear, that the housing requirement adopted in the current Local Plan no longer provides for the latest evidence on housing needs. The 2015 SHMA not only highlights an annual shortfall in the adopted Local Plan housing requirement, but also provides evidence to extend the period of the Local Plan to 2033. The SHMA suggests that there should be a combined housing requirement of 626 dwellings per year, amounting to 12,520 dwellings over the 20-year period 2013 to 2033. This is 60 dwellings per year more than the adopted Local Plan through to 2028, plus a further five years of identified OAHN.</p> <p>2.2.2 It is evident that the adopted Local Plan is not delivering housing as quickly as predicted. This is due to a combination of factors, but primarily because the new neighbourhood sites have not commenced development as quickly as anticipated. This is now creating serious concerns about whether the Councils will be able to show a five-year housing land supply. The Council has reported completions for the first three years of the adopted Local Plan, and this shows that there had already been a shortfall of 580 dwellings based on the trajectory within Appendix 1. This is despite the fact this trajectory anticipated low delivery over this period. When the completions are</p>		

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				<p>measured against the average annual requirement for the Local Plan of 566 dwellings it shows a shortfall of 705 in just three years.</p> <p>2.2.3 If the new local plan housing requirement is assumed to be 12,520 new dwellings over the period 2013 to 2033, this would result in a net outstanding requirement of 11,527 at 1st April 2016, after completions of 993 dwellings for the first three years is deducted. This amounts to 678 dwellings per year through to 2033. As of the 1st April 2016, the Councils predicted, using the 2013 Strategic Housing Land Availability Assessments (SHLAAs), that there was potential to deliver 3,764 dwellings within the existing urban areas and villages in the adopted Local Plan period. A further 3,660 dwellings were identified as being deliverable on strategic sites. Together, these mean that 7,424 dwellings have been identified as available and deliverable by the Councils through to the end of March 2028. Consequently, there is a need to identify where at least 4,248 dwellings can be provided over the period from 1st April 2015 to the end of March 2033.</p> <p>2.2.4 When calculating future housing supply, it is common practice to apply a 10% non-implementation rate for sites with planning permission and even allocations. This recognises that there are a proportion of planning permissions and allocated sites that are not implemented. There are good examples of such sites in East Dorset, where some local plan allocations have remained unbuilt for 25 years or more. This is often due to the choice of the landowner and is beyond the control of the Councils. It is suggested that the Councils investigate this issue and apply an appropriate non-implementation allowance based on evidenced delivery of dwellings.</p>		

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				<p>2.2.5 The Councils must comply with the Duty to Co-Operate requirements. This could mean they request neighbouring authorities to provide for some of the OAHN. However, it is not anticipated that any of the adjoining authorities would be willing or able to accommodate part of the authorities housing requirement. Alternatively, the neighbouring authorities may request that Christchurch and East Dorset Councils accommodate some of their OAHN. In particular, Bournemouth Borough has a significant OAHN which it could well find difficulty providing for within its own boundaries. This could increase the pressure to accommodate housing within Christchurch and East Dorset.</p> <p>2.2.6 Although the plan area is very constrained by wildlife and flood risk constraints, it is not accepted that this means there is insufficient scope to accommodate the OAHN within the confines of Christchurch and East Dorset.</p> <p>3 Settlement Strategy</p> <p>3.1 The Location of Development</p> <p>3.1.1 When allocating areas for growth in the Local Plan review, it is important to think of the wider context of the District and Borough. Christchurch and the southern settlements of East Dorset, stretching from Alderholt to Sturminster Marshall, are closely related to the Bournemouth and Poole conurbation, and this has been recognised in strategic planning policy for almost 40 years, since the first Structure Plan was produced. This is identified most recently by the latest SHMA which confirms that the Local Plan area falls within the Eastern Dorset Housing Market Area. Additionally, travel to work data shows that the conurbation is the major economic hub, and it is therefore sensible to locate people close to their likely</p>		

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				<p>places of work. It is also the location of sub-regional facilities which are a major attraction to those living within SE Dorset. It is therefore appropriate that the majority of new housing to be delivered through the new Local Plan should be provided in, or near to Christchurch and the southern East Dorset settlements. This reflects the existing settlement hierarchy set out in Policy KS2 of the Core Strategy, which remains an appropriate basis for the future local plan.</p> <p>3.1.2 Strategic planning in SE Dorset for the past 40 years has promoted the growth of the conurbation with significant housing, employment and infrastructure provision set within a tightly drawn Green Belt boundary. Additionally, in the conurbation and wider SE Dorset there are significant international and national nature conservation designations that give protection to species and their habitat, as well as nationally and locally important landscapes. These tensions need to be managed and with the conurbation at the centre of the Local Enterprise Partnerships objectives for economic growth, accommodating development sustainably will require some very difficult decisions to be made. Not least this will involve the release of sites within the Green Belt for development.</p> <p>3.1.3 To accommodate the then identified housing requirement, the Christchurch and East Dorset Core Strategy 2014 made 13 Green belt releases to accommodate about 3,500 new dwellings. With Bournemouth and Poole together unlikely to be able to accommodate their OAHN within the built-up area further greenfield development is inevitable in SE Dorset.</p> <p>3.1.4 To comply with the legal Duty to Cooperate, Strategic Planning arrangements in Dorset have been put in</p>		

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				<p>place via the Strategic Planning Forum which reports to the Dorset Chief Executives Group which in turn reports to the Growth Board including Leaders of Dorset's Councils. These arrangements are relatively new and the local authorities have agreed a broad list of cross boundary issues, and to work jointly on developing an evidence base. What has not yet materialised is a coordinated approach to plan making across Dorset or SE Dorset with individual authorities now pursuing their own local plan reviews. Critically, individual Councils, so far, are undertaking Green Belt reviews outside of a strategic overview with Christchurch and East Dorset likely to pursue their own review. This in turn will inform the Sustainability Appraisal which will assess options for the delivery of new housing and other uses.</p> <p>3.1.5 Accommodating the housing need should seek to identify development locations that support the established spatial pattern of development, make use of existing infrastructure and other facilities, reduce the need to travel, protect important natural and built resources while meeting the objectives for growth. The Councils have indicated that development opportunities could be within existing urban areas, in rural villages or on the edge of existing settlements, however, new freestanding settlements can provide a sustainable solution. Together this points to a focus for the search for sites in the southern part of East Dorset, from Alderholt to Sturminster Marshall, and within Christchurch, as areas most closely associated with the conurbation.</p> <p>3.1.6 An important consideration for the Councils, is how much of the outstanding housing requirement can be provided within the urban areas and villages, and how much through greenfield developments. The most up to date</p>		



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				<p>Strategic Housing Land Availability Assessments (SHLAAs) were produced in 2013, so need to be updated. However, these were carefully prepared to identify as much opportunity for housing development as possible, so the prospect of a significant new source of housing being found through an update to the SHLAAs is unlikely. In fact, a review of the SHLAAs could find that some of the assumptions made in previous assessments have been over optimistic, or are no longer available. It is therefore likely that only a small contribution of new housing will be available from sites within the urban areas and villages identified in updated SHLAAs. Consequently, the Councils will need to identify significant new developments on greenfield locations.</p> <p>3.1.7 It is 10 years since the SE Dorset Study was produced by the local authorities to help inform the now abolished Regional Spatial Strategy (RSS). This undertook a thorough sieve map exercise to identify Areas of Search for major new greenfield developments. This identified the internationally protected heaths and areas at risk of flooding as showstopper constraints which would prevent strategic development. Across the conurbation this dramatically restricted the potential location and scale of the Areas of Search. Other constraints were not considered as showstopper constraints, but were identified as significant, such as proximity to the New Forest National Park, and the Cranborne Chase and West Wiltshire Downs AONB.</p> <p>3.1.8 Although the RSS was abolished, the SE Dorset Study helped inform the location of new neighbourhoods within the adopted Christchurch and East Dorset Local Plan. The evaluation exercise still has merit and forms a helpful tool to identify future opportunities. The Areas of</p>		

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				<p>Search identified within Christchurch and East Dorset were thoroughly analysed through master plan exercises, identifying areas either appropriate for development or not. As a result, these opportunities have now been taken and new ones need to be identified. Map 4.2 of the Core Strategy illustrates the sieve map approach and the Areas of Search considered by the Council for the now adopted Core Strategy. This shows how few opportunities exist to create sustainable urban extensions to the existing main settlements.</p> <p>3.1.9 Wimborne Minster is identified in Policy KS2 of the Core Strategy as a Main Settlement which is a main focus for new development. Colehill is recognised as a suburban centre that can provide some residential development. Although our clients land is on the edge of Colehill it is clearly close to Wimborne Minster and therefore able to offer an opportunity for development within one of the Core Strategy areas of search, in a form that can enhance SANG provision, deliver much needed housing and retain the Green Belt gap between Colehill and Wimborne.</p> <p>4 Site and Surroundings</p> <p>4.1.1 The site is located to the north of Leigh Road and total about 7.5 hectares of pasture land in two parcels. The northernmost of these is just over 4 hectares and is bordered to the north and east by housing, and the Bytheway SANG to the west. This area slopes down gently from the north to Leigh Road.</p> <p>4.1.2 To the south of this field lies the second parcel of just over 3 hectares. This is bordered to the east by housing, the south by Leigh Road and the west by Bytheway, which is a Grade II listed building.</p> <p>4.2 Planning History</p>		

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				<p>4.2.1 When preparing the existing Core Strategy, the site was identified as lying within an Area of Search for strategic housing development. It was therefore assessed as part of the Council's masterplan exercise for Wimborne/Colehill. The site was reviewed as being within one of the four Areas of Search for new housing within East Dorset. A master planning exercise reviewed the site in this context and concluded that the scale of housing requirement for Christchurch and East Dorset was insufficient to justify the sites release from the Green Belt. The site was assessed alongside all of the land to the north of Leigh Road between Colehill and Wimborne Minster. The main reason for discounting this wider area, and our clients, site was that it would result in settlement coalescence, contrary to Green Belt policy. A secondary reason was that it is more remote from services and facilities than other locations, which were subsequently preferred and allocated.</p> <p>4.2.2 The land has not been the subject of any planning applications.</p> <p>4.3 Constraints</p> <p>Green Belt</p> <p>4.3.1 The site is currently within the South East Dorset Green Belt as delineated by the Proposals Map that accompanies the development plan. The Green Belt is a policy constraint and it is acknowledged that a review of the Green Belt will form part of the Plan Review process. Adjustment to the Green Belt boundary would be required to facilitate this allocation.</p> <p>4.3.2 Development of the site, if properly planned would have minimal impact on the purposes of the Green Belt. The site is almost bordered by housing estates on two sides and Bytheway on a third. It is acknowledged</p>		

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				<p>development of the site will fill some of the gap between Colehill and Wimborne. However, this will not result in a narrower gap than currently exists. Additionally, it is bordered by the Bytheway SANG to the west which means there will be no future development in the gap. The future integrity of the gap is also secured through the open space proposals to the south of Leigh Road currently the subject of a planning application. This along with the Bytheway SANG will ensure the settlement gap will be maintained in perpetuity.</p> <p>Wildlife</p> <p>4.3.3 The site does not directly affect a designated wildlife site. It lies almost 3km from the nearest heathland Special Protection Area, so is outside a 400m buffer zone, but is within the Dorset Heathland 5km Zone. It is acknowledged that mitigation is required for development within the 5km zone. The proposal offers the potential to expand the adjoining SANG, enhancing this facility and increasing its effectiveness at diverting human pressures from the protected heathland.</p> <p>4.3.4 There are no known notable habitats within the potential site boundaries. Likewise, there have been no recorded sightings of protected species. A Phase 1 Habitat Survey is to be undertaken to confirm the situation, and this will be provided to the local authority in due course.</p> <p>Flood risk</p> <p>4.3.5 The site lies wholly within flood zone 1 which has the lowest probability of flooding.</p> <p>4.3.6 A Hydrological Study is to be undertaken to consider our client's land, which will evaluate the impact of surface water drainage in the area and identify appropriate sustainable drainage systems where necessary.</p>		

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				<p>Heritage  4.3.7 There are no conservation areas in close proximity of the site. It does however, lie next to Bytheway, which is a grade II listed building. The setting of this building will need to be respected if development of the site is supported.</p> <p>Landscape  4.3.8 The site does not lie within a recognised landscape designation, and is very well concealed. It is framed by existing housing and its development would not cause a notable landscape harm.</p> <p>Site Concept  5.1 Scale and land uses  5.1.1 The site is appropriate for a residential development, providing a mixture of types and tenures. The number of dwellings that can be delivered will depend on a more detailed analysis of opportunity, particularly related to the impact of development on the listed Bytheway and the need to provide a suitable SANG</p> <p>5.2 Layout  5.2.1 The key design factors for the site are the proximity of existing housing, the listed building and the SANG. Access is readily available from Leigh Road.  5.2.2 The hedgerows and trees along the field boundaries provide an important landscape element that will be protected.</p> <p>5.3 Accessibility  5.3.1 In distance, the site is very well related to local facilities, services and employment opportunities, both within Colehill and Wimborne. Additionally, there is a nearby bus stop on Leigh Road providing regular access to both Wimborne Minster and Ferndown.</p> <p>6 Planning Benefits</p>		

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				<p>6.1 Social</p> <p>6.1.1 The provision of housing will help provide much needed homes in SE Dorset. A proportion of these, subject to the Council's review of policy, will be affordable to help meet local needs.</p> <p>6.1.2 The scheme will also provide open space in the form of a SANG to enhance the existing adjacent facility.</p> <p>6.2 Economic</p> <p>6.2.1 There will be short term economic gains created by the construction of new homes. A site of this scale can on average provide employment opportunities for about three years across a range of construction trades.</p> <p>6.2.3 Housing is recognised by the Local Enterprise Partnership as crucial to the economic prosperity of SE Dorset. A shortage of housing leads to workforce capacity issues and fuels the unaffordability of housing. This is a significant issue for East Dorset, where historically unemployment has been very low and businesses have had difficulties recruiting appropriately skilled labour. Ensuring sufficient houses are provided, therefore, not only helps meet the housing need, but is crucial in supporting the local economy.</p> <p>6.3 Environmental</p> <p>6.3.1 The scheme has no direct impact on ecological designations, or known important habitats or species. It actually offers the chance for major improvements to an area that is farmed and, subject to surveys, likely to be of low to medium biodiversity quality.</p> <p>6.3.2 It is proposed that additional SANG will be delivered to mitigate potential harm to the SE Dorset heathlands, although the exact location is not yet determined. The SANG can be provided in perpetuity to meet the</p>		

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				<p>management requirements set out within The Dorset Heathlands Planning Framework 2015-2020 Supplementary Planning Document.</p> <p>7 Conclusions</p> <p>7.1 This site offers the opportunity to provide new homes on the edge of the main urban area of Colehill, a location that has historically been recognised as an appropriate location for development due to the close proximity of services, facilities and employment opportunities.</p> <p>7.2 The site is available, suitable and can contribute new homes within five years of allocation to provide for the area's needs and support the economy. Removal from the Green Belt would not undermine the South East Dorset Green Belt in this location, in that it need not lead to the coalescence of settlements.</p> <p>7.3 The proposal can help enhance the biodiversity of the area through ecological improvements. If the site is allocated for more than 50 dwellings a SANG will be required to mitigate any potential harm on the protected heathlands.</p> <p>7.4 The landowner is keen to work closely with the Council to take the vision for this site forward, and deliver a high quality scheme that provides much needed homes for the local area. An early opportunity to meet with officers would be welcomed to discuss this opportunity, to ensure it contributes positively to the vision and objectives of the Council?</p>		

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FERNDOWN, WEST PARLEY, LONGHAM						
<p><b>Overview Ferndown, Longham, West Parley</b></p> <p>An “area of search” has been defined at Ferndown, West Parley and Longham. It wraps around the southern boundaries of Ferndown and West Parley extending from Longham in the west to the boundaries of Bournemouth Airport in the east. Subject to public and stakeholder consultation and further consideration of infrastructure requirements including transport (informed by the anticipated (early 2019) updated South East Dorset Multi Modal Study), this area of search is considered potentially appropriate for new residential development. It is well related to the main settlements of Ferndown and West Parley which have a considerable range of shops, service, schools, health and recreational facilities. Development within this area of search would avoid large scale encroachment on to open undeveloped countryside as and is largely contained by existing development to the north and west, and by the River Stour to the south. The river also prevents further coalescence with the conurbation (Bournemouth, Poole and Christchurch).</p> <p>The area of search is relatively free form sensitive environmental designations. The western end of the area which includes Longham is closest to Ferndown Town Centre but more distant from the centre at West Parley. This area includes a 400m buffer zone to the heathland where residential development is inappropriate.</p> <p>The central part of the area of search does not include any sensitive environmental designations but includes the Dudsbury Hill Fort Scheduled Ancient Monument. Part of this central zone including a proportion of Dudsbury Golf Course is affected by flood risk. The nearest centre to this area is the West Parley Local Centre. The eastern end of the area of search does not include any sensitive environmental designations but includes the Dudsbury Hill Fort Scheduled Ancient Monument. Part of this area is also affected by flood risk around the River Stour. This part of the area of search is closest to the West Parley Local Centre. This eastern area also includes part of the West Parley Conservation Area.</p> <p>With careful master-planning, avoiding the most sensitive or constrained areas within this area of search, it is considered that new development in this location could :</p>						



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<p>i) a minimum of 580 dwellings;  ii) include provision of affordable housing to address local needs;  iii) provide transport improvements which may include road junction improvements, and improvements to bus services;  iv) support new and enhanced shops and facilities, and improved health, leisure and education facilities in Ferndown town centre and West Parley centre  v) provide additional play facilities in associations with the development  vi) secure significant new areas of informal recreation space as new development would be required to provide significant provision of Suitable Alternative Natural Green Space (SANG).</p>						
Barratt David Wilson Homes (ID: 661008)	Mr Ian Johnson n Luken Beck Ltd (ID: 1041656)	LPR-REG18-8	Land off Angel Lane	<p>Please find attached formal representations to the East Dorset Local Plan Review Reg 18 Public Consultation submitted on behalf of our client Barratt David Wilson Homes.</p> <p>Dear Sir / Madam  Christchurch and East Dorset Local Plan Review Regulation 18(1) Public Consultation  Land off Angel Lane, Ferndown</p> <p>I write on behalf of my client Barratt David Wilson Homes in relation to the above site. Please find enclosed with this letter a Location Plan and Vision Statement.</p> <p>The Land off Angel Lane is controlled by a consortium of landowners, with my client promoting the site on their behalf. The landowner consortium welcome the opportunity to submit representations to the Local Plan in response to the public consultation process under Regulation 18 of the Local Plan Regulations 2012.</p>	<p>This site falls within the Local Plan Review defined 'area of search' of Ferndown, West Parley and Longham where in principle there could be potential for housing development subject to amendment of the Green Belt. This site is included in the options consultation for the reasons set out in the above overview of the Ferndown, West Parley and Longham "area of search".</p> <p>The site falls within parcels 46, 48 and 50 of the Green belt Assessment. Parcels 46 and 48 were considered to have significant roles in safeguarding against encroachment into the countryside and in preventing coalescence of settlements. Parcel 50 was considered to have a significant role in preventing coalescence of settlements.</p>	Y

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				<p>It is requested the enclosed documents are registered as formal representations and are considered by the Council when preparing the Publication Draft Local Plan. A Concept Masterplan is included within the Vision Statement, which also sets out supporting information on a range of social, environmental and economic factors affecting the site.</p> <p>I trust the enclosed provide sufficient information and assurance over the deliverability of the site for this stage in the production of the Review Local Plan. Please do not hesitate to contact me if you have any queries.</p>		
Mr Philip Warner (ID: 1069606)		LPR-REG18-156	Matters to include in Local Plan Review ( <i>not site submission but ref sites: Land off Angel Lane LPR18-8 and LPR18Reg-66 Land off Ringwood Road</i> )	<p>Re: Barrett Homes, John &amp; Kate Bartlet, land opposite Haskins garden centre Longham.</p> <p>I would just like to confirm our telephone conversation of yesterdays date particularly the adverse effect of further urban development upon the Ferndown Common SSSI, SAC &amp; SPA.</p> <p>As I indicated to you the SSSI will be right “slap bang in the middle” of the proposed development on the one side, and on the other, three schools, a leisure centre (with a swimming pool), and other adult and child leisure facilities including a skate board rink, tennis courts a bowling green, a large number of football and rugby pitches, a large circular running track and a long jump run and sand pit. These leisure facilities and schools may occupy 70 odd acres. It is no small area. I do not see how one can mitigate the adverse effects of the proposed “further” urban development on the SSSI. People of all ages will cross it to get to these</p>	<p>Re sites Land off Angel Lane LPR18-8 and LPR18Reg-66 Land off Ringwood Road. These sites falls within the Local Plan Review defined ‘area of search’ of Ferndown, West Parley and Longham where in principle there could be potential for housing development subject to amendment of the Green Belt. These sites are included in the options consultation for the reasons set out in the above overview of the Ferndown, West Parley and Longham “area of search”.</p> <p>The site falls within parcels 46, 48 and 50 of the Green belt Assessment. Parcels 46 and 48 were considered to have significant roles in safeguarding against encroachment into the countryside and in preventing coalescence of settlements. Parcel 50 was considered to have a significant role in preventing coalescence of settlements.</p>	Y

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				<p>facilities (not to mention the extra dog owners).</p> <p>Your web site is quite clear on the effect of urban development on an SSSI "Without mitigation, applications must be refused". One cannot build a wall, a fly over or an underpass. Even school buses could only deal with part of the problem and probably would not get used.</p> <p>The other matters that we discussed were the Pylons running right through the middle of the proposed site, the widely held belief, in the area, that the land in question has been abused by bury chemicals and hazardous materials, the difficulty in accessing the site, and the inappropriate infrastructure on Longham and Ferndown which would have to be seriously upgraded to cope with additional housing.</p> <p>I'm not sure I have covered all of the issues we discussed and I hope you find this useful.</p>		
Mr Paul McCann Cala Homes Ltd (ID: 527789)	Mr Peter Atfield Goadsb y Ltd (ID: 359264)	LPR-REG18-18	West of New Road West Parley	<p>I act on behalf of CALA Homes in respect of land in which the company has a legal interest that is located to the west of New Road and south of Christchurch Road, West Parley. Part of this land is allocated for the residential development of up to 150 dwellings within Policy FWP7 of the Christchurch &amp; East Dorset Local Plan. Associated policy requirements include the provision of public open space, including land to be set out as a Suitable Alternative Natural Green Space (SANGS).</p> <p>Together with my clients, I am aware that Christchurch &amp;</p>	This site falls within the Local Plan Review defined 'area of search' of Ferndown, West Parley and Longham where in principle there could be potential for housing development subject to amendment of the Green Belt. This site is included in the options consultation for the reasons set out in the above overview of the Ferndown, West Parley and Longham "area of search".	Y

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				<p>East Dorset Councils are about to commence a review of the Local Plan. One issue to be addressed is whether there needs to be an amendment to green belt boundaries to accommodate additional housing required to meet the objectively assessed needs as identified in the Strategic Housing Market Assessment of 2015.</p> <p>In this respect you will know that the FWP7 policy area, as identified in the earlier submitted version of the Local Plan, covered a wider area of land, and thus had the potential to accommodate additional housing – for up to 230 dwellings. The subsequent reduction in the allocation arose from a consideration of representations by Heritage England in respect of the impact of the development on the Dudsbury Hill Fort Ancient Monument.</p> <p>CALA consider that the impact of additional residential development on Heritage Assets remains a matter that should be the subject of further research and evidence, particularly as establishing the extent of the western boundary of the FWP7 policy area – and hence the green belt boundary - was the subject of limited evidential debate at the Local Plan Examination in Public. The Desk Based Archaeological Assessment undertaken by Wessex Archaeology in 2014, which accompanies this letter of representation, can be updated to inform the Local Plan Review. It could be used for a revised assessment of the relationship between any extended development area, and the Ancient Monument.</p> <p>It is also relevant to advise that in delivering a SANGS, CALA and the landowners have engaged in discussions with</p>		

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				<p>Natural England. This has resulted in agreement on the delivery of public open space suitable in nature and size for use by residents of any development of the existing FWP7 policy area; as well as any extended allocation if this was proposed in the Local Plan Review.</p> <p>The plan attached to this letter indicates a broad distribution of uses that can be used for the purposes of further consultation on a revised Local Plan, and which I hope will be of assistance to you.</p> <p>I would be grateful if you could confirm receipt of this letter of representation, and advise me of further consultation in due course.</p>		
Dudsbury Homes Ltd (ID: 1036180)	Mr Nigel Jacobs Intelligent Land (ID: 1036184)	LPR-REG18-44	Land opposite Dudsbury Golf Course	<p>Land Opposite Dudsbury Golf Course</p> <p>1.0 Introduction</p> <p>1.1 Intelligent Land has been instructed by Dudsbury Homes Ltd to promote land opposite Dudsbury Golf Course through the Review of the Christchurch and East Dorset Local Plan Part 1 – Core Strategy 2014 for housing. This submission is provided as part of the ‘Call for Sites’ issued by the local authorities in September 2016.</p> <p>2.0 Site Context</p> <p>2.1 The Site</p> <p>2.1.1 The site is located within East Dorset District and is approximately 1.4 hectares in area and fronts Christchurch Road (B3073). It is approximately 7km north of Bournemouth town centre and is approximately 0.3km to the</p>	This site falls within the Local Plan Review defined ‘area of search’ of Ferndown, West Parley and Longham where in principle there could be potential for housing development subject to amendment of the Green Belt. This site is included in the options consultation for the reasons set out in the above overview of the Ferndown, West Parley and Longham “area of search”.	Y

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				<p>east of the village of Longham, 1.6km south of Ferndown town centre and 1.4 km west of West Parley local centre. A site location plan is included at Appendix 1 with the proposed site outlined in red.</p> <p>2.1.2 The site is undeveloped and has an agricultural Grade 3 classification of good to moderate land quality. It is within Flood Zone 1 with no known flooding issues.</p> <p>2.1.3 The site is bounded to the south by the B3073, to the west by a line of trees and a public right of way, woodland to the north-east and the gardens of residential properties to the east. Immediately opposite the site is the vehicular entrance to Dudsbury Golf Club. The site rises in level from Christchurch Road to its rear boundary with the lowest part of the site at the point of the field access on its southern boundary.</p> <p>2.1.4 The site is available and suitable subject to allocation and is considered deliverable within the first five years of the Plan period.</p> <p>2.2 Relevant Planning History</p> <p>2.2.1 There is no record of planning applications related to the site.</p> <p>2.3 Constraints</p> <p>2.3.1 The site is currently within the South East Green Belt as delineated by the Proposals Map that accompanies the development plan. The Green Belt is a policy constraint and it is acknowledged that a review of the Green Belt will form part of the Plan Review process.</p> <p>2.3.2 It is located within the Dorset Heathland 5km Zone, which is a buffer area to protect internationally designated heathland habitat. It is acknowledged that mitigation is required for development within the 5km zone.</p> <p>2.3.3 It lies within the Ferndown Common Site of Special</p>		

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				<p>Scientific Interest (SSSI) 'Impact Risk Zone' although the site itself is not designated as a SSSI.</p> <p>2.3.4 The majority of the site lies within the Bournemouth International Airport Safeguarding area within which the maximum heights of buildings are restricted.</p> <p>3.0 The Need for Housing</p> <p>3.1 Eastern Dorset Strategic Housing Market Assessment</p> <p>3.1.1 The Eastern Dorset Strategic Housing Market Assessment (SHMA) 2015 provides the most up to date evidence base for housing needs for Christchurch Borough and East Dorset District Councils, as well as the other local authorities within the Housing Market Area (HMA). It provides the starting point for determining the Objectively Assessed Housing Need (OAHN) and identifies an uplift of approximately 26,000 dwellings over and above that provided by the six local authorities in their current local plans.</p> <p>3.1.2 The Borough of Poole and Purbeck District Councils have commenced reviews of their Local Plans and are utilising the SHMA as part of their evidence. It is likely that Bournemouth Borough Council will commence a review of their local plan on the back of evidence within the SHMA.</p> <p>3.2 Christchurch and East Dorset Housing Needs</p> <p>3.2.1 The SHMA has identified a significant increase in housing over the period 2013-2033 across the HMA. For Christchurch and East Dorset combined the SHMA identifies a housing requirement of 12,520 at 639 dwellings per annum. This is an additional 4,030 dwellings over the current adopted Plan's housing requirement of 8,490. At 1 April 2015 the Councils' had recorded completions totalling 639 for the first two years' of the Plan and an identified supply of 7,633 dwellings. Therefore, as a starting point,</p>		

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				<p>from 1 April 2015 to 31 March 2033 there is a need to identify land to accommodate 4,248 dwellings. This does not include any additional housing that may need to be provided under the Duty to Cooperate requirements introduced through the Localism Act 2011.</p> <p>Table 1: Calculation of Local Plan Review Housing Requirement at 1 April 2015</p> <p>A Adopted Plan Housing Requirement 2013 to 2028 8,490</p> <p>B Completions 1 April 2013 to 31 March 2015 639</p> <p>C Remaining Requirement from Core Strategy 2014 (A-B) 7,851</p> <p>D SHMA 2015 Housing Need 12,250</p> <p>E SHMA 2015 uplift over Adopted Plan (D-A) 4,030</p> <p>F Local Plan Review 2016 Remaining Requirement (C+E) 11,881</p> <p>G Supply at 1 April 2015 7,633</p> <p>H Additional Dwellings to be Identified (F-G) 4,248</p> <p>4.0 Settlement Strategy</p>		



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				<p>4.1 The Location of Development</p> <p>4.1.1 Christchurch Borough and East Dorset District Councils are part of the Eastern Dorset HMA together with the Boroughs of Bournemouth and Poole and the Districts of North Dorset and Purbeck. The main area and focus for economic activity is the South East Dorset (SED) conurbation centred on the settlements of Bournemouth and Poole together with Christchurch and to a lesser extent Wimborne. Beyond the conurbation only Blandford and Wareham are of any significant size with most other settlements forming small towns or villages in a rural setting.</p> <p>4.1.2 The conurbation draws in significant numbers of commuters from across the HMA and there are many trips across the conurbation for employment, shopping and other activities. The furthest points away from the conurbation in North Dorset may not look towards the conurbation as its focus, however, for the rest of the HMA it acts as the centre for housing, commerce and sub-regional facilities</p> <p>4.1.3 Strategic planning in SED for the past 40 years has promoted the growth of the conurbation with significant housing, employment and infrastructure provision set within a tightly drawn Green Belt boundary. Additionally, in the conurbation and wider SED there are significant international and national nature conservation designations that give protection to species and their habitat as well as nationally and locally important landscape. These tensions need to be managed and with the conurbation at the centre of the Local Enterprise Partnerships objectives for economic growth accommodating development sustainably will require some very difficult decisions to be made. Not least this is likely to involve the release of sites within the Green Belt for development.</p>		

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				<p>4.1.4 The Christchurch and East Dorset Core Strategy 2014 to accommodate the then identified housing requirement made 13 Green belt releases to accommodate about 3,500 new dwellings. With Bournemouth and Poole together unlikely to be able to accommodate their OAHN within the built-up area further greenfield development is inevitable in SED.</p> <p>4.1.5 To comply with the legal Duty to Cooperate Strategic Planning arrangements in Dorset have been put in place via the Strategic Planning Forum which reports to the Dorset Chief Executives Group which in turn reports to the Growth Board including Leaders of Dorset's Councils. These arrangements are relatively new and the local authorities have agreed a broad list of cross boundary issues and to work jointly on developing an evidence base. What has not yet materialised is a coordinated approach to plan making across Dorset or SED with individual authorities now pursuing their own local plan reviews. Critically, individual Councils, so far, are undertaking Green Belt reviews outside of a strategic overview with Christchurch and East Dorset likely to pursue their own review. This in turn will inform the Sustainability Appraisal which will assess options for the delivery of new housing and other uses.</p> <p>4.1.6 Accommodating the housing need should seek to identify development locations that support the established spatial pattern of development, make use of existing infrastructure and other facilities, reduce the need to travel, protect important natural and built resources while meeting the objectives for growth. The Councils have indicated that development opportunities could be within existing urban areas, in rural villages or on the edge of existing settlements, however, it may also be that new freestanding</p>		

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				<p>development could provide a sustainable settlement solution. Together this points to a focus for the search for sites in the southern part of East Dorset, from Alderholt to Sturminster Marshall, and within Christchurch as areas most closely associated with the conurbation.</p> <p>4.2 Green Belt</p> <p>4.2.1 The site being promoted lies within the Green Belt as defined by the Christchurch and East Dorset Core Strategy 2014. Adjustment to its boundary would be required to facilitate housing at the promoted site. Recent development to the east and implementation of a housing proposal adjoining the site to the north-west at Holmwood House, both removed from the Green Belt in the adoption of the 2014 Plan, question the purpose of the Green Belt in the area bounded by Christchurch Road, Ringwood Road and the urban/Green Belt boundary to the north and east.</p> <p>4.2.2 The land in the area described above in paragraph 4.2.1 has been compromised by the 2014 housing allocations that it would appear sensible to release the remainder of the land in this area from its current Green Belt designation and redraw the boundary back to the two primary roads i.e. Ringwood Road and Christchurch Road. The roads provide the degree of permanency and demarcation that will endure thus providing sound boundaries to the Green Belt without compromising its role in maintaining a strategic gap between Ferndown to the north and Kinson to the south. In doing this there would remain significant undeveloped land, given the presence of Poor Common and the SANG associated with Holmwood House development, that the area would retain the presence of openness without risk of becoming completely developed. Alternatively, the northern boundary of the SANG associated</p>		

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				<p>with Holmwood House could also act as an appropriate Green belt boundary.</p> <p>5.0 Site Concept</p> <p>5.1 Design</p> <p>5.1.1 A medium density development to fit in with the existing character of the area i.e. a residential development in an open urban fringe setting. Recent development 300m to the east of the site provides a modern housing example taking its cue from more traditional design without being locationally specific. The proposed design will respond the site's shape and size and utilise the treed boundaries. The houses are likely to be two-storey providing a mix of house sizes with accompanying parking provision.</p> <p>5.2 Accessibility</p> <p>5.2.1 The site fronts onto the B3073 Christchurch Road, a prime transport corridor, where, in policy terms the principle of development is acceptable. It is approximately 350m from Longham to the west, 1.5km to the Parley Cross local centre and just under 2km to Ferndown Town Centre. The site is therefore close to a range of different services and facilities and access to regular bus services to the major towns in SED.</p> <p>5.2.2 The site sits opposite the entrance to Dudsbury Golf Course and therefore any proposed entrance will need to provide a workable solution for the site and the golf course.</p> <p>6.0 Planning Benefits</p> <p>6.1 Social</p> <p>6.1.1 The provision of housing will help provide much needed homes in SED. A proportion of these, subject to the Council's review of affordable housing policy, will be affordable to help meet local need.</p> <p>6.2 Economic</p>		

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				<p>6.2.1 There will be short term economic gain created by the construction of new homes. A site delivering approximately 35 dwellings will on average provide employment opportunities for 1-2 years across a range of construction trades.</p> <p>6.2.2 Housing is recognised by the Local Enterprise Partnership as crucial to the economic prosperity of SED. A shortage of housing leads to workforce capacity issues and fuels the unaffordability of housing. Ensuring sufficient houses are provided, therefore, not only helps meet the housing need but is crucial in supporting the local economy.</p> <p>6.3 Environmental</p> <p>6.3.1 The site is grazing land with no known important ecology at this stage. Utilising those features e.g. trees and hedgerows within the development will help integrate it within its existing setting.</p> <p>6.3.2 The site is unlikely to generate a housing proposal that will require its own Suitable Alternative Natural Greenspace (SANG). However, adjacent the site to the north and West Bellway Homes are implementing a 148 dwelling residential scheme with SANG. This will be a public SANG and will enable direct access from the proposed site.</p> <p>7.0 Conclusion</p> <p>7.1 The circa 1.4 hectare is available, suitable and deliverable within five years of allocation. Removal from the Green Belt would not undermine the South East Dorset Green Belt in this location in that it would not lead to the coalescence of settlements.</p> <p>7.2 The promoter is keen to work with the Council through the review of the Local Plan and looks forward to working positively with the Planning Policy team.</p>		

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Mr & Mrs Vince & Wendy Harry (ID: 876500)		LPR-REG18-64	Ringwood Road Ferndown	<p>We are acting on behalf of Esme Trickett of 228 Ringwood Road Ferndown and would like to put forward her concerns and ideas for the future of planning in the area. Although we live in rapidly changing times there are perennial issues that will never disappear and all we can do is try to address them as they arise. Affordable housing is one such area and as such will undoubtedly be included in many reviews in the future. The Christchurch and East Dorset Local Plan Part 1 - Core Strategy adopted 2014 sets out the problem clearly.</p> <p>2.26 Demand for housing is high and there is a significant problem of affordability due to the high house price: income ratios in the area. Housing land supply is affected by environmental constraints, in particular, flood risk and proximity to heathland, as well as Green Belt and infrastructure constraints. Evidence on housing supply (Christchurch and East Dorset Strategic Housing Land Availability Assessments 2012) indicates a low number of larger sites likely to come forward within the urban area, hence a reliance on smaller sites and a need to maximise opportunities to meet housing needs.</p> <p>Solutions to the problem were identified as below: Objective 5: To Deliver a Suitable, Affordable and Sustainable Range of Housing to Provide for Local Needs. Sufficient housing will be provided in Christchurch and East Dorset to reduce local needs, whilst maintaining the character of local communities. This housing will include well planned sustainable new communities in appropriate locations. The size and type of dwellings (both open market and affordable) will reflect current and projected local need</p>	<p>The site falls outside any of the defined areas of search. The Dorset Heathlands policy remains a valid policy constraint. The site is within the 400m heathland zone where housing is unacceptable in principle due to impacts on biodiversity.</p> <p>The site is within parcel 102 of the Green Belt Assessment which concludes that the parcel has a significant role in preventing the coalescence of Wimborne/Colehill with Stapehill/Ferndown, and on safeguarding the countryside from encroachment.</p> <p>The site is therefore rejected.</p>	N

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				<p>through the Strategic Housing Market Assessment, and will include housing capable of meeting people's needs at all stages of life. All residential development resulting in a net increase in dwellings will contribute towards provision of affordable housing, at a rate of 35% of total units being developed. Development of 100% affordable housing schemes may be considered exceptionally in land adjoining rural and urban settlements. Criteria for the provision of Gypsy and Traveller sites will be established.</p> <p>Unfortunately one constraint on the sensible allocation of building land in the area has been the introduction of the 400 metre buffer zone around the heathlands. In light of the recent Brexit vote an opportunity should arise for this policy to be reconsidered. Many areas encompassed within these zones are already built on and the policy has no beneficial outcomes for either the inhabitants or the heathlands. Many sites would provide ideal opportunities for housing without encroaching on the heathland itself. In fact allowing building could provide a more positive barrier to access to the heathlands, thus protecting them from erosion and disturbance due to footfall.</p> <p>As you can see this area has development on three sides and appears from the aerial photograph to be a wild space. In fact most of the vegetation is non-native, being the result of plants which were grown at the nursery left to their own devices. The ground has become a place where people allow their dogs to defecate and is persistently used by vagrants. The buildings that were once there were burnt down by vandals and the remnants can still be seen. The owners of the land are elderly and cannot cope with any upkeep but also cannot sell due to the current restrictions on</p>		

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				<p>its use. Far from protecting the common beyond this area allows access for people to take their dogs onto the heath itself. There are several areas of concern regarding continuing to leave this site in its present predicament:</p> <ol style="list-style-type: none"> <li>1. Health – The use of this site as a place where dogs can defecate will lead to high levels of parasitic worms in the soil which could harm children. Also, the habitat is suitable for the proliferation of ticks which are both harmful to dogs and humans including Lymes Disease and tick borne encephalitis. The proximity to the ferry terminal at Poole could also mean a greater risk of imported ticks becoming established.</li> <li>2. Fire – This area would allow any heath fire to come right up to the adjoining housing and main road whereas a development including a wide road on the perimeter could act as a fire break.</li> <li>3. Natural Habitat – Unlike other sites in the area this site does not have many native plants. Most of the big trees and shrubs are cultivars which have established themselves due to neglect of the nursery. It will, therefore, have little impact on native species should it be built on or utilised in a different manner.</li> </ol> <p>We need to consider whether the restriction placed on sites are actually fulfilling their purpose. This piece of land is but one example where by keeping it as open, unused land it is actually encouraging the incursion of people onto the common whereas the policy in place is supposedly designed to discourage that activity. This piece of land also falls into Greenbelt the purpose of which is, “to protect a separate physical identity between settlements and maintain open land between conurbations”. Driving along Wimborne road there is no discernible difference between the housing on</p>		



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				<p>the West or East of this land it appears as one settlement. Also the presence of the heathland to the South means that there is a very substantial area of natural greenbelt fulfilling that role to the South and to the North of the land there is the Wimborne Road and further housing. It is hard to see that the Greenbelt designation placed on this land against the wishes of its owners is fulfilling its role.</p> <p><b>THE WAY FORWARD</b></p> <p>This Land could be used to provide affordable housing in the traditional way or could be split into plots for self-build projects to help those on lower pay create not only a house but a home. Another way forward could be for a development of enterprise units where the house adjoins its own workshop/shop so people could start their own business and not have to travel to work. This is something which could be of specific interest to young families or those with mobility issues and also go towards fulfilling part of Objective 6 of The Christchurch and East Dorset Local Plan Part 1 - Core Strategy, "to reduce the need for our communities to travel, and to do so more easily by a range of travel choices".</p> <p>In recent years great emphasis has been place on Environmental Sustainability to the detriment of the needs of society, bats are housed and cared for whilst humans are not. We need to decide where our priorities should lie and politicians need to trust their delivery teams to make informed and sensible decisions based on individual circumstances not on 'one size fits all' policies. The 400 metre exclusion zone needs to be more flexible especially where it encompasses already developed land where further development has no impact on the Heathlands. Greenbelt needs to be considered against the ability of the designation</p>		

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				<p>to fulfil the role it was designed for if it does not fulfil that role then it should be removed.</p> <p>Please if there is any possibility to review this piece of land within your structure plan do so. It holds the opportunity to look at viable alternatives to affordable housing which could be translated into larger solutions. As it is this land is wasted in the true sense of the word. Do we want to have a stable society in which people have the opportunity to have a roof over their heads or is it more important to provide dog owners with a place they can let their dogs mess where they don't have to pick it up?</p>		
<p>Land off Ringwood Road, Ferndown (ID: 1045139)</p>	<p>Mr Jeremy Higgins Pro Vision (ID: 1042129)</p>	<p>LPR-REG18-66</p>	<p>Land Off Ringwood Road Ferndown</p>	<p>I write in response to your invitation to submit sites for consideration for allocation in the Local Plan Review.</p> <p>Please find attached for your information, details of land off Ringwood Road which we consider would be suitable for allocation for residential development in the Local Plan Review.</p> <p>The site currently contains a private social club and its curtilage as well as a field (see attached photographic survey sheet). It therefore comprises a part PDL/ part greenfield site.</p> <p>The site is located on the southern edge of Ferndown, which Policy KS2 of the adopted local plan identifies as one of the "main settlements" which "provide the major focus for community, cultural, leisure, retail, utility, employment and residential development. This will include infill development as well as options for some greenfield development"</p> <p>The site is located on a bus route which provides access to</p>	<p>This site falls within the Local Plan Review defined 'area of search' of Ferndown, West Parley and Longham where in principle there could be potential for housing development subject to amendment of the Green Belt. This site is included in the options consultation for the reasons set out in the above overview of the Ferndown, West Parley and Longham "area of search".</p>	<p>Y</p>

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				<p>Ferndown Town Centre and is also located within viable walking and cycling distance of the Town Centre as well as Parley First School. It is therefore considered to represent a sustainable location for new residential development.</p> <p>It is noted that changes were made to the boundary of the Green Belt to accommodate housing and employment needs when the adopted local plan was prepared. This included excluding land at Holmwood House from the Green Belt and allocating this for 150 houses and open space.</p> <p>The allocation of the land in our clients ownership off Ringwood Road would not have an adverse impact upon the Dorset Heathlands SPA, as the nearest part of the site is more than 400m from the edge of the SPA and contributions towards the provision of off-site SANG could be made in line with the guidance contained within the Dorset Heathlands SPD.</p> <p>Please don't hesitate to contact me should you have any queries regarding the above or attached.</p>		
Rosemead Nominees 1 & 2 (ID: 1036231)	Mr Ben Spiller Chapman Lily Planning (ID: 1033677)	LPR-REG18-95	Peartree Business Centre (2 parcels) Ferndown	<p>On behalf of Rosemead Nominees 1 &amp; 2 (the landowner), I herein put forward a prospective site for residential redevelopment.</p> <p>The site, known as Peartree Business Centre, lies within Ferndown – one of the principle towns in East Dorset District. As you will be aware, Ferndown is enveloped by the South East Dorset Green Belt and options for outward expansion are likely to be limited by environmental designations. The</p>	This site does not fall within any defined area of search for housing development and is rejected for potential housing development as it forms part of Ferndown Industrial Estate which draft options policies seek to retain for employment uses (policies 4.31).	N

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				<p>demographic profile of Ferndown indicates an ageing population – accelerated in part by the boom in institutional and assisted living accommodation. Affordability is also a significant issue – with the house price to income ratio being acute. Thus in order to attract and sustain a working population there is an urgent need to provide new homes – both market and affordable – that appeal to first time buyers and families. Given the limited scope for outward expansion, it is critical that vacant and underutilised brownfield land, outwith 400m of protected heathland, be identified and brought forward for redevelopment. The redevelopment of Peartree Business Centre presents one such opportunity.</p> <p>The site and surrounds Peartree Business Centre measures c.3.6 hectares and enjoys substantive frontage along both Wimborne Road West and Cobham Road in Ferndown. The site lies at the periphery of Ferndown Industrial Estate and currently accommodates a part two storey office building, providing c.9,671sqm of gross floor space. It is set within landscaped grounds and bounded by mature trees.</p> <p>The wider area is characterised by a mix of employment and residential uses. The Oaks (a residential development of 5 executive homes) lies to the immediate southeast and Forest View residential development to the south of Wimborne Road. Ferndown Industrial Estate occupies land to the north and west.</p> <p>A site location plan is attached as appendix [1], with photographs of the site and surrounds attached as appendix [2].</p> <p>Established use The existing offices were constructed specifically for</p>		

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				<p>Schlumberger / Membrain Ltd back in the late 1980's. The current landowner acquired the site after the company went into administration and through Peachtree Management Services has since offered 47 serviced office suites on flexible terms. Occupation has fluctuated, peaking at 80%, but now rests at nearer 40%. The existing floor space is under-occupied and site inefficiently used. Furthermore, the building is approaching the end of its design life, necessitating further investment, which cannot be justified on current or prospective rental returns. Thus the landowner wishes to promote the land for alternative use. With extensive employment allocations at Ferndown and Uddens Industrial Estates, Bournemouth Airport / Aviation Park West and Woolsbridge Industrial Estate (all within a c.5km radius) yet to be built out, Millais Management Limited consider that Peartree Business Centre could be released for residential development without detriment to the supply of employment land.</p> <p>Potential use The site, or parts thereof, would lend themselves to residential development – through a combination of conversion and new build. There would also be scope to incorporate commercial uses along the frontage to Cobham Road.</p> <p>The southern section of the site as illustrated on the location plan in appendix 1 enjoys a degree of enclosure and possesses a distinct character. It could accommodate around 48 new homes (principally flats) including much needed starter homes. A preliminary noise assessment suggests that such development would be compatible with the employment uses across the wider industrial estate. The</p>		

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				<p>balance of uses could be turned in favour of residential use (possibly delivering 75 homes) should the Local Planning Authority adopt a more strategic approach to SANG provision. Notwithstanding this our client has identified an opportunity for offsite SANG provision within the vicinity of the site.</p> <p>The northern section of the site as illustrated on the location plan in appendix 1 could also accommodate a further 50 new homes, principally through conversion. A preliminary noise assessment suggests that such development could be compatible with neighbouring employment uses, subject to mitigation measures.</p> <p>Locational attributes</p> <p>The site is located on the periphery of Ferndown Industrial Estate and borders established residential communities. It enjoys an eminently sustainable location lying within 2km of the town centre, within 1.25km of a first, middle and secondary schools and within 1km of a leisure centre. Bus stops are located to the immediate south of the site supporting a wide variety of routes (13, 4C, 4D, 132, 302, 315, 704, C13) and frequent services – providing convenient access to higher order shops, services and employment opportunities in Ferndown town centre, Wimborne and Bournemouth. It therefore presents an eminently suitable location for housing.</p> <p>Potential constraints The mature trees along the southern boundary provide a mature landscape setting and it is envisaged that they would be retained as part of any redevelopment. This has been taken into account in the density assumptions.</p>		

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				<p>For the avoidance of doubt the site lies beyond 400m of a designated heathland site. We note that the existing policy constraints are discretionary and it is only right and proper that they be revisited as part of the review of the Local Plan. As such there are no absolute constraints to development.</p> <p>Availability and phasing</p> <p>The site is in common ownership and the landowners (Rosemead Nominees 1 &amp; 2) are willing and able to make the site, or parts thereof, available. The southern and northern sections can be delivered independently and are not dependent on one another. The established B1 office would be entirely compatible with residential use. The site could be available within a 5 year time horizon, contributing towards the objectively assessed need for 385 dwellings per annum in East Dorset between 2013-2033 identified in the Eastern Dorset SHMA published 2015.</p> <p>I trust that this information will enable you to consider the site favourably and we look forward to publication of the SHLAA in due course.</p>		
Stapehill Abbey Enterprises Limited (ID: 657149)	Mr Mike Hirsh Intelligent Land (ID: 657138)	LPR-REG18-123	Land bounded by Stapehill Rd, Wimborne Rd and Award Rd, Ferndown	<p>1.0 Introduction</p> <p>1.1 Intelligent Land has been instructed to act on behalf of existing owners Stapehill Abbey Enterprises Limited and Mr and Mrs R Ward who propose a Local Plan allocation to extend the existing built up area on the south side of Wimborne Road East. The proposal also includes an area of land as a suitable accessible natural greenspace (SANG), as heathland mitigation, within the ownership of Stapehill Abbey Enterprises Limited on the west side of Stapehill Road south of Keepers Lane.</p> <p>2.0 The Need for Housing</p> <p>2.1 Eastern Dorset Strategic Market Housing Assessment (SHMA)</p>	The site is outside any identified area of search. The site has been rejected for potential housing as it is not well related to the existing urban areas and services and facilities; and would increase coalescence of Ferndown with Colehill. The site falls within parcel 045 of the Green Belt study parcel assessment which concluded that the parcel had a significant role in separating Wimborne/Colehill and Ferndown.	N

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				<p>2.1.1 The latest SHMA has identified a significant increase in the need for new homes in SE Dorset. The SHMA has taken in to account the appropriate factors to reach its conclusions, but assumptions need to be rigorously tested and continuous monitoring undertaken to ensure the most appropriate housing requirement is provided for within the Local Plan. The use of the latest 2015 SHMA should form the starting point for identifying the Objectively Assessed Housing Need (OAHN), and additional evidence gathered during the production of the new Local Plan will be important to inform the final housing requirement. It is anticipated that the Councils will continue to monitor the relevance of the latest SHMA and it may be that it will require an update prior to the Local Plan review being submitted to the Secretary of State.</p> <p>2.2 Christchurch and East Dorset Housing Needs</p> <p>2.2.1 The housing requirement adopted in the current Local Plan adopted in 2014 no longer provides for the latest evidence on housing needs. The 2015 SHMA not only highlights an annual shortfall in the adopted Local Plan housing requirement, but also provides evidence to extend the period of the Local Plan to 2033. The SHMA suggests that there should be a combined housing requirement of 626 dwellings per year, amounting to 12,520 dwellings over the 20-year period 2013 to 2033. This is 60 dwellings per year more than the adopted Local Plan through to 2028, plus a further five years of identified OAHN.</p> <p>2.2.2 The Council has reported completions for the first two years of the adopted Local Plan, and this shows that there had already been a shortfall of 173 dwellings. This is despite the fact that the proposed trajectory anticipated low delivery over this period. When the completions are</p>		



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				<p>measured against the average annual requirement for the Local Plan of 566 dwellings it shows a shortfall of 493 in just two years. It is understood that there has been a further shortfall for the latest accounting year to the end of March 2016 and this will need to be catered for in the Local Plan review.</p> <p>2.2.3 If the Councils accept the OAHN is 626 dwellings per annum, the Local Plan review would have to provide for at least 12,520 new dwellings over the period 2013 to 2033. With reported completions amounting to 639 dwellings for the first two years, this leaves 11,881 to be provided for, amounting to 660 dwellings per year through to 2033. As of the 1st April 2015, the Councils predict, using the 2013 Strategic Housing Land Availability Assessments (SHLAAs), that there was potential to deliver 4,104 dwellings within the existing urban areas and villages in the adopted Local Plan period. A further 3,529 dwellings were identified as being deliverable on strategic sites. Together, these mean that 7,633 dwellings have been identified as available and deliverable by the Councils through to the end of March 2028. Consequently, there is a need to identify where a further 4,248 dwellings can be provided over the period from 1st April 2015 to the end of March 2033.</p> <p>2.2.5 The Councils must comply with the Duty to Co-Operate requirement introduced in 2011. The most likely scenario is that the neighbouring authorities may request that Christchurch and East Dorset Councils accommodate some of their OAHN. In particular Bournemouth Borough has a significant OAHN which it could well find difficulty providing within its own boundaries. This could increase the pressure to accommodate housing within Christchurch and East Dorset.</p>		

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				<p>2.2.6 Although the plan area is very constrained by internationally ecology related designations (largely related to the Dorset heaths) and flood risk constraints, it is not accepted that this means there is insufficient scope to accommodate the OAHN within the confines of Christchurch and East Dorset.</p> <p>3.0 Settlement Strategy</p> <p>3.1 The Location of Development</p> <p>3.1.1 When allocating areas for growth in the Local Plan review, it is important to think of the wider context of the District and Borough. Christchurch and the southern settlements of East Dorset, stretching from Alderholt to Sturminster Marshall, are closely related to the Bournemouth and Poole conurbation, and this has been recognised in strategic planning policy for almost 40 years, since the first Structure Plan was produced and approved in 1980. This is recognised most recently by the latest SHMA, which confirms that the Local Plan area falls within the Eastern Dorset Housing Market Area. Additionally, travel to work data shows that the conurbation is the major economic hub and it is sensible to locate people close to their likely places of work. It is therefore appropriate that the majority of new housing to be delivered through the new Local Plan should be provided in, or near to the southern East Dorset settlements and Christchurch.</p> <p>3.1.2 It is 10 years since the SE Dorset Study was produced by the local authorities to help inform the now abolished Regional Spatial Strategy (RSS). This undertook a thorough sieve map exercise to identify Areas of Search for major new greenfield developments. These identified the internationally protected heaths and areas at risk of flooding as showstopper constraints which would prevent</p>		

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				<p>development. Across the conurbation this heavily restricted the potential location and scale of the Areas of Search. Other constraints were not considered as showstopper constraints, but were considered as significant, such as proximity to the New Forest National Park, and the Cranborne Chase and West Wiltshire Downs AONB.</p> <p>3.1.3 Although the RSS was abolished, the SE Dorset Study helped inform the location of new neighbourhoods within the adopted Christchurch and East Dorset Local Plan.</p> <p>4.1 The Site – see Map 1 in the Appendix.</p> <p>4.1.1 The strategic area put forward for housing development is bounded by Wimborne Road East, Stapehill Road and Award Road, with the exception of a small area of housing fronting Award Road that is already in the settlement area. The land proposed to be allocated, in part for a SANG, is a woodland plantation 'Ferndown Forest' on gently sloping land to the west of Stapehill Road and is also bounded by Keeper's Lane to the north-west.</p> <p>4.1.2 The triangle of land identified in strategic terms for housing, bounded by the three roads currently has sporadic housing and related uses such as a nursing home and a haulage depot largely restricted to the road frontages and then open fields; with some woodland on its north edge on Wimborne Road East with other trees largely restricted to boundaries. The site is essentially level. The obviously developable area, excluding the frontage housing is essentially owned in three land parcels and amounts to approximately 10.50 hectares.</p> <p>4.1.3 The land owned by Stapehill Abbey Enterprises suitable for residential purposes is, in the main, a field of 1.82 hectares together with the curtilages of St Stephen</p>		

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				<p>Cottages that front Stapehill Road. The land owned by Mr and Mrs Ward of the Old Stables Stapehill Road amounts to 1.7 hectares and includes the curtilage of the existing dwelling. The undeveloped land to the north of the land owned by Mrs and Mrs Ward and east of that owned by Stapehill Abbey Enterprises is in one ownership and amounts to 6.9 hectares. The total land broadly available and suitable for development is approximately 10.5 hectares, although this includes the previously designated Site of Nature Conservation Interest (SNCI) on the Wimborne Road East frontage. Allowing for the SNCI and incidental open space within the development envelope there is a potential for a minimum of 250 dwellings at appropriate densities.</p> <p>4.1.4 Whilst it is appreciated that the requirements for SANG provision do not strictly rely on a mathematical relationship between the total population figure and a precise land area, nevertheless in this instance a justification for a SANG would be likely to be in the region of a hectare. Using part of the Ferndown Forest land which amounts in total to approximately 3.44 hectares would provide a high quality SANG and would readily comply with the Appendix E guidelines for SANG quality standards which appears in the supplementary planning document Dorset Heathlands Planning Framework 2015-2020 (Jan 2016). As the ground slopes down to Keepers Lane and appears to be free draining it would provide an all year round facility. There is an existing badger sett towards the south part of the site close to the remains of the existing mink farm, but this should not be adversely impacted in this context. As planted woodland there is plenty of scope to enhance parts of it to improve its amenity for dog walkers by, for example,</p>		

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				<p>the creation of glades and fresh under-storey planting.</p> <p>4.2 Relevant Planning History</p> <p>4.2.1 There is no relevant planning history</p> <p>4.3 Constraints</p> <p>4.3.1 The proposed housing land in question lies in the South East Dorset Green Belt and, as advised above; a small portion has also been designated previously as an SNCI. Dealing firstly with the Green Belt, this site does not threaten the coalescence of settlements. It will also provide the opportunity for strong Green Belt boundaries to be identified as distinct from the boundary curtilages on the west side of Award Road, which are inappropriate in relation to standing advice. The pattern of development on the south part of Stapehill Road within the proposed area is typical of residential development that has had Green Belt imposed upon it. Several of the owners here have historically expressed their deep dissatisfaction with the way in which the restrictions imposed by Green Belt bite in relation to domestically related proposals. The nursing home also has an appeal history where extensions to increase facilities have been resisted in principle because of the Green Belt zoning although the road at this point has a suburban appearance on its east side.</p> <p>4.3.2 If the principle of housing here progresses further then survey work will need to be carried out on matters related to bio-diversity, but most of the land is of low agricultural quality and plainly capable of development. Much of the land is simply grazing with some seasonal touring caravan use. The woodland SNCI is perfectly capable of retention and would not frustrate or jeopardise the suggested development.</p> <p>4.3.3 The site is in Flood Zone 1 and has no major</p>		

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				<p>landscape issues. Because the frontages in part already contain sporadic development the views are limited and the fields are in any event small scale and intimate. There will obviously be local changes but there is no reason why the views and apparent character from the main road to the north will be seen as harmful as the existing mature screening is likely to be largely retained. The impact to the east along Award Road can be enhanced by providing a landscape buffer and integrating the new housing sensitively with that which already exists.</p> <p>4.3.4 There is no obvious highway constraint and the site is perfectly capable of more than one junction with the existing highway network, with local improvements to be agreed with the Highway Authority if required. Any decision about the future of the unmade portion of Award Road does not require to be made because of these proposals, although these proposals may facilitate the capital necessary for an outcome. Access to the east part of the site is not reliant on it.</p> <p>4.3.5 The most obvious constraint locally is that the land on the east side of Award Road, immediately beyond the site under consideration, is within the 400 metre consultation zone associated with the International heathland designation related to Ferndown Common SSSI, SAC, SPA. It therefore means that the land, the subject of this submission, is on the inner perimeter of the potentially developable land west of Ferndown.</p> <p>5.0 Site Concept</p> <p>5.1 Design</p> <p>5.1.1 As outlined above, there are options related to access, that need to be further considered. However it would be perfectly possible to access the site from each of</p>		

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				<p>its three sides, although access points on both Stapehill Road and Wimborne Road East would probably be preferable.</p> <p>5.1.2 It would be anticipated that the housing here would need to meld in with the existing immediate scatter of development and therefore nothing in excess of two storeys would be expected. Because of the reasonably intimate nature of the field pattern it would be an appropriate location, at least in part, to promote a custom self-build scheme for individuals, which the current Government has identified as an important housing requirement. Clearly the matter of the proportion of social housing and its constituent dwellings in terms of anticipated household sizes would fall out of the review of the local plan policy.</p> <p>5.2 Accessibility</p> <p>5.2.1 In terms of accessibility this land is the best placed west of Ferndown in so far as the land east of this area is effectively embargoed by the International heathland designation. It is adjacent to Wimborne Road East which is a primary local road and a bus route. Ferndown Town Centre is approximately two kilometres away with local facilities including a public house within walking distance. Strategically it is also close to the A31. The site is within a short walk to major employment sites due to the proximity of the existing Ferndown and Uddens industrial estates to the north.</p> <p>5.2.2 There is the possibility to take pedestrians and cyclists off the existing north section of Stapehill road by integrating new links into the development. These are likely to be requirements arising from the detailed layout of any scheme but will be of obvious benefit to the wider community.</p>		

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				<p>5.2.3 There may well be a need for a pedestrian crossing on Wimborne Road East both to facilitate journeys to work on the adjacent industrial estates, but also to facilitate recreational use of the Castleman Trailway which runs east to west and is within a short distance accessed via Uddens Drive.</p> <p>5.2.4 Having a SANG in close proximity to the site will provide the opportunity too for local traffic calming on Stapehill Road so the sites can be linked safely one to the other. Traffic speeds on this part of Stapehill Road have, from time to time been a real concern to residents (and were for example raised in the context of the proposals for the Abbey) and the development would provide the opportunity for real environmental gains in this respect.</p> <p>6.0 Planning Benefits</p> <p>6.1 Social</p> <p>6.1.1 The land identified can reasonably produce sites for housing to benefit the local area and meet the most important domestic aim of the current Government. There are no foreseen harms to impact adversely on the existing local community that cannot be substantially mitigated by sensitive criteria based policy requirements to be further considered as part of the consultation process.</p> <p>6.1.2 The future of the unmade element of Award Road is not fundamental to this proposal, but its resolution may be facilitated by it. The current community using it will need to be consulted about it as the plan process proceeds.</p> <p>6.1.3 The opportunity here for self-build projects could be seriously considered due to the intimate nature of the landscape. The social housing requirement will fall out of the policy review.</p> <p>6.2 Economic</p>		



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				<p>6.2.1 Apart for the construction phase of the housing, this site provides the opportunity for sustainable journeys to work, without the use of the motor car due to the proximity of the industrial estates to the north.</p> <p>6.2.2 It is land that should not have any significant infrastructure pre-requisites and can therefore come forward for housing through the plan process without significant delay.</p> <p>6.3 Environmental</p> <p>6.3.1 In the wider environment this is a low impact scheme. Much of the frontages of this triangle of land will not need to change and the SNCI can be retained. The scheme will be therefore be largely unseen from the existing public domain. It is not in an area designated for any recognised landscape quality. Clearly, if there is to be a land release from the Green Belt the lack of harm in any impact sense needs to be held in the balance in favour of this land release.</p> <p>6.3.2 In addition the housing land proposal comes with a SANG of potential high quality capable of use all year. The SANG proposal can be detailed in due course both in terms of its area and the way it relates to the unmade adjacent road of Keepers Lane, but its wooded characteristics and gentle slope obviously make it attractive.</p> <p>6.3.3 The ability to introduce speed reduction measures to Stapehill Road as part of the linkage between the housing site and the SANG will be of benefit to existing residents as well as the proposed development.</p> <p>6.3.4 The retention of the SNCI and the introduction of open spaces and new landscape will be positive benefits.</p> <p>7.0 Conclusion</p>		

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				<p>7.1 The National Planning Policy Framework makes it clear that local plans are the key to delivering sustainable development that reflects the vision of the local community. Any land release from the Green Belt is bound to be to some extent controversial. However, this land already has a semi-suburban character in part and indeed is adjacent to residential development served off Award Road that is identified as part of the built up area. Clearly it is for the Council to come to a view about its acceptability and this will be influenced by other land coming forward at this time.</p> <p>7.2 It is recognised that additional work needs to be done as this submission is dealing solely with the principle and in this respect Intelligent Land's Client has the capability to work with the Councils' officers and their statutory consultees to resolve any issues where further clarification is required.</p> <p>1.0 Introduction</p> <p>1.1 Intelligent Land under instruction from Stapehill Abbey Enterprises Limited and Mr and Mrs R Ward have made a submission to the Christchurch and East Dorset Local Plan Review 2016 to extend the existing built up area on the south side of Wimborne Road East for 'Land bounded by Stapehill Road, Award Road and Wimborne Road East and with a Suitable Accessible Natural Greenspace (SANG) west of Stapehill Road and south of Keepers Lane'.</p> <p>1.2 Following the original submission the daughter of Mr and Mrs Ward, Mrs L Cox, has come forward willing to promote her land as part of the overall proposal.</p> <p>2.0 Additional Land to be Promoted</p>		

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				<p>2.1 Land behind Highgrove Care Home, Stapehill Road</p> <p>2.1.1 Mrs Cox has requested that her land be included as part of the promotion of land bounded by Stapehill Road, Award Road and Wimborne Road East.</p> <p>2.1.2 The parcel of land lies to the south of the area adjoining land owned by Mr and Mrs R Ward. It lies directly behind Highgrove Care Home, Stapehill Road and houses known as The Oaks accessed off Award Road. The land extends to some 0.4 hectares. A revised map is attached at Appendix 1 which now shows this additional landholding outlined in purple and hatched red.</p> <p>2.1.3 This additional land is currently used for grazing/keeping of horses and there are no known additional constraints over and above those identified in the original submission for the area as a whole.</p>		
Mr Gordon Hodgson Woodland Walk Ferndown Owners Ltd (ID: 1042161)		LPR-REG18-135	Land at Woodlands Walk, Ferndown	<p>The relevant area is outlined in red.</p> <p>We should like you to consider this land as a site for future residential development to be included in the next forward plan for East Dorset.</p> <p>Please would you keep me informed of your decision.</p>	<p>The site is outside the urban area of Ferndown and outside any identified "area of search" for residential development. The Green Belt here forms an important role in separating the settlements of West Moors and Ferndown, therefore the site is rejected for housing.</p> <p>The site falls within parcel 080 of the Green Belt Assessment which concludes that the site has a significant role in preventing the coalescence of Ferndown and West Moors and safeguarding the countryside from encroachment.</p>	N
Ms Laraine Southwood Wyatt Homes (ID: 1042161)		LPR-REG18-138	Land at Dudsbury Golf Course Longham	Thank you for the opportunity to comment on the scope of the emerging Local Plan Review. Wyatt Homes supports the Council's decision to bring the Local Plan evidence base up to date and undertake a comprehensive review of the 2015 SHMA to bring this up to date. We concur that amongst	This site falls within the Local Plan Review defined 'area of search' of Ferndown, West Parley and Longham where in principle there could be potential for housing development subject to amendment of the Green Belt. This site is included in the options	Y

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1034061)				<p>other assessments a robust review of Green Belt policy designations should also be undertaken.</p> <p>We note the Council's call for sites request as part of the latest Local Plan consultation document. Wyatt Homes are pleased to enclose a site plan for land at Dudsbury Golf Course that is available for residential development. The site extends to about 61 ha and is capable of delivering a new residential neighbourhood and requisite mitigation lands for SANG. It is currently envisaged that the proposal will be able to provide local benefits such as addressing traffic impact on the local highway network and provision of a high quality park adjacent to the River Stour.</p> <p>Wyatt Homes prides itself on delivering bespoke high quality residential development and a carefully designed proposal that respects local character and the riverside setting will be promoted for this site.</p> <p>We trust you will concur that the site provides the council with an excellent opportunity for housing delivery in a sustainable location. We shall be in touch to arrange a meeting with you so that we can agree what further information would be helpful to assist in understanding the sites potential</p> <p>In the meantime should you have any queries please do get in touch.</p> <p>Additional Plans and supporting documents submitted</p>	<p>consultation for the reasons set out in the above overview of the Ferndown, West Parley and Longham "area of search".</p>	
Landowner	Mrs	LPR-	Land at Longham	Further to your telephone conversation with James Cleary,	This site falls within the Local Plan Review defined	Y

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C/O Pro Vision (ID: 1053525)	Laura Cox Pro Vision (ID: 663407)	REG18-144	(2 parcels)	<p>please find attached proposals for Land at Longham, put forward on behalf of the landowner in advance of the Local Plan Review.</p> <p>Please get in touch with me or James if you have any questions or comments.</p>	'area of search' of Ferndown, West Parley and Longham where in principle there could be potential for housing development subject to amendment of the Green Belt. This site is included in the options consultation for the reasons set out in the above overview of the Ferndown, West Parley and Longham "area of search".	
Mr A Rance Libra Homes Ltd (ID: 521642)	Mr Peter Atfield Goadsb y Ltd (ID: 359264)	LPR-REG18-162	Land west of Holmwood Park (Longham)	<p>I act on behalf of Libra Homes Ltd. As you will be aware my clients owned land at Holmwood Park, Ferndown that is now being developed by a regional housebuilder following the allocation of land and subsequent planning permission for residential development in the Christchurch and East Local Plan. Libra has retained ownership of an area of land to the west of the main development site and to the north of the site access from Ringwood Road. The extant of this land is shown edged red on the attached ordnance survey plan. It is approx 0.41 ha (1.1ac) in size.</p> <p>Although the site is currently situated within the green belt it is considered suitable for future residential development. It abuts the existing settlement boundary to Ferndown; is situated immediately to the west of a newly developing urban extension; has frontage to a purpose built access road; and is beyond the 400m exclusion zone of Ferndown Common.</p> <p>I am aware that consultants have been appointed to assess a potential review of some areas of green belt given the likely levels of housing that will need to be accommodated in</p>	This site falls within the Local Plan Review defined 'area of search' of Ferndown, West Parley and Longham where in principle there could be potential for housing development subject to amendment of the Green Belt. This site is included in the options consultation for the reasons set out in the above overview of the Ferndown, West Parley and Longham "area of search".	Y

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				<p>Christchurch and East Dorset in the future. It is in this context that I am making you aware of the availability of the site to accommodate additional houses, and would welcome your consideration of this site as part of the Local Plan Review Process.</p> <p>I would be grateful if you could confirm receipt of this letter of representation and advise me of future consultation on the Local Plan Review.</p>		
Bracken Developments (ID: 1097128)	Mr Adam Bennett Ken Parke Planning Consultants (ID: 904445)	LPR-REG18-163	287 Christchurch Road Parley	<p>The following statement has been prepared as a late submission in response to the Council's Call for Sites Consultation which took place in November last year asking for landowners, developers and stakeholders to submit to the Council parcels of land which are available and can be delivered for housing within the Christchurch and East Dorset Local Plan Part 1 – Core Strategy plan period. This statement seeks to promote Land Adjacent to 287 Christchurch Road, West Parley ('the site') for allocation for the purposes of a Class C2 residential institution use within the Christchurch and East Dorset Core Strategy Review. The Council has a recognised shortage of sites in order to meet its housing needs for the latter years of the Core Strategy plan period, moreover, there have been unexpected upwards trends in population growth in recent years across the country which has led to a need to re-evaluate the District's future housing supply and allocate further land for development. Local plans are generally reviewed every 5 years in order to remain sound and keep up with changing priorities and demands for development. At the time of the Core Strategy Examination however the Inspector raised concerns that the Council would not be able</p>	<p>This site fall outside any identified areas of search, outside the urban area and would constitute a further proliferation of development along Christchurch Road. It is in the Green Belt where C2 development would be inappropriate. The site is within the 400m heathland protection zone where residential development is unacceptable. Whilst the Dorset Heathlands SPD acknowledges that some C2 uses may be considered acceptable in the 400m zone; these would need to be considered on a case by case basis with close scrutiny on compliance with restrictions (including after implementation). Whilst through the planning application process, C2 sites may potentially come forward within the 400m zone (in appropriate locations, i.e. not within the Green Belt); it is not considered appropriate to allocate land for C2 uses within the 400m zone. The Council works with Dorset County Council on provision for care homes; and primarily these should be located within the urban areas.</p> <p>The site falls within parcel 062 of the Green Belt</p>	N

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				<p>to provide sufficient housing within the latter years of the plan period in order to meet their objectively assessed needs. Thus, in finding the plan 'sound' the Inspector imposed the requirement that the Council undertake an immediate review of their housing numbers.</p> <p>Since the time of the preparation of the plan a more up to date evidence base has been produced, the Eastern Dorset Strategic Housing Market Assessment 2015 (SHMA 2015), which defines the Objectively Assessed Housing Needs (OANs) of the combined District from 2013-2033.</p> <p>The Council has previously allocated any land which falls within the main urban areas of its primary settlements in addition to large strategic sites surrounding them as part of the established Core Strategy housing numbers. With the publication of the revised housing need figures there is a substantial shortage of allocated land in order to meet the combined District's needs.</p> <p>It is clear therefore that the Council will be required to release further land for development outside of its preferred settlements and defined settlement boundaries in order to meet these needs.</p> <p>The Christchurch and East Dorset Core Strategy was adopted in April 2014 and identifies a requirement to provide 8,490 new dwellings within the plan area between 2013 and 2028. That figure is based upon an annual requirement, which was identified in the 2012 Strategic Housing Market Assessment, of 555 Dwellings per annum, with a 2% buffer to allow for vacant dwellings and second homes.</p> <p>Based on current rates of housing completions, the Council is significantly behind its target of 555 dwellings per annum. Since the beginning of the Local Plan Part 1 Period in 2013 the Council have delivered a net figure of just 639 dwellings;</p>	<p>Assessment which concludes that the parcel has a strong role in safeguarding the countryside from encroachment.</p>	

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				<p>far short of the housing need figure over the same period of 1110 dwellings. The Council is thus currently displaying a shortfall in housing of 471 dwellings. The Council should therefore at this time be revising their annual housing supply figure to make up for this shortfall within the next 5 years and thus should increase its immediate annual housing need to 694 dwellings per annum.</p> <p>That level of delivery is more than twice what has been achieved in the years immediately prior, and exceeds by some margin the delivery of housing in any of the preceding 20 years. While the councils have demonstrated a 5-year housing land supply (based upon a 5% buffer), as a number of the sites relied upon are large strategic sites where deliveries have not yet begun, the delivery rates have not necessarily been tested.</p> <p>These figures do not however take account of any material change in overall housing need arising from the findings of the East Dorset Market Area SHMA 2015. The Council will be required to increase their housing supply in response to this new data in any event.</p> <p>The SHMA 2015 Summary for Christchurch and East Dorset makes clear that there is a need to provide for 12,520 dwellings within the combined area between 2013 and 2033. This equates to 626 dwellings per annum; not taking account of any previous shortfall in delivery.</p> <p>Whilst the adopted Core Strategy only took account of a 15-year horizon the SHMA 2015 considers housing needs over the next 20 years. This combined with the increase in population growth and housing need has resulted in the need for the Council to identify and allocate sufficient land to provide for an additional 4,030 dwellings across the joint Local Authority area.</p>		



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				<p>The Council will also need to make up for any shortfall arising from the housing delivered since 2013 i.e. an additional 142 dwellings on top of the 471 dwellings shortfall from the current lower housing target, resulting in a total existing shortfall of 613 dwellings and thus a need to allocate sufficient land for a total of 4,643 dwellings. Given the shortfall in delivery which is already being shown the Council clearly has a substantial issue with the deliverability of those sites which have been allocated. The Council should thus be seeking to allocate land for development which is available and can be delivered within the plan period.</p> <p>The SHMA 2015 has also identified that Eastern Dorset is expected to see a notable increase in the older person population; the number of people aged 55 and over is expected to increase by over 29% from 2013-2033 significantly outstripping the population growth of 11%. With a progressive increase in the proportion of older people there is likely to also be an increase in the number of persons with specific illnesses or disabilities; in particular dementia and mobility problems. The statistics set out within the SHMA 2015 indicate that, with the projected population increase and trend towards an older population, there is an expected increase in persons with dementia of approximately 73% and with mobility issues of 59%.</p> <p>It is quite clear from the related statistics that there is likely to be a significant increase in the demand for specialist housing options going forwards. Pulling the data above together there is a potential need for 1, 341 units of specialist care accommodation, which equates to 67 units per annum. This need amounts to the equivalent of approximately 20% of the specific housing need figure for</p>		

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				<p>East Dorset, but is not accounted for within the OAN figure. Given that the housing need for Christchurch and East Dorset is being treated as a comprehensive figure it is necessary to also consider the specialist accommodation need for Christchurch which amounts to 634 units or 32 units per annum. The total need therefore for the combined plan area between 2013 and 2033 is 1975 units or 99 units per annum. This equates to 18% of the baseline Objectively Assessed Housing Need – not taking account of any shortfall or supply side issues and as previously stated is not accounted for within the Council's overall housing need figure but rather is surplus to it.</p> <p>The point is that it would not be sufficiently forward thinking or good planning for the Council to simply assume that specialist care accommodation will come forwards as windfall development; particularly given that the Council currently has a significant deficiency in land to deliver general market housing. The Council should seek to specifically allocate sites suitable for this form of development to ensure that the needs of the aging population are adequately provided for. Dorset County Council have produced the Dorset County Council Extra-Care Housing Strategy (2014-21) supporting document to help inform how specialist accommodation should be delivered across the County. Inevitably decisions on the mix or type of specialist accommodation must be taken at a local level and on a site-specific basis taking in to account current supply and specific local need.</p> <p>There is clearly a need to plan proactively for both specialist care accommodation and sheltered housing specifically for older persons. The Council should therefore be considering the demand for Class C2 uses as a contributory part of their</p>		

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				<p>housing need and seeking to allocate suitable sites where they are promoted for such uses.  This statement supports the above site as a viable and deliverable option for strategic allocation as part of the Core Strategy review.  The site is identified on the enclosed red-line location plan and has not previously been submitted to the Council for inclusion within the Strategic Land Availability Assessment (SHLAA). The suitability of the site to accommodate development has thus not properly been assessed.  The ensuing paragraphs assess the opportunities and constraints of the site and the Local and National Planning Policy framework against which the site must be assessed.  The site could be made vacant and be delivered during the course of the expected revised plan period 2018-2033. The site is in single ownership and is being promoted on behalf of the sole landowner.</p> <p>The Site  The land parcel is located to the west of the village centre of West Parley, along the northern edge of Christchurch Road; a main commuter road through the area.  The site is situated in a close proximity to some primary services and facilities within the retail frontages at West Parley and more significant retail and service provision within the main urban area of Ferndown located to the north-west.  The land parcel is accessed via the made access track laid which serves Stocks Farm directly from Christchurch Road. The track is laid to tarmac for its first 70m and thereafter becomes an unmade track. Access directly in to the land parcel is via an agricultural gate along its northern</p>		

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				<p>edge.</p> <p>There is not currently any direct point of access in to the site from Christchurch Road; any access would need to cross a thin strip of land which runs along the southern edge of the site and it is presumed is in highways ownership. There is sufficient visibility both east and westwards along Christchurch Road however such that a dedicated access junction could be readily provided.</p> <p>The site is bounded to the west by an equestrian manège relating to Stocks Farm Equestrian Centre which sits behind the line of frontage development on to Christchurch Road comprised of The Curlews public house. Further to the west lies Parley Sports Club and beyond that residential dwelling houses situated on Parley Close.</p> <p>To the north of the site lies grazing land falling within the ownership of Stocks Cross Farm which is predominantly in use for the grazing of equine livestock. Further to the north lies Parley Common a protected SSSI site covered by the Dorset Heathlands Planning Framework 2015-2020.</p> <p>To the east lies a single family dwelling house fronting on to Christchurch Road and an access track from Christchurch Road serving a further large dwelling house to the north-east, and beyond this further pasture land.</p> <p>To the south the pattern of development is comprised of residential dwelling houses set back from Christchurch Road and accessed via a wide shared pedestrian pavement come access road arrangement.</p> <p>The land has been used historically as agricultural pastureland for the grazing of livestock. The site is divided roughly in to two equal paddocks at present and other than being maintained is not actively in use for the purposes of agriculture.</p>		

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				<p>The Settlement</p> <p>The hierarchy of settlements within the District is set out within Policy KS2 of the Christchurch and East Dorset Local Plan Part 1: Core Strategy (2014). The policy lists West Parley as one of the main settlements which should be the focus for growth and is capable of supporting both infill and Greenfield development sites.</p> <p>West Parley is considered by the Council to function primarily as a dormitory to the larger urban area of Ferndown which is one of the District's principal settlements. Combined the two form the largest urban area in East Dorset.</p> <p>The Council have already sought to allocate a significant parcel of development at West Parley to provide open market housing in the form of 320 homes as well as a new village centre and convenience food store; Allocation Policy FWP6. The Council have also allocated land for improvements to the Parley Cross Roads junction and general enhancements to the village centre; Allocation Policy FWP5.</p> <p>The village at present has a range of local services and facilities comprised primarily of convenience retail, a pharmacy, restaurants and public houses and some more specialist retail. Other services and facilities are located in a close proximity within the main urban area of Ferndown.</p> <p>New services and facilities will be provided as part of the proposed allocation FWP6 which will significantly enhance local sustainability and reduce the need for residents to travel.</p> <p>The village is well served by public transport with bus services at regular intervals providing links to the major local</p>		

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				<p>settlements of Ferndown, Wimborne and Bournemouth via the 13, 781 and 769 services. The 13 service being the most regular and serving the major local conurbations providing a sustainable and practical transport link.</p> <p>Physical and Environmental Constraints</p> <p>The promoted site is considered to be a strong candidate for development for a Class C2 use. It is related to the existing built area of West Parley settlement and within a sustainable location along a main commuter road through the District the B3073 Christchurch Road, as well as proximate to the main settlement of Ferndown.</p> <p>There is an established access in to the land parcel which is shared with Stocks Cross Farm, however a new access could readily be created from Christchurch Road with the agreement of the Local Highways Authority.</p> <p>The site is not previously development and is thus Greenfield Land, whilst this is the case however the site is related to existing development and would not therefore result in the projection of built development out in to the Green Belt harming the purposes of including land within it or its openness.</p> <p>It is recognised that there is a constraint placed on the potential development opportunity that could be brought forwards on the land by its presence within the 400m exclusion zone for residential development relating to the Parley Common SSSI. Whilst this renders the site unsuitable for Class C3 residential development the land parcel remains developable for alternative uses including a Class C2 care use.</p> <p>The site is a logical location for development given its frontage on to Christchurch Road and should be considered</p>		

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				<p>as a favourable option and prioritised for development over other Greenfield land which has greater environmental or landscape value.</p> <p>There are no issues of flooding or contamination on the site. The land is located within the blanket designation Flood Zone 1 and, as such, is subject to a less than 0.1% chance of flooding occurring each calendar year.</p> <p>The perimeter boundaries of the site are moderately timbered with a number of mature tree species location along the north, south and western site boundaries. The gaps between mature trees are filled with native hedgerow of mixed species. Any development on the site would need to take in to account the context of its mature boundaries and seek to embody this in to the development proposals to form an attractive sylvan setting.</p> <p>The main body of the site is sparse in terms of tree coverage and thus the mature site boundaries do not represent a significant constraint to development but rather an opportunity to positively integrate any built form in to its verdant landscape setting. It would be the Landowners' intention to retain as much of the existing mature boundary screening as possible should the land parcel come forwards for development. None of the trees on the site are protected by way of Tree Preservation Order (TPO). A line of trees to the east of the site is however protected and similarly there are large blanket TPOs to the north and east relating predominantly to Parley Wood. None of these protected designations would be impacted by development of the promoted site.</p> <p>The land parcel measures approximately 1.1ha and in terms of its topography is virtually flat. There is little topographical change is the wider local landscape beyond a minor</p>		

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				<p>downwards trend from north-south towards the River Stour. The site does not therefore read prominently in wider views and any development on the land parcel would sit down appropriately in to the landscape.</p> <p>The site at present stands vacant, however it has been used as rough pasture land in the past for the grazing of livestock. In terms of land classification the site is listed as rough grazing land comprised of loamy and sandy soils. The site as a result has limited agricultural potential and is graded by DEFRA as Grade 4/5 land of poor/very poor quality. The agricultural promise of the land as per Ministry of Agriculture, Fisheries and Food: Agricultural Land Classification of England and Wales (1988) is defined as follows:</p> <p>Grade 4 - Poor Quality Agricultural Land Land with severe limitations which significantly restrict the range of crops and/or level of yields. It is mainly suited to grass with occasional arable crops (e.g. cereals and forage crops) the yields of which are variable. In moist climates, yields of grass may be moderate to high but there may be difficulties in utilisation. The grade also includes very droughty arable land.</p> <p>Grade 5 - Very Poor Quality Agricultural Land Land with very severe limitations which restrict use to permanent pasture or rough grazing, except for occasional pioneer forage crops.</p> <p>The land is therefore clearly not amongst the highest quality agricultural land which should be preserved for the purposes of use as arable farmland, and given its relationship with the existing built area and position adjoining a key local transport route, could be put to more beneficial use for the purposes of Class C2 development. The site is thus capable</p>		



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				<p>of making a positive contribution towards the Objectively Assessed Needs of the Borough.</p> <p>The Local Development Plan</p> <p>Christchurch and East Dorset Councils have only recently adopted their Local Plan Part 1: Core Strategy (2014). The document sets out the required housing supply across the combined Local Authority Area over the course of the plan period from 2013 until 2028.</p> <p>The Core Strategy sets out a preference for the majority of housing to be provided within the larger 'Main Settlements' of the combined District, with a lesser amount of growth for the lesser centres and larger villages which are considered to be sustainable and capable of supporting some growth.</p> <p>The Council in preparing the Core Strategy acknowledged that there was not sufficient capacity within the urban areas of the combined District within which to meet the objectively assessed housing needs. As a result the Core Strategy proposed the release of large areas of land from the Green Belt.</p> <p>There has been no change in circumstances in this respect since the time the plan was adopted. There is still a shortage of land within the existing urban areas of the combined District which is both available and deliverable for housing development and moreover the sites which the Council had previously identified have not come forwards and housing has not been delivered at the required rate of 555 dwellings per annum. This includes a shortfall in the rate of delivery of specialist Class C2 forms of accommodation.</p> <p>The Council has thus launched a formal Call for Sites in order to identify additional land suitable for housing development which can be brought forwards during the plan</p>		

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				<p>period both to make up for this shortfall and also to meet the additional housing needs identified by the Eastern Dorset SHMA 2015.</p> <p>The East Dorset SHMA 2015 sets out the objectively assessed housing needs of each of the settlements within the eastern half of Dorset County including Christchurch Borough and East Dorset District Council. Significant weight must be attached to the figures set out within the SHMA as these are considered to be the starting point from which the Council should be determining its housing supply. The SHMA 2015 concludes that the current combined assessed housing need in Christchurch and East Dorset amounts to not less than 626 dwellings per annum. This does not however take account of the specific affordable housing need and that of other specialist accommodation. This is substantially above the figure which was adopted within the Core Strategy, making clear the need for the Council to allocate significantly more land for development on the basis that opportunities for windfall development within the existing urban area are limited.</p> <p>Revised figures have also been issued by the Office for National Statistics (ONS) ONS which suggest that there has been a much greater National population growth than was originally predicted. This additional unexpected growth will have a direct affect upon housing figures and further confirm the need to re-evaluate the District's housing need.</p> <p>It is expected that the Council will update their housing supply figures in line with the latest baseline data at the time of preparing the draft update to the Core Strategy. In the meantime however, it is important that the Council takes account of the fact that its annual figure should increase and subsequently seek to allocate sufficient sites to meet their</p>		

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				<p>existing needs assessment as well as a good-sized buffer of sites including sites suitable for providing more specialist forms of accommodation.</p> <p>There is an established need within East Dorset for additional Class C2 specialist care accommodation as evidenced by the Eastern Dorset SHMA 2015. The Council should therefore take the opportunity to allocate sites suitable for providing such forms of development where they are promoted to them.</p> <p>The Council's Policy LN6 seeks specifically to provide Class C2 specialist residential development and other forms of specialist accommodation for older and vulnerable people. The Council has not however sought to allocate any land to facilitate such development being brought forwards. The Council should seek to provide certainty for the aging population by allocating land which is capable of providing such uses where landowners or developers are willing to make their land available.</p> <p>The promoted site is clearly located in a sustainable location within West Parley village settlement which the Council acknowledge is capable of supporting further growth and is therefore suitable for a Class C2 development; supported in broad terms by Governmental policy within the National Planning Policy Framework. The Council should therefore allocate the identified land for Class C2 development as part of their Core Strategy review.</p> <p>Conclusion The Council's adopted policy framework means that sites which lie outside of a defined settlement boundary, and therefore effectively in the countryside, will not generally be supported for housing development outside of the strategic</p>		

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				<p>planning process unless there is an essential local need. The Council has already allocated significant sites within and adjoining its larger settlements; any available brownfield land and infill development opportunities have been explored and allocated where deliverable but the Council still do not have sufficient land to deliver their required housing numbers. The consideration of housing need to date does not factor in the demand for specialist forms of accommodation and it is not clear whether this is being actively planned for. The Council are seeking to monitor completions of Class C2 and other specialist forms of accommodation for the elderly and vulnerable yet have not made the conscious decision to allocate any land which may be suitable to bring forward this form of development. The site is capable of making a significant contribution to the acknowledged need for specialist forms of accommodation and should reasonably be considered for allocation as a deliverable site within the Core Strategy Review in order to provide some certainty that Class C2 or other specialist accommodation will be delivered within the adopted plan period.</p> <p>We would appreciate confirmation of your receipt of this letter of correspondence. We would also request to be kept informed as to the progress of the Christchurch and East Dorset Local Plan Part 1: Core Strategy Review and if any questions arise regarding our Client's land we would appreciate the chance to formally respond.</p>		
Wyevale Garden Centres Ltd (ID:	Mr Gary Morris WYG Plannin	LPR-REG18-168	Wyevale Garden Centre (Ferndown)	Please find enclosed, on behalf of our client Wyevale Garden Centres, submission of Wimborne Wyevale Garden Centre site as part of the Christchurch and East Dorset Local Plan Review Scoping document and Call for Sites	The site does not fall within any identified areas of search for housing. The site is in the Green Belt, outside the built up area of Stapehill (which is inset within the Green Belt). The Green Belt Assessment	N

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630408)	g & Design (ID: 1102110)			<p>consultation.</p> <p><b>The Site and Surroundings</b>  The site comprises the Wimborne Wyevale Garden Centre situated on Wimborne Road West, Wimborne and is located approximately 2 miles to the north west of Ferndown town centre and 2.5 miles to the east of Wimborne Minster town centre. The site extends to around 0.98ha and is accessed from Wimborne Road West. It sits immediately adjacent to the built-up area of Wimborne and Colehill as per the Core Strategy Policies Map, although is within Ferndown Parish and has a close relationship with the town of Ferndown.</p> <p>The Garden Centre forms part of the ribbon development running along the main road between the settlements of Wimborne and Ferndown, but lies within the Green Belt. The site is bounded to the east and west by existing residential uses, to the north by residential property, farm and greenfields beyond the dismantled railway line and to the south by Wimborne Road West with further residential and nursery use beyond.</p> <p>The site is a current Garden Centre in active use under the operation of Wyevale Garden Centres. The primary activity is retail sales with ancillary café and children's play area. The site comprises retail buildings, glasshouses, canopy area, plant display, storage areas and hardstanding customer car parking. As such, the site is 'previously developed land' given its current use.</p> <p><b>Housing Requirement</b>  The Council's latest Strategic Housing Market Assessment (SHMA) was undertaken in October 2015 for the Eastern Dorset Housing Market Area (HMA) which includes</p>	(parcel 45) indicated that this part of the Green Belt has a significant role in separating the settlements of Ferndown and Colehill. The site is therefore rejected.	

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				<p>Bournemouth, Poole and Christchurch alongside part of Purbeck, East and North Dorset including Wimborne, Blandford Forum, Wareham and Swanage. The assessment recommended following the Local Authority Boundaries, so the Eastern Dorset HMA follows the LA boundaries of Bournemouth, Christchurch, East Dorset, North Dorset, Poole and Purbeck.</p> <p>The SHMA identified the Objectively Assessed Need (OAN) for housing for the East Dorset HMA to be 2,883 homes per annum over the period 2013-2033. This was made up of an OAN for East Dorset of 385 dwellings per annum and 241 for Christchurch. However, we understand that the Councils are in the process of undertaking an update to the SHMA which will identify a new OAN for Christchurch and East Dorset and will inform the housing target for the new Local Plan. We have been advised the update is anticipated to be published Summer 2017.</p> <p>It is our understanding that the Five Year Housing Land Supply (HLS) from 2017 to 2022 will be assessed following the SHMA Update. The latest 5 year HLS report covering 2016 to 2021 identifies that the housing supply is 3,634 dwellings against a target of 3,540. This results in a surplus provision of 94 dwellings over the Core Strategy target including the 5% buffer. The report also notes that the Councils have historically delivered more housing than needed, with East Dorset delivering around 684 additional dwellings (18% over provision) in the period 1994-2011. However, more recently the Council have under delivered with 390 dwellings out of the annual target of 694 dwellings not delivered last year.</p> <p>Given the Council have not yet completed the updated</p>		

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				<p>SHMA or the five-year HLS position from 2017 to 2022, we are unable to analyse the extent of the assessment undertaken or ascertain the true position regarding housing deliverability.</p> <p>The Core Strategy (Adopted 2014) identifies that the Green Belt boundaries for Christchurch and East Dorset have not changed significantly since they were first drawn in 1982. At present, 16,842 ha of land in East Dorset is within the Green Belt, comprising 47% of the District and 70% of land within Christchurch Borough. The Core Strategy acknowledged the difficulty in meeting housing needs which resulted in identification of some sites within the Green Belt needing to be released for housing. The new Local Plan will contain an assessment of how well each area meets its statutory purposes and will inform the review of existing Green Belt boundaries. Wyevale Garden Centre supports this process and where an area is not fully meeting the Green Belt purposes, it should be considered for release in order to facilitate sustainable development, in particular additional housing to meet the Council's OAN.</p> <p>The NPPF identifies that Local Plans should be prepared based on an OAN for housing and identify a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirement with an additional buffer of 5/20% as necessary. We understand the current Call for Sites process will inform the additional allocations to be contained within the new Local Plan to deliver the housing requirement for the area. We will amplify our position in responding to the subsequent stages of the new Local Plan, anticipated to be the Draft Options consultation in October 2017.</p> <p>Site Assessment</p>		

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				<p>In terms of availability, Wyevale Garden Centres has a lease-hold interest in the site but has a precedent with the landlord in promoting sites elsewhere for residential. The existing use could be discontinued and the development of the site for residential development could be achieved within the short term. The Council can therefore be assured that delivery of housing on the site is a realistic prospect even in the absence of a freehold ownership by Wyevale. A brief overview of the suitability and credentials of the site is detailed below.</p> <ul style="list-style-type: none"> <li>• Suitability for housing – this brownfield site clearly comprises previously developed land given its current active use as a garden centre with associated retail sales and ancillary cafe facility. The site, whilst currently located outside of the development boundary, is immediately adjacent to existing residential uses to the east, west and south of the site. It comprises part of the ribbon development running along the main road between settlements of Wimborne and Ferndown. As such, it is considered a sustainable location for housing given it is situated approximately 2 miles to the north west of Ferndown town centre and facilities including local shops, banks, schools and medical centre, and approximately 2.5 miles to the east of Wimborne Minster town centre.</li> </ul> <p>Core Strategy Policy KS2 contains the settlement hierarchy in which both Wimborne Minster and Ferndown are identified as Main Settlements. Policy KS4 relates to the housing strategy which envisages delivery of around 5,000 new homes within the existing urban areas and a further</p>		



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				<p>3,465 provided through new neighbourhoods at Christchurch, Burton, Corfe Mullen, Wimborne/ Colehill, Ferndown/West Parley and Verwood. The site comprises a total area of around 0.98ha and in line with the current density requirement of 30 dwellings per ha, as identified in Core Strategy Policy LN2, the site could deliver 29 new dwellings.</p> <p>Policy KS3 relates to the Green Belt and states development proposals on previously developed sites within the Green Belt shall be considered against sustainable development criteria and prerequisites for development, including preparation and agreement of a development brief, travel plan and wildlife strategy. As identified, the site comprises previously developed land and therefore in line with the NPPF and Policy KS3 could be considered for redevelopment without prior removal from the Green Belt. As it is brownfield and available, it represents a suitable and appropriate site to be allocated for housing.</p> <ul style="list-style-type: none"> <li>• Effectiveness of Green Belt Designation – Core Strategy Policy KS3 states that the most important purposes of the Green Belt in the area are to protect the separate physical identity of individual settlements in the area by maintaining wedges and corridors of open land between them and to maintain an area of open land around the conurbation. As the site location plan demonstrates the site is presently surrounded by existing development, mostly residential on all sides. Furthermore, the majority of Wimborne Road West from Canford Bottom Roundabout to Ferndown is developed adjacent to the main road. Whilst the wider area to the north of the site beyond the dismantled railway could be considered to play a role in separating the physical identity</li> </ul>		

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				<p>of individual settlements, the subject site does not. The site contains large commercial structures and expansive areas of car parking. The removal of which could facilitate a less dense development on the site, contributing to the aims of the green belt designation. Given the built nature of the site at present, it cannot be said to be maintaining any kind of wedge between settlements. In that sense, it is not making any effective contribution to the green belt. Furthermore, NPPF paragraph 83 includes criteria to be considered by LPAs when defining GB boundaries. These are: ensure consistency with Local Plan strategy including meeting identified requirements for sustainable development; not including land which it is unnecessary to keep permanently open; and define boundaries clearly using physical features which are likely to be permanent. The subject site is not open at present (permanently or otherwise) given the existing buildings and car parking on site. It benefits from well-defined physical boundaries to the north and south through the dismantled railway and road network respectively. Therefore, the site makes no meaningful contribution to the green belt purposes as identified by Core Strategy Policy KS3 and it also aligns well with the NPPF criteria for amending boundaries and removal from the GB.</p> <ul style="list-style-type: none"> <li>• Access and Travel – the site is currently accessed off Wimborne Road West and has easy and convenient access to the A31 via Canford Bottom Roundabout 0.3miles to the west and to A348 Ringwood Road approximately 2.2 miles to the south. The site is approximately 30 minutes walking distance from the town centre of Ferndown to the south east and only 10 minutes to the local convenience facilities at</li> </ul>		

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				<p>Stapehill Crescent to the west. There are a number of bus stops located along Wimborne Road West, the closest of which are immediately adjacent to the west of the site and provide services to Bournemouth, Ferndown and Wimborne. Bournemouth railway station, which provides direct services to London Waterloo, Weymouth, Poole, Manchester and Farnborough is located approximately 9 miles to the south of the site. A national cycle route also runs to the rear of the site. The site is therefore well placed to take advantage of existing sustainable modes of transport.</p> <ul style="list-style-type: none"> <li>• Key services and facilities – the site is located close to existing amenities and services, with health facilities including medical centres, dentist, opticians and a pharmacy located within Ferndown. Additional medical and dental surgeries are situated close by in West Moors and Wimborne Minster.</li> </ul> <p>A number of primary and infant schools are located close to the site, with Ferndown Primary and Middle Schools located approximately 1.5 miles to the east and Hampreston C of E First School approximately 1.5 miles to the south. In addition, Beaucroft Foundation School offering primary and secondary schooling is located at Colehill. Some convenience shopping facilities are available 0.5m to the west of the site at Stapehill Crescent and a more extensive range of local shops and services are found within Ferndown town centre just 2 miles to the east. In addition, major supermarkets Sainsbury's, Tesco and Waitrose are located within 3 miles of the site.</p> <ul style="list-style-type: none"> <li>• Landscape, Heritage and Biodiversity – As a brownfield, currently developed site, the garden centre is not providing a</li> </ul>		

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				<p>benefit to the surrounding landscape environment. Although views into the site are mostly limited to those from Wimborne Road, the large structures of the main sales building are likely to be visible from more distant views. A more dispersed form of development across the site would allow for open breaks in the built form, interspersed with green spaces resulting from gardens and amenity areas. The site does not contain any listed buildings, with the closest being Grade II Listed Holy Cross Abbey to the south east of the site beyond the road network and existing residential uses. There are two bowl barrels classified as Scheduled Ancient Monuments located opposite the site surrounded by existing residential properties. We are not aware of any archaeology present on site and a full ecological appraisal would be prepared supporting any future planning application.</p> <p>Summary</p> <p>The above analysis demonstrates that the site is suitable for residential purposes and could provide an important contribution of around 29 dwellings in a sustainable location. The site comprises previously developed land given its existing use and makes no meaningful contribution to the Green Belt. As such, during preparation of the Local Plan Review, Green Belt boundaries should be amended to allow the site to come forward for redevelopment without undue constraints.</p> <p>The above contains an initial review of the site's credentials to inform the preliminary assessment. Further detailed representations will be submitted in due to course to the Local Plan draft options document.</p>		

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				<p>Call for Sites Submission            In addition to this letter please also find enclosed a site location plan to support submission of the site.            Conclusions            We trust you will find the enclosed information helpful to assess the site as part of the Local Plan Review process and find the submitted site suitable for residential redevelopment.            We request that we be kept fully informed of all further consultations as part of and to inform the Local Plan Review and all other future Development Plan documents produced for consultation. We look forward to receiving confirmation of receipt of this site submission in due course. In the meantime, please do not hesitate to contact us should you have any queries or require any further information.</p>		
Ms Alice Skinner		LP2S C61	Barthelemy & Co, The Pines, Wimborne Road West.	<p>I am contacting you on behalf of my father Mr J Skinner with regards to his estate at Barthelemy and Co (The Pines).</p> <p>The estate owned by my father is protected by Green Belt legislation which in turn severely restricts any residential development opportunities. As you will be aware the neighbouring Stapehill Abbey and its surrounding ground has recently been sold for building, despite also being protected by Green Belt legislation. As well as residential properties being place on the Abbey site I believe there are also speculative plans to use fields towards the back for recreational purposes.</p> <p>The sale of the Abbey and its grounds has triggered our correspondence to yourselves; we wish to enquire as to the likelihood of the green belt restricting the sale of my father's</p>	<p>This site is outside the urban area and outside any identified area of search for housing so is rejected.</p> <p>The site is within parcel 046 of the Green Belt Assessment which concludes the parcel plays a significant role in preventing the coalescence of Wimborne/Colehill and Stapehill/Ferndown, and in safeguarding the countryside from encroachment.</p>	N

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				<p>estate for residential development being lifted.</p> <p>I have consulted section 9 of the National Planning Policy Framework whereby it is stated that the Local Authority should regard the construction of new buildings inappropriate in green belt with certain exceptions. Considering the exception that limited infilling in villages and limited affordable housing for local community needs under policies set out in the Local Plan we propose that this could be a suitable site for future affordable community housing.</p> <p>While this is merely an initial enquiry my father's standing on the matter is that the potential sale of the land for residential development is something he wishes to explore further.</p> <p>Please find attached a cop of the boundary lines of my father's estate for your information.</p>		

**SIXPENNY HANDLEY**

**Overview-Sixpenny Handley**

Sixpenny Handley is a relatively large village with a range of services including shops, pubs, recreational facilities and health facilities; and is served by buses on the Blandford-Salisbury route. The village is outside the Green Belt but within the Cranborne Chase AONB. Subject to public and stakeholder consultation (including with the Highway Authority on transport issues), land at Sixpenny Hanley as indicated in the "draft options plan" is considered potentially appropriate for new residential development.

New residential development in Sixpenny Handley could contribute to the future sustainability and vitality of the village and provide opportunities to:

- i) deliver a minimum of 120 dwellings;
- ii) include provision of affordable housing to address local needs;
- iii) maintain the viability of village services and facilities and possibly support enhanced facilities.

Consultee Details	Agent Details	Comment ID	Site name	Detailed Comments	Officer Comments	Included in Options Consultation
Mr J Clarke W S Clarke & Son (ID: 1042199)	Mr Andrew Robinson Symonds & Sampson (ID: 656562)	LPR-REG18-27	Land at Sixpenny Handley, between High Street and Back Lane	<p>We are instructed by our client John Clarke of WS Clarke &amp; Son High Street, Sixpenny Handley to make representations on his behalf with regard to the Christchurch and East Dorset Local Plan review.</p> <p>Our client who is in his early 60's is the owner of the land edged red on the attached plan. He has unencumbered freehold interest and is contemplating retirement from his butchery business within the next 2 or 3 years. In the past the land in his ownership has been used for the holding of stock for slaughter but his impending retirement means the land will not have a long term use for that purpose. Modern butchers now buy in their meat rather than slaughter themselves.</p> <p>The land sits between existing residential developments within Sixpenny Handley and has good access to the public highway. Services are close by and the development of the land will have little or no effect on third parties residential amenity.</p> <p>Further limited growth of housing within Sixpenny Handley would be welcomed to keep shops, public houses and other services open as well as supporting the village hall and many clubs and sports facilities within the village.</p> <p>It would be John Clarke's intention to retire within the next 2-3 years and his land would thereafter be available for residential development. This would accord well with the</p>	This site falls within the Local Plan Review defined 'options area' for Sixpenny Handley where in principle there could be potential for housing development. The site is included in the options consultation for the reasons set out in the above overview of Sixpenny Handley.	Y

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				<p>likely publishing of the Christchurch and East Dorset Local Plan Part 2.</p> <p>As part of the process I understand the intention is to review the hierarchy of settlements and to:</p> <ul style="list-style-type: none"> <li>a) examine what levels of development are appropriate for each settlement</li> <li>b) examine the potential for additional development in rural villages</li> </ul> <p>Sixpenny Handley is one of the larger villages within East Dorset and certainly a village where further residential development would support its longevity and its future.</p> <p>I would ask that this letter is taken into account when conducting the Local Plan review process.</p> <p><b>FURTHER INFORMATION SUBMITTED</b></p> <p>I understand that the land shown edged red on the attached plan was allocated for housing development under policy CHASE6 (A Save Policy) of the old East Dorset District Local Plan. That policy does, however, suggest that housing development cannot come forward until a Sixpenny Handley bypass is constructed, and the current position appears to be that a bypass is no longer proposed.</p> <p>My clients, who have used the subject land as a “layerage” field for their butchery/abattoir business, are now reaching retirement age and they will sell on the butchery business and meat will “imported” from further afield in future to</p>		



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				<p>supply the butchery, meaning the abattoir will, therefore, close and the subject land adjacent to the abattoir will be redundant for its current use.</p> <p>As it is owned outright by my clients, John and Sally Clarke, it will, therefore, immediately be available for residential development purposes.</p> <p>Approaches are currently being made to Dorset County Council's Transport Planning Department so that we can understand what contributions towards transport infrastructure will be required (in the absence of a bypass).</p> <p>The subject site is a very natural infill for Sixpenny Handley with, we understand, planning permission for residential development currently being sought by a third party on land shown edged blue on the attached plan. This would obviously tie in very well with the subject land.</p> <p>The subject site will, however, provide much needed additional housing for Sixpenny Handley, as well as further housing providing support for the public house, shop, butchery shop and other local facilities within the village.</p> <p>Can we, therefore, ask, as you are reviewing old allocations as part of your Local Plan Review work that you give full and proper consideration to this land being included within the emerging Local Plan.</p>		
Ms Ruth Mason Rushmore Estate	Mr J Hammond Savills	LPR-REG18-98	Land by Dean Lane and Oakley Lane Sixpenny Handley	<p>1.0 The Proposal</p> <p>1.1 Background</p> <p>1.1.1 This submission is made on behalf of Rushmore Estate, a significant owner of land across extending over</p>	This site falls within the Local Plan Review defined 'options area' for Sixpenny Handley where in principle there could be potential for housing development. The site is included in the options consultation for the	Y

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Office (ID: 360444)	(ID: 1037400)			<p>Sixpenny Handley, Tollard Royal and Farnham within Wiltshire, East and North Dorset. The Estate manages the Larmer Tree Gardens as well as the Rushmore golf Club. It additionally owns and manages a number of farms and tenanted housing. It has more recently sought to diversify its activities and has converted redundant buildings to provide for a significant range of local employment opportunities as well as recreational activities.</p> <p>1.1.2 The East Dorset Local Plan Part 1 (the Core Strategy) was adopted in April 2014. It incorporated a number of saved policies from the East Dorset Plan (2002). Since adoption the Eastern Dorset Strategic Housing Market Area Assessment has been published, and in common with adjoining Planning Authorities the housing numbers that derive from that document are being fed into early reviews of adopted Plans.</p> <p>1.1.3 The site is located to the east of Dean Lane and south of the Dean Lane and Oakley Lane junction and comprises a mix of brownfield land within which there is a vacant workshop building together with field currently in agricultural use to its north. (See Photograph 1 below)</p> <p>1.1.5 The field and workshop adjoin the established built frontage to Sixpenny Handley and the local authority housing which provides a clear village edge marker point. The combined field and workshop has an overall area of 2.6 Hectares. See Plan 1.</p> <p>1.1.6 Dean Lane forms the low point with ground rising to the east and west. In relation to the proposed site the ground rises steadily across the site (with the exception of the redundant workshop which has been excavated). Views</p>	reasons set out in the above overview of Sixpenny Handley.	

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				<p>into the site from Dean Lane itself and from the west are largely restricted by the roadside tree screen. (See Photograph 3)</p> <p>1.1.7 This submission considers the location and connectivity of the proposed site as well as its wider landscape impact given its AONB location.</p> <p>1.1.8 The report also reviews the focus upon larger scale urban developments and impacts upon village development before looking at the landscape context and the design options available.</p> <p>2.0 Relevant Planning Policy</p> <p>2.1 Christchurch &amp; East Dorset Core Strategy</p> <p>2.1.1 The first part of this section reflects the most relevant Local Plan policy considerations against which proposals would currently be determined. The second part identifies AONB Management Plan issues before summarising the issues.</p> <p>The Core Strategy Vision</p> <p>The natural environment of Christchurch and East Dorset and their historic and thriving towns and villages are, and will continue to be, the most important assets for the area. The quality of this special environment will be secured sustaining the growth of the local economy, and the welfare of its local communities, rather than being used as a reason to turn our back on growth which can be achieved sustainably.</p> <p>The intrinsic landscape and biodiversity value of the Dorset Heathlands, the Cranborne Chase and West Wiltshire Downs Area Of Outstanding Natural Beauty, Christchurch Harbour, the coast, beaches and rivers will be protected and</p>		

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				<p>their connectivity enhanced. Improving our special environment and its green infrastructure will ensure that recreation and commercial activity sustains these areas. The area will adapt to the emerging demands of climate change through clear strategies to reduce risk of flooding, and through encouraging high standards of building design and construction.</p> <p>The unmet housing needs of the area will be reduced, with housing delivered of a type and tenure which meets the aspirations of those wishing to buy or rent. An element of this housing will be in the form of new, well planned, sustainable residential areas in both Christchurch and East Dorset. These will be attractive new areas, including high quality and sustainable homes, areas of open space, new community facilities, and improved transport links to the surrounding area.</p> <p>Housing will also continue to be delivered in our towns and villages, but developments will now better reflect the character and type of housing found in each local area, and will make appropriate contributions to infrastructure. Almost all new housing development will contribute to the provision of affordable housing, creating a step change in delivery of affordable dwellings and a significant reduction in waiting lists.</p> <p>Historic towns such as Christchurch and Wimborne will be vibrant centres of commercial and cultural activity, with niche shopping, and varied attractions and facilities for residents and visitors alike. Other key local centres in Ferndown, Verwood, West Moors and Highcliffe will support shops and services for their local communities, with villages and smaller neighbourhood centres providing basic services. New ways of delivering services and facilities in</p>		

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				<p>rural areas will be developed.</p> <p>The economy of the area will grow, both by sustaining its traditional sectors such as tourism, health and education, but also by creating a mixed economy with emphasis on growth in new knowledge based sectors including engineering, creative and technical industries and the green knowledge economy. Economic growth will be sustained by the creation of major high quality employment sites in East Dorset and at Bournemouth Airport, and by the protection of other well located sites for key employment uses. These will have an important role in sustaining the economy of South East Dorset. Within the rural areas traditional employment will be supported and rural diversification encouraged to create jobs and prosperity.</p> <p>The area will be easier to get around, not just for those who have a car, but for those who wish to use public transport, to walk or to cycle, with major development focused in locations accessible by different means of transport. Perhaps most important of all, our communities will thrive. The challenges of supporting a significant elderly and retired population will be planned for through provision of appropriate housing, health and community facilities and services.</p> <p>2.1.2 This vision translates into a series of Objectives, the most relevant of which are set out below:</p> <p>Objective 1 To Manage and Safeguard the Natural Environment of Christchurch and East Dorset.</p> <p>Impact on or close to designated sites will be avoided, and residential development will contribute to mitigation of its effects on Heathland habitats. New greenspace and biodiversity enhancements will be provided as part of major</p>		

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				<p>housing proposals. Important natural features such as Christchurch Harbour, the coast, rivers and beaches and the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty will be protected and enhanced. Objective 2 To Maintain and Improve the Character of the Towns and Villages, and to Create Vibrant Local Centres. A clear hierarchy of centres will be developed, with a clear strategy for the major centres. Town and district centre boundaries will be created in Christchurch, Wimborne, Ferndown, Verwood and West Moors to help create a vibrant centre with a range of services and facilities. Design standards in East Dorset will be used to guide design of new development. Article 4(1) and 4(2) Directions will be considered to control small scale works which might damage the character of Conservation Areas as part of Conservation Area Management Plans. Open space will be provided alongside new residential development. Special Character Areas and Areas of Great Landscape Value will be reviewed and possibly expanded in East Dorset. Rural Design Guides will be produced.</p> <p>Objective 5 To Deliver a Suitable, Affordable and Sustainable Range of Housing to Provide for Local Needs. Sufficient housing will be provided in Christchurch and East Dorset to reduce local needs, whilst maintaining the character of local communities. This housing will include well planned sustainable new communities in appropriate locations. The size and type of dwellings (both open market and affordable) will reflect current and projected local need through the Strategic Housing Market Assessment, and will include housing capable of meeting people's needs at all stages of life. All residential development resulting in a net increase in</p>		

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				<p>dwelling will contribute towards provision of affordable housing, at a rate of 35% of total units being developed.</p> <p>2.1.3 Policy KS2 Settlement Hierarchy The location, scale and distribution of development should conform with the settlement hierarchy, which will also help to inform service providers about the provision of infrastructure, services and facilities. The settlements which will provide the major focus for community, cultural, leisure, retail, utility, employment and residential development. This will include infill development as well as options for some greenfield development.</p> <p>Rural Service Centres Alderholt, Cranborne, Sixpenny Handley, Sturminster Marshall, Three Legged Cross</p> <p>2.1.4 The Broad Location and Scale of Housing Christchurch and East Dorset face major pressure to provide more housing. There is a high level of local housing need that cannot be met in the private market. Additionally, it is predicted that there will continue to be changes in the size and nature of households which will increase the need for new homes. The local economy also requires new homes to provide for the workforce. The Bournemouth and Poole Strategic Housing Market Assessment (2012) has considered these factors within the following context: Christchurch and East Dorset are amongst the least affordable areas in the South West. The size of households in the area is shrinking which increases housing demands. Young people find it particularly hard to afford a home in the area. There is a need to provide suitable housing to reduce health inequalities and improve educational attainment.</p>		

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				<p>The population of Christchurch and East Dorset is ageing and a lack of housing delivery will contribute to local economic decline. There is a need to provide an appropriate mix of housing to meet the needs of families and young people who are vital to the economy of the area.</p> <p>The difficulty in meeting housing needs provides the exceptional circumstances required to amend Green Belt boundaries, where appropriate. The greenfield areas allocated in the Core Strategy have been identified through a rigorous process, as set out within the Key Strategy Background Paper and Masterplan Reports. An assessment of the function of settlements has been undertaken to identify those where housing would be best located in terms of proximity to services, facilities and employment. This identifies Christchurch, Wimborne and Colehill, Verwood, Corfe Mullen, Ferndown and West Parley as suitable settlements for growth. A limited amount of housing is also proposed for Burton based on the specific need for new housing to serve the needs of the village. A sieve map exercise has been undertaken to identify which areas on the edge of these settlements are not subject to the absolute constraints of proximity to protected heathlands and floodplains. This identifies six areas of search where these absolute constraints do not exist, which have been subject to the detailed master planning exercises. These have analysed the suitability of the areas to deliver new homes.</p> <p>The need to provide affordable housing is a key objective of the Core Strategy and a target that 35% of all housing should be affordable is set. This is below the percentage requirements for affordable housing set in Policy LN3 as an acknowledgement that not all sites will be able to meet these requirements due to financial viability.</p>		



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				<p>2.1.5 Policy HE3 Landscape Quality  Development will need to protect and seek to enhance the landscape character of the area. Proposals will need to demonstrate that the following factors have been taken into account:</p> <ol style="list-style-type: none"> <li>1. The character of settlements and their landscape settings.</li> <li>2. Natural features such as trees, hedgerows, woodland, field boundaries, water features and wildlife corridors.</li> <li>3. Features of cultural, historical and heritage value.</li> <li>4. Important views and visual amenity.</li> <li>5. Tranquillity and the need to protect against intrusion from light pollution, noise and motion.</li> </ol> <p>Development proposals within and/or affecting the setting of the Area of Outstanding Natural Beauty will need to demonstrate that account has been taken of the relevant Management Plan.</p> <p>Within the Areas of Great Landscape Value development will be permitted where its siting, design, materials, scale and landscaping are sympathetic with the particular landscape quality and character of the Areas of Great Landscape Value. Planning permission will be refused for major developments in these designated areas except in exceptional circumstances and where they are in the public interest.</p> <p>2.1.6 Policy LN2 Design, Layout and Density of New Housing Development  On all sites, the design and layout of new housing development should maximise the density of development to a level which is acceptable for the locality. A minimum density of net 30dph will be encouraged, unless this would conflict with the local character and distinctiveness of an area</p>		

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				<p>where a lower density is more appropriate. Proposed housing densities will be informed by the Strategic Housing Land Availability Assessment, housing need as set out in the Strategic Housing Market Assessment, the master plan reports for new neighbourhoods and future Annual Monitoring Reports.</p> <p>2.1.7 Policy LN3 Provision of Affordable Housing To maximise affordable housing provision, whilst ensuring flexibility and sufficient margins to facilitate housing delivery, the Councils will require all residential developments to meet the following affordable housing requirements:-</p> <p>Policy Percentage Requirements All greenfield residential development which results in a net increase of housing is to provide up to 50% of the residential units as affordable housing in accordance with the Policy Delivery Requirements and Affordable Housing Requirements unless otherwise stated in strategic allocation policies. All other residential development which results in a net increase of housing is to provide up to 40% of the residential units as affordable housing in accordance with the Policy Delivery Requirements and Affordable Housing Requirements. Any Planning Application which on financial viability grounds proposes a lower level of affordable housing than is required by the Policy Percentage Requirements must be accompanied by clear and robust evidence that will be subject to verification.</p> <p>Affordable Housing Requirements The mix of affordable housing units will be subject to negotiation and agreement with the Council but in any event must reflect local housing needs identified in the latest Strategic Housing Market Assessment (see Policy LN1). Tenure split should normally allow for 30% intermediate</p>		

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				<p>housing, with the remainder being affordable rented or social rented.  Conditions or legal obligations will be used to ensure that affordable housing is secured for those in housing need and prioritised for those with a Local Connection.  Policy Delivery Requirements  On sites resulting in a net increase of 5 to 14 dwellings, the Councils will require on site affordable housing provision in accordance with the Policy Percentage Requirements and Affordable Housing Requirements, however, where this is not possible or at the Councils' discretion, a financial contribution in lieu of on site affordable housing will be acceptable, calculated in accordance with the Commuted Sum Methodology  On sites resulting in a net increase of 15 or more dwellings, provision in accordance with the Policy Percentage Requirements and Affordable Housing Requirements should be on site but where it is not possible to provide affordable housing units on the site, off-site provision on an alternative site may be acceptable. If an alternative site is not available, a financial contribution in lieu of on site affordable housing will be acceptable, calculated in accordance with the Commuted Sum Methodology.  Financial contributions should be of equivalent value to on-site provision calculated in accordance with the Commuted Sum Methodology.  2.2 AONB Management Plan  2.2.1 The site lies within the Southern Downland Belt Landscape Character Area wherein sensitivity to change is considered to be moderate / high with little scope to accommodate residential development of any scale without introducing a different set of attributes that are to the</p>		

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				<p>detriment of its inherent sense of ruralness and tranquillity. It is noted that Management Plan Map 11 indicates Sixpenny Handley located in the mid to less tranquil area bounding the A.354.</p> <p>2.2.2 The Management Plan's aim in relation to new development is that "Where development is necessary, we want it located and designed to integrate fully with the landscape character and natural beauty."</p> <p>2.2.3 Paragraph 13.7 seeks Landscape and Visual Impact Assessments of all SHLAAs to demonstrate that potential landscape impacts including both location and mitigation have been taken into account</p> <p>2.3 Policy Summary</p> <p>2.3.1 The key issues for the site to address deriving from a review of Local Plan and AONB Management Plan policy is considered to focus upon issues of access, sustainability and connectivity, and landscape impact.</p> <p>2.3.2 As a site wholly within the AONB, any development of 10+ houses could constitute major development, however as a "washed over" community it is inevitable that the scale of development required to support the village, whether housing, small scale business or modern agriculture are likely to comprise major development. As such the challenge for new development is to respond to the AONB Management Plan's aim to locate development to integrate it into the landscape.</p> <p>3.0 The Strategic Approach to site allocations.</p> <p>3.1 Overview.</p> <p>3.1.1 The Adopted Core Strategy places significant emphasis upon the delivery of master planned greenfield sites generally located at the main settlements. The benefits of this approach are considered to be the co-ordinated</p>		

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				<p>delivery of community infrastructure which can be delivered on site as part of a larger development proposal.</p> <p>3.1.2 Set against this objective however is the possibly unintended consequence that the bulk of new housing development will be delivered by a relatively limited profile of larger regional and national housing developers wanting to use national standard products.</p> <p>3.1.3 It is therefore helpful that as a part of the Local Plan Review, the Planning Authorities are examining the potential for additional development in rural villages.</p> <p>3.1.4 Under the existing approach, there are limited opportunities for small and medium builders at the local level to find sites and compete with the economies of scale available to the national developers operating at the larger sites.</p> <p>3.1.5 Additionally, it is considered that the longer lead in time to deliver large scale housing developments reduces the Planning Authorities ability to flexibly manage future changes in housing supply rates. The allocation of smaller scale rural sites would allow for a range of smaller sites to come forward during the lengthy gestation period more typical of master planned strategic sites.</p> <p>3.1.6 Such windfall scale development would also incentivise the local small and medium builder market, a sector that has reduced significantly in scale and activity in the post recession period.</p> <p>3.1.7 It is considered that in providing the opportunities for the smaller local developer the Local Plan Review would be more likely to achieve the Planning Authorities aspirations for locally distinctive developments being less reliant upon a national approach to design and delivery of new developments whilst encouraging local crafts and use of</p>		

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				<p>materials.</p> <p>4.0 The site &amp; its landscape impact.</p> <p>4.1 Context</p> <p>4.1.1 The proposed site is contiguous with the edge of the developed part of the village. The layout proposes a transition between the linear development form towards the north of Dean Lane and the deeper grouping of houses that comprise the Oakley Lane housing</p> <p>4.1.2 The site is visible from view points to the north east of the village along public footpaths leading from Oakley Lane. From the footpaths to the west of the site the Dean Lane tree belt provides significant immediate screening. The northern part of the site lies in a slight bowl, therefore housing in the northern half of the site will benefit from a gentler gradient.</p> <p>4.1.3 A single viewpoint is used, to the east of Oakley Lane before the footpath extends into the eastern field pattern.</p> <p>4.2 Summary</p> <p>4.2.1 Any new housing proposal within the AONB will impact locally upon views and the perception of landscape character</p> <p>4.2.2 This site is screened by an existing mature roadside tree belt. The rising ground to the east of the site results in the existing landform and field boundary planting providing an ongoing green backdrop to any development. The landscape impact will in any event need to be considered in combination with the quality of development that can be achieved by the site scale &amp; this is discussed in Section 7 below.</p> <p>5.0 The value of the employment opportunity.</p> <p>5.1 Background</p>		

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				<p>5.1.1 Rushmore Estate currently provides a significant number of rural employment opportunities across the estate, including the management of hosted events within the listed Larmer Tree Gardens, the festivals, the Rushmore Gold Club and re-use of former agricultural buildings at Minchington Farm and Rushmore Farm Business Park. As such Rushmore makes a significant contribution to a variety of rural businesses and activities.</p> <p>5.1.2 The former agricultural buildings forming a part of the proposed site has previously been used as a workshop but is currently vacant. Elsewhere within the village, units at the Town Farm workshops also remain vacant with about 50% of the units unoccupied at the time of writing. (Albeit one of them may now be let)</p> <p>5.1.3 The retention of the workshop building offers little that cannot be achieved by the conversion of one of many other redundant agricultural buildings within the estate. Its design &amp; form renders it appropriate to a utilitarian re-use, however the common boundary with existing residential properties limits the types of use to which it could be put to protect amenity from noise or emissions.</p> <p>5.1.4 Given this context, it is unlikely that the building will provide scope for more than 1-2 jobs.</p> <p>5.1.5 Set against that under use, the site offers the opportunity to provide brownfield housing and contribute to the delivery of affordable housing within the district.</p> <p>6.0 Sustainability &amp; Connectivity.</p> <p>6.1 Site context</p> <p>6.1.1 Sixpenny Handley is considered to remain a sustainable rural community as evidenced by the council's decision to rank it as a Rural Service Centre. The village retains a good range of core facilities including primary</p>		

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				<p>school, surgery, village hall, recreation ground and pavilion, public house, shops &amp; post office. As such the village is capable of accommodating additional development in terms of the range of facilities and services it offers, indeed, additional housing and therefore new residents are likely support the ongoing retention of these community services.</p> <p>6.1.2 The site is connected by footpaths to the village centre via footpath E52/1 &amp; 4 and to the church and hall and recreation ground by E52/1. The walk distances are respectively 600m to the High Street, 560 to the church and 780m to the hall and recreation grounds. The surgery is accessed via Dean Lane at 170m.</p> <p>6.1.3 Whilst the desirability of using the footpaths in winter months can be queried, this assessment does show that by whichever mode of transport used, the site is very convenient to all the village facilities.</p> <p>7.0 A proposed layout</p> <p>7.1 Background</p> <p>7.1.1 The indicative layout attached at Appendix 1 seeks to respond to the village edge location and landscape character of Sixpenny Handley, as well as demonstrate how the amenity of nearby properties can be protected whilst providing connectivity into the village centre.</p> <p>7.1.2 Whilst the site comprises part of a larger field, it is considered the logical extent for additional housing represents the boundary between the Oakley Lane housing and the common rear boundary with the adjoining house and garden east of Dean Lane.</p> <p>7.1.3 The depth and form of the resultant site allows for a comprehensive approach to be taken to site design and layout as demonstrated by the suggested layout at Appendix 1 below.</p>		



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				<p>7.1.4 The layout consciously adopts a low density approach to design to reflect the village edge and AONB location. It demonstrates the retention of the road frontage tree screen, together with the retention and reinforcing of a screen belt running north – south across the site as a secondary bank of planting.</p> <p>7.1.5 The layout also allows for the creation of attractive greenspace comprising a village green to soften the frontage and provide for an attractive outlook from new dwellings. Additionally the layout shows community facilities comprising allotments and / or play space.</p> <p>8.0 Conclusion</p> <p>8.1 Summary</p> <p>8.1.1 The site provides an opportunity to design an attractive village entrance scheme that can serve to enhance the approach to the village from the north.</p> <p>8.1.2 The scheme is of sufficient scale to provide for affordable housing as well as public open space and recreational opportunities.</p> <p>8.1.3 The proposed layout responds positively to the AONB landscape character and village edge position as demonstrated in Section 6 above.</p> <p>8.1.4 The development is of a scale that would attract local builders to deliver the scheme resulting in increased capacity to retain the benefits of development through local wages, apprenticeship and the sourcing of local materials and suppliers to more directly benefit the Dorset economy.</p>		
Ms Ruth Mason Rushmore Estate Office (ID:	Mr J Hammond Savills (ID:	LPR-REG18-99	Land at Frogmore Lane Sixpenny Handley	<p>1.0 The Proposal</p> <p>1.1 Background</p> <p>1.1.1 This submission is made on behalf of Rushmore Estate, a significant owner of land across extending over Sixpenny Handley, Tollard Royal and Farnham within</p>	This site falls within the Local Plan Review defined ‘options area’ for Sixpenny Handley where in principle there could be potential for housing development. The site is included in the options consultation for the reasons set out in the above overview of Sixpenny	Y

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360444)	1037400)			<p>Wiltshire, East and North Dorset. The Estate manages the Larmer Tree Gardens as well as the Rushmore golf Club. It additionally owns and manages a number of farms and tenanted housing. It has more recently sought to diversify its activities and has converted redundant buildings to provide for a significant range of local employment opportunities as well as recreational activities.</p> <p>1.1.2 The East Dorset Local Plan Part 1 (the Core Strategy) was adopted in April 2014. It incorporated a number of saved policies from the East Dorset Plan (2002). Since adoption the Eastern Dorset Strategic Housing Market Area Assessment has been published, and in common with adjoining Planning Authorities the housing numbers that derive from that document are being fed into early reviews of adopted Plans.</p> <p>1.1.3 The 2002 East Dorset Local Plan allocated land at Frogmore Lane, Sixpenny Handley (Policy CHASE 7) for residential development subject to:</p> <ul style="list-style-type: none"> <li>• The prior completion of the Sixpenny Handley by-pass</li> <li>• The provision of affordable housing if there is a proven need</li> <li>• Taking a suitable access from Frogmore Lane</li> <li>• Evidence of a design solution that reflects local distinctiveness</li> <li>• The provision of new landscaping to soften the built edge of the village, and</li> <li>• The provision of a Sustainable Drainage Solution that protects local features and species of nature conservation interest</li> </ul> <p>1.1.4 The allocation was constrained by the extent of land reserved for the bypass which extended from the B. 3081 along Red Lane to back Lane, extending up to 80 m in width</p>	Handley.	

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				<p>in places.</p> <p>1.1.5 This submission looks at the scope to use the whole field shown at plan 1 below</p> <p>1.1.6 The site extends to 0.92 ha.</p> <p>1.1.7 This submission reviews the focus upon larger scale urban developments and impacts upon village development before looking at the landscape context and a possible site wide layout reflecting the lack of commitment to the bypass and suggests a revised allocation boundary to make better use of the field in question.</p> <p>2.0 Relevant Planning Policy</p> <p>2.1 Christchurch &amp; East Dorset Core Strategy</p> <p>2.1.1 The first part of this section reflects the most relevant Local Plan policy considerations against which proposals would currently be determined. The second section reviews the short and medium term highway improvement proposals as set out in the Core Strategy and Local Transport Plan 3, given that the delivery of a Sixpenny Handley by pass was seen as a pre-requisite for any housing development along Back Lane. The third part identifies AONB Management Plan issues before summarising the issues.</p> <p>The Core Strategy Vision</p> <p>The natural environment of Christchurch and East Dorset and their historic and thriving towns and villages are, and will continue to be, the most important assets for the area. The quality of this special environment will be secured sustaining the growth of the local economy, and the welfare of its local communities, rather than being used as a reason to turn our back on growth which can be achieved sustainably.</p> <p>The intrinsic landscape and biodiversity value of the Dorset Heathlands, the Cranborne Chase and West Wiltshire</p>		

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				<p>Downs Area Of Outstanding Natural Beauty, Christchurch Harbour, the coast, beaches and rivers will be protected and their connectivity enhanced. Improving our special environment and its green infrastructure will ensure that recreation and commercial activity sustains these areas. The area will adapt to the emerging demands of climate change through clear strategies to reduce risk of flooding, and through encouraging high standards of building design and construction.</p> <p>The unmet housing needs of the area will be reduced, with housing delivered of a type and tenure which meets the aspirations of those wishing to buy or rent. An element of this housing will be in the form of new, well planned, sustainable residential areas in both Christchurch and East Dorset. These will be attractive new areas, including high quality and sustainable homes, areas of open space, new community facilities, and improved transport links to the surrounding area.</p> <p>Housing will also continue to be delivered in our towns and villages, but developments will now better reflect the character and type of housing found in each local area, and will make appropriate contributions to infrastructure. Almost all new housing development will contribute to the provision of affordable housing, creating a step change in delivery of affordable dwellings and a significant reduction in waiting lists.</p> <p>Historic towns such as Christchurch and Wimborne will be vibrant centres of commercial and cultural activity, with niche shopping, and varied attractions and facilities for residents and visitors alike. Other key local centres in Ferndown, Verwood, West Moors and Highcliffe will support shops and services for their local communities, with villages</p>		

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				<p>and smaller neighbourhood centres providing basic services. New ways of delivering services and facilities in rural areas will be developed.</p> <p>The economy of the area will grow, both by sustaining its traditional sectors such as tourism, health and education, but also by creating a mixed economy with emphasis on growth in new knowledge based sectors including engineering, creative and technical industries and the green knowledge economy. Economic growth will be sustained by the creation of major high quality employment sites in East Dorset and at Bournemouth Airport, and by the protection of other well located sites for key employment uses. These will have an important role in sustaining the economy of South East Dorset. Within the rural areas traditional employment will be supported and rural diversification encouraged to create jobs and prosperity.</p> <p>The area will be easier to get around, not just for those who have a car, but for those who wish to use public transport, to walk or to cycle, with major development focused in locations accessible by different means of transport.</p> <p>In East Dorset, transport corridors will be developed to help to promote a wider choice of transport, including walking, cycling and public transport. These corridors will include linking the towns and villages of Ferndown, West Moors, Three Legged Cross and Verwood, and improving links from Christchurch to Wimborne and Corfe Mullen and to Wimborne from Poole. Improvements to the A31 from Ferndown to Merley will reduce congestion and improve connectivity with the rest of Dorset and Hampshire.</p> <p>Perhaps most important of all, our communities will thrive. The challenges of supporting a significant elderly and retired population will be planned for through provision of</p>		

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				<p>appropriate housing, health and community facilities and services.</p> <p>2.1.2 This vision translates into a series of Objectives, the most relevant of which are set out below:</p> <p>Objective 1 To Manage and Safeguard the Natural Environment of Christchurch and East Dorset.</p> <p>Impact on or close to designated sites will be avoided, and residential development will contribute to mitigation of its effects on Heathland habitats. New greenspace and biodiversity enhancements will be provided as part of major housing proposals. Important natural features such as Christchurch Harbour, the coast, rivers and beaches and the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty will be protected and enhanced.</p> <p>Objective 2 To Maintain and Improve the Character of the Towns and Villages, and to Create Vibrant Local Centres.</p> <p>A clear hierarchy of centres will be developed, with a clear strategy for the major centres. Town and district centre boundaries will be created in Christchurch, Wimborne, Ferndown, Verwood and West Moors to help create a vibrant centre with a range of services and facilities. Design standards in East Dorset will be used to guide design of new development. Article 4(1) and 4(2) Directions will be considered to control small scale works which might damage the character of Conservation Areas as part of Conservation Area Management Plans. Open space will be provided alongside new residential development. Special Character Areas and Areas of Great Landscape Value will be reviewed and possibly expanded in East Dorset. Rural Design Guides will be produced.</p> <p>Objective 5</p>		

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				<p>To Deliver a Suitable, Affordable and Sustainable Range of Housing to Provide for Local Needs. Sufficient housing will be provided in Christchurch and East Dorset to reduce local needs, whilst maintaining the character of local communities. This housing will include well planned sustainable new communities in appropriate locations. The size and type of dwellings (both open market and affordable) will reflect current and projected local need through the Strategic Housing Market Assessment, and will include housing capable of meeting people's needs at all stages of life. All residential development resulting in a net increase in dwellings will contribute towards provision of affordable housing, at a rate of 35% of total units being development</p> <p>2.1.3 Policy KS2 Settlement Hierarchy The location, scale and distribution of development should conform with the settlement hierarchy, which will also help to inform service providers about the provision of infrastructure, services and facilities.</p> <p>The settlements which will provide the major focus for community, cultural, leisure, retail, utility, employment and residential development. This will include infill development as well as options for some greenfield development.</p> <p>Rural Service Centres Alderholt, Cranborne, Sixpenny Handley, Sturminster Marshall, Three Legged Cross</p> <p>2.1.4 The Broad Location and Scale of Housing Christchurch and East Dorset face major pressure to provide more housing. There is a high level of local housing need that cannot be met in the private market. Additionally, it is predicted that there will continue to be changes in the size and nature of households which will increase the need for new homes. The local economy also requires new</p>		

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				<p>homes to provide for the workforce. The Bournemouth and Poole Strategic Housing Market Assessment (2012) has considered these factors within the following context: Christchurch and East Dorset are amongst the least affordable areas in the South West. The size of households in the area is shrinking which increases housing demands. Young people find it particularly hard to afford a home in the area. There is a need to provide suitable housing to reduce health inequalities and improve educational attainment. The population of Christchurch and East Dorset is ageing and a lack of housing delivery will contribute to local economic decline. There is a need to provide an appropriate mix of housing to meet the needs of families and young people who are vital to the economy of the area. The difficulty in meeting housing needs provides the exceptional circumstances required to amend Green Belt boundaries, where appropriate. The greenfield areas allocated in the Core Strategy have been identified through a rigorous process, as set out within the Key Strategy Background Paper and Masterplan Reports. An assessment of the function of settlements has been undertaken to identify those where housing would be best located in terms of proximity to services, facilities and employment. This identifies Christchurch, Wimborne and Colehill, Verwood, Corfe Mullen, Ferndown and West Parley as suitable settlements for growth. A limited amount of housing is also proposed for Burton based on the specific need for new housing to serve the needs of the village. A sieve map exercise has been undertaken to identify which areas on the edge of these settlements are not subject to the absolute constraints of proximity to protected heathlands and floodplains. This identifies six areas of search where these</p>		



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				<p>absolute constraints do not exist, which have been subject to the detailed master planning exercises. These have analysed the suitability of the areas to deliver new homes. The need to provide affordable housing is a key objective of the Core Strategy and a target that 35% of all housing should be affordable is set. This is below the percentage requirements for affordable housing set in Policy LN3 as an acknowledgement that not all sites will be able to meet these requirements due to financial viability.</p> <p>2.1.5 Policy HE3 Landscape Quality</p> <p>Development will need to protect and seek to enhance the landscape character of the area. Proposals will need to demonstrate that the following factors have been taken into account:</p> <ol style="list-style-type: none"> <li>1. The character of settlements and their landscape settings.</li> <li>2. Natural features such as trees, hedgerows, woodland, field boundaries, water features and wildlife corridors.</li> <li>3. Features of cultural, historical and heritage value.</li> <li>4. Important views and visual amenity.</li> <li>5. Tranquillity and the need to protect against intrusion from light pollution, noise and motion.</li> </ol> <p>Development proposals within and/or affecting the setting of the Area of Outstanding Natural Beauty will need to demonstrate that account has been taken of the relevant Management Plan.</p> <p>Within the Areas of Great Landscape Value development will be permitted where its siting, design, materials, scale and landscaping are sympathetic with the particular landscape quality and character of the Areas of Great Landscape Value. Planning permission will be refused for major developments in these designated areas except in exceptional circumstances and where they are in the public</p>		

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				<p>interest.</p> <p>2.1.6 Policy LN2 Design, Layout and Density of New Housing Development On all sites, the design and layout of new housing development should maximise the density of development to a level which is acceptable for the locality. A minimum density of net 30dph will be encouraged, unless this would conflict with the local character and distinctiveness of an area where a lower density is more appropriate. Proposed housing densities will be informed by the Strategic Housing Land Availability Assessment, housing need as set out in the Strategic Housing Market Assessment, the master plan reports for new neighbourhoods and future Annual Monitoring Reports.</p> <p>2.1.7 Policy LN3 Provision of Affordable Housing To maximise affordable housing provision, whilst ensuring flexibility and sufficient margins to facilitate housing delivery, the Councils will require all residential developments to meet the following affordable housing requirements:- Policy Percentage Requirements All greenfield residential development which results in a net increase of housing is to provide up to 50% of the residential units as affordable housing in accordance with the Policy Delivery Requirements and Affordable Housing Requirements unless otherwise stated in strategic allocation policies. All other residential development which results in a net increase of housing is to provide up to 40% of the residential units as affordable housing in accordance with the Policy Delivery Requirements and Affordable Housing Requirements. Any Planning Application which on financial viability grounds proposes a lower level of affordable housing than is required by the Policy Percentage</p>		

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				<p>Requirements must be accompanied by clear and robust evidence that will be subject to verification.</p> <p><b>Affordable Housing Requirements</b>  The mix of affordable housing units will be subject to negotiation and agreement with the Council but in any event must reflect local housing needs identified in the latest Strategic Housing Market Assessment (see Policy LN1). Tenure split should normally allow for 30% intermediate housing, with the remainder being affordable rented or social rented.</p> <p>Conditions or legal obligations will be used to ensure that affordable housing is secured for those in housing need and prioritised for those with a Local Connection.</p> <p><b>Policy Delivery Requirements</b>  On sites resulting in a net increase of 5 to 14 dwellings, the Councils will require on site affordable housing provision in accordance with the Policy Percentage Requirements and Affordable Housing Requirements, however, where this is not possible or at the Councils' discretion, a financial contribution in lieu of on site affordable housing will be acceptable, calculated in accordance with the Commuted Sum Methodology</p> <p>On sites resulting in a net increase of 15 or more dwellings, provision in accordance with the Policy Percentage Requirements and Affordable Housing Requirements should be on site but where it is not possible to provide affordable housing units on the site, off-site provision on an alternative site may be acceptable. If an alternative site is not available, a financial contribution in lieu of on site affordable housing will be acceptable, calculated in accordance with the Commuted Sum Methodology.</p> <p>Financial contributions should be of equivalent value to on-</p>		

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				<p>site provision calculated in accordance with the Commuted Sum Methodology.</p> <p>2.2 The Core Strategy &amp; Local Transport Plan 3</p> <p>2.2.1 In accordance with the Local Transport Plan (LTP3) development will be located along and at the end of the Prime Transport Corridors in the most accessible locations and supported by transport improvements that will benefit existing and future communities. Higher density development will be located in an around town centres and Prime Transport Corridors in order to reduce the need to travel.</p> <p>2.2.2 Improvements will be made to Prime Transport Corridors to include junction improvements, traffic management, enhanced public transport services and improvements to walking and cycling. The following corridors are proposed for improvement:</p> <ul style="list-style-type: none"> <li>• A35 Iford Bridge - Fountains roundabout - Stony Lane roundabout – Somerford roundabout - Roeshot Hill - Hampshire boundary.</li> <li>• B3073 Christchurch town centre - Bargates - Fairmile - Blackwater Interchange.</li> <li>• (A338 junction)</li> <li>• B3073 Wimborne town centre - Longham mini roundabouts - Parley Cross – Chapel Gate - Hurn roundabout - Blackwater Interchange. (A338 junction)</li> <li>• B3073 Wimborne town centre - Wimborne Road West and East – Ferndown.</li> <li>• B3072 Ferndown - West Moors - Three Legged Cross – Verwood.</li> <li>• A348 Bournemouth boundary - Longham mini roundabouts - Ferndown.</li> <li>• A347 Bournemouth boundary - Parley Cross - A348</li> </ul>		

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				<p>junction.</p> <ul style="list-style-type: none"> <li>• A337 Somerford roundabout - Highcliffe - Hampshire boundary.</li> <li>• B3074 Poole boundary through Corfe Mullen.</li> </ul> <p>2.2.3 The Local Transport Plan (LTP3) includes the following proposals which will support the development proposed in this Core Strategy:</p> <ul style="list-style-type: none"> <li>• Improvements to public transport (bus and rail) with more frequent services within the urban areas in particular, bus priority measures, an expansion of Real Time Information at bus stops and use of smartcard technology,</li> <li>• Walking and cycling improvements within and between the urban areas,</li> <li>• Travel Plans to encourage working from home and car sharing to work to help reduce congestion levels and the level of parking provision required at employment locations,</li> <li>• In the rural area, community travel planning will be encouraged for example Community Travel Exchanges will provide opportunities for car sharing, community car clubs and access to other shared services,</li> <li>• Enhancement and protection of the existing rights of way network and trailways to provide off road walking and cycling links between suburban and rural areas,</li> </ul> <p>2.2.4 Traffic management measures will be implemented to improve junctions, reduce vehicle speeds, improve road safety, enhance the environment for pedestrian and cyclists in urban and rural areas and reduce the diversion of traffic on to inappropriate routes, and provide opportunities for sustainable freight movement where possible.</p> <p>2.2.5 Policy KS10 Strategic Transport Improvements The Local Transport Plan recommends the following strategic transport improvements to support future</p>		

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				<p>development. Development will contribute towards their delivery through the payment of the South East Dorset Transport Contributions which will be replaced by the Community Infrastructure Levy:</p> <p>Short Term 2013 – 2017</p> <p>B3073 Hurn roundabout improvement.</p> <p>A338 reconstruction from A31 junction - County boundary (joint scheme with Bournemouth Borough Council which will deliver the section from County Boundary - A3060 Cooper Dean).</p> <p>A338 widening from A338/B3073 Blackwater junction - County boundary (joint scheme with Bournemouth Borough Council which will deliver the section from County Boundary - A3060 Cooper Dean).</p> <p>Medium Term 2018 - 2022</p> <p>A35 Fountains roundabout, Stony Lane roundabout, Staple Cross, and potentially Somerford roundabout improvements.</p> <p>B3073 Parley Cross junction improvements and associated development link roads.</p> <p>B3073 Blackwater Junction improvements.</p> <p>B3073 Chapel Gate junction improvements.</p> <p>A31 (T) Merley roundabout improvements (Highways Agency Scheme).</p> <p>Long Term 2023 - 2028</p> <p>B3073 widening between Chapel Gate to Blackwater junctions.</p> <p>A31 (T) dualling between Merley - Ameysford roundabouts (Highways Agency scheme).</p> <p>2.2.6 Policy KS11 Transport and Development</p> <p>2.2.7 The Councils will use their planning powers to influence development so that it reduces the need to travel, provides improved access to key services and facilities and</p>		

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				<p>promotes alternative modes of travel. Development will be permitted where mitigation against the negative transport impacts which may arise from that development or cumulatively with other proposals is provided. This shall be achieved through the implementation of measures identified within a submitted transport assessment or transport statement, including where appropriate:</p> <ul style="list-style-type: none"> <li>i. contributions to transport modelling work;</li> <li>ii. the provision of new and the improvement of existing public transport, pedestrian and cycle routes;</li> <li>iii. the provision of travel plans to promote sustainable travel patterns such as park and change,</li> </ul> <p>Document Title Sub heading Rushmore November 2016 13 car sharing and car clubs; and</p> <ul style="list-style-type: none"> <li>iv. the implementation of works to the highway.</li> </ul> <p>2.2.8 Developers will be required to contribute towards local and strategic transport improvements through site specific legal agreements and payment of the Community Infrastructure Levy. Development should be in accessible locations that are well linked to existing communities by walking, cycling and public transport routes. Development must be designed to:</p> <ul style="list-style-type: none"> <li>• provide safe, permeable layouts which provide access for all modes of transport, prioritising direct, attractive routes for walking, cycling and public transport;</li> <li>• provide safe access onto the existing transport network;</li> <li>• allow safe movement of development related trips on the immediate network; and</li> <li>• minimise the number of new accesses on the A338.</li> </ul> <p>2.3 AONB Management Plan</p>		

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				<p>2.3.1 The site lies within the Southern Downland Belt Landscape Character Area wherein sensitivity to change is considered to be moderate / high with little scope to accommodate residential development of any scale without introducing a different set of attributes that are to the detriment of its inherent sense of ruralness and tranquillity. It is noted that Management Plan Map 11 indicates Sixpenny Handley located in the mid to less tranquil area bounding the A.354.</p> <p>2.3.2 The Management Plan's aim in relation to new development is that "Where development is necessary, we want it located and designed to integrate fully with the landscape character and natural beauty."</p> <p>2.3.3 Paragraph 13.7 seeks Landscape and Visual Impact Assessments of all SHLAAs to demonstrate that potential landscape impacts including both location and mitigation have been taken into account</p> <p>2.4 Policy Summary</p> <p>2.4.1 The 2002 Local Plan's allocation of part of a larger field for housing is linked to the provision of a village by pass. The delineation of this by pass route extends into the Frogmore Lane field, restricting the development of the southern part of the allocated housing site. The delineation shown in the 2002 Local Plan indicates road works extending over some 80m width.</p> <p>2.4.2 Neither LTP 3, nor the 2014 Adopted Core Strategy refer to a Sixpenny Handley by pass as an identified project for development.</p> <p>2.4.3 The Sixpenny Handley &amp; Pentridge Parish Plan (2007) did not consider a bypass to be necessary but sought widening of Red Lane and Back Lane.</p> <p>2.4.4 Initial enquiries to the Dorset County Highways</p>		



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				<p>Development Management Unit confirms that there would be no highway related recommendation for refusal based upon the lack of a bypass as a point of principle.</p> <p>2.4.5 The Council's 2015 – 2020 5 year Housing Land Supply Report includes "Land at Back Lane" Sixpenny Handley for 25 dwellings in the 1-5 year supply therefore accepting development without any bypass works being undertaken.</p> <p>2.4.6 In relation to the Frogmore Lane site it can be shown that land can be set aside for any County Highway improvement project to either widen the route of Red Lane &amp; Back Lane and / or provide for speed control to respond to the previous objectives of the bypass designation.</p> <p>2.4.7 As a site wholly within the AONB, any development of 10+ houses could constitute major development, however as a "washed over" community it is inevitable that the scale of development required to support the village, whether housing, small scale business or modern agriculture are likely to comprise major development. As such the challenge for new development is to respond to the AONB Management Plan's aim to locate development to integrate it into the landscape.</p> <p>3.0 The Strategic Approach to site allocations.</p> <p>3.1 Overview.</p> <p>3.1.1 The Adopted Core Strategy places significant emphasis upon the delivery of master planned greenfield sites generally located at the main settlements. The benefits of this approach are considered to be the co-ordinated delivery of community infrastructure which can be delivered on site as part of a larger development proposal.</p> <p>3.1.2 Set against this objective however is the possibly unintended consequence that the bulk of new housing</p>		

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				<p>development will be delivered by a relatively limited profile of larger regional and national housing developers wanting to use national standard products.</p> <p>3.1.3 It is therefore helpful that as a part of the Local Plan Review, the Planning Authorities are examining the potential for additional development in rural villages.</p> <p>3.1.4 Under the existing approach, there are limited opportunities for small and medium builders at the local level to find sites and compete with the economies of scale available to the national developers operating at the larger sites.</p> <p>3.1.5 Additionally, it is considered that the longer lead in time to deliver large scale housing developments reduces the Planning Authorities ability to flexibly manage future changes in housing supply rates. The allocation of smaller scale rural sites would allow for a range of smaller sites to come forward during the lengthy gestation period more typical of master planned strategic sites.</p> <p>3.1.6 Such windfall scale development would also incentivise the local small and medium builder market, a sector that has reduced significantly in scale and activity in the post recession period.</p> <p>3.1.7 It is considered that in providing the opportunities for the smaller local developer the Local Plan Review would be more likely to achieve the Planning Authorities aspirations for locally distinctive developments being less reliant upon a national approach to design and delivery of new developments whilst encouraging local crafts and use of materials.</p> <p>4.0 The site &amp; its landscape impact.</p> <p>4.1 Context</p> <p>4.1.1 The allocated site forms part of a field of some 0.9 Ha.</p>		

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				<p>The field slopes some upwards 2m from west to east. It is divided by a shallow drainage channel which runs from the north west corner to a point midway along the south west boundary.</p> <p>4.1.2 The site is bounded by native hedging along the western, south western and south eastern boundaries. The north eastern boundary includes a number of mature ash and sycamore trees. Within the site itself is a recently planted belt of ash hazel and sycamore planting.</p> <p>4.1.3 The site is bounded by Frogmore Lane Back Lane and Red Lane. Frogmore Farmhouse lies to the north of Frogmore Lane and provides a key viewpoint along Back Lane from the east. Paddock Close a group of detached two storey houses bounds the site to the north.</p> <p>4.1.4 The site is visible from Back Lane, to the south east of the village as well as along Back Lane from the north west, from the footpath which extends south west from Littlefield Lane as well as from the B3081, east of the village.</p> <p>4.2 The Viewpoints</p> <p>4.2.1 The 2002 Local Plan indicated that the impact of the proposed by-pass would mean that a housing development at Frogmore Lane would be acceptable in landscape terms.</p> <p>4.2.2 The Estate subsequently undertook screen planting along the northern boundary of the by-pass reservation. This comprises Hazel, Sycamore and Ash species in a broad bank running south west to north east.</p> <p>4.2.3 The field itself is well screened by existing substantial Ash and Sycamore planting along the north eastern boundary which serves to either screen the site or act as a significant skyline backdrop to views.</p> <p>4.2.4 The landscape impact of the site, and particularly the area of land south of the screen planting belt site has been</p>		

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				<p>considered in terms of landscape impact to understand whether development of this area would result in an adverse landscape impact upon the AONB.</p> <p>4.2.5 Views of the field edge are largely screened by existing mature trees to the left of the road, by the entrance to Manor Farm. The first view therefore is at that junction and is currently of the striking gable to Frogmore Farmhouse.</p> <p>4.2.6 From this approach the key views are of the taller screen planting to the west of the proposed site, together with the mature planting to the boundary of the estate cottages south of Red Lane. Views of the southern part of the proposed site only become apparent at closer view by when individuals will already be aware of the estate cottages and village edge character.</p> <p>4.2.7 This is a channelled view along Back Lane. It opens out into a view of the proposed field relatively close to Frogmore Farmhouse &amp; provides views of the southern part of the site and estate cottages south of Red Lane. The suggested layout indicates further screen planting to the south west of the existing planting to consolidate the screening benefits of the planting &amp; this glimpsed view would continue to follow the roadside tree edge character previously experienced along Back Lane.</p> <p>4.2.8 This view is taken looking towards the site from the public footpath rising above the village. Glimpses of the Paddock Close roofs are visible against a backdrop of mature tree planting along Red Lane.</p> <p>4.2.9 The existing substantial hedge planting to the eastern boundary of the field within which the footpath lies however provides foreground screening for the proposed site. Taken with the existing Red Lane and north eastern boundary</p>		

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				<p>planting this will serve to provide foreground and backdrop mitigation of any views.</p> <p>4.2.10 This view is taken from a position east of Hill House on the B3081. The view looks over rather than into the proposed site. The significant planting along Red Lane serves to screen the southern part of the site from public views.</p> <p>View 4: From B3081 south of the village</p> <p>4.3 Landscape Impact Summary</p> <p>4.3.1 The four viewpoints presented above demonstrate that allowing housing development to extend through and to the south of the existing screen planting within the site which originally defined a highway improvement boundary would result in a minimal impact upon the wider AONB landscape within which it lies, nor would it serve to extend or urbanise the built character of Sixpenny Handley.</p> <p>4.3.2 This is largely because the site is bounded by existing mature planting serving to block or form a backdrop to new development. From more distant view points intervening planting serve to block longer views of this valley bottom site.</p> <p>4.3.3 The proposed layout shown later in the report will suggest extending the existing screen belt in the south east corner of the site. This will block one view across the site, however this is not considered to be a key view, simply being part of an evolving perception of the village moving eastwards along Back Lane.</p> <p>4.3.4 Subject therefore to the use of a layout similar to the one enclosed in this report which retains key elements of screen planting and views towards Frogmore Farmhouse it is considered the slight extension of the developable site can be seen to have</p>		

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				<p>regard to the purposes for which the AONB was designated, not alter the relative tranquillity of the site and its setting and would not serve to urbanise the rural village edge.</p> <p>5.0 A proposed layout</p> <p>5.1 Background</p> <p>5.1.1 Savills and Rushmore have taken the view that the likely delivery of a significant, heavily engineered by pass for Sixpenny Handley cannot be envisaged in any foreseeable timeframe. In light of this, we have reviewed the extent of the allocated housing site and the landscape impacts of any extension and concluded that an acceptable form of development could be proposed which can:</p> <ul style="list-style-type: none"> <li>• retain a strip of boundary land for highway improvements at a point when Dorset County Council can deliver a widening and / or speed management project,</li> <li>• allow for a through route to be delivered onto or through the widened section of Back Lane, avoiding an unnecessary cul de sac and turning head solution within the site,</li> <li>• make provision for enhanced on site planting to appropriately mitigate any landscape impacts.</li> </ul> <p>5.2 The proposed layout</p> <p>5.2.1 The indicative layout enclosed at Appendix 1 shows how a scheme which retains a maintenance access strip for the ditch and retains the key trees within and around the site.</p> <p>5.2.2 The layout envisages setting aside approximately 2 m of land, currently comprising substantial hedge for highway improvements. This would require a new boundary hedge to the residential plots to be created, however this would have time to establish before any subsequent highway works are likely to be programmed.</p> <p>5.2.3 The layout proposes removing a section of the internal</p>		

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				<p>planting strip to allow for a through route. This comprises some of the less successful screen planting and its loss would be mitigated by expanding the western block of planting.</p> <p>5.2.4 Garaging would be located within plot, but for the southernmost 2 plots would be to the north of the dwelling discouraging parking on Back Lane.</p> <p>5.2.5 The enhancement of the planting belt and setting back of the southern plots would retain a clear view of the Frogmore Farmhouse gable which represents an attractive feature in the streetscape.</p> <p>5.2.6 Investigations are currently ongoing regarding the scope to dispose of surface water off site, for which the Estate has rights, or within plot, however there are technical solutions to this.</p> <p>5.2.7 The layout plan shows a darker green block which represents bolstered structural planting.</p> <p>5.2.8 The hatched band by the roadside shows a 2 m area for highway improvement.</p> <p>6.0 Conclusion</p> <p>6.1 Summary</p> <p>6.1.1 The larger part of this site is already allocated for housing subject to the provision of a bypass which the Parish Council recognises is not required and for which the highways Authority has no project plan.</p> <p>6.1.2 The slight expansion of the site can allow for a minor but beneficial increase in housing delivery and the provision of a through route whilst retaining scope to deliver highway improvements on land controlled by Rushmore. This is shown as a 2m hatched band adjoining the road.</p> <p>6.1.3 The proposed extension of the site will not adversely affect the development's impact upon the local or wider</p>		

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				<p>AONB landscapes given the low lying nature of the site within the valley floor, and the existence of significant mature planting within and immediately around the site.</p> <p>6.1.4 As such, the slight extension of the allocated site would represent a sustainable opportunity to support housing growth within Sixpenny Handley</p>		
<p>Ms Ruth Mason Rushmore Estate Office (ID: 360444)</p>	<p>Mr J Hammond Savills (ID: 1037400)</p>	<p>LPR-REG18-106</p>	<p>Land West of The Orchard Sixpenny Handley</p>	<p>1.0 The Proposal 1.1 Background 1.1.1 This submission is made on behalf of Rushmore Estate, a significant owner of land across extending over Sixpenny Handley, Tollard Royal and Farnham within Wiltshire, East and North Dorset. The Estate manages the Larmer Tree Gardens as well as the Rushmore golf Club. It additionally owns and manages a number of farms and tenanted housing. It has more recently sought to diversify its activities and has converted redundant buildings to provide for a significant range of local employment opportunities as well as recreational activities. 1.1.2 The East Dorset Local Plan Part 1 (the Core Strategy) was adopted in April 2014. It incorporated a number of saved policies from the East Dorset Plan (2002). Since adoption the Eastern Dorset Strategic Housing Market Area Assessment has been published, and in common with adjoining Planning Authorities the housing numbers that derive from that document are being fed into early reviews of adopted Plans. 1.1.3 The site west of "The Orchard" is accessed from a service road leading into the field. (See Photograph 1 below)</p>	<p>This site falls within the Local Plan Review defined 'options area' for Sixpenny Handley where in principle there could be potential for housing development. The site is included in the options consultation for the reasons set out in the above overview of Sixpenny Handley.</p>	<p>Y</p>



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				<p>Photograph 1:</p> <p>1.1.4 The field itself is excluded from the existing settlement boundary. It is bounded by native hedgerow and footpaths to the northern boundary and western boundaries. The site adjoins a mobile home park (Handley Park) to the south The western boundary footpath leads directly into the High Street. The field has an overall area of 1.5 Hectares. See Plan 1.</p> <p>1.1.5 The site rises from east to west, with a relatively steep early incline to the rear of the properties at "The Orchards". Thereafter the ground remains relatively level albeit rising continuously.</p> <p>1.1.6 This submission considers the location and connectivity of the proposed site as well as its wider landscape impact given its AONB location.</p> <p>1.1.7 The report also reviews the focus upon larger scale urban developments and impacts upon village development before looking at the landscape context and a layout which responds to the village edge location and AONB setting.</p> <p>2.0 Relevant Planning Policy</p> <p>2.1 Christchurch &amp; East Dorset Core Strategy</p> <p>2.1.1 The first part of this section reflects the most relevant Local Plan policy considerations against which proposals would currently be determined. The second part identifies AONB Management Plan issues before summarising the issues.</p> <p>The Core Strategy Vision</p> <p>The natural environment of Christchurch and East Dorset and their historic and thriving towns and villages are, and will continue to be, the most important assets for the area.</p>		

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				<p>The quality of this special environment will be secured sustaining the growth of the local economy, and the welfare of its local communities, rather than being used as a reason to turn our back on growth which can be achieved sustainably.</p> <p>The intrinsic landscape and biodiversity value of the Dorset Heathlands, the Cranborne Chase and West Wiltshire Downs Area Of Outstanding Natural Beauty, Christchurch Harbour, the coast, beaches and rivers will be protected and their connectivity enhanced. Improving our special environment and its green infrastructure will ensure that recreation and commercial activity sustains these areas. The area will adapt to the emerging demands of climate change through clear strategies to reduce risk of flooding, and through encouraging high standards of building design and construction.</p> <p>The unmet housing needs of the area will be reduced, with housing delivered of a type and tenure which meets the aspirations of those wishing to buy or rent. An element of this housing will be in the form of new, well planned, sustainable residential areas in both Christchurch and East Dorset. These will be attractive new areas, including high quality and sustainable homes, areas of open space, new community facilities, and improved transport links to the surrounding area.</p> <p>Housing will also continue to be delivered in our towns and villages, but developments will now better reflect the character and type of housing found in each local area, and will make appropriate contributions to infrastructure. Almost all new housing development will contribute to the provision of affordable housing, creating a step change in delivery of affordable dwellings and a significant reduction in waiting</p>		

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				<p>lists.</p> <p>Historic towns such as Christchurch and Wimborne will be vibrant centres of commercial and cultural activity, with niche shopping, and varied attractions and facilities for residents and visitors alike. Other key local centres in Ferndown, Verwood, West Moors and Highcliffe will support shops and services for their local communities, with villages and smaller neighbourhood centres providing basic services. New ways of delivering services and facilities in rural areas will be developed.</p> <p>The economy of the area will grow, both by sustaining its traditional sectors such as tourism, health and education, but also by creating a mixed economy with emphasis on growth in new knowledge based sectors including engineering, creative and technical industries and the green knowledge economy. Economic growth will be sustained by the creation of major high quality employment sites in East Dorset and at Bournemouth Airport, and by the protection of other well located sites for key employment uses. These will have an important role in sustaining the economy of South East Dorset. Within the rural areas traditional employment will be supported and rural diversification encouraged to create jobs and prosperity.</p> <p>The area will be easier to get around, not just for those who have a car, but for those who wish to use public transport, to walk or to cycle, with major development focused in locations accessible by different means of transport.</p> <p>Perhaps most important of all, our communities will thrive. The challenges of supporting a significant elderly and retired population will be planned for through provision of appropriate housing, health and community facilities and services.</p>		

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				<p>2.1.2 This vision translates into a series of Objectives, the most relevant of which are set out below:</p> <p>Objective 1 To Manage and Safeguard the Natural Environment of Christchurch and East Dorset. Impact on or close to designated sites will be avoided, and residential development will contribute to mitigation of its effects on Heathland habitats. New greenspace and biodiversity enhancements will be provided as part of major housing proposals. Important natural features such as Christchurch Harbour, the coast, rivers and beaches and the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty will be protected and enhanced.</p> <p>Objective 2 To Maintain and Improve the Character of the Towns and Villages, and to Create Vibrant Local Centres. A clear hierarchy of centres will be developed, with a clear strategy for the major centres. Town and district centre boundaries will be created in Christchurch, Wimborne, Ferndown, Verwood and West Moors to help create a vibrant centre with a range of services and facilities. Design standards in East Dorset will be used to guide design of new development. Article 4(1) and 4(2) Directions will be considered to control small scale works which might damage the character of Conservation Areas as part of Conservation Area Management Plans. Open space will be provided alongside new residential development. Special Character Areas and Areas of Great Landscape Value will be reviewed and possibly expanded in East Dorset. Rural Design Guides will be produced.</p> <p>Objective 5 To Deliver a Suitable, Affordable and Sustainable Range of Housing to Provide for Local Needs. Sufficient housing will be provided in Christchurch and East Dorset to reduce local</p>		

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				<p>needs, whilst maintaining the character of local communities. This housing will include well planned sustainable new communities in appropriate locations. The size and type of dwellings (both open market and affordable) will reflect current and projected local need through the Strategic Housing Market Assessment, and will include housing capable of meeting people's needs at all stages of life. All residential development resulting in a net increase in dwellings will contribute towards provision of affordable housing, at a rate of 35% of total units being developed.</p> <p>2.1.3 Policy KS2 Settlement Hierarchy The location, scale and distribution of development should conform with the settlement hierarchy, which will also help to inform service providers about the provision of infrastructure, services and facilities. The settlements which will provide the major focus for community, cultural, leisure, retail, utility, employment and residential development. This will include infill development as well as options for some greenfield development. Rural Service Centres</p> <p>Alderholt, Cranborne, Sixpenny Handley, Sturminster Marshall, Three Legged Cross</p> <p>2.1.4 The Broad Location and Scale of Housing Christchurch and East Dorset face major pressure to provide more housing. There is a high level of local housing need that cannot be met in the private market. Additionally, it is predicted that there will continue to be changes in the size and nature of households which will increase the need for new homes. The local economy also requires new homes to provide for the workforce. The Bournemouth and</p>		

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				<p>Poole Strategic Housing Market Assessment (2012) has considered these factors within the following context: Christchurch and East Dorset are amongst the least affordable areas in the South West. The size of households in the area is shrinking which increases housing demands. Young people find it particularly hard to afford a home in the area. There is a need to provide suitable housing to reduce health inequalities and improve educational attainment. The population of Christchurch and East Dorset is ageing and a lack of housing delivery will contribute to local economic decline. There is a need to provide an appropriate mix of housing to meet the needs of families and young people who are vital to the economy of the area. The difficulty in meeting housing needs provides the exceptional circumstances required to amend Green Belt boundaries, where appropriate. The greenfield areas allocated in the Core Strategy have been identified through a rigorous process, as set out within the Key Strategy Background Paper and Masterplan Reports. An assessment of the function of settlements has been undertaken to identify those where housing would be best located in terms of proximity to services, facilities and employment. This identifies Christchurch, Wimborne and Colehill, Verwood, Corfe Mullen, Ferndown and West Parley as suitable settlements for growth. A limited amount of housing is also proposed for Burton based on the specific need for new housing to serve the needs of the village. A sieve map exercise has been undertaken to identify which areas on the edge of these settlements are not subject to the absolute constraints of proximity to protected heathlands and floodplains. This identifies six areas of search where these absolute constraints do not exist, which have been subject</p>		

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				<p>to the detailed master planning exercises. These have analysed the suitability of the areas to deliver new homes. The need to provide affordable housing is a key objective of the Core Strategy and a target that 35% of all housing should be affordable is set. This is below the percentage requirements for affordable housing set in Policy LN3 as an acknowledgement that not all sites will be able to meet these requirements due to financial viability.</p> <p>2.1.5 Policy HE3 Landscape Quality Development will need to protect and seek to enhance the landscape character of the area. Proposals will need to demonstrate that the following factors have been taken into account:</p> <ol style="list-style-type: none"> <li>1. The character of settlements and their landscape settings.</li> <li>2. Natural features such as trees, hedgerows, woodland, field boundaries, water features and wildlife corridors.</li> <li>3. Features of cultural, historical and heritage value.</li> <li>4. Important views and visual amenity.</li> <li>5. Tranquillity and the need to protect against intrusion from light pollution, noise and motion.</li> </ol> <p>Development proposals within and/or affecting the setting of the Area of Outstanding Natural Beauty will need to demonstrate that account has been taken of the relevant Management Plan.</p> <p>Within the Areas of Great Landscape Value development will be permitted where its siting, design, materials, scale and landscaping are sympathetic with the particular landscape quality and character of the Areas of Great Landscape Value. Planning permission will be refused for major developments in these designated areas except in exceptional circumstances and where they are in the public interest.</p>		

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				<p>2.1.6 Policy LN2 Design, Layout and Density of New Housing Development On all sites, the design and layout of new housing development should maximise the density of development to a level which is acceptable for the locality. A minimum density of net 30dph will be encouraged, unless this would conflict with the local character and distinctiveness of an area where a lower density is more appropriate. Proposed housing densities will be informed by the Strategic Housing Land Availability Assessment, housing need as set out in the Strategic Housing Market Assessment, the master plan reports for new neighbourhoods and future Annual Monitoring Reports.</p> <p>2.1.7 Policy LN3 Provision of Affordable Housing To maximise affordable housing provision, whilst ensuring flexibility and sufficient margins to facilitate housing delivery, the Councils will require all residential developments to meet the following affordable housing requirements:- Policy Percentage Requirements All greenfield residential development which results in a net increase of housing is to provide up to 50% of the residential units as affordable housing in accordance with the Policy Delivery Requirements and Affordable Housing Requirements unless otherwise stated in strategic allocation policies. All other residential development which results in a net increase of housing is to provide up to 40% of the residential units as affordable housing in accordance with the Policy Delivery Requirements and Affordable Housing Requirements. Any Planning Application which on financial viability grounds proposes a lower level of affordable housing than is required by the Policy Percentage Requirements must be accompanied by clear and robust</p>		



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				<p>evidence that will be subject to verification.</p> <p><b>Affordable Housing Requirements</b>  The mix of affordable housing units will be subject to negotiation and agreement with the Council but in any event must reflect local housing needs identified in the latest Strategic Housing Market Assessment (see Policy LN1). Tenure split should normally allow for 30% intermediate housing, with the remainder being affordable rented or social rented.</p> <p>Conditions or legal obligations will be used to ensure that affordable housing is secured for those in housing need and prioritised for those with a Local Connection.</p> <p><b>Policy Delivery Requirements</b>  On sites resulting in a net increase of 5 to 14 dwellings, the Councils will require on site affordable housing provision in accordance with the Policy Percentage Requirements and Affordable Housing Requirements, however, where this is not possible or at the Councils' discretion, a financial contribution in lieu of on site affordable housing will be acceptable, calculated in accordance with the Commuted Sum Methodology</p> <p>On sites resulting in a net increase of 15 or more dwellings, provision in accordance with the Policy Percentage Requirements and Affordable Housing Requirements should be on site but where it is not possible to provide affordable housing units on the site, off-site provision on an alternative site may be acceptable. If an alternative site is not available, a financial contribution in lieu of on site affordable housing will be acceptable, calculated in accordance with the Commuted Sum Methodology.</p> <p>Financial contributions should be of equivalent value to on-site provision calculated in accordance with the Commuted</p>		

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				<p>Sum Methodology.</p> <p>2.2 AONB Management Plan</p> <p>2.2.1 The site lies within the Southern Downland Belt Landscape Character Area wherein sensitivity to change is considered to be moderate / high with little scope to accommodate residential development of any scale without introducing a different set of attributes that are to the detriment of its inherent sense of ruralness and tranquillity. It is noted that Management Plan Map 11 indicates Sixpenny Handley located in the mid to less tranquil area bounding the A.354.</p> <p>2.2.2 The Management Plan's aim in relation to new development is that "Where development is necessary, we want it located and designed to integrate fully with the landscape character and natural beauty.</p> <p>2.2.3 Paragraph 13.7 seeks Landscape and visual Impact Assessments of all SHLAAs to demonstrate that potential landscape impacts including both location and mitigation have been taken into account</p> <p>2.3 Policy Summary</p> <p>2.3.1 The key issues for the site to address deriving from a review of Local Plan and AONB Management Plan policy is considered to focus upon issues of access, sustainability and connectivity, and landscape impact.</p> <p>2.3.2 As a site wholly within the AONB, any development of 10+ houses could constitute major development, however as a "washed over" community it is inevitable that the scale of development required to support the village, whether housing, small scale business or modern agriculture are likely to comprise major development. As such the challenge for new development is to respond to the AONB Management Plan's aim to locate development to integrate</p>		

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				<p>it into the landscape.</p> <p>3.0 The Strategic Approach to site allocations.</p> <p>3.1 Overview.</p> <p>3.1.1 The Adopted Core Strategy places significant emphasis upon the delivery of master planned greenfield sites generally located at the main settlements. The benefits of this approach are considered to be the co-ordinated delivery of community infrastructure which can be delivered on site as part of a larger development proposal.</p> <p>3.1.2 Set against this objective however is the possibly unintended consequence that the bulk of new housing development will be delivered by a relatively limited profile of larger regional and national housing developers wanting to use national standard products.</p> <p>3.1.3 It is therefore helpful that as a part of the Local Plan Review, the Planning Authorities are examining the potential for additional development in rural villages.</p> <p>3.1.4 Under the existing approach, there are limited opportunities for small and medium builders at the local level to find sites and compete with the economies of scale available to the national developers operating at the larger sites.</p> <p>3.1.5 Additionally, it is considered that the longer lead in time to deliver large scale housing developments reduces the Planning Authorities ability to flexibly manage future changes in housing supply rates. The allocation of smaller scale rural sites would allow for a range of smaller sites to come forward during the lengthy gestation period more typical of master planned strategic sites.</p> <p>3.1.6 Such windfall scale development would also incentivise the local small and medium builder market, a sector that has reduced significantly in scale and activity in</p>		

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				<p>the post recession period.</p> <p>3.1.7 It is considered that in providing the opportunities for the smaller local developer the Local Plan Review would be more likely to achieve the Planning Authorities aspirations for locally distinctive developments being less reliant upon a national approach to design and delivery of new developments whilst encouraging local crafts and use of materials.</p> <p>4.0 The site &amp; its landscape impact.</p> <p>4.1 Context</p> <p>4.1.1 The proposed site is contiguous with the edge of the developed part of the village. The site is visible from view points to the north and east of the village and these are reviewed later in the submission. From the west the site is screened by Church Farm, its workshops, the church and mature tree screening to the east of these buildings. From the south the site is screened by the rising ground and buildings along and north of the High Street.</p> <p>4.1.2 The field is currently let for grazing only &amp; there is a small store building in the south west corner.</p> <p>4.2 The Viewpoints</p> <p>4.2.1 A series of viewpoints are illustrated below that review the site's contribution to landscape character and the impact that its development would have upon the character of the village as well as the wider landscape.</p> <p>4.2.2 for the reasons set out previously, the report looks at viewpoints from the north and south east generally related to public views from footpaths.</p> <p>View 1, from footpath north of the proposed site leading from Dean Lane.</p> <p>4.2.3 Views of the field itself are largely screened by the existing northern boundary hedge to the field. the ground</p>		

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				<p>rises towards the proposed site therefore at the footpaths furthest point from the site the skyline comprises the existing hedge forming the northern boundary together with the substantial tree screen Outside the site but located to the west of it.</p> <p>4.2.4 As the viewer moves southwards the skyline changes as the roofscape and chimneys of housing south of the site comes into view. The field is not appreciated as a space in its own right given the height of the hedge and lack of views into the field itself</p> <p>View 2, from Oakley Lane looking west.</p> <p>4.2.5 There are a pair of footpaths extending eastwards from Oakley Lane and south east from the Lane. Oakley Lane rises eastwards from Dean Lane. From field gate views back towards the site it is obscured by the existing mature native tree belt along the eastern side of Dean Lane.</p> <p>4.2.6 Moving further east along Dean Lane the upper parts of the field come into view, however it is viewed in the context of the Dean Lane edge trees still screening the lower part of the site whilst the church tower and some glimpses of Church Farm buildings are viewed to the east of the site. At this viewpoint therefore the site is viewed as a link between existing built form at the higher part of the village (the Church) and the dwellings along Dean Lane at the valley floor. It is considered that the field is viewed as a part of the village rather than as "countryside" per se.</p> <p>View 3, from footpath running south from Oakley Lane.</p> <p>4.2.7 In reality this footpath provides very limited views of the site due to the route of the footpath running to the east</p>		

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				<p>of a mature hedgeline which incorporates a number of native trees and extends to a small copse rather than hedge scale in places.</p> <p>4.2.8 From the west side of this hedge (i.e. off the public footpath), the field is viewed along its east - west length, however the defining feature is considered to be the northern boundary hedge which runs from the rear of The Orchards and extends in a continuous line west to also enclose the Church and Church Farm</p> <p>4.3 Landscape Impact Summary</p> <p>4.3.1 Any new housing proposal within the AONB will impact locally upon views and the extent of open space. It is however important to consider whether that open space makes a positive contribution towards the settlement's character and relationship with its wider landscape.</p> <p>4.3.2 In the case of the site accessed from The Orchards it is considered that the field, by reason of</p> <ul style="list-style-type: none"> <li>• its proximity to the village edge,</li> <li>• its enclosure by a substantial hedge which elsewhere serves to enclose farm building groupings perceived as forming a part of the villages built form,</li> <li>• the relatively enclosed and small scale nature of the field which is at odds with the more extensive field patterns which typifies the landscape to the east and south of the villages is not read as a part of the wider countryside landscape.</li> </ul> <p>4.3.3 In addition, and as discussed in the viewpoints review above, it is noted that clear public views into and over the site are restricted in nature. From the northern approach the view evolves from a hedge skyline to reflect the existing pitched roofs beyond. The development of this field will</p>		

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				<p>result in the views of built form being perceived earlier in the approach across the field however this simply means that an existing appreciation of the walkers approach to the village edge occurs earlier in their movement across the same field.</p> <p>4.3.4 From the east views back towards the site also include significant foreground and backdrop planting serving to restrict views into the site and to maintain an existing skyline. The viewer would also appreciate the existence of built form to the east of the site comprising foreground housing and ranges of buildings on higher ground to the west of the site.</p> <p>4.3.5 As such, in terms of landscape impact it is considered that the appropriate development of the Orchard Field would represent and be seen as a consolidation of the village core rather than an extension of the village outwards into open countryside.</p> <p>5.0 Sustainability &amp; Connectivity.</p> <p>5.1 Site context</p> <p>5.1.1 Historically the village grew from an original focus along the High Street, serving the church, public house, former hotel and chapel. Subsequent growth extended along Dean Lane past Town Farm. Post war growth extended along Common Lane and south of the High Street.</p> <p>5.1.2 Subsequent developments at St Mary's Close and Sheasby Close consolidate the village core, however are served by accesses from Back Lane and Frogmore Lane and therefore have limited connectivity to the village centre.</p> <p>5.1.3 The proposed site has access to footpaths E52/1, 3 &amp; 4. Footpath E52/1 provides direct access to the St Mary's Church at some 260 m and the hall, playing fields and pavilion at some 500m distance.</p> <p>5.1.4 Additionally, there is the D class road which effectively</p>		

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				<p>forms the trackway that runs along the sites western boundary and provides access to the High Street and therefore the shop, post office and public house within 300 m</p> <p>Photograph 8, D class road to west of site.</p> <p>5.1.5 The surgery is located some 200 m away from the site along Dean Lane.</p> <p>5.1.6 Given these connections, the proposed site represents a consolidation of the village core which is well related to existing village facilities providing walking access to all facilities either via the D class route into the village centre or via footpaths past the Church to connect to the school, hall and recreation area.</p> <p>6.0 A proposed layout</p> <p>6.1 Background</p> <p>6.1.1 The indicative layout attached at Appendix 1 seeks to respond to the village edge location and landscape character of Sixpenny Handley, as well as demonstrate how the amenity of nearby properties can be protected whilst providing connectivity into the village centre.</p> <p>6.1.2 As has been shown by the view point assessment set out above, much of Sixpenny Handley is viewed in the context of mature tree planting either within or close to the built edge. The proposed site benefits from foreground screening in the form of a mature hedge as well as backdrop planting forming the skyline to the west.</p> <p>6.1.3 The assessment shows that there are few clear public views of the site. Views tend to be evolving or glimpsed (from the east) and in all events, the site is seen in the context of significant mature planting to deflect views and provide for a more naturalistic skyline.</p>		



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				<p>6.1.4 The indicative layout responds to this context by:</p> <ul style="list-style-type: none"> <li>• Keeping development away from the northern boundary and western boundaries,</li> <li>• Using this layout to provide public open space. This will reduce the visual impact of development from the north as the hedge serves to block views more distant from the lower lying approach from Dean Lane. Closer to the site the dwellings at Roebuck yard as well as housing along Dean Lane have in any event emphasised the proximity to the village edge.</li> <li>• Designing a layout which precludes continuous built frontage to the external views.</li> <li>• Proposing single or chalet dwellings to the plots bounding The Orchard to mitigate the impact of the change in levels.</li> <li>• Providing footpath links into the existing network.</li> <li>• Use of brick and slate roofing to provide a regressive built form the new edge can appeal informal and broken by landscape planting can be secured through conditions.</li> <li>• Restrictions over street lighting to prevent light spill can be secured at the application stage.</li> </ul> <p>7.0 Conclusion</p> <p>7.1 Summary</p> <p>7.1.1 The site provides an opportunity to consolidate the existing village core with a moderate sized development contributing market and affordable housing opportunities.</p> <p>7.1.2 The site has a good means of access allowing for 2 vehicles to pass as well as providing a dedicated footway to the dwellings side of any new development.</p> <p>7.1.3 The proposed layout responds positively to the AONB landscape character and village edge position as demonstrated in Section 6 above.</p> <p>7.1.4 The development is of a scale that would attract local</p>		

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				builders to deliver the scheme resulting in increased capacity to retain the benefits of development through local wages, apprenticeship and the sourcing of local materials and suppliers to more directly benefit the Dorset economy.		
Ms Ruth Mason Rushmore Estate Office (ID: 360444)	Mr J Hammond Savills (ID: 1037400)	LPR-REG18-107	Land by Dean Lane and Oakley, Sixpenny Handley	<p>1.0 The Proposal</p> <p>1.1 Background</p> <p>1.1.1 This submission is made on behalf of Rushmore Estate, a significant owner of land across extending over Sixpenny Handley, Tollard Royal and Farnham within Wiltshire, East and North Dorset. The Estate manages the Larmer Tree Gardens as well as the Rushmore golf Club. It additionally owns and manages a number of farms and tenanted housing. It has more recently sought to diversify its activities and has converted redundant buildings to provide for a significant range of local employment opportunities as well as recreational activities.</p> <p>1.1.2 The East Dorset Local Plan Part 1 (the Core Strategy) was adopted in April 2014. It incorporated a number of saved policies from the East Dorset Plan (2002). Since adoption the Eastern Dorset Strategic Housing Market Area Assessment has been published, and in common with adjoining Planning Authorities the housing numbers that derive from that document are being fed into early reviews of adopted Plans.</p> <p>1.1.3 This submission shows a smaller proposal than that offered by the combined Dean Lane &amp; Oakley Lane proposal also submitted as part of this Review. This site is located to the east of Dean Lane and comprises a self-contained brownfield site currently accommodating a redundant workshop which formerly comprised an</p>	This site falls within the Local Plan Review defined 'options area' for Sixpenny Handley where in principle there could be potential for housing development. The site is included in the options consultation for the reasons set out in the above overview of Sixpenny Handley.	Y

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				<p>agricultural building (See Photograph 1 below)</p> <p>1.1.4 The workshop adjoin the established built frontage to Sixpenny Handley along Dean Lane. The workshop site has an overall area of 0.27 Hectares. See Plan 1.</p> <p>1.1.5 Dean Lane forms the low point with ground rising to the east and west. The site itself is relatively flat, having been excavated prior to construction of the building previously used as a workshop. Views into the site from Dean Lane itself and from the west are largely restricted by the roadside tree screen. (See Photograph 2)</p> <p>1.1.6 This submission considers the location and connectivity of the proposed site as well as its wider landscape impact given its AONB location.</p> <p>1.1.7 The report also reviews the focus upon larger scale urban developments and impacts upon village development before looking at the landscape context and the design options available.</p> <p>2.0 Relevant Planning Policy</p> <p>2.1 Christchurch &amp; East Dorset Core Strategy</p> <p>2.1.1 The first part of this section reflects the most relevant Local Plan policy considerations against which proposals would currently be determined. The second part identifies AONB Management Plan issues before summarising the issues.</p> <p>The Core Strategy Vision</p> <p>The natural environment of Christchurch and East Dorset and their historic and thriving towns and villages are, and will continue to be, the most important assets for the area. The quality of this special environment will be secured</p>		

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				<p>sustaining the growth of the local economy, and the welfare of its local communities, rather than being used as a reason to turn our back on growth which can be achieved sustainably.</p> <p>The intrinsic landscape and biodiversity value of the Dorset Heathlands, the Cranborne Chase and West Wiltshire Downs Area Of Outstanding Natural Beauty, Christchurch Harbour, the coast, beaches and rivers will be protected and their connectivity enhanced. Improving our special environment and its green infrastructure will ensure that recreation and commercial activity sustains these areas.</p> <p>The area will adapt to the emerging demands of climate change through clear strategies to reduce risk of flooding, and through encouraging high standards of building design and construction.</p> <p>The unmet housing needs of the area will be reduced, with housing delivered of a type and tenure which meets the aspirations of those wishing to buy or rent. An element of this housing will be in the form of new, well planned, sustainable residential areas in both Christchurch and East Dorset. These will be attractive new areas, including high quality and sustainable homes, areas of open space, new community facilities, and improved transport links to the surrounding area.</p> <p>Housing will also continue to be delivered in our towns and villages, but developments will now better reflect the character and type of housing found in each local area, and will make appropriate contributions to infrastructure. Almost all new housing development will contribute to the provision of affordable housing, creating a step change in delivery of affordable dwellings and a significant reduction in waiting lists.</p>		

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				<p>Historic towns such as Christchurch and Wimborne will be vibrant centres of commercial and cultural activity, with niche shopping, and varied attractions and facilities for residents and visitors alike. Other key local centres in Ferndown, Verwood, West Moors and Highcliffe will support shops and services for their local communities, with villages and smaller neighbourhood centres providing basic services. New ways of delivering services and facilities in rural areas will be developed.</p> <p>The economy of the area will grow, both by sustaining its traditional sectors such as tourism, health and education, but also by creating a mixed economy with emphasis on growth in new knowledge based sectors including engineering, creative and technical industries and the green knowledge economy. Economic growth will be sustained by the creation of major high quality employment sites in East Dorset and at Bournemouth Airport, and by the protection of other well located sites for key employment uses. These will have an important role in sustaining the economy of South East Dorset. Within the rural areas traditional employment will be supported and rural diversification encouraged to create jobs and prosperity.</p> <p>The area will be easier to get around, not just for those who have a car, but for those who wish to use public transport, to walk or to cycle, with major development focused in locations accessible by different means of transport.</p> <p>Perhaps most important of all, our communities will thrive. The challenges of supporting a significant elderly and retired population will be planned for through provision of appropriate housing, health and community facilities and services.</p>		

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				<p>2.1.2 This vision translates into a series of Objectives, the most relevant of which are set out below:</p> <p>Objective 1 To Manage and Safeguard the Natural Environment of Christchurch and East Dorset. Impact on or close to designated sites will be avoided, and residential development will contribute to mitigation of its effects on Heathland habitats. New greenspace and biodiversity enhancements will be provided as part of major housing proposals. Important natural features such as Christchurch Harbour, the coast, rivers and beaches and the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty will be protected and enhanced.</p> <p>Objective 2 To Maintain and Improve the Character of the Towns and Villages, and to Create Vibrant Local Centres. A clear hierarchy of centres will be developed, with a clear strategy for the major centres. Town and district centre boundaries will be created in Christchurch, Wimborne, Ferndown, Verwood and West Moors to help create a vibrant centre with a range of services and facilities. Design standards in East Dorset will be used to guide design of new development. Article 4(1) and 4(2) Directions will be considered to control small scale works which might damage the character of Conservation Areas as part of Conservation Area Management Plans. Open space will be provided alongside new residential development. Special Character Areas and Areas of Great Landscape Value will be reviewed and possibly expanded in East Dorset. Rural Design Guides will be produced.</p> <p>Objective 5 To Deliver a Suitable, Affordable and Sustainable Range of Housing to Provide for Local Needs. Sufficient housing will be provided in Christchurch and East Dorset to reduce local</p>		

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				<p>needs, whilst maintaining the character of local communities. This housing will include well planned sustainable new communities in appropriate locations. The size and type of dwellings (both open market and affordable) will reflect current and projected local need through the Strategic Housing Market Assessment, and will include housing capable of meeting people's needs at all stages of life. All residential development resulting in a net increase in dwellings will contribute towards provision of affordable housing, at a rate of 35% of total units being developed.</p> <p>2.1.3 Policy KS2 Settlement Hierarchy The location, scale and distribution of development should conform with the settlement hierarchy, which will also help to inform service providers about the provision of infrastructure, services and facilities. The settlements which will provide the major focus for community, cultural, leisure, retail, utility, employment and residential development. This will include infill development as well as options for some greenfield development.</p> <p>Rural Service Centres Alderholt, Cranborne, Sixpenny Handley, Sturminster Marshall, Three Legged Cross</p> <p>2.1.4 The Broad Location and Scale of Housing Christchurch and East Dorset face major pressure to provide more housing. There is a high level of local housing need that cannot be met in the private market. Additionally, it is predicted that there will continue to be changes in the size and nature of households which will increase the need for new homes. The local economy also requires new homes to provide for the workforce. The Bournemouth and</p>		

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				<p>Poole Strategic Housing Market Assessment (2012) has considered these factors within the following context: Christchurch and East Dorset are amongst the least affordable areas in the South West. The size of households in the area is shrinking which increases housing demands. Young people find it particularly hard to afford a home in the area. There is a need to provide suitable housing to reduce health inequalities and improve educational attainment. The population of Christchurch and East Dorset is ageing and a lack of housing delivery will contribute to local economic decline. There is a need to provide an appropriate mix of housing to meet the needs of families and young people who are vital to the economy of the area. The difficulty in meeting housing needs provides the exceptional circumstances required to amend Green Belt boundaries, where appropriate. The greenfield areas allocated in the Core Strategy have been identified through a rigorous process, as set out within the Key Strategy Background Paper and Masterplan Reports. An assessment of the function of settlements has been undertaken to identify those where housing would be best located in terms of proximity to services, facilities and employment. This identifies Christchurch, Wimborne and Colehill, Verwood, Corfe Mullen, Ferndown and West Parley as suitable settlements for growth. A limited amount of housing is also proposed for Burton based on the specific need for new housing to serve the needs of the village. A sieve map exercise has been undertaken to identify which areas on the edge of these settlements are not subject to the absolute constraints of proximity to protected heathlands and floodplains. This identifies six areas of search where these absolute constraints do not exist, which have been subject</p>		



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				<p>to the detailed master planning exercises. These have analysed the suitability of the areas to deliver new homes. The need to provide affordable housing is a key objective of the Core Strategy and a target that 35% of all housing should be affordable is set. This is below the percentage requirements for affordable housing set in Policy LN3 as an acknowledgement that not all sites will be able to meet these requirements due to financial viability.</p> <p>2.1.5 Policy HE3 Landscape Quality Development will need to protect and seek to enhance the landscape character of the area. Proposals will need to demonstrate that the following factors have been taken into account:</p> <ol style="list-style-type: none"> <li>1. The character of settlements and their landscape settings.</li> <li>2. Natural features such as trees, hedgerows, woodland, field boundaries, water features and wildlife corridors.</li> <li>3. Features of cultural, historical and heritage value.</li> <li>4. Important views and visual amenity.</li> <li>5. Tranquillity and the need to protect against intrusion from light pollution, noise and motion.</li> </ol> <p>Development proposals within and/or affecting the setting of the Area of Outstanding Natural Beauty will need to demonstrate that account has been taken of the relevant Management Plan.</p> <p>Within the Areas of Great Landscape Value development will be permitted where its siting, design, materials, scale and landscaping are sympathetic with the particular landscape quality and character of the Areas of Great Landscape Value. Planning permission will be refused for major developments in these designated areas except in exceptional circumstances and where they are in the public interest.</p>		

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				<p>2.1.6 Policy LN2 Design, Layout and Density of New Housing Development On all sites, the design and layout of new housing development should maximise the density of development to a level which is acceptable for the locality. A minimum density of net 30dph will be encouraged, unless this would conflict with the local character and distinctiveness of an area where a lower density is more appropriate. Proposed housing densities will be informed by the Strategic Housing Land Availability Assessment, housing need as set out in the Strategic Housing Market Assessment, the master plan reports for new neighbourhoods and future Annual Monitoring Reports.</p> <p>2.1.7 Policy LN3 Provision of Affordable Housing To maximise affordable housing provision, whilst ensuring flexibility and sufficient margins to facilitate housing delivery, the Councils will require all residential developments to meet the following affordable housing requirements:- Policy Percentage Requirements All greenfield residential development which results in a net increase of housing is to provide up to 50% of the residential units as affordable housing in accordance with the Policy Delivery Requirements and Affordable Housing Requirements unless otherwise stated in strategic allocation policies. All other residential development which results in a net increase of housing is to provide up to 40% of the residential units as affordable housing in accordance with the Policy Delivery Requirements and Affordable Housing Requirements. Any Planning Application which on financial viability grounds proposes a lower level of affordable housing than is required by the Policy Percentage Requirements must be accompanied by clear and robust</p>		

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				<p>evidence that will be subject to verification.</p> <p><b>Affordable Housing Requirements</b>  The mix of affordable housing units will be subject to negotiation and agreement with the Council but in any event must reflect local housing needs identified in the latest Strategic Housing Market Assessment (see Policy LN1). Tenure split should normally allow for 30% intermediate housing, with the remainder being affordable rented or social rented.  Conditions or legal obligations will be used to ensure that affordable housing is secured for those in housing need and prioritised for those with a Local Connection.</p> <p><b>Policy Delivery Requirements</b>  On sites resulting in a net increase of 5 to 14 dwellings, the Councils will require on site affordable housing provision in accordance with the Policy Percentage Requirements and Affordable Housing Requirements, however, where this is not possible or at the Councils' discretion, a financial contribution in lieu of on site affordable housing will be acceptable, calculated in accordance with the Commuted Sum Methodology  Financial contributions should be of equivalent value to on-site provision calculated in accordance with the Commuted Sum Methodology.</p> <p><b>2.2 AONB Management Plan</b>  2.2.1 The site lies within the Southern Downland Belt Landscape Character Area wherein sensitivity to change is considered to be moderate / high with little scope to accommodate residential development of any scale without introducing a different set of attributes that are to the detriment of its inherent sense of ruralness and tranquillity. It</p>		

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				<p>is noted that Management Plan Map 11 indicates Sixpenny Handley located in the mid to less tranquil area bounding the A.354.</p> <p>2.2.2 The Management Plan's aim in relation to new development is that "Where development is necessary, we want it located and designed to integrate fully with the landscape character and natural beauty."</p> <p>2.2.3 Paragraph 13.7 seeks Landscape and Visual Impact Assessments of all SHLAAs to demonstrate that potential landscape impacts including both location and mitigation have been taken into account</p> <p>2.3 Policy Summary</p> <p>2.3.1 The key issues for the site to address deriving from a review of Local Plan and AONB Management Plan policy is considered to focus upon issues of access, sustainability and connectivity, and landscape impact.</p> <p>2.3.2 As a site wholly within the AONB, any development of 10+ houses could constitute major development, however as a "washed over" community it is inevitable that the scale of development required to support the village, whether housing, small scale business or modern agriculture are likely to comprise major development. As such the challenge for new development is to respond to the AONB Management Plan's aim to locate development to integrate it into the landscape.</p> <p>3.0 The Strategic Approach to site allocations.</p> <p>3.1 Overview.</p> <p>3.1.1 The Adopted Core Strategy places significant emphasis upon the delivery of master planned greenfield sites generally located at the main settlements. The benefits of this approach are considered to be the co-ordinated delivery of community infrastructure which can be delivered</p>		

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				<p>on site as part of a larger development proposal.</p> <p>3.1.2 Set against this objective however is the possibly unintended consequence that the bulk of new housing development will be delivered by a relatively limited profile of larger regional and national housing developers wanting to use national standard products.</p> <p>3.1.3 It is therefore helpful that as a part of the Local Plan Review, the Planning Authorities are examining the potential for additional development in rural villages.</p> <p>3.1.4 Under the existing approach, there are limited opportunities for small and medium builders at the local level to find sites and compete with the economies of scale available to the national developers operating at the larger sites.</p> <p>3.1.5 Additionally, it is considered that the longer lead in time to deliver large scale housing developments reduces the Planning Authorities ability to flexibly manage future changes in housing supply rates. The allocation of smaller scale rural sites would allow for a range of smaller sites to come forward during the lengthy gestation period more typical of master planned strategic sites.</p> <p>3.1.6 Such windfall scale development would also incentivise the local small and medium builder market, a sector that has reduced significantly in scale and activity in the post recession period.</p> <p>3.1.7 It is considered that in providing the opportunities for the smaller local developer the Local Plan Review would be more likely to achieve the Planning Authorities aspirations for locally distinctive developments being less reliant upon a national approach to design and delivery of new developments whilst encouraging local crafts and use of</p>		

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				<p>materials.</p> <p>4.0 The site &amp; its landscape impact.</p> <p>4.1 Context</p> <p>4.1.1 The proposed site is contiguous with the edge of the developed part of the village. As a small scale site which currently accommodates a single but sizeable utilitarian building there is scope to manage the overall impact of development upon the landscape and village edge given that the impact of development must compare existing and possible scale and finishes rather than comparing development to an alternative of open countryside.</p> <p>4.1.2 A single viewpoint is used, to the east of Oakley Lane before the footpath extends into the eastern field pattern. Photograph 3: view south west of field and tree screening.</p> <p>4.2 Summary</p> <p>4.2.1 Any new housing proposal within the AONB will impact locally upon views and the perception of landscape character</p> <p>4.2.2 This site is screened by an existing mature roadside tree belt. The development represents a compact site, well screened by exiting trees to the west and southern boundaries. The site itself is already characterised by a neutral impact upon the landscape character.</p> <p>5.0 The value of the employment opportunity.</p> <p>5.1 Background</p> <p>5.1.1 Rushmore Estate currently provides a significant number of rural employment opportunities across the estate, including the management of hosted events within the listed Larmer Tree Gardens, the festivals, the Rushmore Gold Club and re-use of former agricultural buildings at Minchington Farm and Rushmore Farm Business Park. As</p>		

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				<p>such Rushmore makes a significant contribution to a variety of rural businesses and activities.</p> <p>5.1.2 The former agricultural buildings forming a part of the proposed site has previously been used as a workshop but is currently vacant. Elsewhere within the village, units at the Town Farm workshops also remain vacant with about 50% of the units unoccupied at the time of writing. (Albeit one of them may now be let)</p> <p>5.1.3 The retention of the workshop building offers little that cannot be achieved by the conversion of one of many other redundant agricultural buildings within the estate. Its design &amp; form renders it appropriate to a utilitarian re-use, however the common boundary with existing residential properties limits the types of use to which it could be put to protect amenity from noise or emissions.</p> <p>5.1.4 Given this context, it is unlikely that the building will provide scope for more than 1-2 jobs.</p> <p>5.1.5 Set against that under use, the site offers the opportunity to provide brownfield housing and contribute to the delivery of affordable housing within the district.</p> <p>6.0 Sustainability &amp; Connectivity.</p> <p>6.1 Site context</p> <p>6.1.1 The re-development of this site would represent the 100% re-use of previously developed land to deliver housing. Of itself, the re-use of sustainably located brown field land would represent a sustainable outcome.</p> <p>6.1.2 Sixpenny Handley is considered to remain a sustainable rural community as evidenced by the council's decision to rank it as a Rural Service Centre. The village retains a good range of core facilities including primary school, surgery, village hall, recreation ground and pavilion,</p>		

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				<p>public house, shops &amp; post office. As such the village is capable of accommodating additional development in terms of the range of facilities and services it offers, indeed, additional housing and therefore new residents are likely support the ongoing retention of these community services.</p> <p>6.1.3 The site is connected by footpaths to the village centre via footpath E52/1 &amp; 4 and to the church and hall and recreation ground by E52/1. The walk distances are respectively 600m to the High Street, 560 to the church and 780m to the hall and recreation grounds. The surgery is accessed via Dean Lane at 170m.</p> <p>6.1.4 Whilst the desirability of using the footpaths in winter months can be queried, this assessment does show that by whichever mode of transport used, the site is very convenient to all the village facilities.</p> <p>7.0 A proposed layout</p> <p>7.1 Background</p> <p>7.1.1 The indicative layout attached at Appendix 1 shows a compact development undertaken wholly within the boundary of the workshop site. The shape of the site limits the number of options for developing a layout, however locating rear gardens towards the northern and eastern boundaries allows for housing to generally look towards the road and to allow for the rear garden boundaries which are indicated as comprising hedging to face outwards.</p> <p>7.1.2 The layout allows for the creation of a streetscape comprising the semi-detached dwellings fronting the road and returning into the site to create a simple streetscape in a similar fashion to the Wheelwright Close site by St Mary's Church.</p> <p>8.0 Conclusion</p>		



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				<p>8.1 Summary</p> <p>8.1.1 The site provides an opportunity to make efficient use of a vacant and generally under used brownfield site to deliver a small scale housing scheme in a manner which results in limited impact upon the village edge character or wider AONB landscape.</p> <p>8.1.2 The scheme is of sufficient scale to provide for affordable housing.</p> <p>8.1.3 The proposed layout responds positively to the AONB landscape character and village edge position as demonstrated in Section 6 above.</p> <p>8.1.4 The development is of a scale that would attract local builders to deliver the scheme resulting in increased capacity to retain the benefits of development through local wages, apprenticeship and the sourcing of local materials and suppliers to more directly benefit the Dorset economy.</p>		
<b>VERWOOD &amp; THREE LEGGED CROSS</b>						
<p><b>Overview – Verwood</b></p> <p>Verwood is one of the district’s main town centres and as such is identified in the adopted Core Strategy and the draft “options plan” as a main settlement in the settlement hierarchy; with the functions to provide the major focus for community, cultural, leisure, retail, utility, employment and residential development.</p> <p>As such the town has a range of shopping, employment and community facilities. The town is constrained to the west and to the north west where parts of the town and adjoining Green Belt are within the Dorset Heathland 400m zone where housing development is not acceptable. Two new neighbourhoods are planned at north-west and north-east Verwood.</p> <p>An 'Area of Search' for housing development has been define south of the town, informed by strategic planning work previously undertaken with regard to this area in the preparation of the Core Strategy. The area of search excludes land south of Howe Lane that already has planning permission for housing, and the area of Heathy Row which is heavily wooded and is unsuitable for development. This 'area of search' benefits from being well related to the urban area; in reasonable proximity to the town's shops and services; has good road access; and avoids the 400m heathland protection zones which affect much of the urban edge of Verwood.</p> <p>Subject to public and stakeholder consultation and further consideration of infrastructure requirements (including transport), this land in the Verwood area of search is</p>						

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<p>considered potentially appropriate for new residential development.</p> <p>New residential development in the Area of Search at south Verwood could provide opportunities to:</p> <ul style="list-style-type: none"> <li>i) deliver a minimum of 85 dwellings;</li> <li>ii) include provision of affordable housing to address local needs;</li> <li>iii) provide transport improvements which may include road junction improvements, and improvements to bus services;</li> <li>iv) maintain the viability and possibly enhance shopping and health, leisure and education facilities in the town;</li> <li>v) provide additional play facilities in associations with the development; and</li> <li>vi) secure significant new areas of informal recreation space as new development would be required to provide significant provision of Suitable Alternative Natural Green Space (SANG).</li> </ul>						
Mr Timothy Dalton D Dalton & Son Ltd (ID: 1011927)		LPR-REG18-36	Land adjacent to Verwood	<p>I am aware of the quest of Central Government to promote building of more dwellings and the subsequent need for suitable land upon which to build.</p> <p>I gather local plans are currently being reviewed to encompass further development and to this end would offer an area of land adjacent to Verwood for consideration.</p> <p>I attach a plan with the land boundary edged in red, land availability would be any land NOT shaded blue.</p> <p>As a family company we have owned the freehold of this land since the early 60's and if can assist in any way with information relating to the land please do not hesitate to contact me and please include in any further consultation process.</p>	<p>The site would not form a “natural” well connected extension to the town. Large areas of this site to the east and west fall within the 400m Heathland zone where housing is unacceptable in principle: the remaining land incorporates part of the West Moors River System SSSI. The “developable” part of the site, i.e avoiding the 400m Heathland zone and the SSSI would result in a built form poorly related to the existing urban area and representing an unacceptable encroachment into the countryside and the Green Belt. The Green Belt Assessment identified this land (parcel 91) as having a significant role in separating the settlements of Verwood and Three Legged Cross (and therefore Verwood and West Moors); and considered that development within this parcel would be out of keeping with the existing settlement form of Verwood and Three Legged Cross and would be perceived as encroachment into the countryside. For</p>	N

Consultee Details	Agent Details	Comment ID	Site name	Detailed Comments	Officer Comments	Included in Options Consultation
					these reasons the site is rejected.	
Ellbee Capital Services Ltd (ID: 1038754)	Mr Tom Whild (ID: 1037424)	LPR-REG18-48	Land North of Sandhurst Drive, Three legged Cross	<p>The following statement has been prepared in response to the Council's current open Call for Sites consultation which is being carried out in order to inform a review of the Christchurch and East Dorset Local plan. The current consultation calls on landowners, developers and stakeholders to submit parcels of land which are available and can be delivered for housing or other uses.</p> <p>This statement is made in respect of land to the rear of Sandhurst Lane, Three Legged Cross. The Christchurch and East Dorset Core Strategy was adopted in April 2014 and identifies a requirement to provide 8,490 new dwellings within the plan area between 2013 and 2028. That figure is based upon an annual requirement, which was identified in the 2012 Strategic Housing Market Assessment, of 555 Dwellings per annum, with a 2% buffer to allow for vacant dwellings and second homes. Based on current rates of housing completions, the Councils are falling significantly behind their target of 555 dwellings per annum. The councils' most recent statement of housing supply for the period 2015-2020 indicates that in the prior two years (2013/14 and 2014/15) the council delivered a total of 639 new dwellings was delivered. The current 5 year housing requirement, taking into account the previous undersupply is therefore 3,471 dwellings, which equates to 694 dwellings per annum. That level of delivery is more than twice what has been achieved in the years immediately prior, and exceeds by some margin the delivery of housing in any of the preceding 20 years. While the councils have demonstrated a 5 year housing land supply (based upon a 5% buffer), as a number of the sites relied upon are large strategic sites where deliveries have not yet</p>	Notwithstanding the existing development along Ringwood Road, development of this site would constitute unacceptable proliferation of development outside and separate from the existing "urban area" of Three Legged Cross: and unacceptable encroachment into countryside and Green Belt and is therefore rejected. The site falls within parcel 88 of the Green Belt Assessment, which indicated that land in this parcel has a significant role in preventing coalescence of settlements (Verwood and St Leonards) and in safeguarding the countryside from encroachment.	N

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				<p>begun, the delivery rates have not necessarily been tested. Since the adoption of the Core Strategy the Eastern Dorset Strategic Housing Market Assessment (SHMA) has been published. That document, published in 2015, identifies housing needs across the local authority areas of Bournemouth Poole Christchurch, East Dorset North Dorset and Purbeck. It considers a 20 year time horizon, running from 2013 to 2033.</p> <p>As required by Paragraph 159 of the NPPF, the SHMA has identified an objectively assessed need for housing which will meet household and demographic projections. It is clear that further land will need to be allocated to meet the housing requirements for Christchurch and East Dorset. The above figures do not however take account of any material change in the overall housing need arising from the findings of the East Dorset Housing Market Area SHMA 2015. The SHMA concludes that there is an objectively assessed need for 626 dwellings per annum in Christchurch and East Dorset between 2013 and 2033. Taking into consideration the longer time horizon over which the SHMA was carried out (20 years as opposed to the 15 years of the adopted Core Strategy), the increased annual requirement means that the overall housing need for the councils increases from 8,490 dwellings to 12,520 dwellings. There is therefore a need to identify and allocate sufficient land for a total of 4,030 dwellings across both councils. Regardless of the delivery of existing allocations to be carried forward into any new plan, the councils should be seeking to allocate additional land for development which is both available and which can be delivered within the plan period, both in order</p>		

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				<p>that there is sufficient land available to meet the overall requirement, and to reduce the reliance placed on a small number of strategic sites, where a failure to deliver at a sufficient rate could threaten the strategy for both districts.</p> <p>The Site</p> <p>The site comprises an area of undeveloped land to the north of Sandhurst Drive, Three Legged Cross. Sandhurst drive is a small cul-de-sac on the northern side of Ringwood Road. The road comprises 14 residential bungalows which were constructed in the late 20th century on land previously used as a camp site. The site is roughly rectangular and covers an area of approximately 0.5 hectares. The site is undeveloped and comprises rough grassland. The eastern site boundary is defined by a copes of trees. There are fields to the north and west of the site, with scattered residential and commercial development to the east and west along Ringwood road. The main area of Three Legged Cross is located approximately 900m to the west of the site. Areas in the immediate vicinity of the site comprise a mix of uses, including fields which have been parcelled into paddocks, with associated equestrian paraphernalia such loose boxes, shelters, all weather ménages and stables. As noted there are also scattered houses and commercial uses along the northern and southern sides of Ringwood Road. The commercial premises in the vicinity occupy a variety of buildings, including former farm buildings and purpose built commercial premises. The combined effect of the ribbon development along Ringwood road and in particular the development of Sandhurst drive establishes a definite suburban character which persists well beyond the defined settlement boundary for Three Legged</p>		

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				<p>Cross. The context for the current call for sites and new Local Plan, as has been set out above, is the extended period of the plan and consequent significant increase in housing need. Allied with initial under-delivery of housing against plan targets it is clear that any proposals to increase the supply of housing should be considered extremely seriously.</p> <p>Three legged cross is identified as being a rural service centre in the current settlement hierarchy. Policy KS2 of the current local plan states that residential development will be allowed of a scale that reinforces their role as providers of community, leisure and retail facilities supporting both the village and adjacent communities. It is therefore appropriate to consider the release of land of an appropriate scale to meet the continued needs of the area. East Dorset District generally, this part of the district specifically is subject to significant levels of constraint arising from natural and cultural heritage designations. In particular the Dorset Heathlands Special Protection Area (SPA) significantly restricts the available developable land. Policy ME2 of the adopted Core Strategy sets out that within 400m of designations, no additional residential development may be supported due to the risk of significant harm to the designated sites. The Policies Map for the adopted Local Plan Core Strategy indicates not only the extent of the designated sites but also the extent of the 400m buffer zone around them. It is clear that around Three Legged Cross, the effect of the presence of protected heathlands to the south, west and east means that significant areas of the village and its surrounds are</p>		

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				<p>precluded from delivering any additional housing to meet the council's needs.</p> <p>In addition, to the constraint posed by the Dorset Heathlands Designation, a large proportion of the northern part of East Dorset District falls within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty. National planning policy establishes that major development in AONBs should only be allowed in exceptional circumstances, so the ability of the northern part of the district to make any significant contribution towards the overall supply of housing is therefore limited. Given the need to identify land for an additional 4000 houses sites like this one which would be able to provide a valuable contribution to housing supply while protecting areas subject to landscape and ecological designations of national and international importance should be considered seriously. The site's location, to the north of an existing housing development, and in an area where the openness of the green belt is already compromised by scattered housing and commercial development which provides the site with a suburban character mean it has potential to contribute towards meeting housing needs with only localised impacts upon green belt openness and limited visual harm.</p> <p>Aside from the green belt policy designation of the site, it is relatively free from constraint. There are no natural or cultural heritage designations affecting the site, and access is readily available from Sandhurst Lane, into the south of the site. At appropriate residential densities, the site has potential to deliver approximately 10-15 dwellings. Given the levels of constraint experienced within three legged cross for</p>		

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				<p>the delivery of any additional housing both to contribute towards the needs of the district and to meet local needs, serious consideration should be given to any site which can contribute towards meeting the overall needs with limited impact on the areas character and openness.</p>		
<p>Pennyfarthing Homes Ltd Pennyfarthing Homes Ltd (ID: 654624)</p>	<p>Mr Thomas Southgate (ID: 103601)</p>	<p>LPR-REG18-88</p>	<p>Eastworth Farm A, and Eastworth Farm B, Verwood</p>	<p>[PLEASE NOTE: This submission is supplemented by Comment ID: LPR-REG18-175]</p> <p>Thank you for the opportunity to participate in the current consultation on the scope of the Christchurch and East Dorset Local Plan Review, covering the period 2018 – 2033. We are writing on behalf of Pennyfarthing Homes, which has land interests within the administrative boundary of East Dorset District Council. Pennyfarthing Homes wishes to promote it site for the provision of housing within the Local Plan Review.</p> <p>The current consultation is seeking input on what should be included within the emerging plan, as well as the submission of potential allocation sites for housing, employment, retail, open space, Suitable Alternative Natural Greenspace (SANG) and mixed use development.</p> <p>About Pennyfarthing Homes Pennyfarthing Homes is a local developer and house builder based in New Milton, Hampshire, with over 40 years experience providing high quality new homes. Pennyfarthing Homes work hard to ensure that its developments work hand in hand with meeting local housing demand, whilst also balancing and addressing the environmental requirements of their sites. They are committed to</p>	<p>Site (a) would represent an unacceptable encroachment on to open countryside and the Green Belt beyond the currently planned new neighbourhood at north West Verwood. Site (b) is within the Heathland 400m zone where residential development is unacceptable. Site (a) falls within parcel 099 of the Green Belt Assessment. Parcel (b) falls within parcel 100. The Green Belt Assessment considered that both these parcels have a significant role is safeguarding the countryside from encroachment.</p>	<p>N</p>



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				<p>sustainability and energy efficiency in their housing design, delivering impressive homes that offer flexible lifestyles that will remain appealing for generations to come.</p> <p>Pennyfarthing Homes is currently in the process of building out high quality housing schemes in Lymington, Highcliffe and Ferndown, and has recently achieved planning permission for a further 87 dwellings in Lymington. They are also promoting a significant number of strategic sites for housing through various Local Plan processes within Dorset and South Hampshire, which have the capacity to deliver thousands of vitally needed homes.</p> <p>Pennyfarthing Homes is a nationally recognised house builder, having won multiple awards, and achieved 'Investor in People' status each year since 2006.</p> <p>They pride themselves on encouraging training and further education within their workforce, as well as sponsoring local sixth forms.</p> <p>The proposed allocation sites</p> <p>The Local Plan Review Scoping Paper, which forms the basis of the Regulation 18 consultation, sets out what Christchurch and East Dorset are proposing to include within the Local Plan Review. We have reviewed this document and consider that in relation to housing, the scope is appropriate. Specifically, we consider the review of the settlement hierarchy and Green Belt to be of vital importance to the plan's ability to establish appropriate housing (including affordable) strategies, to enable housing need to be met in Christchurch and East Dorset over the proposed Local Plan Review period.</p> <p>Pennyfarthing Homes wishes to promote a site to the north of Edmondsham Road on the north western edge of</p>		

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				<p>Verwood, as shown on the enclosed plan.</p> <p>The site is currently located within the Green Belt as defined on the Christchurch and East Dorset Core Strategy (2013-2028) policies map. An initial high-level assessment of the site confirms that there are no environmental or landscape designations affecting the site. The site comprises of a rectangular piece of land, which is circa 2.55ha in size. Access to the site is available directly off Edmondsham Road, which in turn connects directly to the B3081, Station Road, which is the main route through Verwood. The site is directly to the north of land allocated within the current Christchurch and East Dorset Core Strategy, through policy VTSW4, for the provision of a new housing development comprising circa 230 homes. A planning application (ref: 3/16/1291/OUT) for this site has been submitted to East Dorset District Council, for 230 dwellings (including affordable), public open space and SANG with access and landscaping. This application is likely to be favourably determined in December 2016.</p> <p>Justification for allocation of the proposed housing site</p> <p>The adopted Core Strategy outlines the development challenges facing Christchurch and East Dorset. The quality of the countryside and coastal environment makes Christchurch and East Dorset a highly desirable place to live and work, which has resulted in significant population growth.</p> <p>This high quality natural environment means that future growth potential within the area is severely restricted; within East Dorset 9.7% of the district is covered by one or more nature conservation designations, whilst 45% is covered by an</p>		

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				<p>Area of Outstanding Natural Beauty (paragraph 2.7). Paragraph 2.11 outlines that only 7% of the East Dorset district is classified as urban. Due to the environmental and landscape constraints, and desirability of the area, demand for housing is high, and there is a significant housing affordability issue.</p> <p>Core Strategy paragraph 4.14 outlines the existing capacity for new homes within Christchurch and East Dorset, which is significantly less than the housing need identified within policy KS4. This situation therefore justified the authorities approach to identify and release Green Belt sites for housing within the current plan.</p> <p>Policy KS4 requires 8,490 new homes to be built within Christchurch and East Dorset over the Core Strategy's plan period 2014-2028. Of this requirement, 5,000 are proposed to be within existing urban areas, with the remaining 3,465 homes being delivered as part of new neighbourhoods within Christchurch, Burton, Corfe Mullen, Wimborne / Colehill, Ferndown / West Parley and Verwood.</p> <p>However since the adoption of the Core Strategy, a new Strategic Housing Market Assessment (SMHA) has been undertaken (Eastern Dorset 2015 Strategic Housing Market Assessment), which identifies the need to deliver substantially higher numbers of housing compared to the Core Strategy requirement.</p> <p>The 2015 SHMA concludes that the Objectively Assessed Need (OAN) for Christchurch and East Dorset is 626 dwellings per annum, which equates to 10,016 over the Local Plan Review period from 2018 to 2033. This is an 18% increase on the current housing need of 8,490 dwellings set out within the adopted Core Strategy.</p>		

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				<p>Of the 2015 SHMA OAN requirement for Christchurch and East Dorset, the number of homes needed in East Dorset District is 385, which equates to 6,160 dwellings over the Local Plan Review period (2018-2033). It is important to note that these figures do not as yet include any requirement to meet the unmet needs of neighbouring authorities, specifically Poole and Bournemouth Boroughs, through the Duty to Cooperate. Policy KS2 of the adopted Core Strategy establishes the settlement hierarchy for East Dorset, with Verwood identified as a main settlement. The development strategy to date has been for the main settlements to be the primary focus for culture, leisure, retail, employment and residential development. Development of the promoted site would therefore conform to the established settlement hierarchy and development strategy. It is considered that the site is in a very sustainable location for housing, and would fully accord with the principles established within paragraphs 14 and 49 of the NPPF. The site is well located in terms of providing easy access to the local centre of to note that the allocated land to the south (policy VTSW4) will provide around 230 homes, public open space and SANG provision, all of which will be within easy walking distance of the promoted site. We therefore consider that the site represents a logical extension to this development. Development of the site for housing would currently be deemed inappropriate on account of its designation as Green Belt. However, given the current housing need outlined within the Eastern Dorset SHMA (2015), there will be a clear</p>		

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				<p>requirement under paragraph 47 of the NPPF for the Local Plan Review to identify new housing sites. Part of this process will include a review of the Green Belt to assess how well each area meets the statutory purposes (NPPF paragraph 80) and whether there is a justification for the release of Green Belt land to meet housing and other needs in the districts.</p> <p>We strongly believe that the site is appropriate for housing development and should be considered for removal from the Green Belt as part of the current Local Plan Review process. Core Strategy paragraph 4.16 outlines that the difficulty encountered in meeting the OAN provides the exceptional circumstances within which it is possible to review and amend Green Belt boundaries. We consider that these circumstances continue to apply in the context of the Local Plan Review, and that further Green Belt sites will need to be identified and released in order to meet the latest OAN. Going forward The OAN established in the 2015 SHMA means that Christchurch and East Dorset Councils are obliged, as per NPPF paragraph 47, to identify a substantial number of new housing sites in addition to those already allocated in the adopted Core Strategy.</p> <p>The high-level assessments undertaken to date suggest that the housing site being promoted to the north of Edmondsham Road would be suitable for allocation as it does not have any significant environmental or landscape constraints, and does not strongly contribute to the purposes of the Green Belt.</p> <p>Pennyfarthing Homes appreciate the need to undertake further survey and site assessment work, and it is anticipated that this will include ecological, landscape,</p>		

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				<p>heritage and transport studies. However, we would welcome input into any further work that officers consider will be required. We would very much welcome the opportunity to meet with the planning policy team in order to discuss the proposals further as part of the emerging Local Plan Review process. We therefore very much look forward to hearing from you.</p>		
<p>Mr &amp; Mrs S Richards (ID: 511135)</p>	<p>Mr Malcolm Brown Sibbett Gregory (ID: 519114)</p>	<p>LPR-REG18-94</p>	<p>Eastworth Farm, Verwood</p>	<p>I act for Mr. SD Richards the owner of Eastworth Farm, Verwood. In spite of the historic name, this is not a working Farm. It comprises a barn which has been converted to a house, three holiday homes and a former barn which recently obtained a LUC for storage use (class B8). It has an area of land attached extending to 0.832hectares, a small part of which is part of the residential curtilage. See attached plans and aerial photograph.</p> <p>The land is currently within the Green Belt but the planning authority took land out of the Green Belt to create urban extensions (Policy VTSW4) to the west and east of my clients land. It also identified land for a SANG to the north of my client's land. Surrounded by these allocations my clients land is of little value for any other purpose. Being north of Verwood the land does not fall within a gap between settlements and it is not therefore essential to keep it open to serve the normal purposes of including land within a Green Belt. On the other hand it could make a useful contribution towards meeting housing needs and boosting the supply of housing.</p> <ul style="list-style-type: none"> <li>• It is in a sustainable location within walking distance of the town centre and a primary school.</li> <li>• It does not lie within an AONB.</li> <li>• It is not at risk of flooding and</li> <li>• has an existing access from Edmonsham Road.</li> </ul>	<p>This site would represent an unacceptable encroachment on to open countryside and the Green Belt beyond the currently planned new neighbourhood at north West Verwood. The site falls within parcel 099 of the Green Belt Assessment, which considered that this part of the Green Belt has a significant role is safeguarding the countryside from encroachment.</p>	<p>N</p>

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				<ul style="list-style-type: none"> <li>• There are no ownership or other legal constraints.</li> <li>• It is capable of delivery at an early date.</li> </ul> <p>If you require any additional information please do not hesitate to contact me.</p>		
Mr & Mrs BG Wright (ID: 476793)		LPR-REG18-136	Land at three Legged Cross (2 parcels)	<p>In response to your request for comment and suggestions, I forward the following for consideration</p> <p>My area of interest is centred on Three Legged Cross and is concerned with the allocation of land for residential purposes. During the last 50 years the village seems to have suffered from a policy of random uncoordinated development which has resulted in isolated areas being left vacant. It would seem that with the current shortage of affordable housing in this area, these areas could usefully be included in any revised plan without any significant deleterious effect on the character of the village. It would also appear that with some small adjustments to the existing defined village envelope, more areas of land could be identified without detracting from the Green Belt between adjacent villages. Suggestions for some of these sites are indicated on the attached plan.</p> <p>In terms of provision of services to serve these proposals, the village is already well endowed. The village has a Post Office, two mini markets, a medical centre, a first school, a pre-school group, three churches, a village hall and recreation ground, a riding school and general all round access to all main services. There are employment opportunities at the nearby Woolsbridge Industrial Estate and Verwood (Ebblake Estate) as well as within the village</p>	<p>These two sites site would be unrelated to the existing urban areas of Verwood, Three legged Cross and St Leonards. Large parts of the sites fall within the 400m Heathland zone where housing is unacceptable in principle. Development of these sites would represent an unacceptable encroachment into the countryside and the Green Belt. The sites fall mainly within parcels 91 and 88 of the Green Belt Assessment identified this land as having a significant role in preventing the coalescence of settlements; and considered that these parcels have a significant role in safeguarding against encroachment into the countryside. For these reasons the site is rejected.</p>	N

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				<p>itself.</p> <p>The suggestions will require some improvements in the existing infrastructure to be carried out. For example some improvement to Church Road from its junction with Verwood Road to the school. However most of the sites can be accessed other than from the main Verwood Road.</p> <p>I submit that the above proposals are in accord with the Government's Policy to address the current housing shortage and would not have any harmful effect on the village and can be achieved at an economical overall cost.</p>		
Seaward Properties Limited (ID: 522291)	Mr Peter Atfield Goadsb y Ltd (ID: 359264)	LPR-REG18-145	Land at Manor Road, Verwood (4 parcels).	<p>1.0 INTRODUCTION &amp; BACKGROUND</p> <p>1.1 This Planning Statement is prepared for Seaward Properties to further promote land in its ownership (and land under option to purchase) for residential development at Manor Road, Verwood.</p> <p>1.2 Although the land is not currently allocated in the adopted Christchurch &amp; East Dorset Core Strategy 2014 (the "Local Plan"), it did benefit from a suggested allocation in the earlier Core Strategy Options for Consideration document of 2010. This covered a total of 27 hectares to include the residential development of 165 dwellings, open space and the required associated Sustainable Alternative Natural Green Space (SANGS). The SANGS land was mainly located beyond Seaward's ownership. In the event that it could not be acquired, the potential residential</p>	This land falls within the Local Plan Review defined 'area of search' south of Verwood where in principle there could be potential for housing development subject to amendment of the Green Belt. The site is included in the options consultation for the reasons set out in the above overview of Verwood.	Y



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				<p>allocation was not able to be supported by the Christchurch &amp; East Dorset Councils, or Natural England.</p> <p>1.3 During the course of the Local Plan consultation process, Seaward's tabled an alternative option that reduced the quantum of land for housing, and hence the area of the SANGS was also able to be reduced; so as to be accommodated entirely on land under Seaward's control. This revised proposal was supported by Natural England, and was included within a Statement of Common Ground (SOCG) submitted as part of the evidence considered by the Inspector that conducted the Examination in Public into the soundness of the Local Plan in 2013. The SOCG is included as Appendix 1 to his statement. The documents referred to in the SOCG are supplied separately.</p> <p>1.4 In reporting on the soundness of the Local Plan, the Inspector concluded that with the addition of land for development at North East Verwood, there was sufficient land already allocated to meet the housing delivery target. However, to make the plan clear, a monitoring framework was added as an appendix. This will be referred to later in this statement.</p> <p>2.0 LOCAL PLAN REVIEW</p> <p>2.1 Christchurch &amp; East Dorset Councils have published an intention to commence a review of the Local Plan, with the Regulation 18 (1) notification of consultation being published in September 2016. Comments or potential site suggestions should be submitted by the 9th November. This statement is prepared for that purpose.</p> <p>2.2 The main stages of the review of the Local Plan are set out in the following schedule:</p>		

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				<p>Production Stage Provisional Timetable  Initial Scoping Publicity September – November 2016  Evidence gathering and targeted consultation September 2016 – August 2017  Public consultation on draft options October – November 2017  Public consultation on Pre-Submission Draft Plan October – November 2018  Submission to Secretary of State January 2019  Examination in Public May – July 2019  Adoption September 2019</p> <p>2.3 The Regulation 18 (1) notification set out a number of matters that were likely to be reviewed. The following are considered relevant to the Seaward site:</p> <ul style="list-style-type: none"> <li>• The vision and strategic objectives.</li> <li>• The settlement hierarchy and the appropriate level of development.</li> <li>• Undertake a green belt study and to review green belt boundaries around settlements.</li> <li>• Investigate opportunities to unlock sites with appropriate mitigation strategies.</li> <li>• Set out a strategy to meet the objectively assessed housing need identified in the 2015 Strategic Housing Market Assessment (SHMA).</li> <li>• The need for development management policies for housing layout / design.</li> <li>• Consider the need for new green infrastructure, including SANGS.</li> </ul> <p>2.4 These issues all set an appropriate context within</p>		

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				<p>which the Manor Road site can be re-considered as a Local Plan allocation. Beforehand, the strategic housing position is reviewed.</p> <p>3.0 THE STRATEGIC HOUSING POSITION</p> <p>3.1 The strategic position is set out in Local Plan Policy KS4. 8,490 new dwellings are proposed to be constructed in the period 2013 – 2028. This represents an annual rate of 566. If the delivery of housing falls significantly below the required rate, the policy states that the Councils will undertake a partial review of the Local Plan. Given that a review has now been announced, it appears that the housing delivery strategy of the Local Plan may be failing.</p> <p>3.2 As required by the National Planning Policy Framework (NPPF), an additional 5% of the overall housing target is required to be brought forward to the first five years of the plan period. The Councils' 5 Year Housing Land Supply Report 2015 – 2020 (HLS) updates the requirements. It concludes that in the next 5 years, the annual housing target should be 694. For the 8 years following this period, the requirement drops back to 547 / 548. In the first two years of the plan period, completions amounted to 639; less than the annual requirement for each of the next five years.</p> <p>3.3 Table 1 sets out the updated Local Plan predicted supply for the next five year period.</p> <p>Year Cumulative Requirement SHLAA Sites Strategic</p>		

Consultee Details	Agent Details	Comment ID	Site name	Detailed Comments	Officer Comments	Included in Options Consultation																														
				<p>Sites Total Cumulative Supply</p> <table border="1"> <tr> <td>2015 / 2016</td> <td>694</td> <td>357</td> <td>84</td> <td>441</td> <td>441</td> </tr> <tr> <td>2016 / 2017</td> <td>1,388</td> <td>356</td> <td>275</td> <td>631</td> <td>1,072</td> </tr> <tr> <td>2017 / 2018</td> <td>2,082</td> <td>356</td> <td>505</td> <td>861</td> <td>1,933</td> </tr> <tr> <td>2018 / 2019</td> <td>2,776</td> <td>356</td> <td>530</td> <td>886</td> <td>2,819</td> </tr> <tr> <td>2019 / 2020</td> <td>3,470</td> <td>355</td> <td>420</td> <td>775</td> <td>3,594</td> </tr> </table> <p>Table 1: Local Plan Updated Prediction of Housing Supply</p> <p>3.4 On this basis the 5 year supply is met. However, it can be noted that there is a very heavy reliance on the contribution from sites identified as part of the Strategic Housing Land Availability Assessment (SHLAA), as well as the strategic sites allocated in the Local Plan. In respect of the SHLAA sites, the picture is confusing as it does not follow a conventional methodology.</p> <p>3.5 The HLS Report contains appendices summarising the capacity of various sites. For Christchurch it appears that all SHLAA sites are included. The assessment then divides them into two separate periods; 1 – 5 years and 6 – 15 years. Planning permissions are not recorded. It is not known whether the SHLAA sites have consent. The reliance on deliverability from this source is questionable. The appendix for East Dorset lists sites with planning permission separately from the SHLAA sites, but within the assessment only the SHLAA is referred to. Also, there is no discount for the non-implementation of sites with planning permission. The assessment assumes 100% delivery. A 10% discount is commonly used, and is advocated here.</p>	2015 / 2016	694	357	84	441	441	2016 / 2017	1,388	356	275	631	1,072	2017 / 2018	2,082	356	505	861	1,933	2018 / 2019	2,776	356	530	886	2,819	2019 / 2020	3,470	355	420	775	3,594		
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				<p>3.6 The HLS report assesses the deliverability of strategic sites, as follows:</p> <table border="1"> <thead> <tr> <th>Site</th> <th>2015/16</th> <th>2016/17</th> <th>2017/18</th> <th>2018/19</th> <th>2019/20</th> </tr> </thead> <tbody> <tr> <td>Total</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Roeshot Hill</td> <td></td> <td>80</td> <td>125</td> <td>125</td> <td>330</td> </tr> <tr> <td>Burton</td> <td>20</td> <td>25</td> <td>45</td> <td></td> <td></td> </tr> <tr> <td>St. Margaret's Hill</td> <td></td> <td>15</td> <td>30</td> <td>45</td> <td></td> </tr> <tr> <td>Cuthbury Allot's</td> <td></td> <td>30</td> <td>50</td> <td>50</td> <td>130</td> </tr> <tr> <td>North Wimborne</td> <td></td> <td>50</td> <td>75</td> <td>75</td> <td>275</td> </tr> <tr> <td>Stone Lane</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>S of Leigh Road</td> <td></td> <td>30</td> <td>50</td> <td>50</td> <td>180</td> </tr> <tr> <td>Lockyer's School</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>N of Wimborne Rd.</td> <td></td> <td>50</td> <td>50</td> <td>50</td> <td>150</td> </tr> <tr> <td>Holmwood Park</td> <td>50</td> <td>50</td> <td>50</td> <td>150</td> <td></td> </tr> <tr> <td>Coppins</td> <td>34</td> <td>34</td> <td></td> <td></td> <td></td> </tr> <tr> <td>East of New Road</td> <td></td> <td></td> <td>30</td> <td>50</td> <td>80</td> </tr> <tr> <td>West of New Road</td> <td></td> <td>30</td> <td>50</td> <td>50</td> <td>20</td> </tr> <tr> <td>NE Verwood</td> <td>20</td> <td>20</td> <td>25</td> <td>65</td> <td></td> </tr> <tr> <td>NW Verwood</td> <td>30</td> <td>50</td> <td>50</td> <td>50</td> <td>180</td> </tr> <tr> <td>Total</td> <td>84</td> <td>275</td> <td>505</td> <td>530</td> <td>420</td> </tr> <tr> <td>Cumulative Total</td> <td>84</td> <td>359</td> <td>864</td> <td>1,394</td> <td>1,814</td> </tr> </tbody> </table> <p>Table 2: Local Plan Updated Housing Supply from Strategic Sites</p> <p>3.7 The early construction of some of the dwellings from these sites is considered to be over-optimistic. Our own assessment is set out in Table 3.</p> <table border="1"> <thead> <tr> <th>Site</th> <th>2015/16</th> <th>2016/17</th> <th>2017/18</th> <th>2018/19</th> <th>2019/20</th> </tr> </thead> <tbody> <tr> <td>Total</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Site	2015/16	2016/17	2017/18	2018/19	2019/20	Total						Roeshot Hill		80	125	125	330	Burton	20	25	45			St. Margaret's Hill		15	30	45		Cuthbury Allot's		30	50	50	130	North Wimborne		50	75	75	275	Stone Lane						S of Leigh Road		30	50	50	180	Lockyer's School						N of Wimborne Rd.		50	50	50	150	Holmwood Park	50	50	50	150		Coppins	34	34				East of New Road			30	50	80	West of New Road		30	50	50	20	NE Verwood	20	20	25	65		NW Verwood	30	50	50	50	180	Total	84	275	505	530	420	Cumulative Total	84	359	864	1,394	1,814	Site	2015/16	2016/17	2017/18	2018/19	2019/20	Total							
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				<p>allocations, including the Manor Road site.</p> <p>3.11 When reviewing housing targets against historic trends, it can be seen that a step change is required in terms of actual delivery. Detailed monitoring of completions in the 5 year period up to 2014, as shown on the following table, shows very low rates against the needs of the Local Plan. There have been just over 1,000 completions from all sites – allocations and windfall.</p> <table border="1" data-bbox="651 724 1294 970"> <thead> <tr> <th>Year</th> <th>Completions Dorset</th> <th>Completions Christchurch</th> <th>Completions East Dorset</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>2009 / 2010</td> <td>102</td> <td>70</td> <td>172</td> <td></td> </tr> <tr> <td>2010 / 2011</td> <td>103</td> <td>157</td> <td>260</td> <td></td> </tr> <tr> <td>2011 / 2012</td> <td>62</td> <td>107</td> <td>169</td> <td></td> </tr> <tr> <td>2012 / 2013</td> <td>71</td> <td>61</td> <td>132</td> <td></td> </tr> <tr> <td>2013 / 2014</td> <td>149</td> <td>156</td> <td>305</td> <td></td> </tr> <tr> <td>Total</td> <td>487</td> <td>551</td> <td>1,038</td> <td></td> </tr> </tbody> </table> <p>Table 6: Previous 5 Year Dwelling Completions (Source – Dorset CC)</p> <p>3.12 This again supports the need for a review of the Local Plan; and additional allocations.</p> <p>4.0 THE MANOR ROAD SITE</p> <p>4.1 The land at Manor Road, Verwood, continues to be a candidate to receive an allocation for residential development as part of the Local Plan Review. Whilst it was not the only “omission” site considered as a candidate for residential development at the EIP, it was the only</p>	Year	Completions Dorset	Completions Christchurch	Completions East Dorset	Total	2009 / 2010	102	70	172		2010 / 2011	103	157	260		2011 / 2012	62	107	169		2012 / 2013	71	61	132		2013 / 2014	149	156	305		Total	487	551	1,038			
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				<p>suggested urban extension site not allocated to benefit from a SOCG with Natural England. It is therefore considered that the site continues to remain a prime candidate to be allocated for development as part of the Local Plan Review.</p> <p>4.2 There will be a need for further engagement with Natural England to review the SANGS strategy for the site, ensuring that it meets the policy requirement to mitigate impacts on nearby areas of heathland.</p> <p>4.3 The site continues to have the potential to meet many of the other site selection criteria:</p> <ul style="list-style-type: none"> <li>• It comprises largely semi-enclosed fields, is relatively self-contained, and presents no coalition issues. The River Crane forms a natural southern boundary. A revised green belt boundary can be established, in accordance with the criteria set out in Paragraphs 84 and 85 of the National Planning Policy Framework (NPPF).</li> <li>• Significant tree lines and landmark trees can be retained and incorporated into the development.</li> <li>• It is in reasonable proximity to the existing facilities of the town.</li> <li>• In addition to the SANGS, other public open space can be created.</li> <li>• The development of open market and affordable housing can assist in meeting the need identified in the most recent SHMA.</li> </ul>		

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				4.4 Christchurch and East Dorset Councils are therefore requested to consider allocating the Manor Road site for residential development as part of the Local Plan review process.		
Mr & Mrs S Rowan (ID: 1069686)		LPR-REG18-157	Woolsbridge Three Legged Cross	<p>We are writing in respect of the extension of the Woolsbridge Industrial Estate and its close proximity to our property mentioned at the top of this letter.</p> <p>We live on the border of Ashley Heath and have enclosed an ordnance survey location plan highlighting our land in red. In the next relevant planning review we wondered if our land could be considered for redevelopment to compliment the existing proposals. We hope this is agreeable and look forward to hearing from you when convenient.</p>	Notwithstanding the location of this site in proximity to Woodbridge Industrial Estate and the proposed extension; this site is separate from existing settlements of St Leonards, Verwood and Three Legged Cross and is therefore rejected. The Options consultation identifies 46 ha of employment land in East Dorset, as identified in the Bournemouth, Dorset and Poole Workspace Strategy (2016) to meet the requirements of existing and new businesses. This includes 30ha at Blunts Farm and allocations at Bailie Gate Industrial Estate Sturminster Marshall and Woolsbridge Industrial Estate, Three Legged Cross. No further site allocations for employment use are considered necessary. Small scale employment proposals may also come forward through the planning application process on sites not allocated in Local Plan. The Green Belt Assessment shows this site falls within parcel 088 which plays a significant role in separating the settlements of Verwood and St Leonards and in protecting countryside from encroachment.	N
Pennyfarthing Homes Ltd		LPR-REG18-175	Additional information re Reg 18-88 Eastworth	[PLEASE NOTE: This submission supplements Comment ID: LPR-REG18-88]	Comments on LPR-REG18-88: Site (a) would represent an unacceptable encroachment on to open countryside and the Green Belt beyond the currently	N

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Pennyfarthing Homes Ltd (ID: 654624)			Farm, Verwood	<p>In response to the Council's invitation to forward advice on potential development opportunities in furtherance of the Local Plan review, please find enclosed a plan showing details of the above.</p> <p>I can confirm that Site A has an area of 5.3HA and Site B has an area of 3.4 HA.</p> <p>You will recall that a response was made to your Regulation 18 consultation in respect to part of Site A. We now can advise that additional sites, the details of which are contained herein, can now also be taken into consideration as prospective development opportunities. Furthermore, our original comments, contained within the Terence O'Rourke letter dated 9/11/16, also remain valid.</p> <p>These details are forwarded on the basis that both sites are available for development purposes although it is recognised that Site B has limitations due to its' proximity to the SPA.</p> <p>These sites form part of a significantly larger area which was included within the 2008 SHLAA and identified as having the capacity to accommodate 350 dwellings and providing an 11 year supply of housing.</p> <p>The site contained within the SHLAA became the subject of Policy VTSW4 of the Core Strategy which tightly realigned the settlement boundary to exclude development from the Green Belt whilst retaining the SANG within it. Proposals for 230 homes and SANG have now received a resolution to grant planning permission and further homes are also</p>	<p>planned new neighbourhood at north West Verwood. Site (b) is within the Heathland 400m zone where residential development is unacceptable. Site (a) falls within parcel 099 of the Green Belt Assessment. Parcel (b) falls within parcel 100. The Green Belt Assessment considered that both these parcels have a significant role is safeguarding the countryside from encroachment.</p>	

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				<p>proposed.</p> <p>The need for the Council to allocate additional land as a result of the 2015 SHMA now provides the opportunity to revisit the original site identified within the SHLAA and Policy VTSW4 in respect to the opportunity to reassess the boundary of the urban area and realise the full development potential of the North Western Verwood New Neighbourhood.</p> <p>The suitability of this location to accommodate housing was proven through the justification and acceptance of Policy VTSW4.</p> <p>Further technical work is progressing with the intention of supporting this promotion by way of a further response at the Issues and Options stage.</p>		
Mr Nick Thorne		LP2S C2	Land Off Brickyard Lane, Verwood	<p>I refer to Christchurch and East Dorset Local Plan circular - March 2015, inviting members of the public to submit potential development sites for inclusion within the Local Plan Part 2; and in this respect please find enclosed herewith a series of development sites, which I would be grateful if the Local Authority would be willing to consider. I trust the enclosed are self-explanatory, however should you require any further information, please do not hesitate to contact me,</p> <p>Development sites</p> <p>1 - Land off Daggons Road; Alderholt. SP6 3DL;  2 – Land at Blackwater Grove, Alderholt, SP6 3AD;  3. – Land at Crossroads plantation, Blackwater Grove,</p>	<p>Land off Brickyard Lane encroaches unacceptably into the countryside beyond the limits of the planned new neighbourhood and does not form a natural extension of the urban area; so is rejected.</p> <p>The site forms part of parcel 098 of the Green Belt Assessment which concludes that this parcel plays a significant role in safeguarding against encroachment into the countryside.</p> <p>(See separate responses for sites 1-3 in the Alderholt section of this schedule.)</p>	N

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				<p>Alderholt. SP6 3AD; 4. – Land off Brickyard lane, Verwood. BH31 7LG</p> <p>I would be grateful if you could acknowledge receipt of the enclosed - I look forward to hearing from you</p> <p>(See attached files)</p>		
<b>ST LEONARDS</b>						
<p><b>Overview – St Leonards</b></p> <p>St Leonards and St Ives is identified as a suburban centre in the settlement hierarchy that will provide for some residential development along with community, leisure and retail facilities to meet day to day needs within the existing urban area. The main urban area has few facilities and services and is constrained significantly by the Dorset Heathlands in areas to the west and south of the A31, and by Ringwood Forest to the north. The only unconstrained areas around the settlement are to the southwest but this land is either separated by the A31 or is part of the gap between St Leonards and West Moors. The other area of existing development, at Avon Castle is completely constrained by the west by the Dorset Heathlands and has facilities/services. For these reasons no new housing is proposed at St Leonards and St Ives</p>						
Mr Cooke (ID: 1036249)	Mr Tim Dunkley Core Planning Services Ltd (ID: 1036242)	LPR-REG18-29	Sheiling Land, St Leonards	<p>1.0 INTRODUCTION</p> <p>1.1 This Planning document has been prepared by Core Planning Services Ltd on behalf of Mr Michael Cooke of Badgers Cottage, Folly Farm Lane, Ringwood, Hampshire BH24 2NN and is submitted on behalf of Mr Cooke.</p> <p>1.2 The purpose of this document is to provide supporting information for the removal of land at Badgers Cottage and the Surrounding Shieling Land from the Green Belt to be reallocated as urban land.</p> <p>1.3 Research into the area has found that the subject area of land, identified in the submitted location plan, has been known as the Shieling for many years. The land is referred to as the Shieling in this document and the following details</p>	The majority of this site is occupied by the Sheiling School and the Lantern Community. These special facilities of national importance are subject of draft Options policy 4.14 which seeks to enable limited development necessary to support these facilities. Additional residential development unrelated to the special facilities is considered inappropriate. The Green Belt Assessment includes this land within parcel 086 and concludes that whilst there are some urbanising features within the site, it nonetheless plays a role on preventing neighbouring settlements from coalescence (St Leonards and Ringwood) and	N

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				<p>set out why the Shieling land should be reallocated as urban land.</p> <p>1.4 This Statement is structured as follows:  Section 2 – Background;  Section 3 – The Site and Surroundings;  Section 4 – National and Local Policy;  Section 5 – Assessment;  Section 6 – Conclusion.</p> <p>2.0 BACKGROUND</p> <p>2.1 Mr Cooke employed Core Planning Services to advise on the potential of developing his land for residential development. Mr Cooke was aware that the land was in the Green Belt and the restrictions that status imposed and was interested in exploring options that would allow development.</p> <p>2.2 Mr Cooke was also interested in how or why this area of land was classified as Green Belt. His view was that the land was already developed in a relatively suburban manner and had been for as long as he had lived there and there was also a significant amount of development going on within the Shieling.</p> <p>2.3 Having viewed the site and surroundings it did become evident that the Shieling is significantly developed for Green Belt land and research was undertaken to establish, why the land is Green Belt, why it is developed and why development continues.</p> <p>2.4 Based on this research and as set out below it is our view that the Shieling land should not be in the Green Belt and should be removed from the Green Belt as part of the local plan review.</p> <p>3.0 THE SITE AND SURROUNDINGS</p>	<p>on safeguarding the countryside from encroachment.</p>	

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				<p>3.1 A building in the location of Badgers Cottage Folly Farm Lane is shown to have been on this plot since 1888-1913 (Appendix 1). These are the only buildings shown on this area of land, which has been indicated as the Sheiling since at least 1937 (Appendix 2).</p> <p>3.2 The Sheiling area is a mixture of suburban style residential development and more widely spread educational/residential institutional uses owned by the Sheiling Trust. The Sheiling area is located in an area of Green Belt land which is enclosed by woodland on the south-east and west; the A31 which runs along the south-east; Horton Road which runs along the south-west and dissects the southern part of the Green Belt area; and the Castlemain Trailway/ the disused railway line on the north.</p> <p>3.3 The most built up/suburban area of the section of land described above is to the south of the Sheiling land and runs from the roundabout that connects the A338 with the A31. This area of suburban land has been developed to around its current extent since 1972 (Appendix 3). The rest of the Sheiling area has built development which is more widespread, but this area of land is coming under increasing pressure for further development by the Sheiling Trust.</p> <p>3.4 According to details submitted for an application to extend the Waldorf School approximately 90% of the land described above is in the ownership of the Sheiling Trust, which appears to be the overall organisation that runs the Sheiling School, the Lantern Community and the Waldorf School. Details of ownership are shown by the blue line on the submitted plan for application 3/10/0644 (Appendix 4).</p> <p>3.5 The wider area includes Green Belt land to the north of the Castlemain Trailway; Green Belt land to the south, from the southern tip of the site, which includes the A31 and</p>		

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				<p>Heathland which is protected by European Legislation; St Leonards and St Ives to the west of the site and Avon Castle to the south-east of the A31 (Note in appendix 4 much of Avon Castle was undeveloped woodland).</p> <p>3.6 Ringwood is approximately 2km to the east and easily accessible by the 38, X3, X6 and C18 busses, which take approximately 9 to 17 minutes.</p> <p>3.7 None of the Shieling land is with 400m of a protected heathland.</p> <p>Recent Planning History</p> <p>3.8 The Sheiling Trust appear to own most of the land in the subject area and therefore, the majority of the development that has been going on in that area has been carried out by the Sheiling Trust in one form or another: e.g. the Waldorf School, The Lantern Community and the Sheiling School.</p> <p>3.9 Recent planning applications for one of the Shieling organisations refer to a Statement of Development Intentions which has been submitted to and approved by the planning committee on different occasions since at least 2012 and possibly as early as 2008. This statement sets out a raft of development works at the Sheiling School site amounting to 2,381 sq m of additional floor space between 2012 and 2031.</p> <p>3.10 This is supported by the local authority and the Sheiling School is recognised in the East Dorset Local Plan 2002 (EDLP) where it states in paragraph 6.115:  “The Sheiling School at Ashley and Sturts Farm Community in West Moors, offer nationally important services to the community through their charitable work with children and adults suffering from learning disabilities. These establishments lie within the Green Belt and further development to improve facilities would therefore be</p>		



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				<p>inappropriate and contrary to Green Belt policy. However, the Council acknowledges that the work of the School and Community are of national importance. Proposals for development that are demonstrably necessary to support this work are therefore likely to be supported by the Council.”</p> <p>3.11 Therefore the development that has been taking place within the Sheiling area has been viewed as being exceptional and has overridden Green Belt policy, as long as it meets the needs of the special needs organisations and is within the parameters of the Statement of Development Intentions.</p> <p>4.0 NATIONAL AND LOCAL POLICY</p> <p>4.1 The National Planning Policy Framework (NPPF) sets out the general approach to development and local policy preparation. Local policy has to be in accordance with national guidance and sets out policy in more detail. The National Planning Policy Framework</p> <p>4.2 With regards to National Green Belt policy paragraphs 79 and 80 below set out the purpose of Green Belts: “The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. Green Belt serves five purposes:</p> <ul style="list-style-type: none"> <li>• to check the unrestricted sprawl of large built-up areas;</li> <li>• to prevent neighbouring towns merging into one another;</li> <li>• to assist in safeguarding the countryside from encroachment;</li> <li>• to preserve the setting and special character of historic</li> </ul>		

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				<p>towns; and</p> <ul style="list-style-type: none"> <li>• to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.”</li> </ul> <p>4.3 The NPPF also sets out guidance on establishing, reviewing and defining Green Belt boundaries in paragraphs 83, 84 and 85 state:</p> <p>83. Local planning authorities with Green Belts in their area should establish Green Belt boundaries in their Local Plans which set the framework for Green Belt and settlement policy. Once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan. At that time, authorities should consider the Green Belt boundaries having regard to their intended permanence in the long term, so that they should be capable of enduring beyond the plan period.</p> <p>84. When drawing up or reviewing Green Belt boundaries local planning authorities should take account of the need to promote sustainable patterns of development. They should consider the consequences for sustainable development of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.</p> <p>85. When defining boundaries, local planning authorities should:</p> <ul style="list-style-type: none"> <li>• ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development;</li> <li>• not include land which it is unnecessary to keep permanently open;</li> <li>• where necessary, identify in their plans areas of</li> </ul>		

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				<p>'safeguarded land' between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period;</p> <ul style="list-style-type: none"> <li>• make clear that the safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following a Local Plan review which proposes the development;</li> <li>• satisfy themselves that Green Belt boundaries will not need to be altered at the end of the development plan period; and</li> <li>• define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.</li> </ul> <p>Paragraph 87 states, "As with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances."</p> <p>4.4 Paragraph 89 provides more details stating:  "A local planning authority should regard the construction of new buildings as inappropriate in Green Belt." There are some exceptions, the most relevant being:</p> <ul style="list-style-type: none"> <li>• the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;</li> <li>• the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;</li> <li>• limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or</li> <li>• limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether</li> </ul>		

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				<p>redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.”</p> <p>Local Planning Policy</p> <p>4.5 Local planning policy is made up of a number of documents within the Development Framework, but the most important of these currently is the East Dorset Local Plan (EDLP), adopted in 2002 and the Christchurch and East Dorset Local Plan Part 1 (LP Part 1), adopted in 2014.</p> <p>4.6 When adopted, the LP Part 1 updated local policy, superseding many of the policies of the EDLP. Consequently many of the policies of the EDLP have been deleted. Green belt policy in the EDLP is generally in conformity with the NPPF as set out above.</p> <p>Christchurch and East Dorset Local Plan Part 1</p> <p>4.7 The LP Part 1 provides some information of the development of local Green Belt policy. Green Belt boundaries were first drawn up on 1982. LP Part 1 states in paragraph 4.9:</p> <p>“Green Belt policy is an important tool in controlling the location of growth throughout the area. Over its 30 year history it has proved to be very successful in preventing the joining of settlements and has controlled the spread of development into the countryside”.</p> <p>4.8 LP Part 1, Policy KS3, Green Belt, sets out the general purpose of the Green Belt.</p> <p>“Development in East Dorset District and Christchurch Borough will be contained by the South East Dorset Green Belt. The most important purposes of the Green Belt in the area are to:</p> <ul style="list-style-type: none"> <li>• Protect the separate physical identity of individual</li> </ul>		

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				<p>settlements in the area by maintaining wedges and corridors of open land between them.</p> <ul style="list-style-type: none"> <li>• To maintain an area of open land around the conurbation.</li> </ul> <p>The Christchurch and East Dorset Local Plan Review 4.9 The Local Plan Review will, amongst other things, review the general development strategy and major allocations set out in the Core Strategy, consider additional major allocations, and review the suite of general and specific policies contained in that document.</p> <p>4.10 With regards to Green Belt land the Review is likely:</p> <ul style="list-style-type: none"> <li>• To undertake a Green Belt study which will consider how well each area of Green Belt meets its statutory purposes. This will be an important basis should any review of Green Belt boundaries be considered.</li> <li>• To review detailed Green Belt boundaries around settlements to address long standing boundary anomalies.</li> <li>• To consider the need for detailed Development Management policies for certain forms of development.</li> </ul> <p>5.0 ASSESSMENT The Shieling</p> <p>5.1 There has been development on the Shieling since 1888-1913, as indicated in Dorset Explorer map Appendix 1, which shows a building, where Badger Cottage is, as being one of the first dwellings on the Shieling. It is also noted that land surrounding the Shieling had very little development at this time.</p> <p>5.2 Evidence that the Sheiling was developing in a similar way to St Ives, Ashley Heath and land to the south of the A31, now known as Avon Castle, is evident in the 1937-1961 map, Appendix 2. The development was spreading along the A31 and Horton Road as ribbon development and was developing at a similar pace as its surroundings.</p>		

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				<p>Therefore, the land to the north of the A31, from St Leonards to the woodland on the east of the Sheiling, adjacent to Badger Cottage (which was previously a quarry) would have been viewed as one continuous ribbon development.</p> <p>5.3 Appendix 3 is an aerial photograph of the Sheiling land in 1972. This, when compared with Appendix 4, shows that the level of development in 1972 was very similar to the level of development today.</p> <p>5.4 It can be established, in accordance with Appendices 1-4 that the Shieling was developing in a similar way to land to the north of the A31 in 1972. According to Appendix 3 the woodland to the south of the A31, and the north of Avon Castle was not developed in 1972 and would have been a break between the built development to the north and Avon Castle further south.</p> <p>The Fundamental Aim of Green Belt Policy</p> <p>5.5 In 1982 the Shieling land was allocated as Green Belt land. The exact details of why this site was allocated as Green Belt, considering the amount of development on the land at the time, are unknown. However, it would have been assessed in accordance with the relevant, legislation, policies and guidance of 1982.</p> <p>5.6 It is our view that land should be assessed by today's standards. The NPPF states that the "fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence." It is clear that at the time the land was allocated as Green Belt the urban sprawl had already spread onto the Shieling land. Therefore, the land does not meet the characteristic of openness and cannot meet this fundamental aim.</p>		

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				<p>5.7 With regard to the five purposes that the Green Belt serves it is our view that:</p> <ol style="list-style-type: none"> <li>1. The allocation as Green Belt cannot check the urban sprawl because the urban sprawl had already commenced;</li> <li>2. It is most likely that the purpose of including this land as Green Belt was to prevent neighbouring towns merging into one another: St Leonards and St Ives with land to the north of Avon Castle. However, as stated above this had already happened.</li> </ol> <p>Furthermore, if this was the purpose then it may have been more realistic to have allocated the land to the north of Avon Castle as Green Belt as this was not developed in 1972. Without further facts it is impossible to know when the land to the north of Avon Castle was developed, e.g. before 1982, but clearly this was open land whereas the Shieling was not.</p> <ol style="list-style-type: none"> <li>3. The land had been encroached upon. Not to a level that could be called overdevelopment, but certainly to a level that could be considered suburban in some areas and definitely not open countryside.</li> <li>4. This is not an historic town.</li> <li>5. The restriction of development in one location would assist urban regeneration by encouraging the recycling of derelict urban land. However, this would be true if any area of land was restricted. In our view what is important is the fact that this land is already developed and fails the fundamental aim of openness.</li> </ol> <p>5.8 Local policy aims to “Protect the separate physical identity of individual settlements in the area by maintaining wedges and corridors of open land between them.” And, “To maintain an area of open land around the conurbation.” This</p>		

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				<p>is in conformity with national guidance, but the essential starting point of openness and permanence cannot be met.</p> <p>5.9 Therefore, in light of the above it is our view that the land fails the fundamental aim of Green Belt policy and does not and could not meet any of the five purposes that the Green Belt serves, because it was already developed to such an extent that it could not be considered open.</p> <p>5.10 The NPPF sets out guidance on defining boundaries and recommends local planning authorities should, inter alia:</p> <ul style="list-style-type: none"> <li>• “not include land which it is unnecessary to keep permanently open”. It is our view that as the land does not meet the fundamental aim of Green Belt policy then it is not necessary or possible to keep it permanently open.</li> <li>• “satisfy themselves that Green Belt boundaries will not need to be altered at the end of the development plan period” It is our view that the current allocation of this land as Green Belt weakens the objectives of creating Green Belt land. It has no clear boundary and is not open.</li> <li>• “define boundaries clearly, using physical features that are readily recognisable and likely to be permanent”. The boundary for the Green Belt is totally blurred by this allocation. The existing development is more suburban than countryside and its allocation is not in accordance with Green Belt policy. The Castlemain Trailway provides a very clear and permanent physical boundary between a developed area to the south and the open countryside to the north.</li> </ul> <p>5.11 Therefore, it is our view that there are some fundamental flaws in the allocation of this land as Green Belt and it should be removed from the Green Belt and allocated as urban land. Further to this is the fact that the land is</p>		



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				<p>under pressure for further development and there are measures in place that permit further development on the Shieling land, which undermines Green Belt policy.</p> <p>Statement of Development Intention</p> <p>5.12 Green belt land is restricted from development in national and local policies and the construction of new buildings as inappropriate in the Green Belt. However, the Shieling Trust have managed to agree with the local authority a Statement of Development Intentions which has been submitted to and approved by the planning committee on different occasions since at least 2012 and possibly as early as 2008. This statement sets out a raft of development works at the Sheiling School site amounting to 2,381 sq m of additional floor space between 2012 and 2031.</p> <p>5.13 There are arguments put forward that the Shieling Trust “offer nationally important services to the community through their charitable work with children and adults suffering from learning disabilities” and it is assumed that these services are considered exceptional. It has not been possible to see the actual Statement to understand the full extent of what development is intended or why, but it is likely that the already substantial amount of development of a Green Belt area is going to increase at a rate that is greater than would normally be permitted in the Green Belt due to the fact that there is a Statement agreeing additional development.</p> <p>5.14 An important fact here is that the area of land the Shieling Trust own is approximately 90% of the Shieling land identified in the Location Plan. This means that almost all of the area of land as set out on the accompanying location plan, which has been developed for many years and has a Statement of Development Intent, is being permitted to</p>		

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				<p>develop further. The land does not have an open character and the development intentions seriously undermines the lands validity as a suitable Green Belt site and needs to be amended.</p> <p>The Christchurch and East Dorset Local Plan Review</p> <p>5.15 The Local Plan Review proposes to review the Green Belt boundaries. The first objective of the review is to “consider how well each area of Green Belt meets its statutory purposes.”</p> <p>5.16 It is our view that the Shieling land, as identified on the location plan and as described above, does not meet the fundamental aims of Green Belt policy. The Statement of Development Intention allows for further development which will only make this situation worse and weaken the aims of Green Belt policy. As such the Shieling land should be removed from the Green Belt and allocated as urban land.</p> <p>5.17 The Castlemain Trailway would provide a very strong boundary that would clearly define the distinct differences between the developed Shieling Land and the openness of the Green Belt land to the north. This boundary would also be defensible and would strengthen local Green Belt policy.</p> <p>6.0 CONCLUSION</p> <p>6.1 Mr Cooke was interested in developing his land and could not understand why an area that appeared to be suburban and where development was regularly permitted was considered to be Green Belt.</p> <p>6.2 Research found that the land was developing in a similar suburban way to land to the north of the A31 and was already developed in 1972. It also appears that the land does not meet the fundamental aim of Green Belt policy which is to prevent urban sprawl as the urban sprawl had</p>		

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				<p>already occurred. It also could not be considered to have the characteristic of being permanently open and it is, therefore, unnecessary to keep permanently open.</p> <p>6.3 Furthermore, it is also clear that 90% of the land is owned by the Shieling Trust who has demonstrated a need for further development which has been supported by the Statement of Development Intention. The land is developed and was developed prior to being allocated as Green Belt and has an agreement for future development which is in excess of what would normally be permitted within the Green Belt. The land will continue to develop and will be more at odds with the fundamental aim of Green Belt policy.</p> <p>6.4 It is not clear why this land was allocated as Green Belt in 1982, but it is clear that it is unnecessary to keep this land permanently open. Reallocating this land as urban land would allow future development that would be assessed under other policies. The boundary could be redrawn to follow the Castlemain Trailway which would provide a clear and permanent boundary between the open countryside and the urban area.</p> <p>6.5 In light of the above, Mr Cooke submits representations that the land identified as Shieling land should be removed from the Green Belt and allocated as urban land and the boundary to the Green Belt should be redrawn along the Castlemain Trailway.</p>		

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Mrs T Galton (ID: 360934)		LPR-REG18-56	Land at St Leonards (3 parcels)	I spoke to you earlier from your Furzehill office and you asked that Lin scan in the plans of our land for submission, please could you confirm that you have received them if not I will bring them down to you. You also asked for some details the land is currently being farmed and would be available anytime for development I'm sure you know the area there is already a road structure to the lorry park through the middle of the farm which gives good access. If you require further information please do not hesitate to contact me	Parcels 1 and 2 are mostly in the 400m heathland zone and parcel 3 is wholly within the 400m zone, where residential development is unacceptable. In addition development of these sites would be separated from St Leonards and St Ives by the A31. The site falls within parcels 067 and 068 of the Green Belt Assessment where land is considered to have a significant role in safeguarding the countryside from encroachment. The sites are therefore rejected.	N
Mr Stephen George (ID: 1036289)		LPR-REG18-57	Triangle of land south of St Leonards	I would like to suggest the Triangle of land at St Leonards South as a potential housing allocation under the local plan review.  I enclose herewith the following: 1. Description of the suggested site 2. Map of the triangle 3. Map showing The Triangle in a wider context 4. Signed forms from the landowners confirming availability of their lan5718-	This site is separated from St Leonards by the A31 and would represent an encroachment into the countryside, so is rejected. Green Belt assessment (parcel 067) shows this land as having significant role in safeguarding against encroachment into the countryside.	N
Shamba Holidays Ltd (ID: 1038635)	Mr Adam Bennett Ken Parke Planning Consultants (ID: 904445)	LPR-REG18-110	Land at East Moors Lane, St Leonards	The following statement has been prepared in response to the Council's current open Call for Sites consultation asking for landowners, developers and stakeholders to submit to the Council parcels of land which are available and can be delivered for housing within the Christchurch and East Dorset Local Plan Part 1 – Core Strategy plan period. This statement seeks to promote Land at East Moors Lane, St Leonards ('the site') for allocation for the purposes of housing development within the Christchurch and East Dorset Core Strategy Review. The Council has a recognised shortage of sites in order to	A large part of the northern part of the site is within 400m heathland zone where housing is unacceptable. It is noted that this area is proposed as SANG, The remainder of the site would not form a logical extension to St Leonards and would reduce the gap between St Leonards and West Moors and is therefore rejected.  The Green Belt Assessment indicates that this area of Green Belt (part of parcels 064 and 085 is significant in preventing coalescence of St Leonards and West	

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				<p>meet its housing needs for the latter years of the Core Strategy plan period, moreover, there have been unexpected upwards trends in population growth in recent years across the country which has led to a need to re-evaluate the District's future housing supply and allocate further land for development. Local plans are generally reviewed every 5 years in order to remain sound and keep up with changing priorities and demands for development. At the time of the Core Strategy Examination however the Inspector raised concerns that the Council would not be able to provide sufficient housing within the latter years of the plan period in order to meet their objectively assessed needs. Thus in finding the plan 'sound' the Inspector imposed the requirement that the Council undertake an immediate review of their housing numbers.</p> <p>Since the time of the preparation of the plan a more up to date evidence base has been produced, the Eastern Dorset Strategic Market Assessment 2015, which defines the Objectively Assessed housing Needs (OANs) of the combined District from 2013-2033.</p> <p>The Council has previously allocated any land which falls within the main urban areas of its primary settlements in addition to large strategic sites surrounding them as part of the established Core Strategy housing numbers. With the publication of the revised housing need figures there is a substantial shortage of allocated land in order to meet the combined District's needs.</p> <p>It is clear therefore that the Council will be required to release further land for development outside of its preferred settlements and defined settlement boundaries in order to meet these needs.</p> <p>The Christchurch and East Dorset Core Strategy was</p>	<p>Moors and in safeguarding against encroachment into the countryside.</p>	

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				<p>adopted in April 2014 and identifies a requirement to provide 8,490 new dwellings within the plan area between 2013 and 2028. That figure is based upon an annual requirement, which was identified in the 2012 Strategic Housing Market Assessment, of 555 Dwellings per annum, with a 2% buffer to allow for vacant dwellings and second homes.</p> <p>Based on current rates of housing completions, the Council is significantly behind its target of 555 dwellings per annum. Since the beginning of the Local Plan Part 1 Period in 2013 the Council have delivered a net figure of just 639 dwellings; far short of the housing need figure over the same period of 1110 dwellings. The Council is thus currently displaying a shortfall in housing of 471 dwellings. The Council should therefore at this time be revising their annual housing supply figure to make up for this shortfall within the next 5 years and thus should increase its immediate annual housing need to 694 dwellings per annum.</p> <p>That level of delivery is more than twice what has been achieved in the years immediately prior, and exceeds by some margin the delivery of housing in any of the preceding 20 years. While the councils have demonstrated a 5 year housing land supply (based upon a 5% buffer), as a number of the sites relied upon are large strategic sites where deliveries have not yet begun, the delivery rates have not necessarily been tested.</p> <p>These figures do not however take account of any material change in overall housing need arising from the findings of the East Dorset Market Area SHMA 2015. The Council will be required to increase their housing supply in response to this new data in any event.</p> <p>The SHMA 2015 Summary for Christchurch and East Dorset makes clear that there is a need to provide for 12,520</p>		

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				<p> dwellings within the combined area between 2013 and 2033. This equates to 626 dwellings per annum; not taking account of any previous shortfall in delivery.</p> <p> Whilst the adopted Core Strategy only took account of a 15 year horizon the SHMA 2015 considers housing needs over the next 20 years. This combined with the increase in population growth and housing need has resulted in the need for the Council to identify and allocate sufficient land to provide for an additional 4,030 dwellings across the joint Local Authority area.</p> <p> The Council will also need to make up for any shortfall arising from the housing delivered since 2013 i.e. an additional 142 dwellings on top of the 471 dwellings shortfall from the current lower housing target, resulting in a total existing shortfall of 613 dwellings and thus a need to allocate sufficient land for a total of 4,643 dwellings.</p> <p> Given the shortfall in delivery which is already being shown the Council clearly has a substantial issue with the deliverability of those sites which have been allocated. The Council should thus be seeking to allocate land for development which is available and can be delivered within the plan period.</p> <p> The Council has now formally launched a Call for Sites in order to determine whether additional land exists which can justifiably be allocated for housing development in order to meet the shortfall in the District's Objectively Assessed Needs.</p> <p> This statement supports the above site as a viable and deliverable option for strategic allocation as part of the Core Strategy review.</p> <p> The site is identified on the enclosed red-line location plan and has not previously been submitted to the Council for</p>		

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				<p>inclusion within the Strategic Land Availability Assessment (SHLAA). The suitability of the site to accommodate development has thus not properly been assessed. The ensuing paragraphs assess the opportunities and constraints of the site and the Local and National Planning Policy framework against which the site must be assessed. The site could be made vacant and be delivered during the course of the expected revised plan period 2018-2033. The site as a whole is in the ownership of two parties and is promoted on behalf of one of the Landowners. The site is thus deliverable and could be made available for development during the course of the Core Strategy plan period.</p> <p>The Site The site is located on the western edge of the combined 'Suburban Centre' of St Leonards and St Ives and close to the primary 'Main Settlement' Ferndown and 'District Centre' West Moors. Access to the site is via East Moors Lane, a rural access road which adjoins a main commuter route through the District, the A31 Ringwood Road, at its southern end. The A31 provides connections to all of the other major routes through the County as well as to the M27 further to the east. The site is therefore highly accessible and well connected to the public highway network. To the east of the site lies the main suburban residential area of St Leonards/St Ives settlement; comprised of dwellings of varied design, period and form. Within the predominantly residential area there is a scattering of local facilities and services; unusually these are not arranged in a village centre but rather pepper pot the settlement.</p>		



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				<p>To the west of the site there are a series of residential properties set along the western edge of East Moors Lane. Beyond this lies open agricultural pastureland on both sides of the Moors River. Further to the east lies land forming part of the Dorset Heathlands SPA.</p> <p>To the north of the site lies a touring caravan park and beyond this further protected land falling within the Dorset Heathlands SPA. Land to the south is in use as open pastureland and beyond this an open air storage use. The open land parcel at the northern end of the promoted site was formerly part of a larger agricultural holding which has over the years been dissolved with land sold off or leased for other purposes. This land parcel is currently lawfully used for recreational purposes associated with Shamba Holiday Park.</p> <p>The holiday park itself is in lawful use as a camping and caravanning site with associates facilities set within a complex of permanent buildings.</p> <p>The Settlement</p> <p>The village settlements of St Leonards and St Ives villages operate effectively as a single settlement within their urban areas having coalesced. The villages function as a single suburban residential area with local services and facilities pepper potted amongst the housing. The Core Strategy defines the combined settlement as a 'Suburban Centre' and confirms that such settlements are capable of supporting additional residential development and other uses to meet day to day needs.</p> <p>The settlement is located between the Main Settlements of Ferndown to the south-west and Ringwood to the north-east and straddles the main service road through the District; the</p>		

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				<p>A31 Ringwood Road. The settlement is thus sustainably located with good access to a wider range of local services, facilities and job opportunities.</p> <p>The Council has recently granted consent for the redevelopment of the former St Leonards Hospital site; located on the opposite side of the A31, for the purposes of housing. The former hospital site is separated from the existing urban area of St Leonards and St Ives, Ferndown and West Moors settlements but was considered to be a suitably sustainable location to support housing development given its proximity to the local service centres. The existing built area of the settlement is compact and there are limited opportunities for infill development. The village does not have a defined settlement boundary but instead the existing developed area has been removed from the Green Belt.</p> <p>There are very limited opportunities for the expansion of the settlement given the constraints imposed by the proximity of sites falling within the Dorset Heathlands SPA and the need to maintain a 400m buffer zone within which no residential development will be permitted and the fact that the land surrounding the settlement is all designated as Green Belt. The promoted site is located outside of the defined settlement boundary of St Leonards/St Ives and lies within the East Dorset Green Belt, but directly adjoins the settlement and thus is a logical location for its expansion. The promoted site is one of the limited parcels of land which can be brought forwards for housing.</p> <p>Physical and Environmental Constraints</p> <p>The proposed land is considered to be a strong candidate for development. It is closely related to the existing settlement and is in a sustainable location with good access</p>		

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				<p>to local facilities, services and job opportunities. There is access to moderate frequency public transport links with a bus stop within 450m of the site providing a link between Ringwood to the east and Ferndown to the west.</p> <p>The site is also accessed from the A31 Ringwood Road which is a main commuter corridor through the District and provides a high capacity route to the main local service centres.</p> <p>The main Shamba Holiday Park site is previously developed land and thus is classified as brownfield. The land at the north of the promoted site on the other hand is Greenfield land.</p> <p>The promoted land parcel is thus most sensibly dealt with as two separate parts. The southern land parcel forming the main Shamba Holiday Park site and the northern land parcel open land used for recreation purposes.</p> <p>Dorset as a County is subject to a number of natural landscape constraints; key of which being the Sites of Special Scientific Interest (SSSI), Special Protection Areas (SPA) and Special Areas of Conservation (SAC) of the Dorset Heathlands protected sites, the Dorset Green Belt and Dorset Area of Outstanding Natural Beauty (AONB). The northern land parcel lies predominantly within 400m of the Lions Hill Dorset Heathlands SPA site. No residential development would therefore be permitted on land which falls within this buffer zone. This is not in itself an issue as SANG would be required as part of any development and the site could readily be made available as public open space to support the recreational needs of future residents should the overall site be brought forwards for housing.</p> <p>The southern part of the site is previously developed land</p>		

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				<p>and thus the principle of its redevelopment is acceptable in planning terms.</p> <p>There are no issues of flooding or contamination on the site. The land is located within the blanket designation Flood Zone 1 and, as such, is subject to a less than 0.1% chance of flooding occurring each calendar year.</p> <p>The perimeter boundaries of the site are well timbered and comprised of mixed native tree and mature hedgerow species. The main body of the site is sparsely timbered with only a handful of trees dotted across the site.</p> <p>None of the trees on the site are protected by way of Tree Preservation Order (TPO). Any development would also seek to retain the existing trees on the site where of value and introduce substantial new tree planting and landscaping in order to make an appropriate contribution to local landscape character.</p> <p>The land parcel measures approximately 7.05ha. The site itself is virtually flat. Within the wider local landscape there is a very slight general topographical incline from west to east. The overall change in gradient is very modest and is not widely perceivable.</p> <p>The indicated land lies within the Green Belt and the northern end of the site falls within the buffer zone of the Lions Hill Dorset Heathlands SPA. The remainder of the site falls outside of all other protected designations of National and European importance and/or buffer zones thereof. The site can be made available for development and there are no significant physical or environmental constraints which would prevent it from being brought forwards.</p> <p>The Local Development Plan Christchurch and East Dorset Councils have only recently</p>		

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				<p>adopted their Local plan Part 1: Core Strategy (2014). The document sets out the required housing supply across the combined Local Authority Area over the course of the plan period from 2013 until 2028.</p> <p>The Core Strategy sets out a preference for the majority of housing to be provided within the larger 'Main Settlements' of the combined District, with a lesser amount of growth for the lesser centres and larger villages which are considered to be sustainable and capable of supporting some growth. The Council in preparing the Core Strategy acknowledged that there was not sufficient capacity within the urban areas of the combined District within which to meet the objectively assessed housing needs. As a result the Core Strategy proposed the release of large areas of land from the Green Belt.</p> <p>There has been no change in circumstances in this respect since the time the plan was adopted. There is still a shortage of land within the existing urban areas of the combined District which is both available and deliverable for housing development and moreover the sites which the Council had previously identified have not come forwards and housing has not been delivered at the required rate of 555 dwellings per annum.</p> <p>The Council has thus launched a formal Call for Sites in order to identify additional land suitable for housing development which can be brought forwards during the plan period both to make up for this shortfall and also to meet the additional housing needs identified by the Eastern Dorset SHMA 2015.</p> <p>The East Dorset SHMA 2015 sets out the objectively assessed housing needs of each of the settlements within the eastern half of Dorset County including Christchurch</p>		

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				<p>Borough and East Dorset District Council. Significant weight must be attached to the figures set out within the SHMA as these are considered to be the starting point from which the Council should be determining its housing supply. The SHMA 2015 concludes that the current combined assessed housing need in Christchurch and East Dorset amounts to not less than 626 dwellings per annum. This does not however take account of the specific affordable housing need and that of other specialist accommodation. This is substantially above the figure which was adopted within the Core Strategy, making clear the need for the Council to allocate significantly more land for development on the basis that opportunities for windfall development within the existing urban area are limited.</p> <p>Revised figures have also been issued by the Office for National Statistics (ONS) ONS which suggest that there has been a much greater National population growth than was originally predicted. This additional unexpected growth will have a direct affect upon housing figures and further confirm the need to re-evaluate the District's housing need.</p> <p>It is expected that the Council will update their housing supply figures in line with the latest baseline data at the time of preparing the draft update to the Core Strategy. In the meantime however, it is important that the Council takes account of the fact that its annual figure should increase and subsequently seek to allocate sufficient sites to meet their existing needs assessment as well as a good sized buffer of sites.</p> <p>Given its location proximate to the Main Settlement of Ferndown and the District Centre of West Moors and availability of a good range of local services and facilities, St Leonards/St Ives is a sustainable location for further housing</p>		

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				<p>growth. Both Local and National planning policies are supportive of the provision of additional housing development in sustainable rural locations where there is a housing need and where such housing would help support the viability of existing services and facilities and the vitality of the local community.</p> <p>The apportionment of additional housing growth to St Leonards/St Ives would help to sustain and facilitate the growth of these amenities thus supporting the vitality and vibrancy of the settlement.</p> <p>The Council's current housing supply target is based on the out of date SHMA 2012 and thus the housing need figure should be updated to reflect the findings of the SHMA 2015 produced by GL Hearn. As part of the Core Strategy review the Council has committed to reviewing the spatial strategy for the plan area and considering whether existing spatial policies should be retained in the same format. The current strategy does not facilitate appropriate growth in the sustainable village settlements and thus consideration should be given to allocating appropriate sites in these locations.</p> <p>The Government have recognised this fact and sought through the Localism Act and Neighbourhood Planning to make clear the importance of rural communities and the value that they bring to sustainable place making. There is now a drive to support these local communities through allowing new development which enables them to grow and thrive.</p> <p>Within the Core Strategy the Council have set out a series of objectives which they aim to meet during the course of the</p>		

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				<p>plan period. Objective 5 of the Core Strategy seeks to ensure that sufficient housing is provided in order to reduce local needs whilst still maintaining the character of local communities. The Council have made clear an intention to provide a level of development which reflects current and projected local need within the SHMA 2015.</p> <p>The Council's desire to support and enhance sustainable rural communities is ingrained in the National Planning Policy Framework (NPPF). Paragraph 55 of the NPPF states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.</p> <p>The Government's intention is to allow rural communities to thrive through enabling appropriate development in rural areas which will help support their viability. The Neighbourhood Planning process is testament to this; providing local persons with the chance to dictate what development takes place and where it will be located.</p> <p>It is not a question therefore of whether additional housing is needed within St Leonards/St Ives. The village is a sustainable settlement which is more than capable of supporting new housing growth and new housing is needed in order to support and enable the preservation of existing local amenities and to aid the District in meeting its assessed housing need.</p> <p>There has been no desire expressed to date by the Parish Council to produce a Neighbourhood Plan for St Leonards/St Ives. On this basis in order to deliver suitable housing to support the vitality and function of the settlement the District Council will be required to allocate land considered suitable.</p> <p>The Council has not set out a strategy in relation to meeting</p>		



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				<p>rural needs where these needs are not planned for as part of a Neighbourhood Plan process. Notwithstanding this however the Core Strategy also makes very little reference to the Neighbourhood Planning process and that this is the vehicle by which housing will be delivered outside of the principal settlements.</p> <p>The proposed land parcel is clearly located in a sustainable location adjoining a settlement which the Council acknowledge is capable of supporting further housing growth and is therefore suitable for residential development; supported in broad terms by Governmental policy within the National Planning Policy Framework. The Council should allocate the identified land for housing development as part of their Core Strategy review.</p> <p>The Proposals</p> <p>The developable land in our client's ownership measures approximately 2.5ha in total. The remainder of the site would be given over to SANG and an area of Public Open Space (POS) in order to help support the recreational needs for future inhabitants and supplement the existing facilities on offer within St Leonards and St Ives settlement. Given the edge of settlement location it is considered that the site would be best suited for a lower density development of dwelling houses of mixed type and size, providing an effective transition between the established urban area and the open countryside.</p> <p>It is considered that the site has the potential to provide approximately 45-58 dwelling houses, of which a policy compliant proportion could be provided as starter homes or other forms of affordable housing. This equates to a density of between 18 and 23dph.</p>		

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				<p>Developments of greater than 50 dwelling houses are required to make appropriate provision for SANG the above figures take account of the need to provide land for such purposes. Given that the northern part of the promoted site cannot be delivered for housing it is proposed that this be provided in whole as SANG, measuring approximately 4.6ha in area within the boundaries of the site. There is more than sufficient land available to make such a provision and still provide for the indicative number of dwellings stated.</p> <p>The site already provides tourist accommodation in the form of moderate scale serviced camping and caravanning use. A residential use would not be significantly dissimilar and would not have a significantly greater impact upon the Dorset Heathlands protected sites. The site is within an acceptable proximity of local services and facilities including the local surgery, Public Open Space and the local primary school and church all accessible via established pedestrian links along the A31 Ringwood Road. There is also sustainable access to the larger local settlements by bus links, again from the A31 Ringwood Road.</p> <p>Any development brought forwards on the land could be phased if appropriate to ensure that a progressive increase in dwellings is provided which best meets local needs, as opposed to flooding the local market and potentially putting a strain on local services and facilities. A phased pattern of development would allow for local adjustment and enhancement of existing infrastructure if needed. This would be appropriately negotiated with the Council during the course of a formal application should the site be allocated for housing development.</p> <p>The site is capable of making a significant contribution to the acknowledged housing need and should reasonably be</p>		

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				<p>considered for allocation as a preferred site within the Core Strategy Review.</p> <p>Conclusion</p> <p>The Council's adopted policy framework means that sites which lie outside of a defined settlement boundary, and therefore effectively in the countryside, will not generally be supported for housing development outside of the strategic planning process unless there is an essential local need. The Council has already allocated significant sites within and adjoining its larger settlements; any available brownfield land and infill development opportunities have been explored and allocated where deliverable but the Council still do not have sufficient land to deliver their required housing numbers. The Council has indicated that local needs development will be supported around its sustainable villages, however many of these are tightly constrained by Green Belt and thus it is unclear how this growth will be realised.</p> <p>It would not be good or responsible planning for the Council to rely on all rural communities to prepare a Neighbourhood Plan in order to direct housing growth. St Leonards/St Ives does not have a defined Neighbourhood Plan Area and there appears to be no intention at this stage of commencing a Neighbourhood Planning process. The absence of a Neighbourhood Plan does not absolve communities from a need to provide for appropriate development to meet their Objectively Assessed Needs. As a sustainably located village, given its proximity to the main settlement Ferndown and District Centre of West Moors, St Leonards/St Ives is capable of supporting housing growth and thus in absence of a Neighbourhood Plan or the intention to prepare one the Council should take it upon</p>		

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				<p>itself to allocate sufficient land to meet local needs and where appropriate help meet the wider needs of the District. The Council should reasonably and justifiably consider the formal allocation of the site for housing development within the Core Strategy Review.</p> <p>We would appreciate confirmation of your receipt of this letter of correspondence. We would also request to be kept informed as to the progress of the Christchurch and East Dorset Local Plan Part 1: Core Strategy Review and if any questions arise regarding our Client's land we would appreciate the chance to formally respond.</p> <p>Yours sincerely</p> <p>[see attachment]</p>		
Mr Simon Pollock Shorefield Holidays Ltd (ID: 1033672)	Mr Peter Atfield Goadsb y Ltd (ID: 359264)	LPR-REG18-117	Forest Edge Holiday Park, St Leonards	<p>I act on behalf of Shorefield Holidays Ltd., the owners of Forest Edge Holiday Park at St. Leonards. A plan of the site is attached to this letter. It extends to just under three hectares and historically had facilities for tents and touring caravans. These include a shop, outdoor pool, adventure playground, games room and launderette. The site has now been developed as a 96 berth static caravan park, although there are a few touring pitches close to the entrance.</p> <p>Although the site is situated within the green belt, it is close to the site of the former St. Leonards Hospital. This is currently being re-developed for a range of uses, including residential. The new site access will be on the opposite side of Boundary Lane, bringing the development in closer proximity to Forest Edge.</p>	This site is separated from St Leonards by the A31 so is poorly related to St Leonards which in any event has only limited services and facilities, so is not a sustainable for residential use (caravans or houses/flats), and would represent an encroachment of residential development into the countryside, so is rejected. Green Belt assessment (parcel 067) shows this land as having significant role in safeguarding against encroachment into the countryside.	N

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				<p>You will know that the Housing &amp; Planning Act received Royal Assent in May of this year. Section 124, which became effective on the 12th July, relates to the assessment of accommodation needs, and requires local housing authorities in England to consider:</p> <p>“... the needs of people residing in or resorting to their district with respect to the provision of-</p> <p>(a) Sites on which caravans can be stationed.”</p> <p>This suggests that councils will need to start forward planning for the provision of residential caravans. This is considered to be a considerable change from other recent planning legislation, because it is the first time that non-gypsy caravans have been recognised as having a role in contributing towards the supply of housing in a given area.</p> <p>Forest Edge is a suitable site to accommodate residential caravans. The visual impact will be little different from the existing static holiday caravan use. Services and infrastructure are already available. Shorefield’s preference is for the site to be removed from the green belt. However, in view of the ability of the site to retain an open appearance, the development of residential caravans is not considered to compromise existing green belt policy – particularly when compared to the existing appearance of the site.</p> <p>Residential caravans, or Park Homes, have the advantage of being available for sale at affordable open market prices.</p>		

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				<p>A development of this nature can therefore contribute to the provision of good quality, low cost housing, for which there is a demonstrable need as set out in the Strategic Housing Market Assessment of 2015.</p> <p>I would be grateful if you could acknowledge receipt of this letter of representation, and advise of further consultation in due course.</p>		
Mr Nick Sabin The Sheiling Ringwood (ID: 1103105)		LPR-REG18-177	Sheiling School St Leonards	<p>As previously discussed I have attached a copy of our Property Strategy (2017-2022) for your consideration in relation to your local plan review. The document itself has been produced to highlight the key issues we face regarding our estate and future required developments over the next 5 years. The document was approved by our Trustees and has been based on meeting the current and future needs of students, staff and curriculum.</p> <p>You currently hold a copy of the SoDI for our site, which was approved in Sept 2012 by EDDC, which was accepted in principle with the exception of the car park. This gave us approval for an overall increase of 1,799 sqm (excluding the car park) and this document is referred to within our Strategy. The 'Future Plans' listed within Section 9 of the Strategy are priority areas for development, and fall well within the total increase (1,799 sqm) previously agreed by EDDC within the SoDI.</p> <p>In order to clarify what has previously been agreed I have also attached the current 'Development Schedule for Sheiling School' which formed the basis for the SoDI in 2012</p>	The special facilities of national importance provided by Sheiling School and the lantern Community are subject of draft Options policy 4.14 which does not allocate the site for development but seeks to enable limited development necessary to support these facilities. Additional residential development unrelated to the special facilities is considered inappropriate. The Green Belt Assessment includes this land within parcel 086 and concludes that whilst there are some urbanising features within the site, it nonetheless plays a role on preventing neighbouring settlements from coalescence (St Leonards and Ringwood) and on safeguarding the countryside from encroachment.	N

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				<p>- it is this document which I will now update (as previously discussed) to help support the details contained within the Property Strategy.</p> <p>If you need further details please let me know.</p>		
<b>STURMINSTER MARSHALL</b>						
<p><b>Overview –Sturminster Marshall</b></p> <p>Sturminster Marshall is a large village is inset within the Green Belt. The village already has a range of services including a shop, school, recreation facilities and a bus service connecting to Poole and Blandford and is relatively unconstrained in terms of landscape and biodiversity designations. The main constraint on the area of search is flood risk which affects part of the north western end of the area. Further housing development could reinforce the role of the village as a Rural Service centre in the East Dorset Settlement Hierarchy. Subject to public and stakeholder consultation and further consideration of infrastructure requirements (including transport), further residential development is considered potentially appropriate within the defined area of search.</p> <p>New residential development within the Sturminster Marshall area of search could contribute to the future sustainability and vitality of Sturminster Marshall and provide opportunities to:</p> <ul style="list-style-type: none"> <li>i) deliver a minimum of 250 dwellings;</li> <li>ii) include provision of affordable housing to address local needs;</li> <li>iii) provide transport improvements which may include improvements to bus services;</li> <li>iv) maintain and enhance facilities and services within the village;</li> <li>v) provide additional open space facilities</li> <li>vi) secure significant new areas of informal recreation space as new development would be required to provide significant provision of Suitable Alternative Natural Green Space (SANG).</li> </ul>						
Mr & Miss	Mr Paul	LPR-	Springfields Farm.	I enclose some representations as discussed. It is	(Duplicate sites see LPR18-91 and LPR-18-143) This	Y

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Elson (ID: 1041280)	Newman Paul Newman Property Consultants Limited (ID: 654688)	REG18-50	Sturminster Marshall	<p>anticipated that this submission will be refined and developed further through the engagement of local stakeholders and in particular the local community. Due to the extent of environmental constraints covering large parts of East Dorset there are limited planning opportunities for settlement growth. An assessment of the challenges facing the strategic planning of the District has been undertaken and has concluded Sturminster Marshall continues to represent one of the most sustainable locations for meeting the local housing need in the District. The land at Springfield Farm, Blandford Road would be the logical next step in the organic growth of Sturminster Marshall. A copy of the extent of the ownership of Springfield Farm is contained within Appendix A. The land at Springfield Farm, together with the adjoining land, which I have shown edged in red on the ordnance survey extract contained with Appendix B, represents the best and most logical location for the extension of Sturminster Marshall. I understand that the adjoining owners have also made representations in support of development in this location. Contained within Appendix C is a further plan that shows two potential access options for the development. The village of Sturminster Marshall is identified within the current Local Plan as a key rural settlement. Sturminster Marshall is home to the Ballie Gate Industrial Estate, which is one of the key employment sites in the district. Further development within Sturminster Marshall could help bring forward much needed community facilities, such as a doctors surgery, and also support the village by contributing towards the village flood defences, in those</p>	<p>site falls within the Local Plan Review defined 'area of search' at Sturminster Marshall where in principle there could be potential for housing development subject to amendment of the Green Belt. The site is included in the options consultation for the reasons set out in the above overview of Sturminster Marshall.</p>	



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				<p>areas where flooding is an issue in Sturminster Marshall.</p> <p>Sturminster Marshall has good connections to Wimborne, Blandford and Poole by road and it is also served by regular public transport. Local services and facilities are recognised in the Core Strategy background document as being under pressure. Development of around 100 new homes on the combined site would both fulfil the ambitions of sustainable development and support to local businesses, and deliver tangible improvements to Sturminster Marshall. There is work being undertaken on a masterplan for this site, this will demonstrate that any development will be integrated into its surroundings and through careful spatial planning will ensure that all of the new homes will have convenient access to local recreational facilities, employment opportunities, schools, shopping facilities and local transport systems. A development on this site would see around 100 new homes being developed over the plan period, this would comprise of a mix of house sizes and tenures to meet both market and affordable housing need and will help contribute towards creating a balanced community. Any development would be carefully designed, to the highest standards and would be formed by a series of well-defined streets, spaces and building styles that have a local connection that would serve to create a distinctive place that would be complementary to the local character of Sturminster Marshall. A development layout that would be both permeable to the pedestrian and would seek to capitalise on the multiple access points into the site from Trailway Drive and Blandford Road.</p> <p>As part of this Local Plan review the Council are undertaking</p>		

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				<p>a Green Belt study to consider how well component parts contribute towards the Green Belt and to review the boundaries around all of the key settlements. It is also recognised that the plan period is to be extended to 2033 and that there is an identified need through the East Dorset Strategic Housing Market Assessment published in August 2015 to accommodate additional housing as a result of the projections for household and economic growth and to improve affordability. This site at Springfield Farm is well located to help meet these objectives.</p> <p>The NPPF and NPPG are both of significant material consideration in terms of the principle of development on this site, with particular regard to the following:</p> <ul style="list-style-type: none"> <li>• The presumption in favour of sustainable development.</li> <li>• The extent and nature of the environmental designations that affect the majority of the District and the approach taken towards avoidance and mitigation of impacts in planning for this proposed development.</li> <li>• A development of this scale could provide a significant boost to the supply of market and affordable housing and provide the necessary viability to expand and support existing local services and businesses as well as improve utilities and strategic infrastructure.</li> <li>• The suitability of this site for a major residential development compares very favourably when viewed against competing options for the expansion of Sturminster Marshall.</li> </ul> <p>I will be in contact again, once I have the additional information on the site required to produce an informed masterplan.</p>		

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				<p>This will relate only to my client's land at Springfield Farm, but it will show how my clients land could connect with the adjoining land and deliver the comprehensive development of the entire site. At this stage, there has been no discussion with the adjoining owners, but that may well change as matters move forward. If you require any further or additional information in the meantime, please do not hesitate to make contact with me.</p>		
<p>Grasscroft Homes &amp; Property Ltd (ID: 1035928)</p>	<p>Mr Jon Power How Planning LLP (ID: 1035935)</p>	<p>LPR-REG18-58</p>	<p>Land at Sturminster Marshall</p>	<p>HOW Planning acts on behalf of Grasscroft Homes &amp; Property Ltd ("Grasscroft") in relation to land at Sturminster Marshall ("the site") in East Dorset. In order to support the Council's assessment of this site as part of the Christchurch and East Dorset Local Plan Review process, I enclose 2 copies of a detailed Development Statement that demonstrate that the site is suitable, available and deliverable; providing a highly sustainable opportunity to support the national growth agenda and to assist in providing adequate land to deliver new homes as part of a new Local Plan for Christchurch and East Dorset. To support the site assessment process, the enclosed Development Statement clearly articulates the opportunity presented at Sturminster Marshall. In summary, it demonstrates that the site:</p> <ul style="list-style-type: none"> <li>• Is located in a highly sustainable position on the edge of Sturminster Marshall in close proximity to a range of amenities, services and facilities;</li> <li>• Is available, suitable and achievable in accordance with the NPPF;</li> <li>• Is appropriate for Green Belt release and allocation as a residential development site; as one that is well contained,</li> </ul>	<p>This site falls within the Local Plan Review defined 'area of search' at Sturminster Marshall where in principle there could be potential for housing development subject to amendment of the Green Belt. The site is included in the options consultation for the reasons set out in the above overview of Sturminster Marshall.</p>	<p>Y</p>

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				<p>has physical and defensible boundaries and will not impact on the core purposes of the Green Belt;</p> <ul style="list-style-type: none"> <li>• Is underpinned by exceptional circumstances which support an alteration to the South East Dorset Green Belt, including a need for new market and affordable homes and a lack of existing housing sites within the urban area.</li> <li>• Has no identified technical or environmental constraints that will prevent its delivery early in the Plan Period;</li> <li>• Can deliver a well-planned, high quality housing development, including both market and affordable homes, that sensitively integrates with its surrounding landscape and its urban context;</li> </ul> <p>2</p> <ul style="list-style-type: none"> <li>• Would help the Council to meet or exceed their minimum housing targets and make a valuable contribution to their 5-year land supply; and</li> <li>• Generates significant material social and economic benefits, by providing housing choice and stimulating economic investment and job creation.</li> </ul> <p>Grasscroft welcomes the opportunity to provide input into Local Plan process and would be happy to discuss this submission with the Council in more detail. I look forward to the Council's consideration in this submission and would be grateful if you could confirm safe receipt by way of return. If you have any initial queries regarding this submission, please don't hesitate to contact me</p>		
Mr R House (ID: 1042131)	Mr D Bevan (ID: 523419)	LPR-REG18-70	Land off Frog Lane, Sturminster Marshall	It is noted with interest that you are open for sites to be submitted to aid the Local Plan Review. Attached are details of a site being promoted by the land owner, with a very rough layout illustration to demonstrate the capacity of the	This site is rejected in accordance with the sequential test as the site is almost entirely within flood zones 2 or 3.	N

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				<p>site and some information on flooding.</p> <p>We would be obliged if you could consider this site to be allocated for residential development in terms of density the owner is very relaxed and would not be intending on to many units.</p> <p>If you have any questions or would like to meet at the site to see it first hand then please do not hesitate to contact us.</p>		
Mr Mark Chevis Persimmon Homes South Coast (ID: 900304)		LPR-REG18-91	Blandford Road, Sturminster Marshall	<p>Introduction</p> <p>Persimmon Homes welcome the opportunity to submit the site at Blandford Road, Sturminster Marshall in response to the current consultation on the scoping for the Christchurch and East Dorset Local Plan Review. This site submission seeks to demonstrate the deliverability of the site for residential development. In support of this submission, please find attached a site plan.</p> <p>This site is being submitted for residential development, to meet the increasing demand for new homes in East Dorset and the wider sub-region. Persimmon Homes believes the site is the most logical extension to the village of Sturminster Marshall. The site is around 16 acres in size and has capacity to deliver around 150 units with sufficient land available for the necessary on-site SANGs and public open space. The site also offers the potential to provide some additional community benefits, and Persimmon Homes would welcome the opportunity to discuss this with the Local Authorities in due course.</p>	(Duplicate sites see LPR18-50 and LPR-18-143) This site falls within the Local Plan Review defined 'area of search' at Sturminster Marshall where in principle there could be potential for housing development subject to amendment of the Green Belt. The site is included in the options consultation for the reasons set out in the above overview of Sturminster Marshall.	Y

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				<p>Site Location</p> <p>The site is located to the north and east of the urban area of the village of Sturminster Marshall. The village has a population of around 2,000 people and is well located in the sub-region with the major centres of Poole, Bournemouth, Blandford and Dorchester all within easy reach via the A350 and A31.</p> <p>Sturminster Marshall is identified as a “rural service centre” in the adopted Core Strategy, where development of a scale suitable to the village is supported. However, no allocations for Sturminster Marshall were made in the previous Local Plan, and the village has not seen any real growth since the 1980s. The level of facilities in the village, coupled with its strategic location makes it a logical choice for future growth of a suitable scale.</p> <p>Site Context</p> <p>The site is roughly square in-shape and is well enclosed by highway to the north (Newton Road) and west (Blandford Road), the existing urban area to the south and east, beyond the former railway line. The site is relatively flat and free from on-site vegetation, save for low level boundary hedges. There are more dense vegetation boundaries on the east and west boundaries. The site has previously been used for agricultural purposes.</p> <p>In terms of its position in the village, the site is on the western edge, located north of the most recent development around Railway Drive and west of Churchill Close and the</p>		

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				<p>village recreation ground. The site feels like part of the village due to it being east of the A350, and south of existing properties on the corner of Newton Road and the A350. This collection of properties on this cross-roads, which include the Ginger Fox pub, act as the northern edge of the village when approaching from the north.</p> <p>The site is, along with all areas outside of existing settlements in southern East Dorset, designated as part of the Green Belt. The suitability of the site for development in light of the Green Belt designation is discussed in more detail in following sections.</p> <p>The site has a range of access options, with long frontages with both Newton Road and Blandford Road (A350). The site can also be accessed via Railway Drive to the south, where the existing highway network runs right up to the site boundary. Options for access can be discussed with the Local Authorities, and the County Council, with the potential for multiple accesses if required.</p> <p>The site is close to Sturminster Marshall village centre, which comprises of local facilities including a local shop, pharmacy, pub and Sturminster First School. The Bailey Gate Industrial Estate, which is an employment area within Sturminster Marshall and allocated for expansion, located within walking distance of the site. The site has direct access onto the A350 which provides quick links south to the A31 and Poole, and north to Blandford.</p> <p>There are no public footpaths or public rights of way crossing the site. However the former railway line to</p>		

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				<p>immediately runs immediately north of the site, which is a public footpath. Given that this footpath runs directly into the village centre, any development at the site would benefit from a connection to this route.</p> <p>The River Winterborne runs through the northern part of the site, meaning that parts of the northern section of the site are identified as being at risk from flooding, parts of which are flood zone 3 and some are flood zone 2. A full flood risk assessment will be undertaken in due course to ascertain the exact areas at risk from flooding, and to understand potential mitigation measures. That said, around two thirds of the site are free from flood risk, and are the areas best related to the existing urban area. Development can be focussed on these parts of the site as a minimum.</p> <p>The site is also not within, or adjacent to, any ecological designations. However, it is within 5km of the Dorset heathlands, and in line with Policy ME2 of the adopted Core Strategy the provision of on-site SANGs will need to be provided.</p> <p>Bordering the site to the north is an Area of Great Landscape Value (AGLV), which is covered under Policy HE3 of the adopted Core Strategy. Development of the site will need to ensure that there is no impact on the AGLV, but this should be achievable with a combination of good design and the physical barrier of Newton Road, which prevents wider views into and out of the site.</p> <p>Green Belt Designation</p>		



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				<p>All areas outside of the existing settlement boundaries in the southern part of East Dorset are identified as being part of the Green Belt. This designation circulates all of the major settlements within East Dorset, Poole, Bournemouth and Christchurch essentially restricting further growth at the current time.</p> <p>Reflecting the housing needs in the sub-region Christchurch and East Dorset have acknowledged the need for a Green Belt review within the scoping paper for the Local Plan Review. Persimmon Homes welcome the upcoming Green Belt Review, and believes that the site at Blandford Road does not serve any Green Belt function. NPPF paragraph 80 sets out five criterion which define the purpose of Green Belt:</p> <ul style="list-style-type: none"> <li>• to check the unrestricted sprawl of large built-up areas;</li> <li>• to prevent neighbouring towns merging into one another;</li> <li>• to assist in safeguarding the countryside from encroachment;</li> <li>• to preserve the setting and special character of historic towns; and</li> <li>• to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.</li> </ul> <p>As previously discussed the site is well enclosed by existing highways and residential development. This ensures that development cannot “sprawl” beyond the existing boundaries of the site, and contains growth close to the existing facilities and adjacent to the existing urban area. The site is considered to be a logical infill in relation to the existing built form of the village.</p>		

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				<p>The containment of the site means that views into, and out of, the site are extremely limited. The vegetation boundaries and the highways themselves act as significant barriers, essentially cutting this area of land off from the surrounding countryside. These factors combined mean that development of this parcel of land will not have an impact on the wider landscape or Green Belt. By focussing development on this contained piece of land, other, more sensitive areas of “open” countryside can be safeguarded.</p> <p>One of the key roles of the Green Belt in south east Dorset is maintaining the separation, character and identity of individual settlements. Sturminster Marshall is, compared to many of the other settlements in the District, relatively isolated and some distance from neighbouring settlements. There is no risk of the village merging with any other settlement, large or small, as a result of development at the Blandford Road site.</p> <p>The NPPF specifically mentions the setting and character of “historic towns”. It is acknowledged that there is a historic core to Sturminster Marshall, with the northern part of the village identified as a conservation area, and containing numerous listed buildings. The site at Blandford Road does not border the conservation area, and is not visible from any listed building. Development in this part of the village would serve to protect the more sensitive northern areas from unwanted growth.</p> <p>Whilst a function of the Green Belt is also to assist in urban regeneration, there is always a limit on the level of</p>		

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				<p>development that can be achieved through this method. Within the adopted Core Strategy Christchurch and East Dorset District Council sought to deliver 5,000 new homes within existing urban areas, to be achieved through the regeneration of previously developed land. This is considered an ambitious target, and it is unlikely a commitment to similar numbers can be justifiably replicated in the Local Plan Review.</p> <p>Deliverability</p> <p>A key element to the site assessments that are likely to form part of the evidence base which will underpin the Local Plan Review will be an assessment on deliverability. For the Local Authorities to allocate a site they must be comfortable that it is deliverable, meaning it is suitable, available and achievable. Guidance on these assessments is set out in the Planning Practice Guidance.</p> <p>Suitability</p> <p>The sites suitability is linked to its current policy designation, but also any potential constraints. As discussed above the sites designations as part of the Green Belt should be reviewed in due course, and Persimmon Homes believes the site does not meet any of the purposes of Green Belt as defined in the NPPF.</p> <p>As set out in the site context section, there are not considered to be any overriding constraints that would adversely influence the ability for residential development to be achieved on the site. Issues such as flood risk,</p>		

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				<p>neighbouring vegetation and the neighbouring AGLV can be adequately resolved through a sensitive and well thought out design process.</p> <p>The most recently produced SHMA for the sub-region highlights an increasing need for new housing in East Dorset, and the neighbouring areas of Poole and Bournemouth. The site is well located in this sub-region with easy access to Poole, Bournemouth, Blandford and Dorchester. Overall, the Company believes market attractiveness will be particularly high.</p> <p>Achievability</p> <p>The site is greenfield with no known constraints that would adversely influence its viability. The Company believes that a policy compliant scheme, providing the necessary provisions for affordable housing, CIL, planning contributions and SANGs will be viable.</p> <p>Availability</p> <p>The site is in two ownerships, with a boundary running centrally through the site from north to south. The make up of the site, and the split of ownerships, allows for the development to come forward as two separate schemes on individual parcels of land or as a single comprehensive development.</p> <p>Persimmon Homes are submitting this opportunity on behalf of both landowners, who are committed to bringing forward the site for development. There are no known legal, third</p>		

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				<p>party landownerships and/or ransom issues which would prevent development coming forward within the first 5 year period of the Plan period.</p> <p>Persimmon Homes are one of the largest house builders in the Country, and have delivered a number of residential led schemes of this nature and scale both nationally and locally. The Company has the financial strength and commitment to ensure that the site is delivered in a timely fashion. The Company has vast experience and a solid track record of delivering strategic housing sites, and have worked with the Local Authorities to deliver a number of new homes across local area, most recently at Hardy Crescent, Wimborne.</p> <p>Conclusions</p> <p>This covering letter demonstrates that the site at Blandford Road, Sturminster Marshall is a deliverable option for residential development. There are no overriding constraints that would prevent the site coming forward for development. A sensitively designed scheme can easily overcome issues around flood risk, boundary vegetation and the neighbouring AGLV designation.</p> <p>The site is not considered to provide any Green Belt function, with the five tests from the NPPF discussed in brief previously. The site is well contained and will not result in any impacts on either the wider countryside or the setting of individual settlements. Development will be focussed away from the sensitive historic parts of Sturminster Marshall, serving to protect these areas in the long term.</p>		

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				<p>The site is considered to be a logical “rounding off” of the built form of the village, using existing physical boundaries of the A350 and Newton Road. Development at the corner of Newton Road and the A350 already exists, and arguably demarcates the start of the village when travelling from the north. The site would, therefore, fill in a currently underutilised piece of land, providing much needed homes at a scale that is suitable to the village.</p> <p>The size of the site, and its location in the village, does offer the potential to provide additional community benefits on top of new housing. Persimmon Homes believes that the site should be a preferred allocation for a residential led development as part of the Local Plan Review moving forward and would welcome the opportunity to discuss these with the Local Authorities in due course.</p> <p>I trust this submission provides adequate information at this stage, but should you require any more detail, or would like clarification on any particular issue, please do not hesitate to contact me.</p>		
Mr Graham Thorne Thornes (ID: 1053515)		LPR-REG18-143	Sturminster Marshall (3 parcels)	<p>We attach herewith potential sites in Sturminster Marshall and Stapehill/Canford Bottom that could be included in the above and were noted in previous SHLAA calls.</p> <p>The site at Sturminster Marshall has previously been discussed as being suitable in part for a relocated village school together with housing off the existing Railway Drive, an access has been maintained together with drainage connections from the previous developments to serve the</p>	<p>(Duplicate sites see LPR18-91 and LPR-18-50) This site falls within the Local Plan Review defined ‘area of search’ at Sturminster Marshall where in principle there could be potential for housing development subject to amendment of the Green Belt. The site is included in the options consultation for the reasons set out in the above overview of Sturminster Marshall.</p> <p>(Stapehill/Canford Bottom see Reg18-151, Alderholt</p>	Y

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				<p>field up to Newton Road. The total site is owned by two clients of our firm and could be made available accordingly. We also enclose a plan showing the total site within the red line.</p> <p>Stapehill Farm includes land to both sides of the Ferndown bypass, the north side of which national developers are interested in promoting and the south side which could be made available with an access from Uddens Drive. We attach a plan showing the further total site.</p> <p>We also attach a preliminary sketch with regard to a small site in Alderholt which we previously discussed.</p> <p>Should you require any further information please let me know accordingly.</p> <p>[Sturminster Marshall]</p>	see Reg 18-152)	
Henbury Manor Farm (ID: 1102128)	Mr D Howells Pure Town Planning (ID: 1102127)	LPR-REG18-170	Henbury Manor Park (Sturminster Marshall)	<p>While the site does have constraints to development they are not considered to be insurmountable as a clear and well thought strategy would overcome these issues by time of any formal submission.</p> <p>As the preceding pages have shown these issues can together create a unique and sustainable extension to Sturminster Marshall and can provide connectivity to nearby towns and support growth in the area.</p> <p>The value of the land could introduce opportunities for affordable housing in a sustainable yet viable position</p>	<p>This site some distance from any existing settlements, and is therefore rejected on grounds of Green Belt and unsustainability.</p> <p>With regard to the Green Belt Assessment, whilst this site is a small site relative to the large assessment parcel (parcel 011); the assessment concluded the parcel had significant roles in safeguarding the countryside from encroachment and checking the un restricted sprawl of large built up areas.</p>	N

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				<p>thereby contributing to the housing needs solution that your Council is currently experiencing.</p> <p>It is therefore considered that residential development is not only readily achievable in principle but if considered by the Council to be so, it would most likely be able to come forward within 5 years of being allocated.</p> <p>Please see attached for full site analysis</p>		
Hall & Woodhouse	Miss Lynne Evans Consultant Southern Planning Practice	LP2S C37(d)	001 Land to rear of Red Lion Sturminster Marshall	<p>Thank you for notifying me of the start of work on Local Plan Part 2.</p> <p>On behalf of Hall &amp; Woodhouse Ltd, I am instructed to submit five sites with potential for residential development in response to your request. Two of these sites have been considered suitable for residential development as part of an earlier SHLAA exercise (Dorset Soldier PH at Corfe Mullen, and Land at the Red Lion, Sturminster Marshall).</p> <p>We would be pleased to meet with you to discuss these sites in further detail, and in that regard please contact me in the first instance, or please contact me if you need any further information.</p> <p>I also confirm that I would be grateful to be kept on your consultation database.</p> <p>Sites are: 001 Land to rear of Red Lion Sturminster Marshall 002 The Horns Inn Colehill</p>	<p>This site is rejected as it would represent a loss of a village pub which core strategy policy PC5 seeks to resist unless there is evidence to demonstrate that it is not viable and there is insufficient demand, and justification that the loss wouldn't result in a decline in range of services available.</p> <p>The site is within the village envelope so infill development could potentially come forward although the planning application process, although it should be noted that part of the site falls within flood zone 3.</p> <p><i>(for the other sites see the relevant section of this schedule)</i></p>	N



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				003 The Rising Sun Inn Wimborne 004 The Dorset Soldier Corfe Mullen 005 Churchill Arms Alderholt  [PLEASE NOTE: Addition detail submitted for The Horns Inn & The Red Lion on 24 March 2017 as part of the full Local Plan Review]		
<b>CORFE MULLEN</b>						
<p><b>Overview Corfe Mullen</b></p> <p>Corfe Mullen is inset within the Green Belt. It is identified in the Settlement Hierarchy of the adopted Core Strategy and the Local Plan Review Options consultation as a main settlement. The role of main settlements is to provide the major focus for community, cultural, leisure, retail, utility, employment and residential development. This will include infill development as well as options for some greenfield development.</p> <p>To the south east the settlement is contiguous with the built up area of Broadstone, Poole. The village already has a range of services including shops, health facilities and sports facilities and public transport. Areas to the south and north east are constrained by the 400m Dorset Heathland where housing development is unacceptable. In view of these constraints, and building on the strategic planning work undertaken in the preparation of the Core Strategy and associated master planning work; an 'area of search' is defined to the north of the settlement as a narrowing strip towards the Lamb's Green area. Subject to public and stakeholder consultation and further consideration of infrastructure requirements (including transport), land within the Corfe Mullen area of search is considered potentially appropriate for new residential development.</p> <p>New residential development in the Corfe Mullen Area of Search could contribute to the future sustainability and vitality of Corfe Mullen and provide opportunities to:</p> <ul style="list-style-type: none"> <li>i) deliver a minimum of 235 dwellings;</li> <li>ii) include provision of affordable housing to address local needs;</li> <li>iii) provide transport improvements which may include road junction improvements, and improvements to bus services;</li> <li>iv) maintain and enhance shops and facilities</li> <li>v) provide additional open space facilities in association with the development</li> <li>vi) secure significant new areas of informal recreation space as new development would be required to provide significant provision of Suitable Alternative Natural Green Space (SANG).</li> </ul>						
Messrs Havelock	Mr Richard	LPR-REG18	Land at Blandford Road Corfe Mullen	1.0 Introduction 1.1 Intelligent Land has been engaged to act on behalf of	The site is in the Green Belt and within the 400m heathland protection zone where residential	N

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and Lloyd (ID: 522331)	Henshaw Intelligent Land (ID: 1038815)	-73		<p>Alan Lloyd and James Havelock who wish to propose a Local Plan allocation for a combination of housing and extra care accommodation at Blandford Road, Corfe Mullen.</p> <p>2.0 The Need for Housing</p> <p>2.1 Eastern Dorset Strategic Housing Market Assessment (SHMA)</p> <p>2.1.1 The latest SHMA has identified a significant increase in the need for new homes in SE Dorset. The SHMA has taken into account the appropriate factors to reach its conclusions, but assumptions need to be rigorously tested, and continuous monitoring undertaken to ensure the most appropriate housing requirement is provided for within the Local Plan. The use of the latest 2015 SHMA should form the starting point for identifying the Objectively Assessed Housing Need (OAHN), and additional evidence gathered during the production of the Local Plan will be important to inform the final housing requirement. It is therefore necessary that the Councils continue to monitor the relevance of the latest SHMA, which may require an update prior to the Local Plan review being submitted to the Secretary of State.</p> <p>2.1.2 It should be noted that the Borough of Poole and Purbeck District Council are both making use of the 2015 SHMA to inform their housing requirement as part of Local Plan reviews.</p> <p>2.2 Christchurch and East Dorset Housing Needs</p> <p>2.2.1 It is clear, that the housing requirement adopted in the current Local Plan no longer provides for the latest evidence on housing needs. The 2015 SHMA not only highlights an annual shortfall in the adopted Local Plan housing requirement, but also provides evidence to extend the period of the Local Plan to 2033. The SHMA suggests that</p>	<p>development is unacceptable. Whilst the Dorset Heathlands SPD acknowledges that some C2 uses may be considered acceptable in the 400m zone; these would need to be considered on a case by case basis with close scrutiny on compliance with restrictions (including after implementation). Whilst through the planning application process, C2 sites may potentially come forward within the 400m zone (in appropriate locations, i.e. not within the Green Belt); it is not considered appropriate to allocate land for C2 uses within the 400m zone. The Council works with Dorset County Council on provision for care homes; and primarily these should be located within the urban areas.</p>	

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				<p>there should be a combined housing requirement of 626 dwellings per year, amounting to 12,520 dwellings over the 20-year period 2013 to 2033. This is 60 dwellings per year more than the adopted Local Plan through to 2028, plus a further five years of identified OAHN.</p> <p>2.2.2 It is evident that the adopted Local Plan is not delivering housing as quickly as predicted. This is due to a combination of factors, but primarily because the new neighbourhood sites have not commenced development as quickly as anticipated. This is now creating serious concerns about whether the Councils will be able to show a five year housing land supply.</p> <p>The Council has reported completions for the first two years of the adopted Local Plan, and this shows that there had already been a shortfall of 173 dwellings based on the trajectory within Appendix 1. This is despite the fact that this trajectory anticipated low delivery over this period. When the completions are measured against the average annual requirement for the Local Plan of 566 dwellings it shows a shortfall of 493 in just two years. It is understood that there has been a further shortfall for the latest accounting year to the end of March 2016 and this will need to be catered for in the Local Plan review.</p> <p>2.2.3 If the new local plan housing requirement is assumed to be 12,520 new dwellings over the period 2013 to 2033, this would result in a net outstanding requirement of 11,881 at 1st April 2015, after completions of 639 dwellings for the first two years is deducted. This amounts to 660 dwellings per year through to 2033. As of the 1st April 2015, the Councils predicted, using the 2013 Strategic Housing Land Availability Assessments (SHLAAs), that there was potential to deliver 4,104 dwellings within the existing urban areas</p>		

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				<p>and villages in the adopted Local Plan period. A further 3,529 dwellings were identified as being deliverable on strategic sites. Together, these mean that 7,633 dwellings have been identified as available and deliverable by the Councils through to the end of March 2028. Consequently, there is a need to identify where at least 4,248 dwellings can be provided over the period from 1st April 2015 to the end of March 2033.</p> <p>2.2.4 Paragraph 37 of the National Planning Practice Guidance for Housing and Economic Land Availability Assessment states that: 'Local planning authorities should count housing provided for older people, including residential institutions in Use Class C2, against their housing requirement'. This proposal provides an opportunity to deliver C2 residential care in a sustainable location near to the main facilities of Corfe Mullen and help meet the overall housing requirement.</p> <p>2.2.5 When calculating future housing supply, it is common practice to apply a 10% non-implementation rate for sites with planning permission and even allocations. This recognises that there are a proportion of planning permissions and allocated sites that are not implemented. There are good examples of such sites in East Dorset, where some local plan allocations have remained unbuilt for 25 years or more. This is often due to the choice of the landowner and is beyond the control of the Councils. It is suggested that the Councils investigate this issue and apply an appropriate non-implementation allowance based on evidenced delivery of dwellings.</p> <p>2.2.6 The Councils must comply with the Duty to Co-Operate requirements. This could mean they request</p>		

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				<p>neighbouring authorities to provide for some of the OAHN. However, it is not anticipated that any of the adjoining authorities would be willing or able to accommodate part of the authorities housing requirement. Alternatively, the neighbouring authorities may request that Christchurch and East Dorset Councils accommodate some of their OAHN. In particular, Bournemouth Borough has a significant OAHN which it could well find difficulty providing for within its own boundaries. This could increase the pressure to accommodate housing within Christchurch and East Dorset.</p> <p>2.2.7 Although the plan area is very constrained by wildlife and flood risk constraints, it is not accepted that this means there is insufficient scope to accommodate the OAHN within the confines of Christchurch and East Dorset.</p> <p>3.0 Settlement Strategy</p> <p>3.1 The Location of Development</p> <p>3.1.1 When allocating areas for growth in the Local Plan review, it is important to think of the wider context of the District and Borough. Christchurch and the southern settlements of East Dorset, stretching from Alderholt to Sturminster Marshall, are closely related to the Bournemouth and Poole conurbation, and this has been recognised in strategic planning policy for almost 40 years, since the first Structure Plan was produced. This is identified most recently by the latest SHMA which confirms that the Local Plan area falls within the Eastern Dorset Housing Market Area. Additionally, travel to work data shows that the conurbation is the major economic hub, and it is therefore sensible to locate people close to their likely places of work. It is also the location of sub-regional facilities which are a major attraction to those living within SE Dorset. It is</p>		

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				<p>therefore appropriate that the majority of new housing to be delivered through the new Local Plan should be provided in, or near to Christchurch and the southern East Dorset settlements. This reflects the existing settlement hierarchy set out in Policy KS2 of the Core Strategy, which remains an appropriate basis for the future local plan. Corfe Mullen is identified as at the top of the hierarchy where it is most appropriate to locate new housing and employment.</p> <p>3.1.2 Strategic planning in SE Dorset for the past 40 years has promoted the growth of the conurbation with significant housing, employment and infrastructure provision set within a tightly drawn Green Belt boundary. Additionally, in the conurbation and wider SE Dorset there are significant international and national nature conservation designations that give protection to species and their habitat, as well as nationally and locally important landscapes. These tensions need to be managed and with the conurbation at the centre of the Local Enterprise Partnerships objectives for economic growth, accommodating development sustainably will require some very difficult decisions to be made. Not least this will involve the release of sites within the Green Belt for development.</p> <p>3.1.3 To accommodate the then identified housing requirement, the Christchurch and East Dorset Core Strategy 2014 made 13 Green belt releases to accommodate about 3,500 new dwellings. With Bournemouth and Poole together unlikely to be able to accommodate their OAHN within the built-up area further greenfield development is inevitable in SE Dorset.</p> <p>3.1.4 To comply with the legal Duty to Cooperate, Strategic Planning arrangements in Dorset have been put in place via the Strategic Planning Forum which reports to the Dorset</p>		

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				<p>Chief Executives Group which in turn reports to the Growth Board including Leaders of Dorset's Councils. These arrangements are relatively new and the local authorities have agreed a broad list of cross boundary issues, and to work jointly on developing an evidence base. What has not yet materialised is a coordinated approach to plan making across Dorset or SE Dorset with individual authorities now pursuing their own local plan reviews. Critically, individual Councils, so far, are undertaking Green Belt reviews outside of a strategic overview with Christchurch and East Dorset likely to pursue their own review. This in turn will inform the Sustainability Appraisal which will assess options for the delivery of new housing and other uses.</p> <p>3.1.5 Accommodating the housing need should seek to identify development locations that support the established spatial pattern of development, make use of existing infrastructure and other facilities, reduce the need to travel, protect important natural and built resources while meeting the objectives for growth. The Councils have indicated that development opportunities could be within existing urban areas, in rural villages or on the edge of existing settlements, and it is agreed that these offer sustainable solutions. Together this points to a focus for the search for sites in the southern part of East Dorset, from Alderholt to Sturminster Marshall, and within Christchurch, as areas most closely associated with the conurbation.</p> <p>3.1.6 An important consideration for the Councils, is how much of the outstanding housing requirement can be provided within the urban areas and villages, and how much through greenfield developments. The most up to date Strategic Housing Land Availability Assessments (SHLAAs) were produced in 2013, so need to be updated. However,</p>		

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				<p>these were carefully prepared to identify as much opportunity for housing development as possible, so the prospect of a significant new source of housing being found through an update to the SHLAAs is unlikely. In fact, a review of the SHLAAs could find that some of the assumptions made in previous assessments have been over optimistic, or are no longer available. It is therefore likely that only a small contribution of new housing will be available from sites within the urban areas and villages identified in updated SHLAAs. Consequently, the Councils will need to identify significant new developments on greenfield locations.</p> <p>3.1.7 It is 10 years since the SE Dorset Study was produced by the local authorities to help inform the now abolished Regional Spatial Strategy (RSS). This undertook a thorough sieve map exercise to identify Areas of Search for major new greenfield developments. This identified the internationally protected heaths and areas at risk of flooding as showstopper constraints which would prevent strategic development. Across the conurbation this dramatically restricted the potential location and scale of the Areas of Search. Other constraints were not considered as showstopper constraints, but were identified as significant, such as proximity to the New Forest National Park, and the Cranborne Chase and West Wiltshire Downs AONB.</p> <p>3.1.8 Although the RSS was abolished, the SE Dorset Study helped inform the location of new neighbourhoods within the adopted Christchurch and East Dorset Local Plan. The evaluation exercise still has merit and forms a helpful tool to identify future opportunities. The Areas of Search identified within Christchurch and East Dorset were thoroughly</p>		



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				<p>analysed through master plan exercises, identifying areas either appropriate for development or not. As a result, these opportunities have now been taken and new ones need to be identified. Map 4.2 of the Core Strategy illustrates the sieve map approach and the Areas of Search considered by the Council for the now adopted Core Strategy. This shows how few opportunities exist to create sustainable urban extensions to the existing main settlements. There are small areas within the identified Areas of Search for the existing Core Strategy, which should be revisited and allocations made. Our client's land offers one of these opportunities to provide housing and extra care accommodation in a sustainable location.</p> <p>4.0 Site Context</p> <p>4.1 The Site</p> <p>4.1.1 The site is located to the west of Blandford Road, Corfe Mullen, on the edge of the built area of Corfe Mullen, as defined by the Local Plan. However, it is essentially surrounded by buildings, with housing to the east and west, a petrol station and fitness centre to the south and housing and cemetery to the north. Beyond the cemetery there is more housing.</p> <p>4.1.2 The site is approximately 1 hectare in size, and slopes down to the west. It is a single field used for grazing, edged by hedgerows with some mature trees. The isolated location of the field to established farms means it is in low demand for agricultural purposes.</p> <p>4.1.3 The site is available and suitable subject to allocation and can, in the first phases, contribute towards the housing requirement within the first five years of the Plan period.</p> <p>4.2 Planning History</p>		

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				<p>4.2.1 When preparing the existing Core Strategy, the site was identified as lying within an Area of Search for strategic housing development. It was therefore assessed as part of the Council's masterplan exercise for Corfe Mullen. It however, received little comment, as focus was given more to areas north and west. The text is unclear as to why the land was not identified, but there are references to important views. In the context of the wider housing needs for Christchurch and East Dorset, it was determined that these were not sufficient to justify an allocation.</p> <p>4.3 Constraints Green Belt</p> <p>4.3.1 The site is currently within the South East Dorset Green Belt as delineated by the Proposals Map that accompanies the development plan. The Green Belt is a policy constraint and it is acknowledged that a review of the Green Belt will form part of the Plan Review process. Adjustment to the Green Belt boundary would be required to facilitate this allocation.</p> <p>4.3.2 Although the site is within the Green Belt, its release would have a minimal impact on its purposes. Development of the site would not result in coalescence of settlements and would not affect the setting or special character of a historic town. Although in Green Belt terms it would amount to encroachment into the countryside, the site is bordered by development on all sides.</p> <p>Wildlife</p> <p>4.3.3 The eastern part of the site lies within 400 m of the nearest heathland Special Protection Area where Class C3 housing is inappropriate. It is therefore proposed that the affected part of the site, accessed from Blandford Road can</p>		

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				<p>be used for C2 extra care residential, which is considered acceptable within 400 m of a protected heath. The area outside the 400 m buffer zone can provide some new dwellings, accessed from Newtown Lane.</p> <p>4.3.4 The remainder of the site lies within the Dorset Heathland 5km zone where mitigation can be provided through the Community Infrastructure Levy and a financial contribution for Strategic Access Management and Monitoring.</p> <p>4.3.5 There are no known notable habitats within the potential site boundaries. Likewise, there have been no recorded sightings of protected species. Nevertheless, a phase 1 ecological survey is to be undertaken to confirm the situation, and this will be provided to the local authority in due course.</p> <p>Flood risk</p> <p>4.3.6 The site lies with flood risk zone 1, where there is the lowest probability of flooding.</p> <p>4.3.7 A study is to be undertaken which will evaluate the impact of surface water drainage in the area and identify appropriate sustainable drainage systems where necessary.</p> <p>Heritage</p> <p>4.3.8 There are no heritage assets within, or adjacent to the site</p> <p>Landscape</p> <p>4.3.9 The site does not lie within a recognised landscape designation. The land slopes down approximately 10 m from east to west, and there are some attractive glimpses through the hedge on Blandford Road over the Waterloo Valley. However, these are very limited in scope, and if the hedgerows thicken through time would effectively be lost. It is considered that, subject to detailed setting out, the</p>		

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				<p>scheme can be delivered without causing landscape harm.</p> <p>5.0 Site Concept</p> <p>5.1 Scale and land uses</p> <p>5.1.1 The proposal is for an area of approximately 0.7 hectares to be developed as a Use Class C2 extra care facility, providing about 60 units. A further 10 Use Class C3 dwellings can be delivered on the remainder of the site to the west.</p> <p>5.2 Design</p> <p>5.2.1 Design of the site will need to respond to the slope of the land protect the bordering trees and hedgerows. The buildings will also have to be designed to ensure they do not harm views from the Waterloo Valley to the west.</p> <p>5.3 Accessibility</p> <p>5.3.1 Access for the extra care home element of the scheme can be provided off Blandford Road. The proposed new dwellings on the western edge of the site can be accessed from Newtown Lane.</p> <p>6.0 Planning Benefits</p> <p>6.1 Social</p> <p>6.1.1 The provision of housing will help provide much needed homes in SE Dorset. In particular, most of these will be for extra care accommodation, helping to meet a specialist local need. The All-Party Parliamentary Group (APPG) on housing and care for older people, has recently emphasised the shortage of appropriate accommodation for the elderly. The Local Plan should identify how this area of need is to be met, identifying sites where appropriate.</p> <p>6.2 Economic</p> <p>6.2.1 There will be short term economic gains created by the construction of new homes. A site of this scale will on average provide employment opportunities for up to two</p>		

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				<p>years across a range of construction trades.</p> <p>6.2.3 Housing is recognised by the Local Enterprise Partnership as crucial to the economic prosperity of SE Dorset. A shortage of housing leads to workforce capacity issues and fuels the unaffordability of housing. This is a significant issue for East Dorset, where historically unemployment has been very low and businesses have had difficulties recruiting appropriately skilled labour. Ensuring sufficient houses are provided, therefore, not only helps meet the housing need, but is crucial in supporting the local economy.</p> <p>6.3 Environmental</p> <p>6.3.1 It is recognised that part of the proposal lies within 400 m of a protected heathland. This has accordingly resulted in a proposal for Use Class C2 extra care accommodation, which will not cause significant harm to the Special Protection Area.</p> <p>6.3.2 If Use Class C3 dwellings are to be provided mitigation can be provided through the Community Infrastructure Levy and a financial contribution for Strategic Access Management and Monitoring.</p> <p>7.0 Conclusion</p> <p>7.1 This site offers the chance to deliver approximately 70 dwellings as a combination of extra care accommodation and houses. It is very well located in relation to the key services and facilities within Corfe Mullen. It can be suitably accessed and designed to respect its setting within the local area.</p> <p>7.2 The site is available, suitable and can contribute new homes within five years of allocation to provide for the area's needs and support the economy. Removal from the Green Belt would not undermine the South East Dorset Green Belt</p>		

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				<p>in this location. The site is wholly contained by existing development, so its development would cause minimal harm to the Green Belt.</p> <p>7.3 The landowners are keen to work closely with the Council to take the vision for this site forward, and deliver a high quality scheme that provides much needed homes for the local area. An early opportunity to meet with officers would be welcomed to discuss this opportunity, to ensure it contributes positively to the vision and objectives of the Council?</p>		
Mr Geoffrey Perry Perry Family Trust (ID: 360914)	Mr Richard Henshaw Intelligent Land (ID: 1038815)	LPR-REG18-89	Land at Pardys Hill	<p>1.0 Introduction</p> <p>1.1 Intelligent Land has been engaged to act on behalf of The Perry Family Trust who wish to propose a Local Plan housing allocation at Pardys Hill, Corfe Mullen .</p> <p>2.0 The Need for Housing</p> <p>2.1 Eastern Dorset Strategic Housing Market Assessment (SHMA)</p> <p>2.1.1 The latest SHMA has identified a significant increase in the need for new homes in SE Dorset. The SHMA has taken into account the appropriate factors to reach its conclusions, but assumptions need to be rigorously tested, and continuous monitoring undertaken to ensure the most appropriate housing requirement is provided for within the Local Plan. The use of the latest 2015 SHMA should form the starting point for identifying the Objectively Assessed Housing Need (OAHN), and additional evidence gathered during the production of the Local Plan will be important to inform the final housing requirement. It is therefore necessary that the Councils continue to monitor the relevance of the latest SHMA, which may require an update prior to the Local Plan review being submitted to the Secretary of State.</p>	This site falls within the Local Plan Review defined 'area of search' at Corfe Mullen where in principle there could be potential for housing development subject to amendment of the Green Belt. The site is included in the options consultation for the reasons set out in the above overview of Corfe Mullen.	Y

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				<p>2.1.2 It should be noted that the Borough of Poole and Purbeck District Council are both making use of the 2015 SHMA to inform their housing requirement as part of Local Plan reviews.</p> <p>2.2 Christchurch and East Dorset Housing Needs</p> <p>2.2.1 It is clear, that the housing requirement adopted in the current Local Plan no longer provides for the latest evidence on housing needs. The 2015 SHMA not only highlights an annual shortfall in the adopted Local Plan housing requirement, but also provides evidence to extend the period of the Local Plan to 2033. The SHMA suggests that there should be a combined housing requirement of 626 dwellings per year, amounting to 12,520 dwellings over the 20-year period 2013 to 2033. This is 60 dwellings per year more than the adopted Local Plan through to 2028, plus a further five years of identified OAHN.</p> <p>2.2.2 It is evident that the adopted Local Plan is not delivering housing as quickly as predicted. This is due to a combination of factors, but primarily because the new neighbourhood sites have not commenced development as quickly as anticipated. This is now creating serious concerns about whether the Councils will be able to show a five year housing land supply. The Council has reported completions for the first two years of the adopted Local Plan, and this shows that there had already been a shortfall of 173 dwellings based on the trajectory within Appendix 1. This is despite the fact that this trajectory anticipated low delivery over this period. When the completions are measured against the average annual requirement for the Local Plan of 566 dwellings it shows a shortfall of 493 in just two years. It is understood that there has been a further shortfall for the latest accounting year to the end of March 2016 and this will</p>		

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				<p>need to be catered for in the Local Plan review.</p> <p>2.2.3 If the new local plan housing requirement is assumed to be 12,520 new dwellings over the period 2013 to 2033, this would result in a net outstanding requirement of 11,881 at 1st April 2015, after completions of 639 dwellings for the first two years is deducted. This amounts to 660 dwellings per year through to 2033. As of the 1st April 2015, the Councils predicted, using the 2013 Strategic Housing Land Availability Assessments (SHLAAs), that there was potential to deliver 4,104 dwellings within the existing urban areas and villages in the adopted Local Plan period. A further 3,529 dwellings were identified as being deliverable on strategic sites. Together, these mean that 7,633 dwellings have been identified as available and deliverable by the Councils through to the end of March 2028. Consequently, there is a need to identify where at least 4,248 dwellings can be provided over the period from 1st April 2015 to the end of March 2033.</p> <p>2.2.4 When calculating future housing supply, it is common practice to apply a 10% non-implementation rate for sites with planning permission and even allocations. This recognises that there are a proportion of planning permissions and allocated sites that are not implemented. There are good examples of such sites in East Dorset, where some local plan allocations have remained unbuilt for 25 years or more. This is often due to the choice of the landowner and is beyond the control of the Councils. It is suggested that the Councils investigate this issue and apply an appropriate non-implementation allowance based on evidenced delivery of dwellings.</p> <p>2.2.5 The Councils must comply with the Duty to Co-</p>		



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				<p>Operate requirements. This could mean they request neighbouring authorities to provide for some of the OAHN. However, it is not anticipated that any of the adjoining authorities would be willing or able to accommodate part of the authorities housing requirement. Alternatively, the neighbouring authorities may request that Christchurch and East Dorset Councils accommodate some of their OAHN. In particular, Bournemouth Borough has a significant OAHN which it could well find difficulty providing for within its own boundaries. This could increase the pressure to accommodate housing within Christchurch and East Dorset.</p> <p>2.2.6 Although the plan area is very constrained by wildlife and flood risk constraints, it is not accepted that this means there is insufficient scope to accommodate the OAHN within the confines of Christchurch and East Dorset.</p> <p>3.0 Settlement Strategy</p> <p>3.1 The Location of Development</p> <p>3.1.1 When allocating areas for growth in the Local Plan review, it is important to think of the wider context of the District and Borough. Christchurch and the southern settlements of East Dorset, stretching from Alderholt to Sturminster Marshall, are closely related to the Bournemouth and Poole conurbation, and this has been recognised in strategic planning policy for almost 40 years, since the first Structure Plan was produced. This is identified most recently by the latest SHMA which confirms that the Local Plan area falls within the Eastern Dorset Housing Market Area. Additionally, travel to work data shows that the conurbation is the major economic hub, and it is therefore sensible to locate people close to their likely places of work. It is also the location of sub-regional facilities which are a major attraction to those living within SE Dorset. It is</p>		

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				<p>therefore appropriate that the majority of new housing to be delivered through the new Local Plan should be provided in, or near to Christchurch and the southern East Dorset settlements. This reflects the existing settlement hierarchy set out in Policy KS2 of the Core Strategy, which remains an appropriate basis for the future local plan. Corfe Mullen is identified as at the top of the hierarchy where it is most appropriate to locate new housing and employment.</p> <p>3.1.2 Strategic planning in SE Dorset for the past 40 years has promoted the growth of the conurbation with significant housing, employment and infrastructure provision set within a tightly drawn Green Belt boundary. Additionally, in the conurbation and wider SE Dorset there are significant international and national nature conservation designations that give protection to species and their habitat, as well as nationally and locally important landscapes. These tensions need to be managed and with the conurbation at the centre of the Local Enterprise Partnerships objectives for economic growth, accommodating development sustainably will require some very difficult decisions to be made. Not least this will involve the release of sites within the Green Belt for development.</p> <p>3.1.3 To accommodate the then identified housing requirement, the Christchurch and East Dorset Core Strategy 2014 made 13 Green belt releases to accommodate about 3,500 new dwellings. With Bournemouth and Poole together unlikely to be able to accommodate their OAHN within the built-up area further greenfield development is inevitable in SE Dorset.</p> <p>3.1.4 To comply with the legal Duty to Cooperate, Strategic Planning arrangements in Dorset have been put in place via the Strategic Planning Forum which reports to the Dorset</p>		

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				<p>Chief Executives Group which in turn reports to the Growth Board including Leaders of Dorset's Councils. These arrangements are relatively new and the local authorities have agreed a broad list of cross boundary issues, and to work jointly on developing an evidence base. What has not yet materialised is a coordinated approach to plan making across Dorset or SE Dorset with individual authorities now pursuing their own local plan reviews. Critically, individual Councils, so far, are undertaking Green Belt reviews outside of a strategic overview with Christchurch and East Dorset likely to pursue their own review. This in turn will inform the Sustainability Appraisal which will assess options for the delivery of new housing and other uses.</p> <p>3.1.5 Accommodating the housing need should seek to identify development locations that support the established spatial pattern of development, make use of existing infrastructure and other facilities, reduce the need to travel, protect important natural and built resources while meeting the objectives for growth. The Councils have indicated that development opportunities could be within existing urban areas, in rural villages or on the edge of existing settlements, however, new freestanding settlements can provide a sustainable solution. Together this points to a focus for the search for sites in the southern part of East Dorset, from Alderholt to Sturminster Marshall, and within Christchurch, as areas most closely associated with the conurbation.</p> <p>3.1.6 An important consideration for the Councils, is how much of the outstanding housing requirement can be provided within the urban areas and villages, and how much through greenfield developments. The most up to date Strategic Housing Land Availability Assessments (SHLAAs)</p>		

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				<p>were produced in 2013, so need to be updated. However, these were carefully prepared to identify as much opportunity for housing development as possible, so the prospect of a significant new source of housing being found through an update to the SHLAAs is unlikely. In fact, a review of the SHLAAs could find that some of the assumptions made in previous assessments have been over optimistic, or are no longer available. It is therefore likely that only a small contribution of new housing will be available from sites within the urban areas and villages identified in updated SHLAAs. Consequently, the Councils will need to identify significant new developments on greenfield locations.</p> <p>3.1.7 It is 10 years since the SE Dorset Study was produced by the local authorities to help inform the now abolished Regional Spatial Strategy (RSS). This undertook a thorough sieve map exercise to identify Areas of Search for major new greenfield developments. This identified the internationally protected heaths and areas at risk of flooding as showstopper constraints which would prevent strategic development. Across the conurbation this dramatically restricted the potential location and scale of the Areas of Search. Other constraints were not considered as showstopper constraints, but were identified as significant, such as proximity to the New Forest National Park, and the Cranborne Chase and West Wiltshire Downs AONB.</p> <p>3.1.8 Although the RSS was abolished, the SE Dorset Study helped inform the location of new neighbourhoods within the adopted Christchurch and East Dorset Local Plan. The evaluation exercise still has merit and forms a helpful tool to identify future opportunities. The Areas of Search identified</p>		

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				<p>within Christchurch and East Dorset were thoroughly analysed through master plan exercises, identifying areas either appropriate for development or not. As a result, these opportunities have now been taken and new ones need to be identified. Map 4.2 of the Core Strategy illustrates the sieve map approach and the Areas of Search considered by the Council for the now adopted Core Strategy. This shows how few opportunities exist to create sustainable urban extensions to the existing main settlements. There are small areas within the then identified Areas of Search which can be revisited and allocations made. However, these will not be sufficient to provide all of the authorities OAHN. Our client's land offers one of these opportunities.</p> <p>4.0 Site Context</p> <p>4.1 The Site</p> <p>4.1.1 The site is located to the north of Pardys Hill/Broadmoor Road, West of Blandford Road, Corfe Mullen. It totals almost 4.5 hectares of pasture land in four parcels. The largest of these comprises 2.9 hectares which is almost surrounded by existing housing. This area slopes down from a high point on Blandford Road towards a low point at Sleight Lane.</p> <p>4.1.2 To the east of this field lies what was a nursery on an area of 0.4 hectares. This part of the site has a small storage area alongside Blandford Road which has a Certificate for Lawful Use.</p> <p>4.1.3 The site to the west of Sleight Lane is about 2.9 hectares in size. It is a flat area contained by hedgerows and some mature trees including Pardys Copse. The fourth area is only 0.1 hectare in size, so is not being promoted for housing, but as an area that can provide better visibility for</p>		

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				<p>Pardys Hill, as it joins Blandford Road.</p> <p>4.2 Planning History</p> <p>4.2.1 When preparing the existing Core Strategy, the site was identified as lying within an Area of Search for strategic housing development. It was therefore assessed as part of the Council's masterplan exercise for Corfe Mullen. The site had formed part of a strategic allocation identified by the SE Dorset Strategic Authorities and included in the draft Regional Spatial Strategy (RSS) for 700 dwellings, before an amendment removed specific reference to Pardys Hill. The site was therefore considered an acceptable location for development. However, the RSS was abolished and the provision of housing considered through the production of the Core Strategy. The site was reviewed as being within one of the four Areas of Search for new housing within East Dorset. A master planning exercise reviewed the site in this context and concluded that in the scale of housing requirement for Christchurch and East Dorset was insufficient to justify the sites release from the Green Belt. Other locations were preferred, with the concerns about this area relating to the loss of views and accessibility to facilities due to the slope of Pardys Hill.</p> <p>Christchurch and East Dorset Call for Sites Local Plan Review 2016 Intelligent Land 9</p> <p>4.2.2 The land to the west of Sleight Lane is the subject of a planning application for 12 affordable dwellings to be provided as an exception site. If successful, it is our client's intention to deliver this scheme to provide much needed affordable homes for the area.</p>		

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				<p>4.3 Constraints Green Belt 4.3.1 The site is currently within the South East Dorset Green Belt as delineated by the Proposals Map that accompanies the development plan. The Green Belt is a policy constraint and it is acknowledged that a review of the Green Belt will form part of the Plan Review process. Adjustment to the Green Belt boundary would be required to facilitate this allocation. 4.3.2 Development of the site would have minimal impact on the purposes of the Green Belt. The site is almost completely contained by housing on all sides. Development of the site would not result in coalescence of settlements and would not affect the setting or special character of a historic town. Although in Green Belt terms it would amount to encroachment into the countryside, the site is bordered by development on all sides. Wildlife 4.3.3 The site does not directly affect a designated wildlife site. It lies about 700m from the nearest heathland Special Protection Area, so is outside a 400m buffer zone, but is within the Dorset Heathland 5km Zone. It is acknowledged that mitigation is required for development within the 5km zone. 4.3.4 If the allocation is to be for more than 50 dwellings there would be the need for a Suitable Accessible Natural Greenspace (SANG). Our client's land ownership is not large enough to meet the requirements for a SANG as set out in the Dorset Heathlands Supplementary Planning Document 2015-2020. If adjoining land proves unavailable the site will only be able to accommodate up to 50 dwellings. However, our client has been in discussion with other</p>		

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				<p>landowners who, if needed, are willing to provide the necessary land. Further investigation is being undertaken and the results will be made available to the Planning Authority in due course.</p> <p>Christchurch and East Dorset Call for Sites Local Plan Review 2016 Intelligent Land 10</p> <p>4.3.5 There are no known notable habitats within the potential site boundaries. Likewise, there have been no recorded sightings of protected species. A Phase 1 Habitat Survey was undertaken about 10 years ago for the whole area, and this confirmed there were no notifiable species or habitats at that time. Nevertheless, an update is to be undertaken to confirm the situation, and this will be provided to the local authority in due course. More recently, a Phase 1 Habitat Survey has been undertaken for the land to the west of Sleight Lane and this has concluded there are no significant wildlife constraints to prevent development.</p> <p>Flood risk</p> <p>4.3.5 The site lies almost wholly within flood zone 1 which has the lowest probability of flooding. A very small part of the field to the west of Sleight Lane is within an area of a higher probability of flooding. However, avoiding development on this area would not compromise the ability of this site to deliver housing.</p> <p>4.3.6 A Hydrological and Geo-environmental Study was undertaken in 2006 to consider our client's land, along with land to the south. At that time the findings did not highlight significant drainage issues. An update is to be undertaken which will evaluate the impact of surface water drainage in</p>		



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				<p>the area and identify appropriate sustainable drainage systems where necessary.</p> <p>Heritage 4.3.6 There are no heritage assets within the site, but the Brog Street Conservation Area lies to the north. The setting of the conservation area is important and will inform the scope and form of development.</p> <p>Landscape 4.3.7 The site does not lie within a recognised landscape designation. There are attractive views from Blandford Road looking over the site into the Waterloo Valley. However, subject to detailed setting out, the scheme can be delivered without causing landscape harm.</p> <p>5.0 Site Concept 5.1 Scale and land uses 5.1.1 The site is appropriate for a residential development, providing a mixture of types and tenures. The number of dwellings that can be delivered will depend on a more detailed analysis of opportunity, particularly related to the slope of the main field and the desire to provide views from Blandford Road over the Waterloo Valley. It is estimated that taking these factors into account the site is capable of delivering about 80 dwellings.</p> <p>5.2 Design 5.2.1 The key design factors for the site are the slope and desire to provide views across the Valley. This suggests a focus for development on the area running alongside Pardys Hill along with the lower slopes. The area nearest to Blandford Road can be set aside for open space to serve the local community. 5.2.2 The hedgerows and trees along the field boundaries</p>		

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				<p>provide an important landscape element that will be protected.</p> <p>5.3 Accessibility</p> <p>5.3.1 In distance, the site is very well related to local facilities, services and employment opportunities in the Village and nearby Poole. This includes the large and popular Recreation Ground, Lockyers Middle School, the Post Office, Co-op, library, Fitness Centre, new allotments in Broadmoor Road, Youth Club and Scout Hall. Additionally, there is a nearby bus stop on Blandford Road.</p> <p>5.3.2 A concern previously raised is that the site may be close to services and facilities, but Pardys Hill is steep and makes it difficult for those without a car to reach them. This is a reasonable assertion and one that the scheme can address through the provision of a footpath/cycleway running at a shallower gradient through the site. This will not only make it possible for new residents to walk and cycle up the hill, but will benefit existing householder</p> <p>5.3.3 Our client owns land both to the north and south of the junction of Pardys Hill with Blandford Road. This can enable improvements both to the gradient of this junction and visibility splays, which currently cause difficulties for drivers exiting Pardys Hill.</p> <p>6.0 Planning Benefits</p> <p>6.1 Social</p> <p>6.1.1 The provision of housing will help provide much needed homes in SE Dorset. A proportion of these, subject to the Council's review of policy, will be affordable to help meet local needs.</p> <p>6.1.2 The scheme will also provide open space in the form of a park alongside Blandford Road.</p> <p>6.2 Economic</p>		

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				<p>6.2.1 There will be short term economic gains created by the construction of new homes. A site delivering approximately 80 dwellings will on average provide employment opportunities for about two years across a range of construction trades.</p> <p>6.2.3 Housing is recognised by the Local Enterprise Partnership as crucial to the economic prosperity of SE Dorset. A shortage of housing leads to workforce capacity issues and fuels the unaffordability of housing. This is a significant issue for East Dorset, where historically unemployment has been very low and businesses have had difficulties recruiting appropriately skilled labour. Ensuring sufficient houses are provided, therefore, not only helps meet the housing need, but is crucial in supporting the local economy.</p> <p>6.3 Environmental</p> <p>6.3.1 The scheme has no direct impact on ecological designations, or known important habitats or species. It actually offers the chance for major improvements to an area that is farmed and, subject to surveys, likely to be of low to medium biodiversity quality.</p> <p>6.3.2 It is proposed that a SANG will be delivered to mitigate potential harm to the SE Dorset heathlands, although the exact location is not yet determined. The SANG can be provided in perpetuity to meet the management requirements set out within The Dorset Heathlands Planning Framework 2015-2020 Supplementary Planning Document.</p> <p>7.0 Conclusion</p> <p>7.1 This site offers the opportunity to provide new homes on the edge of the main urban area of Corfe Mullen, a location that has historically been recognised as an appropriate location for development due to the close proximity of</p>		

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				<p>services, facilities and employment opportunities.</p> <p>7.2 The site is available, suitable and can contribute new homes within five years of allocation to provide for the area's needs and support the economy. Removal from the Green Belt would not undermine the South East Dorset Green Belt in this location, in that it would not lead to the coalescence of settlements.</p> <p>7.3 The proposal can help enhance the biodiversity of the area through ecological improvements. If the site is allocated for more than 50 dwellings a SANG will be required to mitigate any potential harm on the protected heathlands.</p> <p>7.4 An improved Pardys Hill junction with Blandford Road, along with a more gently graded footpath/cycleway, can improve access to services and facilities for those currently living in the Waterloo Valley, as well as for new residents.</p> <p>7.5 The landowner is keen to work closely with the Council to take the vision for this site forward, and deliver a high quality scheme that provides much needed homes for the local area. An early opportunity to meet with officers would be welcomed to discuss this opportunity, to ensure it contributes positively to the vision and objectives of the Council?</p>		
Mr Brian Twigg Brian Twigg Planning (ID: 908675)		LPR-REG18-111	Land at Lambs Green	<p>Land at Lambs Green, Corfe Mullen</p> <p>My client owns an area of land at Lambs Green Corfe Mullen. He is interested in developing this site for housing whether as market, affordable housing or a combination. I wrote to the Council on 27 April 2015, concerning the future development of land. The response from Lynda Ling on 20 May 2015 highlighted the sites Green Belt status and that it could only be considered for residential development and as an "exception site" catering for an assessed local</p>	This site falls within the Local Plan Review defined 'area of search' at Corfe Mullen where in principle there could be potential for housing development subject to amendment of the Green Belt. The site is included in the options consultation for the reasons set out in the above overview of Corfe Mullen.	Y

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				<p>housing need, and that it was not proposed to release further Green Belt land.</p> <p>I also made Corfe Mullen Parish Council aware of the site in connection with their assessment of housing needs. Their last communication indicated that at their meeting in January 2016 they had resolved to further deter any discussion on additional work following the housing needs survey for another sixth months, when it is hoped that the level of affordable housing to be delivered in a new development identified in the Core Strategy will be known. A further update is expected from them soon.</p> <p>Against the Government's desire to boost significantly the supply of housing my client also wishes to register his site in your Strategic Housing Land Availability Assessments (SHLAA). He is a willing developer and his site is available for housing development.</p> <p>Details of the site are presented in the accompanying schedule and plan:-</p> <p>Site address: Land at Lambs Green Corfe Mullen  Site Area: 2.158 (5.333 acres)  Owner Mr L Goddard  Agent Mr B Twigg, Brian Twigg Planning  Access: The site bounds Lambs Green and Wimborne Road.  Services: All services are thought to be available within the adjacent highway.  Transport: Bus services 3,4,25,462,704,769 are accessible from Wimborne Road.  Constraints: Green Belt  Comment: The site is within the Green Belt but immediately adjacent to another significantly developed area of Corfe</p>		

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				<p>Mullen known as East End.</p> <p>Corfe Mullen is recognised as a sustainable settlement and offers a considerable range of services and facilities to serve its inhabitants. The site is opposite the Lambs Green Inn, on a District Distributor Road, accessible to public transport and a recreational route (policy KS9). The owner is a willing participant and developer and the site is immediately available for housing development.</p> <p>(plan attached to submission)</p>		
Taylor Wimpey UK Ltd (ID: 780439)	Mr Peter Home Turley (ID: 1036215)	LPR-REG18-127	Haywards Lane, Pardys Hill (2 parcels) Corfe Mullen	<p>Thank you for the opportunity to comment on the scope of the Local Plan Review being undertaken by Christchurch Borough Council and East Dorset District Council.</p> <p>We write on behalf of our client, Taylor Wimpey UK Ltd., who controls land amounting to approximately 17 hectares, to the west and east of Haywards Lane, south of Pardys Hill, Corfe Mullen (“the Site”) as shown on the attached plan.</p> <p>We would like to support the decision of the two Councils to undertake a review of the joint Local Plan. In particular, we fully support the need to establish a sound strategy to deliver housing to meet the objectively assessed housing need for the area. We also support the recognition that such a strategy is likely to require additional housing allocations, and the need to review the hierarchy of settlements to examine what levels of development are appropriate for each.</p> <p>Further, we support the need to undertake an evidence-based study of how each area currently within the Green Belt meets the purposes laid down in national policy. We consider that this process should include the systematic review of Green Belt boundaries to ensure that, where any</p>	This site falls within the Local Plan Review defined ‘area of search’ at Corfe Mullen where in principle there could be potential for housing development subject to amendment of the Green Belt. The site is included in the options consultation for the reasons set out in the above overview of Corfe Mullen.	Y

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				<p>area is not fully meeting Green Belt purposes, it can be considered for release in order to facilitate sustainable development, including for additional housing required to meet the area's objectively assessed need.</p> <p>Our client's site is suitable and deliverable and could be brought forward for residential development and SANG within the next five years. The site provides the opportunity to plan a logical and sustainable extension to the north west of Corfe Mullen, including requisite SANG to the west of Haywards Lane.</p> <p>Taylor Wimpey is keen to work in partnership with the Councils, landowners and the local community to deliver suitable options to meet the strategic housing requirements directed to north/north west of Corfe Mullen. We continue to support this area as a sustainable location for growth, building on the work and conclusions that informed the previous Draft South West Plan and draft Local Plan consultations on the same.</p> <p>We would welcome an opportunity to discuss how our client's proposals could align with the objectives of the review of the Christchurch and East Dorset Local Plan. In the interim, please do not hesitate to contact me if you need any further information.</p>		
Tico Management (ID: 1036275)	Ms Rebecca Booth Leith Planning Ltd (ID: 1036263)	LPR-REG18-130	14 Wareham Road, Corfe Mullen	<p>It is understood that the joint authorities of Christchurch and East Dorset are undertaking a public consultation on a review of the Local Plan. It is noted that the authorities are seeking input as to what should be included within the review, and if there are particular policy areas which third parties and statutory bodies consider should be included in the next draft of the plan. It is understood that the consultation closes on Wednesday 9th November.</p> <p>Policy Areas</p>	<p>The site is in the Green Belt and within the 400m heathland protection zone where residential development is unacceptable. Whilst the Dorset Heathlands SPD acknowledges that some C2 uses may be considered acceptable in the 400m zone; these would need to be considered on a case by case basis with close scrutiny on compliance with restrictions (including after implementation). Whilst through the planning application process, C2 sites</p>	N

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				<p>Having reviewed the consultation documentation it would appear the local authorities are proposing a full review of all current adopted planning policies and land allocations. We wish to support the Councils in this approach and agree with the policy areas listed in the schedule. The only additional elements we would wish the Council to consider relate to specific policies regarding the provision of housing and other residential accommodation for older people, and a flexible and realistic policy framework relating to the ability to redevelop existing sites which house unviable businesses or other uses. At the moment the policy framework is unduly prescriptive in protecting existing uses of land, even when those uses are no longer viable and the sites are at risk of becoming vacant/derelict. This raises the risk of such sites becoming a local eyesore and attraction for crime and anti-social behaviour.</p> <p>Site Submission</p> <p>We act on behalf of Tico Management Limited, who own 14 Wareham Road, Corfe Mullen. The site is delineated on the plan included at Appendix 1 and photographs of the building included at Appendix 2. The concerns laid out above in relation to the inflexible protection of unviable sites is directly applicable to our client's site at Corfe Mullen.</p> <p>The site has historically been used as a gym facility which was run by Virgin Active up until February 2014 when the site closed. Over the next 18 months, agents for the site owners approached many national and regional health club operators with the experience and resources to operate a health club at Wareham Road. However, none of the commercial operators were prepared to invest in the property at Corfe Mullen partly because of the age and condition of the building, but also because Virgin, as one of</p>	<p>may potentially come forward within the 400m zone (in appropriate locations, i.e. not within the Green Belt); it is not considered appropriate to allocate land for C2 uses within the 400m zone. The site also protected as open space (adopted core strategy policy HE4).</p>	



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				<p>the most successful health club operators in the United Kingdom, was unable to produce a commercial return and was forced to cease trading from the site.</p> <p>Given that the commercial sector was not interested in the site, the agent explored the charitable sector, which pays significantly reduced rates and does not need to charge VAT on membership fees etc. It quickly became evident that there was only one charitable health club operator with the experience and resources capable of taking on this venture and that was BH Live. After protracted negotiations, BHLive were granted a long-term tenancy over the building in January 2016. They insisted, however, in retaining the ability to terminate their lease with a break-clause after 5 years, in the event that they, too, could not make the site commercially viable.</p> <p>Our clients remain hopeful that BHLive, with all the economic advantages of their charitable status, will succeed where other operators have failed. Tico are extremely mindful however of the fact that, should they fail, there is no realistic prospect of the premises being able to continue in their current use. In this event, without a suitable and flexible planning policy framework to allow the site to be re-developed for an alternative use, the building would be at significant risk of simply being left empty and derelict We would therefore wish to work with the local planning authority to identify a suitable site allocation which seeks to maintain the existing use on the site for so long as it remains viable, but provides appropriate flexibility for alternative development in the longer term, should the current use cease. Whilst our clients would be willing to consider alternative uses, in the first instance we would be proposing an Extra Care Scheme for older persons. This use would</p>		

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				<p>assist in reducing the current under-provision of elderly care within the district, generate opportunities for employment and enhance the sustainability of Corfe Mullen with a use which is fully compatible with the protection of nearby heathland. Such a scheme could still include ancillary recreational uses such as that shown on the plan included at Appendix 3.</p> <p>We would welcome the opportunity to meet with the local planning authority in due course to update it on activities on the site and the proposals detailed above.</p>		
Mr Robert Mathieson (ID: 1058224)		LPR-REG18-149	Land at Willett Road, Corfe Mullen- (duplicate site as 18-150)	<p>First may we apologise for the lateness of this letter due to having only just been made aware of its existence. We would therefore ask if it would be possible for you to add a consideration for development on our parcel of land or part of in Corfe Mullen situated on the boundaries of Willett Road and Wimborne Road (see attached map) We would also like our details added to your database.</p>	<p>This site is rejected as it is considered that to extend the settlement this far north along Wimborne Road would, unacceptably elongate the village, be distant from the majority of facilities and would unacceptably encroach into the countryside and Green Belt.</p> <p>The land falls within parcel 009 of the Green Belt Assessment which concludes that this parcel plays a significant role for three Green Belt purposes: checking the unrestricted sprawl of the large built up areas; preventing towns coalescing (Corfe Mullen and Wimborne Minster) and safeguarding the countryside from encroachment.</p>	N
Mrs Evelyn Morley (ID: 1058223)		LPR-REG18-150	Land at Willett Road, Corfe Mullen (duplicate site- as 18-149)	<p>First may we apologise for the lateness of this letter due to having only just been made aware of its existence. We would therefore ask if it would be possible for you to add a consideration for development on our parcel of land or part of in Corfe Mullen situated on the boundaries of Willett Road and Wimborne Road (see attached map) We would also like our details added to your database.</p>	<p>This site is rejected as it is considered that to extend the settlement this far north along Wimborne Road would unacceptably elongate the village, be distant from the majority of facilities and would unacceptably encroach into the countryside and Green Belt.</p> <p>The land falls within parcel 009 of the Green Belt Assessment which concludes that this parcel plays a</p>	N

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					significant role for three Green Belt purposes: checking the unrestricted sprawl of the large built up areas; preventing towns coalescing (Corfe Mullen and Wimborne Minster) and safeguarding the countryside from encroachment.	
T Ensor & Son Ltd (ID: 1103110)	Mr James Cain JN Plannin g (ID: 719483)	LPR-REG18-180	Land at Lake Gates Roundabout (sites a and b) (North of Corfe Mullen)	<p>1.0 Introduction &amp; Background JN Planning Consultants Ltd are instructed to submit two sites on behalf of the owner T Ensor &amp; Son Ltd to be considered by Christchurch Borough Council and East Dorset District Council in their 2017 Local Plan Review. Work has begun on a review of the existing Local Plan and this document will help to shape the nature of future growth and development in the area. The Regulation 18 consultation stage has closed but the local planning authority have extended the Call for Sites until 17 June 2017.</p> <p>The subject site(s) are located close to the Lake Gates Roundabout at the junction of the A31 and B3078. The land lies to the north-east of this roundabout and totals 36 acres approximately. "Land A" is the northern-most site which totals approximately 14.75 acres approximately. "Land B" is the southern-most site which totals 21.25 acres approximately. Both sites are asked to be considered on their own merits.</p> <p>2.0 "Land A"</p> <p>This parcel of land is outlined in red on the submitted plan entitled "Lake Gates Site 14.75 acres" and lies between the River Stour and small tributary of it. The topography of the land is very flat and the site would be accessed off Julians</p>	<p>Both sites (a) and (b) are rejected as they are unsustainable locations separate from Corfe Mullen and Wimborne, in the open countryside within the Green Belt. Furthermore site (a) is in flood zone 3, so would be unacceptable in view of the flood risk sequential test (NPPF paras 100-101).</p> <p>This land falls within parcel 111 of the Green Belt assessment, which has a significant role for all 4 of the purposes assessed.</p>	N

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				<p>Road to the west. The site is bounded by natural hedges currently and a sporadic row of trees which are located along the tributary of the Stour to the south.</p> <p>Land A is 730 metres (as the crow flies) from its north-eastern boundary to Wimborne Minster which lies in the centre of the town. Currently the site can be accessed easily on foot along the pavement of Julians Road. Indeed, a large extension of the town into the Green Belt south-westwards towards Lane A is currently being determined by the local planning authority – most notably an application for over 200 houses (LPA Refers 03/16/0002). Should this be approved then Land A would be effectively a fringe of town location.</p> <p>It is noted that Land A lies both within the Green Belt and Flood Zone 3 of the Environment Agency's Flood Map. It is widely accepted that housing need cannot be fulfilled by infill development in Wimborne or elsewhere in the District and therefore further Green Belt sites will need to be released for residential purposes.</p> <p>Paragraph 80 of the National Planning Policy Framework (NPPF) sets out the five purposes of the Green Belt. The first states that there is a need to check unrestricted sprawl of large built up areas. Historically, Wimborne has grown in a largely easterly manner from its historic core – subsuming Colehill and Canford Bottom. There was also much southerly development in the twentieth century creating St Johns and Leigh Park.</p> <p>The north of the town has seen significant areas of land identified within the Local Plan along the Cranborne Road</p>		

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				<p>up towards Furzehill. This has given the town a very lopsided feel. The development referred to in 3/16/0002 means that the town will now creep out towards the A31.</p> <p>Inclusion of Land A (and Land B) within the Local Plan will mean that a natural full stop can be put on development due to the A31 running to the south of the sites. South of the A31 is under the jurisdiction of the Borough of Poole and this area is identified as open countryside and Green Belt in their Local Plan. This will serve to naturally check the sprawl of the built up area. The second purpose of the Green Belt is to avoid coalescence of towns and given the fact that the Green Belt will still surround both Land A and Land B on three sides results this will ensure that merging of built-up areas will be avoided.</p> <p>The third purpose is to safeguard the countryside from encroachment. Due to dire housing need, there is no option but to meet the demand by building on the Green Belt so this cannot be avoided. The fourth purpose is to preserve the setting and special character of historic towns.</p> <p>By releasing further land around Wimborne for development means that the historic core will not be required to provide harmful high densities of residential development in order to meet housing need. The final purpose of the Green Belt is to encourage the recycling of brownfield land. Planning policy will still favour those remaining infill sites within the town to be built as a priority but clearly they cannot produce the required numbers on their own to meet the housing need.</p>		

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				<p>In terms of Land A lying within Flood Zone 3, it can be seen from Figure 2 that this restrictive Flood Zone envelopes the town and, similar to the Green Belt issues, there may have to be further flood defence measures put in place in order for further development to be able to come forward in Flood Zone 3 land generally.</p> <p>Given that Land A consists of 14.75 acres, it is proposed that 180 dwellings could be accommodated on the land on the basis of 30 dwellings per hectare.</p> <p>3.0 "Land B"</p> <p>This site is identified in Figure 2 by the red arrow which confirms that it has an advantage over Land A as it is not within the restrictive Flood Zone 3. The same Green Belt issues apply to Land A and this land has been used as a showground for many years. Car boot sales are held regularly on the land as well as other community events. This land amounts to 21.25 acres and therefore 300 dwellings could be accommodated on the land on the basis of 30 dwellings per hectare. There is already an existing access of Julians Road which could serve the site a safe distance away from the Lakes Gate Roundabout itself and the topography of the land is very similar to Land A. Land B is also bounded by mature hedges and sporadic trees along the northern boundary.</p> <p>Summary</p> <p>It is considered that both sites have their constraints with Land B being the more dominant site due to being located outside of Flood Zone 3. However, there is no better alternative site in the periphery of the town in comparison</p>		

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				<p>with either site as all land surrounding Wimborne is within the Green Belt. The owner of the land is able to provide further details of specific housing numbers together with a landscape appraisal should these sites be considered in the next round of consultation. It is respectfully requested that JN Planning Consultants Ltd are kept up to date on the progress of the Local Plan</p>		
Mr Ian Osborne (ID: 1103111)	Mr Andrew Robinson Symonds & Sampson (ID: 656562)	LPR-REG18-181	Land off Chapel Lane Corfe Mullen	<p>I have spoken to my client and he and I both believe it would be inappropriate to seek to have his overall land holding removed from the Green Belt. We both believe, however, that with good road frontage to Chapel Lane, and with Adam's Acre lying directly to the west of part of my client's land, the area shown edged blue could be appropriately removed from the Green Belt without allowing any intrusion of development into Area of Great Landscape Value or, indeed, the open countryside.</p> <p>It would allow for a small development of houses and, in our opinion, be a very natural extension to Corfe Mullen.</p> <p>Could I, therefore, formally request that my client would like to seek an allocation in the Local Plan Review to have the area of land shown coloured blue on the attached plan removed from the Green Belt and allocated for housing.</p>	<p>This heavily wooded site would constitute an illogical and piecemeal intrusion into the Green Belt and countryside along the western edge of the settlement. The preferred growth strategy proposes a more consolidated built form north of the settlement.</p> <p>The site falls within parcel 004 of the Green Belt Assessment which it concludes pays a significant role in checking the sprawl of the large built up area and safeguarding against encroachments into the countryside.</p>	N
Hall & Woodhouse	Miss Lynne Evans Consultant	LP2S C37	004 The Dorset Soldier Corfe Mullen	<p>Thank you for notifying me of the start of work on Local Plan Part 2.</p> <p>On behalf of Hall &amp; Woodhouse Ltd, I am instructed to</p>	This site is within the urban areas of Corfe Mullen and as such development has the potential to come forward though the planning application process.	N

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	Southern Planning Practice			<p>submit five sites with potential for residential development in response to your request. Two of these sites have been considered suitable for residential development as part of an earlier SHLAA exercise (Dorset Soldier PH at Corfe Mullen, and Land at the Red Lion, Sturminster Marshall).</p> <p>We would be pleased to meet with you to discuss these sites in further detail, and in that regard please contact me in the first instance, or please contact me if you need any further information.</p> <p>I also confirm that I would be grateful to be kept on your consultation database.</p> <p>Sites are:  001 Land to rear of Red Lion Sturminster Marshall  002 The Horns Inn Colehill  003 The Rising Sun Inn Wimborne  004 The Dorset Soldier Corfe Mullen  005 Churchill Arms Alderholt</p> <p>[PLEASE NOTE: Addition detail submitted for The Horns Inn &amp; The Red Lion on 24 March 2017 as part of the full Local Plan Review]</p>	<p>Furthermore the proposed residential use would represent a loss of a local facility which core strategy policy PC5 seeks to resist unless there is evidence to demonstrate that it is not viable and there is insufficient demand, and justification that the loss wouldn't result in a decline in range of services available.</p> <p>Therefore the site is rejected as a housing allocation.</p>	
Mr Cliff Lane	Director Planning Savills	LP2S C59	Cogdean Elms Industrial Estate	We have previously had discussions with officers of the Council with regard to the redevelopment of the above for housing and we received a sympathetic response, with the site being within the settlement boundary.	This site falls within the Local Plan Review defined 'area of search' at Corfe Mullen where in principle there could be potential for housing development subject to amendment of the Green Belt. The site is included in the options consultation for the reasons	Y



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				<p>Our clients who owns the land edged red in the attached plan have instructed Savills to market their site. As part of this process, we will be talking to housing developers and making them aware of our previous discussions with the Council regarding redevelopment of the whole site.</p> <p>The purpose of me writing to you now is that we are aware you are preparing Part 2 of the Christchurch and East Dorset Local Plan, which includes site allocations and development management policies. In your deliberations we would encourage you to consider allocating this land for residential development, just as you have done with other industrial sites in Part 1 of the Plan.</p>	set out in the above overview of Corfe Mullen.	

**WEST MOORS**

**Overview- West Moors**

West Moors is a “district centre” in the settlement hierarchy. As such it fulfils a role in providing smaller scale community, cultural, leisure, retail, employment and residential development within the existing urban area.

Subject to public and stakeholder consultation and further consideration of infrastructure requirements (including transport), this land in the West Moors area of search is considered potentially appropriate for new residential development. An 'area of search' has been defined to explore potential options for new housing in West Moors as shown in the plan below. Other areas adjoining the settlement are considered to have no potential as they are either, within the 400m heathland protection zone where residential development is not designated nature conservation sites or open space sites, or are heavily wooded. The land within the 'area of search' constitutes fields bound by trees/hedges, either side of the A31 at the Azalea roundabout. The Moors Rivers runs down the eastern edge of the site

New residential development in the Area of Search at West Moors could provide opportunities to:

- i) deliver a minimum of 85 dwellings;
- ii) include provision of affordable housing to address local needs;
- iii) provide transport improvements which may include road junction improvements, and improvements to bus services;

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iv)maintain the viability and possibly enhance shopping and health, leisure and education facilities in the town; v)provide additional open space facilities in association with the development; and vi) secure significant new areas of informal recreation space as new development would be required to provide significant provision of Suitable Alternative Natural Green Space (SANG).						
Mr J Love (ID: 1041634)	Mr Simon Greenwood Savills Ltd (ID: 1033696)	LPR-REG18-74	Land at Azalea Roundabout	<p>We act for the landowner of the above property which is shown coloured pink on the attached plan. For ease the location is shown on the location plan below.</p> <p>In all the land extends to 17.787 Ha (44 acres) lying to the north of the Azalea Roundabout on the A31. As you see it has lengthy frontage onto that roundabout as well as adjoining the existing residential settlement on the western side. The site was identified in the 2008 SHLAA as having potential for residential development subject to green belt considerations (Ref 3/23/0105). In the 2012 update SHLAA it was identified as a potential Rural Exceptions site. Since there was no proposal to review the Green Belt boundary at that time the site was deemed to be inappropriate for housing development. No other significant constraints were identified although the eastern part of the site is within the floodplain. At the time the site was considered suitable in principle for 188 dwellings and to be developable within the 10 year land supply window. The potential for development of the site was identified in 2008 and the principle of development was endorsed in 2012. Thus it would appear the possibility of development has been accepted by EDDC subject to the need for a Green Belt review and release of all or part of the land from it.</p> <p>The matter was not taken further since these SHLAA</p>	This site falls within the Local Plan Review defined 'area of search' at West Moors where in principle there could be potential for housing development subject to amendment of the Green Belt. The site is included in the options consultation for the reasons set out in the above overview of West Moors.	Y

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				<p>reports. The land remains in the single ownership of our client who is now wishing to bring the site forward for consideration for development. A marketing exercise has recently been undertaken and a number of developers and land promoters have come forward wishing to be considered as partners to promote the land through the forthcoming review of the Local Plan. Given the pressures identified in the South East Dorset SHMA to find significant additional land for residential development and the consequent inevitability of a roll back of the Green Belt boundaries, it is consider this site is well suited to provide a significant contribution by way of an urban extension.</p> <p>We consider the extension would be well contained by the A31, the existing residential development to the west and the Moors River on the east side. Visually the land is also well contained and development of it would not be intrusive. West Moors Plantation completes the setting at the northern end of the land. The hedgerow trees around the arable land would help to provide an attractive character setting for the scheme whilst minimising the visual intrusion. The former St Leonards Hospital site is currently being redeveloped almost opposite the land just to the east.</p> <p>It is noted that Highways England own land adjoining the Azalea roundabout which judging by its shape might well be for enlarging the roundabout at some stage. Although no investigation has yet been undertaken to review the highway access alternatives there is a cul de sac through the residential development to the west or it may be the roundabout could be rebuilt and enlarged to provide a better</p>		

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				<p>flow of traffic and safety along the A31 as well as removing the current lay-by access and providing a new arm off the roundabout to serve the development.</p> <p>The land lies outside the 400 m heathland exclusion zones and the required SANG could be provided by way of a riverside walking area within the property.</p> <p>Our client also own land south of the A31 as shown coloured pink on the plan below. Some of the parties whom we have approached in respect of the land have indicated that they consider there may be further potential on part of this which should also be given consideration in the plan review.</p> <p>We would be grateful if you would consider the land and contact us should you have any queries in relation to its development potential.</p> <p>[Please Note: This submission has been supplemented / updated by Comment ID: LPR-REG18-74]</p>		
Mr Lawrence Dungworth Hallam Land Management Ltd (ID: 1020448)		LPR-REG18-172	See Reg18-74 Land North of Azalea Roundabout, West Moors.	<p>Please find attached a red line plan and concept plan for the land to the east of West Moors. The site was previously submitted to the call to sites by the landowners agent, Savills at the end of 2016 and this response seeks to build on the information previously submitted [Please see comment ID: LPR-REG18-74]. The site extends to 17.78 hectares with around 5.25 hectares suitable for development. The site is deliverable in the next 5 years.</p> <p>The site is within single ownership and is being promoted for</p>	Re site LPR-REG18-74: This site falls within the Local Plan Review defined 'area of search' at West Moors where in principle there could be potential for housing development subject to amendment of the Green Belt. The site is included in the options consultation for the reasons set out in the above overview of West Moors.	Y

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				<p>development by Hallam Land Management Ltd who have a proven track record of delivery. It can be accessed from either the A31 to the south which forms the southern boundary of the site or from the residential estate to the west. The site could deliver in the region of 170 to 200 new dwellings with the remainder of the land utilised as SANGS to mitigate the impact on the Dorset heathlands.</p> <p>There are several protected trees on the site which the concept plan has sought to retain, save for a small section required to access the development parcels. A portion of the site adjacent to the Moors River falls within flood zones 2 and 3. No development is proposed within either of these areas.</p> <p>The proposal would form a natural extension to West Moors which would be well related to the existing settlement. The development of the site would not result in the coalescence with any other settlement, with the flood plain of the River Moors forming a permanent defensible boundary to the east. Visually the site is well contained with mature trees and hedges forming the northern and eastern boundaries of the site.</p> <p>The development could deliver additional SANGS, public open space and play areas, which would benefit the wider community. The site would also deliver much needed market and affordable homes. The area has received limited growth over the past decade and has seen increasingly unaffordable house prices.</p>		

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				<p>Local Plan Review</p> <p>We support the need to review the topics which are outlined in the September 2016 Local Plan review consultation letter, in particular the need for a strategy to meet the objectively assessed housing need and maintain a five year land supply.</p> <p>The adopted local plan is not delivering as quickly as anticipated with the most recently 5 year land supply update identifying a shortfall of 705 dwellings over the first three years. The local plan review should seek to rectify this issue by focusing on sites which can be delivered in the next five years.</p> <p>We agree that the local plan review should include an appraisal of the settlement hierarchy to determine what levels of development are appropriate for each. West Moors is a highly sustainable settlement with a range of shops, schools and employment opportunities. It is situated in close proximity to other major settlements within the District such as Ferndown and Wimborne which can be easily accessed via a range of sustainable transport options.</p> <p>Whilst it is important to support rural areas with appropriate small scale growth we do not agree that settlements towards the bottom of the hierarchy should be a focus for development. In our view development should be focused on the most sustainable locations within the district.</p> <p>We support the principle of undertaking a green belt review.</p>		

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				<p>The National Planning Policy Framework (para 83) recognises that a review of the local plan is an appropriate mechanism for this and given the extent of the green belt within the district it is necessary in order to deliver much needed housing and employment land.</p> <p>I trust that this information is helpful to you in confirming the inclusion of the site within the SHLAA and its status as immediately available, deliverable and suitable and I would welcome the opportunity to meet with the council to discuss the site and provide further information to support the council's evidence.</p>		
Mr B Pliskin Clemdell Limited/Etc htree Limited (ID: 779551)	Mr Jonathon Kamm (ID: 359272)	LPR-REG18-153	SANG land at Station Road, West Moors (3 parcels)	<p>1.0 INTRODUCTION</p> <p>1.1 Clemdell Limited ("Clemdell") notes the terms of the current consultation and makes the following representations:</p> <p>2.0 TOPIC AREAS</p> <p>2.1 The Topic Areas include a review of the Settlement Hierarchy, the Green Belt and the Built Environment as separate headings which include examination of "what levels of development are appropriate for each" settlement and to "consider how well each area of Green Belt meets its statutory purposes" and the "village envelopes".</p> <p>2.2 Clemdell would suggest a more holistic approach that considers all these topics within the context of the NPPF's "golden thread" of bringing forward sustainable development.</p> <p>2.3 Further, under the Topic Areas of "Housing" and "Affordable Housing" there is no mention, inter alia, of the role of Starter Homes. This should be headlined in the</p>	<p>The local plan review identifies a number of strategic SANG opportunities including Woolslope. These offer potential to be expanded through contributions from developments in the area.</p> <p>Potential housing options have been identified around West Moors which, if carried forward to allocation, will need to provide heathland mitigation. This should be provided in the form on an on-site SANG, but could also involve off-site provision or further investment in Woolslope.</p> <p>Insufficient detail is known at this stage to support any formal designation of SANG land at West Moors, but this work will be progressed prior to Pre-Submission consultation.</p>	Y/N

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				<p>column “Matters likely to be included in the Local Plan Review” for these Topic Areas and for the Green Belt.</p> <p>2.4 In considering the effect of “the latest Government policy and guidance” the Local Plan Review should have regard to the Government’s direction of travel set out, for example, in its “Consultation on Proposed Changes to National Planning Policy”.</p> <p>2.5 There is no reference in the Topic Areas to the inter-relationship of the Local Plan with neighbourhood planning. This should be a Topic Area. Bringing forward the Government’s policies and objectives for neighbourhoods, with or without emerging Neighbourhood Plans in the Local Plan’s area, should be one of the key “Matters likely to be included in the Local Plan Review”</p> <p>2.6 Therefore Clemdell considers that the Local Plan Review should encompass the full range of enabling sustainable development. For housing this should specifically include the early production of Needs Surveys for its smaller settlements as an essential part of its Evidence Base for the next stages of the review. Therefore there should be a timetabled commitment to produce these by the estimated end of the evidence gathering period i.e. August 2017. The assessment of need should identify that it will, pursuant to PPG, identify need for private rented sector provision and need generated by changes in the local job numbers in a settlement.</p> <p>2.7 From these Needs Surveys the Local Plan should consider the sites required to satisfy those identified needs and removing the barriers to sustainable development arising from historic village envelopes and the designation of urban</p>		



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				<p>areas as being within the Green Belt.</p> <p>2.8 “A review of all existing “old style” Supplementary Planning Guidance” is referenced towards the end of the consultation document. It should be clarified under each Topic Area in the “Key documents for review” column the relevant SPG for the avoidance of doubt. Additionally it should be clarified in terms whether other out-of-date documents relied upon in the current Local Plan will be reviewed.</p> <p>2.9 Where the LPAs have committed to cross-authority policies (such as the Heathland SPD) it should be clarified in the “Matters” column whether or not the Local Plan Review proposes to consider unilaterally resiling from those projects.</p> <p>3.0 CALL FOR SITES</p> <p>3.1 The Local Plan Review includes a call for “potential Local Plan allocations”. Clemdell has two proposals.</p> <p>3.2 Housing Land at Salisbury Road, Winkton (Plan 1) Description:</p> <p>3.3 The overall Site comprises an area of land on the west side of Salisbury Road Winkton containing two developable areas and their setting. It falls within the Green Belt and Winkton Conservation Area. The Site previously had planning permission (with other land) for housing. Discussions have resolved any uncertainty regarding environmental constraints. In particular this exercise has included confirmation of the zones with Natural England for development boundaries that abut the adjoining SSSI.</p> <p>Proposal:</p> <p>3.4 The character and needs of Winkton have not been reviewed for at least a decade although in that time national</p>		

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				<p>planning policy has changed and the nature of the settlement has been irreversibly alerted in particular by the redevelopment of the Homefield site as a substantial housing estate and care home. In processing that application the Council identified a need for eight affordable dwellings in Winkton associated with the expansion of the village. The Site will satisfy that need.</p> <p>3.5 It is proposed that the identified zones within the Site should be developed for affordable and rented housing and starter homes to contribute to a balanced and sustainable community and support local employment within the village.</p> <p>3.6 The review of the status and designation of Winkton falls within the requirements of Government policy initiatives and the Topic Areas of the Local Plan Review.</p> <p>Availability</p> <p>3.7 The land is immediately available.</p> <p>3.8 SANG Land at Station Road, West Moors (Plan 2)</p> <p>Description:</p> <p>3.9 The parcels of land (some 3.1 ha in total) links the built-up area of West Moors and the Woolslope Farm SANG into the strategic Heathland Infrastructure Projects (“HIP”) of the Heathland SPD. It has running alongside, and partly within it, established strategic HIPs.</p> <p>Proposal:</p> <p>3.10 The proposal is to enable Phase 3 of Project 9 of the current Heathland SPD. It is proposed that the land should be formally allocated as Suitable Alternative Natural Greenspace. The site has also been acknowledged by a Planning Inspector as being a suitable as SANG (subject only to appropriate agreements). Parts of the site are</p>		

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				already used informally as part of the strategic HIP. Availability 3.11 The land is currently available.  [West Moors]		
<b>HAMPRESTON</b>						
<b>Overview – Hampreston</b>						
A number of sites were submitted within the area between Longham and Colehill, west of the hamlet of Hampreston. Whilst the area contains some limited development e.g. at Little Canford, Hampreston, along Ham Lane and the Stourbank Nurseries; overall this is a broad area of countryside and Green Belt. Whilst connected to Colehill/Wimborne and Longham via the B3073, the area is physically separate from these settlements and not therefore a sustainable location for the allocation of new development. Land in this area has been rejected for further allocation of development on this basis in favour of the growth strategy set out in the introduction to this schedule.						
Wessex Water (ID: 524080)	Mr Tom Whild (ID: 1037424)	LPR-REG18-114	Wessex Water Depot, Old Ham Lane	The following statement has been prepared in response to the Councils' current open Call for Sites consultation which is being carried out in order to inform a review of the Christchurch and East Dorset Local plan. The current consultation calls on landowners, developers and stakeholders to submit parcels of land which are available and can be delivered for housing or other uses. This statement is made in respect of the Wessex Water Depot, Old Ham Lane, Little Canford. The Christchurch and East Dorset Core Strategy was adopted in April 2014 and identifies a requirement to provide 8,490 new dwellings within the plan area between 2013 and 2028. That figure is based upon an annual requirement, which was identified in the 2012 Strategic Housing Market Assessment, of 555 Dwellings per annum, with a 2% buffer to allow for vacant dwellings and second homes. Based on current rates of housing completions, the Councils	This site has been rejected for the reasons set out in the Hampreston Overview above.  The site falls within parcel 048 of the Green Belt Assessment which concludes that this parcel has a significant role in preventing neighbouring towns merging in to one another (Wimborne/Colehill and the south western edge of Ferndown and Longham); and in safeguarding the countryside from encroachment.	N

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				<p>are falling significantly behind their target of 555 dwellings per annum. The council's most recent statement of housing supply for the period 2015-2020 indicates that in the prior two years (2013/14 and 2014/15) the council delivered a total of 639 new dwellings was delivered. The current 5 year housing requirement, taking into account the previous undersupply is therefore 3,471 dwellings, which equates to 694 dwellings per annum.</p> <p>That level of delivery is more than twice what has been achieved in the years immediately prior, and exceeds by some margin the delivery of housing in any of the preceding 20 years. While the councils have demonstrated a 5 year housing land supply (based upon a 5% buffer), as a number of the sites relied upon are large strategic sites where deliveries have not yet begun, the delivery rates have not necessarily been tested.</p> <p>Since the adoption of the Core Strategy the Eastern Dorset Strategic Housing Market Assessment (SHMA) has been published. That document, published in 2015 identifies housing needs across the local authority areas of Bournemouth Poole Christchurch, East Dorset North Dorset and Purbeck. It considers a 20 year time horizon, running from 2013 to 2033.</p> <p>As required by Paragraph 159 of the NPPF, the SHMA has identified an objectively assessed need for housing which will meet household and demographic projections. It is clear that further land will need to be allocated to meet the housing requirements for Christchurch and East Dorset. The above figures do not however take account of any material change in the overall housing need arising from the findings of the East Dorset Housing Market Area SHMA</p>		

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				<p>2015. The SHMA concludes that there is an objectively assessed need for 626 dwellings per annum in Christchurch and East Dorset between 2013 and 2033. Taking into consideration the longer time horizon over which the SHMA was carried out (20 years as opposed to the 15 years of the adopted Core Strategy), the increased annual requirement means that the overall housing need for the councils increases from 8,490 dwellings to 12,520 dwellings. There is therefore a need to identify and allocate sufficient land for a total of 4,030 dwellings within the plan area.</p> <p>Regardless of the delivery of existing allocations to be carried forward into any new plan, the councils should be seeking to allocate land for development which is both available and which can be delivered within the plan period, both in order that there is sufficient land available to meet the overall requirement, and to reduce the reliance placed on a small number of strategic sites, where a failure to deliver at a sufficient rate could threaten the strategy for both districts.</p> <p>Alongside the SHMA which provides the objectively assessed need for housing, the Dorset Workspace Strategy, published October 2016 has been prepared by the local authorities of Bournemouth, Dorset and Poole, in association with the Dorset Local Enterprise Partnership. The workspace strategy covers the whole of the county, with specific consideration given to the two separate housing market areas: Eastern and Western Dorset.</p> <p>The Workspace Strategy considers four scenarios for the provision of employment space. The trend scenario is a simple continuation of existing trends in employment space provision. The planned growth scenario relies on planned housing growth across the county. The accelerated growth</p>		

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				<p>scenario follows housing growth as set out within the SHMA within eastern Dorset. The step change scenario is the most ambitious and seeks to meet the ambitions for employment growth and development as set out by the LEP, whereas other scenarios would generally fail to match the growth rates which would be set by the housing delivery rates within the SHMA, the Step Change scenario seeks to meet that ambition. For that reason, the Step Change Scenario is advocated as a basis for plan-making.</p> <p>In each of the four scenarios, there remains an employment land supply surplus within the county as a whole which at its lowest level, in the step change scenario is around 60 hectares. The majority of that surplus is found within the Eastern Dorset HMA, reflecting the larger established employment base and the presence of the main settlements in that part of the county. The study therefore concludes that there is sufficient land available to meet demand for employment. While the strategy highlights that loss of office floorspace should be avoided, the same is not said of industrial floorspace, reflecting its role in the local economy.</p> <p>The workspace strategy also identifies and includes consideration of specific strategic sites which are likely to be the focus for employment growth. Within East Dorset the main strategic sites identified are at the Ferndown Industrial Estate. While the site is within an employment use, it is not of strategic importance to the district.</p> <p>The Site</p> <p>The site is a roughly rectangular parcel of land to the West of Ham Lane, which is currently in use as a depot by Wessex Water. The site extends to 7.33 hectares. Access to the site is from the north western corner, via Old Ham Lane,</p>		

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				<p>which runs along the site's northern boundary. To the west and North West of the site, there are a number of existing houses, accessed off of Stour Close, a private road which sits on the western site boundary. The river Stour runs to the west of those houses and forms the western boundary in the southern part of the site. To the south of the site is Stourbank Nursery, which comprises several large greenhouses, with associated ancillary buildings, and some houses. An access lane for Stourbank Nursery runs along the southern boundary of the site.</p> <p>Historic mapping shows that the site was formerly a gravel pit in the early part of the 20th century. After the end of the mineral extraction use, by the early 1960s the site is shown as being in use as a depot which grew progressively achieving its current approximate extent by the mid-1970s. The site comprises a mix of different uses, and is divided into several definable areas. The bulk of the definable developed area of the site is concentrated within the northern and western part of the site. The south western part of the site is taken up with an area of large ponds which have been used for recreational angling and which are subject to nature conservation designations. The ponds are surrounded by mature deciduous woodland.</p> <p>The developed portion of the site comprises several large areas of hard standing, located on the northern boundary of the site and in the south western portion of the site. There are several buildings of varying sizes occupying this area. The buildings are utilitarian in their design and appearance and comprise either two storey or double height single storey construction, generally with simple dual or mono pitched roofs. There are also a number of flat roofed single storey prefabricated buildings and containers for storage.</p>		

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				<p>Other hard surfaced areas in the southern part of the site are in use for open storage and there is a staff car park in the northern part of the site. While the buildings are of permanent and substantial construction and have been appropriately maintained they are nearing the end of their useful life. Several of the buildings are also understood to contain asbestos which will limit potential future use. In addition to the commercial buildings located in the main yard, the front yard at the northern boundary of the site includes a small storage building, with open storage areas. There is a pair of semi-detached houses located centrally within the site. The houses sit between the main area of the depot to the west and the ponds to the north and east. The houses are separated by a dense evergreen hedge and have individual gardens. There are also a number of garages and outbuildings associated with the houses. The boundaries of the site are defined by mature trees and vegetation which ensure that the site is and would remain visually contained, with extremely limited opportunities to perceive any eventual developments from public or private viewpoints outside of the site. In particular these provide strong screening between the developed area of the site and Ham Lane to the East and the River Stour to the West. The site is located within the Green Belt. National planning policy for the green belt as set out in the National Planning Policy Framework identifies five key purposes which it serves. Those are:</p> <ul style="list-style-type: none"> <li>• To check the unrestricted sprawl of large built-up areas;</li> <li>• To prevent neighbouring towns merging into one another</li> <li>• To assist in safeguarding the countryside from encroachment,</li> </ul>		



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				<ul style="list-style-type: none"> <li>• To preserve the setting and special character of historic towns and</li> <li>• To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.</li> </ul> <p>While it is established that construction of new buildings is inappropriate development in the Green Belt, paragraph 89 of the NPPF lists exceptions which include the redevelopment of previously developed sites and buildings, whether redundant or in continuing use, provided the resultant development would have no greater impact upon the openness of the Green Belt than the existing. Paragraph 89 of the NPPF also allows for the replacement of a building provided the new building is in the same use and not materially larger than the one it replaces.</p> <p>The site owner has previously held pre-application discussions with officers in respect of the potential redevelopment of the site. As part of that process it has been confirmed that the site constitutes previously developed and would therefore benefit from the exclusions as outlined by paragraph 89 of the NPPF.</p> <p>Given the scale of the existing buildings and the nature of the existing use, there is clear potential for a range of uses to take place. This submission is made on the basis of potential for residential development. I enclose a location plan, site plan and indicative layout showing how residential development might be accommodated on the site.</p> <p>The settlement Little Canford is a small hamlet located approximately 750m to the south east of Colehill, a large village settlement located between Wimborne to the west and Ferndown to the</p>		

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				<p>East. Little Canford is a linear settlement falling into two parts along Old Ham Lane. The northern part comprises Manor Farm, with associated buildings and farmhouse. Related to these are some cottages and the Fox and Hounds public house on Fox Lane. The southern part of Little Canford comprises more modern housing located along Stour Close, the Wessex Water depot which is the subject of this submission and Stourbank Nurseries and associated dwellings to the south. Queen Anne Cottage and The Lodge sit between these two elements. Old Ham Lane continues northwards into Colehill via a pedestrian/cycle path beneath the A31.</p> <p>Colehill and Wimborne are very closely related and the village serves in part as a suburban residential extension to the town. The two settlements are inextricably linked both physically and in terms of their function. Little Canford is one of a number of scattered hamlets and small villages located to the north of Poole and Bournemouth between Wimborne and Ferndown, which also include Hampreston and Longham to the south west and Stapehill to the north west. A certain degree of scattered development within the rural hinterland of larger settlements is therefore characteristic of this part of Dorset. In addition to these defined small settlements there are also several isolated developments of housing, particularly along ham lane which serve as interventions within the rural area. Indeed the site itself, as previously developed land would be seen as one such intervention. Therefore as well as being within the range of development permitted by paragraph 89 of the NPPF the development of this contained site would not undermine any of the five purposes of the green belt.</p> <p>While facilities within Little Canford Itself are limited to a</p>		

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				<p>Pub, Colehill village benefits from a good range of services and facilities including; three primary schools, a secondary school, a specialist care school, three churches and a church hall, a youth centre, community hall, library, day care centre, two petrol stations, several car repair garages, a sports hall, public house, a pharmacy and a selection of general shops and convenience stores. There is also a primary school and church in Hampreston. There are also pubs and shops in Longham and Stapehill.</p> <p>Colehill Village is well served by public bus services, providing links to Wimborne and Ferndown and on to Parley, Moordown, Winton and both Bournemouth Railway Station and Bournemouth Town Centre. The village is thus well served by public transport with sustainable links to the surrounding major settlements providing good access to a wealth of services, facilities and job opportunities. Bus stops servicing this route are positioned incrementally along the length of the village, spanning from Wimborne Road to Middlehill Road and on to Canford Bottom.</p> <p>In terms of private vehicular transport, the site is located to the south of the A31, the primary commuter corridor through the District which runs from Hampshire to the north-east all the way through to the A35 at Bere Regis to the west. Vehicles are able to join the A31 at the nearby Canford Bottom Roundabout, without adding to traffic movements through any established residential areas. There are also good road links to the major local employment centres of Poole and Bournemouth to the south.</p> <p>Whilst Colehill itself does not have any specific employment areas many people work from home or are self-employed and there are also a significant number of private sector jobs</p>		

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				<p>available locally in Wimborne town centre, at Brook Road, Riverside Park and Stone Lane industrial estates as well as the substantial employment area of Ferndown industrial estate to the east. The Council have also planning for significant public sector employment development at the Allendale Centre in Wimborne with the potential to accommodate new District Council offices and also for other public services on this site. In terms of employment therefore Colehill is extremely well served and all of these locations are accessible either by public transport or walking and cycling.</p> <p>Physical and environmental constraints  In addition to the green belt policy designation which washes over the site, there are a number of other constraints which affect the site and the development which may be accommodated. The main constraint is the designation of the pond in the eastern part of the site as a Site of Nature Conservation Interest (SNCI) and there are two further SNCIs within 1km of the site. The pond is also surrounded by areas of mature broadleaved woodland. The western edge of the site, where it meets the river is also wooded, and is expected to support a degree of biodiversity interest.</p> <p>The majority of the site is identified as falling within flood zone 1, and is not therefore identified as being at risk of flooding. Parts of the site closest to the river do fall within flood zones 2 and 3, but the areas affected are relatively small and would not affect safe access/egress in the event of a flood.</p> <p>Access to the site is relatively unconstrained with good visibility onto Old Ham Lane and then exiting onto Ham Lane. Any redevelopment of the site would also present an</p>		

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				<p>opportunity for rationalisation and improvement of the access arrangements for Stour Close.</p> <p>Conclusion  The context for the current call for sites and new Local Plan, as has been set out above, is the extended period of the plan and consequent significant increase in housing need. Allied with initial under-delivery of housing against plan targets it is clear that any proposals to increase the supply of housing should be considered extremely seriously. East Dorset is subject to a great deal of constraint arising from national and international landscape and ecological designations including the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty which covers a large proportion of the district and prevents major development except in exceptional circumstances. The Dorset Heathlands Special Protection Area also covers large areas in the south and east of the district and prevents any new housing delivery on or within 400m of the designated sites. In light of these designations, any opportunity to provide additional housing outside of those areas should be given serious consideration. Given the current use and condition of the site there are opportunities for a comprehensive approach to redevelopment which will enable the delivery of housing while also providing positive enhancements to the appearance of the site and the wider area. I trust that this provides you with sufficient information to consider the site as part of the Local Plan Review. However, please don't hesitate to contact me if you have any queries or require any further information.</p>		

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				<p>Yours faithfully</p> <p>[see attachments]</p>		
<p>Stourbank Nurseries Ltd (ID: 1038828)</p>	<p>Mr Richard Henshaw Intelligent Land (ID: 1038815)</p>	<p>LPR-REG18-124</p>	<p>Stourbank Nurseries, Land north of Hampreston (2 parcels)</p>	<p>1.0 Introduction  1.1 Intelligent Land has been engaged to act on behalf of landowners who wish to propose a Local Plan allocation for the provision of a new village to the north of Hampreston.  2.0 The Need for Housing  2.1 Eastern Dorset Strategic Housing Market Assessment (SHMA)  2.1.1 The latest SHMA has identified a significant increase in the need for new homes in SE Dorset. The SHMA has taken into account the appropriate factors to reach its conclusions, but assumptions need to be rigorously tested, and continuous monitoring undertaken to ensure the most appropriate housing requirement is provided for within the Local Plan. The use of the latest 2015 SHMA should form the starting point for identifying the Objectively Assessed Housing Need (OAHN), and additional evidence gathered during the production of the Local Plan will be important to inform the final housing requirement. It is therefore necessary that the Councils continue to monitor the relevance of the latest SHMA, which may require an update prior to the Local Plan review being submitted to the Secretary of State.  2.1.2 It should be noted that the Borough of Poole and Purbeck District Council are both making use of the 2015 SHMA to inform their housing requirement as part of Local Plan reviews.  2.2 Christchurch and East Dorset Housing Needs  2.2.1 It is clear, that the housing requirement adopted in the</p>	<p>These two sites have been rejected for the reasons set out in the Hampreston Overview above.</p> <p>The site falls within parcel 048 of the Green Belt Assessment which concludes that this parcel has a significant role in preventing neighbouring towns merging in to one another (Wimborne/Colehill and the south western edge of Ferndown and Longham); and in safeguarding the countryside from encroachment.</p>	<p>N</p>

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				<p>current Local Plan no longer provides for the latest evidence on housing needs. The 2015 SHMA not only highlights an annual shortfall in the adopted Local Plan housing requirement, but also provides evidence to extend the period of the Local Plan to 2033. The SHMA suggests that there should be a combined housing requirement of 626 dwellings per year, amounting to 12,520 dwellings over the 20-year period 2013 to 2033. This is 60 dwellings per year more than the adopted Local Plan through to 2028, plus a further five years of identified OAHN.</p> <p>2.2.2 It is evident that the adopted Local Plan is not delivering housing as quickly as predicted. This is due to a combination of factors, but primarily because the new neighbourhood sites have not commenced development as quickly as anticipated. This is now creating serious concerns about whether the Councils will be able to show a five year housing land supply. The Council has reported completions for the first two years of the adopted Local Plan, and this shows that there had already been a shortfall of 173 dwellings based on the trajectory within Appendix 1. This is despite the fact that this trajectory anticipated low delivery over this period. When the completions are measured against the average annual requirement for the Local Plan of 566 dwellings it shows a shortfall of 493 in just two years. It is understood that there has been a further shortfall for the latest accounting year to the end of March 2016 and this will need to be catered for in the Local Plan review.</p> <p>2.2.3 If the new local plan housing requirement is assumed to be 12,520 new dwellings over the period 2013 to 2033, this would result in a net outstanding requirement of 11,881 at 1st April 2015, after completions of 639 dwellings for the first two years is deducted. This amounts to 660 dwellings</p>		

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				<p>per year through to 2033. As of the 1st April 2015, the Councils predicted, using the 2013 Strategic Housing Land Availability Assessments (SHLAAs), that there was potential to deliver 4,104 dwellings within the existing urban areas and villages in the adopted Local Plan period. A further 3,529 dwellings were identified as being deliverable on strategic sites. Together, these mean that 7,633 dwellings have been identified as available and deliverable by the Councils through to the end of March 2028. Consequently, there is a need to identify where at least 4,248 dwellings can be provided over the period from 1st April 2015 to the end of March 2033.</p> <p>2.2.4 When calculating future housing supply, it is common practice to apply a 10% non-implementation rate for sites with planning permission and even allocations. This recognises that there are a proportion of planning permissions and allocated sites that are not implemented. There are good examples of such sites in East Dorset, where some local plan allocations have remained unbuilt for 25 years or more. This is often due to the choice of the landowner and is beyond the control of the Councils. It is suggested that the Councils investigate this issue and apply an appropriate non-implementation allowance based on evidenced delivery of dwellings.</p> <p>2.2.5 The Councils must comply with the Duty to Co-Operate requirements. This could mean they request neighbouring authorities to provide for some of the OAHN. However, it is not anticipated that any of the adjoining authorities would be willing or able to accommodate part of the authorities housing requirement. Alternatively, the neighbouring authorities may request that Christchurch and</p>		



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				<p>East Dorset Councils accommodate some of their OAHN. In particular, Bournemouth Borough has a significant OAHN which it could well find difficulty providing for within its own boundaries. This could increase the pressure to accommodate housing within Christchurch and East Dorset.</p> <p>2.2.6 Although the plan area is very constrained by wildlife and flood risk constraints, it is not accepted that this means there is insufficient scope to accommodate the OAHN within the confines of Christchurch and East Dorset.</p> <p>3.0 Settlement Strategy</p> <p>3.1 The Location of Development</p> <p>3.1.1 When allocating areas for growth in the Local Plan review, it is important to think of the wider context of the District and Borough. Christchurch and the southern settlements of East Dorset, stretching from Alderholt to Sturminster Marshall, are closely related to the Bournemouth and Poole conurbation, and this has been recognised in strategic planning policy for almost 40 years, since the first Structure Plan was produced. This is identified most recently by the latest SHMA which confirms that the Local Plan area falls within the Eastern Dorset Housing Market Area. Additionally, travel to work data shows that the conurbation is the major economic hub, and it is therefore sensible to locate people close to their likely places of work. It is also the location of sub-regional facilities which are a major attraction to those living within SE Dorset. It is therefore appropriate that the majority of new housing to be delivered through the new Local Plan should be provided in, or near to Christchurch and the southern East Dorset settlements. This reflects the existing settlement hierarchy set out in Policy KS2 of the Core Strategy, which remains an appropriate basis for the future local plan. However, the</p>		

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				<p>scale of the future housing requirement is such that the Councils should consider radical options to provide an appropriate sustainable strategy.</p> <p>3.1.2 Strategic planning in SE Dorset for the past 40 years has promoted the growth of the conurbation with significant housing, employment and infrastructure provision set within a tightly drawn Green Belt boundary. Additionally, in the conurbation and wider SE Dorset there are significant international and national nature conservation designations that give protection to species and their habitat, as well as nationally and locally important landscapes. These tensions need to be managed and with the conurbation at the centre of the Local Enterprise Partnerships objectives for economic growth, accommodating development sustainably will require some very difficult decisions to be made. Not least this will involve the release of sites within the Green Belt for development.</p> <p>3.1.3 To accommodate the then identified housing requirement, the Christchurch and East Dorset Core Strategy 2014 made 13 Green belt releases to accommodate about 3,500 new dwellings. With Bournemouth and Poole together unlikely to be able to accommodate their OAHN within the built-up area further greenfield development is inevitable in SE Dorset.</p> <p>3.1.4 To comply with the legal Duty to Cooperate, Strategic Planning arrangements in Dorset have been put in place via the Strategic Planning Forum which reports to the Dorset Chief Executives Group which in turn reports to the Growth Board including Leaders of Dorset's Councils. These arrangements are relatively new and the local authorities have agreed a broad list of cross boundary issues, and to work jointly on developing an evidence base. What has not</p>		

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				<p>yet materialised is a coordinated approach to plan making across Dorset or SE Dorset with individual authorities now pursuing their own local plan reviews. Critically, individual Councils, so far, are undertaking Green Belt reviews outside of a strategic overview with Christchurch and East Dorset likely to pursue their own review. This in turn will inform the Sustainability Appraisal which will assess options for the delivery of new housing and other uses.</p> <p>3.1.5 Accommodating the housing need should seek to identify development locations that support the established spatial pattern of development, make use of existing infrastructure and other facilities, reduce the need to travel, protect important natural and built resources while meeting the objectives for growth. The Councils have indicated that development opportunities could be within existing urban areas, in rural villages or on the edge of existing settlements, however, new freestanding settlements can provide a sustainable solution. Together this points to a focus for the search for sites in the southern part of East Dorset, from Alderholt to Sturminster Marshall, and within Christchurch, as areas most closely associated with the conurbation.</p> <p>3.1.6 An important consideration for the Councils, is how much of the outstanding housing requirement can be provided within the urban areas and villages, and how much through greenfield developments. The most up to date Strategic Housing Land Availability Assessments (SHLAAs) were produced in 2013, so need to be updated. However, these were carefully prepared to identify as much opportunity for housing development as possible, so the prospect of a significant new source of housing being found through an update to the SHLAAs is unlikely. In fact, a</p>		

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				<p>review of the SHLAAs could find that some of the assumptions made in previous assessments have been over optimistic, or are no longer available. It is therefore likely that only a small contribution of new housing will be available from sites within the urban areas and villages identified in updated SHLAAs. Consequently, the Councils will need to identify significant new developments on greenfield locations.</p> <p>3.1.7 It is 10 years since the SE Dorset Study was produced by the local authorities to help inform the now abolished Regional Spatial Strategy (RSS). This undertook a thorough sieve map exercise to identify Areas of Search for major new greenfield developments. This identified the internationally protected heaths and areas at risk of flooding as showstopper constraints which would prevent strategic development. Across the conurbation this dramatically restricted the potential location and scale of the Areas of Search. Other constraints were not considered as showstopper constraints, but were identified as significant, such as proximity to the New Forest National Park, and the Cranborne Chase and West Wiltshire Downs AONB.</p> <p>3.1.8 Although the RSS was abolished, the SE Dorset Study helped inform the location of new neighbourhoods within the adopted Christchurch and East Dorset Local Plan. The evaluation exercise still has merit and forms a helpful tool to identify future opportunities. The Areas of Search identified within Christchurch and East Dorset were thoroughly analysed through master plan exercises, identifying areas either appropriate for development or not. As a result, these opportunities have now been taken and new ones need to be identified. Map 4.2 of the Core Strategy illustrates the</p>		

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				<p>sieve map approach and the Areas of Search considered by the Council for the now adopted Core Strategy. This shows how few opportunities exist to create sustainable urban extensions to the existing main settlements. There are small areas within the then identified Areas of Search which can be revisited and allocations made. However, these will not be sufficient to provide all of the authorities OAHN. Therefore, new Areas of Search will be required. Our client's land offers a sustainable opportunity near key service, facilities and employment opportunities, without impacting on significant constraints. It should therefore be taken forward for detailed investigation as a new Area of Search.</p> <p>4.0 Site Context</p> <p>4.1 The Site</p> <p>4.1.1 The site is located on the B3073 Ham Lane between Stapehill and Longham, to the south west of Ferndown, near to Hampreston Village. It is about 2.5 km from the edge of the Bournemouth/Poole conurbation and 8 km from Bournemouth Town Centre. Ferndown Town Centre is about 2.5 km distance and Wimborne 4km. It is therefore close to the main SE Dorset settlements.</p> <p>4.1.2 The land is part developed and part agricultural / open space. The built elements include the substantial glasshouses of Stourbank Nurseries, which cover approximately 4.5 hectares. These are outdated and in need of significant investment to maintain their viability. These lie alongside the Wessex Water Depot, which is a previously developed site in the Green Belt and measures 3.5 hectares. When these are added to adjoining dwellings, there is a total built area of approximately 11 hectares. The extent of the potential new village currently remains flexible,</p>		

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				<p>subject to discussions with the local authority. It could be contained to the west of the B3073, or if there is a need for a larger scheme, fields to the east could be incorporated.</p> <p>4.1.3 The site is served by the B3073 and to the west is bordered by the River Stour, edged by a mature tree belt. The site is flat and the non-built area comprises large arable fields with hedgerows. To the south lies the small village of Hampreston with its church and first school.</p> <p>4.1.4 The site is available and suitable subject to allocation and can, in the first phases, contribute towards the housing requirement within the first five years of the Plan period.</p> <p>4.2 Planning History</p> <p>4.2.1 There have been no relevant planning applications on this site or in the local vicinity. However, a proposal for a small new village was promoted for inclusion in the Core Strategy, but it was determined that the housing needs were not sufficient to justify an allocation.</p> <p>4.3 Constraints</p> <p>Green Belt</p> <p>4.3.1 The site is currently within the South East Dorset Green Belt as delineated by the Proposals Map that accompanies the development plan. The Green Belt is a policy constraint and it is acknowledged that a review of the Green Belt will form part of the Plan Review process. Adjustment to the Green Belt boundary would be required to facilitate a new village.</p> <p>4.3.2 The new village location lies within the gap between the main conurbation to the south and Wimborne, Colehill and Ferndown to the north and east. However, the proposal would leave an unbuilt open area of over 2km to the conurbation, 2 km to Ferndown and over 600 m to Stapehill/Colehill. It would therefore not result in</p>		

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				<p>coalescence.</p> <p>Wildlife</p> <p>4.3.3 The site does not directly affect a designated wildlife site. It lies about 1.3 km from the nearest heathland Special Protection Area, so is outside a 400m buffer zone, but is within the Dorset Heathland 5km Zone. It is acknowledged that mitigation is required for development within the 5km zone. The proposal is capable of providing a Suitable Accessible Natural Greenspace (SANG) to provide for the necessary mitigation.</p> <p>4.3.4 There is only one local wildlife designation in the vicinity, which is an SSSI covering the Little Canford Lakes to the north of Stourbank Nurseries. This is currently in the ownership of Wessex Water and managed by them and a local angling club. This is not directly affected by the proposals.</p> <p>4.3.5 There are no known notable habitats within the potential new village boundaries. Likewise, there have been no recorded sightings of protected species. Nevertheless, a phase 1 ecological survey is to be undertaken to confirm the situation, and this will be provided to the local authority in due course.</p> <p>Flood risk</p> <p>4.3.5 The River Stour flows to the immediate west of the site, so consequently, there are areas of flood risk that would constrain the range of built development. However, there are large areas of land associated with this proposal that lie within flood zone 1 and are therefore not at risk.</p> <p>4.3.6 A study is to be undertaken which will evaluate the impact of surface water drainage in the area and identify appropriate sustainable drainage systems where necessary.</p> <p>Heritage</p>		

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				<p>4.3.6 There are no heritage assets within the proposal area, but Hampreston to the south has a conservation area. The setting of the conservation area is important and will inform the scope and form of development.</p> <p>Landscape</p> <p>4.3.7 The potential new village does not lie within a recognised landscape designation, and is only visible from very local vantage points. Therefore, subject to detailed setting out, the scheme can be delivered without causing landscape harm.</p> <p>5.0 Site Concept</p> <p>5.1 Scale and land uses</p> <p>5.1.1 This proposal offers two potential options, depending on what is considered appropriate to meet the needs of the area.</p> <p>Option 1</p> <p>5.1.2 This scheme is focused on the area involving the Wessex Water depot and Stourbank Nurseries. This can provide about 300 new homes within a small village environment.</p> <p>5.1.3 It is proposed that this scheme can also include a B1 employment area, a SANG, necessary formal open space and a meeting space for the local area.</p> <p>Option 2</p> <p>5.1.4 This includes an area to the west of the B3073, including the Wessex Water Depot, Stourbank Nurseries and adjoining fields, outside areas of flood risk. It would also leave a suitable distance between the new village and historic Hampreston to ensure the setting of the conservation area is properly respected.</p> <p>5.1.5 This option can provide more than 1,000 dwellings, not including the homes that can be delivered on the Wessex</p>		



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				<p>Water site. Additionally, it can deliver a SANG which can make use of the riverside, as well as a parkland area next to historic Hampreston. The scheme can also set out all necessary formal open space requirements, including the possibility of a cricket pitch and pavilion, which can be combined with space for local meetings rooms. A B1 employment area, larger than for option 1, can help support the local economy and maintain daytime vitality within the village, which can also be sustained by a local shop.</p> <p>5.1.6 The scale of this proposal is such that support can be provided to Hampreston First School to allow suitable expansion.</p> <p>5.2 Design</p> <p>5.2.1 Concept schemes for the three options have been developed and our clients would welcome the chance to discuss these with the local authority. They are based on important principles associated with the Garden City Movement, where mixed uses are encouraged within a landscaped environment, and outside community living takes precedence over gated, exclusive estates dominated by the car.</p> <p>5.3 Accessibility</p> <p>5.3.1 The scheme can be designed to provide a permeable layout where residents, workers and visitors are encouraged to walk in their local environment. However, suitable provision can be made for motor vehicles to access the site, which fronts onto the B3073 Christchurch Road, a prime transport corridor.</p> <p>5.3.2 Depending on the scale of the scheme, there will be a range of services, facilities and employment opportunities provided on-site within walking distance of residents to meet immediate needs.</p>		

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				<p>5.3.3 The scheme is within easy walking distance of Hampreston First School and offers the opportunity for better managed vehicular access for parents and staff. Local services and facilities are found in Wimborne, Colehill and Ferndown, with sub-regional services and facilities available in nearby Bournemouth and Poole. There are major employment opportunities within easy reach in the local towns and conurbation.</p> <p>5.3.4 Again, depending on the scale of the proposal, there is the opportunity to support local bus services to use the B3073 and help provide the Highway Authority's footpath/cycleway scheme along the B3073 to Canford Bottom.</p> <p>6.0 Planning Benefits</p> <p>6.1 Social</p> <p>6.1.1 The provision of housing will help provide much needed homes in SE Dorset. A proportion of these, subject to the Council's review of policy, will be affordable to help meet local needs.</p> <p>6.1.2 The scheme will also provide open space, sports facilities, meeting rooms and the opportunity to improve Hampreston First School.</p> <p>6.2 Economic</p> <p>6.2.1 The new village concept is based on providing a mix of uses to include employment, which will directly support the local economy.</p> <p>6.2.2 There will be short term economic gains created by the construction of new homes. A site delivering approximately 1,000 dwellings will on average provide employment opportunities for more than ten years across a range of construction trades.</p> <p>6.2.3 Housing is recognised by the Local Enterprise</p>		

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				<p>Partnership as crucial to the economic prosperity of SE Dorset. A shortage of housing leads to workforce capacity issues and fuels the unaffordability of housing. This is a significant issue for East Dorset, where historically unemployment has been very low and businesses have had difficulties recruiting appropriately skilled labour. Ensuring sufficient houses are provided, therefore, not only helps meet the housing need, but is crucial in supporting the local economy.</p> <p>6.3 Environmental</p> <p>6.3.1 The scheme has no direct impact on ecological designations, or known important habitats or species. It actually offers the chance for major improvements to an area that is intensively farmed and, subject to surveys, likely to be of low biodiversity quality.</p> <p>6.3.2 It is proposed that a SANG will be delivered to mitigate potential harm to the SE Dorset heathlands. This can take advantage of the riverside area of the site, along with the land to the north of the Hampreston Conservation Area. A mixture of parkland and open landscapes can be provided, attractive to residents of the new village, as well as others living nearby. The SANG can be provided in perpetuity to meet the management requirements set out within The Dorset Heathlands Planning Framework 2015-2020 Supplementary Planning Document.</p> <p>7.0 Conclusion</p> <p>7.1 This proposal offers the chance to provide a new freestanding village in a sustainable location, near to the conurbation and the main East Dorset settlements of Wimborne/Colehill and Ferndown. Services, facilities and employment opportunities are therefore in close proximity.</p> <p>7.2 The site is available, suitable and can contribute new</p>		

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				<p>homes within five years of allocation to provide for the area's needs and support the economy. Removal from the Green Belt would not undermine the South East Dorset Green Belt in this location, in that it would not lead to the coalescence of settlements. The historic integrity of Hampreston can be maintained by securing an appropriate landscaped gap with the new village. The residents of Hampreston will also benefit from the introduction of nearby new services and facilities.</p> <p>7.3 The proposal can help enhance the biodiversity of the area through ecological improvements to what is presently an intensively farmed area. A SANG can be provided with attractive landscaping to create a soft rural setting to the new village and mitigate any potential harm on the protected heathlands.</p> <p>7.4 The proposal gives the local authority the chance to create a new community in a sustainable location, built using key principles of the Garden City Movement. It will make use of existing built areas including the Depot which Wessex Water would like to relocate, and the outdated glasshouses and associated buildings of Stourbank Nurseries.</p> <p>7.5 The landowners are keen to work closely with the Council to take the vision for a new community forward, and deliver a high quality scheme that provides much needed homes, employment and associated services and facilities. An early opportunity to meet with officers would be welcomed to discuss this opportunity, to ensure it contributes positively to the vision and objectives of the Council.</p>		

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OTHER RURAL AREAS						
This section includes sites outside the area sections above						
Charborough Estate (ID: 718912)	Mrs Laura Cox Pro Vision (ID: 663407)	LPR-REG18-21	Charborough Park, Almer,	<p>Pro Vision has been instructed by the Charborough Estate to submit representations to Christchurch and East Dorset Local Plan Review. The Charborough Estate's landholdings extend to the south west area of the East Dorset District, including the Parish of Almer. The Estate's landholdings in the East Dorset District support a wide range of land uses and employment. These representations are made in respect of the following:</p> <ul style="list-style-type: none"> <li>• The Councils' approach to promoting sustainable growth in the rural areas;</li> <li>• The role of country estates in delivering the objectives of the Local Plan Review;</li> <li>• Proposed employment site allocations at East Almer and West Almer.</li> </ul> <p>Sustainable growth in the rural areas</p> <p>The Charborough Estate supports the proposed review of the potential for additional development in the rural villages. The proposed review should consider the core planning principle to support thriving rural communities in the countryside, set out within paragraph 17 of the National Planning Policy Framework (NPPF). Sustainable development in rural areas is essential to support the rural economy, to meet social need and to provide opportunities for environmental enhancement.</p> <p>Development should be balanced across the plan area so that rural communities are adequately provided for.</p> <p>The Estate supports the Councils' proposal to prepare a</p>	<p>The site at East Almer is in the Green Belt. The site at West Almer is outside the Green Belt.</p> <p>The adopted Core Strategy (policy PC4) and the Local Plan Review Draft Options contain policies to support the conversion and re-use of existing buildings in the countryside, and new development/diversification, to support rural business in appropriate locations, in accordance with the NPPF.</p> <p>The location of these sites is isolated from existing towns and villages would not provide a sustainable location for the allocation of employment uses. The sites are therefore rejected for allocation in the local plan. However this need not prevent appropriate small scale proposals coming forward though the planning application process in accordance with planning policies.</p> <p>The site at East Almer is within parcel 019 of the Green Belt Assessment, which concluded that land in this parcel had a strong role in safeguarding against encroachment into the countryside.</p>	N

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				<p>strategy to deliver housing to meet objectively assessed need to inform the Local Plan Review. The proposed strategy should be in line with paragraph 55 of the NPPF, which states that, to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.</p> <p>The proposed review of the need for additional employment allocations is also welcomed. Paragraph 28 of the NPPF identifies that planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development.</p> <p>Local Plans should encourage the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings.</p> <p>The role of country estates</p> <p>The Local Plan Review should recognise the important role played by significant country landowners and large rural estates in shaping, maintaining and promoting rural housing, employment and environmental quality. Planning policies should support this important role by allocating housing development in rural areas to meet local need, and by encouraging the development and diversification of rural businesses, including land based rural businesses, such as agriculture and forestry.</p> <p>East Almer proposed employment site allocation Please find enclosed a plan illustrating the extent of the proposed employment site allocation at East Almer (Reference: 2143/S01). The site would provide accommodation for rural</p>		

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				<p>businesses to promote a strong rural economy in East Dorset. The site comprises a mix of traditional and modern farm buildings, which are suitable for conversion and redevelopment. The buildings are surrounded by areas of hardstanding, which would be used to provide access and car parking.</p> <p>The site is bounded to the north by the A31 trunk road and also has convenient access to the B3075 principal route. The proposed allocation is not covered by any restrictive ecological, landscape or heritage designations and is well screened from the surrounding countryside by woodland to the south, east and west. The site is not within an area at risk from flooding identified by the Environment Agency.</p> <p>The sensitive conversion and redevelopment of the existing buildings to provide employment would enhance the setting of the listed East Almer Farmhouse (Grade II) to the west and would respect the amenity of the Charborough Estate cottages to the east.</p> <p>West Almer proposed employment site allocation</p> <p>Also enclosed is a plan illustrating the proposed employment site allocation at West Almer (Reference: 2143/SO2). The site would provide facilities to support the sustainable growth and expansion of local rural businesses. The southern part of the site contains traditional farm buildings and there are large modern farm buildings to the north and west. The buildings are suitable for conversion and redevelopment to a mix of employment uses (B1 and B8 uses). There are overgrown areas and areas of hardstanding surrounding the buildings, which would be used to provide landscaping, access and car parking.</p>		

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				<p>The site has convenient access to the A31 trunk road via West Almer and is not covered by any restrictive ecological, landscape or heritage designations. The site is not within an Environment Agency Flood Zone. Residential and community uses associated with the settlement of Almer are situated to the south and west of the site. The land to the north and east comprises large scale arable fields interspersed with woodland copses, such as Manor Wood and Legg's Clump, which provide screening. West Almer includes the listed Church of St Mary (Grade I) and the associated Table Tomb 4 metres south east of the Chancel (Grade II) and Churchyard Cross 2 metres south of the tower (Grade II).</p> <p>The remains of a medieval standing cross adjacent to St Mary's Church are a designated scheduled monument. The listed Almer Manor (Grade II*) is situated to south of the proposed employment site allocation. Appropriate conversion and redevelopment of the redundant agricultural buildings at West Almer would enhance the setting of these heritage assets.</p> <p>Summary</p> <p>The Local Plan Review should balance housing and employment development across the plan area so that rural communities are adequately provided for, supporting thriving rural communities in accordance with paragraph 17 of the NPPF. Planning policies should encourage the development and diversification of rural businesses and should support housing development in rural areas to meet local need, in line with paragraphs 28 and 55 of the NPPF, respectively. The Local Plan Review should recognise the</p>		



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				<p>important role of significant country landowners and large rural estates in the delivery of housing, employment and environmental objectives. The proposed employment site allocations at East Almer and West Almer would provide accommodation to support the sustainable growth and expansion of rural businesses in East Dorset, contributing to a strong local economy. The sites have convenient access to the local road network and there are no ecology, landscape, heritage or flood risk constraints to their use for employment. The conversion and redevelopment of the existing buildings would enhance the setting of the nearby heritage assets.</p> <p>We would be grateful for acknowledgement of receipt of these representations. Please do not hesitate to contact us if you have any queries relating to the above or the enclosed.</p>		
Coppid Farming Enterprises LLP (ID: 1036152)	Mr Andrew Watson Savills (ID: 1036148)	LPR-REG18-31	Holly Grove Farm, Crichel	Please find attached an entry as part of the Local Plan SHLAA process	This site in the small hamlet of Long Crichel has been submitted proposing 26 residential dwellings. Long Crichel is neither compact enough nor sufficiently well provided with facilities for any village envelope to be defined within which further infill or housing could be considered. This remote location with very limited local facilities or services is unsustainable and contrary to national policy which seeks to avoid isolated home in the countryside other than in exceptional specified circumstances (NPPF para 55).	N
Mr R.M.J McDonough Crichel	Mr Mark Richards Savills	LPR-REG18-35	Land North of Mount Pleasant. Witchampton	This consultation response is prepared by Savills (UK) Ltd on behalf of the Crichel Properties (Management) Ltd (Crichel Estate). The response is prepared following an	Witchampton is a very small village with limited facilities and services in a considerably isolated location. It is not considered a sustainable location for	N

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Estates Limited (ID: 361345)	(ID: 103628 2)			<p>invitation to comment upon the Local Plan Review currently being undertaken by Christchurch Borough Council and East Dorset District Council. This response sets out the Crichel Estate's comments on the matters to be included in the Local Plan Review. The response also identifies a site in Witchampton which is considered to be suitable for residential development and which would be appropriate for allocation in the Local Plan Review.</p> <p>In addition to controlling land around the village of Witchampton and a number of smaller settlements in the locality, the Crichel Estate also controls large areas of open countryside, woodland, farm holdings and residential properties. The Estate therefore considers its stewardship of the natural and built environment to be a key responsibility and has fulfilled this role for generations.</p> <p>The Crichel Estate also feels a strong sense of responsibility for the community in the local area, which comes from its longstanding relationship with it, particularly at Witchampton. The Estate is therefore keen to ensure that the policies in the Local Plan Review are responsive to local needs and support, rather than constrain, the development that rural communities and businesses require to meet their social and economic needs.</p> <p>Planning Policy Matters Settlement and Hierarchy</p> <p>The consultation document confirms that the Councils will be reviewing the existing 'settlement hierarchy' as part of the Local Plan Review. It also confirms that the Councils will examine the potential for providing additional development in the rural villages. The Crichel Estate welcomes this approach as the development needs of smaller rural settlements are often overlooked in Local Plans.</p>	<p>the allocation of further market housing. The site proposed is considered disproportionate to the size of the village. Given that NPPG does not allow us to require affordable housing provisions for proposals of 10 or less dwellings, the provision of small scale market housing (10 or less) will not enable affordable housing. The exceptions approach is something we are carrying forward in the options consultation (draft policy 4.18).</p>	

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				<p>All too often Local Plans take the overly simplistic view that a settlement should have access to a set number of facilities and services in order to be deemed a 'sustainable' location for development. This simplistic approach is considered to be flawed and outdated as it fails to recognise the complex inter relationships that exist between settlements which should be considered together in a holistic way. A small settlement may have limited access to services and facilities when considered in isolation but may actually demonstrate more sustainable patterns of living and working when you take account of its shared functional relationship with surrounding settlements. For example one settlement may have a primary school, another might contain employment units, whilst a third may be the centre of social life with a community hall and active local clubs and societies. Any or all may be appropriate locations for housing and economic development on the basis that all combine to provide a sustainable community life. Therefore, when considering the Settlement Hierarchy for the Local Plan Review, the Crichel Estate would encourage the Councils to apply a more comprehensive appreciation of the way in which rural settlements work together to create 'village networks'.</p> <p>A good example of where this approach is applied is in the South Somerset Local Plan which was adopted in March 2015. Policy SS2 of that Local Plan recognises how 'clusters' of settlements function together to share services in a similar manner to that described above. The supporting text to this policy explains the rationale behind this approach as follows:</p>		

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				<p>“It is important that planning does not pre-determine the future of rural communities by only assessing communities as they are now and not what they could be. In too many places this approach writes off rural communities in a ‘sustainability trap’ where development can only occur in places already considered to be in narrow terms ‘sustainable’. The question that should be asked is: “how will development add to or diminish the sustainability of this community?” This requires a better balance of social, economic, and environmental factors together to form a long term vision for all scales of communities.”</p> <p>In light of this consideration, policy SS2 sets out the following criteria by which development proposals in rural settlements should be considered.</p> <ul style="list-style-type: none"> <li>· “Development will be permitted where it is commensurate with the scale and character of the settlement, provides for one or more of the types of development above, and increases the sustainability of a settlement in general.</li> <li>· Proposals should be consistent with relevant community led plans, and should generally have the support of the local community following robust engagement and consultation.</li> </ul> <p>The Crichel Estate would like to see a similar approach applied to development at rural settlements such as Witchampton in the Local Plan Review.</p> <p>Affordable Housing</p> <p>The Councils must ensure that ‘affordable housing’ policies in the Local Plan Review reflect the requirements of national planning policy. The affordable housing policy (LN4) in the extant Core Strategy does not meet these requirements and so is considered to be out-of-date. Paragraph 54 of the Framework states that:</p> <p>“...local planning authorities should be responsive to local</p>		

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				<p>circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate. Local planning authorities should in particular consider whether allowing some market housing would facilitate the provision of significant additional affordable housing to meet local needs.”</p> <p>Paragraph 173 of the Framework also deals with this issue where it states that:  “To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing... should, when taking account of the normal costs of development and mitigation, provide competitive returns to a willing land owner...to enable the development to be deliverable.</p> <p>To summarise, policies in the Local Plan Review must allow for the inclusion of open market housing as part of the overall mix of units on ‘affordable housing exception sites’ to ensure the overall viability of such schemes as this is a requirement of national planning policy. If this allowance is not provided for in the Local Plan Review it will inevitably be deemed unsound at the Examination stage.</p> <p>Suitable Housing Sites  Land North of 1 Mount Pleasant, Witchampton The land north of 1 Mount Pleasant is currently in use for agricultural purposes. In its entirety the site (which is a single field) comprises approximately 7.3ha of land (see location plan enclosed). The entire site is available for development and is not subject to physical constraints which would prevent it from being deliverable.  However given the nature and character of the village it is</p>		

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				<p>unlikely that the whole of this field would come forward for development in a single phase. Rather, it is envisaged that the southern part of the site could be developed in the first instance for approximately 10-15 dwellings (see figure 1 below). The remainder of the site could then come forward at a later stage in the medium term. The site is well located, lying within easy walking distance of the community facilities present in the village including the social club/shop, the village hall, church and the children's pre-school. Vehicular access to the site can be achieved either from the west (via Crichel Lane) or the lane adjoining the site's eastern boundary.</p> <p>In addition to delivering new housing, there is also an opportunity for this site to provide some form of wider community benefit, such as allotments, play space, car parking or some other type of facility. The potential for providing such facilities would of course need to be informed by a process of consultation with the parish council and the local community.</p> <p>I would like to thank you for providing this opportunity to influence the Local Plan Review at this early stage. The Crichel Estate is keen to ensure that the policies in the Local Plan Review are designed to meet the needs of rural communities and I trust that the comments provided in this letter will be taken into account during this process.</p>		
Mr J D Draycott (ID: 905337)	Opani Mudalige Ken Parke Plannin	LPR-REG18-43	Church Mead, Hinton Martell	The following letter has been prepared to promote the subject land for inclusion in the settlement boundary of Hinton Martell as part of your review of the Christchurch and East Dorset Local Plan Part 1: Core Strategy and the associated Policy Maps.	The relative isolation and lack of facilities in Hinton Martell means that it is not an appropriate location for significant housing growth. Nonetheless this site and another at Manor farm are suggested which are well related to the existing village envelope and which	Y

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	g Consultants (ID: 1044554)			<p>We have been instructed by the owners of the parcel of land identified within the appended document OM1 to promote their land for inclusion within the settlement boundary of the village of Hinton Martell.</p> <p>The Council has a recognised shortage of sites in order to meet its housing needs for the latter years of the Core Strategy plan period, moreover, there have been unexpected upwards trends in population growth in recent years across the country which has led to a need to re-evaluate the District's future housing supply and allocate further land for development. Local plans are generally reviewed every 5 years in order to remain sound and keep up with changing priorities and demands for development. At the time of the Core Strategy Examination however the Inspector raised concerns that the Council would not be able to provide sufficient housing within the latter years of the plan period in order to meet their objectively assessed needs. Thus in finding the plan 'sound' the Inspector imposed the requirement that the Council undertake an immediate review of their housing numbers.</p> <p>Since the time of the preparation of the plan a more up to date evidence base has been produced, the Eastern Dorset Strategic Market Assessment 2015, which defines the Objectively Assessed housing Needs (OANs) of the combined District from 2013-2033.</p> <p>The Council has previously allocated any land which falls within the main urban areas of its primary settlements in addition to large strategic sites surrounding them as part of the established Core Strategy housing numbers. With the publication of the revised housing need figures there is a substantial shortage of allocated land in order to meet the</p>	could offer some limited housing including affordable housing to serve local needs.	

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				<p>combined District's needs.</p> <p>It is clear therefore that the Council will be required to release further land for development outside of its preferred settlements and defined settlement boundaries in order to meet these needs.</p> <p>The Christchurch and East Dorset Core Strategy was adopted in April 2014 and identifies a requirement to provide 8,490 new dwellings within the plan area between 2013 and 2028. That figure is based upon an annual requirement, which was identified in the 2012 Strategic Housing Market Assessment, of 555 Dwellings per annum, with a 2% buffer to allow for vacant dwellings and second homes.</p> <p>Based on current rates of housing completions, the Council is significantly behind its target of 555 dwellings per annum. Since the beginning of the Local Plan Part 1 Period in 2013 the Council have delivered a net figure of just 639 dwellings; far short of the housing need figure over the same period of 1110 dwellings. The Council is thus currently displaying a shortfall in housing of 471 dwellings. The Council should therefore at this time be revising their annual housing supply figure to make up for this shortfall within the next 5 years and thus should increase its immediate annual housing need to 694 dwellings per annum.</p> <p>That level of delivery is more than twice what has been achieved in the years immediately prior, and exceeds by some margin the delivery of housing in any of the preceding 20 years. While the councils have demonstrated a 5 year housing land supply (based upon a 5% buffer), as a number of the sites relied upon are large strategic sites where deliveries have not yet begun, the delivery rates have not necessarily been tested.</p> <p>These figures do not however take account of any material</p>		



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				<p>change in overall housing need arising from the findings of the East Dorset Market Area SHMA 2015. The Council will be required to increase their housing supply in response to this new data in any event.</p> <p>The SHMA 2015 Summary for Christchurch and East Dorset makes clear that there is a need to provide for 12,520 dwellings within the combined area between 2013 and 2033. This equates to 626 dwellings per annum; not taking account of any previous shortfall in delivery.</p> <p>Whilst the adopted Core Strategy only took account of a 15 year horizon the SHMA 2015 considers housing needs over the next 20 years. This combined with the increase in population growth and housing need has resulted in the need for the Council to identify and allocate sufficient land to provide for an additional 4,030 dwellings across the joint Local Authority area.</p> <p>The Council will also need to make up for any shortfall arising from the housing delivered since 2013 i.e. an additional 142 dwellings on top of the 471 dwellings shortfall from the current lower housing target, resulting in a total existing shortfall of 613 dwellings and thus a need to allocate sufficient land for a total of 4,643 dwellings.</p> <p>Given the shortfall in delivery which is already being shown the Council clearly has a substantial issue with the deliverability of those sites which have been allocated. The Council should thus be seeking to allocate land for development which is available and can be delivered within the plan period to address housing need in and adjacent to settlements throughout the District.</p> <p>The Council has now formally launched a Call for Sites in order to determine whether additional land exists which can justifiably be allocated for housing development in order to</p>		

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				<p>meet the shortfall in the District's Objectively Assessed Needs.</p> <p>This statement supports the above site as a viable and deliverable option for strategic allocation as part of the Core Strategy review.</p> <p>The site is identified on the enclosed red-line location plan and has not previously been submitted to the Council for inclusion within the Strategic Land Availability Assessment (SHLAA).</p> <p>The ensuing paragraphs assess the opportunities and constraints of the site and the Local and National Planning Policy framework against which the site must be assessed. The site could be made vacant and be delivered during the course of the expected revised plan period 2013-2033.</p> <p>The Site</p> <p>Church Mead is a large residential plot that currently houses a two-storey detached dwelling house and its large curtilage. The site was granted outline planning permission for two dwelling houses in 1963. The existing dwelling was granted planning permission in May 1964 and was built soon thereafter.</p> <p>The property sits on the east of Hinton Martell, just north of St John's Church. Access onto the site is off of the main road through the village.</p> <p>The property, along with the majority of Hinton Martell sits within the Hinton Martell Conservation Area, the Cranborne Chase Area of Outstanding Natural Beauty (AONB) and within the Greenbelt.</p> <p>The Settlement and the Existing Pattern of Development</p> <p>The settlement consists of a handful of residential properties and the Church of England church St. John the Evangelist. It sits just east of the B3078.</p>		

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				<p>The existing settlement boundary for Hinton Martell currently skirts around the perimeter of the frontage of Church Mead. All the other residential properties with access off of the main road through Hinton Martell have been included within the settlement boundary. It is therefore clear that the exclusion of Church Mead was clearly a historic drafting error when the boundary was first delineated.</p> <p>Over the past three years the immediately adjacent property at Cowleaze, which sits on the east boundary of Church Mead, has had planning permission (refs: 3/15/0973/FUL and 3/15/0312/FUL) granted for the subdivision of land and the creation of 3 separate dwelling houses. The access to these is shared by Church Mead. It is a logical evolution of the settlement and those recent planning permissions that housing need within the village is met by modest infill development on the Church Mead plot(s).</p> <p>The Local Development Plan</p> <p>Christchurch and East Dorset Councils have only recently adopted their Local plan Part 1: Core Strategy (2014). The document sets out the required housing supply across the combined Local Authority Area over the course of the plan period from 2013 until 2028.</p> <p>The current adopted Core Strategy sets out a preference for the majority of housing to be provided within the larger 'Main Settlements' of the combined District, with a lesser amount of growth for the lesser centres and larger villages which are considered to be sustainable and capable of supporting some growth.</p> <p>The Council in preparing the Core Strategy acknowledged that there was not sufficient capacity within the urban areas of the combined District within which to meet the objectively assessed housing needs. As a result the Core Strategy</p>		

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				<p>proposed the release of large areas of land from the Green Belt.</p> <p>There has been no change in circumstances in this respect since the time the plan was adopted. There is still a shortage of land within the existing urban areas of the combined District which is both available and deliverable for housing development and moreover the sites which the Council had previously identified have not come forwards and housing has not been delivered at the required rate of 555 dwellings per annum.</p> <p>Both Local and National planning policies are supportive of the provision of additional housing development in sustainable rural locations where there is a housing need and where such housing would help support the vitality of the local community.</p> <p>The Council's current housing supply target is based on the out of date SHMA 2012 and thus the housing need figure should be updated to reflect the findings of the SHMA 2015 produced by GL Hearn. As part of the Core Strategy review the Council has committed to reviewing the spatial strategy for the plan area and considering whether existing spatial policies should be retained in the same format. The current strategy does not facilitate appropriate growth in the sustainable village settlements and thus consideration should be given to allocating appropriate sites in these locations.</p> <p>The Government have recognised this fact and sought through the Localism Act and Neighbourhood Planning to make clear the importance of rural communities and the value that they bring to sustainable place making. There is now a drive to support these local communities through allowing new development which enables them to grow and</p>		

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				<p>thrive.</p> <p>Within the Core Strategy the Council have set out a series of objectives which they aim to meet during the course of the plan period. Objective 5 of the Core Strategy seeks to ensure that sufficient housing is provided in order to reduce local needs whilst still maintaining the character of local communities. The Council have made clear an intention to provide a level of development which reflects current and projected local need within the SHMA 2015.</p> <p>The Council's desire to support and enhance sustainable rural communities is ingrained in the National Planning Policy Framework (NPPF). Paragraph 55 of the NPPF states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.</p> <p>It is not a question therefore of whether additional housing is needed within Hinton Martell. The village is a sustainable settlement where the Council has recently approved planning permission for additional housing. As such it is apparent that the village is capable of supporting new housing growth and new housing is needed in order to support and enable the preservation of the existing community and to aid the District in meeting its assessed housing need.</p> <p>The proposed land parcel is clearly located in a sustainable location adjacent to a settlement which the Council acknowledge is capable of supporting further housing growth and is therefore suitable for residential development; supported in broad terms by Governmental policy within the National Planning Policy Framework which supports sustainable growth of rural settlements. The Council should allocate the identified land for housing development as part</p>		

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				<p>of their Core Strategy review.</p> <p><b>Proposal</b>  Proposed is the logical expansion and rounding off of the village envelope to include part or all of the landholding at Church Mead within the settlement boundary, as shown in the appended document OM1. It is apparent that the exclusion of at least half of the land from the settlement boundary is a historic drafting error that has endured through several Local Plan-making cycles.  The inclusion of the Church Mead site within the settlement boundary would allow it to have the same fair consideration for further development as its adjoining neighbour.  The property is vast at approximately 1.02ha. Taking into account the designation of the land within the conservation area (as is the majority of the remainder of the defined settlement), the site is considered to have capacity to support an estimated 2 to 8 dwelling houses at an appropriate and locally-distinctive density.  The proposed land is considered to be a strong candidate for development. It is closely related to the existing settlement and is the logical location for the appropriate expansion of Hinton Martell village. The site is capable of making a proportionate contribution to the acknowledged housing need and should reasonably be considered for allocation within the Core Strategy Review.</p> <p><b>Conclusion</b>  The Council has already allocated significant sites within and adjoining its larger settlements; any available brownfield land and infill development opportunities have been explored and allocated where deliverable but the Council still do not have sufficient land to deliver their required housing numbers. The Council has indicated that local</p>		

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				<p>needs development will be supported around its villages. The Council should reasonably and justifiably consider the formal allocation of the Church Mead site for housing development, or as a minimum the enlargement of the settlement boundary of the village to accommodate infilling on this land, within the Core Strategy Review.</p> <p>We would appreciate confirmation of your receipt of this letter of correspondence. We would also request to be kept informed as to the progress of the Christchurch and East Dorset Local Plan Part 1: Core Strategy Review and if any questions arise regarding our Client's land we would appreciate the chance to formally respond.</p> <p>Summary</p> <ul style="list-style-type: none"> <li>• Site: Church Mead, Hinton Martell, BH21 7HE</li> <li>• Site Area: Approximately 1.02ha (10,200 sqm)</li> <li>• Ownership: Single owner</li> <li>• Availability: 1-5 years</li> <li>• Capacity: 2-8 dwellings (net)</li> </ul>		
Ms Charlotte Johnston		LP2S C62		Form submitted for residential development (20 units)	The relative isolation and lack of facilities in Hinton Martell means that it is not an appropriate location for significant housing growth. Nonetheless this site and another at Church Mead are suggested which are well related to the existing village envelope and which could offer some limited housing including affordable housing to serve local needs.	Y
Mrs Julia Smith Edmondsham House	Mr Philip Proctor	LPR-REG18-47	Edmondsham Village	In response to the Local Plan Review September 2016 – 'Can I suggest sites at this stage?' we set out below on behalf of the owners of the Edmondsham Estate a short	Due to its small size, historic character and lack of facilities, and location in the Green Belt, Edmondsham has not been considered as a suitable location for any	Y(4) N (1)

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and Gardens (ID: 360296)	Watts Cole Rutter (ID: 1033690)			<p>statement with attached plans indicating what we believed to be suitable sites for housing development to serve the village of Edmondsham and its environs .</p> <p><b>EDMONDSHAM VILLAGE AND ESTATE:</b></p> <p>Response to the Strategic review and Call for Sites by East Dorset Council</p> <p>Background: The village of Edmondsham dates back many thousands of years, and the estate likewise which includes a motte and bailey castle to the north with a permissive public access together with a network of public and other permission footpaths through woodland.</p> <p>It is a small village, but inspection of the properties reveals a pattern of a few new houses being constructed from time to time – modest growth.</p> <p>Current planning policy has aimed to set villages in aspic, and the Edmondsham Estate welcomes the opportunity for flexibility to suit the needs of the community.</p> <p>Unusually the village is still principally owned by the Estate with 44 properties rented out – there are only 6 privately owned houses.</p> <p>There are 3 larger farmhouses, however most are small 2/3 bedroom cottages. There are 4 purpose built elderly persons bungalows, and there are 3 housing association bungalows.</p> <p>The Estate which is mainly owned by the Medlycott Trust is</p>	<p>significant growth. Nonetheless, the Edmondsham Estate has offered up some potential for very limited housing within the core of the village, which is considered appropriate as a possible minor housing option. An options area has therefore been defined in the village and four “parcels” are included within it. The site at Lower Farm has been excluded as it is considered to be too far from the core of the village. The draft options plan also includes a newly defined village infill envelope.</p>	



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				<p>concerned to have properties to serve the needs of local people at fair and low rents and has an excellent track record.</p> <p>The Estate also has duties recognised by HMRC to maintain the land and buildings as “Heritage Estate” including Edmondsham House and its cob and Victorian brick garden walls. There is a need to raise funds for the care of the buildings and fabric and therefore this requires capital which cannot be raised through the minimal agricultural income from the Heritage Farming.</p> <p>There is no wish to change the character of the village; however an Estate looks to a 50 or 100-year plan and so while this invitation is made we are suggesting a few sites where a cottage or pair of cottages could be sited with minimal effect.</p> <p>Two plans are attached indicated a number of sites in and around the village estate thus:</p> <p>Lower Farm and Upper Farm are both Victorian substantial farmyards where the buildings have been maintained structurally but are redundant. In order to better care for them new uses need to be found for the buildings. We therefore suggest that they should be considered suitable for conversion to small dwellings aimed principally at local people – The Estate gets a number of enquiries from the area from young families who wish to stay in the area but cannot afford to buy.</p> <p>Behind the Old Post Office (1) is the site of building in the</p>		

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				<p>rear large garden which could be redeveloped as a house plot, and an adjoining small parcel of land (5) where a second house could be built, set back from the village street they would not affect the character.</p> <p>In Station Road (2) a double garage is on a plot and could be rebuilt as a cottage, and to the south of the existing two pairs of cottages a further plot of land (3&amp;4) would take a pair of cottages which would appear to have been the original 19th century plan.</p>		
Ms Susan Gibson High Hall Estate (ID: 360337)	Mr Richard Henshaw Intelligent Land (ID: 1038815)	LPR-REG18-68	Stocks Field Furzehill	<p>1.0 Introduction 1.1 Intelligent Land has been engaged to act on behalf of the High Hall Estate who wish to propose a Local Plan allocation for housing, employment, open space and a village hall at Stocks Field, Furzehill.</p> <p>2.0 The Need for Housing 2.1 Eastern Dorset Strategic Housing Market Assessment (SHMA) 2.1.1 The latest SHMA has identified a significant increase in the need for new homes in SE Dorset. The SHMA has taken into account the appropriate factors to reach its conclusions, but assumptions need to be rigorously tested, and continuous monitoring undertaken to ensure the most appropriate housing requirement is provided for within the Local Plan. The use of the latest 2015 SHMA should form the starting point for identifying the Objectively Assessed Housing Need (OAHN), and additional evidence gathered during the production of the Local Plan will be important to</p>	<p>Given the limited facilities in the village, Furzehill is not considered to be a sustainable location for the release of further Green Belt land.</p> <p>The site falls within parcel 040 of the Green Belt Assessment which concludes that this area of the Green Belt has a strong role in safeguarding the countryside from encroachment.</p>	N

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				<p>inform the final housing requirement. It is therefore necessary that the Councils continue to monitor the relevance of the latest SHMA, which may require an update prior to the Local Plan review being submitted to the Secretary of State.</p> <p>2.1.2 It should be noted that the Borough of Poole and Purbeck District Council are both making use of the 2015 SHMA to inform their housing requirement as part of Local Plan reviews.</p> <p>2.2 Christchurch and East Dorset Housing Needs</p> <p>2.2.1 It is clear, that the housing requirement adopted in the current Local Plan no longer provides for the latest evidence on housing needs. The 2015 SHMA not only highlights an annual shortfall in the adopted Local Plan housing requirement, but also provides evidence to extend the period of the Local Plan to 2033. The SHMA suggests that there should be a combined housing requirement of 626 dwellings per year, amounting to 12,520 dwellings over the 20-year period 2013 to 2033. This is 60 dwellings per year more than the adopted Local Plan through to 2028, plus a further five years of identified OAHN.</p> <p>2.2.2 It is evident that the adopted Local Plan is not delivering housing as quickly as predicted. This is due to a combination of factors, but primarily because the new neighbourhood sites have not commenced development as quickly as anticipated. This is now creating serious concerns about whether the Councils will be able to show a five year housing land supply. The Council has reported completions for the first two years of the adopted Local Plan, and this shows that there had already been a shortfall of 173 dwellings based on the trajectory within Appendix 1. This is</p>		

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				<p>despite the fact that this trajectory anticipated low delivery over this period. When the completions are measured against the average annual requirement for the Local Plan of 566 dwellings it shows a shortfall of 493 in just two years. It is understood that there has been a further shortfall for the latest accounting year to the end of March 2016 and this will need to be catered for in the Local Plan review.</p> <p>2.2.3 If the new local plan housing requirement is assumed to be 12,520 new dwellings over the period 2013 to 2033, this would result in a net outstanding requirement of 11,881 at 1st April 2015, after completions of 639 dwellings for the first two years is deducted. This amounts to 660 dwellings per year through to 2033. As of the 1st April 2015, the Councils predicted, using the 2013 Strategic Housing Land Availability Assessments (SHLAAs), that there was potential to deliver 4,104 dwellings within the existing urban areas and villages in the adopted Local Plan period. A further 3,529 dwellings were identified as being deliverable on strategic sites. Together, these mean that 7,633 dwellings have been identified as available and deliverable by the Councils through to the end of March 2028. Consequently, there is a need to identify where at least 4,248 dwellings can be provided over the period from 1st April 2015 to the end of March 2033.</p> <p>2.2.4 When calculating future housing supply, it is common practice to apply a 10% non-implementation rate for sites with planning permission and even allocations. This recognises that there are a proportion of planning permissions and allocated sites that are not implemented. There are good examples of such sites in East Dorset, where some local plan allocations have remained unbuilt for</p>		

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				<p>25 years or more. This is often due to the choice of the landowner and is beyond the control of the Councils. It is suggested that the Councils investigate this issue and apply an appropriate non-implementation allowance based on evidenced delivery of dwellings.</p> <p>2.2.5 The Councils must comply with the Duty to Co-Operate requirements. This could mean they request neighbouring authorities to provide for some of the OAHN. However, it is not anticipated that any of the adjoining authorities would be willing or able to accommodate part of the authorities housing requirement. Alternatively, the neighbouring authorities may request that Christchurch and East Dorset Councils accommodate some of their OAHN. In particular, Bournemouth Borough has a significant OAHN which it could well find difficulty providing for within its own boundaries. This could increase the pressure to accommodate housing within Christchurch and East Dorset.</p> <p>2.2.6 Although the plan area is very constrained by wildlife and flood risk constraints, it is not accepted that this means there is insufficient scope to accommodate the OAHN within the confines of Christchurch and East Dorset.</p> <p>3.0 Settlement Strategy</p> <p>3.1 The Location of Development</p> <p>3.1.1 When allocating areas for growth in the Local Plan review, it is important to think of the wider context of the District and Borough. Christchurch and the southern settlements of East Dorset, stretching from Alderholt to Sturminster Marshall, are closely related to the Bournemouth and Poole conurbation, and this has been recognised in strategic planning policy for almost 40 years, since the first Structure Plan was produced. This is identified</p>		

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				<p>most recently by the latest SHMA which confirms that the Local Plan area falls within the Eastern Dorset Housing Market Area. Additionally, travel to work data shows that the conurbation is the major economic hub, and it is therefore sensible to locate people close to their likely places of work. It is also the location of sub-regional facilities which are a major attraction to those living within SE Dorset. It is therefore appropriate that the majority of new housing to be delivered through the new Local Plan should be provided in, or near to Christchurch and the southern East Dorset settlements. Nevertheless, the Council has correctly identified the need to provide for the villages of East Dorset, as an important consideration. Although it is agreed that most new housing and employment should be focused on the larger settlements, it is also necessary to ensure the rural areas do not stagnate and fail to meet the needs of the communities. The scale of housing requirement means that it will prove difficult to identify sufficient land to accommodate provision either within, or near to the main urban areas. It is therefore reasonable to deliver a proportion of the new homes requirement in the rural areas.</p> <p>3.1.2 Strategic planning in SE Dorset for the past 40 years has promoted the growth of the conurbation with significant housing, employment and infrastructure provision set within a tightly drawn Green Belt boundary. Additionally, in the conurbation and wider SE Dorset there are significant international and national nature conservation designations that give protection to species and their habitat, as well as nationally and locally important landscapes. These tensions need to be managed and with the conurbation at the centre of the Local Enterprise Partnerships objectives for economic growth, accommodating development sustainably will</p>		

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				<p>require some very difficult decisions to be made. Not least this will involve the release of sites within the Green Belt for development.</p> <p>3.1.3 To accommodate the then identified housing requirement, the Christchurch and East Dorset Core Strategy 2014 made 13 Green belt releases to provide about 3,500 new dwellings. With Bournemouth and Poole together unlikely to be able to accommodate their OAHN within the built-up area further greenfield development is inevitable in SE Dorset.</p> <p>3.1.4 To comply with the legal Duty to Cooperate, Strategic Planning arrangements in Dorset have been put in place via the Strategic Planning Forum which reports to the Dorset Chief Executives Group which in turn reports to the Growth Board including Leaders of Dorset's Councils. These arrangements are relatively new and the local authorities have agreed a broad list of cross boundary issues, and to work jointly on developing an evidence base. What has not yet materialised is a coordinated approach to plan making across Dorset or SE Dorset with individual authorities now pursuing their own local plan reviews. Critically, individual Councils, so far, are undertaking Green Belt reviews outside of a strategic overview with Christchurch and East Dorset likely to pursue their own review. This in turn will inform the Sustainability Appraisal which will assess options for the delivery of new housing and other uses.</p> <p>3.1.5 Accommodating the housing need should seek to identify development locations that support the established spatial pattern of development, make use of existing infrastructure and other facilities, reduce the need to travel, protect important natural and built resources while meeting</p>		

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				<p>the objectives for growth. The Councils have indicated that development opportunities could be within existing urban areas, in rural villages or on the edge of existing settlements, and it is agreed that these offer sustainable solutions. Together this points to a focus for the search for sites in the southern part of East Dorset, from Alderholt to Sturminster Marshall, and within Christchurch, as areas most closely associated with the conurbation. Although Furzehill is within the rural area, it is closely related to Wimborne and Colehill in southern East Dorset, so major facilities, services and employment opportunities are within close reach.</p> <p>3.1.6 An important consideration for the Councils, is how much of the outstanding housing requirement can be provided within the urban areas and villages, and how much through greenfield developments. The most up to date Strategic Housing Land Availability Assessments (SHLAAs) were produced in 2013, so need to be updated. However, these were carefully prepared to identify as much opportunity for housing development as possible, so the prospect of a significant new source of housing being found through an update to the SHLAAs is unlikely. In fact, a review of the SHLAAs could find that some of the assumptions made in previous assessments have been over optimistic, or are no longer available. It is therefore likely that only a small contribution of new housing will be available from sites within the urban areas and villages identified in updated SHLAAs. Consequently, the Councils will need to identify significant new developments on greenfield locations.</p> <p>3.1.7 It is 10 years since the SE Dorset Study was produced</p>		



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				<p>by the local authorities to help inform the now abolished Regional Spatial Strategy (RSS). This undertook a thorough sieve map exercise to identify Areas of Search for major new greenfield developments. This identified the internationally protected heaths and areas at risk of flooding as showstopper constraints which would prevent strategic development. Across the conurbation this dramatically restricted the potential location and scale of the Areas of Search. Other constraints were not considered as showstopper constraints, but were identified as significant, such as proximity to the New Forest National Park, and the Cranborne Chase and West Wiltshire Downs AONB.</p> <p>3.1.8 Although the RSS was abolished, the SE Dorset Study helped inform the location of new neighbourhoods within the adopted Christchurch and East Dorset Local Plan. The evaluation exercise still has merit and forms a helpful tool to identify future opportunities. The Areas of Search identified within Christchurch and East Dorset were thoroughly analysed through master plan exercises, identifying areas either appropriate for development or not. As a result, these opportunities have now been taken and new ones need to be identified. Map 4.2 of the Core Strategy illustrates the sieve map approach and the Areas of Search considered by the Council for the now adopted Core Strategy. This shows how few opportunities exist to create sustainable urban extensions to the existing main settlements. There are small areas within the identified Areas of Search for the existing Core Strategy, which should be revisited and allocations made. However, these will be insufficient to provide for the housing requirement, so other areas will need investigation. It is therefore necessary to extend the scope of search and subsequent allocation of housing beyond the existing Core</p>		

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				<p>Strategy Areas of Search. There are very few other Areas of Search next to the main urban areas which are not constrained by either heathland policy or flood risk. These will be able to provide some of the housing requirement, but not all. Additionally, such an approach will reduce housing options for local people in the rural areas, where policy over the last twenty years has relied upon infill development and exceptions affordable housing schemes. It is therefore an appropriate response to the needs of the rural area to allocate small housing allocations in those villages where key services and facilities exist, such as Furzehill.</p> <p>4.0 Site Context  4.1 The Site  4.1.1 The site lies on the eastern edge of Furzehill, within Holt Parish, next to the Stocks PH. It is approximately 2.5 hectares in size, and comprises a single flat field, edged by hedgerows with intermittent trees. It is bordered to the south west by The Grange and Furzehill to the east. It adjoins a single house on The Grange on the western corner, and a row of houses to the north east which front Furzehill.  4.1.2 The site lies near to the Furzehill crossroads which is a focal point, with both the pub and shop/PO at this point. It is about 1km from the edge of Colehill, with the St Michaels C of E Middle School near this point and Colehill First School a further kilometre on. The edge of Wimborne, with its wide range of important services, facilities and employment opportunities, will be just over 1km from the site, once the North Wimborne housing allocation is developed. The town centre is just over 2km and QE Upper School under 3km. The site is therefore well located in relation to important facilities.</p>		

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				<p>4.1.3 The site is available and suitable subject to allocation and can, in the first phases, contribute towards the housing requirement within the first five years of the Plan period.</p> <p>4.2 Planning History</p> <p>4.2.1 The site has not been subject to any relevant planning applications, or promotion for development in previous Local Plans.</p> <p>4.3 Constraints</p> <p>Green Belt</p> <p>4.3.1 The site is currently within the South East Dorset Green Belt as delineated by the Proposals Map that accompanies the development plan. The Green Belt is a policy constraint and it is acknowledged that a review of the Green Belt will form part of the Plan Review process. Adjustment to the Green Belt boundary would be required to facilitate this allocation.</p> <p>4.3.2 Although the site is within the Green Belt, its release would have a minimal impact on its purposes. Development of the site would not result in coalescence of settlements and would not affect the setting or special character of a historic town.</p> <p>4.3.3 The site does not directly affect a designated wildlife site. It lies about 700m from the nearest heathland Special Protection Area, so is outside a 400m buffer zone, but is within the Dorset Heathland 5km Zone. It is acknowledged that mitigation is required for development within the 5km zone. It is proposed that the site can provide up to 45 dwellings, so will not require a SANG.</p> <p>4.3.5 There are no known notable habitats within the potential site boundaries. Likewise, there have been no recorded sightings of protected species. Nevertheless, a</p>		

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				<p>phase 1 ecological survey is to be undertaken to confirm the situation, and this will be provided to the local authority in due course.</p> <p>Flood risk</p> <p>4.3.6 The site lies with flood risk zone 1, where there is the lowest probability of flooding.</p> <p>4.3.7 A study is to be undertaken which will evaluate the impact of surface water drainage in the area and identify appropriate sustainable drainage systems where necessary.</p> <p>Heritage</p> <p>4.3.8 There are no heritage assets within, or adjacent to the site</p> <p>Landscape</p> <p>4.3.9 The site does not lie within a recognised landscape designation. The land is flat and there are no clear public views of the land, with the exception of the Stocks PH car park.</p> <p>5.0 Site Concept</p> <p>5.1 Scale and land uses</p> <p>5.1.1 The proposal is for the allocation of a site to provide up to 45 new homes, along with small rural business units, open space and a village hall if desired. A proportion of the new dwellings can be affordable, the number and tenure of which will depend on the policies of the Local Plan.</p> <p>5.2 Design</p> <p>5.2.1 Furzehill is a relatively new village, with few of the homes existing 100 years ago. The local vernacular is therefore modern in character, with the most attractive examples being the Victorian villas lying further west along Furzehill. Our client's family has owned land in and around the village for several centuries and would wish any development to be of the highest design quality to ensure a</p>		

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				<p>positive legacy. In this respect, our client would wish to ensure that all new homes built on this site should provide more living space than delivered in most modern schemes.</p> <p>5.2.2 It is proposed that open space can be provided adjacent to the pub, to act as a village green, where events can be held and villagers can meet and recreate. A village hall/meeting room can also be provided alongside this open area, again providing a focal point for the local community. This can help overcome the loss of the public meeting spaces no longer available at the Council Offices. The proposed housing can be positioned to the north and east of the open space and hall, contained by planting to strengthen the existing hedgerows.</p> <p>5.3 Accessibility</p> <p>5.3.1 The site can be safely accessed from either the Grange or Furzehill. It is closely related to important facilities, such as schools and the village shop/PO, so can be easily accessed by a range of modes of transport.</p> <p>5.3.2 Our client is willing to support traffic calming measures within Furzehill to improve the pedestrian environment.</p> <p>6.0 Planning Benefits</p> <p>6.1 Social</p> <p>6.1.1 The provision of housing will help provide much needed homes in SE Dorset. A proportion of these, subject to the Council's review of policy, will be affordable to help meet local needs.</p> <p>6.1.2 The scheme can also provide a village centre based on a green, in association with a hall for residents to meet.</p> <p>6.2 Economic</p> <p>6.2.1 There will be short term economic gains created by the construction of new homes. A site of this scale will on average provide employment opportunities for up to two</p>		

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				<p>years across a range of construction trades.</p> <p>6.2.3 An area of small business units can provide local employment opportunities, as well as maintain daytime activity within the village.</p> <p>6.2.4 Housing is recognised by the Local Enterprise Partnership as crucial to the economic prosperity of SE Dorset. A shortage of housing leads to workforce capacity issues and fuels the unaffordability of housing. This is a significant issue for East Dorset, where historically unemployment has been very low and businesses have had difficulties recruiting appropriately skilled labour. Ensuring sufficient houses are provided, therefore, not only helps meet the housing need, but is crucial in supporting the local economy.</p> <p>6.3 Environmental</p> <p>6.3.1 The scheme has no direct impact on ecological designations, or known important habitats or species. It actually offers the chance for improvements to an area that is farmed and, subject to surveys, likely to be of low to medium biodiversity quality.</p> <p>6.3.2 The proposal is too small to require a SANG, but appropriate financial contributions can be provided to mitigate impact on the nearby heaths, in line with the requirements of the Dorset Heathlands SPD 2015-2020.</p> <p>7.0 Conclusion</p> <p>7.1 This site offers the chance to deliver up to 45 dwellings, including affordable homes, along with small employment units, open space and a village hall.</p> <p>7.2 The site is available, suitable and can contribute new homes within five years of allocation to provide for the area's needs and support the economy. Removal from the Green</p>		

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				<p>Belt would not significantly undermine the South East Dorset Green Belt in this location.</p> <p>7.3 The landowners are keen to work closely with the Council to take the vision for this site forward, and deliver a high quality scheme that provides much needed homes for the local area. An early opportunity to meet with officers would be welcomed to discuss this opportunity, to ensure it contributes positively to the vision and objectives of the Council?</p>		
<p>Mr Mark Funnell National Trust (ID: 359567)</p>		<p>LPR-REG18-80</p>	<p>Shapwick village envelope</p>	<p>I am emailing in respect of your consultation on the scope of the Christchurch and East Dorset Local Plan Review (although I appreciate that I may have missed the formal consultation period).</p> <p>The National Trust owns the Kingston Lacy estate within East Dorset District, which means we have a wide range of interests in local planning policy, both in terms of development that may affect the estate and its setting, but also any development that may take place on Trust owned land.</p> <p>The specific reason for contacting you is regarding Shapwick village, a large part of which is owned by the Trust – see <a href="http://www.ntlandmap.org.uk">http://www.ntlandmap.org.uk</a> for more detail. At present, the Local Plan 2002 has saved policies that appear to support development within village infill policy envelopes, and Shapwick is referred to at para's 17.49 and 17.50. Although I'm not aware of the extent (if any) to which development has taken place within the Shapwick policy envelope since 2002, there may be potential to provide for the village's housing needs and make a small contribution to the housing required across the district. It may therefore be</p>	<p>Given the limited facilities and services in Shapwick and in view of its location washed over by the Green Belt, Shapwick is not considered a sustainable location for the release of Green Belt land for housing. However given its cohesive built character and its basic facilities it is considered suitable for limited infilling. The village infill policy envelope is amended in the options consultation plan to create a more logical boundary for the village and offer some further limited potential for development.</p>	<p>N</p>

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				<p>preferable to at least retain the envelope and the associated policy going forwards.</p> <p>We would be interested in hearing the Councils' approach to rural villages such as Shapwick going forwards, and look forward to the next stage of the process. If you wish to discuss any of the above in the meantime, please contact myself (although I am now on leave for a week) or the senior estate manager at Kingston Lacy, James Meadows (cc'd).</p> <p>Thank you for the opportunity to make - an admittedly late - comment.</p>		
Mr David Richards (ID: 496707)		LPR-REG18-93	Land at Whitmoor Lane, Woodlands	<p>I write in connection with your scoping consultation for the Local Plan review and the call for sites. My client owns an area of land of 0.52 acres shown coloured red on the enclosed plan and would like to put this forward for consideration for allocation for housing in the proposed plan. My clients would like to benefit or support the younger population of Woodlands by proposing social housing on this site for 2 dwellings or at a density agreed by the Local Planning Authority.</p> <p>As advertised recently in the article of 21 October (Stour and Avon Magazine) there is a need for land to be put forward for housing and as town conurbations are at their limit, land is sought in more rural settlements to satisfy the need. The proposed site at Whitmore can be identified on your proposal map No 30 as just outside of your catchment area (copy of Map No 30 enclosed together with a 1;2500 map of</p>	Woodlands and Whitmore are both very small settlements to the west of Verwood of just a few hundred population. The settlements are not considered appropriate for any specific housing growth proposals, however some amendments to the village envelopes in both settlements are proposed to create a more logical envelope, and offer some limited opportunity for new development. This site however remains outside the revised village envelope as it is a large green field site so would represent a significant extension to the village envelope. There remains scope to deliver affordable housing though the exceptions policy (draft options policy 4.18).	N



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				<p>the area). The area of land between the proposed site and the existing dwelling at the top of the lane is owned by my clients family and could also be part of the proposed site - this would give a total area of approx 1.20 acres.</p> <p>I would be grateful if you would consider this site for inclusion in the emerging local plan as a housing allocation.</p>		
Mr & Mrs H Wrixon (ID: 1053482)	Mr Andrew Robinson Symonds & Sampson (ID: 656562)	LPR-REG18-142	Land at Manor Farm Horton (2 parcels)	<p>I understand that regulation 18 consultation closed on 9 November 2016 but you are not ruling anything out at this time.</p> <p>I am informed the WH White and Sons may at some point have made representations to Christchurch and East Dorset District Council with regard to providing a large residential development at Horton near Wimborne.</p> <p>I enclose a copy of the the plan that basically depicts the situation (Plan A which you may have already seen) which I can report should be withdrawn because the owners of the land Horace and Tina Wrixon consider it would be inappropriate as shown.</p> <p>They consider as shown on Plan B and C attached to this letter something considerably more modest (providing approx one hectare of net developable area) would be considerably more appropriate which would</p> <p>a) not require a Horton relief road</p>	Horton village has no services or facilities and is largely within a Conservation Area. Accordingly Horton has not been considered a suitable location for even modest housing growth, although minor changes to the village infill policy envelope are proposed. These sites are therefore rejected.	N

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				<p>b) could provide an appropriate SANG for the village</p> <p>c) Would marry well with the existing boundaries of the village</p> <p>d) Would have little effect on the modern farm buildings to the south east and on the ability of the Wrixon Family to consider sheep farming at Manor Farm, Horton</p> <p>The proposal could provide the village with up to 30 - 35 housing units (a percentage being affordable) which would support existing facilities and hopefully may bring new facilities to the village.</p> <p>I can report that Horace and Tina Wrixon own all of the land shown and therefore have complete control over it and would therefore be able to bring forward both the development land and the SANG land in an unfettered manner.</p>		
W H White Ltd (1034053)	Mr Brett Spiller Chapman Lily Planning (1033677)	LPR-REG18-132	Site suggestion	<p>1.0 Introduction:</p> <p>1.1 As part of the Local Plan review being undertaken by Christchurch and East Dorset Councils the Councils have requested suggestions for potential, future, Local Plan allocations. These potential allocations could relate to housing, employment, retail, open space, suitable alternative natural greenspace or mixed used development. This report puts forward a land parcel, of circa 12.2ha with a developable area of 7ha, which would present a suitable location for the delivery of up to 245 dwellings (at an assumed density of 35dph). Appendix 1 shows the location of the site and extent of the land parcel.</p>	Horton village has no services or facilities and is largely within a Conservation Area. Accordingly Horton has not been considered a suitable location for even modest housing growth, although minor changes to the village infill policy envelope are proposed. These sites are therefore rejected.	N

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				<p>1.2 The National Planning Policy Framework (NPPF), at paragraph 47, sets out the criteria for identifying and assessing if a site is deliverable and developable. Local Authorities are required to identify deliverable sites that will provide five years' worth of housing supply against their housing requirements - with an additional 5% buffer. Local Authorities are also required to identify a supply of specific developable sites, or broad locations for growth, for 6 to 10 years and where possible 11 to 15 years.</p> <p>1.3 The NPPF sets out that for sites to be considered deliverable they should be available, offer a suitable location for development and be achievable with a realistic prospect that housing will be delivered on the site within five years and that the development of the site is viable. To be considerable developable the NPPF sets out that sites should be in a location suitable for housing development and there should be a reasonable prospect that the site is available and could be developed at the point envisaged.</p> <p>1.4 This report, in support of the future allocation of the site for housing, sets out that the site is both deliverable and developable. It is noted that the scope of the Local Plan review, as set out in the Councils' regulation 18 (1) notification, includes a Green Belt study which will consider how well each area of the Green Belt meets its statutory purposes. The site, which this report promotes, is currently within the Green Belt and in support of its future allocation for housing includes an assessment of the Green Belt in the context of the site and its statutory purpose.</p> <p>1.5 As you will be aware, the Strategic Housing Market Assessment ["SHMA"] for Eastern Dorset establishes an objectively assessed need for 385 dwellings per annum in East Dorset District between 2013-2033. East Dorset District</p>		

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				<p>Council's current locational strategy focusses growth on the three main towns – with housing allocations being brought forward for development in Ferndown, Verwood and Wimborne. Infill development is also supported in some of the outlying villages including Horton. Whilst this might continue to be the case, the Council may need to revisit the locational strategy and embrace a more dispersed pattern of growth.</p> <p>2.0 Suitability of the site for development The site and surroundings</p> <p>2.1 The site is to the east of Horton village. Horton village sits within the 'Horton Conservation Area' which includes both the built form of the village and the surrounding countryside. Horton village is formed around the junction of the principal Ringwood to Shaftesbury route (Horton Road) presenting a strong linear form with buildings following the path of the established highways (Horton Road and the Road to Chalbury). There is an undulating topography within the immediate vicinity of the site which rises to higher ground surrounding the village.</p> <p>2.2 The Conservation Area appraisal, in recognition that the appraisal includes areas of both built form and open countryside, identifies two groups of buildings the first focused around the principal 'T' junction on the Horton Road and the second, to the south of the 'T' junction, in Horton Hollow. The appraisal identifies a number of key buildings within these two groupings which includes listed buildings. This report, under the heading potential use, sets out how the future allocation could be delivered to respect the built form of the Conservation Area.</p> <p>2.3 To the south of Horton village is Horton Tower. The open countryside between the settlement of Horton and the</p>		

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				<p>Tower has been included within the Conservation Area due to the historical and contextual connections between the village and the Tower. When consider potential uses this report, below, addresses the relationship and setting of the village and the tower.</p> <p>2.4 As set out above the principal built form grouping is set around the junction at Horton Road. The Conservation Appraisal identifies that vehicular traffic at this junction has a detrimental impact of the streetscape of the Conservation Area;  “Fast moving cars and heavy lorries create a hazard for villagers and cause noise and vibration that affects the ambiance of the Conservation Area. At the eastern end of the settlement are obtrusive speed-restraint signs. Their impact is made worse by other signs in the vicinity, together with the leaning telephone kiosk, telegraph poles and overhead wires, creating street clutter”.</p> <p>2.5 The future allocation will provide an opportunity for an alternative highway route and provide a solution to the impact of current traffic movements.</p> <p>Potential use</p> <p>2.6 The site is being promoted on the basis of delivering up to 245 dwellings to the east of Horton. The established built form of the Conservation Area will be retained with the proposed development parcel sitting to the east of the village. The historic context of Horton will be not be unduly influenced as the established cluster of built form around the ‘T’ junction will remain unaltered. The identified site will allow for development to extend along the edge of the principal highways, addressing and presenting built form to</p>		

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				<p>the existing highways (the Horton Road and the Road to Chalbury) retaining the linear characteristics of the settlement. Horton has an established architectural character of buildings which have a traditional built form with and crafts style attributes - it is proposed to bring development forward at a maximum density of 35 dph and be of a similar residential scale to the existing properties which it is considered will not detract from the established character. The existing areas of built form will read as a historic core for Horton and retain the characteristics identified within the Conservation Area appraisal. It will be possible within the proposed allocation to establish appropriate stand-off distances from listed buildings to ensure that the setting of individual building, as well as the wider Conservation Area, is preserved.</p> <p>2.7 Whilst the proposal for a future housing allocation will introduce additional built form to the east of Horton the overall setting of both the village and the Conservation Area, it is contended, will be preserved. The site will effectively be 'rounding off' the existing settlement and form a link with the established areas of built form within Horton. The introduction of additional built form in this context, it is contended, will not detract from the acknowledged attributes and setting of the Area of Great Landscape Value.</p> <p>2.8 The proposal will allow for an improved highway route and junction from the Horton Road to the Chalbury Road. This will divert the traffic that currently flows through the historic part of Horton and allow for the provision of a safe road network with a layout that can accommodate the level of traffic now using and navigating the junction. The provision of the new link road will address the streetscape concerns that are set out in the Conservation Appraisal and</p>		

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				<p>provide for a significantly improved highways layout. In addition the allocation would allow for the reinstatement of a duck pond for Horton which would serve as a central feature within the layout.</p> <p>2.9 As identified above the site sits with the South East Dorset Green Belt and as previously acknowledged in this report it is understood that the Councils review of the Local Plan will include a Green Belt study.</p> <p>2.10 Paragraph 79 of the National Planning Policy Framework (NPPF) sets out two principal characteristics of Green Belt, these being Openness and Permanence. In consideration of how the proposal will impact on these characteristics the existing built form of Horton, particularly the farm complex to the south of Horton, results in built form extending into the open countryside and this detracts from the attributes of openness. The proposal, effectively rounding off the built form envelope of Horton, will provide a definitive edge to the settlement with a strong degree of permanence establishing a defensible boundary between built form and open countryside.</p> <p>2.11 The NPPF at para 80 goes on to set out the five purposes of including land within the Green Belt. These are;</p> <ul style="list-style-type: none"> <li>i) To check the unrestricted sprawl of large built-up areas</li> <li>ii) Prevent neighbouring towns from merging</li> <li>iii) Assist in safeguarding the countryside from encroachment</li> <li>iv) To preserve the setting and special character of historic towns</li> <li>v) To assist in urban regeneration by encouraging the recycling of derelict and other urban land</li> </ul> <p>2.12 When considering the future development of the site against these five criteria the context for the need for</p>		

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				<p>additional housing has to be considered and given substantial weight. In addition, it is contended that whilst the development of the identified land parcel that forms the site will bring additional built form into what is currently open countryside it is the harm, if any, that would result from this development that needs to be considered. As described above the proposal will 'round-off' the existing settlement and provide a strong permanent and defensible edge. It is contended that the proposal will not represent unrestricted sprawl and that the effects of encroachment are limited by the sites context and strong boundaries relating to the existing settlement patter.</p> <p>2.13 The proposed allocation would preserve the setting and special character of Horton and the introduction of a new highway route would improve the streetscape of Horton reducing traffic flows through the historic core of Horton. The settlement boundaries of Horton would be well defined and there would not be the risk of settlements merging. The fifth purpose if not considered relevant as there are not significant areas of derelict and other land to come forward for development in the Christchurch and East Dorset Plan area.</p> <p>Viability, availability and deliverability</p> <p>2.14 The site is made up of open, green field parcels, with no apparent constraints (subject to detailed surveys being undertaken). The delivery of a residential scheme on the site is considered to be a viable and deliverable proposal. The site has the ability to connect to the existing highway networking and is understood to be in single ownership.</p> <p>Provision of Suitable Alternative Natural Greenspace (SANG)</p> <p>2.15 Within the same ownership and immediately adjacent</p>		



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				<p>to the site are a number of parcels of land, currently in agricultural use, which provide in excess of 49ha of land that would be suitable for SANG provision. If the Council, through their assessment of submitted sites, consider it appropriate to progress this site an area of land can be brought forward to deliver the required SANG capacity for the quantum of residential units.</p> <p>3.0 Conclusion</p> <p>3.1 Having regard to the above, the site to the east of Horton represents a site suitable for a future housing allocation in the Christchurch and East Dorset Local Plan.</p> <p>3.2 The site is both deliverable and developable. The site could be available within a 5 year time horizon, contributing towards the objectively assessed need for 385 dwellings per annum in East Dorset between 2013-2033 identified in the Eastern Dorset SHMA published 2015.</p>		
Mr Des Case (ID: 1059231)		LPR-REG18-155	Land at Smugglers Lane Furzehill	<p><b>Land at Smugglers Lane, Furzehill, Wimborne</b></p> <p>My family own the land as shown outlined in red on the attached plan.</p> <p>As part of the Local Plan Review we are writing to request that part of the land be considered for residential development of 2 self-build properties fronting Smugglers Lane.</p> <p>We are aware of the proposals to redevelop the former Council Offices site and consider that this is an indication that growth of the village is supported by the Council.</p> <p>We feel that additional limited development of the nature proposed would be complementary to the existing ribbon type development along Smugglers Lane and be in keeping with the general character of the village. In addition it would</p>	<p>Given the small size of the village and limited facilities in the village, Furzehill is not considered to be a sustainable location for the release of further Green Belt land.</p> <p>The site falls within parcel 040 of the Green Belt Assessment which concludes that this area of the Green Belt has a strong role in safeguarding the countryside from encroachment.</p>	N

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				help to support the local community amenities of shop, post office and pub.		
Mr Stuart Munro S.J.M (Poole) Ltd (ID: 1074910)		LPR-REG18-160	Land at Wimborne Road (Jubilee Cross)	<p>I would like to enquire if the above land is suitable for assessment in your Review for future development.</p> <p>Please see the attached plan of the site marked in green and extends to approximately 5 ha.</p> <p>The land is sited east of Lytchett Matravers on the East Dorset District Council / Purbeck District Council boundary located just off the junction of A350 Blandford to Poole Road and Wimborne Road and is currently grade3 farm land within the Green Belt.</p> <p>The proximity of the land lends itself for release for development in accordance with the NPPF as it is contained within defensible boundaries allowing minimal impact for suitable development, without impacting on the wider Green Belt and would fit nicely with the adjacent established housing, utilising the existing infrastructure that serves locality. Road Access to Poole, Bournemouth, Wimborne and further afield is already established on existing trunk roads.</p> <p>A future proposal could include sustainable development using modern building methods such as modular construction together with traditional building methods, to provide a mix of good quality affordable and market housing together with space for shops and commercial enterprises providing local employment.</p> <p>I would welcome the opportunity to discuss the possibilities outlined above.</p>	<p>This Green Belt site outside any town or village, on the outskirts of the hamlet of Jubilee Cross is not considered a sustainable location for housing development.</p> <p>The site falls within parcel 012 of the Green Belt Assessment which concludes that the parcel has a significant role to play in safeguarding against encroachment into the countryside.</p>	N

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Mr Ian Friend Walston Poultry Farm Ltd (ID: 1101042)		LPR-REG18-166	Gaunts Common (West Moors & Holt)	<p>We respectfully request that the Council considers the site edged in red on the attached plan for removal from the green belt as a suitable site for residential development.</p> <p>We believe that a sensitive scheme could be designed that respects the scale and mass of the existing poultry units and would have less impact on local amenities than that of the existing poultry farm operation.</p>	<p>Gaunts Common is a small village in the west of the District, to the north of Wimborne. The village has no services or facilities other than a social club, and a first school. The village lies within the Green Belt between Hinton Martell and Holt. Accordingly Gaunts Common has not been considered a suitable location for even modest housing growth, although minor changes to the village infill policy envelope are proposed. These amendments would include part of the submitted site, therefore whilst no allocation is suggested this would enable some limited infill development within the newly defined envelope.</p> <p>The site falls within parcel 040 of the Green Belt Assessment which concludes that this area of the Green Belt has a strong role in safeguarding the countryside from encroachment.</p>	Y/N
Mr & Mrs D Simester (ID: 527715)		LPR-REG18-171	Land at Furzehill Stores	Site to be considered for residential development.	<p>Given the limited facilities in the village Furzehill is not considered to be a sustainable location for the release of further Green Belt land.</p> <p>The site falls within parcel 040 of the Green Belt Assessment which concludes that this area of the Green Belt has a strong role in safeguarding the countryside from encroachment.</p>	N
Mr P	Mr Tom	LPR-	Little Owls Farm,	The following statement has been prepared in response to	This site is rejected for inclusion in the options plans	N

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Charman (ID: 1038773)	Whild (ID: 1037424)	REG18-22	Wimborne ( <i>Holt</i> )	<p>the Councils' current open Call for Sites consultation which is being carried out in order to inform a review of the Christchurch and East Dorset Local plan. The current consultation calls on landowners, developers and stakeholders to submit parcels of land which are available and can be delivered for housing or other uses. This statement is made in respect of Little Owls Farm, Petersham Lane, Gaunts, Wimborne, Dorset.</p> <p>The Christchurch and East Dorset Core Strategy was adopted in April 2014 and identifies a requirement to provide 8,490 new dwellings within the plan area between 2013 and 2028. That figure is based upon an annual requirement, which was identified in the 2012 Strategic Housing Market Assessment, of 555 Dwellings per annum, with a 2% buffer to allow for vacant dwellings and second homes.</p> <p>Based on current rates of housing completions, the Councils are falling significantly behind their target of 555 dwellings per annum. The council's most recent statement of housing supply for the period 2015-2020 indicates that in the prior two years (2013/14 and 2014/15) the council delivered a total of 639 new dwellings was delivered. The current 5 year housing requirement, taking into account the previous undersupply is therefore 3,471 dwellings, which equates to 694 dwellings per annum.</p> <p>That level of delivery is more than twice what has been achieved in the years immediately prior, and exceeds by some margin the delivery of housing in any of the preceding 20 years. While the councils have demonstrated a 5 year housing land supply (based upon a 5% buffer), as a number of the sites relied upon are large strategic sites where</p>	<p>as it is isolated from existing settlements so is not a sustainable location with regard to access to facilities and services.</p> <p>The land falls within parcel 040 of the Green Belt Assessment which concludes that the parcel has a strong role in safeguarding against encroachment into the countryside.</p>	

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				<p>deliveries have not yet begun, the delivery rates have not necessarily been tested.</p> <p>Since the adoption of the Core Strategy the Eastern Dorset Strategic Housing Market Assessment (SHMA) has been published. That document, published in 2015 identifies housing needs across the local authority areas of Bournemouth Poole Christchurch, East Dorset North Dorset and Purbeck. It considers a 20 year time horizon, running from 2013 to 2033. As required by Paragraph 159 of the NPPF, the SHMA has identified an objectively assessed need for housing which will meet household and demographic projections. It is clear that further land will need to be allocated to meet the housing requirements for Christchurch and East Dorset. The above figures do not however take account of any material change in the overall housing need arising from the findings of the East Dorset Housing Market Area SHMA 2015. The SHMA concludes that there is an objectively assessed need for 626 dwellings per annum in Christchurch and East Dorset between 2013 and 2033. Taking into consideration the longer time horizon over which the SHMA was carried out (20 years as opposed to the 15 years of the adopted Core Strategy), the increased annual requirement means that the overall housing need for the councils increases from 8,490 dwellings to 12,520 dwellings. There is therefore a need to identify and allocate sufficient land for a total of 4,030 dwellings within the plan area. Regardless of the delivery of existing allocations to be carried forward into any new plan, the councils should be seeking to allocate land for development which is both available and which can be delivered within the plan period, both in order that there is sufficient land</p>		

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				<p>available to meet the overall requirement, and to reduce the reliance placed on a small number of strategic sites, where a failure to deliver at a sufficient rate could threaten the strategy for both districts.</p> <p>Alongside the SHMA which provides the objectively assessed need for housing, the Dorset Workspace Strategy, published October 2016 has been prepared by the local authorities of Bournemouth, Dorset and Poole, in association with the Dorset Local Enterprise Partnership. The workspace strategy covers the whole of the county, with specific consideration given to the two separate housing market areas: Eastern and Western Dorset.</p> <p>The Workspace Strategy considers four scenarios for the provision of employment space. The trend scenario is a simple continuation of existing trends in employment space provision. The planned growth scenario relies on planned housing growth across the county. The accelerated growth scenario follows housing growth as set out within the SHMA within eastern Dorset. The step change scenario is the most ambitious and seeks to meet the ambitions for employment growth and development as set out by the LEP, whereas other scenarios would generally fail to match the growth rates which would be set by the housing delivery rates within the SHMA, the Step Change scenario seeks to meet that ambition. For that reason, the Step Change Scenario is advocated as a basis for plan-making.</p> <p>In each of the four scenarios, there remains an employment land supply surplus within the county as a whole which at its lowest level, in the step change scenario is around 60 hectares. The majority of that surplus is found within the Eastern Dorset HMA, reflecting the larger established</p>		

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				<p>employment base and the presence of the main settlements in that part of the county. The study therefore concludes that there is sufficient land available to meet demand for employment. While the strategy highlights that loss of office floorspace should be avoided, the same is not said of industrial floorspace, reflecting its role in the local economy. The workspace strategy also identifies and includes consideration of specific strategic sites which are likely to be the focus for employment growth. Within East Dorset the main strategic sites identified are at the Ferndown Industrial Estate. While the site is within an employment use, it is not of strategic importance to the district.</p> <p>The Site</p> <p>The site is occupied by a number of former farm buildings. A Certificate of Lawfulness of Existing Use or Development was issued in May 2016 for the current use of the site which includes B8 storage and distribution, B1 service and maintenance of vehicles, sui generis use as a vehicle operating centre and storage of domestic items in association with a neighbouring dwelling. The site has a longitudinal layout with a number of long buildings arranged around a central aisle with a broadly east to west alignment. There are taller buildings located centrally in the southern portion of the site and also at the western end. These form two distinct farmyard elements.</p> <p>The site is accessed via a shared access road which originally served the farm, and now serves the storage use as well as residential properties adjacent. The site is accessed from Petersham Lane, which runs from Holt Lane in the south towards Gaunts to the north. The site is on the</p>		

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				<p>eastern side of the road on the outside of a gentle curve in the road. The site is located within the Green Belt. As you will be aware, green belt policy, as set out in Paragraph 89 of the NPPF permits the redevelopment of previously developed sites and buildings, whether redundant or in continuing use, provided the resultant development would have no greater impact upon the openness of the Green Belt than the existing. Paragraph 89 of the NPPF also allows for the replacement of a building provided the new building is in the same use and not materially larger than the one it replaces.</p> <p>Given the scale of the existing buildings and the nature of the existing use, there is clear potential for a range of uses to take place. The initial suggestion is for a residential scheme of approximately 10 family houses.</p> <p>The context for the current call for sites and new Local Plan, as has been set out above, is the extended period of the plan and consequent significant increase in housing need. Allied with initial under-delivery of housing against plan targets it is clear that any proposals to increase the supply of housing should be considered extremely seriously.</p> <p>East Dorset is subject to a great deal of constraint arising from national and international landscape and ecological designations including the Cranbourne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty which covers a large proportion of the district and prevents major development except in exceptional circumstances. The Dorset Heathlands Special Protection Area also covers large areas in the south and</p>		



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				<p>east of the district and prevents any new housing delivery on or within 400m of the designated sites. In light of these designations, any opportunity to provide additional housing outside of those areas should be looked upon seriously. Given the established lawful use of the site, there are also certain permitted development rights allowing the change of use of buildings to residential use and the current use of the site can remain. However there are opportunities for a more comprehensive approach to the site which will enable positive enhancements to the appearance of the site and the wider area.</p> <p>I trust that this provides you with sufficient information to consider the site as part of the Local Plan Review. However, please don't hesitate to contact me if you have any queries or require any further information.</p>		
Mr Philip Rhymer Shaftsbury Estate (ID: 360457)		LPR-REG18-109	Wimborne St Giles (12 parcels)	<p>Representation of behalf of The Shaftsbury Estate I write on behalf of the Shaftsbury Estate, a major landowner in the rural part of East Dorset and one of the few large estates that have shaped the countryside and rural settlements over many hundreds of years. The Estate welcomes the opportunity to participate in the review of the Local Plan, which it sees as a key tool to ensuring that the dual objectives of growth and countryside protection can be attained.</p> <p>The Estate has held very constructive discussions with the council over the past few years and we trust that the needs, objectives and difficulties experienced by the Estate in a changing rural environment are understood. Unfortunately, for the Shaftsbury Estate and many like it, the current</p>	<p>There has been discussion recently within the local community and with the St Giles estate around the idea of allowing some further development within the village to provide for local housing needs, to sustain the local school and local services, and to sustain the estate itself as a local employer. The size of the village, together with its historic character, mean that it is not considered a suitable or sustainable location for any significant development. However it is considered appropriate that a modest scale of development could be accommodated within the village on a number of sites.</p> <p>Four sites have been includes in the options</p>	<p>4 sites Y</p> <p>8 sites N</p>

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				<p>planning regime is not sufficiently flexible to allow the essential elements of the estate and what they offer to the community at large to evolve and or diversify in a positive way. The reasons for this and past planning practices are well understood, but the current planning regime is no longer appropriate at a time of considerable pressure for housing and economic growth combined with increased pressure on the countryside for recreation, conservation and production. It is essential that in reviewing rural planning policy, a refreshed approach is adopted to conserve that which we all believe is important, by allowing appropriate evolution and diversification in a managed way.</p> <p>There is much to be conserved in the rural parts of the county, and we understand fully the desire of the community, both those who live and work in the countryside and those in urban areas who use the countryside for recreation and other purposes, that wish to protect the countryside for its own sake, with minimal change.</p> <p>The rare beauty of the English countryside has been brought about by a range of circumstances and has evolved over centuries of change and development. One of its most significant features is that it is almost entirely man-made, a landscape that is human in scale, dedicated to agriculture and forestry yet extremely wide in its range of habitats and diversity. Its origins lie in a pattern of ownership defined by a relatively small number of large land holdings, which between them created the English country estates that are at the very heart of a worldwide recognition.</p> <p>Current planning practice simply will not sustain rural areas as we currently know them. To survive they must be</p>	<p>consultation:</p> <ul style="list-style-type: none"> <li>• Continuation of Park Lane</li> <li>• Continuation of West View</li> <li>• Coach road</li> <li>• Baileys Hill</li> </ul> <p>The following sites have been rejected as allocations as they are small isolated plots remote from the village:</p> <ul style="list-style-type: none"> <li>• Glebe Farm</li> <li>• North Barn</li> <li>• Monkton up Wimborne</li> <li>• Creech Hill</li> <li>• Wimborne Lodge</li> <li>• Cranborne Lodge</li> <li>• Brockington</li> <li>• Bottlebrush lane</li> </ul>	

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				<p>subjected to appropriate stewardship, similar to that which has taken place over many decades, but balanced with the sustainable needs of today. Planning practice, through the imposition of strict planning controls that limit development (of all types) in rural areas, for well-intended but often over-simplistic reasoning, seeks to stop that evolution at a set period in history. This has caused a shift change in rural development and demographic that was not foreseen but which poses a serious threat to its sustainability. The countryside is subject to a planning pressure that was neither foreseen nor intended, but has resulted in a perpetual slow decline. That decline is further subjected to the growth pressures of urban areas to which it is increasingly unable to react and where as a result, across the country, we see poorly designed, ill-planned and sited housing estates, promoted by developer preference in response to purely mathematical calculations of housing need and supply.</p> <p>Of course it is essential that appropriate provision is made for growth needs, but we should have a strong planning policy framework that ensures new development is located in truly sustainable locations, where people need to live.</p> <p>What must be avoided is a perpetuation of developments on the edge of settlements – the next piece of available land – often at the whim of a landowner or developer, ‘dressed up’ as being sustainable and promoted in locations where the planning position is weak. Sustainability is more than the proximity to urban centres; development promoted on such grounds represents the inappropriate face of suburbia as a poorly managed outward growth of urban areas that does little to assist a reduction in commuting by perpetuating the use of the private car that remains an essential necessity</p>		

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				<p>within these developments for people to access services, education and workplaces.</p> <p>This local plan review is an opportunity to start a change in direction wherein planning policy for housing growth does not simply provide land on the edge of main settlements to meet a mathematical need, but explores the capacity of all settlements (urban and rural) to evolve. It should consider how existing urban areas function and how the urban fabric can accommodate additional development without harm. Available space must be evaluated to determine how it can be better used and preference given to increasing densities and encouraging a reduction in a car dependency. However, this will only be effective if it is balanced against policies that both acknowledge and protect character and fabric that contributes to a sustainable future, including open spaces, landscape, groups of buildings, structures and features, and areas of the countryside, which the community values and which contributes to the identity of the location and in turn, to its economic base.</p> <p>Through this representation the Shaftesbury Estate welcomes the very positive discussions held to date and the willingness of the authority to step away from past planning practices. The Estate will continue to work with the council to ensure that a positive policy framework is offered; one that will deliver sustained growth and protection for that which the community wishes to protect. The planning authority is encouraged to adopt a positive and flexible response to growth needs, one that is not tied to past planning practice, but is truly sustainable by allowing a true planning balance for new development in places where it can offer the greatest benefit.</p> <p>The Estate is applying sound planning principles across its</p>		

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				<p>landholding and sharing these with its community as it looks to the future. Through detailed discussion with all sectors of the local community, a true neighbourhood planning approach, their needs are balanced against the wider growth pressures of the southeast Dorset conurbation on whose doorstep the Estate sits. As expected there are clear differences of opinion amongst differing sectors, as to the future role of the Estate and rural area, depending on personal circumstance and preference. However, through structured debate and a true balance of material planning considerations, the Estate is bringing forward a sustainable response to current and future needs. It is not a formal neighbourhood plan as set out in regulation, but a series of development and policy initiatives which, we believe, the planning authority can adopt easily within a local plan review.</p> <p>The Shaftesbury Estate requests that the planning authority will endorse the approach and take the initiative forward through appropriate provision in this local plan review. The Estate and local community will be very happy to continue to work with the council and share its joint vision for a sustainable future.</p> <p>Yours sincerely,</p> <p>[see attachment]</p>		
Mr & Mrs K.J Stroud		LP2SC 58	Land Adjacent 2 Crossroads Cottages, Woodlands	As discussed we would like to explore the possibilities of selling off a portion of our garden for building as we now find it more difficult to maintain such a large garden. Our property has a total road frontage of 35.5 metres and the whole of this road frontage is to the right of the property so	This site is too small to warrant allocating in the plan. However amendments to the village envelope have been proposed which would incorporate this site within the envelope which could enable residential infill to come forward through the planning application	Y/N

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				<p>severing off a piece of garden 12 to 15 metres wide would still leave us with plenty of garden space of some 20 to 23 metres in width.</p> <p>There is also a good depth to the garden of some 30 metres so any plot severed would have more than adequate space around it.</p> <p>On the attached map enclosed you will see that the shaded area of our garden to the east is what we are hoping to reduce it by as this is largely unkept and overgrown. It would be very helpful to us if the planning department could let us have a view on whether we could obtain planning permission on this piece of our land now or when in the future if possible.</p>	<p>process within the envelope.</p> <p>The land falls within parcel 040 of the Green Belt Assessment which concludes that the parcel has a strong role in safeguarding against encroachment into the countryside.</p>	
Mr M Jackson		LP2SC 60	Land at New Buildings, Spetisbury	SHLAA form submitted for residential development (30-50 units)	Whilst half of this site lies outside this authority in North Dorset, the extension of the village of Spetisbury into East Dorset would represent an unacceptable extension of the village along the A350.	N
Mr Gavin Fauvel Cranborne Estate (360246)	Ms Alison Whalley Pegasus Planning Group (1021410)	LPR-REG18-146	Site suggestion Matters to include in Local Plan Review	<p>Please find enclosed two copies of the representations to the Christchurch and East Dorset Local Plan Review on behalf of the Gascogne Cecil Estates, who hold and manage Cranborne Estate on behalf of the Cecil family.</p> <p>The enclosed "Cranborne Development Framework Statement" promotes two sites in Cranborne as proposed residential allocations which could deliver up to 37 homes in total. The document sets out the background to the site identification, presents a masterplan along with more detailed design proposals, and addresses the relevant technical issues such as access, ecology, flood risk and</p>	<p>Cranborne has a well-established role as a local centre serving the surrounding countryside. It is the intention of the Local Plan to maintain this role. This will help to maintain the services and facilities which the village enjoys at present, while these will in turn support the new population without the need to rely on distant external centres.</p> <p>An area of search has been identified which includes, but is not limited to:</p>	Y

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				<p>archaeology.</p> <p>The sites were identified following a 'Community Design Workshop', held in March 2016, which considered housing amongst wider community issues. All residents who attended supported the need for new housing in the village, and following due debate and consideration to the assets and constraints in the village, it was concluded that land adjacent to the recreation ground, and the existing allotments would be suitable.</p> <p>Commitment to the delivery of small scale, sensitive and well-designed housing is at the heart of the enclosed representations. Gasgoyne Cecil Estates believe that enabling people to stay in their own village can boost local businesses and services, and improve sustainability of a community. This approach is consistent with the Council looking to rural service centres for growth to support the increasing population as part of the local plan review.</p> <p>Should you wish to discuss any element of the enclosed representations, please feel free to contact me.</p>	<ul style="list-style-type: none"> <li>• Land north of Grugs Lane</li> <li>• Land north of Penny's Lane,</li> </ul>	