

# Appendix D Options for Consideration Consultation

**PLEASE NOTE:**

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# Christchurch and East Dorset Core Strategy

Richard Henshaw

15<sup>th</sup> June 2010



# Introduction

- The Coalition and planning policy
- The Vision
- The Spatial Strategy
- Thematic Preferred Options
- Spatial Preferred Options
- Housing Needs
- Housing Delivery

# The Coalition – programme for government

- RSS has been abandoned
- In the 'longer term' (unspecified) return decision-making to local government and community groups
- Give Councils powers to stop 'garden grabbing'
- **Conservative Green Paper: Open Source Planning**
  - Long term (unspecified and not explicit in the Queen's Speech) proposal to radically reform the policy planning system
  - Transition position is to rely upon the advice provided to the Regional Assemblies by the Strategic Authorities (Bournemouth, Dorset, Poole)
    - 20 hectares of employment to the west of Ferndown
    - 5,400 dwellings in East Dorset of which 2,400 in urban extensions
    - A five year supply of housing must be available

# The Vision

The vision will emphasise that we are not creating a brave new world. Instead we understand that what we already have is very good and we do not want to spoil it.

We wish to support smaller scale growth compared to our recent past, which will meet the needs of our communities, improve access to facilities and jobs and look after our precious environment.

# The Proposed Spatial Strategy

- Green Belt to remain, but some boundaries may change – employment and housing
- Provide sufficient housing to meet local needs and to support the economy
  - Housing and employment urban extensions
  - Continued infill/redevelopment based on SHLAA results, subject to ‘Garden Grabbing’ adjustments
- Support existing town centres
- Provide the opportunity for economic growth with a focus on improving existing employment sites

# Preferred Options

## Protecting the Natural Environment

- **Climate change**
  - Support sustainable construction techniques
  - Require 10% of energy used in new developments to be from renewable or low carbon sources
  - Support National policy on controlling development within areas at risk of flooding and coastal erosion
- **Continue with existing protection of sensitive habitats**
- **Provide Suitable Alternative Natural Green spaces to divert human pressures from the heaths**
- **Review the boundaries of the East Dorset Area of Great Landscape Value**

# Preferred Options

## Creating High Quality and Distinctive Environments

- Support National policy relating to heritage assets
- Introduce a 'local list' of important buildings in East Dorset and update the Christchurch 'local list'
- Use Article 4(2) Directions to control development in Conservation Areas and the curtilage of listed buildings
- Support the principle of Special Character Areas, but review the areas
- Introduce urban design standards



# Preferred Options

## Meeting Local Needs

- Resist loss of facilities
- Priority given to multi use of facilities
- Introduce the Community Infrastructure Levy/local tariff to support provision of essential facilities
- Introduce 'Living Space Standards'
- Housing densities should normally be a minimum of 30 dph, but this should be dependant on the local character
- Affordable housing thresholds should be reduced
  - 40% to be provided on sites of 5 or more
  - 40% equivalent financial contribution for sites of 5 or less
- Identify the general need for gypsy and traveller pitches based on our submission to the Regional Assembly

# Preferred Options

## Creating Prosperous Communities

- Identify the allocation of 20 hectares of employment land to the west of Ferndown Industrial Estate
- Support the provision of an additional 15 to 30 hectares of employment at the Airport
- Allow redevelopment of existing employment sites for high quality mixed use where there is strong evidence of a lack of market demand over the plan period
- Continue support for rural diversification
- Identify Ferndown, Verwood and Wimborne as Town Centres
- Identify West Moors as a District Centre
- Safeguard local shopping centres from loss of retail uses
- Support continued provision and protection of village shops, pubs and services

# Preferred Options

## Transport and Accessibility

- Encourage low carbon travel and reduce the need to travel
- Identify Prime Transport Corridors
  - Poole to Wimborne, via Corfe Mullen
  - Bear Cross to Ferndown Town Centre
  - Airport to Wimborne Town Centre
  - Ferndown through West Moors to Verwood
- Introduce the Community Infrastructure Levy/local tariff to require development to contribute towards providing transport improvements
- Support improvements to the A31(T)
- Support improvements to the B3073 corridor
- Support improvements to the Ferndown to Poole corridor
- Establish clear car parking standards for both residential and non-residential development

# Preferred Options

## Areas of Possible Significant Change

- Wimborne/Colehill
  - Sports village east of Flight Refuelling
  - Possibly football and rugby club relocations and the sports pitches we were unable to provide at By The Way, plus allotments
- Wimborne Town Centre
- Ferndown Town Centre
- Verwood Town Centre
  - Identify Town Centre boundaries
  - Identify prime and secondary shopping areas
- West Moors District Centre
  - Identify District Centre boundary

# How much housing should we provide?

- We no longer have to meet the RSS figures
  - First Detailed Proposals – 5,400 dwellings (2006 to 2026)
  - Evidence based requirement
- Housing Demand
  - Almost endless, so should not be used to lead the debate
- Housing Need
  - Demographic requirements
  - Social requirements
  - Economic requirements

# Population Numbers

1995 to 2005	
4,400	Population increase
7,374	Live Births
11,183	Deaths
-3,809	Net difference
8,209 (9.7% of popn)	Net in-migration

- Current population = 88,500
- 2031 projection = approx 100,800

# Demographics

- Population Estimates and Projections, 1991-2033
- International Migration
  - 2001 to 2008 more residents moved abroad (1,200) than moved from abroad (900)
- Internal Migration
  - 71% of in migrants are of working age or younger
  - 75% of out migrants are of working age or younger
  - 61% of existing residents are of working age or younger

# Where do households move from?

- 43% of households moved within East Dorset between 2005 and 2007
- About 35% moved from neighbouring authorities
- 62% of resident households wished to move within East Dorset

*East Dorset Housing Needs Survey 2007*



# Household Formation

- As well as a projected population increase there is a predicted increase in households
  - Smaller households
  - Fewer children per family
  - Older parents
  - Living alone
  - Living longer

# Social Needs

- **2007 Housing Needs Survey**
  - 440 households in need per year who cannot be accommodated in the existing social housing stock
  - About 650 special needs households in unsuitable accommodation
  - 502 households with children in unsuitable accommodation
  - 2,150 young households (21 to 35 years) to form a household in two years from survey.
- **The current waiting list**
  - Approximately 2,200 households
  - About 290 in Gold Band
  - 1,200 in silver band

# The Impact of Low Housing Delivery

- Health
  - Clear link between inappropriate housing and poor health
- Education
  - Clear link between inappropriate housing and poor educational performance
- Crime
  - Clear link between inappropriate housing and crime
- Family Life
  - Clear link between inappropriate housing and family breakdown

# Economic Needs

- Forecast up to 2026: Far fewer workers than jobs (2,707)
  - Why?
  - The ageing population, as the workforce is set to retire!
- The First Detailed Proposals (5,400 dwellings) were considered the minimum to support the economy
- Approximately 3,000 employees work directly in the construction industry (8% of total workforce)
- Additionally, significant numbers are associated with the industry e.g. estate agents, surveyors

# Housing Needs Conclusion

- Housing needs are greater than environmental capacity
- We therefore need to maximise provision while protecting the important parts of our environment
- We should also consider the opportunities that development can bring to safeguard and improve our environment

# Housing Provision

- SHLAA identifies potential for 3,300 homes within existing urban areas over 15 years (2009 study)
  - Represents a significant increase in urban densities
  - We could take account of Garden Grabbing and removal of minimum density requirements
  - Garden Grabbing = about 1,600 dwellings
  - However, not all Garden Grabbing is wrong!
  - Assume that SHLAA will deliver about 10% fewer dwellings than predicted = 3,000

# Possible Urban Extensions

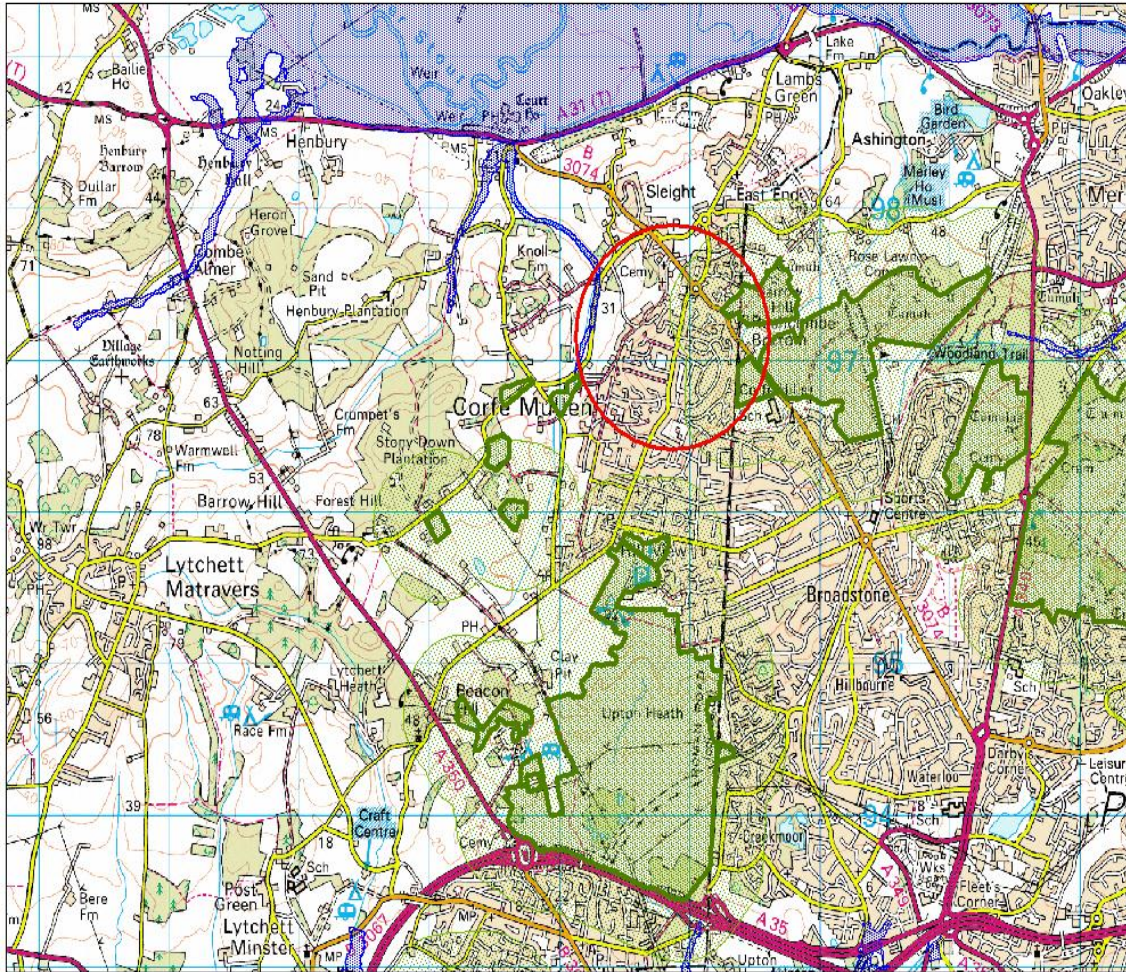
## First Detailed Proposals

- Detailed investigation to identify least damaging locations
- Focus on main urban areas

## Master Planning

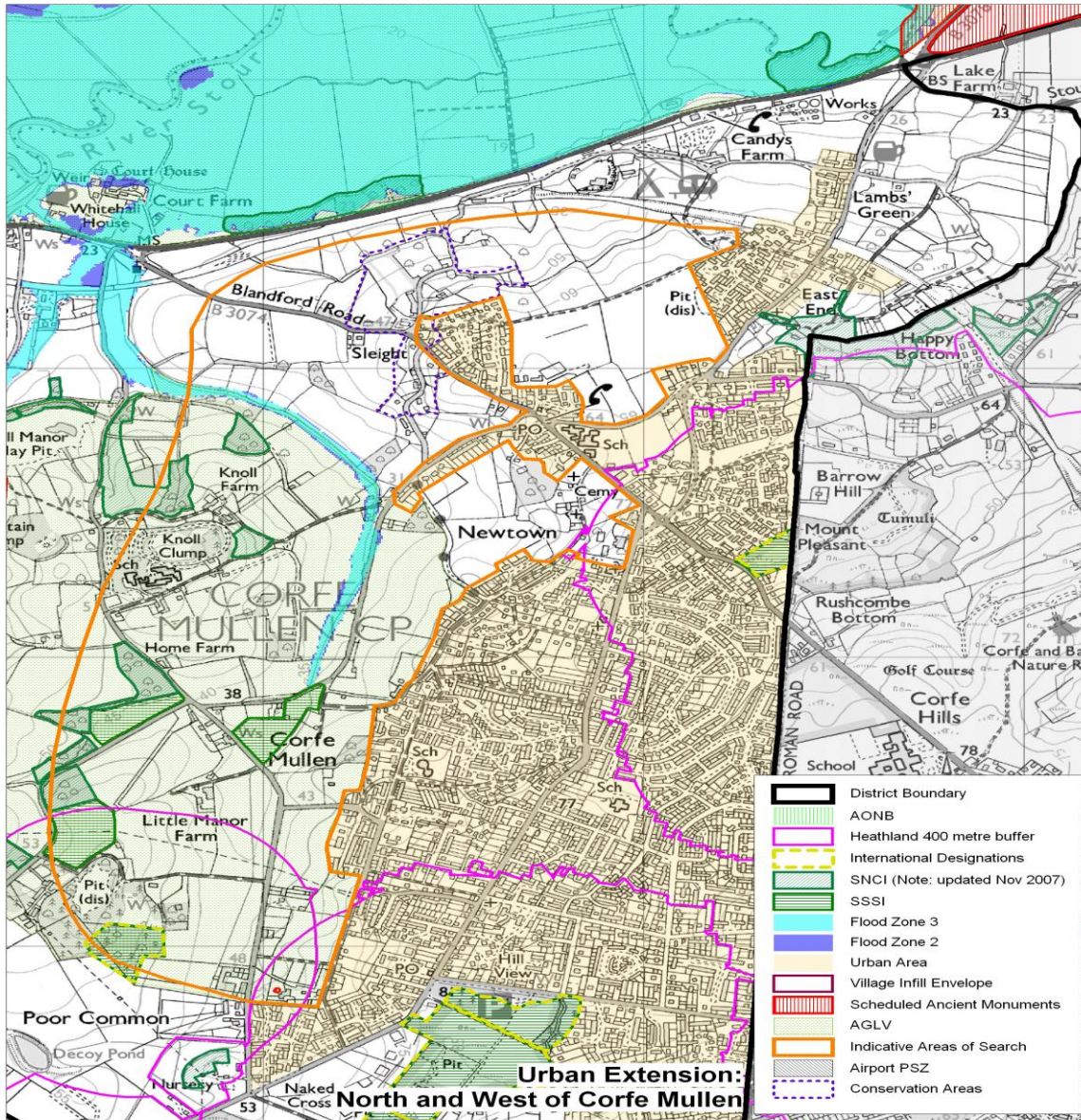
- Stage 1 master plan report almost finalised
- Stage 2 work commenced and drafts plans prepared
- Highways Agency has now confirmed it has no fundamental objection to urban extensions in East Dorset

# Corfe Mullen



- First Detailed Proposals
- 700 homes at Pardy's Hill





- RSS Proposed Changes Area of Search

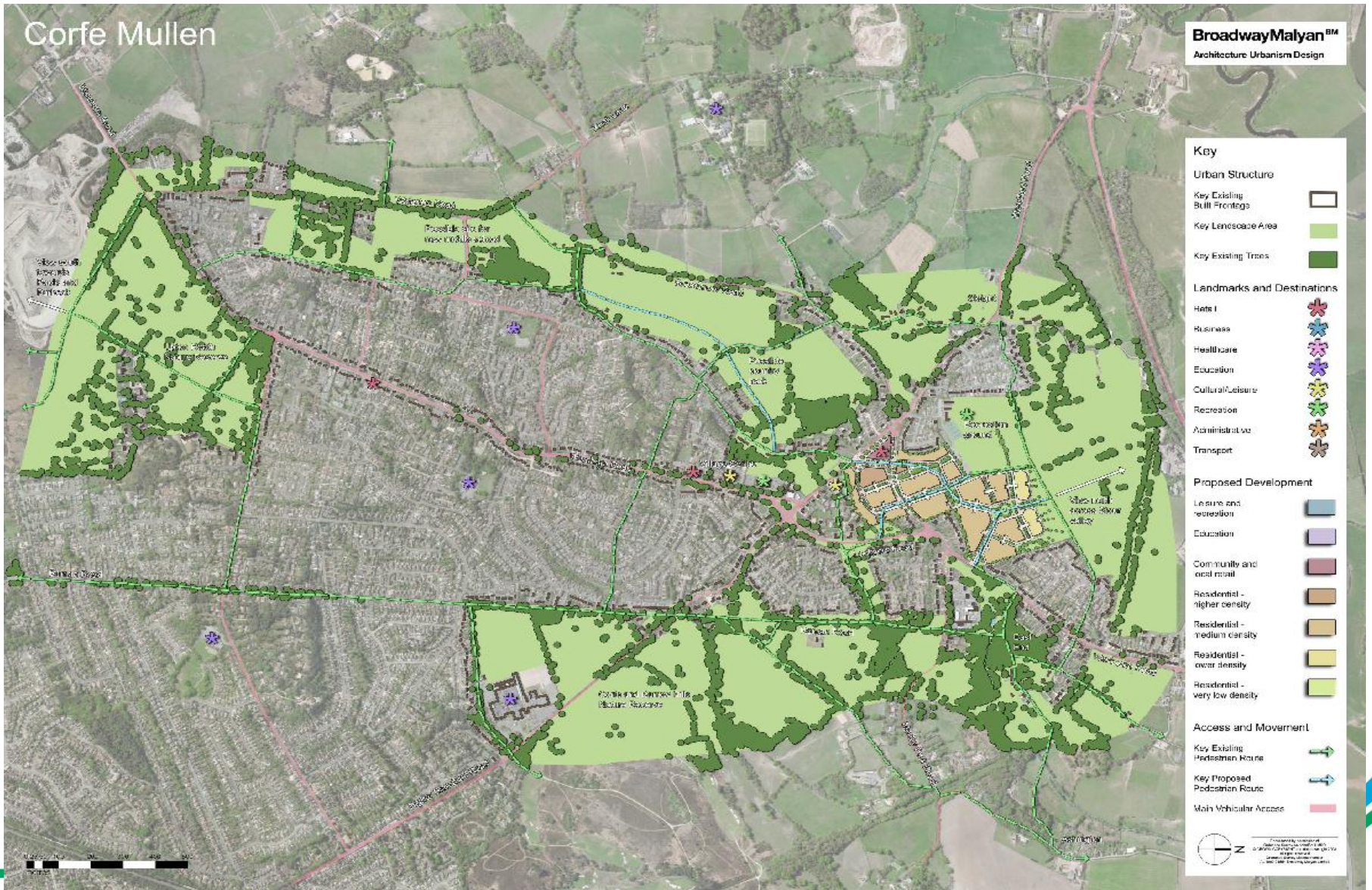


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# Consultants Master Plan



453 dwellings



**Key**

- Extent of site
- Existing contours at 1m intervals
- Leisure and recreation
- Education
- Community and local retail
- Residential - higher density
- Residential - medium density
- Residential - lower density
- Residential - very low density
- Key pedestrian route
- Vehicular access point
- Focal building

N

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# Corfe Mullen Character Tile

Higher  
Density =  
50 dph

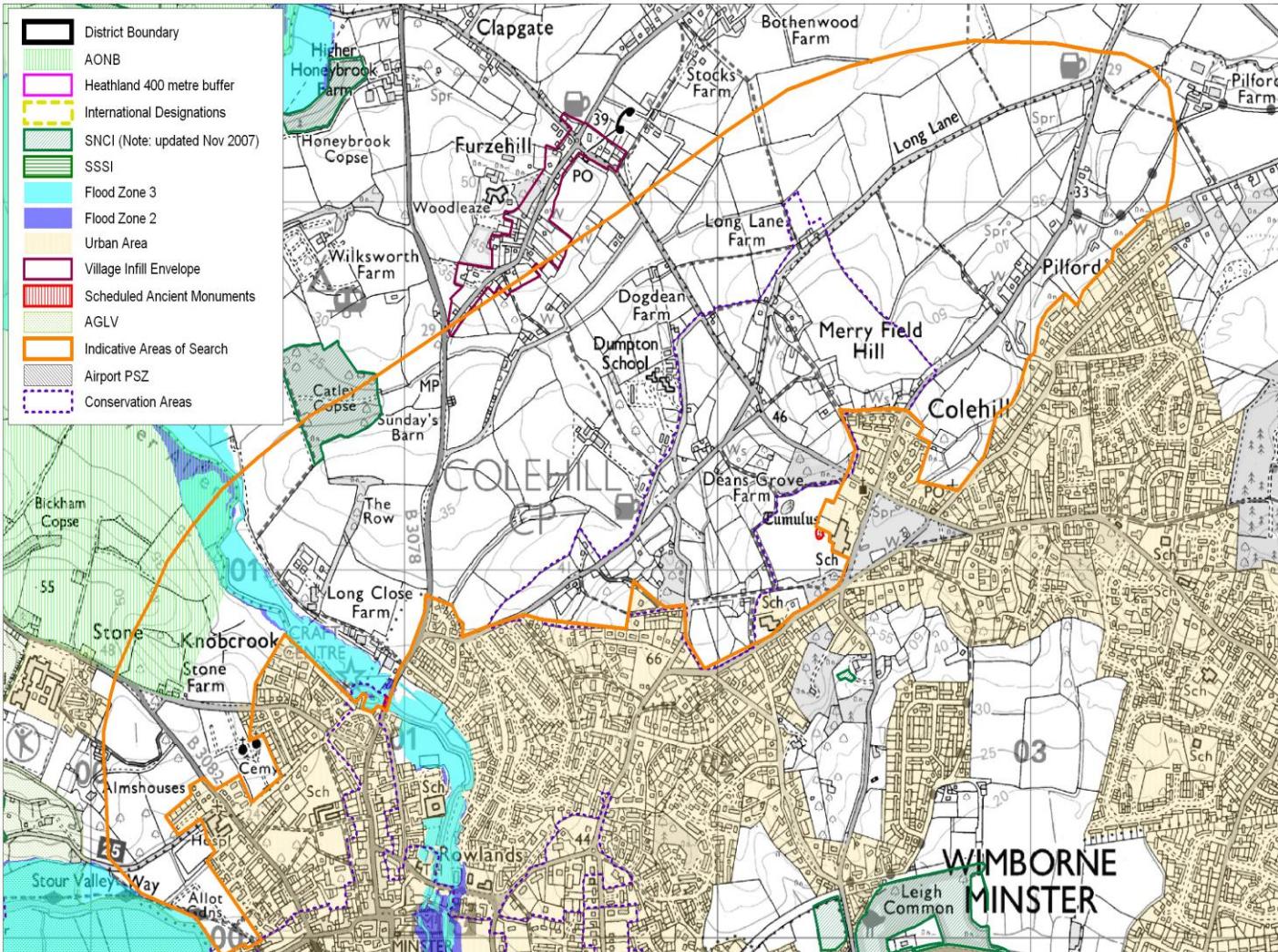


Medium  
Density =  
35 dph

# Wimborne



- First Detailed Proposals
- North Wimborne and Cuthbury 800 dwellings



- RSS Proposed Changes Area of Search

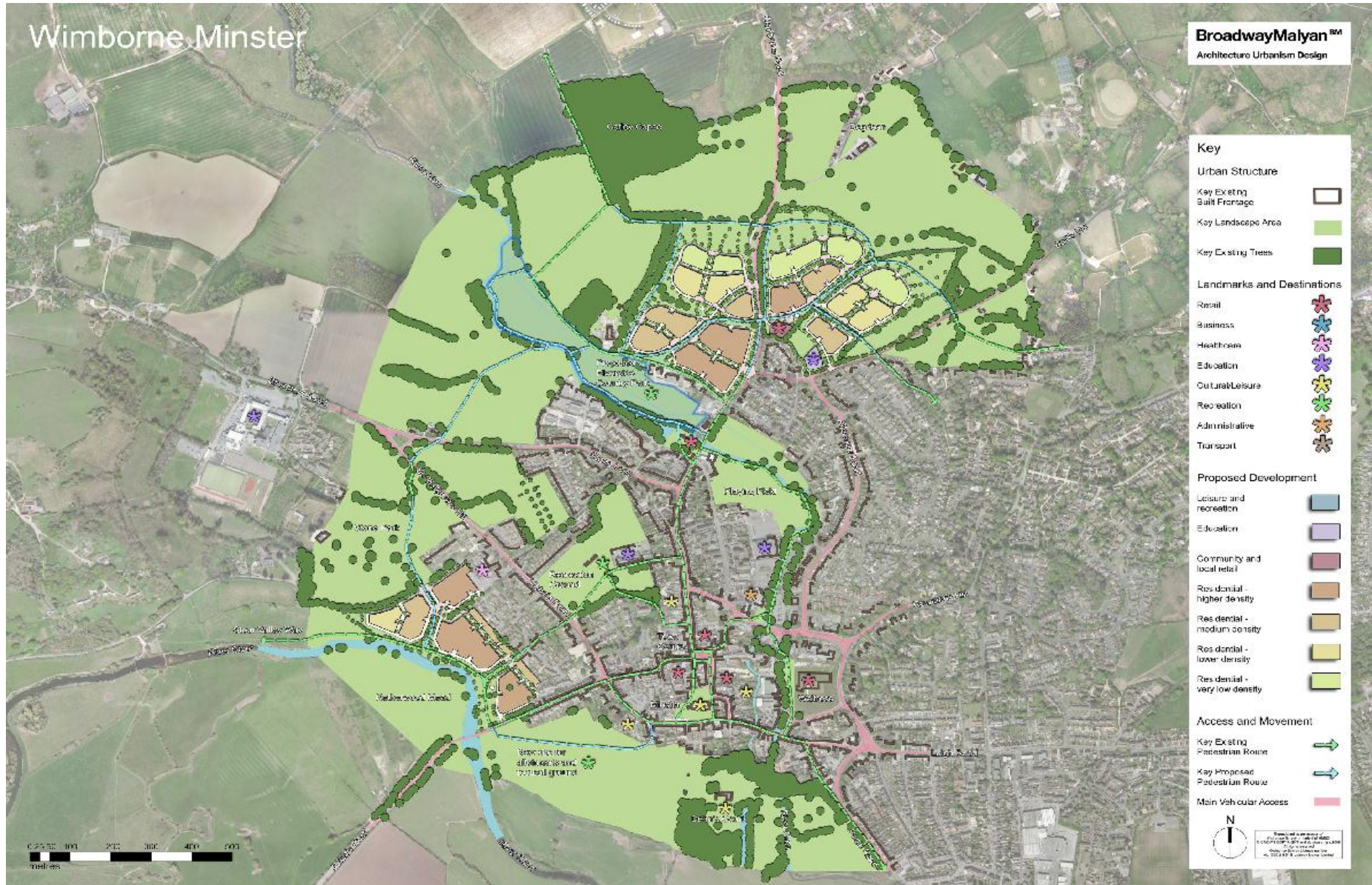


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**Urban Extension:  
North and West of Wimborne Minster**

# Consultants Master Plan





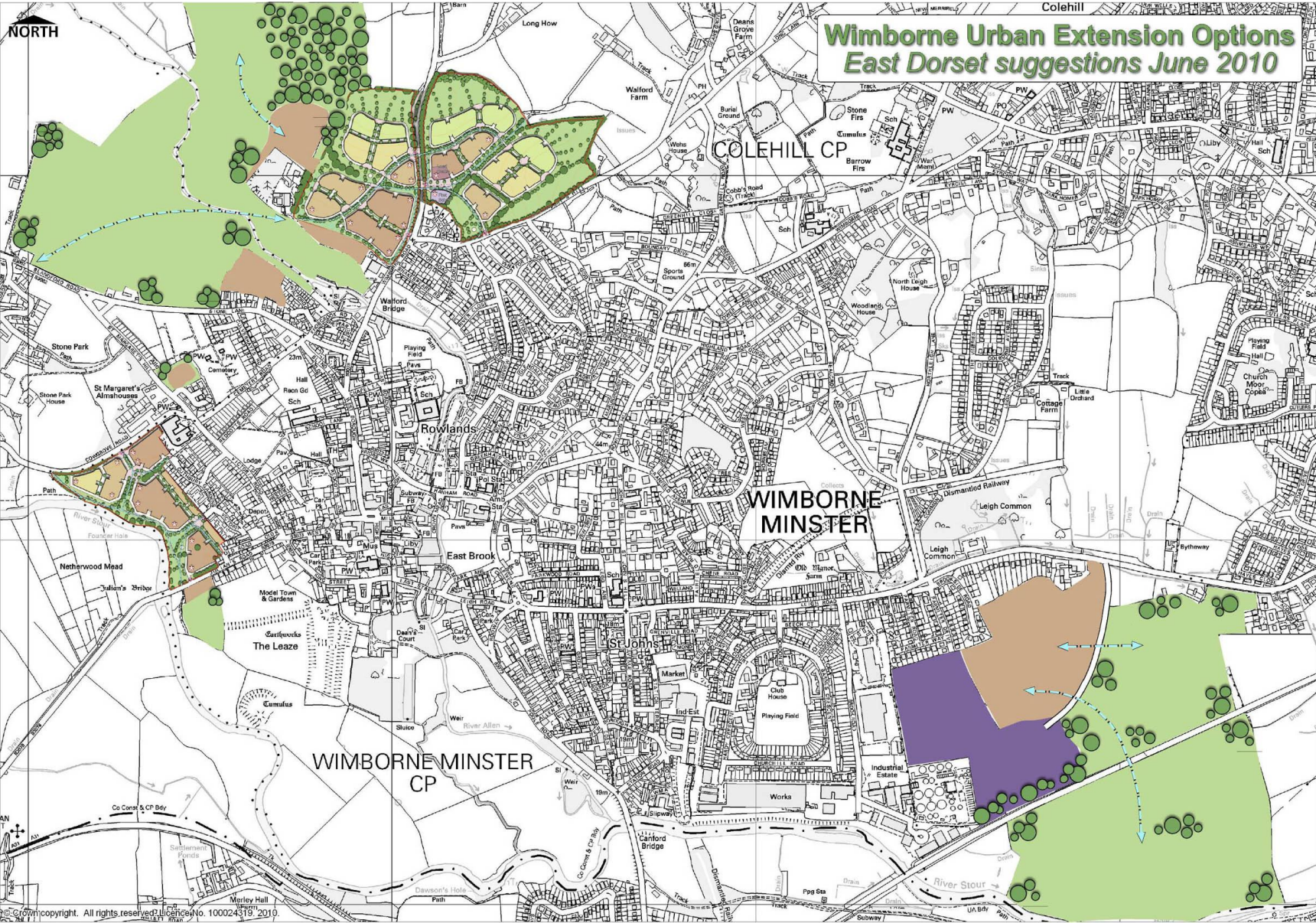


485 dwellings



# Wimborne Character Tile





# West Parley

- First Detailed Proposals
- 900 homes at Parley Cross





385 dwellings

142 dwellings



# West Parley Character Tiles



## Lower density

- detached houses
- 2 storeys
- larger gardens
- parking on curtilage
- @20dph

Low Density = 20 dph



## Higher density

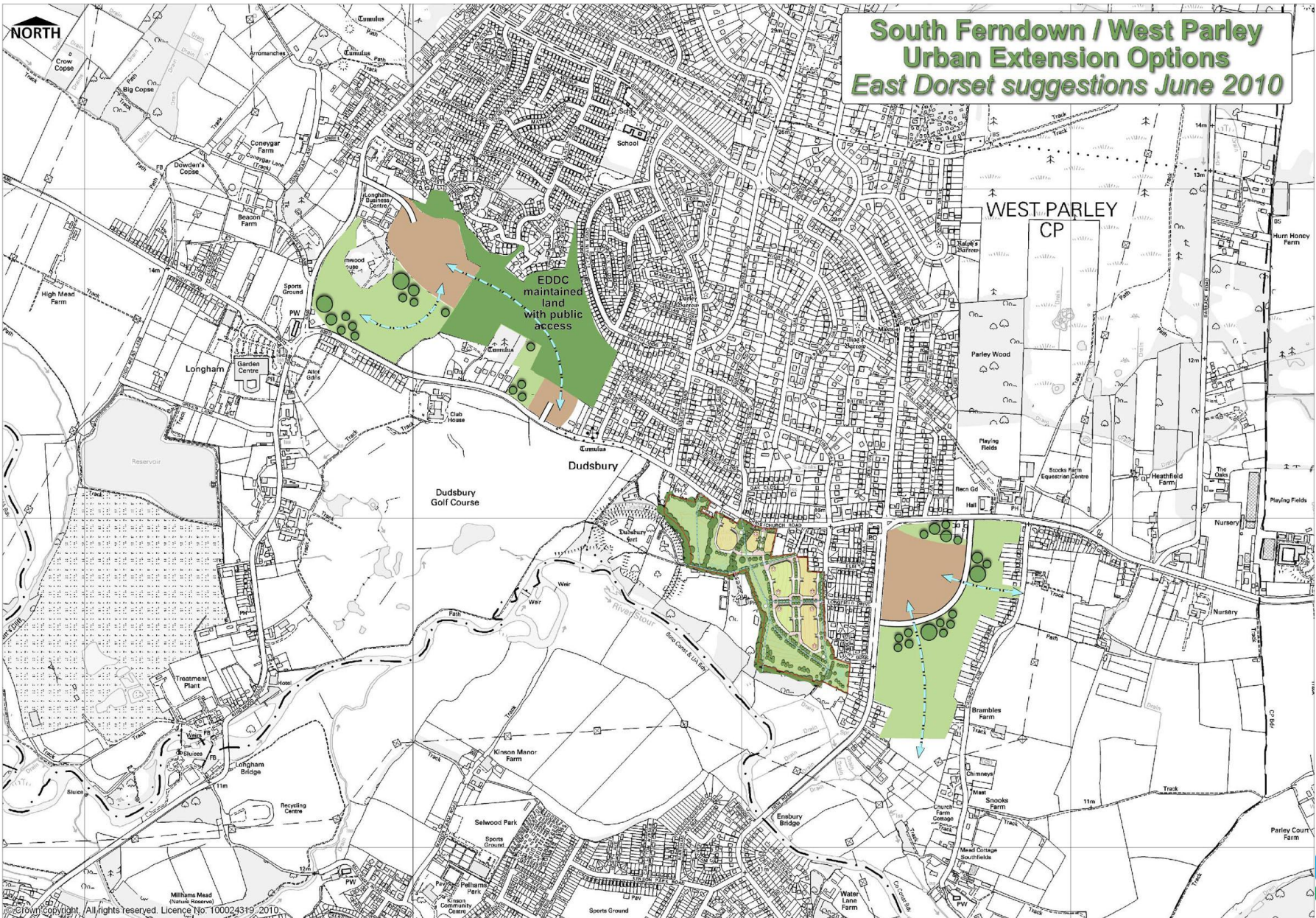
- detached, semi-detached, terraced houses and flats
- 2, 2 1/2 and 3 storeys
- standard gardens
- parking on curtilage or in rear courtyards
- @50dph

High Density = 50 dph

Similar to Wimborne TC

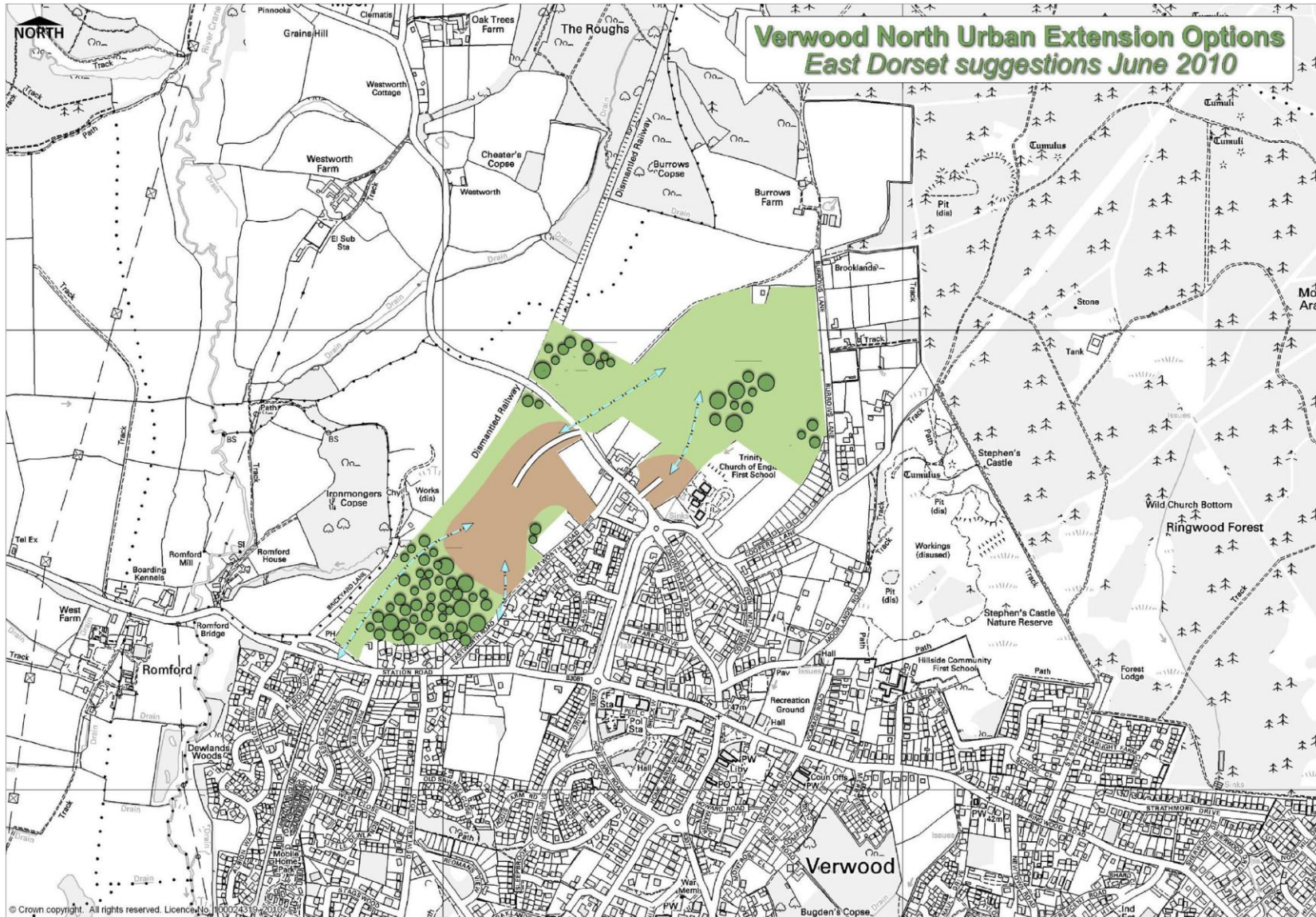
NORTH

# South Ferndown / West Parley Urban Extension Options East Dorset suggestions June 2010

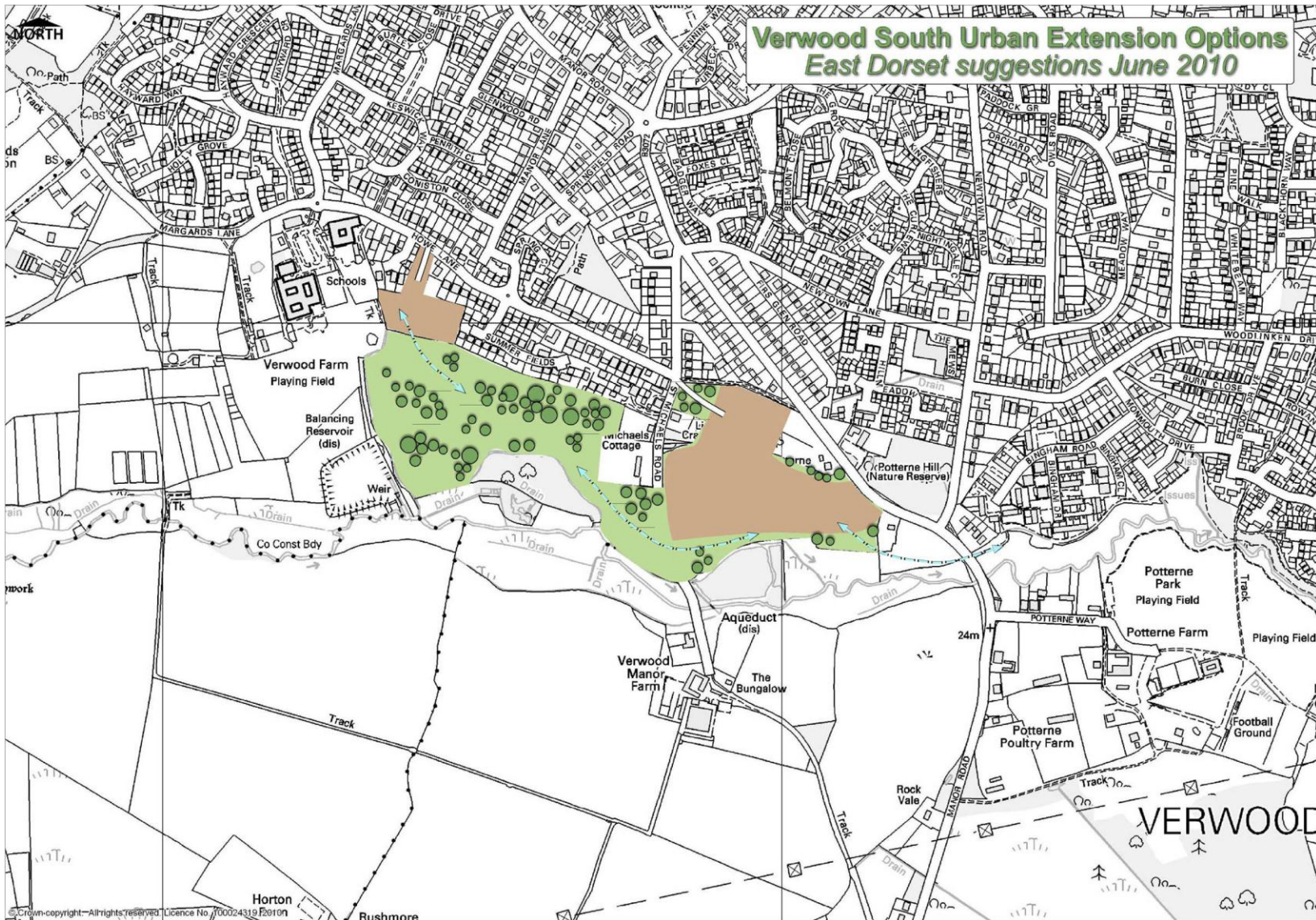




# Verwood North



# Verwood South



## South East Dorset Green Belt

SE Dorset Green Belt = 33,000 ha

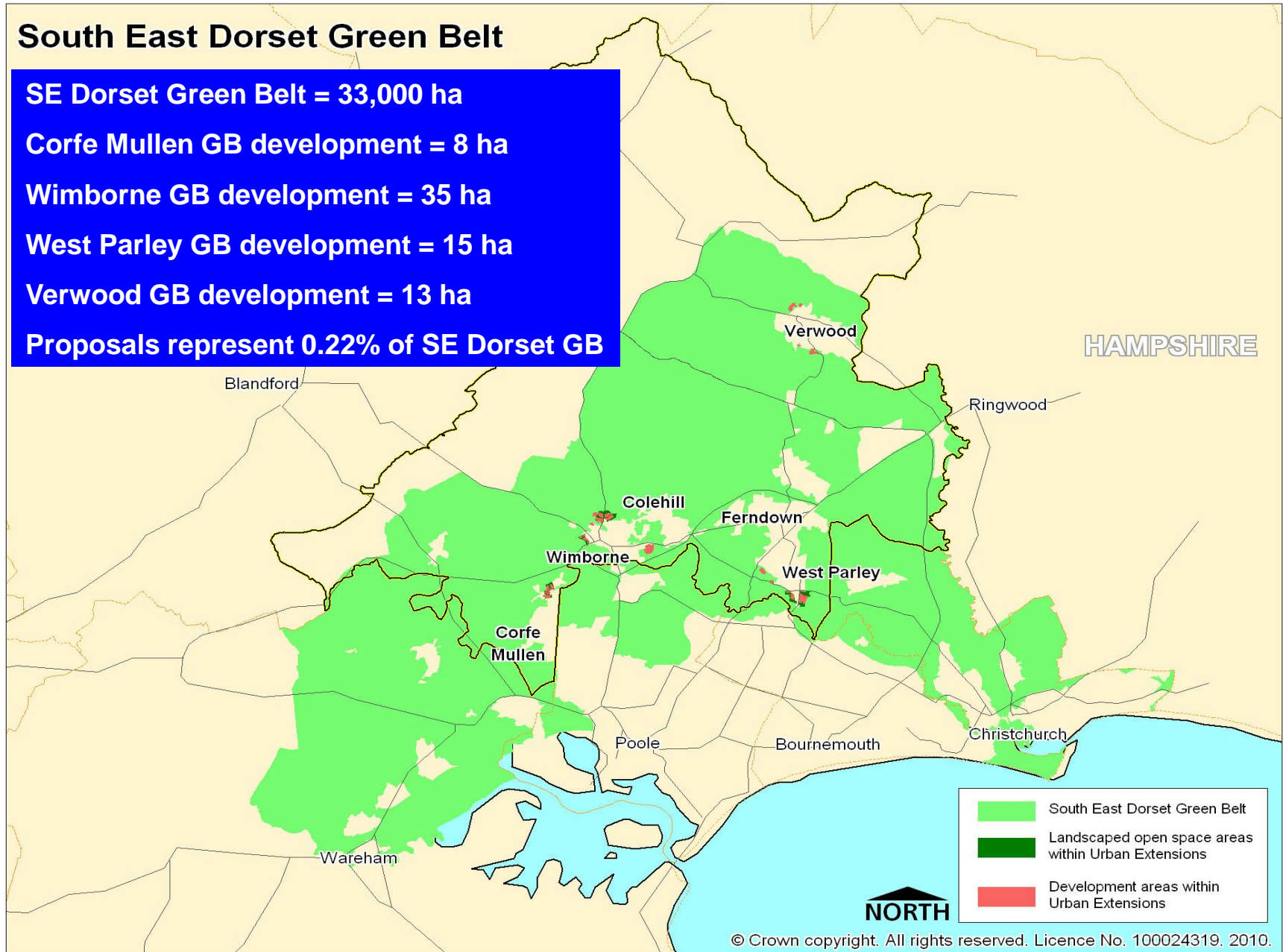
Corfe Mullen GB development = 8 ha

Wimborne GB development = 35 ha

West Parley GB development = 15 ha

Verwood GB development = 13 ha

Proposals represent 0.22% of SE Dorset GB



# Housing Provision

## Option 1: Delivers 3,250 homes

- Deliver SHLAA within urban areas, taking into account 'garden grabbing'
- Deliver Cuthbury allotments urban extension

## Option 2 : Delivers

- Deliver SHLAA within urban areas, taking into account 'garden grabbing'
- Deliver master plan urban extensions

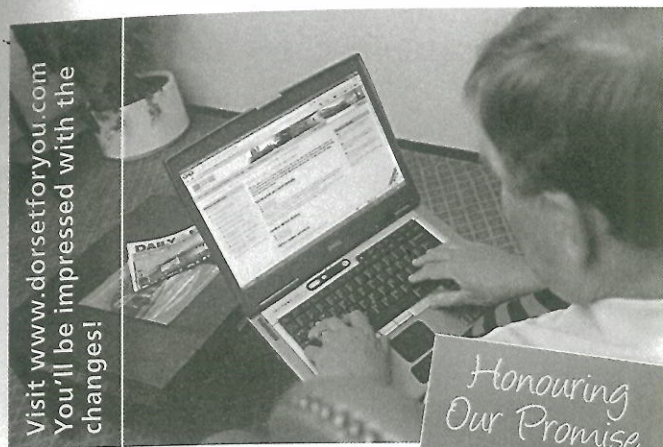
# Housing Delivery

## Option 3: Delivers 5,800 homes

- Deliver SHLAA within urban areas, taking into account 'garden grabbing'
- Deliver EDDC officer suggestions

# Where we go from here!

- Member feedback
- Joint Briefing 24<sup>th</sup> July
- Council meetings in late September
- Consultation October for 12 weeks
- Further consultation before public examination next Summer



## Council website improvements are a big hit

Users of [www.dorsetforyou.com](http://www.dorsetforyou.com), the website run by Dorset's councils, have let us know that it is getting better all the time. An independent survey of users shows that overall satisfaction with the website has risen by a massive 44 per cent over the last year.

Dorsetforyou.com was the website for the district and borough councils of Christchurch, East Dorset and West Dorset along with Dorset County Council, but these authorities were joined by Purbeck at the end of June and will be joined by North Dorset District Council before the year end.

Dorsetforyou.com was improved in 2008 following comments from users who found it difficult to find their way around. Key content and the search facility were improved and new features were added. These include a recruitment section, which allows people to search and apply for jobs with local councils. More than 30,000 job applications have been made via the website in the past 18 months.

Another popular feature called 'find your nearest' allows residents to enter their postcode and see a range of information about their local area, everything from doctors and dentists to school catchment areas, planned roadworks and recycling collection dates.

### Free Computer Training

Free training on how to use computers and the internet is available in East Dorset. The two-hour workshops are designed for beginners, done in small groups and cover everything you need to know about using the Internet efficiently.

To find out more or to sign up call View to a Skill on **0800 0438 007**, email: [admin@view2skill.co.uk](mailto:admin@view2skill.co.uk) or go to [www.view2skill.co.uk](http://www.view2skill.co.uk)



### Residents invited to have their say

Residents are invited to have their say on the future of East Dorset over the next 15 years.

The Council, in partnership with Christchurch Borough Council is working on future development plans and will be producing an 'options for consideration' document that will go to public consultation in the autumn.

The document - the Core Strategy - sets out a series of forward planning options, including the location and scale of possible housing developments, as well as sites for employment land, open spaces, transport infrastructure, and community facilities. The Core Strategy is part of a much larger document, the Local Development Framework, and will assist planning decisions made over the coming 15 years.

As part of its consultation, the Council will be seeking residents' views on possible locations for additional housing. The Council recognises that some locations could be sensitive and need to be managed as part of the wider local environment.

Chief Executive of East Dorset District Council, David McIntosh, said: "The Council recognises that there are significant social and economic pressures for new housing within the district.

"However, this must be balanced against the need to safeguard and manage the district's sensitive environment and a requirement to ensure that there are improvements in infrastructure and services. I hope that when the consultation starts, residents and communities take the opportunity to participate and let us know their views on the options for consideration."

The consultation will begin in early October and will run until Christmas. If you haven't already registered your interest on our database, please email the Council at: [policy.planning@eastdorset.gov.uk](mailto:policy.planning@eastdorset.gov.uk) or call **01202 886201 ext 2422**.



### Resident reaches 100

By the invitation of the local Women's Institute, the Council's Chairman, Cllr Mike Dyer, paid a surprise visit to the 100th birthday party of Sturminster Marshall resident Lucy Holloway. He brought with him a card and a beautiful bouquet of flowers to honour this East Dorset resident's centenary.



# Working in Partnership

Christchurch Borough Council

East Dorset District Council

East Dorset District Council



Contact: Policy Planning  
 Extension: 2422  
 E-mail: Policy.planning@eastdorset.gov.uk  
 Our Reference:  
 Your Reference:  
 Date: 22 September 2010

Dear Sir / Madam,

**Christchurch Borough Council and East Dorset District Council**  
**Core Strategy**  
**Options for Consideration – Notice of Proposed Consultation**  
**4<sup>th</sup> October – 24<sup>th</sup> December 2010**

Your details are currently registered on the Christchurch and East Dorset Local Development Framework consultation database to receive notifications regarding emerging planning policies for the two districts. You may have requested to be added to our database or you have responded to a previous consultation. Please visit <http://www.dorsetforyou.com/index.jsp?articleid=390063> for more information on the Local Development Framework.

We are about to start consulting on our second phase of joint work which is called 'Options for Consideration'. We would like to hear your views on how the plan for the area should be shaped and your preferences regarding the options we have put together.

Since our last consultation we have started using a new system called Limehouse. This programme allows you to comment on our ideas online in a more efficient way. For more information on Limehouse please visit <http://limehousesoftware.co.uk/>. This system is very easy to use and does not require any prior knowledge of the system in order to use it. If you have any questions regarding the use of Limehouse then please do not hesitate to contact the planning policy team at either authority.

If any of your contact details have changed or if you no longer wish to be on the database then please send any amendments to [etaylor@eastdorsetdc.gov.uk](mailto:etaylor@eastdorsetdc.gov.uk) as soon as possible.

The consultation period will start on **4<sup>th</sup> October and run for 12 weeks until 24<sup>th</sup> December 2010**. You will be sent the link to our online consultation document nearer the time. Paper copies of the consultation will be made available in a range of public locations across both Christchurch and East Dorset including libraries, information centres and the Council offices themselves. Paper copies will also be made available for people who do not wish or are unable to complete them online. If you have not



already notified us that you would like to receive hard copies of the consultation documents please contact either authority to request them. If you know of anyone who may be interested in this consultation then please make them aware.

We will never use your details for any other purpose than to contact you about the Local Development Framework or other very relevant local planning matters.

Yours faithfully



Judith Plumley  
Head of Neighbourhood &  
Environment  
Christchurch Borough Council



Neil Farmer  
Head of Community Services  
East Dorset District Council