

Appendix D Options for Consideration Consultation

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Christchurch and East Dorset Core Strategy

Notes of Electricity Supply Meeting

Thursday 9th December 2010, 2.00pm, Priory Room, Christchurch Borough Council

Attendees

James Smith	East Dorset District Council
Julia Mitchell	Christchurch Borough Council
Nick King	Scottish and Southern Energy

Current electricity supply

- Capacity wise ok at the moment. May need to extend network and put in an extra substation.
- Graham Paisley, Strategic Planning Engineer is looking at the Core Strategy housing and employment options and their impact on the existing network. We need to add him to the database

Housing and Employment Options at East Dorset

- The Housing and Employment options in East Dorset were discussed. In general SEB considers that growth can be accommodated by the existing network, although at West Parley they may need more notice as it is dependent on what Bournemouth do.

Housing and Employment Options at Christchurch

- There is no problem for capacity for new dwellings, but there is an issue with the overhead power lines and pylons at the Roeshot Hill. There are costs implications for undergrounding these power lines – approx £1million for 1 span. These pylons are part of a critical power link between Christchurch and New Milton. They can be undergrounded, but adequate notice should be given to order equipment. SEB hasn't the facilities to do this, and another company would do the work. It was estimated that it would be approximately 2 months work.
- There is a critical 11KV link running between Christchurch and New Milton immediately to the north of the railway line
- Bournemouth Airport – growth in employment should be accommodated by existing network.
- Wick Lane development in town centre – the substation needs to be relocated.

Future Plans of SEB

- We asked whether SEB had any business plans that would affect our Councils. The response was not at the moment, although there is a need for a new sub station at Verwood.

General Comments

- They need plenty of notice (6 months) for work needed to be able to give quotes for costs. Quotations for work are valid for 30 days. Costs may go up.
- All new substations are Permitted Development. If on highway they write to Council for courtesy. They are 4m by 4m square.
- It costs about £45,000 for one sub-station. If there are 2 next to each other, the second developer has to pay half the costs to the first developer.
- Planning permission is required for a new line but not updating "bundle". Used to have to apply for Sect 37 for updating bundle but no longer required
- No buried transformers at EDDC
- Some of the urban extensions may require renewable energy. SEB does not foresee a problem with that and have just built 12 eco homes elsewhere.
- The local depot for Gas coverage of our areas is Minstead, Hampshire.

Could this be saved somewhere on the system? Perhaps with the one to one meeting notes?

Thanks

Judy

From: graham.paisley@sse.com [mailto:graham.paisley@sse.com]
Sent: 16 August 2011 14:51
To: Judy Windwood
Subject: Re: Christchurch and East Dorset Core Strategy

Hi Judy

In response to your e-mail I provide below some general information which you may find helpful at this stage.

I can provide general guidance on the provision of electricity infrastructure and the treatment of any existing infrastructure in relation to future development.

Connections for new development from existing infrastructure can be provided subject to cost and timescale.

Where existing infrastructure is inadequate to support the increased demands from the new development, the costs of any necessary upstream reinforcement required would normally be apportioned between developer and DNO (Distribution Network Operator) in accordance with the current Statement of Charging Methodology agreed with the industry regulator (OFGEM). Maximum timescales in these instances would not normally exceed around 2 years and should not therefore impede delivery of any proposed housing development.

Where overhead lines cross development sites, these will, with the exception of 400kV tower lines, normally be owned and operated by Southern Electric Power Distribution.

In order to minimise costs, wherever possible, existing overhead lines can remain in place with uses such as open space, parking, garages or public highways generally being permitted in proximity to the overhead lines. Where this is not practicable, or where developers choose to lay out their proposals otherwise, then agreement will be needed as to how these will be dealt with, including agreeing costs and identifying suitable alternative routing for the circuits. The existing customer base should not be burdened by any costs arising from new development proposals.

To ensure certainty of delivery of a development site, any anticipated relocation of existing overhead lines should be formally agreed with Southern Electric Power Distribution prior to submission of a planning application.

I trust this is helpful to you at this current stage and can be included in your Core Strategy Document.

Yours sincerely

Graham Paisley
Network Development Planner

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17/08/2011

→ Think Green. Do you really need to print this email?



From: Judy Windwood <jwindwood@eastdorsetdc.gov.uk>
To: <graham.paisley@sse.com>
Date: 10/08/2011 15:48
Subject: Christchurch and East Dorset Corè Strategy

At a meeting with your colleague, Nick King, on 9 December 2010, he said that you would be looking at the housing and employment options in the consultation on the Core strategy which we we were undertaking at the time. We are currently examining the results of the consultation and carrying out more work to determine which options we should take forward to the next stage, which will be a consultation in 2012. At the moment I am writing the Implementation Development plan which will provide the basis for the Community Infrastructure Levy. I would be grateful if you could tell me if any of the sites we showed as Options create any issues for you and if they create any requirements for infrastructure.

Once we have more idea about which sites may go forward I will contact you again and hopefully this will be of more use to you.

Judy Windwood

Policy Planning Officer
East Dorset District Council
01202 886201 Ext 2423

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**Note of meeting regarding housing sites in Corfe Mullen
Being proposed in the Core Strategy Options for
Consideration Consultation.**

9th December 2010

Present: May Palmer (Harry J Palmer), Colin Palmer (Harry J Palmer), Tim Hoskinson (Savills) and Lynda King (EDDC)

The purpose of the meeting was to discuss the comments arising from the above consultation in respect of land owned or of interest to Palmers in Corfe Mullen.

LK said that the Council had not had time to analyse the responses to the document in any detail yet, but that anecdotally there was very little support locally to building on the Recreation Ground (CM3) and that there continued to be problems with what the Education Authority could do with Lockyers School (CM1) as this was dependent on so many different variables at the moment. The site which has attracted the least objection, except from people living close to the site, was CM2, which is partly owned by Palmers.

If the company wish to pursue this site through the Core Strategy, then they will need to come up with an acceptable alternative location for the allotments, which should be within the Parish. LK was aware that the Canford Estate, who part own CM2, had land available for allotments, but it was in the Borough of Poole. She was concerned that if these became statutory allotments, then they would be available to the residents of Poole, not Corfe Mullen, which would not be acceptable. MP tabled an area of land the company owned off Broadmoor Road for consideration. LK commented that ideally the land should be closer to the main built up area, but if no other land was easily available, then it would be considered.

The other issue that would need to be addressed was the SANG to accompany the site. It became clear that the land off Haywards Lane owned by Palmers has been optioned to someone else and is no longer available for a SANG easily. LK suggested that an approach is made to DCC in respect of the County Farm to the

north of the Recreation Ground as a possible SANG. It was agreed that this would be well-related to the possible housing development and should suit the purpose well. TH asked if there was any clarification yet from Natural England as to whether they were seeking 8ha or 16ha/1000 population as SANGs. LK informed him that she is to meet with NE staff next week to discuss this and other issues regarding the Core Strategy.

TH asked whether any of the statutory undertakers had identified any problems with the site. LK said that Wessex Water were satisfied that there was enough capacity at its works, and had factored in the level of development planned in the RSS into its long term plans. So long as the level of development didn't exceed the RSS figures significantly, then they could see no problems. The EA have no issues as the site isn't near the floodplain. LK also informed the meeting that the Highways Agency have withdrawn their objections to the urban extensions in East Dorset, so there will be no transport objections to the proposals.

LK said that if the company wished to support CM2 through the Core Strategy process, then information would need to be provided as to how the allotment replacement and the SANG could be provided. She also gave a rundown of the Core Strategy timetable towards its expected adoption at the end of 2012.

Lynda King
9.12.10

Agenda for 'One – to –One' meeting with Natural England
Regarding the Core Strategy
Options for Consideration Consultation
~~23rd November 2010~~

13 December

- 1) Should the Core Strategy contain a positive policy seeking the re-creation of strategic natural areas/habitat recreation?
- 2) If so, should we have a target for the re-creation of these areas?
- 3) Should the plan contain a policy for the protection of SANGs?
- 4) Should there be a policy relating to the establishment of a contributions fund for the creation of new habitat, as well as for the creation of SANGs?
- 5) Have you any further guidance regarding whether we are seeking 8 or 16ha of SANG per 1000 population?
- 6) Have you any initial comments on the Habitats Regulations Assessment Report by Land Use Consultants?
- 7) A number of objectors to the Options for residential development are questioning the lack of an ecological assessment of each site at this stage of the process. Do you consider that we are required to carry out more detailed assessments of sites with no known ecological constraints now?

8) Would an Upper School be appropriate adjacent to Trinity School (within 400m of Stephens Castle) Uerwood?

**Note of One-to-One Meeting with Natural England regarding
the Core Strategy Options for Consideration Consultation
13th December 2010**

Present: Helen Powell and Nick Squirrell (Natural England), Kate Evans and Lynda King (CBC and EDDC)

1) Should the Core Strategy contain a positive policy seeking the recreation of strategic natural areas/habitat recreation?

The view of NE was that the existing ED Local Plan policies such as SL3 and NCON4 were good and should be retained. A positive policy for the creation of areas of habitat is very welcome, although it was remarked that it is difficult to obtain land for heathland restoration, and it also takes many years to achieve a suitable habitat.

NE were of the opinion that it is more important to state where the areas for recreation will be rather than a target figure for the hectareage to be recreated. The RSPB have recently produced a paper on open habitats and have identified specific areas within the Plan area where heathland could be recreated. – use this as a guide.

The discussion then broadened out to consider the proposed employment sites in turn:

PC4 – NE are aware of a good population of smooth snakes and dormice in the vicinity of the site. Any development of the allocated land should include a substantial strip of heathland along the boundary of the site with the A31 to the north.

PC5 – There is the opportunity to provide off-road cycle and footpath links to this site via Moors Valley to the north, and to West Moors via the Castlemain Trailway. LK commented that the route to the Castlemain Trailway would be incorporated into any development proposal for the site, and that the applicant already has a Travel Plan co-ordinator in place and a commitment to improve the accessibility of the site.

NE also suggested that there was the opportunity to provide a pocket park/circular walks/dog walking areas for employees on site using the forestry land to the south and asked that these be incorporated into any scheme – the SANG requirement for the site.

PC7 – St Leonards Hospital. LK advised that the site has pp for over 55's housing, but if this does not materialise, then a scheme for a low traffic generating commercial/office use could take place.

Airport Site – Has a route to the A338 yet been found? NE have issues about air pollution and request that the red line of the scheme does not include any of the SSSIs. They also asked why so much land had been proposed to be taken out of the Green Belt for the airport – surely this leaves the site vulnerable to residential development? If the land isn't needed for the development of the airport, then the land should not be taken out of the Green Belt.

NE require additional information about air pollution. What is the impact of additional planes flying? Is there a need to off-set the increase in air pollution arising from additional flights, or is not a factor due to more efficient planes?

NE commented that there is a need to provide alternative means of access to the site to get people working at the site out of their cars.

PC8 and PC9 – LK commented that these sites were not favoured for employment uses.

2) If so, should we have a target for the re-creation of these areas?

NE – Yes. They again commented that the existing EDLP policies should be re-introduced and be highly focused to specific areas where habitat re-creation is desirable (See RSPB maps)

NE suggested that this type of policy should be integrated with the GI work, especially where it is site specific.

3) Should the plan contain a policy for the protection of SANGS?

NE are of the view that any residential development of more than 50 dwellings/80 flats should provide a SANG. They consider the policy should specify what the functions of the SANG should be, and set out the criteria that will bring this about. NE have a list in terms of SANG functions.

4) Should there be a policy relating to the establishment of a contributions fund for the creation of new habitat, as well as for the creation of SANGs?

NE commented that the LA's are very focussed on SANGs and the re-creation of heathlands at the moment. There is also a need to create non-heathland habitat to improve the quality of greenspace. These are likely to be woodlands and areas that can flood, hay meadows and pockets of scrub to soften the landscape.

5) Have you any further guidance regarding whether we are seeking 8 or 16ha of SANG per 1000 population?

NE's view is that the closer to heathland the development is, the larger the SANG needs to be. They consider that the 16ha is a minimum, but should be used flexibly. LK asked if there was any evidence to substantiate this amount. NE confirmed that the figure wasn't based on substantial evidence yet. LK suggested that such a requirement would need to be evidenced for the EiP, and that care needed to be taken to ensure the evidence base/standards set for this Core Strategy are consistent to those set out in the GI work.

NE advised that the average distance a dog walker will walk around a site is 2.1km, and that any SANG therefore needs to accommodate this distance. Consideration should be given to strategically located SANGS, which might not be immediately adjacent to the development, but which will be large enough to fulfil the SANG criteria and can meet the needs of both proposed and existing populations. They need to be provided before the majority of the new residents of a development move in.

6) Have you any initial comments on the Habitats Regulations Assessment Report by Land Use Consultants?

HP has a copy and will make any comments directly.

7) A number of objectors to the Options for residential development are questioning the lack of an ecological assessment of each site at this stage of the process. Do you consider that we are required to carry out more detailed assessments of sites with no known ecological constraints now?

NE – No, not necessary at this stage, although if you want more detail then use the example of Weymouth and Portland BC who used DERC to do a desktop study of their Option sites.

Christchurch Urban Extension site is a known site for the nationally protected Southern Damsel Fly. NE suggested that the existing watercourses on the site are used as green corridors as part of any development to protect this species.

8) Would an Upper School be appropriate adjacent to Trinity School, Verwood (within 400m of Stephens Castle SPA)?

NE did not see this as a problem. The protected heath would not be located between the heath and the pupils routes home/into town so would not be likely to suffer damage.

Lynda King
7.6.11

**Meeting with Salisbury Diocese Education Officers
Regarding possible school provision
Arising from the Core Strategy Options
14.12.10**

Present : Chris Sheppard, Head of Education and his colleague who looks after the buildings, Judy Windwood and Lynda King

The purpose of the meeting was to discuss the various development options being put forward for discussion and to understand whether the diocese had any development proposals we needed to be aware of.

Verwood

CS considered there is a need for an upper school in Verwood in the next few years, regardless of what happened elsewhere in the District. (Probably by 2017). He asked whether the proposed new school was in the right place due to traffic congestion, but did accept that it made sense to site it next to the existing Middle School as existing facilities could be shared with the new school. If the new sports hall was built as a replacement to the Verwood Leisure Centre, then this should be located between the existing middle school and the proposed new one to enable joint use to be easily accommodated.

He would be happy for the new upper school to be built by the C of E and would like it to be for 11 – 18 age group, but this would need the area to be re-organised to a 2-tier system. 13 – 18 would be ok, but not preferable, although it will be up to the local population to decide.

There are no problems with the quality of the existing school buildings under diocese control in Verwood.

Wimborne

CS – the C of E is happy to be considered for any new First School to be built in the area, and will work with DCC to discuss who will provide the one proposed for North Wimborne.

He considered that St John’s has no room for expansion and where would the children from the Leigh Road and Flights site go to school. He suggested that a new First School could be built at Leigh Park, if the rugby club were to move as suggested, especially as there was an existing Sure Start centre there. The Market site could be another possibility.

St Michaels Middle School needs re-development and possible expansion to accommodate additional pupil numbers. However, the site is constrained by the current Green Belt boundary and the dioceses may put in a comment requesting that the envelop be expanded to allow for future development.

Corfe Mullen and Ferndown/West Parley

The diocese has no real involvement with these areas, therefore the development proposals there to not affect its interests.

Meeting with the Primary Care Trust, 15 December 2010

Melanie Smoker PCT
 Catherine Boulton PCT
 Judy Windwood EDDC
 Kate Evans PCT

Future of PCT

The PCT is scheduled to be dismantled by March 2013. The public health function will move to local authorities. This could be an issue as it is likely to work best where there is a unitary authority but be more of a problem in two tier areas. There will be Health and Wellbeing Boards which adult, children and public health sections will feed through. Commissioning will be done by GP consortia with GPs contracts being managed by a commissioning board which will be at super-regional level. There are already concerns that this super-regional area will be too large and will concentrate on the deprived areas of the urban area, leaving any rural pockets of issues unsupported. Health improvement will be strengthened so the justification for walking and cycling will carry on.

Health Improvement

The Core Strategy needs to contain policies to improve walking and cycling for utility and recreation purposes. Traffic speeds should be reduced to encourage this and routes improved to allow access to employment areas and to schools.

Future of GP Practices

The Government figure for the ratio of patients per GP is approximately 1800. In the two areas it is closer to 1700 and may even be down to 1500 due the age structure of the area.

In future there maybe a move towards GPs consulting rooms being used by other care providers outside of consulting times. At the moment, such flexible arrangements are not well liked by GPs or patients.

Minor surgery can be carried out at GP surgeries, multifunctional rooms help to achieve this.

Co-location of buildings is needed so it is easy to refer people to exercise classes or the CAB.

Funding sources for new practices:

- DoH capital funding. This is likely to reduce. At present it is based on the current population. In future areas may be targeted by the government and this area may receive little.
- GP payment with reimbursement by the PCT
- PCT provide the building with GPs paying rent.

At present patients are restricted by area to GPs practices. If this alters in future, GPs will incur high costs driving distances to patients.

Dentistry

There is no Government funding for dentists.

Commissioning of dentists will be done by the Commissioning Board in future.

There is no location relationship between patients and dentists. In Christchurch, patients come from both Bournemouth and Hampshire. There is no incentive therefore to fund new dentists in Christchurch as it may result in patients from out of the area being catered for rather than Christchurch residents. There is however, a new practice being opened near Waitrose which will take 5,000 patients but these will not be restricted by address. More dentists are currently proposed in Corfe Mullen and Ferndown. The expansion in Corfe Mullen may lead to a reduction in Broadstone and therefore additional capacity will not be delivered. There is no money for any more dentists at present.

Pharmacies

There is control of entry. **MS to supply more information.**

Impact of Options and Housing Growth within the Urban Areas

All the GP practices in the two areas are full or close to being full. Developer contributions will be needed to provide for new or expanded surgeries and will need to be included within CIL.

Christchurch

The Grove cannot take any more patients and there is no room to expand. Stour Surgery has little space.

There are three practices at Purewell which are full. One practice could relocate to the urban extension at Roeshot Hill which would then allow the other two to expand. The accommodation at Roeshot Hill would be for 3 GPs, 2 practice nurses, an additional room for treatment by others and capacity for administration staff to support them.

Saxon Square has a health centre which is unused for health and safety reasons. It is unlikely that a replacement centre will be sought in the town centre. A practice located there has problems attracting patients who find it easier to access a practice close to home. Whilst it could be seen to be ideally located for an extended hours serve, some patients would feel vulnerable in a town centre at night. Any town centre presence is more likely to be a health information point in a supermarket.

Ferndown and West Parley

Ferndown practice is full. There may be some space at the Glenmoor Road practice. **MS to investigate.**

If there is any need in the area, there would be a need to look at a site on FWP3, 4 or 5.

Wimborne and Colehill

The Quarterjack surgery is full. Walford and the Old Dispensary are both busy.

It is felt that the Quarterjack are still investigating whether to expand on their existing site or to move to the hospital. The practice is very proactive and keen to expand.

Walford Mill practice may have room to expand by using their car park and could then cater for residential development in that area.

Much depends on any new capacity created by the Quarterjack which could absorb a lot.

Verwood

Lake Road surgery is full and could suffer as a result of development. Station Road is full but could extend.

Corfe Mullen

This is served by a Poole practice. The practice has been involved with the consultation process.

JW to contact Bournemouth and Poole PCT

Hospitals

Christchurch

Christchurch is part of the Royal Bournemouth Hospital. It does not appear to be needed as part of their function but at the same time, they do not appear to want to sell it. Prts may be sold. It could be bought by GP practices or be used for out patients from locality services. The PCT is currently discussing the future of the hospital with the RBH. The League of Friends may own a lot of the building and therefore would have a say in its future.

Wimborne

This is most likely to stay as a hospital but it will become a cost to GPs. This transfer of funding could lead to it being used more efficiently and effectively.

St Leonards

This currently has an out of hours service and two wards. There are issues over access off the a31 which may be insurmountable but its location is good.

Health | 2 | 15 December 2010-12-14

Future of the PCT- who is being located where, who will we need to liaise with? Will we need to speak to doctor's surgeries individually?

Is there still an aim to promote healthy lifestyles? Will there be any funding for bike routes etc? Is there justification for walking and cycling for health purposes?

What are the future health care needs of the area and how can they be accommodated?

Will the development at Roeshot Hill require a new doctor at an existing practice?

Will Christchurch need a town centre presence?

In the East Dorset towns, can the surgeries cope with the development? What will be needed?

Objectors state that it is difficult to get to see a doctor and that increasing the amount of development will make this worse. Is this true?

How can we address the needs for new or expanding practices?

Will the surgeries be providing additional services?

What is the future for the three hospitals, Victoria, St Leonard's and Christchurch? Do any of them need to be expanded?

What role do the Friends of the hospitals have to play in determining any new facilities or expansion and improvements? Do we need to speak to them?

**Meeting with Wimborne Allotment Holders Association
And Wyatt Homes
Regarding the proposed re-development of Cuthbury and
Julians Road Allotments in Wimborne**

15th December 2010

Present: Steven Coates (Chairman of the Association), Richard Pike (Secretary) Roger Blackmore, Ken Taylor, Shirley Belwood, Russ Baker, Felicity Frost, Robert Pearce (Julians Road Allotments), David Wyatt and Anton Howse (Wyatt Homes), and Lynda King (EDDC)

The purpose of the meeting was to inform the Allotment Association about the development proposals set out in the Core Strategy Options for Consideration Consultation document and to discuss their concerns with EDDC and Wyatt Homes.

LK gave a quick overview of the Core Strategy process and how the Cuthbury Allotment site had been considered for possible residential development. She outlined that this site was the only one of the previous RSS allocations that the Members of EDDC had not objected to and stressed that although Members had made no final decisions about the choice of allocated sites, it would be surprising if Members no longer supported this site as a possible housing site. Therefore the Association should consider that the site will become unavailable as an allotment site in the relatively near future. AH from Wyatts reassured the meeting that there were no legal restrictions on the site coming forward for development, contrary to local rumours.

LK then ran through the likely timescale towards the adoption of the Core Strategy, probably by the end of 2012. David Wyatt said that if all went well, he would not envisage commencing development for about 4 years, therefore there is about three years before notice would be served on the allotment holders to quit the site.

It was made clear that the residential re-development of the site could only take place if the allotments can be satisfactorily relocated, and that the Council would envisage that the Association would be involved in this process. It was too early in the process at the moment to be able to answer the Association's detailed questions about the method of moving the allotments and exactly how the new sites will be run, and that this meeting was more about discussing general principles and assuring the Association that the allotments will be replaced, not lost.

LK outlined the two sites proposed for the replacements by Wyatts – the site immediately south of the existing Julians Road site which is in the ownership of the Hanham Estate and which is suitable as it is not in the flood plain and is not within the Ancient Monument, and the site south of Leigh Road. The Association were not aware of the Julians Road site. There were a number of

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detailed concerns about how the practicalities of any move would actually be controlled, which LK said largely could not be answered at this stage, but that would be borne in mind if the site was formally allocated. There was also a debate about the tenure of the sites. LK said the LPA would like to ensure that more, better allotments were provided and that these were safeguarded long term as the existing site is only on an annual lease. However, concern was expressed from some Members that if the allotments were made statutory, existing users who live outside the town, or even the District, would not be eligible for a new one. This matter needs further debate between the prospective developer and the users. There were also concerns about the effect of the sewage works on the proposed site off Leigh Road. LK said an odour report had been carried out which highlighted that the site is not as bad as may be expected, but acknowledged this was a factor that needed to be taken into account in the final site layout. She also said this site may be closer to some existing allotment holders than the existing site, and may be more advantageous to some people.

LK outlined that the Council were keen to see other sites developed as part of the development of the town, and that the prospective developers of the north Wimborne site had also outlined a site for allotments and a community orchard. The site is in Colehill, which could go some way to meeting that Parish's needs, if the site is allocated in the Core Strategy. The Allotment Association asked if they could be involved in a meeting with the prospective developers of this site in the future. LK said she could see no reason why not, and could help to arrange this if necessary.

A question was asked if any other sites were under consideration for allotments. LK said no – only land that had been considered suitable for housing had been identified at this stage, where there is a willing landowner/developer involved. If other sites were to be suggested, we would consider them.

The meeting concluded with an understanding that this discussion was the start of the process, and that not until there is more certainty about the site actually being allocated for housing will the detailed discussions start. The Allotment Association will submit their formal views on the Core Strategy Consultation document by 14th January.

**Phone call with Ron Gentle, Poole BC
17 December 2010**

Corfe Hills School

Should Corfe Hills become an academy school, it will have to consult on any change to its intake and therefore any change will not happen quickly.

If the school were to take two more years then year numbers will have to go down thus creating a need for additional places somewhere in the borough. Whilst it would be possible to expand the school to accommodate the two years, the playing fields would be too small. This is under review nationally at the moment so the situation could change.

It is also possible to take children into schools at two ages, ie 11 and 13 but it's not a popular solution-Gillingham School takes pupils at 11 but until the move to two tier across North Dorset, it used to take children from Shaftesbury at 13 as well as those at 11 from its own catchment.

Pupils currently move from Broadstone Middle to go the Poole and Parkstone grammar schools. The spaces are then filled by pupils from out of the catchment who wish to ensure a place at Corfe Hills. This causes problems for the school and may worsen if more pupils move around at 11.

In 2018 the numbers of pupils in the area will be higher as the existing first school bulge moves into senior schools. This will create a need for a new senior school in both Poole and Bournemouth.

Poole was looking at catchments, especially at shared catchments. It was thought that the Government was against shared catchments but the Ombudsman has now announced that this is no longer the case. Poole is likely to look at catchments but with elections in May, it is likely the work will be done later. Nationally, catchments are being discussed as part of the introduction of free schools.

RG said that if new schools are proposed they have to be offered as free schools before the public sector steps in.

Penny's Walk, Ferndown
Discussion Meeting – 21st March 2.00pm
The Barrington Centre, Penny's Walk, Ferndown

To consider the future of the town centre in relation to Penny's Walk - improving the public realm, increasing footfall and vitality, and to consider the potential for a 'Ferndown Vision'.

Proposed Discussion Points

1. Introductions

2. Looking to the Future for Ferndown

Halcrow Total Place Report 2010 – key findings

- Creating a more welcoming entrance to Ferndown town centre
- Better public space around the Day Care Centre
- Possible relocation of the Day Care Centre
- Too many toilets
- Improved use of the Barrington Centre for the community
- A place to pass through rather than spend time

3. Tesco views and perspective (Goadsby)

- Blank windows
- Future plans

4. Break for a short walkabout in Penny's Walk to look and discuss the points raised.

*****Reconvene in the meeting room*****

5. Views from the Chamber and Town Council

- Improving footfall and shopping activity
- Creating a new identity / civic heart
- Updating and refurbishing the public realm
- Redevelopment of some public buildings
- Reducing speed limits on some roads
- Developing a coherent vision and strategy for Ferndown

6. Dorset County Council views and perspective

- The Day Care Centre – recent investment
- The Library

7. Reflection on the issues raised and next steps.

**Looking to the Future for Ferndown
Penny's Walk Discussion Meeting
21.03.11**

Present:

Cllr M Birr

Cllr D Burt

Adrian Carter (Goadsby)

Gerry Clarke (Art4All, Ferndown)

Cllr J Cullen

Cllr L Dedman

Richard Henshaw (EDDC)

Sally Knott (EDDC)

Cllr J Little

Cllr Mrs C Lugg

Cllr S M Lugg

Paula Sales (EDDC – Economy)

Roger Sewill (DCC – Asset Review)

Christine Shade (Chamber of Trade)

Alison Taylor (DCC – Adult Services)

Apologies:

Kevin Poulton, Economic Generation Manager, EDDC

Shirley Thompson, Ferndown Chamber of Trade

There was general agreement to develop a Partnership approach to create a more attractive town centre for Ferndown. Ideas included:

- To create a new identity for the town and share a cohesive long term vision
- Developing the work of the Town Plan recently commissioned by the Town Council
- Increasing footfall and activity by introducing art and more seating
- Use of a sail type canopy to offer interest and protection – tables and chairs (eg. Dukes, Christchurch & Hotel de Vin, Poole)
- Reducing speed limits on surrounding roads near to Penny's Walk
- Introducing a market in the White Heather car park
- Developing a performing arts centre at the Fire Station site
- Removing some of the planting beds
- Introducing more shops
- To relocate the Day Care Centre and replace with another large anchor store (M&S was suggested)

The discussion led to the suggestion of developing short, medium and longer term plans for the centre, centred on a shared vision. There was general support for this.

Other points of discussion

1. Tesco

Tesco are the head leaseholders for part of Penny's Walk, and the freeholder is Dream Hoyt Properties.

It is not currently known what Tesco's future plans are for the store in Penny's Walk. Adrian Carter offered to speak to his client to find out. However, they have indicated they would support local art work being displayed on the blank side returns in Penny's Walk.

The question was asked whether the landlord would support an application for more shop units in Penny's Walk. Adrian offered to find this out.

Adrian explained that 2 of the shop units have taken some time to let in Penny's Walk (Adams and the Mobility Shop), and although there had been interest from national retailers – Costa Coffee and Greggs, he suggested the footfall was not high enough for them at the moment. Adrian also suggested his colleague Adam Shepherd who looks after the Retail Agency and lettings for Penny's Walk would be interested in being involved in this project.

2. Dorset County Council

The County Council is currently cutting revenue expenditure by 25%, and this will have significant impact on future investment across the county. However, within Penny's Walk, the key site of the Day Care Centre, the Social Services offices and the Library were recognised as important strategic sites to the economic vitality of the town. All are owned by Dorset County Council as freeholder.

Alison suggested that the Day Care Centre could be relocated in the longer term if a suitable alternative site is found and a developer funded its provision. Both the Library and the Social Services counter service would need to retain a presence in the centre – the offices also could be relocated.

The County Council will carry out a Principal Town Review for Ferndown in the summer of 2011. Roger explained that all county assets will be considered, including those leased, with a view to reducing costs.

3. PCT and East Dorset Housing Association

Both of these offices are now vacant.

4. Next Steps

- It was agreed to develop a 2, 5 and 10 year vision for Ferndown.
- To develop a partnership approach and work closely with the Town Council, EDDC, DCC, Tesco, GP's, the Library and other key land owners and stake holders.
- To draw up a brief and scoping document
- Engage with the right people in the community – including the young and the retired

East Dorset Community Partnership

Community • Voluntary • Private & Public Sectors Working in Partnership



Notes/agenda

ETAG Notes November 2011

29th November 2011

ETAG Meeting 29th November 2011

Present: Amanda Broom, Sarah Burton, Hilary Chittenden (Chairman), Clare Gronow, Lesley Haskins, Janet Healy, Paul Jones, Roger Long, Dave Mitchell, Peter Richardson, James Smith, Paul Timberlake, Pippa Wheatley, Graham Willetts

Apologies: Jane Adams, Shane Bartlett, Steve Davies, Jean Hazel, Steve Lugg, Alan Spencer, Jo Taylor

Guest Speakers: Lynda King, Policy Planning, EDDC and Amanda Broom, Dorset Wildlife Trust

The chairman welcomed new members and the guest speakers. Members with personal interests in Agenda Item 1 declared them for the purpose of the meeting.

ITEM

1. Consultation on finding sites for Gypsies and Travellers - Lynda King

It was agreed that ETAG's contribution to the consultation should be to identify anything that would indicate that sites may not be suitable, available or achievable (as requested in the Site Options Response Form). Members would submit comments on the process either individually or through their parent organisations.

LK outlined the background to the consultation and the way in which criteria for the sites were established. The consultants will review all the options and any additional sites put forward for consideration by each of the Local Authorities in Dorset, Bournemouth and Poole. A further consultation may follow. The proposals will be

examined by a Planning Inspector to determine soundness and will be adopted by 2013. All allocated sites would need individual planning consent.

Consideration of individual sites – issues raised in discussion

Site 1. Candy's Lane, Corfe Mullen - 10 residential pitches

- part of a County farm with active lease
- access problems
- archaeological interest
- spring
- very visible
- SNCI on opposite side of A31
- proximity of private nature reserve

Site 2. Land off Pompey's Lane, Ferndown - 1 residential pitch

- small site off a semi-unmade track with hard standing
- has been used in the past

Site 3. Uddens (Cannon Hill) Plantation – 25 transit pitches

- land is owned by the Forestry Commission and is surplus to their requirements
- pitches likely to be as a group of 10 and another of 15
- both could be in use at the same time
- possible to screen the blocks to reduce landscape impact
- proximity to area identified for employment land in Core Strategy Options
- important area for heathland restoration - some tree clearance has taken place
- good site for reptiles (esp adder, smooth snake and sand lizard)
- dormice also present
- proposal would effectively cut the site in half
- loss of large area of only accessible large area of open green space for residents of Stapehill – potential conflict with ANGSt
- proximity of Castleman Trailway and risk to its use because of public perception and fear of large encampment
- Castleman Trailway is a priority project in the Green Infrastructure Strategy (Grade 1 investment site) with £250,000 investment committed to developing its quality and use. Improvements will be made to signage, surfacing, promotion, community use and habitat enhancement as a key greenway for the area and sections are already used as a commuting to work cycleway.
- risk of displacement of informal recreation for local residents to nearby designated heathland and increased use of cars to get to eg Holt Heath
- risk that transit site users might consider any increase in the use of Castleman Trailway as intrusive
- need to consider other proposed and existing land uses in the area, proximity and access to A31 and Uddens Industrial Estate: is there enough land to /accommodate the transit site(s) without environmental damage?
- Dorsetforyou mapping of Castleman Trailway is incorrect

Site 4. Twin Acorn, Horton Road, Horton 8 residential/transit pitches

- currently gypsy owned and partly used for transit
- managed by the owner.
- Horton SNCI on opposite side of the road.

Site 5. Wayside Road, St Leonards - 2 residential pitches

- currently in lawful use.
- cause of local controversy and concern of some local residents
- existing use has limited PC support

Site 6. Land at Oakley Farm, 3LX - 4 residential/transit pitches

- site currently used by travellers on a regular basis
- on the edge of the 400m heathland zone but no direct access to heath.
- although not in the flood plain some concern expressed about land contamination/diffuse pollution

Site 7. Keith Acres, Verwood - 15 transit pitches

- privately owned
- within 400 metres of heathland but site has been used by travellers for many years (including prior to heathland policies).
- used April to September each year

Site 8. Chipping Depot, Woodlands – 3 residential/transit pitches

- Owned by DCC and still used by them
- Concern expressed about impact on AGLV and proximity to highway

The consultation closes on 10th February. It was agreed that members would submit comments on the suitability of the sites to the Chairman by mid-January and she would prepare a draft response for agreement. Action all: by Friday 13th January 2012

2. Green Infrastructure Strategy for South East Dorset – James Smith

JS outlined the purpose of the Strategy and where we are now. ETAG members have been involved with the development of the GI Strategy and also submitted detailed comments on the final draft.

HC advised that most of the recommendations ETAG had made have been included.

Members agreed unanimously to endorse the Strategy

Action: HC to write to DCC to confirm

Update: Completed 30.11.11

3. River Allen – Amanda Broom

Allied to the GI proposals is the work that is being led by Amanda Broom, DWT on the River Allen Living Landscape Project.

Chalk streams such as the R Allen are internationally rare and are BAP habitats supporting BAP species. The crystal-clear waters of chalk streams support more wildlife than any other waters in Britain, with a huge range of aquatic insects, spawning sites for trout and salmon and food for predators. Their valleys contain important wetlands, including wet woodlands, flower-rich fens and wet grasslands, home to wildfowl and wading birds. As part of the project, which is supported by Semcorp, DWT's "Dorset Wild Rivers" and a public appeal, Dorset Wildlife Trust and local partners are working to restore areas of the Allen that have been affected by human intervention. The aim is to bring back natural characteristics such as pools, shallow clean gravels, clear waters rich in oxygen with lush vegetation and wet meadows.

Of particular importance is the rare native white-clawed crayfish and the R Allen is probably a stronghold for this species which it is feared may be "our next Dodo" and face extinction within 20-50 years. It feeds on detritus and small invertebrates and has some protection under the Wildlife and Countryside Act. However, the greatest threat is from the alien Signal Crayfish which carries a disease (crayfish plague) that can be transmitted not just by the signals themselves but also by also by water, fish or equipment that has been in contact with signals. This greatly increases the risk to remaining white-clawed crayfish populations. Extreme care in hygiene by fishermen and other visitors to the Allen is essential and details of the Crayfish Code can be found on the DWT website at <http://www.dorsetwildlifetrust.org.uk/hres/Crayfish%20Code>

There have been two recent reports of water voles and improvements to the habitat will improve opportunities for their re-establishment. Other wildlife that will benefit includes brown trout, bullhead and brook lamprey as well as river flies and birds such as kingfisher, lapwing, redshank and snipe. There has been a significant improvement in the number and range of otters (for details of the Dorset Otter Group see http://www.dorsetwildlifetrust.org.uk/affiliated_groups.html)

Some but not all estate managers are using mink rafts to monitor and control the alien predators.

The Allendale Centre, Wimborne now has a new management team who are keen to work with the Trust on possible improvements both to the river in that area and its educational value. (NB see ETAG comments on Core Strategy Options).

GW asked about breeding colonies of lapwings – not doing well nationally. AB to provide details. HC has historic data.

GW asked if there is any evidence to suggest improvements in habitat/species where public access has been restricted so reducing disturbance. Mixed results – breeding waders do better.

ETAG members who have not seen it might like to look at a short film on the R Allen produced by local wildlife cameraman Hugh Miles: <http://www.dorsetwildlifetrust.org.uk/dorsetwilddrivers.html>

4. Heathland Interim Planning Framework – James Smith

JS advised that councils are being asked to approve a temporary extension to the existing Dorset Heathlands Interim Planning Framework to March 2012 to ensure continuity in heathland policies. This will be discussed at the EDDC Policy and Resources Committee meeting on 7.12.11 <http://www.eastdorset.gov.uk/democracy/docstore/1111/111118233037-90f3c5f9-7887-4c9e-8e2c-72619bb85498.pdf>

Approval will also be sought for a public consultation on the Dorset Heathland Planning Framework SPD April 2012 – April 2014. It will form part of the LDF package and identify potential SANGs to protect heathlands.

5. AOB

5.1 Hants Minerals

A summary of the issues is presented in the report to P&R Committee 7.12.11 . <http://www.eastdorset.gov.uk/democracy/docstore/1111/111118233037-883c1ac3-7e40-4061-aa91-c3bcd0680d4b.pdf> Blue Haze has been withdrawn. Bleak Hill and Purple Haze are still in the proposals. Although there are some changes to the list of development considerations, most (particularly those affecting integrity of N2K sites including the hydrology) are consigned to be addressed at the planning application stage. HCC have taken the view that other areas of Moors Valley can accommodate informal recreation activities of people accessing from the B3081 (permissive access). They will not accept the difficulties of heathland restoration on landfill sites and have selected other sites elsewhere (ie different underlying geology) as exemplars. They have put Purple Haze on reserve list for landfill – likely to be inert and include soil and rubble.

HCC are now consulting on whether the plan is “sound” ie

- either the legalities of the way in which the plan has been prepared,
- or the plan content – is it justified, effective or consistent with national policy.

EDDC is submitting detailed representation on the Soundness consultation.

It was agreed that HC would draft an ETAG response and circulate to members for comment.

Closing date for consultation is 19th December.

Action: HC to prepare draft response and circulate

5.2 Eneco

HC had circulated the information obtained from the exhibition. The ecologist and project leader for on-shore planning consent have agreed to come and talk to ETAG next year – after Easter.

Main objective at this stage was to let people know what is proposed and seek views on those two options for the additional sub-station - not enough room on the present site. They are both within the parish of Verwood & 3LX

ENECO had advised,

The locations of the electrical infrastructure within the wider 6ha site is flexible, and was chosen for the exhibitions to show a realistic worse case scenario with no landscaping, screening or aesthetic design. Slide 13 shows the two 1.2ha areas of electrical equipment, which was modelled to a height of 14m (the tallest part of the building). Again it is our view that 14m represents a worst case that ultimately may well be reduced. Our maximum height is commensurate with the tallest buildings at Mannington.

The exact route of the cabling has not been confirmed. MOD have told NE that it would be a directional drill under the SSSI heath. NE are concerned about the section between west side of Avon Valley and Hurn Forest .

GW has advised large nos of Fieldfares & Redwings in fields next to Holt Heath so

important to ensure no loss of berried trees/shrubs.

Members agreed that HC should draft an initial ETAG response and circulate for comment.

Closing date for this consultation is 31 December.

Action: HC to draft response and circulate to members

5.3 East Dorset Year of Celebration

HC had e-mailed members about EDDC's grant fund of £30,000 to support East Dorset community groups, organisations or local businesses who will be running celebratory events or projects taking place between 1 April and 31 October. Awards will be for £100 - £500 towards a project or event or £100 - £1500 towards equipment, resources or permanent structures.

HC invited ideas for project/structure or events – and someone to take on the application and lead. The application form requires project leaders to identify how the project/event meets the criteria and Olympic/Paralympic values. No suggestions were made at the meeting. Closing date for applications 30 December. Details from Tracy Cooper 01202 639012.

Action: all

5.4 LNP and NIA bids

At the ETAG meeting in June, ETAG had discussed funding opportunities resulting from the Natural Environment White Paper.

The County (DSP) Environment Group (ETG) has submitted a bid for a Bournemouth, Dorset & Poole Local Nature Partnership (LNP) to be led by DWT: it will seek to build capacity to increase engagement of strategic decision makers, communities and others outside of the environmental sector (especially health and economy).

Dorset is also submitting a bid for a Nature Improvement Area (NIA) "Wild Purbeck" – led by the AONB, & supported by Dorset Biodiversity Partnership & the ETG. It involves not only Purbeck but neighbouring areas including Corfe Mullen, the Waterloo Valley and Upton Heath

It aims to restore and connect areas of exceptional Natural Environment in harmony with the way people live, work and enjoy the area. It will build on the SNA approach and ensure environmental delivery landscape scale covering an area of nearly 46,000ha.

There is a strong emphasis on community engagement and heathland restoration both of which ETAG strongly supports.

ETAG had been asked if we would write in support of the project bid. Members agreed

unanimously.

Action: HC to write to Dorset AONB

Update: Completed 30.11.11