

Appendix E Pre-Submission Consultation

PLEASE NOTE:

Regarding the newspaper articles listed for this appendix in the Core Strategy Submission Statement, under copyright law we are unable to publish copies on this webpage. Please contact planning.policy@christchurchandeastdorset.gov.uk for further details if you wish to see a copy.

ETAG Meeting 18 April 2012 Meeting Notes

Members Present: Paul Attwell, Shane Bartlett, Nicky Brunt, Sarah Burton, Hilary Chittenden, Maureen Godfrey, Roger Long, Lesley Haskins, Dave Mitchell, Alan Spencer, James Smith, Paul Timberlake, Pippa Wheatley, Graham Willetts

Apologies: Jane Adams, Amanda Broom, Steve Davis, Clare Gronow, Jean Hazel, Janet Healy, Norman Jones, Jo Taylor

TIM DAVIS – HOUSING DEVELOPMENT AND ENABLING MANAGER

East Dorset's housing need and how core strategy proposals can improve its delivery

Please note - the slides used during the presentation are included as a separate attached file

Q & A

GW- Is there a checklist of reasons not to provide units?

TD- negotiation position / planners specify provisions / trade off / flats difficult to integrate / different tenures / designated to older people / list to be developed.

SB – appreciation of local connections / legalities / where do you draw the line?

TD – have not been involved in a scheme that has been challenged yet.

DM – can see logic of proportions / recipe for driving up house prices / developer factor into profit margin.

TD – in essence consequences of policy impact on land owners / feeds into viability testing / investigation through consultants / look at evidence.

RH – developers can only sell new housing at market cost / 90% of sales are existing properties / market set by this / Tim's point re viability / Greenfields thousands of pounds per acre turns into millions per acre to attract land owners to sell / developers makes profit etc.

HC – need to ensure truly mixed communities so do not have affordable units in one corner and high value market properties in another.

RH – developers prefer to put affordable housing out of site / sale values / some good examples in this area i.e. Flights Refuelling.

AS – precludes key worker scheme?

TD – may be prioritised / all about definitions.

AS – other end of the scale / people from out of the area buying up housing / place people retire to.

TD – Greenfield developing / push affordable housing / address imbalance.

RH – key slide from Tim’s presentation was the number of bungalows in the area / attracts retirees / different types of housing attracts different people / not easy to control the private sector / in ED economy needs of younger people / terraced housing.

HC – will design preclude extensions? Have lost many of our small “first time” homes because they were extended

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SB – benefit for East Dorset we now have areas of greenbelt can’t make provision /are SANG sites growth in future?

RH – can only plan so far in the future / demographics are pretty accurate / SANGS required for the lifetime of the housing 70-100 years / planning agreements and enforcements / ideas of putting land into trusts / some kind of stake or control of the land.

HC – possible to renew existing urban area housing when looking at that timescale – much will be unacceptable re construction/insulation standards.

RH – rely on Natural England / detailed ecological surveys needed on all sites / if so important NE direct against planning approvals / specific species / advice on how to deal with / many sites have been surveyed already.

RH – suggested a person from ETAG attend the Examination in Public on the Core Strategy to speak should an invitation to do so be received from the Planning Inspector.

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Next meeting 9th May 2012.

Agreed this will be a brainstorming session to consider soundness working through policies in Chapters 13 (Managing the Natural Environment) and 14 (Creating High Quality and Distinctive Environments) and general East Dorset policies. Consideration should include Sustainability Appraisal and Habitats Regulations Assessment.

ACTION ALL: Within ETAG's remit on environmental and sustainability issues, to consider where we should support or where we should advise policies or parts of policies are unsound. Please bring your ideas to the meeting or if you are unable to attend send them to me by e-mail by 8th May so they can be included in the discussion.

We need to follow the guidance on Soundness provided with the consultation papers

Please note, when submitting your response to us, in the newly published National Planning Policy Framework there has been a change to the 'Tests of Soundness' by which the Inspector will assess the Core Strategy. These are set out below:

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Justified – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;

Effective – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and

Consistent with National Policy – the plan should enable the delivery of sustainable development in accordance with the policies in the National Planning Policy Framework.

(taken from paragraph 182 of the National Planning Policy Framework:

<http://www.communities.gov.uk/documents/planningandbuilding/pdf/2116950.pdf>)

Parley plans

WEST Parley Parish Council is urging local people to attend an exhibition at the West Parley Memorial Hall on Tuesday 24th April from 2.30-8pm.

Planners from East Dorset District Council will be showing proposals for the area which have been identified in the Core Strategy.

Ferndown house scheme

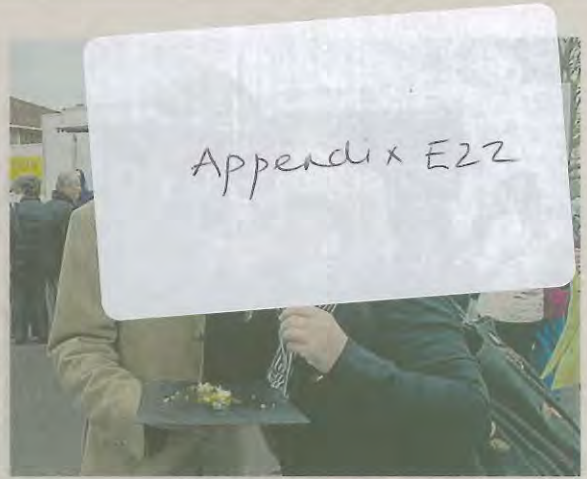
EAST Dorset District Council has received an application for the erection of three, three-bedroom houses to be built at 165, Ringwood road, Ferndown.

All the taste and the fun of BV Food Fair

STALLHOLDERS and visitors braved the chill wind at Wincanton Racecourse on Saturday for Blackmore Vale Media's first Taste Food Fair.

Despite the weather there was plenty to warm the soul from a variety of market stalls to music and storytelling to a hearty selection of hot food on offer. There were also food demonstrations throughout the day in the Dorset Mobile Kitchen with chefs sharing top tips and cooking secrets, including some hands-on pasta making fun for some of the younger visitors. The festival ran till 4pm, when stallholders packed up and along with visitors were invited to watch the Grand National on the Racecourse's large screens. And the lucky winner of the raffle - a Hammonds County Hamper - was Mr Bindemann from the Wincanton-Lahnau Twinning Association, visiting the town from Germany, which he kindly donated to the couple he is staying with in the town.

Pictures by Ian Sumner



Blackmore Vale Magazine editor, Fanny Charles polishes off a platter of tasty treats held by Mark Hammick from The Gagle of Geese was offering visitors.



Christchurch and East Dorset
Core Strategy
Pre-Submission Consultation



**Core strategy -
Supporting
the economy**



Tim showing Cllr Birr the plans for Superior's training academy

East Dorset District Council is currently consulting with residents on its Core Strategy, a document which will help shape the future of East Dorset over the next 16 years.

One of the Strategy's aims is to ensure the district's continued viability and its successful economy. Cllr Malcolm Birr's role within the Council as Lead Member for Economy is to appreciate the needs of the business community and to ensure that facilities are available to meet current and future requirements.

The Core Strategy will help enable employers attract well-qualified workers for a wide range of work opportunities and who want to live in the area and contribute to the wider quality of life. Significant areas of employment land are proposed to be allocated at Bournemouth Airport Northern Business Park, at Blunts Farm, Ferndown, at Woolsbridge Industrial Estate, Three Legged Cross, and at Bailie Gate, Sturminster Marshall.

The main town centres of Christchurch, Wimborne, Ferndown and Verwood will be the focus for commercial, retail and community facilities in order to ensure their ongoing vitality and viability.

One example of a local business that has been able to expand, modernise and grow as employment land has become available is Superior Ltd. With sites on both the Ferndown and Woolsbridge Industrial Estates, Superior has invested substantially on modern plant and premises over the past 5 years.

Managing Director Tim Brown says "It is more important than ever in the current economic climate to look forward to the future and ensure that your business is able to modernise and prepare for future growth. This includes having an adequate supply of land to meet the diverse needs of a modern economy and facilities to train tomorrow's workforce."

Cllr Birr says: "Economic development is a key factor within the proposed Core Strategy. It will help ensure that East Dorset has land which is attractive for investment, suitable for employment growth and new business development and which will retain high quality businesses and attract new ones."

To have your say on the Core Strategy, use the response form in the Spring Extra edition of East Dorset News or visit: www.dorsetforyou.com/348323 where the full document is available. Alternatively, it is also available to read at local libraries and the Town, Parish and District Council Offices.

Public exhibitions, where Officers will be on hand to discuss the proposals, are taking place on:

Friday 20th April 2.30-8pm	Allendale Community Centre, Hanham Road, Wimborne BH21 1AS
Tuesday 24th April 2.30-8pm	The Memorial Hall, Christchurch Road, West Parley BH22 8TS
Friday 27th April 2.30-8pm	Corfe Mullen Scout Hut, Badbury View Road, Corfe Mullen BH21 3HU
Tuesday 1st May 2.30-8pm	St John's Church Hall, Leigh Road, Wimborne BH21 1AE
Weds 2nd May 2.30-8pm	Longham United Reformed Church Hall, Ringwood Road, Ferndown BH22 9AW
Thursday 17th May 10am-3pm	Penny's Walk, Ferndown Town Centre

The consultation will run until 25th June 2012.



Emma Norman with Oxford Sandy and Black piglets from the Ansty Herd.



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Affordable Housing 2012

Evidence and proposed Local Plan
Policies

- The evidence:-
 - Strategic Housing Market Assessment (SHMA) Update
 - Employer and Employee Research Project
- The response
 - Proposed Local Plan Policies
 - Affordable Housing Supplementary Planning Document

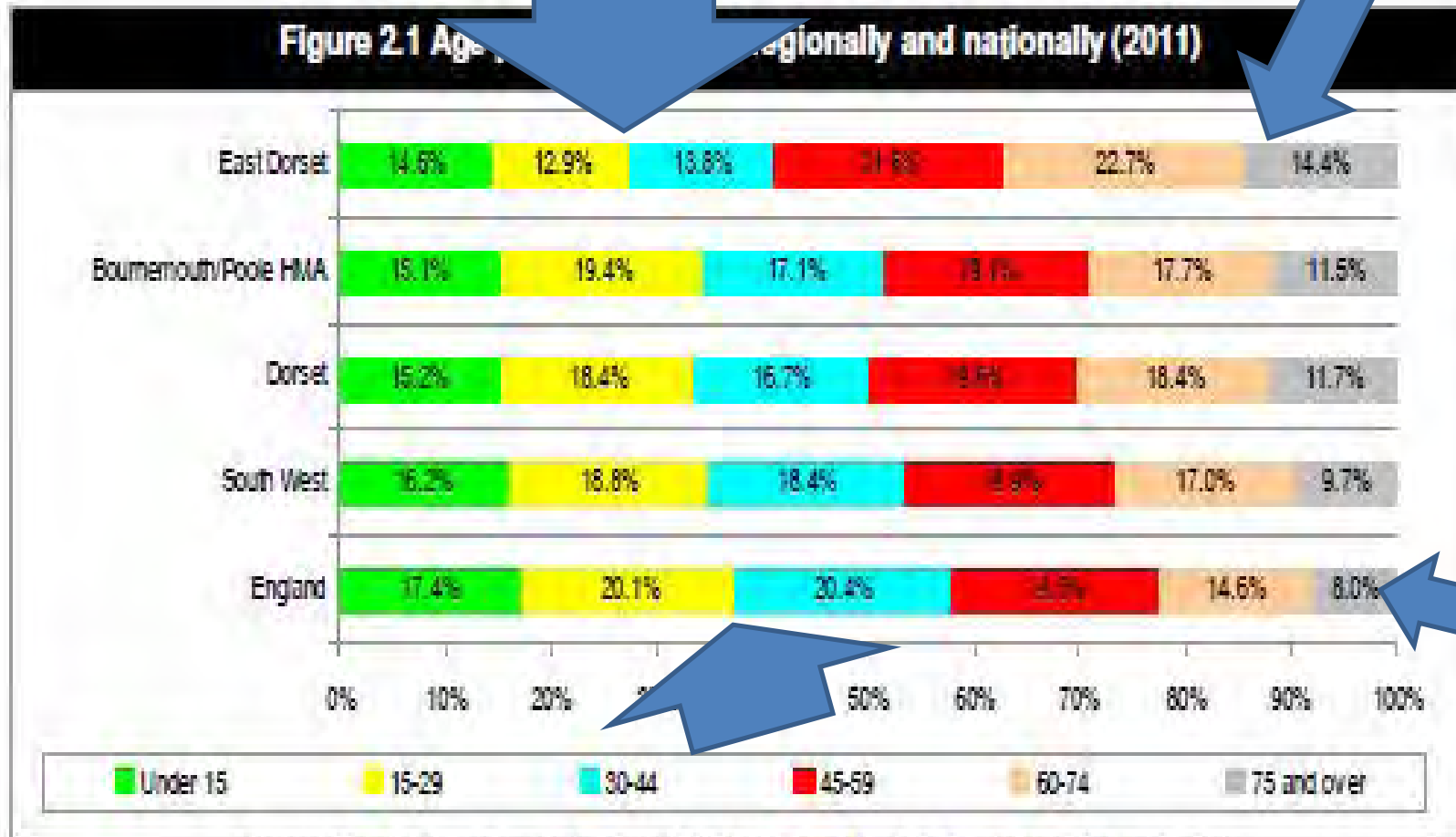
NPPF requirements

Local planning authorities should have a **clear understanding of housing needs** in their area. They should prepare a Strategic Housing Market Assessment to assess their full housing needs, working with neighbouring authorities where housing market areas cross administrative boundaries.

The Strategic Housing Market Assessment should identify **the scale and mix of housing** and **the range of tenures** that the local population is likely to need over the plan period which:

- meets household and population projections, **taking account of migration and demographic change**;
- addresses the need for **all types of housing**, including affordable housing and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes); and
- caters for housing demand and the scale of housing supply necessary to meet this demand**;

SHMA – Age Profile



Source: County Council projections and ONS 2008-based sub-national population projections

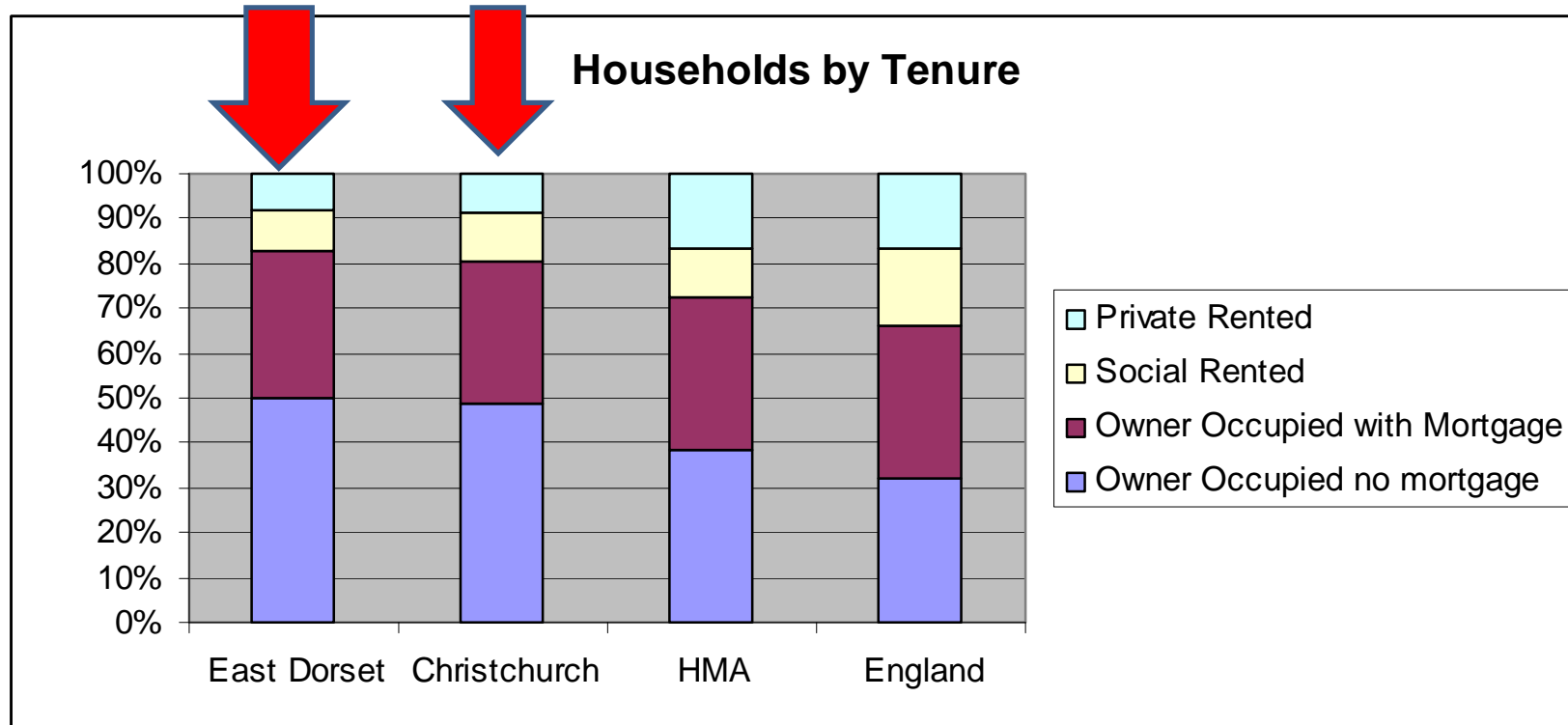
SHMA - Households

Figure 6.3 Projected household change in the HMA (2011 – 2031)

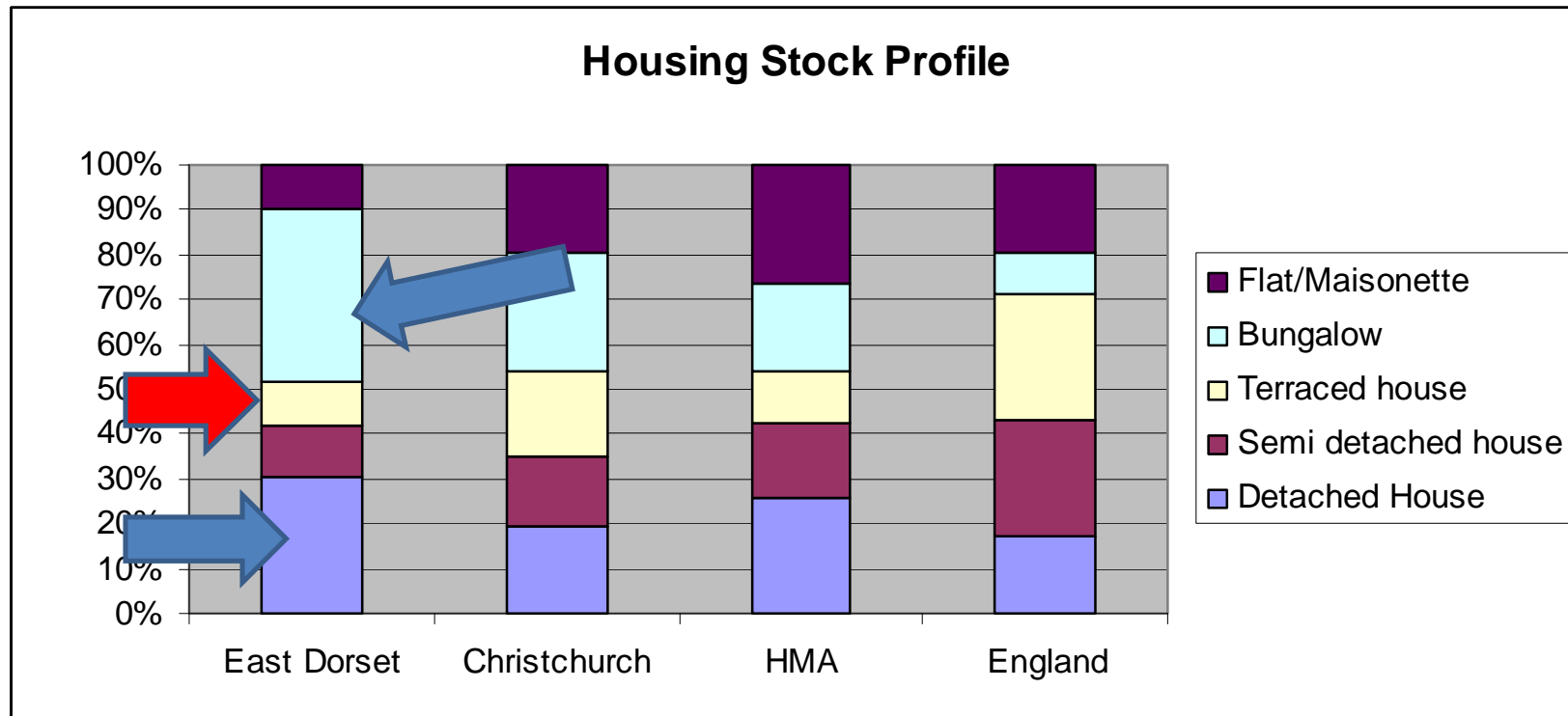
Area	Households (2011)	Households (2031)	Absolute change	% change from 2011	Annual average change
East Dorset	37,943	44,657	6,714	17.7%	336
HMA	254,463	293,975	39,512	15.5%	1,976

Source: ONS/CLG and Dorset County Council

SHMA - Tenure



SHMA – Housing Stock



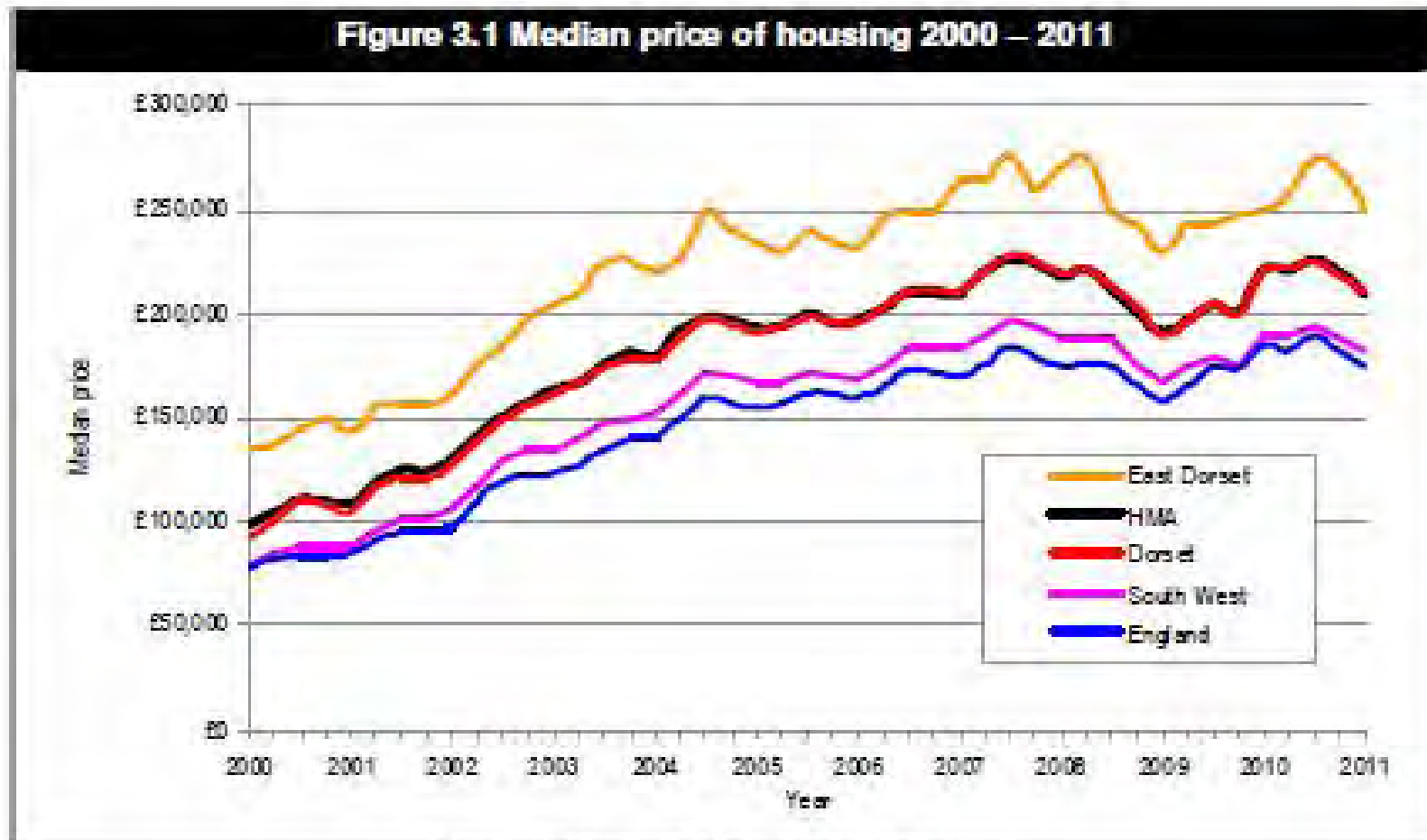
SHMA - Completions

Figure 2.2 Dwelling completions 2007/8 to 2010/11

Area		2007/8	2008/9	2009/10	2010/11	Total	% in tenure
East Dorset	Private sector	163	99	73	143	478	94.5%
	Affordable	0	17	-3	14	28	5.5%
	Total	163	116	70	157	506	100.0%
Bournemouth/ Poole HMA	Private sector	2,485	2,151	1,310	1,013	6,959	83.2%
	Affordable	424	370	273	343	1,410	16.8%
	Total	2,909	2,521	1,583	1,356	8,369	100.0%

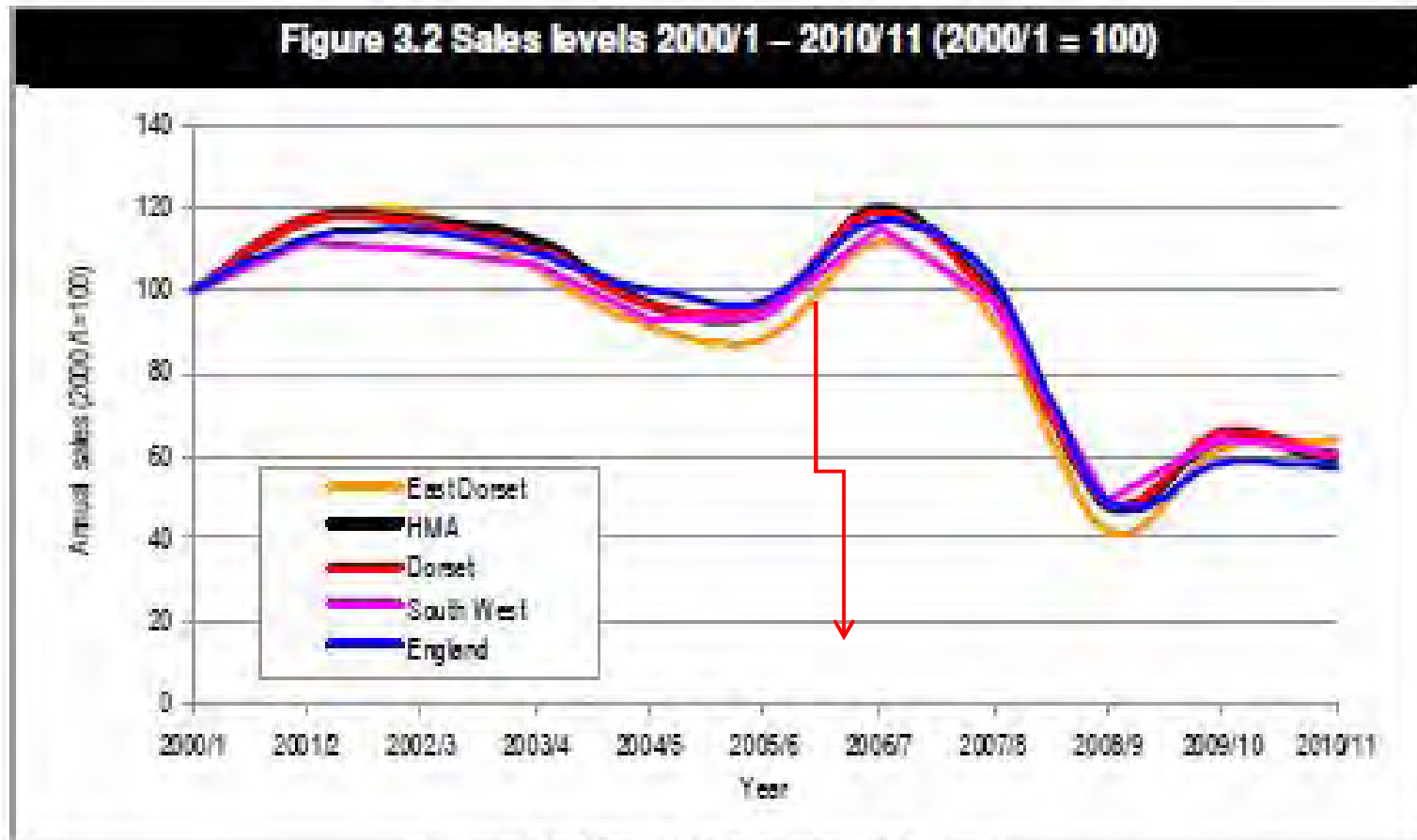
Source: Dorset County Council

SHMA - House Prices



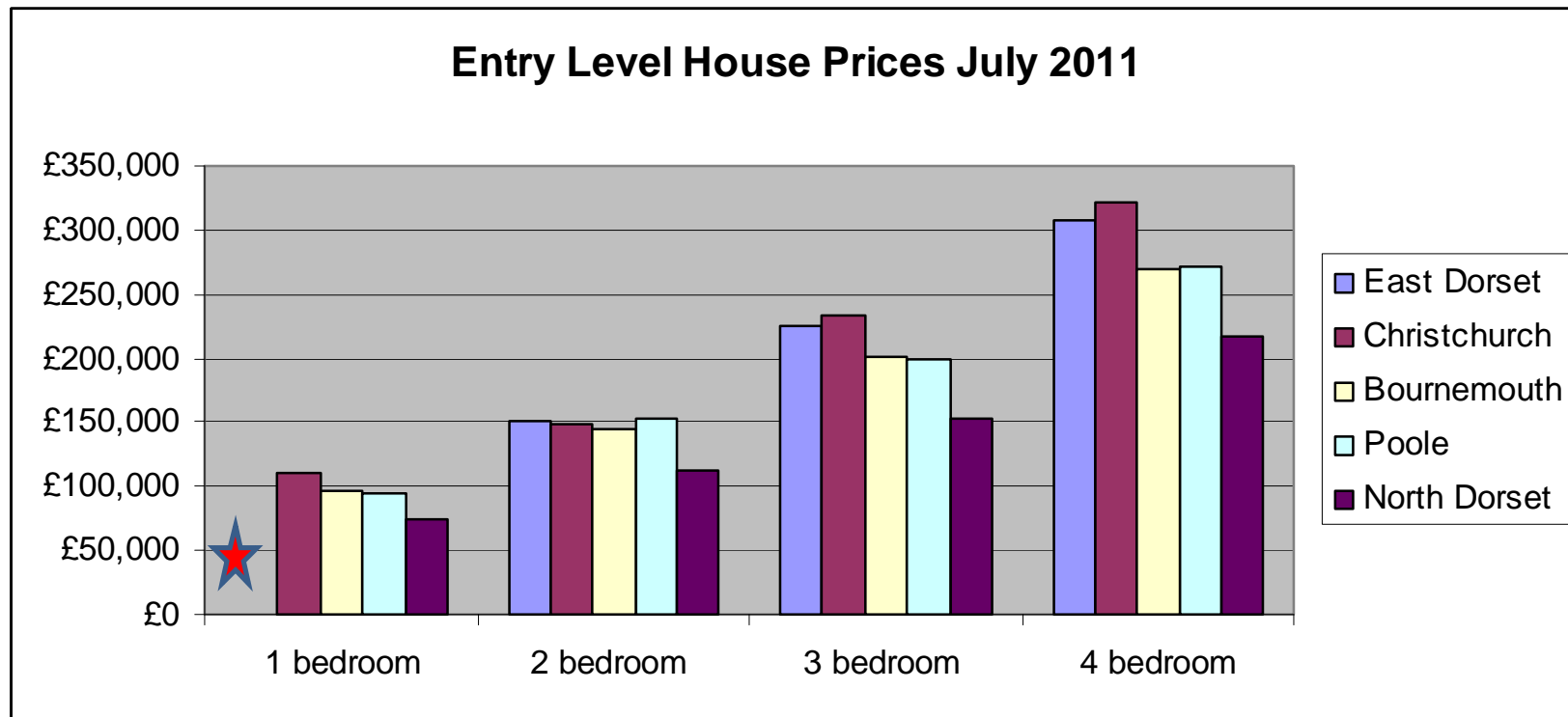
Source: CLG Live Tables (from Land Registry)

SHMA – Sales Activity

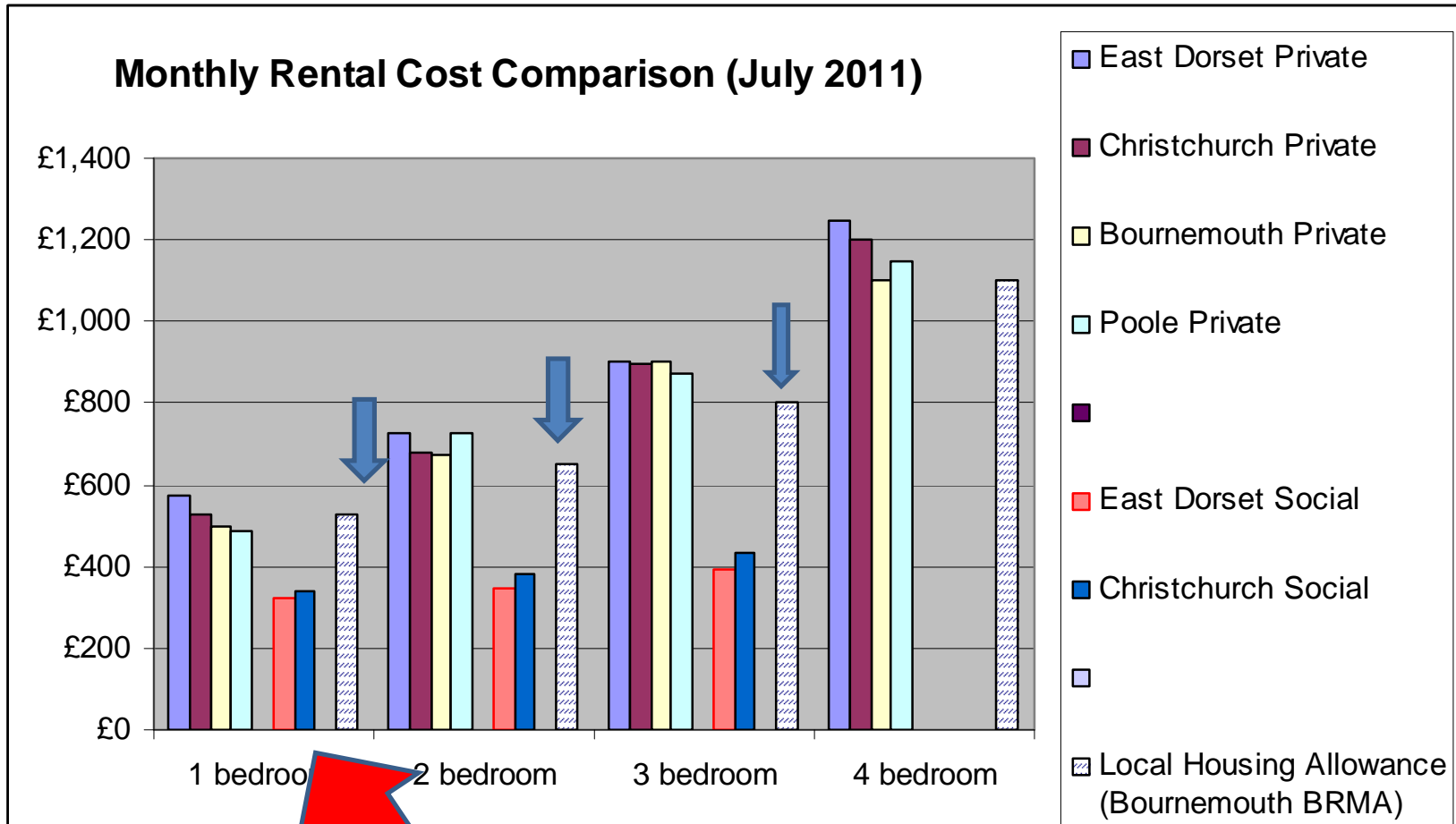


Source: CLG Live Tables (from Land Registry)

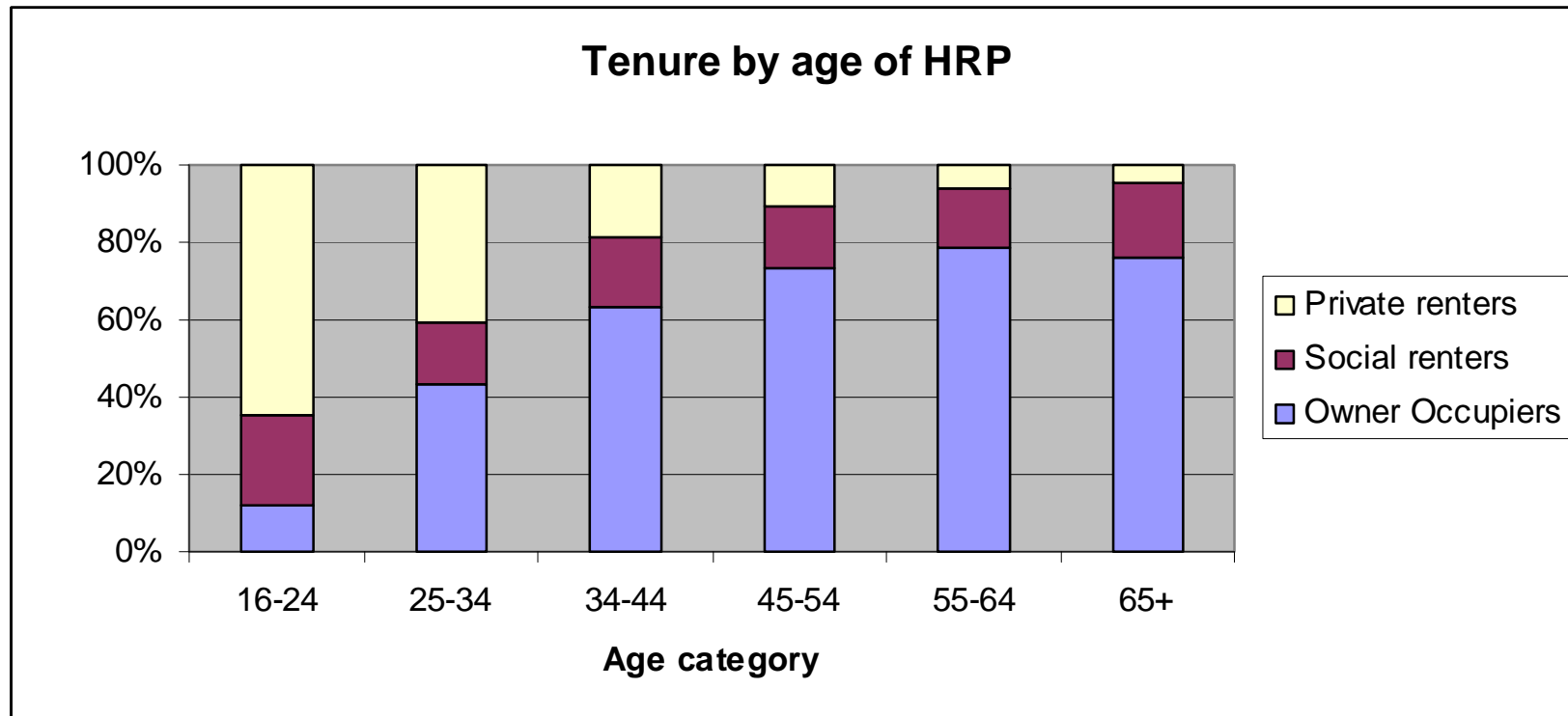
SHMA – Entry level purchase



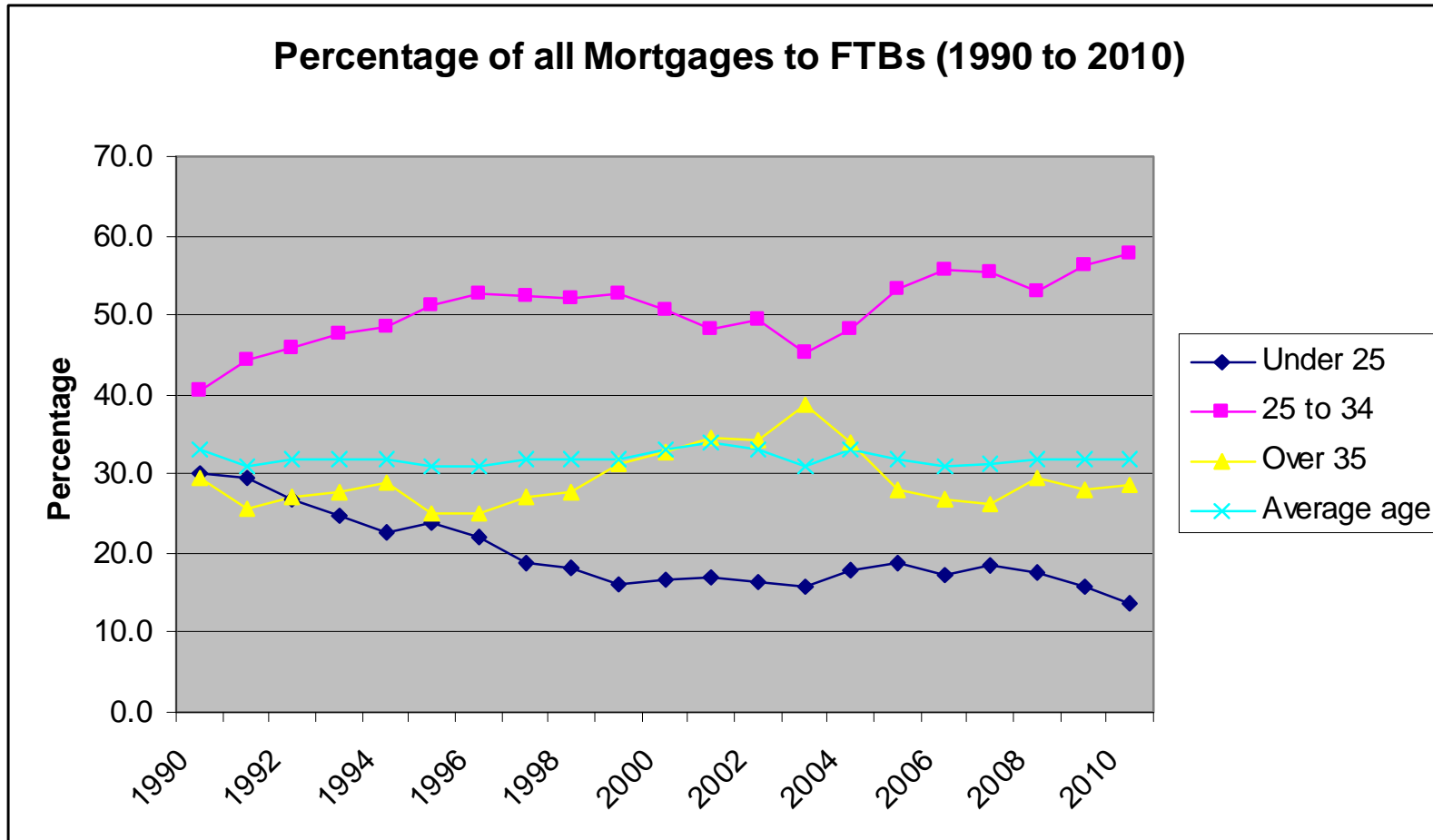
SHMA – Cost of renting



Household Reference Person



Age of First Time Buyers (national)



CLG Live Table

SHMA - Incomes, Employment and Affordability

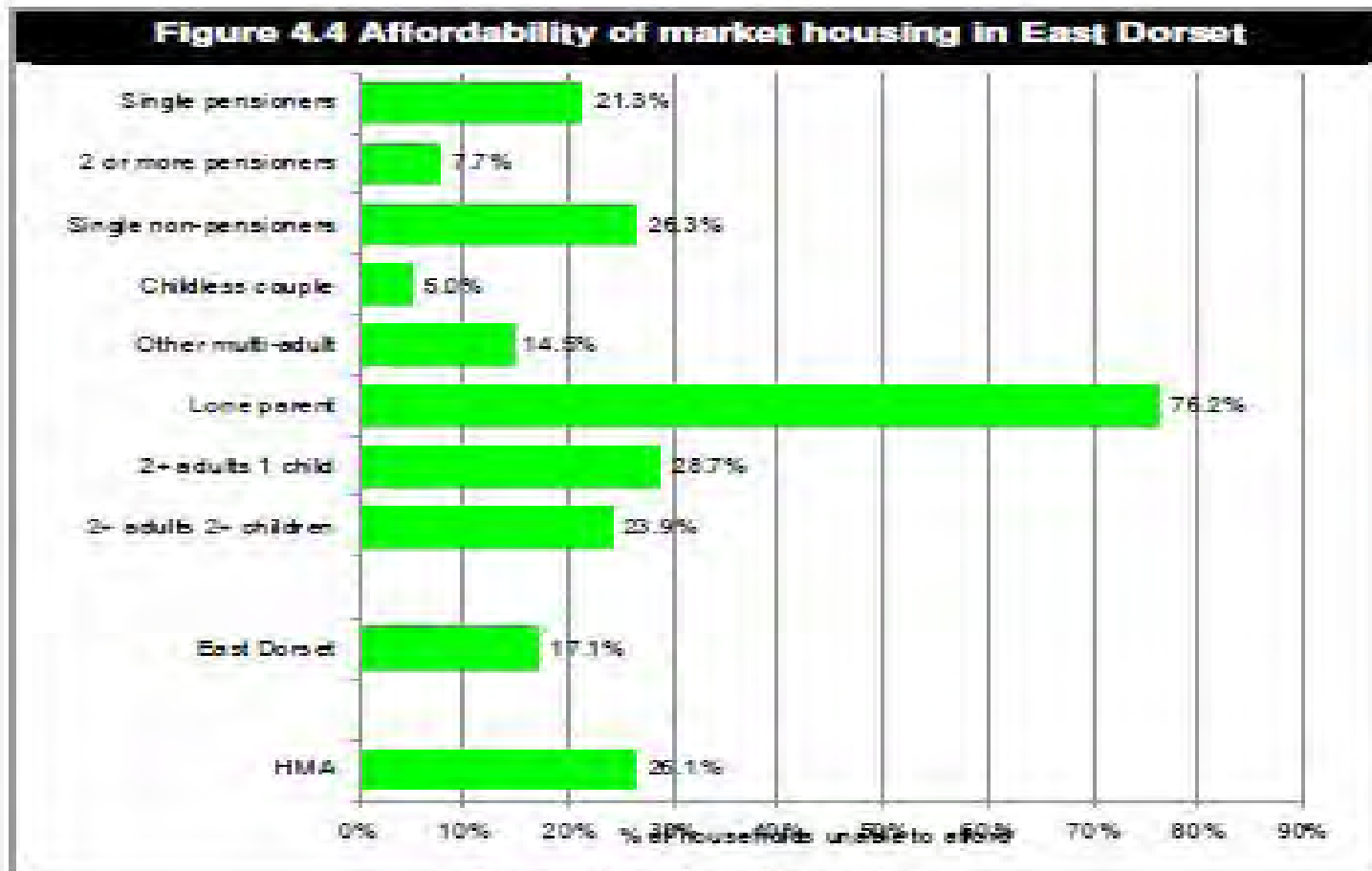
- Key facts (2007-2011):-
 - Increase in the number of workers in East Dorset
 - Unemployment increased from 3% to 4.4%
 - Household incomes increased by 4% over the period

Figure 4.3 Average (median) income by tenure 2007 and 2011 (East Dorset)

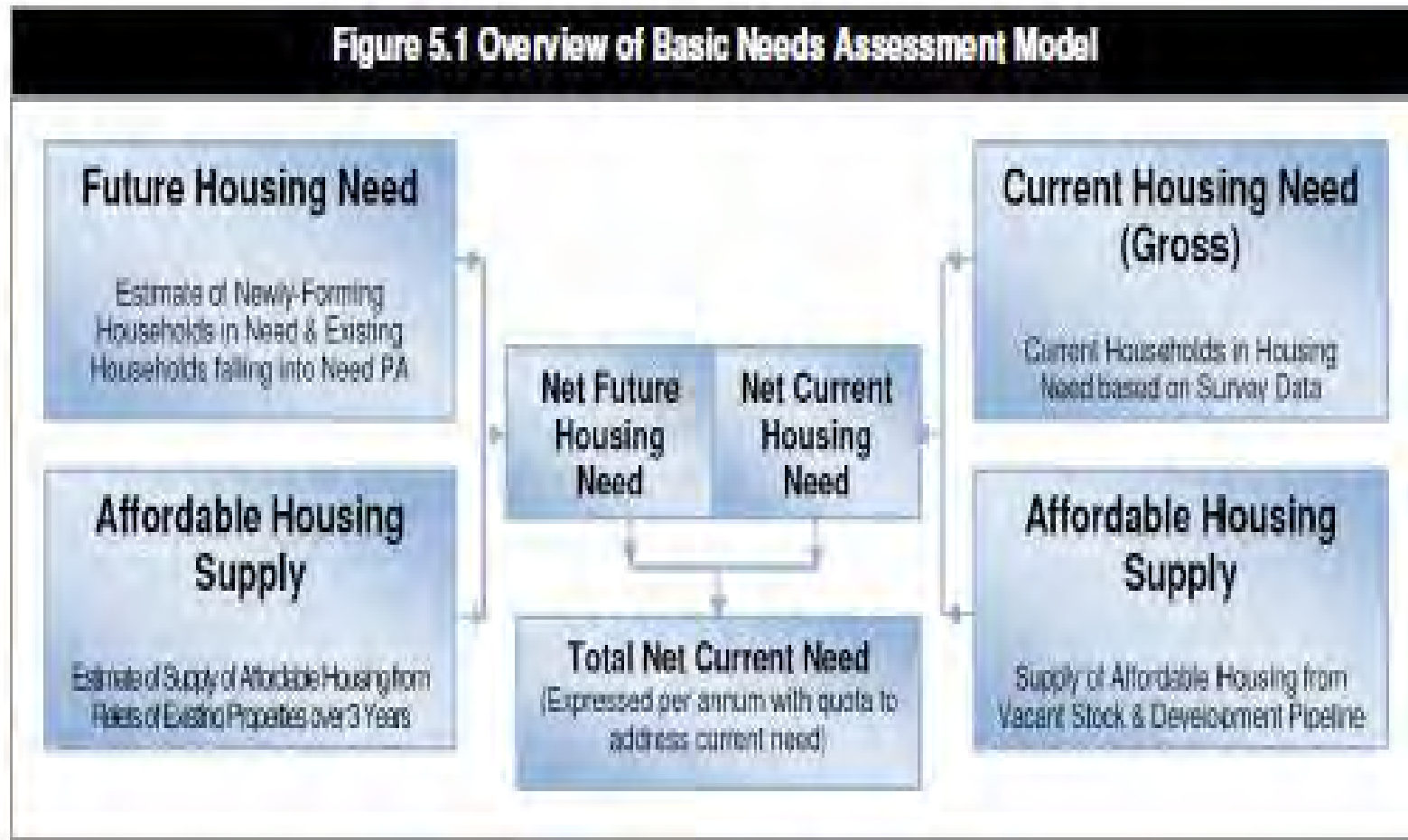
Tenure	2007	2011	% change
Owner-occupied (no mortgage)	£19,270	£20,774	7.8%
Owner-occupied (with mortgage)	£39,596	£43,303	9.4%
Social rented	£9,244	£9,981	8.0%
Private rented	£17,998	£19,507	8.4%
All tenures	£24,436	£25,451	4.2%

Source: Household Survey Data

SHMA – affordability of housing



SHMA – Housing Need



SHMA Housing Need (1)

Figure 5.2 Summary of housing needs estimates

Element	East Dorset	HMA
Ⓐ Backlog need (annual)	166	2,066
Ⓑ Backlog supply (annual)	86	704
Ⓒ Net backlog need (annual) Ⓐ - Ⓑ	79	1,362
Ⓓ Future need (annual)	503	8,752
Ⓔ Future supply (annual)	156	1,764
Ⓕ Net future need (annual) Ⓓ - Ⓔ	347	6,988
Total net annual need Ⓒ + Ⓕ	426	8,350
Total net annual need (2007)	440	5,704

Source: Household Survey Data, CORE

Part of the gap between the likely future need for affordable housing and future supply is likely to be met by the Private Rented Sector (PRS). Over the last two years the survey

the estimated entry-level price of a one bedroom home in East Dorset reflects availability on the market at the time of market survey (July 2011) subsequent price research suggests that this may have slightly under-estimated the true underlying figure. We have therefore re-run the housing needs analysis to look at the implications of a higher assumed figure for one bedroom homes (up to the £150,000 entry-level price for two bedroom accommodation). In doing this we find that the level of net need might arguably be around 29 units per annum higher than in the main analysis. This is a relatively small difference

SHMA Housing Need (2)

Further analysis (across the whole HMA) suggests that between 31% and 42% of additional housing should be larger (3+ bedroom) family accommodation. This range is dependent on the level of priority given to different household groups with households containing children (who are likely to have a higher priority) typically requiring larger accommodation than other households.

Within East Dorset it is also calculated that around 22% of the housing need could be met through intermediate housing products (such as shared ownership or intermediate rents) with the remainder being best met through either social rented or Affordable Rented housing (at 80% of open market values). Overall tenure requirements in East Dorset and the whole HMA are shown in the table below.

SHMA Housing Delivery

Figure 6.3 Projected household change in the HMA (2011 – 2031)

Area	Households (2011)	Households (2031)	Absolute change	% change from 2011	Annual average change
East Dorset	37,943	44,657	6,714	17.7%	336
HMA	254,463	293,975	39,512	15.5%	1,976

Source: ONS/CLG and Dorset County Council

350

Figure 6.4 Percentage change by age band (2011 – 2031)

Age band	Area				
	East Dorset	HMA	Dorset	South West	England
0-14	6.6%	8.4%	5.7%	13.2%	11.5%
15-29	0.2%	-0.5%	-2.3%	2.7%	1.6%
30-44	2.2%	5.3%	2.9%	14.9%	11.6%
45-59	-13.1%	-10.5%	-12.2%	-0.7%	1.5%
60-74	22.7%	20.4%	21.5%	26.8%	27.5%
75+	62.7%	55.6%	60.8%	73.3%	66.0%
Total	12.3%	9.8%	9.3%	16.9%	14.3%

Source: ONS/CLG and Dorset County Council

District Analysis

Figure 7.4 Estimated market and affordable housing requirements through housing market model with 40% affordable housing delivery

Area	Annual requirement	% larger market homes	% larger affordable homes
Wimborne Minster & Colehill	48	59%	45%
Corte Mullen	21	63%	55%
Ferndown & West Parley	105	46%	33%
West Moors & St Leonards	69	55%	19%
Verwood & Alderholt	68	59%	33%
Rural	25	74%	67%
District	336	54%	40%

Source: Household Survey Data

SHMA future housing model

- 201 market homes to meet household growth
 - 54% larger (3+ bedrooms)
 - 46% smaller (1/2 bedrooms)
- 140 affordable homes per annum (40%)
 - 40% of affordable larger (3+ bedrooms)
 - 60% of affordable smaller (1/2 bedroom)

SHMA Conclusions

The availability of suitable land will be the most relevant factor in considering where development is located, particularly with a view to supporting sustainable development including access to employment, services and public transport. Its location will also have a major impact upon the size type and tenure of housing built upon it. Our demographic change analysis provides an indication of where demands might exist at a sub-area level.

additional affordable housing. In reality, the private rented sector will continue to house many people in this group due to the shortage of social rented housing. Additional supply through local authority affordable housing policies will be constrained by the economic viability of individual sites. It will therefore be for the council to take a view on realistic targets based on economic viability and policy priorities as well as the level of housing need.

In the affordable sector the evidence suggests that around 22% of additional housing should be intermediate affordable housing with a particular focus on intermediate rent for lower income households with limited levels of capital. The remaining 78% should be either affordable rented housing or social rented. These proportions are however based on the totality of housing need and it would not be unreasonable for the Council to plan for a different tenure split if it will assist in providing a greater number of additional affordable homes.

Overall, the levels of both demand and need in the HMA are significant and the findings of the SHMA update can support the local authority to develop policies which will assist them in meeting housing needs and demands both now and into the future.

Employer and Employee Research

Employer and Employee Research

“The social and economic consequences of unaffordable housing for young workers in Christchurch and East Dorset”

Main aims:-

- To better assess the long-term economic and social impact of an undersupply of housing provision for younger working households. Does the evidence suggest a long-term risk of an inadequate workforce? Does the evidence suggest the potential loss of employment opportunities or even business closure?
- To provide an additional evidence base demonstrating the connections between the provision of appropriate and affordable housing, and sustainable economic growth within East Dorset and Christchurch
- To inform emerging local housing and planning priorities, ensuring that Local Plan and future housing allocation policies – and tenancy strategies – award adequate importance to the provision of housing (both market and affordable) for younger working households in sustain economies and communities.

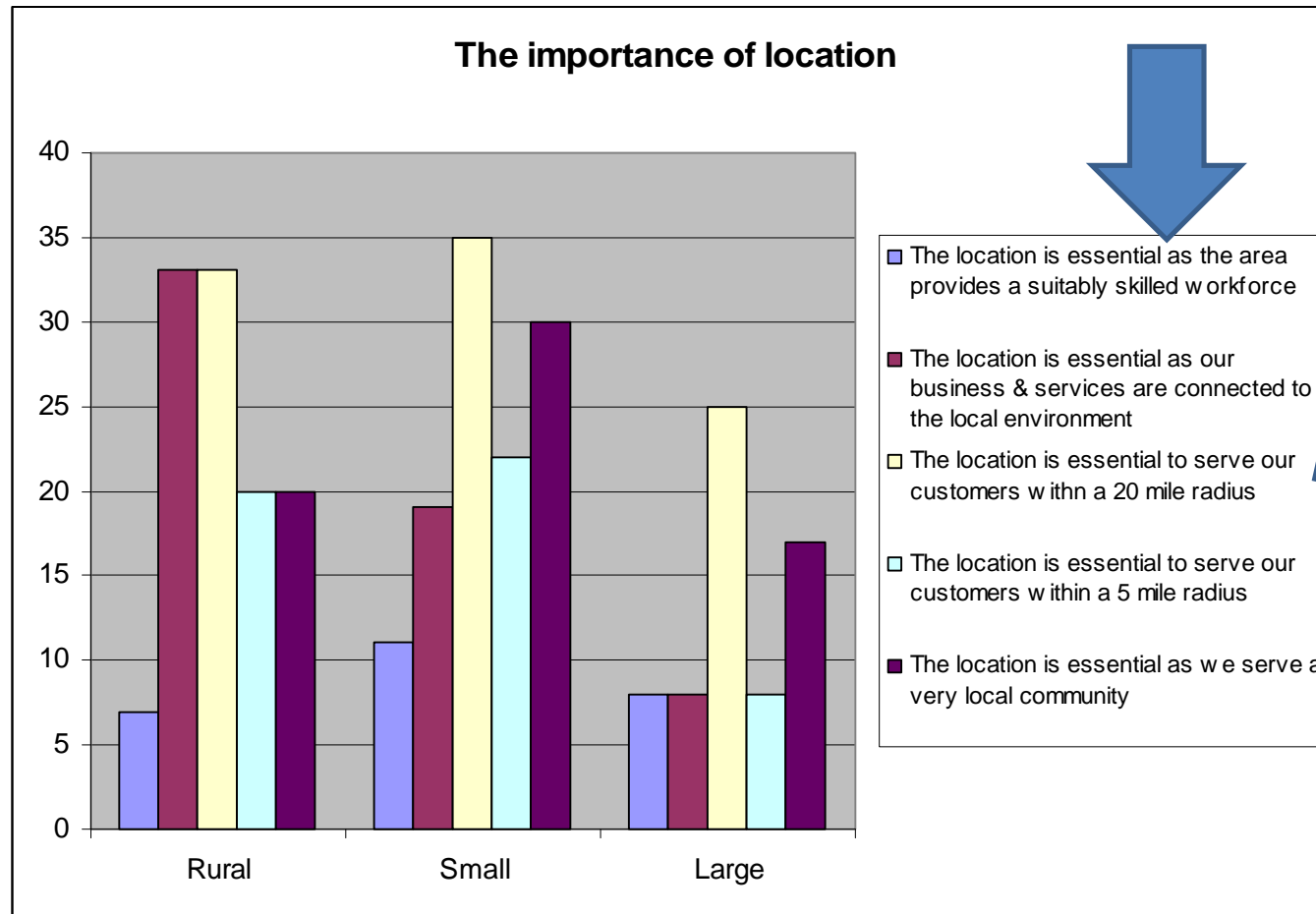
•**WHY?**.....

Housing & demographic time-bomb?

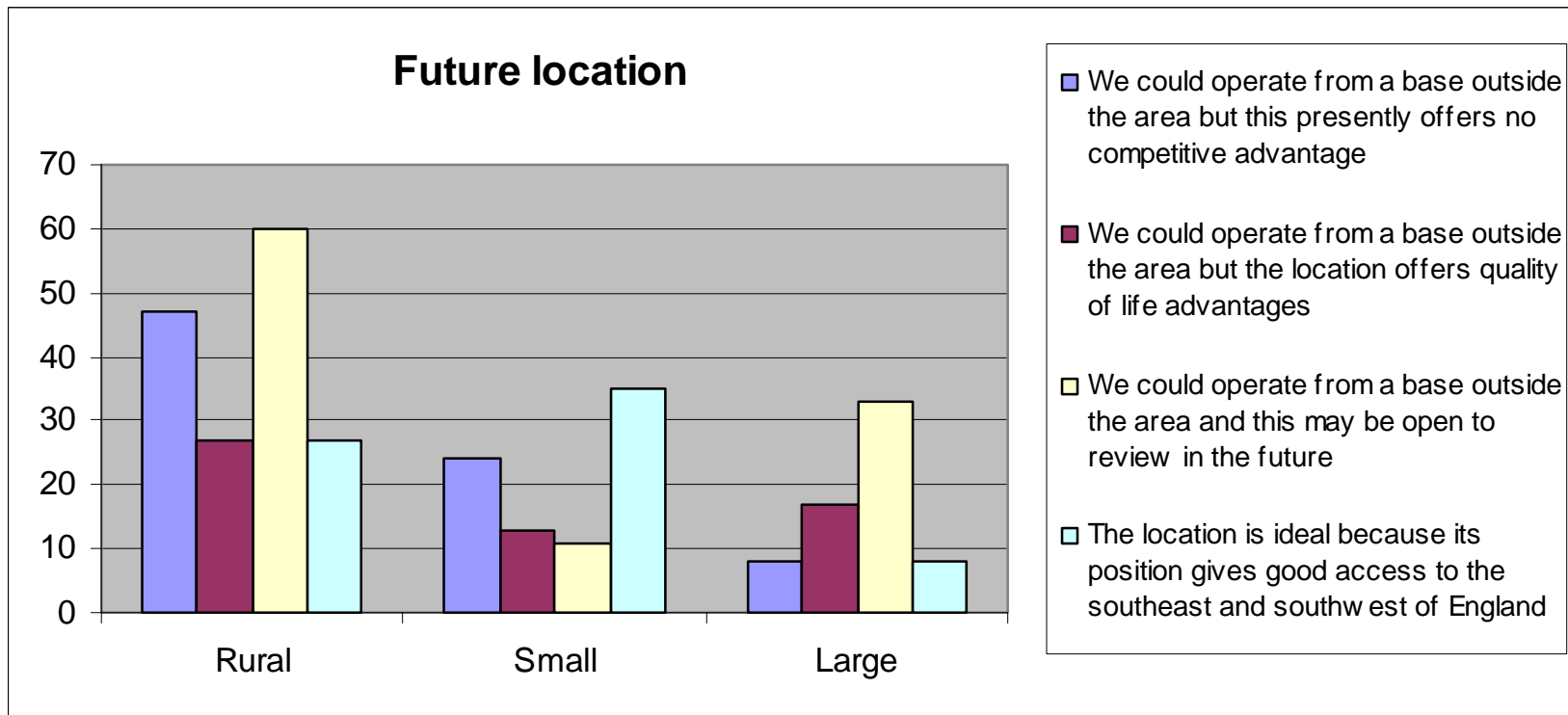
As well as showing an ageing population the projections clearly identify that if current trends continue then the number of people in key working age bands (i.e. those aged 16-64) is likely to decline which may potentially generate a labour shortage when looking 20-years ahead. This may act as a barrier to economic growth in the District and more widely across Dorset. Over the full 20-year projection period it is estimated that the population aged 16-64 will drop by around 4% across the whole of East Dorset (this figure being derived from the detailed modelling underpinning the summary figures in the above table).

Extract from SHMA Update

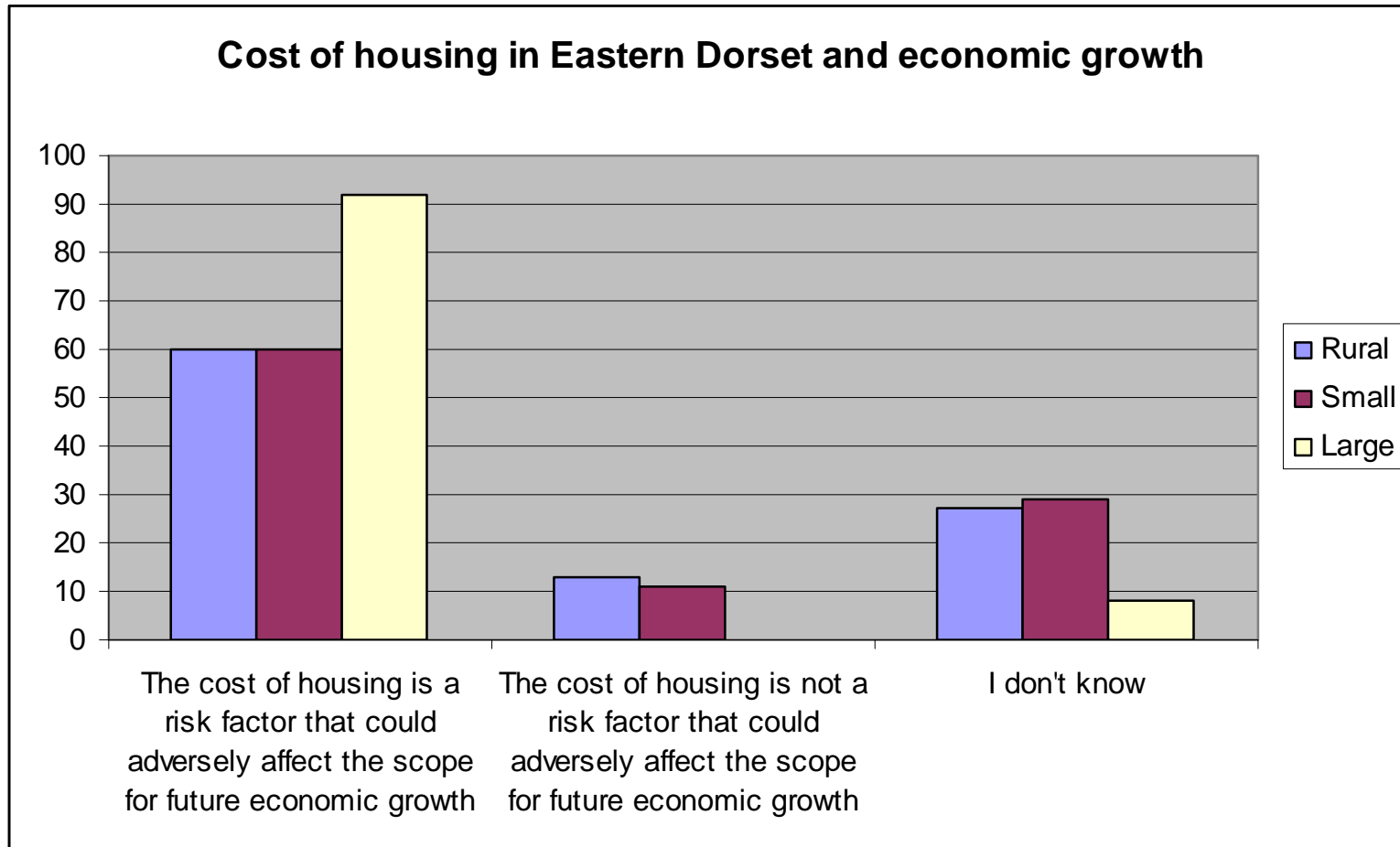
Employers: present location



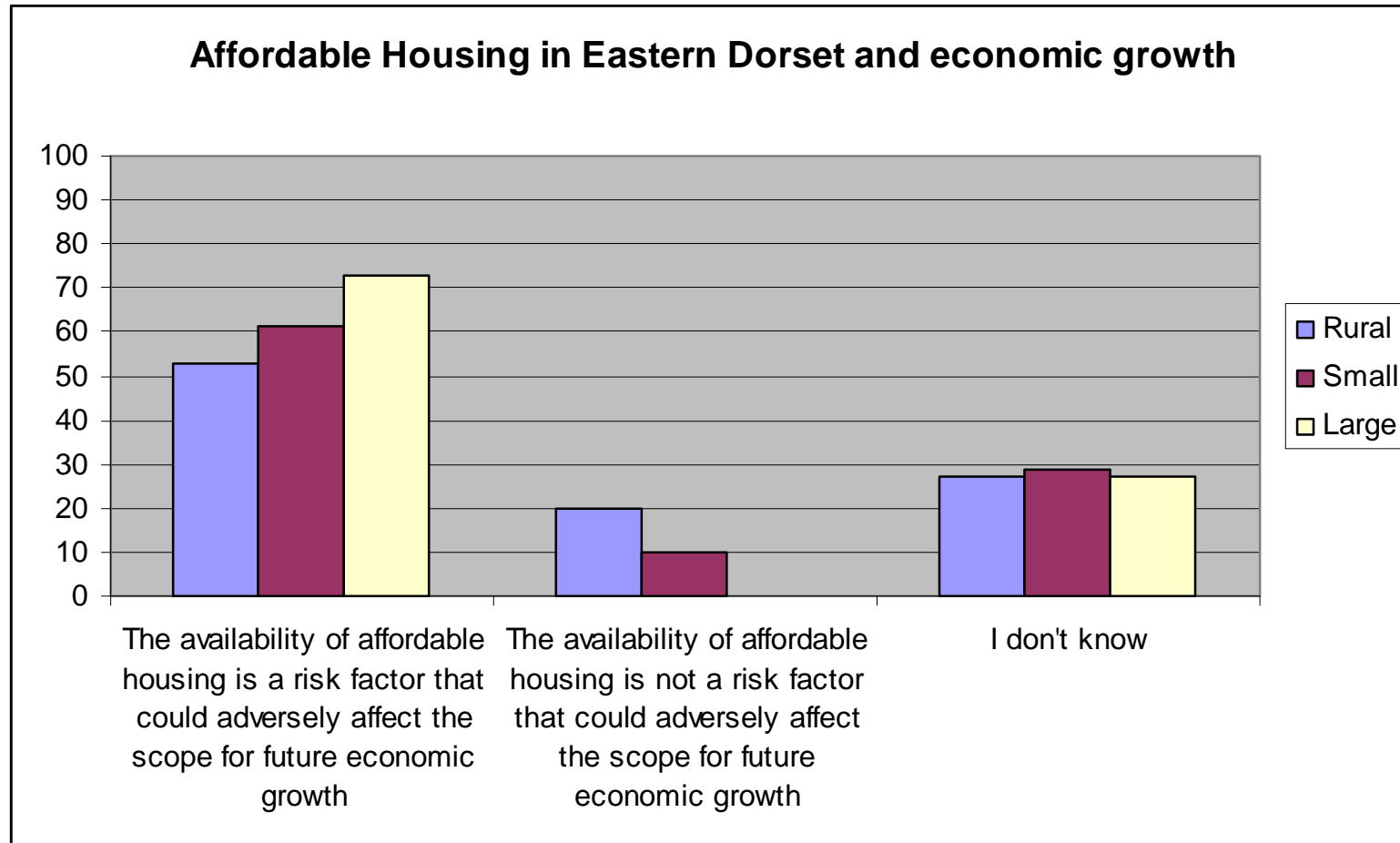
Employers: Future location?



Employers: Housing impact?



Employers: Affordable Housing Impact?



Independent Younger households

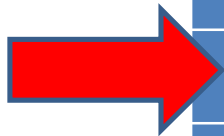
Figure 8.10 Independent household attitudes to moving closer to work

		Total	Privately Renting	Owner Occupied	HA	Council	Other Tenure
1 st	Yes I'd like to consider it, especially if it was cheaper than where I live now	38%	12	1	1		
2 nd	Yes I'd like to consider it even if it cost the same as I'm paying now	24%	5		2	1	1
3 rd	I'm not sure. I might consider it but the place I live now works well for me and the second person	16%	2	4			
4 th	No I don't want to live closer because I like where I live	14%		4			1
5 th	No I don't need to move. I already live close to work in a place I can afford.	8%		3			

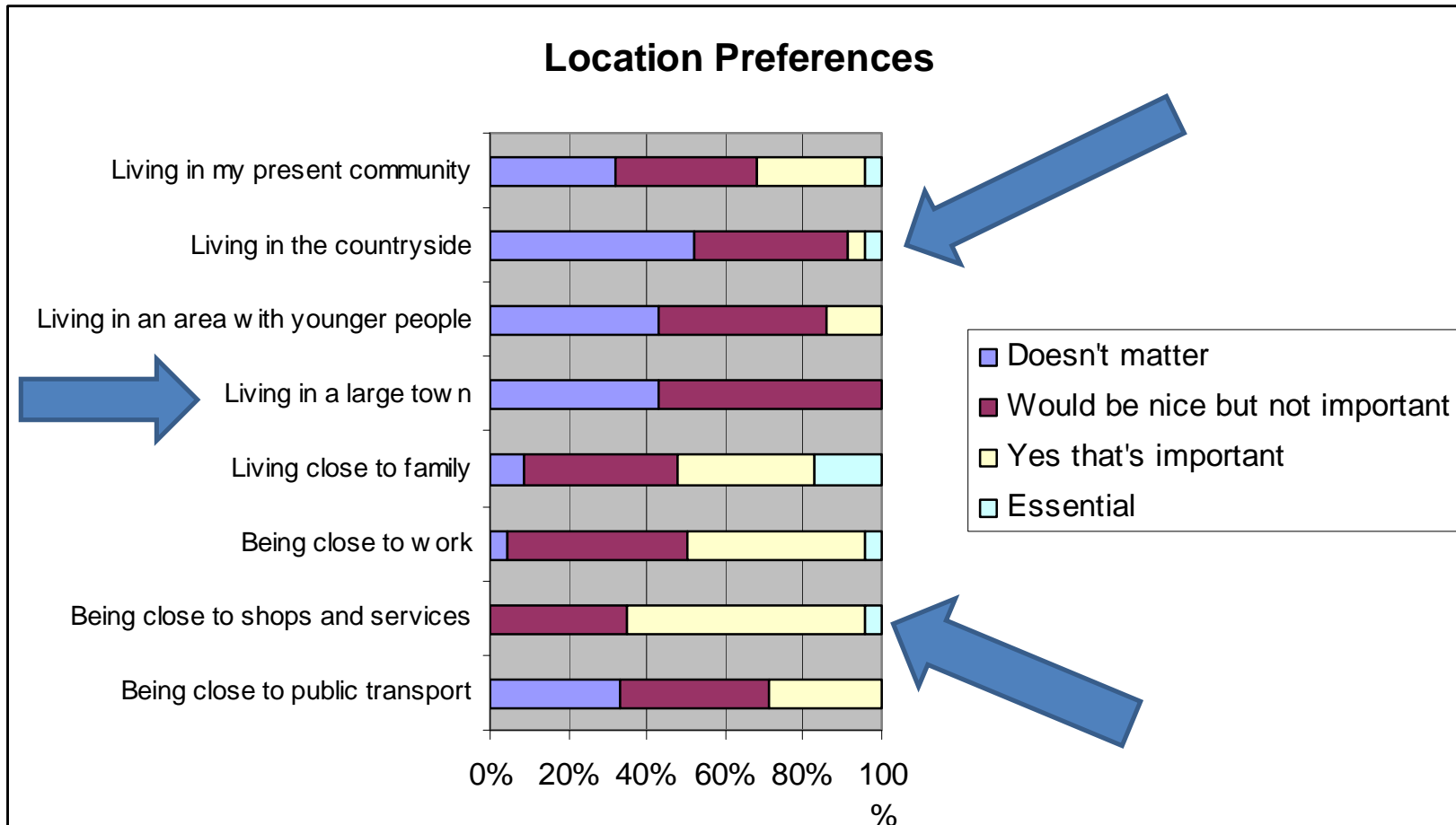
Younger people “at home”

Figure 8.14 Housing attitudes and aspirations of those living in a family home

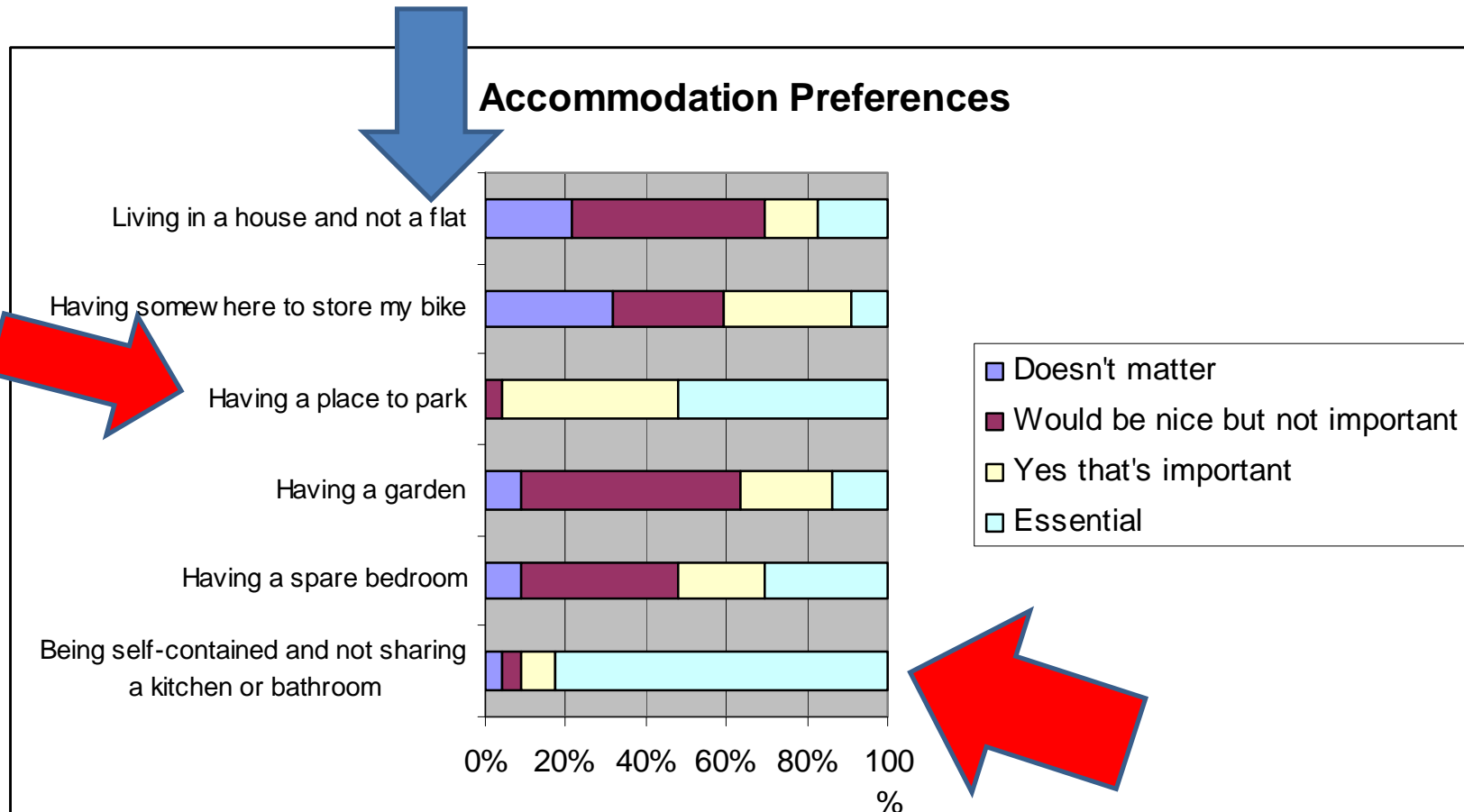
1	I don't think I'll be able to afford a place of my own unless I'm sharing the cost	23%
2	I would like to have a place of my own right now but I can't afford to rent privately	21%
3	I'd like to buy when I leave home and I'm saving for a deposit	17%
4	I'd like to buy and I have a deposit but nothing is available in my price range where I want to live	8%
5	I've got a student loan to repay so I can't afford anywhere yet	8%
6	I'd like to move out but I could afford a shared-house and I don't want that	8%
7	I'd like to rent a place to locally but there's nothing available	4%
8	I'd like a Housing Association home to rent if one was available	4%
9	I'd eventually like a place of my own but I don't think I'm ready yet	4%
10	I'm happy living at home and have not yet considered living independently.	2%
"There are no options for young people in the area!!"; "I have just purchased a flat but not moved in as it is a mess"		
"Key worker housing should be open to council employees also"		
"I would like to buy my own house but I am not aware of any shared ownership in conjunction with the council, and that is the only way I could afford to get on the housing ladder"		
"Me and my partner would like to buy a property in the area but cannot afford to do so and I have a loan to pay off so cannot afford to save at this time"		
"I'm going to university soon so there's no point finding a new house; "Deposit for house too high for first time buyer"		
"I'd like to purchase a home through the FirstBuy scheme but there aren't many developments local to me"		



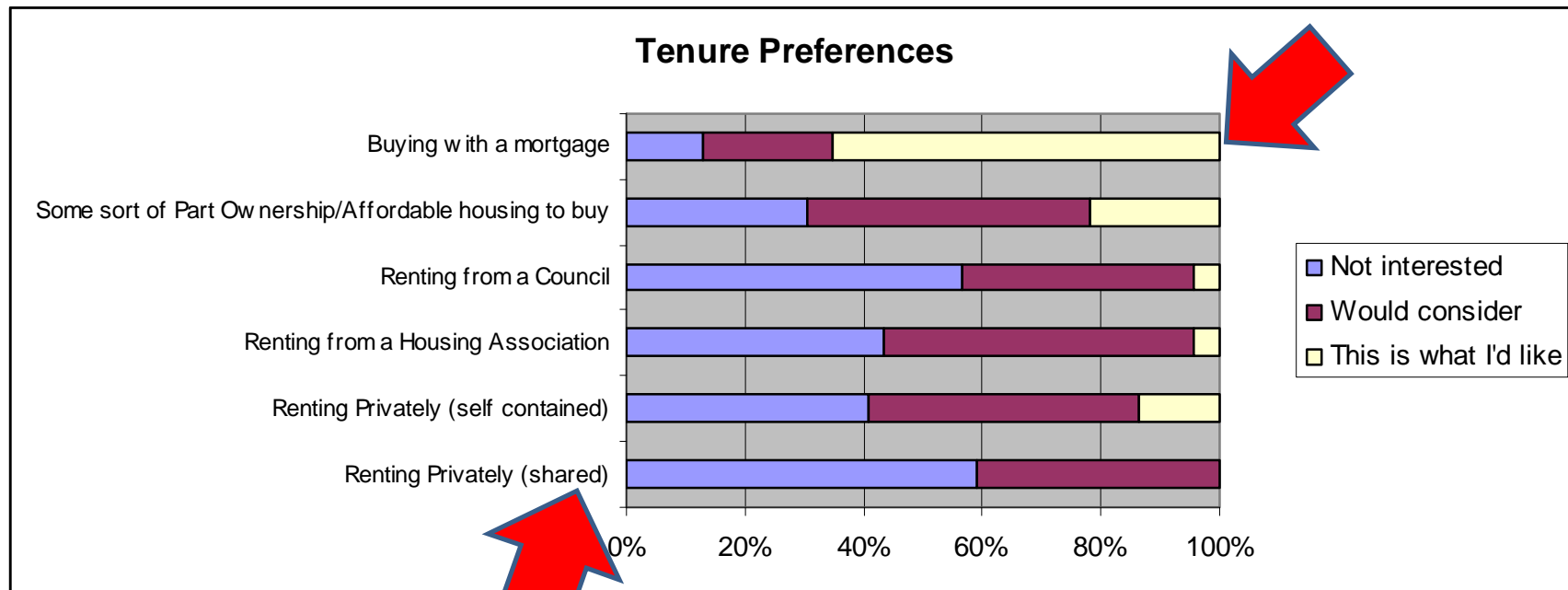
Younger people living “at home”



Younger people living "at home"



Younger people living “at home”



Findings and recommendations

- Not experiencing recruitment issues but serious concerns about long-term consequences of the housing market and ageing population on the economy and future work-force
- Need for a pre-emptive strategy to re-balance the housing stock profile
- If B&P left to fill gap will increase polarisation and heighten concentrations of older people in EDDC – a risk to attracting future inward investment
- Market housing as well as affordable housing to meet local demand and attract skilled workers
- Target rural housing provision in sustainable settlements
- More entry level housing will provide scope to grow the PRS
- To develop a joint strategy incorporating the entire Housing Market Area
- Different policy responses for EDDC & CBC

Proposed Local Plan Affordable Housing Policies

Provision of affordable housing: LN3

In order to maximise the delivery of affordable housing the Councils will require:

- All greenfield residential development which results in a net increase of housing is to provide a minimum of 50% of the residential units as affordable housing on the site unless otherwise stated in strategic allocation policies. All other residential development which results in a net increase of housing is to provide a minimum of 40% of the residential units as affordable housing on the site.
- A financial contribution provided by the developer will be acceptable on sites of under 5 units where it is not possible to provide affordable housing units on site.

Provision of affordable housing: LN3

- On sites of 5 or more dwellings provision 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 provision may be accepted.
- Financial contributions should be of equivalent value to on-site provision.

Provision of affordable housing: LN3

- Conditions or legal obligations will be used to ensure that affordable housing is secured and retained for those in housing need and with a local connection.
- The mix of 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.
- Tenure split should normally allow for 30% intermediate housing, with the remainder being affordable rented or social rented.
- Any planning application which on financial viability grounds proposes a lower level of affordable housing provision than is required by this policy must be accompanied by clear evidence.

Affordable Housing Exception Sites:LN4

Exceptionally land adjoining the defined rural and urban settlements which would otherwise be considered inappropriate for development may be developed in order to provide affordable housing, in perpetuity, provided that:

- The housing comprises 100% affordable housing.
- Secure arrangements are included to ensure that its benefits will be enjoyed by successive as well as initial occupiers.
- The proposed development would provide a mix of housing size and type which meets demonstrated local housing needs as identified in the Strategic Housing Market Assessment.
- The development is small scale and reflects the setting, form and character of the settlement
- and the surrounding landscape.

•This policy will apply to the following settlements:

- East Dorset
- West Moors; St Leonards and St Ives; Three Legged Cross; Alderholt; Cranborne.
- Furzehill; Gaunts Common; Gussage St Michael; Gussage All Saints; Hinton Martell; Holt.
- Horton; Longham; Shapwick; Sixpenny Handley; Sturminster Marshall; Wimborne St Giles.
- Witchampton; Woodlands.

- Christchurch
- Land Adjoining the built up area of Christchurch
- Burton; Winkton

Affordable Housing Supplementary Planning Document

- The housing and affordable housing context
- What is affordable housing
- Getting the right amount of affordable housing
- Getting the right mix of housing
- The quality and design of affordable housing
- Where the affordable housing should be provided
- Maximising affordable housing provision
- Sheltered, Supported and Extra Care Housing
- Financing and Securing affordable housing
- Negotiating, Viability and Commuted Sums

ETAG Meeting 18 April 2012 Meeting Notes

Members Present: Paul Attwell, Shane Bartlett, Nicky Brunt, Sarah Barton, Hilary Chittenden, Maureen Godfrey, Roger Long, Lesley Haskins, Dave Mitchell, Alan Spencer, James Smith, Paul Timberlake, Pippa Wheatley, Graham Willetts

Apologies: Jane Adams, Amanda Broom, Steve Davis, Clare Gronow, Jean Hazel, Janet Healy, Norman Jones, Jo Taylor

TIM DAVIS – HOUSING DEVELOPMENT AND ENABLING MANAGER

East Dorset's housing need and how core strategy proposals can improve its delivery

Please note - the slides used during the presentation are included as a separate attached file

Q & A

GW- Is there a checklist of reasons not to provide units?

TD- negotiation position / planners specify provisions / trade off / flats difficult to integrate / different tenures / designated to older people / list to be developed.

SB – appreciation of local connections / legalities / where do you draw the line?

TD – have not been involved in a scheme that has been challenged yet.

DM – can see logic of proportions / recipe for driving up house prices / developer factor into profit margin.

TD – in essence consequences of policy impact on land owners / feeds into viability testing / investigation through consultants / look at evidence.

RH – developers can only sell new housing at market cost / 90% of sales are existing properties / market set by this / Tim's point re viability / Greenfields thousands of pounds per acre turns into millions per acre to attract land owners to sell / developers makes profit etc.

HC – need to ensure truly mixed communities so do not have affordable units in one corner and high value market properties in another.

RH – developers prefer to put affordable housing out of site / sale values / some good examples in this area i.e. Flights Refuelling.

AS – precludes key worker scheme?

TD – may be prioritised / all about definitions.

AS – other end of the scale / people from out of the area buying up housing / place people retire to.

TD – Greenfield developing / push affordable housing / address imbalance.

RH – key slide from Tim’s presentation was the number of bungalows in the area / attracts retirees / different types of housing attracts different people / not easy to control the private sector / in ED economy needs of younger people / terraced housing.

HC – will design preclude extensions? Have lost many of our small “first time” homes because they were extended

RH – impossible to do / pulls two ways / in policy document to have living space / potential scope for extensions / difficult balance.

TD – Some good examples, i.e. loft space.

SB – re bungalow estates / young families better in flats?

RH – mix of developments large enough for a range of dwellings / SHMA as guide to influence the mix.

HC – BroadwayMalyan report / reduce in-commuting / no mention of out commuting.

RH – Difficult one / lovely to match with the workforce / how are you going to stop people commuting / living locations differ / easier to move job but not to move house / about building appropriate housing / important people near facilities for their daily needs / four settlements identified.

SB – in Wimborne 35% of the housing over the next ...years / 2 new schools expected to be built.

RH – 1100 to 1200 in Wimborne area / existing pressure on schools / birth rate increased in this area / having predicted lower birth rates in the past.

AS – are privately owned empty houses factored in?

RH – low figures in this area / info from Council Tax and Environmental Services.

RICHARD HENSHAW – POLICY PLANNING MANAGER

Core Strategy Pre-Submission

1. Legal Compliance and Soundness – Responding to the consultation

Summary of what this means in the context of consultation responses

- Problems with the way the Core Strategy has been prepared – Legal Compliance
- Problems with the actual content of the Core Strategy – Soundness
 - Positively prepared
 - Justified
 - Effective
 - Consistent with national policy

PI also see more detailed notes at end re next meeting.

2. Changes to the Plan and key Environmental / Sustainability issues

Key changes from 'Options for consideration'

- 'Options' responses, revisions to evidence bases (SHLAA, SHMA, Workspace Strategy, further discussions with stakeholders (highways, education, Natural England)
- Background papers summarise how this has been taken in to account, chapter by chapter
- SA process informed development of policies and ensures all adverse impacts are avoided or mitigated for, guidance from HRA report for international sites (looked at physical damage, noise, air pollutions, recreation damage and water quality) – consultants had to be satisfied our proposals would not cause harm
- New Planning legislation and guidance before and after (!) publishing the Pre-Submission document
- Housing figure for East Dorset now set, 5,250 – based on a combination of the HMA requirements and the district's environmental limits

Overarching policies

- Vision and objectives – continues to 'manage and support' natural environment
- Settlement hierarchy looks to sustainably locate the areas of new development in combination with the district's 'absolute' constraints
- Employment land and town centre policies follow this hierarchy also
- Transport – focus on prime transport corridors (walking / cycling / public transport), plus road improvements

Specific Sites – New neighbourhoods and employment allocations

- New neighbourhoods and employment allocations - more development pre-requisites relating to the protection of the natural environment than previously, i.e.
 - New neighbourhoods now detail GI requirements that includes SANG provision
 - Sustainable drainage for Cranborne Road
 - Lighting impacts from new sports village, Leigh Road
 - Better sustainable transport links within and to and from sites (ie Leigh Road site and Woolsbridge to connect to Castleman Trailway)
 - Connections to Poor Common for the Longham New Neighbourhoods
 - Protection of the water environment at Woolsbridge and Blunt's Farm through agreement of 'wildlife strategies'
 - Significant landscape buffers at Blunt's Farm to include heathland habitat
- 'Town Centre Vision' policies look to improve town centres in areas with New Neighbourhood proposed to improve choice of local services

- Changes to housing numbers a result of the more detailed stage 2 masterplanning – all sites obviously subject to detailed planning application to deal with specifics, larger sites will require EIA
- Sites at South Verwood dropped (no heathland mitigation supplied), Stourbank Nurseries (Green Belt impacts), employment at St Leonards (alternative proposals being pursued)
- New site in Verwood for 50 homes
- More information now available on infrastructure requirements and delivery – the 'Infrastructure Delivery Plan' and links to emerging CIL

Natural Environment policies

- These will apply to all sites coming forward for development, INCLUDING the New Neighbourhoods and Employment allocations
- Natural Environment – consolidation of policies, ME1 covers protection and enhancement of identified sites, priority habitats and species and a set of criteria new development should follow, including the 'Dorset Biodiversity Protocol'.
- Policy looks to take account of the Natural Environment White Paper / Lawton Report and GI Strategy by looking at a more connected ecological network
- More detail on heathland 400 metre zones and SANGs
- Consolidation and minor changes to Energy efficiency, renewable energy flood risk and groundwater protection policies
- Green infrastructure links with ME1, open space provision (policy HE4) as well as New Neighbourhood policies

Other relevant general policies

- Landscape quality (HE3) covers tranquillity, including light pollution, noise and pollution
- Efficient use land - policy LN2 encourages a minimum density unless it conflicts with local character, etc.
- Protection of community facilities and services (LN6)
- Rural Economy (Policy PC3), any proposals take account of environment and should relate to existing settlements

Q & A

DM – RSS result in template?

RH – yes the local plan was recycled / back to the local plan / primary consideration when dealing with planning applications / debate in the press / where no plan in place ... approve / key to keep control in our local area / or end up planning by appeal / government on a growth agenda.

LH – what will happen when the process has gone through / new district plan?

RH – vast majority of the greenbelt stay unchanged / new local plan is LDF .

GW – the title of 13 interest me ‘managing’ / double edged sword / was there a discussion about this?

RH – it’s about looking after / degree of realism / enhance is asp rational / largest loss through forestry / aspire to bring back more heathland.

AS – reduce effect on climate change.?

RH – renewable energy / transport corridors / alternatives/ high car use in this area / housing development improvement / zero carbon houses does not exist / green infrastructure strategy leads into this / tariff from new developments to support services / certain pot of money available.

PT – 10 year plan had no review in it / with regard to the greenbelt / rolled back / allow future development?

RH – not looking at the safeguarding land for the future / future review / the local plan could not be reviewed on its own / last thing the Council wanted to do / can now cherry pick bits to review.

GW – follow on from climate change / happy in political terms robust support / unravelling of / Powerful body of support / disastrous for this district.

RH – can’t speak on behalf of the Councillors / some are happy to support / some are opposed (not in this district).

SB – when you appoint developers to build housing / encourage solar power etc / we are 20 years behind Scandinavian countries in this area.

RH – agreed / policy ME5 a provision of renewable energy / NPPF does not let us touch it.

LH – I desperately wanted to be comfortable with this / can’t understand what rate of converting Greenfield sites into building development in East Dorset.

RH – 10-20 years ago there was a large proportion of housing on Greenfield sites with little infilling taking place / infilling has happened in the last 10 years / 80-90% infill compared with Greenfield sites / due to needs can’t provide in existing urban area / balance loss of Greenfields against the housing needs / 95% of Greenfield area is untouched by these proposals / 99.98% remains countryside in East Dorset / debate out of hand / large part of the country had Greenfield development / loss of wildlife, congestion etc / in context with rest of the country / balance other responsibilities.

SB – benefit for East Dorset we now have areas of greenbelt can’t make provision /are SANG sites growth in future?

RH – can only plan so far in the future / demographics are pretty accurate / SANGS required for the lifetime of the housing 70-100 years / planning agreements and enforcements / ideas of putting land into trusts / some kind of stake or control of the land.

HC – possible to renew existing urban area housing when looking at that timescale – much will be unacceptable re construction/insulation standards.

RH – rely on Natural England / detailed ecological surveys needed on all sites / if so important NE direct against planning approvals / specific species / advice on how to deal with / many sites have been surveyed already.

RH – suggested a person from ETAG attend the Examination in Public on the Core Strategy to speak should an invitation to do so be received from the Planning Inspector.

RH – already have a few changes required to the document / not radical changes.

HC – recommended might find the Background Papers easier to follow if start reading conclusions and then work back where need more detail to understand rationale for decision.

Next meeting 9th May 2012.

Agreed this will be a brainstorming session to consider soundness working through policies in Chapters 13 (Managing the Natural Environment) and 14 (Creating High Quality and Distinctive Environments) and general East Dorset policies. Consideration should include Sustainability Appraisal and Habitats Regulations Assessment.

ACTION ALL: Within ETAG's remit on environmental and sustainability issues, to consider where we should support or where we should advise policies or parts of policies are unsound. Please bring your ideas to the meeting or if you are unable to attend send them to me by e-mail by 8th May so they can be included in the discussion.

We need to follow the guidance on Soundness provided with the consultation papers

Please note, when submitting your response to us, in the newly published National Planning Policy Framework there has been a change to the 'Tests of Soundness' by which the Inspector will assess the Core Strategy. These are set out below:

To be 'sound' a Core Strategy should be **Positively prepared, Justified, Effective and Consistent with National Policy.**

Positively prepared – 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;

Justified – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;

Effective – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and

Consistent with National Policy – the plan should enable the delivery of sustainable development in accordance with the policies in the National Planning Policy Framework.

(taken from paragraph 182 of the National Planning Policy Framework:

<http://www.communities.gov.uk/documents/planningandbuilding/pdf/2116950.pdf>)

Cuthbury Pre-application Meeting Minutes

23 April 2012, 10.00am

Meeting Room 1, East Dorset District Council Offices

Richard Henshaw, EDDC (RH),
 Ray Bird, EDDC (RB)
 Clare McCarthy, EDDC (CM)
 James Smith (JS)
 Phil Easton, Western Design (PE)
 Matthew Witt, Western Design (MW)
 David Wyatt, Wyatt Homes (DW)
 Anton Howse, Wyatt Homes, (AH)
 Adam Scott, Wyatt Homes (AS)
 Doug Cramond, DC Planning Ltd (DC)
 Wayne Sayers, DCC Highways (WS)

Item	Notes	Action
A	Introductions	
B	<p>Design Concept (Cuthbury Meadows) MW introduced the Cuthbury Meadows site including presenting a computer animation 'fly-through'. The following points from the plans and brochures circulated prior to the meeting were highlighted:</p> <ul style="list-style-type: none"> • Green river frontage, various view points and access points highlighted across the site • Soft edges maintained to river • Historic influence on design, street pattern, addition of squares and density, reflecting Wimborne town centre • Rear parking and pedestrian links across site • Access currently shown off Cowgrove Road, but aware Core Strategy Pre-Submission policy does not propose this, so happy to amend accordingly • Focal buildings used both for 'gateway' in to Wimborne and throughout the development • Lower height for houses backing on to Cuthbury Gardens, maximum 2 storey • Curves in development reflect the river • Look to exploit river frontage, including addition of café • New tree lined entrance to replace existing hedge row along Julian's Road to provide a wider gateway effect for setting of bridge and entrance in to the town. • Existing 'social housing' unit on Cuthbury Close in private ownership shown on the site plan, but DW hopeful to complete a deal to bring it in to the overall scheme • Affordable units fully integrated in to the scheme • Roads designed to minimise traffic speeds <p>RH explained the positive nature of the of the proposals at this stage, but highlighted a few key principles / concerns:</p> <ul style="list-style-type: none"> • Core Strategy is still to be finalised through submission, 	

Item	Notes	Action
	<p>public examination and adoption - policy wording therefore also to be finalised</p> <ul style="list-style-type: none"> • Proposals don't take account of hospital extension. Initially mixed message received from NHS, but have now expressed an interest. NHS to go away and provide us with further details • Access to site – avoid vehicular access from Cowgrove Road. WS further added that this is due both to the poor junction with St Margaret's Hill / Victoria Road and lack of pedestrian access – particularly relevant for school children that may want to access QE School. RB would like to see more 'breathing space' for the lane • A number of gardens are north facing (particularly those adjoining Cowgrove Road), and due to the size of some, it could lead to limited area of useable space • Would want to see a full riverside path along site, important the path is attractive to encourage people to use it to access the SANG. Also some pinch points exist along the riverside of around 8 metres in places. MW explained there is a height difference at these points to reduce impact / overlooking of gardens • RB further confirmed importance of riverside path and expects Members will also want to see full riverside access. DW / MW explained reasoning behind the choice, which was to provide a greater variety on site • DC queried whether river frontage properties could be moved to a part of the site currently without public access. RH / RB would still expect Member and public resistance to this • LAPs and NEAP provision okay in principle, but concerned with LEAP location which is beyond 400 metres from proposed houses in some cases. Queried Town Council involvement who own and maintain the facilities proposed to be improved. CM suggested potential of combining the SANG and the NEAP as on the Flight Refuelling scheme / By the Way, but would be dependent on Natural England approval • EDDC to speak to Leisure and Recreation services regarding NEAPs in flood plains • The level of new allotment provision was queried. DW explained it is currently short when compared to existing levels, but will be looking at this again as details are firmed up, particularly on the Parmiter Road site. RH would want to see at least the same, preferably higher level of provision based on the allotment need in the district <p>WS will provide more detailed highways comments once he has received a hard copy of the plans, initial views are:</p> <ul style="list-style-type: none"> • Overall approach to road design appeared appropriate in achieving high quality public realm and reducing vehicle speeds. • Julian's Road entrance needs to be wider enough to 	<p>RH / CM</p>

Item	Notes	Action
	<ul style="list-style-type: none"> • Some back gardens look small. MW explained the issues of fitting all the requirements on site whilst ensuring good layout and design • Queried close spacing of terrace. PE / MW have examples of successful schemes in Dorchester. • Overall RB hoped it could become an exemplar scheme that people will come to visit in the future. <p>The number of units on site were discussed, 189 on these proposals (not including St Margaret's Close) against the Pre-Submission proposal of 260 homes (including St Margaret's Close). At this stage RH is more concerned with preserving a good scheme rather than meeting the housing numbers.</p> <p>For affordable housing and tenure mix, RH suggests DC speaks to Tim Davis, Housing Enabling Manager.</p> <p>Parking provision was queried by RB / CM as would not want to agree a scheme only to find parking is insufficient at a later stage. This has happened on previous schemes elsewhere in the district.</p>	DC
C	<p>Design Concept (Football Club)</p> <p>PE introduced the proposed scheme with the following main points highlighted:</p> <ul style="list-style-type: none"> • Site is flat compared to current site • Proposed pitch size suitable for 2 leagues above their present position • Plans proposed show the basic needs of the football club • Club needs ways of covering running costs, so need the ability to run weddings / conferences / community uses to raise additional revenue • Landscape analysis determined the current proposed locations of the pitches <p>DW explained that not all of the items proposed may come forward initially and may depend on other funding coming forward. CM / RH suggested funding from FA, lottery bids, possibly CIL.</p> <p>WS initially happy for a scheme to come of similar scale to the existing football club off Parmiter Road in the first instance, but some improvements needed particularly around the junction with Leigh Road. Some concerns with the larger facilities on the tabled drawings attracting more traffic, so further information needed.</p> <p>With regards other land interests, RH explained there is still work to do with Gleasons and other land owner with phasing and land assembly.</p> <p>RB would want to see details of floodlighting and screening from bypass and nearby housing included in future work.</p>	

Item	Notes	Action
	<p>DW queried whether there was general support for the site locally? Based on informal soundings from the recent public exhibition, RH explained there is general acceptance, but still issues of detail</p>	
D	<p>Survey Work Wyatt Homes currently undertaking habitat / species, traffic, flood risk and ground condition surveys with the view of submitting a full detailed planning application.</p> <p>Will submit an EIA screening request shortly.</p> <p>DC explained would like to agree a 'statement of common ground' with Natural England with regards the provision of SANGs. Would like to do this in the consultation period and ideally for it to be part of the consultation response from Natural England.</p>	
E	<p>Application Timing Survey work, statement of common ground with NE and progression of application would be used to demonstrate deliverability through the Examination in Public</p> <p>RH explained determination of any planning application could only take place once the inspectors report is received.</p>	
F	<p>General Feedback EDDC and DCC will look to provide more detailed feedback to Wyatt Homes and Western Design</p>	<p>RH / RB / CM / WS</p>
G	<p>Any Other Business None.</p>	

Ferndown Core Strategy Meeting – Chamber of Commerce

23rd April 2012 – Held at Freedom Mobility Ferndown

Present – Neville Howard (President Ferndown Chamber of Commerce), Shaun Flynn (Secretary Ferndown Chamber of Commerce), Sally Knott (Policy Planning EDDC), Cllr Malcolm Birr (Economy Lead EDDC), Kevin Poulton (????? EDDC), Trevor Lake (Manager Holmans Electronics), Jeremy Lloyd (Business Manager Lloyds TSB), Sharon Walstole (Owner Pedals Cycles)

Appologies – Cllr John Muggleton (Mayor Ferndown Town Council)

Neville welcomed all present to the meeting and gave an introduction to the purpose

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Neville then invited input from those present.

Trevor gave some thoughts that the town appeared to be under a cloud; further siting that it appeared dingy and had suffered from poor investment and general apathy in recent years giving it the appearance and feel of a depressed town of the early 80's. He felt in order to make progress and achieve anything everyone involved in the town needed to pull together. He highlighted issues including the exceptionally wide pavements and no parking. Which he believes leads to the straight in/out purchase shops (such as newsagents etc) not being viable to the town whilst they are essential for its infra-structure. He further suggested that may be the council should be using some of the rate income from the empty units to help towards rectifying some of these issues.

Sharon talked about Verwood and how as a town it has blossomed and developed in comparison to Ferndown. One of its main features being that even in this small town Sunday opening is very prominent.

Neville talked about a recent trip to Blandford and the difference in the overall experience there, and whilst we should be mindful of the fact that Blandford has a long history which attracts visitors in its self it uses its focus points to its advantage and maybe Ferndown should be creating its own focus adding that the town lacks a sole. Neville went onto advise a recent comment from one of Ferndown's own Town Councillors who when asked if he shopped in Ferndown replied "No there is nothing there for myself or my family". We need shops for a wide age range. Sharon added that one of the plus points of Ringwood is its wide variety of shop names catering for all age ranges and interests, Trevor adding a similar comment for Wimborne.

Neville then advised that with the County, District and Town Councils working together with the Residents and Business Communities in Wimborne they had achieved a massive transformation. A strategy meeting last year had agreed that the siting of the Library, Social Services Offices and Day Centre did not help to enhance the town centre. Neville asked what had happened since then and had any thought been put towards the consideration of moving these facilities to allow the sites they use being offered for retail development. Sally remembered this but was not sure what had happened since and would investigate.

Neville asked Jeremy if he could give some sort of overview to the general fiscal state of the local business community in general. Jeremy felt that whilst Tesco and Sainsbury's provide some much needed services to the town they had, had an impact in taking customers away from the town itself which had led to smaller businesses finding things harder. He added that one thing that was needed was a focal point to attract people to the town and that something like a costa coffee type facility near to the main Victoria Road would help.

Sharon suggested the planters on Victoria Road could be improved fairly economically agreeing with the need for a quality coffee shop as currently she sends customers out of town whilst they prepare their orders.

Neville then asked the group to consider the general look of the existing buildings. The entrance to the "Ferndown Centre". The entrance arch itself was unappealing with dark lettering on a dark background. Stating that Political intervention was needed, that individually Chamber, the Town Council and District councils could not achieve what was required but by working together more could be gained. Neville went on to state that he felt the Councils should lead the matter with the support of the Chamber of Commerce. He advised he felt that a strong commercial survey that was both confidential and credible should be a start consideration. Malcolm agreed that a broad section of opinion is required covering a whole range of ideas leading to the construction of a firm plan was indeed required.

Kevin advised that the current situation was not arrived at overnight and neither will its solution be. The group need to consider the key issues. What are the main problems. Parking, Trees and visual effect, Community involvement, Brand recognition and retails space. Having identified the key issues, how do you move forward. Kevin advised that taking Wimborne as an example the basics started with a simple matter over the bridge. A group formed itself to address this matter and having done so moved on to bigger and better projects that have led them to where they are now.

After some general discussion on the already raised points, mainly focusing on the major concern over parking and the space available for it in Victoria Road, it was agreed that the next step would be to hold a follow-up meeting with representation from County and Tesco present. Sally agreed to set up the next meeting and invite representation from County and advise all concerned.

**Christchurch Urban Extension Advisory Group
Thursday 26 April 2012
Committee Room, Christchurch Borough Council**

Appendix E25

Notes of the Meeting

Attendees

George Whalley	Christchurch Borough Council
Simon Trueick	Christchurch Borough Council
Alan Ottaway	Christchurch Borough Council
Ashley Harman	Christchurch Borough Council
Cllr Margaret Phipps	Christchurch Borough Council
Cllr Claire Bath	Christchurch Borough Council
Cllr Trish Jamieson	Christchurch Borough Council
Judy Jamieson	Burton Parish Council
Andy Shaw	Dorset County Council
Jeremy Woolf	Taylor Wimpey
Lisa Jackson	Meyrick Estate
Alan Ruck	Roeshot Hill Allotments Association
Kay Power	Roeshot Hill Allotments Association
Amanda Geaves	Rutland Road Allotments

1 Introduction

ST explained that the aim of this meeting is to brief the group on an update of the urban extension and how it fits into consultation on the Core Strategy. The purpose of the group is to inform the development of the Core Strategy policy and evidence gathering related to the urban extension and involve key stakeholders directly affected by the proposed urban extension and those directly involved in its delivery. The group has been in existence for 3 years and ST took the opportunity to thank all the organisations and individuals around the table for the work they had put into this group over the years. Although this is the last Advisory Group, further discussions will be required, particularly in relation to the Allotments and also the finalisation of the SANG's (Suitable Alternative Natural Green Space) strategy.

2 Core Strategy

ST summarised the structure of the Core Strategy and ran through the Settlement Hierarchy for Christchurch. He explained the housing strategy and reminded the group that housing targets had not gone away but that they were now to be agreed and set locally. He outlined the local constraints which adversely impact the ability to identify sufficient housing potential to meet the Strategic Housing Market Assessment (SHMA) housing figure of 3,375 new homes for Christchurch between 2013 and 2028. It has been necessary to identify sites in the Green Belt at the North Christchurch Urban Extension (850) and also sites at east of Marsh Lane (90) and south of Burton (45).

3 Urban Extension

GW explained the background to where we are now. The Stage 1 Masterplanning report generated 5 options and 4 of these were included in the Core Strategy Options for Consideration October 2010. He indicated the level of support and objection for each of the 4 options and outlined the key issues arising from the responses to the Options for Consideration consultation last year.

Prior to detailed masterplanning, Broadway Malyan undertook a viability assessment which found that all options were potentially viable with 30% and 35% affordable housing.

Options taken forward to Stage 2 Masterplanning were:- maximisation of development south of the railway, Suitable Alternative Natural Green Space (SANGS) provision north of the railway, overhead powerlines moved underground and allotments relocated north of the railway line. The implications of retaining Roeshot Hill allotments were examined as a sub option.

The Stage 2 Masterplanning Report has now been published – North Christchurch Masterplan Report December 2011. Copies of the document were distributed around the table for the group to look at. SW ran through the main components of the Core Strategy Pre-Submission policy. He referred to a plan showing the key concepts for the site and ran through the key features. He also referred to a plan showing the access points for the site and identified the implications for transport infrastructure.

GW explained that the responses to the Core Strategy consultation need to be based on the "Tests of Soundness" and reminded the group that there is a series of public exhibitions being held across the Borough during the consultation period. Representations need to be submitted by 25 June 2012. He also outlined the Core Strategy Timetable and the next steps.

4 Questions

Alan Ruck of the Allotments Association referred to Option 4 which retained the allotments and asked if it was enough to drop this option because it did not meet Natural England's Suitable Alternative Natural Green Space (SANG) requirements. It was explained that Option 4 had not been taken forward, as a SANG to the south of the railway would not have a large enough area at junction effectively whereas one north of the railway would be about 10 of an appropriate size and would not be a better location. As outlined in the report, the Council have requested the comments to look at the option of retaining the allotments and page 42 - 43 of the masterplanning report describe the impact.

Judy Jamieson of Allotment Parish Council was concerned about the statement that the Council was not planning to give better representation to the allotments.

renewable energy. Her view was that we should be seeking above national standards and taking the opportunity to go carbon neutral. It was explained that the viability assessment had looked at the implications for going above national requirements, but that this had an impact on viability. Given the level of development costs to bear – undergrounding of power lines, SANG, significant transport contributions and in order to achieve the delivery of affordable housing, it was not considered appropriate to set out a fixed set of requirements for renewable energy. In future, as development viability changes there may be potential to look again at the issue.