

Appendix E Pre-Submission Consultation

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Core Strategy Pre-Submission Consultation

2nd April – 25th June 2012

Colehill and Wimborne Minster Focus Group 13th June 2012

1 - What questions haven't we answered in respect of the Core Strategy?

2 - What evidence have you to support any alternative proposals?

Comments from the Focus Groups

Housing

Why are we not considering land north of Leigh Road, rather than increasing the number of houses to the north of Wimborne (Cranborne Rd)?

Concerns with housing number, too excessive.

What about providing for key workers? They are vital.

Will the need to provide a range of facilities have a negative effect on viability?

Viability assessments need to be carried out in advance of core strategy.

Possible issue of sites not coming forward if land owner won't get enough for land.

Viability major concern.

Affordable housing SPD has to be flexible to the account of changing conditions.

How to ensure affordable housing remains affordable?

How to keep money from small sites for affordable housing?

How to ensure infrastructure keeps pace with development? Especially for education.

Concern about number of dwellings proposed (1600 approx.) and their strain on the infrastructure.

How many of local people (Colehill/Wimborne) are on the waiting list and would move in to these new dwellings. Colehill and Wimborne are taking the district's housing need.

More information required about what is affordable housing.

Miss match between wages and house prices.

Do the policies meet the need?

Are alternatives going to be seriously looked at?

Are other development proposals in Green Belt going to be reviewed?

Viability issues.

How can WMC3 be developed and still protect view into town and towards the Stone Park? Applies to rest of sites too.

Transport

Will Walford Mill Bridge be able to cope with the additional traffic?

Stone Lane Junction Industrial Estate – will the developer fund an upgrade to the junction, or will it be met from other contributions?

Will we use transport contributions to develop a holistic approach (travel plans, flexi, and personalised plans) to transport planning in Wimborne?
Should this be addressed in the Core Strategy?

More improvements should be included for existing residents, pedestrians and cyclists (bottom of Stone Lane).

Concerns on use of Burts Lane, too much traffic.

Should employers do more to provide sustainable transport options?

Concerns about impact of North Wimborne site on traffic through Colehill.

Consider traffic congestion in Wimborne a problem – how do we deal with it in practise?

Julian's bridge a recognised pinch point – traffic lights will need to be synchronised.

Sceptical if the solutions will work.

How to tie up where people live with where they work?

Land north of Wimborne - impacts on roads south and east as people travel to work.

Is WMC5 the right place for development? Given the transport requirements of residents.

Is coalescence by building north of Leigh Road better than the traffic issues generated by WMC6?

Parking is it sufficient?

Walford Bridge pinch point.

HGV impact on rural lanes – enforcement issue.

Too many children being driven to school.

Review traffic flows. One ways?

Natural Environment

What is the evidence that SANGs work?

Has runoff flooding been considered?

Are allotments included in GI? Will they be provided on the major housing sites?

Need to consider the standards to be agreed for any new allotments. How are they are to be run/owned?

Issues about SANG provision – who takes over the open space? Would the Parish Councils accept it?

Country park with Castleman trail way is very positive.

Has mineral extraction been taken in to consideration in green infrastructure plans?

Alteration of floodplain and its effect on Cuthbury flooding, less drainage.

Natural England rules are too strict for heathland.

Will Green Belt continue to be eroded?

New Facilities and Services

Have we considered the relocation of the ambulance service to the police station? Is this feasible?

We understand the ambulance station are considering the possibility of relocating to this site.

Concern about the lack of joined up thinking between WMTC/EDDC regarding the future of Leigh Park. WRC concerned that the recent comments will not allow them to move.

Noted. We recognise the club's aspirations to move from Leigh Park and have allocated land for a new Rugby Club and pitches in Policy WMC6. We will take a steer from Wimborne Minster Town Council on the future of Leigh Park when they respond to the Core Strategy.

Could CIL help provide the shortfall in funding the relocate WRC?

Yes CIL funding could help to provide the gap funding if the Leigh Park land is required for future needs for the community.

Not enough doctors surgeries.

The Quarterjack Surgery has planning permission to extend its services to the community. We shall continue to work with the PCT to identify local issues and will update the Core Strategy as necessary.

Why is Wimborne losing employment land when it needs more?

Stone Lane is in the urban area of the town, close to the town centre, public transport and services. The industrial buildings are coming to the end of their lives. The land owners are interested in redevelopment. 30 hectares of new

employment land has been allocated at Blunts Farm adjacent to Ferndown Industrial Estate, to serve the local area. The other employment sites in Wimborne will remain.

How are funds for office moves etc, going to be used/distributed?

Would like to see facilities expand at Allen View to include police and possibly libraries.

Redevelopment of the Allendale Centre site (policy WMC2) would allow for a public service hub, new council offices and the provision of a desk for the Police force, who support this type of joint community facility. There are no plans to relocate the library in Wimborne at the present time, but we will continue to work with Dorset County Council to help deliver services to the community.

(<http://www.dorsetforyou.com/media.jsp?mediaid=171617&filetype=pdf>)

More clarity on school provision in Wimborne needed. What will happen to school sites if they close?

Dorset County Council are responsible for the provision of schools and education in East Dorset, and we are guided by their requirements. As landowners, the County Council will be responsible for the redevelopment of their land.

Could the council offices move to the police station site?

East Dorset DC own the Allendale site, and prefer to incorporate the joint public service hub in this locality which is larger, in combination with the community hall.

Colehill needs a doctor surgery. Could it be provided on a vacant school site?

The Quarterjack Surgery has planning permission to extend its services to the community. We shall continue to work with the PCT to identify local issues and will update the Core Strategy as necessary. It is possible that public land could be used to provide health facilities in conjunction with the service providers, if they consider it necessary.

St Michaels School – will we consider taking land out of the green belt to facilitate an expansion of the school?

How will the road system cope with additional school traffic?

Additional land over the allocation shown may be needed for the hospital.

We will need evidence of what the land would be used for.

Additional GP services needed for East of the town.

The Quarterjack Surgery has planning permission to extend its services to the community. We shall continue to work with the PCT to identify local issues and will update the Core Strategy as necessary.

Leigh Park should not be built on, it should be left as open space/ allotments for community.

This will be the decision of the Town Council as landowners of Leigh park.

Rugby and football facilities should not be shared.

Policy WMC6 provides for individual pitches and club houses for both clubs.

(<http://www.dorsetforyou.com/media.jsp?mediaid=171617&filetype=pdf>)

Wimborne hospital would like more land allocated for expansion.

We will need evidence of what the land would be used for.

First school would like a say over design of new building in WMC5.

We would expect Dorset County Council to liaise directly with Wimborne first School and developers in order to provide the new school.

Question raised over sewage, water electricity provision – current problems.

Existing flooding – Cuthbury, Colehill.

Libraries – Colehill closure threatened.

School catchments should be reviewed – local schools for local people.

General support for sports village – provided the facilities can be provided for both clubs.

How to ensure site viability and requirements for CIL and contributions?

Lack of employment opportunities in Wimborne and Colehill, all will travel to Poole and Bournemouth.

Wisdom of removing employment at Stone Lane?

Support for relocation of football and rugby club to provide activity for community. Need for other sporting facilities – netball, basketball etc.

5. New facilities and services required in Wimborne Minster and Colehill (Sally Knott, Policy Planning Officer, East Dorset District Council)

- Explaining the Infrastructure Delivery Plan
- School requirements
- Health and Pharmacies services
- Town enhancements and retailing

Short opportunity for discussion within groups

6. Opportunity for general Question and Answers (Richard Henshaw to lead)
7. Close and Thanks

Discussion groups:

The aim of the discussion groups is for you to identify the questions that you still think we need to answer.

We will collate these and provide answers in a digest, to circulate shortly after the meeting to help you make your consultation comments prior to the end of the Consultation on 25th June 2012.

Fiona Astin (Synergy Housing)	✓	
Cllr Simon Tong (EDDC)	✓	
Jacqueline Mulliner (T O'Rourke)	✓	
Ron Hatchett (Bloors)	✓	
Jackie Groves (DCC Education)		NO.
Ed Denham (DCC Education)	✓	
Cllr John Warren (Colehill Parish Council)	✓	
Cllr Susan Davies (Colehill Parish Council)	✓	
Cllr KD Johnson (Colehill Parish Council)	✓	
David Topping (Governor Colehill First School)	✓	
William Korner (Korner Construction)	✓	
Mike Madgwick (Nat. Trust)	✓	
M Korner	✓	
A Stott Wimbome Cemetery	✓	
Sherman Wimbome Cemetery	✓	

Apologies

Cllr David Morgan
Lindsay Cass (Head of Environmental Services)
Linda Bonnin (Synergy Housing)
Win Sheldon (Head Teacher St Catherines)

Jackie Groves

**Core Strategy Pre-Submission
Wimborne and Colehill New Neighbourhood Meeting
Wednesday 13 June 2012 (2pm – 4pm)
Attendance List**

Name and Organisation	Attendance	Email Address
Phil Spencer (Local resident)	✓	
Mrs Sheila Bourton (Keep Wimborne Green)	✓	
Gillian Sanders (Wessex Water)	✓	
Cllr Toni Coombs (EDDC)		NO
Andy Puttuck (Head QE School)		NO
Christopher Undery (Town Planning Consultant)	✓	
Ruth Hopkins (Gleeson Strategic Land)		NO
John Shave	✓	
Kate Tunks (Dorset CC Transport) ✓		
Hilary Chittenden (ETAG)		
Doug Crammond (DCP)	✓	
David Wyatt (Wyatt Homes)	✓	
Anton Howse (Wyatt Homes)	✓	
Cllr Mrs March (Wimborne Town Council)	✓	
Cllr Mrs Roberts (Wimborne Town Council)	✓	
Cllr P Wheeler (Wimborne Town Council)		NO
Gary Plummer (Chair Govs Wimborne First)	✓	
Richard Dodson (Dorset CC) ✓		
Tony Grant (Granton Joinery)	✓	
Cllr Janet Dover (EDDC)	✓	
Duncan Baxter (Deputy Head Wimborne First)	✓ ✓	
Cllr David Packer (EDDC)		NO
Sophia Thorpe (Gleeson Strategic Land)	✓	
Paul Newman (Land and Planning Consultant)		NO
Greg Pienaar (Bournemouth Water)	✓	
Cllr Robin Cook (EDDC)	✓	
Richard Martin (Bursar Dumpton School)	✓	
Cllr Mrs Anthea Cross (Pamphill & Shapwick PC)	x	Substitute sent VERA RICKETS
Cllr Henry Bartlett (Pamphill & Shapwick PC)	✓	
Cllr Mrs Hymers (EDDC)	✓	
Kevin Hodder (East Borough Housing)	✓	
Paul Miller (Wimborne Football Club)	✓	
Andrew Robinson (Symonds & Sampson)	✓	
Phillip Chissell (Land Owner)	✓	
Mike Moysey (Wimborne Rugby Club)	✓	
Richard Pike (Wimborne Allotments)		Substitute sent
Ian Speirs (Local Agent)	✓	

Wimborne Minster and Colehill Focus Group

Wednesday 13th June 2 – 4pm in the Quarterjack Suite, Allendale Centre, Wimborne

Agenda

1. Introduction to the Meeting (Richard Henshaw, Policy Planning Manager, East Dorset District Council)

- Explaining the purpose of the meeting i.e. to help inform attendees before they make consultation responses.
- Tests of Soundness – explain with regard to the different format for this consultation
- To understand the different perspectives of the community and stakeholders
- Explaining deliverability and viability

Feedback of key messages from the last consultation and how we have responded to these (Lynda King, Policy Planning Officer, East Dorset District Council)

2. Overview of Affordable Housing Provision (Tim Davis, Housing Development and Enabling Manager, Christchurch and East Dorset Partnership)

- An overview of local housing need in East Dorset with reference to Wimborne Minster and Colehill
- Explanation of the affordable housing policies in the Core Strategy
- Case Studies to support the evidence

Short opportunity for discussion within Groups

3. Transport Issues in Wimborne Minster and Colehill (Kate Tunks, Transport Engineer, Dorset County Council)

Short opportunity for discussion within Groups

4. Nature Conservation and the provision of SANGS and Green Infrastructure (GI) (James Smith, Policy Planning Officer, East Dorset District Council)

- Brief outline of nature conservation issues in relation to Wimborne Minster and Colehill
- Location of proposed SANGs in Wimborne Minster and Colehill
- Brief outline of the Green Infrastructure (GI) strategy in SE Dorset and benefits
- Proposed GI linkages in Wimborne Minster and Colehill

Short opportunity for discussion within groups

Core Strategy Pre-Submission Consultation

2nd April – 25th June 2012

Colehill and Wimborne Minster Focus Group 13th June 2012

Feedback from Breakout Groups

1 - *What questions haven't we answered in respect of the Core Strategy?*

2 - *What evidence have you got to support any alternative proposals?*

Housing

- Q** *Why are we not considering land north of Leigh Road, rather than increasing the number of houses to the north of Wimborne (Cranborne Rd)?*
- A** This area has been considered but has been rejected. The Master Plan Stage 1 document gives information on this.
- Q** *Are the housing number too excessive?*
- A** The housing figures have been based on the Strategic Housing Market Assessment. Their proposed distribution is informed by the Strategic Housing Land Availability Study and the Master Plan reports.
- Q** *What about providing for key workers? They are vital.*
- A** The forthcoming SPD will consider this. However, in Dorset evidence in the Strategic Housing Market Assessment indicates that there is little need for support.
- Q** *Will the need to provide a range of facilities have a negative effect on viability?*
- Q** *Viability assessments need to be carried out in advance of the Core Strategy.*
- Q** *Will sites come forward if the land owner won't get enough for the land?*
- A** The Master Plan study has included a viability assessment for each new neighbourhood to show that the sites are deliverable. This indicates that land will come forward on the basis of the policies in the Plan. As part of the process to produce a Community Infrastructure Levy, the Councils will be asking consultants to carry out a viability study.
- Q** *Will the Affordable Housing SPD be flexible to take account of changing conditions?*
- A** Yes, it needs to take into account changing economic circumstances.
- Q** *How do we ensure affordable housing remains affordable?*
- A** The Government sets the criteria for affordable housing at a national level. However, it is anticipated that very few properties will be subject to right to buy, as this scheme is largely unaffordable to tenants.

- Q** *How can the Council keep money from small sites for affordable housing?*
- A** Any monies collected towards the provision of affordable housing will be 'ring-fenced' within the Council's financial systems to ensure it can only be spent on affordable housing.
- Q** *How can the Council ensure infrastructure keeps pace with development, especially for education?*
- A** The Infrastructure Delivery Plan contains information on this subject. All service providers have been consulted throughout the Core Strategy process and this will continue.
- Q** *Concern about number of dwellings proposed in Wimborne and Colehill. (1,600 approx.) Will the numbers put a strain on infrastructure?*
- A** Service providers have been consulted throughout the production of the Core strategy and their requirements included in the Infrastructure Delivery Plan. This includes details of the costs of schemes, their inclusion in programmes where appropriate and funding streams available.
- Q** *How many of local people (Colehill/Wimborne) are on the waiting list and would move in to these new dwellings? Are Colehill and Wimborne taking the district's housing need?*
- A** The Core Strategy is looking to meet the affordable housing needs of the District as a whole across all new housing provision. Evidence, using national guidance, estimates that the affordable housing need for Wimborne and Colehill is 104 dwellings per annum. This represents approx. 25% of the total affordable housing need of East Dorset.
- Q** *Can more information be given about what is affordable housing?*
- A** Appendix 2 to the Pre-Submission consultation document sets out in more detail what is meant by affordable housing in the context of this plan.
- Q** *What can be done about the miss match between wages and house prices?*
- A** This is a national issue beyond the scope of the Core Strategy. The scale of house building proposed in the Core Strategy will not have a material impact on house prices.
- Q** *Do the policies meet the need?*
- A** The policies meet a substantial amount of the housing need. However, the Strategic Housing Market Assessment indicates that the needs are larger than proposed. However, many of those in need are, and will continue to be, housed, but not necessarily in places that meet all of their requirements. For instance, a some young people will remain living with their parents.
- Q** *Are alternatives going to be seriously looked at?*
- A** The Council has considered a number of different options as part of the Options for Consideration consultation on the Core Strategy. A digest of the responses received in respect of the options and the evolution of the Pre-

Submission policy can be found in the Background Paper on Meeting Local Needs which is available at

<http://www.dorsetforyou.com/media.jsp?mediaid=170595&filetype=pdf>

There will be an alternative sites public consultation carried out through the summer to consider sites suggested as part of the current consultation.

These sites will need to be carefully considered and compared with those presently allocated

Q *Are other development proposals in the Green Belt going to be reviewed?*

A The Council has undertaken an assessment of the Green Belt as part of the master plan studies. This has considered opportunities on the edge of the Main Settlements that are outside flood risk areas and beyond 400 metres of protected heathland.

Q *How can WMC3 be developed and still protect views into the town and towards Stone Park? This applies to the rest of the sites too.*

A This has been examined in the development of the policies and the work carried out by the master plan consultants.

Transport

Q *How will Walford Bridge pinch point be dealt with?*

A Two cars can pass on the bridge but they must slow down to achieve this safely. This is therefore an ideal natural traffic calming feature which will help slow traffic on its way towards the town centre. The Wimborne traffic study has not identified as this bridge as a congested part of the network now or with the development. Please see website

<http://www.dorsetforyou.com/388121>

Q *Stone Lane Junction Industrial Estate – will the developer fund an upgrade to the junction, or will it be met from other contributions?*

A The developer will fund the junction upgrade as part of the development.

Q *Will we use transport contributions to develop a holistic approach (travel plans, flexi, and personalised plans) to transport planning in Wimborne? Should this be addressed in the Core Strategy?*

A Yes travel plans for these developments will be part of the planning application process and this is already addressed in transport policy KS11.

Q *Can more improvements should be included for existing residents, pedestrians and cyclists (bottom of Stone Lane).*

A Agreed. The Stone Lane / West Borough junction is likely to be improved as part of both the Stone Lane and North Wimborne development proposals. Unfortunately Dorset CC currently does not have the funding for improvements to this junction.

Q *Concerns on use of Burts Lane, too much traffic?*

A Burts Hill will inevitably experience higher levels of traffic arising from the development but the predicted levels are currently considered to be acceptable. Further work will be undertaken to assess the impact of the new Canford Bottom improvement on the roads around Wimborne. Please see the Wimborne Traffic modelling work on the website <http://www.dorsetforyou.com/388121>

Q *Should employers do more to provide sustainable transport options?*

A Yes, employee travel plans are currently on a voluntary basis for existing employment, however new employment land must create and operate a travel plan to reduce the number of car based trips to and from their premises. When employment land is developed developers also usually contribute towards sustainable access improvements to and from their site. See transport Policy KS11.

Q *What impact will the North Wimborne site have on traffic through Colehill?*

A Colehill will inevitably experience higher levels of traffic arising from the development but the predicted levels are currently considered to be acceptable. Further work will be undertaken to assess the impact of the new Canford Bottom improvement. Please see the Wimborne Traffic modelling work on the website <http://www.dorsetforyou.com/388121>

Q *Traffic congestion in Wimborne is considered a problem – how do we deal with it in practise?*

A Traffic congestion in Wimborne is considered to be at acceptable levels currently and it is limited to the peak periods which is to be expected in a town centre. In conjunction with development the following improvements will reduce traffic congestion – walking, cycling and public transport. Where necessary, junction improvements will be delivered.

Q *Julian's bridge is a recognised pinch point – will traffic lights deal with this issue?*

A Traffic signals either side of Julian's Bridge are now no longer the favoured solution here. A more likely solution will be to introduce traffic calming measures such as a town gateway feature, visual narrowing of the carriageway to slow traffic speeds down on the approach to and over the bridge.

Q *Will the lack of employment opportunities in Wimborne and Colehill, result in people traveling to Poole and Bournemouth.*

A Policy FWP8 of the Pre-Submission document proposes the release of 30ha (74 acres) of land for employment purposes adjacent to the Ferndown Industrial Estate which will help to meet the needs of the area.

Q *How do we tie up where people live with where they work?*

A Planning cannot force people to live and work in the same place but it can provide the opportunities to facilitate this choice and improve travel choices as we all face higher travelling costs.

Q *Land north of Wimborne – what impacts will there be on roads south and east as people travel to work?*

A Please see the Wimborne traffic modelling study on the website <http://www.dorsetforyou.com/388121>

Q *Is WMC5 the right place for development, given the transport requirements of residents?*

A Yes, we believe so as it will be in within walking and cycling distance of the town centre facilities and there are public transport opportunities available to access further services and job opportunities in Poole. Please see the Wimborne traffic modelling study on the website <http://www.dorsetforyou.com/388121>

Q *Is coalescence by building north of Leigh Road better than the traffic issues generated by WMC6?*

A This area has been considered, but has been rejected as it is very damaging to the key purposes of the Green Belt, which seeks to prevent coalescence of settlements. The traffic impact would be no different whether development is north or south of Leigh Road. The Master Plan document gives information on this.

Q *Is parking sufficient?*

A Yes, the Council has carried out a survey which shows there is sufficient parking in the town.

Q *There is an HGV impact on rural lanes which leads to an enforcement issue. How can this be dealt with?*

A The improvement of the A31 at Canford Bottom and the planned improvement at the Merley roundabout should help the flow of HGVs on the A31 which should in turn reduce the current HGV use of rural lanes.

Q *How can the numbers of children being driven to school be reduced?*

A We are aiming to improve the walking and cycling routes to the schools as part of development proposals all over East Dorset. In partnership with Sustrans (cycling charity) DCC are currently having success with encouraging more children to walk/cycle to school through various educational initiatives and infrastructure delivery.

Q *Should traffic flows be reviewed and one ways be introduced?*

A DCC generally do not favour one way working because it tends to increase the speed of traffic which can lead to more accidents, longer distances to be travelled which tends to encourage more car use, deterioration of the environment for pedestrians and cyclists and a worsening of air quality.

Natural Environment

- Q** *What is the evidence that SANGs work?*
- A** Natural England has commissioned exhaustive studies on the subject, which form the evidence base for the emerging Dorset Heathlands Joint Development Plan Document.
- Q** *Has runoff flooding been considered for the Wimborne and Colehill sites?*
- A** Yes, it has and will continue to be considered in the development of the allocated sites. Sustainable Drainage Schemes are proposed.
- Q** *Are allotments included in GI? Will they be provided on the major housing sites?*
- A** Allotments are shown on a number of sites, including WMC3 and WMC6. The developer has also shown them on WMC5. Policy HE4 includes the provision of allotments.
- Q** *Need to consider the standards to be agreed for any new allotments. How are they are to be run/owned?*
- A** This level of detail will be considered later as it is not appropriate for the Core Strategy. Further discussions will be needed with parish and town councils and the allotment groups.
- Q** *Issues about SANG provision – who takes over the open space? Would the Parish Councils accept it?*
- A** The long term ownership of the SANGs is likely to vary from site to site but Parish and Town Councils could be involved where appropriate.
- Q** *Has mineral extraction been taken in to consideration in green infrastructure plans?*
- A** Yes- DCC Planning staff at both the strategic planning and minerals planning level were involved in the production of the Green Infrastructure Strategy for South East Dorset.
- Q** *Alteration of floodplain and its effect on Cuthbury flooding, will this mean less drainage?*
- A** All development proposals have been considered by the Environment Agency and no objection in principle has been raised to any of them. Site specific drainage issues will be dealt with at the planning application stage.
- Q** *Are the Natural England rules are too strict for heathland?*
- A** This advice has been tested at a national level through the High Court and found acceptable.

Q *Will Green Belt continue to be eroded?*

A The NPPF makes it clear that the time to examine Green Belt boundaries is when Core Strategies are prepared and reviewed. The Core Strategy proposals only affect about 0.25% of the SE Dorset Green Belt.

New Facilities and Services

Q *Have we considered the relocation of the ambulance service to the police station? Is this feasible?*

A There is a possibility that the ambulance station could relocate, but whether this is to where the Police Station is too detailed for the Core Strategy.

Q *There is a concern about the lack of joined up thinking between WMTC/EDDC regarding the future of Leigh Park. Will the TC's recent comments enable them to move.*

A Noted. We recognise the club's aspirations to move from Leigh Park and have allocated land for a new Rugby Club and pitches in Policy WMC6. We will take a steer from Wimborne Minster Town Council on the future of Leigh Park when they respond to the Core Strategy.

Q *Could the Community infrastructure Levy help provide the shortfall in funding to relocate WRC?*

A Yes, the Community infrastructure Levy could help to provide the gap funding if the Leigh Park land is required for future needs for the community. However, there are many demands on the Community infrastructure Levy and until the development viability work is finalised, the Council will not know the amounts of money which will become available. The Council will need to prioritise projects in the production of the Community infrastructure Levy document.

Q *Are there enough doctors surgeries?*

A The Quarterjack Surgery has planning permission to extend its services to the community. We shall continue to work with the PCT to identify local issues and will update the Core Strategy and the Infrastructure Delivery Plan as necessary.

Q *Why is Wimborne losing employment land when it needs more?*

A Stone Lane is in the urban area of the town, close to the town centre, public transport and services. The industrial buildings are coming to the end of their lives. The land owners are interested in redevelopment. 30 hectares of new employment land has been allocated at Blunts Farm adjacent to Ferndown Industrial Estate, to serve the local area. The other employment sites in Wimborne will remain.

Q *How are funds for Council Office moves etc. going to be used/distributed?*

A This is not a matter for the Core Strategy. It will be up to the District Council to consider whether the proposal is feasible or not before it makes a decision to re-locate.

Q *We would like to see facilities expand at Allenview to include police and possibly libraries. Is this likely?*

A Redevelopment of the Allendale Centre site (Policy WMC2) would allow for a public service hub, new council offices and the provision of a desk for the Police force, who support this type of joint community facility. There are no plans to relocate the library in Wimborne at the present time, but we will continue to work with Dorset County Council to help deliver services to the community.

<http://www.dorsetforyou.com/media.jsp?mediaid=171617&filetype=pdf>

Q *More clarity on school provision in Wimborne needed. What will happen to school sites if they close?*

A Dorset County Council is responsible for the provision of schools and education in East Dorset, and we are guided by their requirements. As landowners, the County Council will be responsible for the redevelopment of their land.

Q *Could the council offices move to the police station site?*

A Yes, this is a possibility.

Q *Colehill needs a doctor surgery. Could it be provided on a vacant school site?*

A The Quarterjack Surgery has planning permission to extend its services to the community. We shall continue to work with the PCT to identify local issues and will update the Core Strategy and Infrastructure Delivery Plan as necessary. It is possible that public land could be used to provide health facilities in conjunction with the service providers, if they consider it necessary.

Q *St Michaels School – will we consider taking land out of the green belt to facilitate an expansion of the school?*

A The County Council has asked that a small area of land be released to allow for any future expansion of the school. We will therefore consider this proposal.

Q *How will the road system cope with additional school traffic?*

A DCC, as transportation authority, has assessed the impacts of the proposed developments on the area and do not anticipate any serious issues in this respect.

Q *Can more land be allocated for expansion of the hospital?*

A We will need evidence of what the land would be required for. This should be provided by the Health Authority.

- Q** *Are additional GP services needed for east of the town?*
- A** The Quarterjack Surgery has planning permission to extend its services to the community. We shall continue to work with the PCT to identify local issues and will update the Core Strategy and Infrastructure Delivery Plan as necessary.
- Q** *Is it possible for the Rugby and football facilities to be separate?*
- A** Policy WMC6 provides for individual pitches and club houses for both clubs.
<http://www.dorsetforyou.com/media.jsp?mediaid=171617&filetype=pdf>
- Q** *Is it possible for the First school to have a say over the design of a new building in WMC5?*
- A** The County Council will need to work with the First School and developers in order to provide the new school.
- Q** *Are there any problems in dealing with sewage and water electricity provision*
- A** All the service providers have been contacted. Any requirements from them are set out in the Infrastructure Delivery Plan. Brook Road STW is programmed to be improved by Wessex Water. Any other improvements to services which are required as a result of development will be discussed by the service providers with developers who will be required to pay for any work needed.
- Q** *How can we deal with existing flooding – Cuthbury, Colehill?*
- A** All proposed development sites have been reviewed by the Environment Agency and no fundamental objection on flooding grounds have been raised.
- Q** *How can we support libraries – Colehill closure threatened?*
- A** DCC has prepared its policy on libraries. The construction of new development in the area will not require any change to its proposed closures. Additional capacity will be provided by other methods including longer opening hours. The County policy on this is set out in the Infrastructure Delivery Plan.
- Q** *Can school catchments be reviewed – local schools for local people?*
- A** DCC will need to consider this as part of its decisions on the provision of schools to meet the needs of existing and new population.
- Q** *How do we ensure site viability in relation to the requirements for Community infrastructure Levy and contributions?*
- A** The Councils will be using consultants to carry out a viability study so the amounts of funding available for facilities will be known.
- Q** *Support for relocation of football and rugby club to provide activity for community, however will other sporting facilities – netball, basketball etc. be provided?*
- A** Additional pitches for public use will also be provided. This could include other sports if there is evidence that they are needed.

Core Strategy Pre-Submission Consultation

2nd April – 25th June 2012

Verwood Focus Group 15th June 2012

Feedback from Breakout Groups

1 - *What questions haven't we answered in respect of the Core Strategy?*

2 - *What evidence have you got to support any alternative proposals?*

Housing:

- Q** *Will affordable housing have a detrimental impact on market house prices – stigma of rental properties?*
- A** This is not a material consideration that can be taken into account when making planning decisions.
- Q** *Accessibility of sites in North Verwood – Will those people in affordable housing have access to transport, especially cars?*
- A** Many people who occupy affordable housing have access to cars. Locating housing in the larger settlements means that facilities, services and employment are close to hand, and can be accessed by other means of transport.
- Q** *How can we reconcile numbers of people working in area by CS figure and master plans?*
- A** Where people live does not necessarily relate to where they work. It is therefore too simplistic to plan on the basis that we need as many jobs in Verwood as there are numbers of working people. Verwood is a settlement with a wide range of employment opportunities ranging from locations such as Ebblake, to shops and schools. Additionally, about 30% of the workforce either work from, or are based at home.
- Q** *Need to take account of impact of additional housing on educational provision in Verwood – are there enough school places?*
- A** DCC has a duty to provide spaces. They have been fully involved in the process and have proposed additional places where required.
- Q** *How do we make provision for key workers?*
- A** This will be addressed in the forthcoming affordable housing SPD. However, in Dorset, key workers as defined by the Government do not have a significant need for affordable housing.

Q *What is the allocation policy for new houses? Can local people live locally?*

A Appendix 2 of the Pre-Submission consultation document provides more detail about the definitions of the affordable housing.

Q *Is twelve months working locally long enough? Should it be three years?*

A This is an issue the Council will debate before finalising the policy and Submitting the Local Plan to the Secretary of State for approval.

Q *Is the requirement for 50% minimum provision of affordable housing too restrictive? Will it damage development viability?*

A Yes. There is a very high unmet need for affordable housing in East Dorset and this has been clearly evidenced through the updated SHMA. The overall housing requirement for the District has been realistically based on projected household growth between 2011 and 2031 – even at 50% affordable housing on greenfield sites and 40% on brownfield sites, the underlying need will not be met. The Council's proposed policy and its targets therefore aim to optimise opportunities to provide affordable housing, whilst retaining appropriate balances.

The viability of development has been tested and this study can be found at the following:

<http://www.dorsetforyou.com/media.jsp?mediaid=170608&filetype=pdf> . As part of the process to produce a Community Infrastructure Levy, the Councils will be asking consultants to carry out further viability studies. Additionally, if a scheme is shown to be unviable the Council is willing to negotiate with an applicant.

Q *How can the housing waiting lists be managed to ensure local people have access to housing?*

A The Council, as the Housing Authority, has control over the operation of the local housing list.

Q *How will intermediate housing be provided?*

A See Appendix 2 to the Pre-Submission document for more detail on what intermediate housing is. Policy LN3 proposes that we would be willing to accept 30% of the affordable housing provision as intermediate housing. The delivery of these will be the responsibility of the housing provider.

Q *For smaller sites, what level of funding will be provided and how will the money be ring fenced and where will the development then take place?*

A This level of detail will depend on the specific conditions of each application site, based on the targets set out in Policy LN3 and detail contained in the forthcoming SPD. The money will be 'ring-fenced' within the Council's financial system to ensure that it can only be used to deliver affordable housing.

Transport:

- Q** *Is there a need to remove the old railway bridge on Edmondsham Road?*
- A** The bridge itself will act as a natural traffic calming feature to slow traffic as it approaches the NW edge of the town. There may also be an opportunity to provide further traffic calming measures and a town gateway feature to further reinforce lower speeds, welcome people to Verwood, make them aware that they are entering an urban environment and should therefore slow down.
- Q** *Is Edmondsham Road wide enough to take addition development re highway safety?*
- A** Yes, Dorset CC's Transport Planning team are satisfied that highway safety will not be compromised.
- Q** *Do we negotiate with the bus company for the provision of improved bus services?*
- A** Yes, the Dorset Passenger Transport Team (Dorset CC) has a good working relationship with the bus companies and they negotiate improvements and subsidies with them.
- Q** *Has consideration been given to filling the gaps in the public transport network? For example residents are being isolated due to public transport cuts.*
- A** Yes the Dorset Passenger Transport Team (Dorset CC) has a good working relationship with the bus companies and they negotiate improvements and subsidies with them, however this is based on funding availability.
- Q** *The frequency of buses will need to be improved. Timetable is under control of bus companies. How can the local authorities improve this?*
- A** Agreed. The Dorset Passenger Transport Team (Dorset CC) has a good working relationship with the bus companies and they negotiate service improvements according the level of available funding.
- Q** *What schemes will be provided to reduce car use?*
- A** There are schemes to improve pedestrian safety, to encourage cycling and use of public transport. The exact nature of the schemes will be worked up in partnership with developers. Currently developer contributions are being focussed towards bus, cycling, walking schemes to improve sustainable travel links from Verwood to Three Legged Cross and West Moors.
- Q** *How can cycle routes be provided, especially on the way to schools?*
- A** Cycle networks are currently being planned for each of the East Dorset towns and the best routes possible will be delivered to encourage walking / cycling to

school. The routes are likely to be a mixture of on and off road and developer contributions will be used.

Q *How can the proposed school site be accessed so that congestion doesn't increase?*

A The new Springfield Distributor Road is currently being progressed to improve access to the Emmanuel School campus. Walking and cycling educational initiatives and infrastructure delivery will also be delivered to encourage parents not to drive their children to school.

Q *How can town councils be involved in transport assessments?*

A They are consulted as part of the planning process and can raise concerns about transport impact of development by liaising with the Planning Officers.

Q *How will travel plans be produced for individual estates?*

A As part of the planning application process they must be submitted to reduce the traffic impact of development proposals. Dorset CC's Travel Plan Officer provides advice and determines whether the Travel Plan is acceptable.

Natural Environment:

Q *Railway line area is very wet – may cause problems with footpath/cycleways. How can this be addressed?*

A Noted. This information will inform the detailed design of the development.

Q *Don't want to cause water run off issue to the river Crane from the development of North Verwood (SUDs). How can this be addressed?*

A The SUDs scheme will address this issue, in conjunction with guidance from the Environment Agency and Natural England.

Q *Is there a flooding problem associated with the proposed new neighbourhoods, for instance down Lake Road?*

A The Environment Agency has not advised that any of the proposals are unacceptable due to flooding issues.

Q *Street lights/ security lights etc. Need to do screening – could be built in to SANG development. How can this be addressed?*

A Noted. It is anticipated that SANGs will be multi-functional and with careful design can help to address a number of issues such as the impact of additional lighting in the area.

Q *How can it be ensured that footpaths/cycle ways are useable all year round?*

A The detailed design criteria will seek to respect the character and quality of the area and the details will be addressed at the planning application strategy using national as well as local policy.

- Q** *How can it be ensured that any form of development respects the natural setting of the area?*
- A** Policies set out in the chapters on Managing the Natural Environment and Creating High Quality and Distinctive Environments will control the form of development, as well as national policy set out in the NPPF.
- Q** *Safety issue – getting from development across road to SANG. How can this be resolved?*
- A** This issue will be addressed at the detailed planning application stage.
- Q** *Will there be provision of additional play space for older children as part of development?*
- A** Appendix 1 of the Pre-Submission document sets out the requirements for open space provision within sites, and does address the needs of older children.
- Q** *Are there guidelines on the impacts of development on the environment?*
- A** Yes, there is both national and local policy which has to be taken into account when considering the environmental impact of development. Chapter 13 of the Pre- Submission document and its accompanying Background Paper address this issue in more detail.
- Q** *How will the SANGs be managed and by whom?*
- A** Policy ME3 of the Pre- submission document addresses this issue.
- Q** *Can greenways be created especially to access schools?*
- A** Yes.

Facilities and Services:

- Q** *Has the impact of new housing on existing Verwood schools (first and middle) been considered? They are flourishing, but nearly at capacity.*
- A** DCC are the education authority and they have been involved in the production of the Core Strategy. The Core Strategy and the Infrastructure delivery Plan include advice on the need for additional schools spaces from them.
- Q** *How can we overcome the problem that the car park to the rear of surgery/vets is normally full early in the morning – no restrictions? (The Herons/Chase/School Children)*
- A** This public car park may need restrictions applied to it if a problem persists.
- Q** *Is there a possibility of a park and ride facility at Ebblake – formal provision?*
- A** It is unlikely that there would be a need for such a facility as there is little congestion in Verwood to warrant it.

- Q** *Verwood lacks the following service – a green grocers and allotments*
- A** Noted, although new allotments have recently been provided at Potterne Park.
- Q** *Dental services are not adequate in the town, so how can these be improved?*
- A** Dentists provide services outside of any public structure. They will respond to the need they see in a community.
- Q** *How can Police services be protected as they are now only open two days a week?*
- A** The Police have been involved in the process of preparing the Core Strategy and are aware of the additional developments proposed. Further information is included in the Infrastructure Delivery Plan and this will be updated should further information be received from them.
- Q** *Could there be a sharing of facilities across public services? Who is putting pressure on DCC to make better use of existing buildings/services? What is the role of town and district councils to put pressure on the County? How is this to be achieved?*
- A** The County alongside other authorities are currently reviewing the provision of services and the use of buildings. However, this is outside the scope of the Core Strategy.
- Q** *Emmanuel Campus – access points? How can facilities be shared? Additional class rooms – mobiles required for Emmanuel?*
- A** DCC as the education authority has been involved already in the production of the Core Strategy. Further information will be provided by them and the Infrastructure Delivery Plan updated as required.
- Q** *Is there a need for an Upper/secondary school?*
- A** DCC will determine the level of education required here. It is predicted that increases in pupil numbers at QE in Wimborne and Ferndown Upper School, along with the needs of Verwood and the rural areas will require a new upper school.
- Q** *Is there upper school capacity at Ferndown?*
- A** DCC as the education authority have examined the capacity of schools and where necessary have proposed additional provision.
- Q** *How is housing growth being taken in to consideration in planning infrastructure especially for schools?*
- A** All service providers have been consulted and information from them is included in the Infrastructure Delivery Plan. DCC as the education authority have examined the capacity of schools and where necessary have proposed additional provision. The Community Infrastructure Levy will be used to help provide new facilities where they are required.

Q *Impacts on social services? Will housing increase demand for these? Improvements have been made for under 8s and we need the same for older children as currently they have to access social services via other towns and therefore also need access to transport.*

A All service providers have been consulted and information from them is included in the Infrastructure Delivery Plan.

Q *What is the capacity of services at health centres? E.g. health visitors*

A All other service providers have been consulted and information from them is included in the Infrastructure Delivery Plan. The health authority is included in the list of those consulted.

Q *Is there a need for improved sewage services?*

A All the service providers have been contacted. Any requirements from them are set out in the Infrastructure Delivery Plan. Palmersford STW is recognised as requiring additional capacity and is programmed to be improved post 2020 by Wessex Water. Any other improvements to services which are required as a result of development will be discussed by the service providers with developers who will be required to pay for any work needed.

Q *Are there sufficient church services?*

A It will be up to the individual churches to provide additional services if required.

Q *Enough facilities for older children?*

A Additional gym and sports facilities are being provided in the town and clubs also meet in a variety of venues including the Hub.

Verwood Focus Group

Friday 15th June 10 – 12 noon

Council Chamber, Furzehill, Wimborne

Agenda

1. Introduction to the Meeting

(Richard Henshaw, Policy Planning Manager, East Dorset District Council)

- Explaining the purpose of the meeting i.e. to help inform attendees before they make consultation responses.
- Tests of Soundness – explain with regard to the different format for this consultation
- To understand the different perspectives of the community and stakeholders
- Explaining deliverability and viability

2. Feedback of key messages from the last consultation and how we have responded to these

(Lynda King, Policy Planning Officer, East Dorset District Council)

3. Overview of Affordable Housing Provision

(Tim Davis, Housing Development and Enabling Manager, Christchurch and East Dorset Partnership)

- An overview of local housing need in East Dorset with reference to Verwood
- Explanation of the affordable housing policies in the Core Strategy
- Case Studies to support the evidence

Short opportunity for discussion within Groups

4. Transport Issues in Verwood

(Kate Tunks, Transport Planner, Dorset County Council)

- **Transport policy overview**
- **Transport issues for Verwood**
- **Transport proposals for Verwood developments**

Short opportunity for discussion within Groups

5. Nature Conservation and the provision of SANGS and Green Infrastructure (GI)

(James Smith, Policy Planning Officer, East Dorset District Council)

- Brief outline of nature conservation issues in relation to Verwood
- Location of proposed SANGS in Verwood in the Core Strategy
- Brief outline of the Green Infrastructure strategy in SE Dorset and benefits
- Proposed GI linkages in Verwood

Short opportunity for discussion within groups

6. New facilities and services required in Verwood

(Sally Knott, Policy Planning Officer, East Dorset District Council)

- Explaining the Infrastructure Delivery Plan
- School requirements in Verwood
- The Town Centre and Morrisons
- Health and Pharmacy services
- Police and Fire Services

Short opportunity for discussion within groups

6. Opportunity for general Question and Answers (Richard Henshaw to lead)

7. Close and Thanks

Discussion groups:

The aim of the discussion groups is for you to identify the questions that you still think we need to answer.

We will collate these questions and provide answers in a digest, to circulate shortly after the meeting to help you make your consultation comments prior to the end of the Consultation on 25th June 2012.

**Core Strategy Pre-Submission
Verwood New Neighbourhood Meeting
Friday 15 June 2012 (10am – 12 Noon)
Attendance List**

Name and Organisation	Attendance	Email Address
Mrs Hilary Chittenden (ETAG)	✓	
Peter Atfield (Goadsby)		
Cllr Jean Hazel (EDDC)	✓	
Cllr Spencer Flower (EDDC)	✓	
Mrs Jill Watson (Head Emmanuel middle School)	✓	
Adam Parsons (Head Verwood First School)	✓	
Babs White (Chair Govs Verwood First School)	NO	
Wayne Sayers (Dorset CC Transport)	NO	
Kate Tunks (Dorset CC Transport)	✓	
Stuart Hazel (on behalf of Julia Goodwin)	✓	
Jo Morris (Lake Road Surgery Practice Manager)	NO	
Cllr Mrs Pat Morrow (Verwood Town Council)	✓	
Cllr Mrs Jane Russell (Verwood Town Council)	NO	
Cllr Ms J Taylor (Verwood Town Council)	NO	
Mrs Val Bright (Clerk to Verwood Town Council)	✓	
Richard Dodson (Dorset CC)	✓	
Cllr Boyd Mortimer (EDDC)	NO	
Karen Holcombe (Practice Manager Verwood Surgery)	✓	
Cllr Simon Tong (EDDC)	✓	
Cllr Lucy Clark (EDDC)	✓	
Sarah Collier (Ass. Head Trinity First School)	✓	
Roger Withey (Hillside First School)	✓	
Harold Foster (Hillside First School)	✓	

Apologies

Cllr T Coombs

Cllr Peter Richardson

Vicky Williams (Verwood Chamber of Trade)


Kevin Hodder (East Borough Housing)

Linda Bonnin (Synergy Housing)

Jackie Groves (Education Dorset CC)

Ed Denham (Education Dorset CC)




file



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The Core Strategy Pre-Submission Focus Group

The Council Chamber, Furzehill
15th June 2012



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New Facilities and Services in Verwood

Overview

Infrastructure Delivery Plan

- The infrastructure plan is part of the **evidence base** that underpins the Core Strategy. The Core Strategy must be deliverable and this evidence is crucial.
- The infrastructure plan is:
 - a process to identify what is required and who delivers it;
 - a plan to identify where and a programme to ensure delivery.
- Includes needs and costs details, phasing of development, funding sources and responsibilities for delivery.
- Final Version will identify funding gaps, which will be used to inform the development of the **Community Infrastructure Levy (CIL)** with its charging schedule that meets this gap.



Education

- Dorset County Council - has a statutory duty to plan for and provide sufficient school places for children and young people. The Council has been closely involved in the planning process.
- A new upper school would be provided at the Emmanuel Middle School campus to enable local children to attend a local secondary school.
- This would meet the needs and desires of the local community and relieve pressure on Queen Elizabeth's School in Wimborne, which will see an increase in numbers from new housing in Wimborne and Colehill.
- There is some capacity in the existing First Schools, but limited space at Emmanuel Middle School.



Health

Health Centres and General Practitioner Surgeries

- All General Practitioner surgeries are full or close to being full. Further information on the requirements from the Dorset Primary Care Trust is awaited but requirements will be possible to accommodate within existing surgeries.

Pharmacies

- Pharmaceutical Needs Assessment published 2011
 - Took into account the growth of the districts over the next 5 years to predict if any additional facilities were required.
 - Good distribution of pharmacies in East Dorset.



Retail and Town Centres

VTSW1 - Verwood Town Centre

- To support a range of retail uses, services, cafes and restaurants to enhance the vitality and viability of the town centre.
- The townscape quality of the town will continue to be enhanced to create a safe, attractive, pedestrian friendly environment.
- To support high quality design in good quality materials to reflect the local character of the centre.
- To support traffic management measures around the town to reduce pedestrian conflict.



Morrisons Supermarket

- A planning application has just been submitted to extend the current Morrisons store to double it's size.
- 79% of the floorspace would be for convenience food floorspace, the rest would be for comparison goods.
- The pharmacy will be retained on site, throughout the construction works.
- A new petrol filling station is proposed at the entrance to the site.
- The sports hall facilities will be split between The Hub, with a new sports hall at the Emmanuel School campus.



Other facilities and infrastructure

Electricity

- National Grid - Additional capacity not required at their level
- Scottish and Southern Electric - in general, growth can be accommodated by the existing network.

Water and Sewage

- Water authorities have a duty to connect new development to the water supply.
- Wessex Water - previously carried out an assessment for sewage treatment works based on the housing figures.
- The capacity of Palmerford Sewerage Treatment Works and associated infrastructure must be established as part of the Core Strategy evidence.

Libraries

- Dorset County Council intends to provide library services across the County with a number of core libraries, the use of mobile libraries in the rural area, longer opening hours of the existing buildings, increased book stock and an expansion of e-resources.
- Expansion of the population would be catered for in these ways along with any future need to refurbish the buildings.
- Opportunity would also be taken provide community or locality hubs with other services.

Fire and Police Services

Fire and Rescue

- No requirements to expand the existing stations or provide additional ones.

Police

- The Police Estates section covers the County of Dorset.
- The current police station is sufficient to meet the needs of the community.



Group Discussion

New Facilities and Services



Corfe Mullen Focus Group

Monday 18th June 2 – 4pm noon

Council Chamber, Furzehill, Wimborne

Agenda

1. Introduction to the Meeting

(Richard Henshaw, Policy Planning Manager, East Dorset District Council)

- Explaining the purpose of the meeting i.e. to help inform attendees before they make consultation responses.
- Tests of Soundness – explain with regard to the different format for this consultation
- To understand the different perspectives of the community and stakeholders
- Explaining deliverability and viability

2. Feedback of key messages from the last consultation and how we have responded to these

(Lynda King, Policy Planning Officer, East Dorset District Council)

3. Overview of Affordable Housing Provision

(Tim Davis, Housing Development and Enabling Manager, Christchurch and East Dorset Partnership)

- An overview of local housing need in East Dorset with reference to Corfe Mullen
- Explanation of the affordable housing policies in the Core Strategy
- Case Studies to support the evidence

Short opportunity for discussion within Groups

4. Transport Issues in Corfe Mullen

(Kate Tunks, Transport Planner, Dorset County Council)

- Transport policy overview
- Transport issues for Corfe Mullen
- Transport proposals for Corfe Mullen developments

Short opportunity for discussion within Groups

5. Nature Conservation and the provision of SANGS and Green Infrastructure (GI)

(James Smith, Policy Planning Officer, East Dorset District Council)

- Brief outline of nature conservation issues in relation to Corfe Mullen
- Location of proposed SANGS in Corfe Mullen in the Core Strategy
- Brief outline of the Green Infrastructure strategy in SE Dorset and benefits
- Proposed GI linkages in Corfe Mullen

Short opportunity for discussion within groups

6. New facilities and services required in Corfe Mullen

(Sally Knott, Policy Planning Officer, East Dorset District Council)

- Explaining the Infrastructure Delivery Plan
- School requirements in Corfe Mullen
- Shopping
- Health and Pharmacy services
- Police and Fire Services

Short opportunity for discussion within groups

6. Opportunity for general Question and Answers (Richard Henshaw to lead)

7. Close and Thanks

Discussion groups:

The aim of the discussion groups is for you to identify the questions that you still think we need to answer.

We will collate these questions and provide answers in a digest, to circulate shortly after the meeting to help you make your consultation comments prior to the end of the Consultation on 25th June 2012.

Apologies

Adrian Dawson (Director Public Health Bmth & Poole PCT)

Martin Hanham (Planning Agent)

Mrs M Joy (Practice Manager Hadleigh Practice)

Cllr P Holland

Andrew Robinson (Symonds and Sampson)

Linda Bonnin (Synergy Housing)

Cllr Edwards

Sharon Bargewell (Corfe Mullen Sports Association)

Cllr Simon Tong

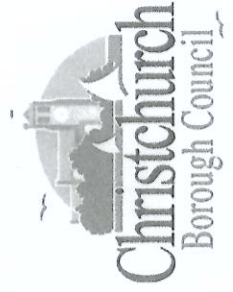
Judie Groves DC Education



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The Core Strategy Pre-Submission Focus Group

The Council Chamber, Furzehill
18th June 2012





Christchurch and East Dorset Councils
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New Facilities and Services in Corfe Mullen

Overview

Infrastructure Delivery Plan

- The infrastructure plan is part of the **evidence base** that underpins the Core Strategy. The Core Strategy must be deliverable and this evidence is crucial.
- The infrastructure plan is:
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- Final Version will identify funding gaps, which will be used to inform the development of the **Community Infrastructure Levy (CIL)** with its charging schedule that meets this gap.



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Education

- Dorset County Council - has a statutory duty to plan for and provide sufficient school places for children and young people, and has been closely involved in the planning process.
- Dorset County Council - recognise that Lockyers School building needs replacement. However, there are currently no funds to do this. DCC is still considering what type of school would replace the middle school, this is dependent on the outcome of any changes at Corfe Hills School which has become an Academy School.
- It is unknown as to whether the school will retain its three tier function or if it will widen its age group intake to become part of the two tier system.



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Education

- Dorset County Council are keen to replace the Middle School on the recreation site across the road from the existing site.
- Any design for a school would need to be flexible to allow for the school to be a Middle School or a Primary School depending on any decisions at Corfe Hills.
- Henbury First School could be extended to become a primary school.

Youth Club Facilities

- No current plans to redevelop the youth club at Lockyers School. Should Lockyers School be replaced on an alternative site, then consideration will be given to alternative provision at this stage



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Recreation Ground

- The Recreation Ground will be re-organised to maximise pitch provision, and a further 6 hectares of sports pitches will be provided on the western edge of the village.
- The school playing fields will be made available for community use when not required by the school.



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Allotments

- The allotment holders have expressed support for a new allotment site with the provision of new amenities for the allotment holders.
- The housing development will be dependent on the provision of new replacement allotments within the parish of Corfe Mullen.



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Health

Health Centres and General Practitioner Surgeries

- The General Practitioner surgery has limited capacity. Further information on the requirements from the Dorset Primary Care Trust is awaited but requirements will be possible to accommodate within existing surgeries.

Pharmacies

- Pharmaceutical Needs Assessment published 2011
 - Took into account the growth of the districts over the next 5 years to predict if any additional facilities were required.
 - Good distribution of pharmacies in East Dorset.



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Other facilities and infrastructure

Electricity

- National Grid - Additional capacity not required at their level
- Scottish and Southern Electric - in general, growth can be accommodated by the existing network.

Water and Sewage

- Water authorities have a duty to connect new development to the water supply.
- Wessex Water - previously carried out an assessment for sewage treatment works based on the housing figures, and the existing systems can meet demand.

Libraries

- Dorset County Council intends to provide library services across the County with a number of core libraries, the use of mobile libraries in the rural area, longer opening hours of the existing buildings, increased book stock and an expansion of e-resources.
- Expansion of the population would be catered for in these ways along with any future need to refurbish the buildings.
- Opportunity would also be taken provide community or locality hubs with other services.



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Fire and Police Services

Fire and Rescue

- No requirements to expand the existing stations or provide additional ones.

Police

- The Police Estates section covers the County of Dorset.
- The area is covered by other local police stations which are sufficient to meet the needs of the community.



Christchurch and East Dorset Councils
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Group Discussion

New Facilities and Services



Christchurch and East Dorset Councils
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Core Strategy Pre-Submission Consultation

2nd April – 25th June 2012

Corfe Mullen Focus Group 18th June 2012

Feedback from Breakout Groups

Housing

1 - *What questions haven't we answered in respect of the Core Strategy?*

2 - *What evidence have you got to support any alternative proposals?*

Q *What is the current five year land supply re NPPF?*

A The current Annual Monitoring Report demonstrates a current 5-year land supply. The Strategic Housing Land Availability Assessment will be updated this summer to further inform the position.

Q *Is it possible to ensure that new housing is for local people, including private sector housing?*

A EDDC is committed to provide affordable housing for local people. The Council will use the social housing allocations system to prioritise local households.

Q *What will we do with land that is being promoted for housing, other than the allocated sites?*

A These sites will be dealt with as part of an Alternative Sites consultation later in the Summer, and an assessment of their potential will be included in the Council's response to the consultation.

Q *Will all the issues such as replacement allotments be dealt with before submission?*

A Policy CM1 requires the provision of suitable, accessible allotments prior to development taking place. The Council needs to be confident that the proposals can be delivered and there are various possible options being

discussed. However, it is not essential for the Core Strategy to identify a location as this can be dealt with as part of a planning application.

Q *What happens if Christchurch's Core Strategy fails? Will this bring down East Dorset's?*

A The Core Strategy is a joint document and therefore if part of it is found unsound then we will need to deal with this before we are able to adopt it. However, we will be working closely with all parties including PINS to make sure that we do not face this proposition.

Q *Should there be a combined policy bearing in mind there is confusion about school provision/replacement and delays?*

A The proposal does not need to be implemented as one or in full. The Violet Farm Close land is not dependent on the school site being developed.

Q *Is the employment data provided accurate? There is a concern that there will not be enough employment to support new people.*

A The data is the latest available. Although Corfe Mullen does not have much employment provision within it there are major opportunities nearby in Poole, Wimborne and Ferndown.

Q *It is essential that the viability studies are published sooner rather than later.*

A These are on our website at the following location:

<http://www.dorsetforyou.com/404578>

Q *Does being able to put a name on more than one housing list increase the figures?*

A Yes, but even if this is discounted the scale of need is still very high.

Q *How are the differences between the two SHMA calculations explained, i.e. the CLG study and the other one?*

A The CLG methodology identifies the scale of all housing needs that cannot be provided for in the open market. The vast majority of these

people are already housed, but not necessarily in the appropriate accommodation. The Justin Gardner calculation identifies the number of homes required to provide for changes in projected household growth. This includes social, intermediate and private housing requirements.

- Q** *There are too many question marks over development in Corfe Mullen. Will affordable housing be delivered?*
- A** Policy CM1 allows for a flexible approach which will enable the provision of a replacement school if it is required and allotments if a suitable location can be provided. If housing is to be developed 50% of it will have to be affordable where green field or 40% if the land is brownfield, such as the existing school site.
- Q** *How will affordable housing be provided from small sites? Will money be ring fenced?*
- A** Policy LN3 proposes that a financial contribution will be acceptable on sites of under 5 units. The Councils will be consulting on an affordable housing supplementary planning document in the autumn which will set out in detail how this will work. If individual schemes can be shown to be unviable using an open book valuation system the Councils will consider a reduction, or waiving of the need to provide for affordable housing.
- Q** *How can housing standards set out in the plan be enforced? Can assurances be given that development will incorporate the standards?*
- A** Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. Therefore if a proposal does not comply with the policies in an adopted and up to date plan, then planning permission is not granted.
- Q** *Is the density too high for the area?*
- A** The master plan study has considered the character of the local residential areas. As a result it is proposed that the majority of the new

housing should be built at a medium density range as illustrated in the Stage 2 document.

Transport

- Q** *Will the level of development proposed generate more transport improvements?*
- A** There are no specific transport requirements identified to enable the delivery of CM1. However, the Community Infrastructure Levy will be used to support transport improvements if they are identified.
- Q** *Why haven't the road improvements been made before?*
- A** It is not clear what road improvements are anticipated within this question?
- Q** *In the Community Infrastructure Levy, should transport be lower down the scale than affordable housing etc.*
- A** A decision will be made as part of the preparation of the Community Infrastructure Levy to determine the priority projects.
- Q** *How can bus services be improved?*
- A** If justified it could be that the development in CM1 could be required to fund improvements. If not, identified improvements could be funded through the Community Infrastructure Levy.
- Q** *Is access to the A31 sufficient?*
- A** The scale of development in the Core Strategy will not have a material impact on the A31. Neither access from Lake Gates, or further west are subject to congestion.
- Q** *Could parking on Wimborne Road and Blandford Road be removed to improve traffic flow?*
- A** This can be considered as part of a planning application if justified by a Transport Impact Assessment, but is too detailed for the Core Strategy.

Q *Could Wimborne Road be closed to traffic? It would make the greenway better.*

A Yes, it could if this is considered acceptable as part of the planning application process, justified by a Transport Impact Assessment.

Natural Environment

Q *Can it be confirmed that SANGs will be delivered by the time the sites are submitted?*

A The Core Strategy makes it clear that the housing development will need to deliver a SANG as part the proposal.

Q *How can we achieve the SANG in the right place? Would a larger area to the south be better? This would relieve Upton Heath. Or should the SANG be close to development?*

A We have been discussing the provision of a SANG with the developers agents in conjunction with Natural England who will have to agree location, scale and implementation.

Q *How wide will the green corridors be within the development?*

A The plans in the Core Strategy are illustrative, so should not be viewed as exactly what could happen. Such details will be established as part of a planning application, but the principle will apply.

Q *If the school is not built, could the proposed site remain in the Green Belt? Or can the site be protected for the school only to prevent housing being built?*

A This is a reasonable suggestion. The land identified for the replacement school is only to be for that purpose. Therefore, it could be that the land is safeguarded for the specific provision of a school.

Q *Can allotments sites be considered in Wimborne Road, Blandford Road or Candys Farm?*

A Yes, if these are reasonably accessible and suitable.

Facilities and Services

Q *Is there a need for additional doctor's services in Corfe Mullen? It is believed so.*

A The doctor's surgeries and the PCT have been involved throughout the plan preparation. When additional information is received any requirements will be included in the plan and the Infrastructure Delivery Plan. The health authorities work to a short timescale and they may consider that the surgeries can manage any development within that timescale and will review the situation later as development takes place. Does the retail study need updating?

Q *Is the retailing aspect justified? Is a supermarket really needed?*

A The Council commissioned a study to consider whether there was a need for a convenience store and this has shown there is.

<http://www.dorsetforyou.com/404550>

Q *Will a new school be viable?*

A DCC as the education authority is responsible for defining the need for a school. The proposed school is a replacement school, not a new one. DCC predicts that there is a continued need for a Lockyer's School whether this is part of a two or three tier pyramid.

Q *Are the pupil numbers correct? Poole children attend Corfe Mullen schools due to the popularity of Corfe Hills.*

A Pupil numbers are provided by DCC as the education authority. They will be kept under review and inform whether a replacement school is required.

Q *Is there room for the school to be rebuilt on the existing site?*

A Possibly! This will depend on whether the pyramid changes to two tier and local birth rates. The Core Strategy needs to provide the flexibility for this to happen.

Q *The recreation ground is in use all day. Will this restrict use by the school?*

Q *If 6ha of sports pitches are needed, where will it go?*

Q *Sports facilities are needed at the southern edge of the village.*

A If the school is relocated to the recreation ground there would need to be a change in the way that it is managed and sports provided in Corfe Mullen. New recreation provision will be required if the school is relocated and the favoured location would be adjoining the southern end of the village. This could be provided as part of a larger scheme to make up the existing shortfall in provision. However, no specific location is identified at present.

Q *What will the old school building be used for? Does Corfe Mullen need another community building?*

A It is uncertain what the building can be used for at present, but there are many possibilities. The key issue in the Core Strategy is that the building is of local historic importance and should therefore be retained as part of any changes to the site.

Q *If the school site is redeveloped, the youth club will need to be relocated.*

A Noted.