

# Appendix E Pre-Submission Consultation

**PLEASE NOTE:**

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## Housing Focus Group

20<sup>th</sup> June 2012 9.30 – 1pm

The Quarterjack Suite, Allendale Centre, Wimborne

## Agenda

9.30am	Welcome and open the Focus Group	Judith Plumley
9.35 – 9.45	Core Strategy Tests of Soundness	Richard Henshaw
9.45 – 10.00	Comments and feedback from the Issues and Options consultation with regard to Policies LN9 – 17 (Tim has this analysis)	Lynda King
10.00 – 10.05	Settlement Hierarchy and Housing Provision (KS1, KS3 and KS4)	Richard Henshaw
10.05 – 10.45	The Need for Housing	Tim Davis
10.45 – 11.00	Viability issues and CIL	George Whalley
11.00 – 11.15	Coffee followed by round table discussions concerning the issues raised by the first presentations. (Officers to lead and scribe comments raised)	All
11.15 – 11.25	Housing Design and Space Standards (LN1)	Sally Knott
11.25 – 11.35	Density of Development (LN2)	Julia Mitchell
11.35 – 11.45	Sustainable Development Standards (ME4 and ME5)	James Smith
11.45 – 12.00	Round table discussion on the issues raised by the second set of presentations	All
12.00 – 12.15	Buffet lunch served	
12.15 – 12.45	Open forum questions and answers	Richard to lead
12.45	Close and thanks	Cllr Jean Hazel (Lead Member for Housing in East Dorset)

Core Strategy Pre-Submission  
Housing Focus Group  
Wednesday 20 June 2012

Delegate List

Peter Atfield	Director,	Goadsby Planning and Environment
Fiona Astin	Head of Business Development	Synergy Housing
Kathryn Blatchford,	Strategic Housing Services Manager	Christchurch and East Dorset Partnership
Steve Bartlett,	Dorset Representative,	National Landlords Association
Nathan Cronk,	Regional Development Manager	Raglan Housing Association Ltd
Steve Duckett,	Head of Planning & Health	Christchurch and East Dorset Partnership
Tim Davis,	Housing Development and Enabling Manager	Christchurch and East Dorset Partnership
Kate Evans	Planning Policy Officer	Christchurch and East Dorset Partnership
Ian Goddard,	Senior Project Manager	Radian
Cllr Mrs Jean Hazel	Lead Member Housing	Christchurch and East Dorset Partnership
Kevin Hodder	Chief Executive	East Borough Housing Trust
Andrew Hicks	Land Acquisitions Manager	Pennyfarthing Homes
Mark Hewett,	Partner	Intelligent Land Ltd
Richard Henshaw,	Policy Planning Manager	Christchurch and East Dorset Partnership
Lisa Jackson	Managing Director	Jackson Planning Ltd
Sally Knott	Policy Planning Officer	Christchurch and East Dorset Partnership
Lynda King	Policy Planning Officer	Christchurch and East Dorset Partnership
Henry Lumby	Partner	Quantum Group
Nigel Lester	Consultant	
Julia Mitchell	Planning Policy Officer	Christchurch and East Dorset Partnership
Simon McFarlane	Associate Planner	Planning Issues
Cllr Ray Nottage		Christchurch and East Dorset Partnership
John Newman	Director	Tangent Surveyors Ltd
Judith Plumley	Head of Community & Economy	Christchurch and East Dorset Partnership
Kevin Poulton	Economic Generation Manager	Christchurch and East Dorset Partnership
May Palmer	Director	Harry J Palmer Ltd
Thomas Rubble,		Woolf Bond Planning
Paul Riley	Economic Development Manager	Christchurch and East Dorset Partnership
Kerry Ruff	Strategic Housing & Private Sector Manager	Borough of Poole
David Staniland	Planning Manager	Persimmon Homes South Coast
Jayne Spencer	Project Manager	Spectrum Housing Group
James Smith	Policy Planning Officer	Christchurch and East Dorset Partnership
Peter Tanner	Managing Director	Tanner & Tilley
David Williams		The Planning Bureau Ltd
George Whalley	Planning Policy Team Leader	Christchurch and East Dorset Partnership
Judy Windwood	Policy Planning Officer	Christchurch and East Dorset Partnership

**Core Strategy Pre-Submission  
Housing Focus Group  
Wednesday 20 June 2012  
Attendance List**

Name and Organisation	Attendance	Email Address
David Staniland (Persimmon Homes)	✓	Went early. Went early.
Peter Tanner (Tanner & Tilley)	✓	
Nathan Cronk (Raglan Housing)	NO	
Peter Atfield (Goadsby)	✓	
May Palmer (Harry J Palmer)	✓	
Paul Riley (Economic Development Manager)	✓	
Henry Lumby (Quantum Group)	NO	
Cllr Jean Hazel (EDDC)	✓	
David Williams (The Planning Bureau)	✓	
John Newman (Tangent Surveyors Ltd)	✓	
Nigel Lester (Consultant)	✓	
Jayne Spencer (Spectrum Housing)	✓	
Andrew Hicks (Pennyfarthing Homes)	✓	
<del>Alex Laney (Pennyfarthing Homes)</del>	<del>NO</del>	
Ian Goddard (Radian)	NO	Sent apologies via Tim.
Kathryn Blatchford (Strategic Housing Services Manager)	✓	
Kevin Hodder (East Borough Housing Trust)	✓	
Steve Duckett (Head of Planning and Health)	✓	
Judith Plumley (Head of Community and Economy)	✓	
Kerry Ruff (Borough of Poole)	✓	Went early.
Lisa Jackson (Jackson Planning)	✓	
Fiona Astin (Synergy Housing)	✓	
Thomas Rubble (Woolf Bond Planning)	✓	
Steve Bartlett (National Landlords Association Dorset)	✓	Went early
Simon Macfarlane (Planning Issues & Churchill Retirement Living)	✓	
Mark Hewett (Jackson Planning) <i>Intelligence Unit</i>	✓	
Cllr Nottage (Christchurch Borough Council)	NO	
Kevin Poulton (EDDC)	✓	
Richard Henshaw (EDDC)	✓	
James Smith (EDDC)	✓	

✓ Julia Mitchell (CBC)		
✓ George Whalley (CBC)		
Kate Evans (CBC)		NO
✓ Sally Knott (EDDC)		
✓ Lynda King (EDDC)		
✓ Judy Windwood (EDDC)		
✓ Tim Davis (EDDC)		
Richard Dodson ACE		✓
Richard Shaw (Savills)		✓

Apologies

- Richard Stevenson (Raglan Housing Association)
- Cllr Margaret Phipps (CBC)
- Barry Dike (Private Sector Housing Manager EDDC)
- Cllr Sue Spittle (CBC)
- John Simpson (Knightsone Housing)
- Cllr Mrs Sally Derham Wilkes
- Andrew Robinson (Symonds Sampson)
- Ken Parke Planning Consultants
- Fred Andress (Planng Issues and Churchill Retirement)



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# The Core Strategy Pre-Submission Housing Focus Group

Allendale Centre, Wimborne

20<sup>th</sup> June 2012



E 50



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# **The Core Strategy Pre-Submission Housing Focus Group**

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20<sup>th</sup> June 2012



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# Welcome



# Purpose of the meeting

1. Provide information to help you make your representations
2. Provide us with the questions that you believe we still need to answer



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# Perspective

**The Core Strategy is an overarching document**

- It sets out the key principles
- It cannot deal with all details
- Planning applications will need to answer all questions

**The local community and key stakeholders have different perspectives**



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# Tests of Soundness

Prescribed wording from the Planning Inspectorate

## 1. Legally Compliant

- **Have we followed the correct processes?**
  - Planning and Compulsory Purchase Act
  - Town and Country Planning (Local Planning) (England) Regulations 2012
- **Do we comply with other legislation?**
  - E.g. Habitats Regulations
  - Public Health Acts



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# Tests of Soundness

## 2. Positively Prepared

- The Plan meets objectively assessed development and infrastructure requirements

## 3. Justified

- Is the strategy the most appropriate?
- Are there better reasonable alternatives?
  - Is there evidence to support this?



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# Tests of Soundness

## 4. Effective

- Is the Plan deliverable over its period?
- Are the proposals viable?

## 5. Is the Plan consistent with National Policy?

- National Planning Policy Framework



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# The Settlement Hierarchy

- **Focuses the distribution of development**
- **Sets out the general roles of settlements**
  - Based on access to services, facilities and employment
  - Subject to significant constraints e.g. flood plains and heathlands



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# The Hierarchy – Policy KS1

## Main Settlements:

- Christchurch, Wimborne Minster, Ferndown and West Parley, Verwood, Corfe Mullen

The major focus for community, cultural, leisure, retail, utility, employment and **residential** development

- **District Centres**
- **Suburban Centres**
- **Rural Service Centres**
- **Villages**

- **Hamlets**



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# Housing Targets

Targets have been established through the Strategic Housing Market Assessment (SHMA)

- 15 year period from adoption

## Christchurch (Policy KS3)

- Identified housing requirement in SHMA = 3,375
- Proposed Target = 3,020
- Urban areas can deliver about 2,035
- Urban extensions can deliver about 985

## Environmental constraint

- Should we consider some flood risk areas?



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# Housing Targets

## East Dorset (Policy KS4)

- Identified housing requirement in SHMA = 5,250
- Proposed Target = 5,250
- Urban areas and villages can deliver about 2,800
- New Neighbourhoods can deliver about 2,500

The distribution is focused on Main Settlements and affected by the 'showstopper' constraints

- Wimborne and Colehill = 1,300
- Ferndown and West Parley = 660
- Verwood = 280
- Corfe Mullen = 250



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## Housing Design & Space Standards

The Quarterjack Suite,  
Allendale Centre, Wimborne  
20<sup>th</sup> June 2012



## Dwelling Size and Type

- Evidence suggests that the health and well being of people is directly related to the space in which they live.
- Overcrowded conditions can result in poor health, family conflict, poor educational attainment and anti social behaviour.
- There are no national living space standards to ensure that new homes are built to avoid these problems.
- In order to ensure that the new housing built over the lifetime of the plan is fit to last it is important that standards are set.



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## Key Facts

- The average new home in the UK is the smallest in Europe averaging 15.8sqm per room, compared with 21.4sqm in Germany, 28.2sqm in the Netherlands and 26.9sqm in France.
- In Europe, only the UK, Portugal, Austria and Luxembourg build new homes smaller than existing housing.
- East Dorset has a very large number of large properties with more than 8 habitable rooms.
- Christchurch has a higher proportion of medium sized homes with 4 or 5 habitable rooms.



## Recent Research

- Research for the Royal Institute of British Architects (RIBA) published in May 2012 found that new houses lack suitable storage space for their residents.
- The report found people going to "absurd" lengths to store their belongings, including storing food in the boot of their car and leaving vacuum cleaners at a relative's house.
- Ben Page, the chief executive of Ipsos Mori which carried out the research, said the findings showed "just how cramped and poorly planned much of our housing is today, and the extraordinary lengths people go to cope with it".



## What the public say...

- *'There should be a minimum amount of liveable space for a person'*
- *'An independent, cross-professional body to regulate the quality of, and provide free information about new-build homes.'*
- *'Insist that the designer and their family live in one of their properties for 6 months.'*
- *'All new properties should have a minimum of two double sized rooms, none of this one big room and one tiny room nonsense that seems to popular with developers.'*
- *'My 2 bed home built in the late 80's has a kitchen better suited to a studio flat. There is little space for food storage and we had to remove the kitchen door to get a standard fridge freezer to fit properly.'*
- *'Why on earth does it need 3 toilets, the ground floor one is under the stairs, so basically where the cupboard for the ironing board and Hoover should be!'*
- *Garages are now a luxury, and if you convert your loft into a bedroom, where do you stick the spare duvet, filling, suitcases etc.?*
- *There has been a general dressing up of the space to look more luxury, whilst reducing the size available. Many properties are being built with ensuite bathrooms. Would rather just have the single family bathroom and have room to walk around the bed, and some storage space.'*



## Problems of not enough space

- New homes built in Britain are the smallest in Europe and another Guardian poll currently shows 66% of people feel they do not have enough room at home.
- The Parker Morris Committee dictated minimum space standards for new homes in 1961 but these were abolished in 1980.
- A report for RIBA last year found that the average three-bedroom home is 8% smaller than the recommended minimum size, prompting the institute to condemn the increase of "shameful shoe box homes".
- So how can the government ensure new homes are built to better standards to provide residents with the space they need to live comfortably?
- What should be done to improve the state of British homes?



## So, how....?

- How can we ensure better space standards in new homes?
- How can we encourage the development of more spacious homes?
- Research has found Britain's homes lack storage space for basic domestic essentials.



## Public Response to the Issues and Options Consultation 2010-11

- **Preferred Option LN5**
- **New housing will be built to Living Space Standards defined in a supplementary planning document.**
- 7 comments received
- 5 in support
- *'As well as ensuring adequate space standards, it is important to ensure that both private and affordable housing is provided to the same standards.'*
- *2 comments – that the Government will expect local authorities to set their own standards under the Localism Bill.*

## Recent Government Advice

- **Homes and Community Agency Housing Quality Indicators (May 2011)**
- What the indicators measure
- There are ten indicators that measure quality. Each indicator contains a series of questions that are completed by the applicant organisation. These indicators are:
  - 1.Location
  - 2.Site – visual impact, layout and landscaping
  - 3.Site – open space
  - 4.Site – routes and movement
  - 5.Unit – size
  - 6.Unit – layout
  - 7.Unit – noise, light, services & adaptability
  - 8.Unit – accessibility within the unit
  - 9.Unit – sustainability
  - 10.External environment - Building for Life



## Recent Government Advice

### Laying the Foundations: A Housing Strategy for England (November 2011)

#### Quality, sustainability and design (Chapter 7)

- providing strong leadership on design through national planning policy that promotes imaginative, locally distinctive, well-designed new homes and neighbourhoods.
- strengthening design support for communities through funding via the Design Council and government-funded support for Neighbourhood Planning projects.
- To provide light, spacious, quiet homes, with adaptable and flexible indoor and outdoor spaces that connect well to local community amenities – including parks and squares – as well as wider economic opportunities.
- We also see an opportunity to adapt existing successful toolkits, such as Building for Life, to support communities.



## Recent Government Advice

- **Localism Act - November 2011**
- Making sure that homes are of high quality, sustainable, and well designed
- We support communities in their desire to take the lead in shaping new developments in their area and their wish to see higher standards of design and sustainability.
- **NPPF – March 2012**
- Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.
- Local planning authorities should consider using design codes where they could help deliver high quality outcomes.
- Design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally.
- Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.



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## New Policy LN1

- Overall, the size and type of new market and affordable dwellings will reflect the current and projected local housing needs identified in the latest SHMA and informed by the future AMR to ensure that the proposed development contributes towards a sustainable and balanced housing market.
- All new housing will be required to be built to meet minimum living space standards for both internal and external areas.
- The Councils will produce a Supplementary Planning Document which will set out the detailed requirements of this policy.
- In the meantime the Councils will apply the Homes and Community Agency Housing Quality Indicators in relation to private open space, unit sizes, unit layout and accessibility within the unit.



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**Christchurch and East Dorset Core Strategy Pre-Submission  
Housing Focus Group  
Wednesday June 20<sup>th</sup>**

**Summary of issues and questions raised**

- It's important not to concentrate on what we have not delivered over the past years and look at how much we can achieve and be positive.
- Concern over grant cuts for affordable housing and problems in delivering rural exception sites.
- Consequences of regulating the market- Bournemouth and New Forest affordable housing policies.
- Change of use applications and affordable housing polices do not work.
- Is there sufficient grant to support the percentage of social rented houses? Other forms of tenure are becoming more common.
- Affordable housing provision is difficult when there is a lack of grant and value of affordable housing is particularly low.
- Problems of delivering affordable housing in Christchurch because we rely on urban recycling which is expensive. Redevelopment of sites involving demolition are not viable.
- Problems of availability of land at the right price. Land value has to be correct.
- There needs to be a land supply incentive or will not get land supply.
- There is a need to accept negative land values for affordable housing. How can this be achieved?
- How do we provide for young people **and** the elderly? We have an ageing population and also need to provide for a younger workforce.
- How can the housing stock be increased for younger people? We have few HMOs and a low private rented stock.



- Why apply a higher percentage of affordable for high value areas? Is it better to ask for a high off site contribution? This could maximise funding.
- Should we be taking more land out of the Green Belt to allow for affordable housing sites? These would be funded by off-site contributions. Should we be less precious about the Green Belt?
- Should the Core Strategy say more about sheltered housing and other housing for older people? Provision would free up family housing. Should be more emphasis on affordable housing for older people. Take a contribution and use off site.
- SHMA is silent on elderly person's issues. Retirement housing/tenure/extra care needs addressing. This would free up market housing.
- Should we think on a more conurbation wide basis? Should we work on a South-East Dorset basis using evidence from SHMA for this to be a balanced housing market?
- Need to recognise the environmental/transport constraints of each area but to also try to meet identified local needs where possible ie look to safeguard land out of the Green Belt to allow for possible local initiatives.
- Inspector may suggest a review of the Local Plan to consider if delivery rates are lower than expected and this may allow an opportunity to strategically review Green Belt boundaries. (May be what Bournemouth's Inspector proposes.)
- Green Belt review- sites need to be considered beyond the plan period. In Christchurch, land north of the railway line should be considered.
- Hampshire should provide housing to support Christchurch's requirement.
- Concern over CIL viability model looking at a future more buoyant economy. Consider it should be based on current state of economy.
- Viability- need to ensure a consistent approach on valuations. DV route is appropriate. A panel approach is another alternative to assessing viability. There is a need for consistency in approach in the method for undertaking viability appraisals and early discussions with the applicant to agree an approach.

- Different interpretations of viability- importance of early negotiation and flexibility.
- Poole CIL shows lower densities are less viable.
- Hampshire- cannot achieve levels of 20% on greenfield sites.
- Feedback on viability needed at pre-app stage.
- Three Dragons work is not standing up to scrutiny.
- Zoning approach for affordable housing in Bournemouth is not appropriate.
- London. Higher values have lower affordable housing provision-17%.
- Concern over CIL costs. These will determine whether a site comes forward.
- **CIL- costs to developers has increased**
- Question whether if evidence submitted, there would be a change to the CIL policy prior to submission.
- Real concern that the supply of affordable housing will be affected by the introduction of CIL- will affordable housing lose out when CIL is applied?
- Affordable housing is an abnormal cost on development and has no value.
- CIL in Poole has been halted due to the need for more evidence on supermarkets.
- Concern that local authorities have insufficient evidence to support CIL.
- Need to ask the EA to look at areas of flood risk again, especially in Christchurch.

- Is the mix of housing helpful to meet the needs of local employers? They are looking for low cost market housing not necessarily affordable/rented.
- Question on where New Homes Bonus spent. Answer – As we do not have large sites being developed, the money will be “pepper potted”. A debate needs to take place on NHB spending after large sites are developed.
- Comment that developers building under current threshold of 15.
- Concerns over Bournemouth experience where development stopped. Answer:- we need to learn from this experience and set the right level of contributions.
- Experience of work in Milton Keynes. Developers are going back to negotiating Section 106's. They have an officer dedicated to this. It could happen here too.
- Is it possible to have time limited Section 106's, so that if economy improves can re-negotiate?
- Comment that in a negative economy we are in competition with our neighbours and our policies may result in development being diverted elsewhere. Policies may prioritise where developers put their money.
- Comment / fear that this economy could be the new norm so we could be in this situation for years to come.
- The big risk is affordable housing rent – will the Government's policy change when Housing Benefit changes kick in?
- Response to all concerns over viability: Councils hear the viability message but want it to be proved.
- Development business is more complex these days.
- Omission - no policy for renewable energy production / developments / facility.
- Omission - no overarching sustainability policy - this is included in all other Core Strategies.

- Building control standards play a useful role, in particular for thermal efficiency.
- How can the Code for Sustainable Homes be incentivised? Could Council Tax be reduced?
- Renewable provision is not always understood by those living in the houses. Is there a need for a choice of heating systems? Or a need for education of those living there?
- Is there a tendency for developers to produce a “sustainable” scheme to meet the points rather than meeting the needs of those living there?
- Is BREAM better than Code for Sustainable Homes for sheltered schemes and other developments with communal facilities? (BREA Multi-Residential)
- Has the viability side of space standards been considered?
- Compliment on production of core strategy document. Clear and easy to follow. Makes a difference when you read it. Good to have maps with policies rather than at the end.
- Efforts of consultation are appreciated. Feel more engaged with this Core Strategy.
-

**Christchurch and East Dorset Core Strategy Pre-Submission  
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**Delivery**

- Problems of availability of land at the right price. Land value has to be correct. There needs to be a land supply incentive or will not get land supply.
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- Hampshire should provide housing to support Christchurch's requirement.
- Green Belt review- sites need to be considered beyond the plan period. In Christchurch, land north of the railway line should be considered.
- Need to recognise the environmental/transport constraints of each area but to also try to meet identified local needs where possible ie look to safeguard land out of the Green Belt to allow for possible local initiatives.
- Need to ask the EA to look at areas of flood risk again, especially in Christchurch.
- A debate needs to take place on New Homes Bonus spending after large sites are developed

**Questions**

- Should we think on a more conurbation wide basis? Should we work on a South-East Dorset basis using evidence from SHMA for this to be a balanced housing market?
- We have an ageing population and also need to provide for a younger workforce. Should the Core Strategy say more about sheltered and affordable housing and other housing for older people which would free up family housing? How do we provide for young people **and** the elderly?

**Affordable Housing**

- Consequences of regulating the market- Bournemouth and New Forest affordable housing policies.
- Affordable housing provision is difficult when there is a lack of grant and value of affordable housing is particularly low

- Problems of delivering affordable housing in Christchurch because we rely on urban recycling which is expensive. Redevelopment of sites involving demolition are not viable
- Change of use applications and affordable housing policies do not work.
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### Questions

- Is there sufficient grant to support the percentage of social rented houses? Other forms of tenure are becoming more common.
- There is a need to accept negative land values for affordable housing. How can this be achieved?
- Why apply a higher percentage of affordable for high value areas? Is it better to ask for a high off site contribution? This could maximise funding.
- Should we be taking more land out of the Green Belt to allow for affordable housing sites? These would be funded by off-site contributions. Should we be less precious about the Green Belt?
- Is the mix of housing helpful to meet the needs of local employers? They are looking for low cost market housing not necessarily rented.
- Will the Bournemouth situation on affordable housing where development stopped, happen here? Answer: We need to learn from this experience and set the right level for CIL and affordable housing.
- What effect will the Government's change on Housing Benefit have?

## Renewable Energy and Sustainable Construction

- There is no policy for renewable energy production / developments / facility.
- There is no overarching sustainability policy - this is included in all other Core Strategies.
- Building control standards play a useful role, in particular for thermal efficiency.

## Questions

- How can the Code for Sustainable Homes be incentivised? Could Council Tax be reduced?
- Renewable provision is not always understood by those living in the houses. Is there a need for a choice of heating systems? Or a need for education of those living there?
- Is there a tendency for developers to produce a “sustainable” scheme to meet the points rather than meeting the needs of those living there?
- Is BREAM better than Code for Sustainable Homes for sheltered schemes and other developments with communal facilities? (BRE Multi-Residential)

## CIL

Concern if the CIL viability model is looking at a future more buoyant economy. It should be based on current state of economy which may consider for some time

- There is a need to ensure a consistent approach on valuations. DV route is appropriate. A panel approach is another alternative to assessing viability. There is a need for consistency in approach in the method for undertaking viability appraisals and early discussions with the applicant to agree an approach.
- Poole CIL shows lower densities are less viable.
- Feedback on viability needed at pre-app stage.
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- Zoning approach for affordable housing in Bournemouth is not appropriate.
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- CIL needs to consider that costs to developers has increased
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- CIL in Poole has been halted due to the need for more evidence on supermarkets.
- Concern that local authorities have insufficient evidence to support CIL.
- In a negative economy we are in competition with our neighbours and our policies may result in development being diverted elsewhere. Policies may prioritise where developers put their money.
- Experience of work in Milton Keynes. Developers are going back to negotiating Section 106's. They have an officer dedicated to this. It could happen here too.

### **Questions**

- Is it possible to have time limited Section 106's, so that if economy improves can re-negotiate?
- If evidence is submitted, would there be a change to the CIL policy prior to submission?
- Has the viability side of space standards been considered?





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## **Categorised | Christchurch, East Dorset**

Tags | [Consultation](#), [Core Strategy](#)

### **Christchurch and East Dorset encourage response to consultation**

Posted on 21 June 2012 by Christchurch Borough Council

Christchurch and East Dorset Councils are looking to encourage more people to respond to a major Core Strategy consultation currently taking place.

Around 140 responses to the Councils' consultation on their Core Strategy document have already been received but officers and councillors want to make sure they hear from a larger number of residents before the consultation finishes on 25 June.

The joint Core Strategy will form the basis of future planning policy decisions for Christchurch and East Dorset. It covers a wide range of issues, including the future of education, economic development, transport, public open space and affordable housing.

A number of exhibitions have been held at venues throughout the area over the past few weeks with average attendances of around 100 people. Officers from the Partnership would be happy to attend further meetings of residents' associations or parish councils to explain aspects of the Core Strategy.

Cllr Ray Nottage, Leader of Christchurch Borough Council, said: "One important aspect of the draft document is the provision of new homes, with a mix of market and affordable housing. The policies in the Core Strategy will give land owners and developers the clarity and certainty they need to get the local housing market back on track. Priority for affordable housing will be given to those who have a local connection with Christchurch or East Dorset.

"New housing will be developed at the same time as roads, schools, open spaces, health facilities and community buildings as part of an Infrastructure Delivery Plan."

Cllr Spencer Flower, Leader of East Dorset District Council, added: "We need to ensure there are opportunities for employment and our draft Core Strategy supports business growth and the creation of new job opportunities and housing for our residents.

"Current employment sites will be protected and large areas of new employment land will be created to enable existing employers to grow and to attract new companies to set up in the area."

The Councils want to make sure that they have the support of local residents for the policies in the draft document before the final version is produced and submitted to the Secretary of State later this year.

In particular, residents are being asked to look at the proposals in the document and give their views on whether the policies meet a test of soundness, which is described as being justified, effective and consistent with national policy.

Copies of the draft Core Strategy document are available at Christchurch and East Dorset Council offices, libraries and town and parish council offices. The document can also be viewed at [www.dorsetforyou.com/348323](http://www.dorsetforyou.com/348323).

(Links marked with "" open in a new window)

**Meeting 4 January 2012**

**Land north of Leigh Road, Wimborne**

**John Brindley Bellway Homes**

**John O'Donovan Turley Associates**

**Lynda King**

**Judy Windwood**

LK outlined the next set of meetings and explained the Green Belt review.

JO'D asked if there would be a consultation on the sites being promoted but not included in the Pre Submission document. LK said she would confirm this.

JO'D asked if the council had set out a housing target, if there is a housing land supply and queried the potential of the urban area. LK explained the use of SHMA and SHLAA.

JO'D explained the meetings held with Ferndown TC and Colehill PC. They are suggesting 150 dwellings on 5ha with open space. LK explained that a SANG would also be required and this would be in the form of land, not finance. JO'D said would include landscaping, affordable housing which LK reinforced is 50%, high quality urban design and public realm as well as housing mix.

JO'D explained that Colehill PC were concerned to protect the gap especially if land to the south of Leigh Road were to be developed. They did not wish to compromise the green gap and wished to see family and affordable housing.

Ferndown TC raised a concern over the long cul de sac and felt that the acquisition of some dwellings to allow access through existing roads would be preferable.

JO'D asked about the viability of land south of Leigh Road. LK explained that all the landowners were in discussions, that DCC had looked at access and that the viability of the site was being discussed with those interested.