

# Appendix F Schedule of Proposed Changes Consultation

**PLEASE NOTE:**

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

**Meeting Note**  
**13.11.12**

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Fiona Astin	- Synergy Housing Association
David Wagg	- Welling Property and Construction
Tim Davis	- Housing Development and Enabling Manager
Richard Henshaw	- Policy Planning Manager, EDDC
Simon Trueick	- Community & Planning Policy Manager, CBC
Julia Mitchell	- Policy Planning Officer, Christchurch BC
Sally Knott	- Policy Planning Officer, EDDC

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**Purpose – To discuss housing space standards and Housing Quality Indicators (2008) and their use in Core Strategy**

Fiona Astin and David Wagg discussed the use of the Indicators and the possible use of them in the Core Strategy to improve space standards in new build developments.

We discussed each point in turn – car parking, unit size, unit layout, noise, accessibility, minimum garden depth, sustainability and Building For Life and the possibility of using them.

We asked if it was appropriate to look at indicators 3, 5, 6 and 8 as we refer to these in LN1. They advised us not to use Indicator 3 - private / shared open space and Indicator 8 – accessibility within the unit.

We decided No. 5 unit by size was the most appropriate one to use but the practical applications of applying it still had to be considered. Indicator 6 – units by layout – was very complex and looked difficult to assess.

We talked about who would assess the applications? Officers would need to be trained – which officers? DC? In their experience it takes one trained officer 1.5 days to assess a scheme (presumably for all 10 indicators).

We talked about the cost implications. At the moment developers pay for a verification of the viability assessment.

**The key message was that what really matters is space in the dwelling, particularly storage.**

So, the intention is to apply Indicator 5 – unit by size – and only request information relating to Indicator 6 – unit by layout – if applications failed on Indicator 5. We will not be referring to Indicators 3 – private / shared open space and Indicator 8 – accessibility within the unit.

We did not come to a conclusion on a table for Minimum Floor Areas for storage to be applied as well, which is a table that sets out a minimum sq m of storage space

within or adjacent to the dwelling according to size of dwelling, although this is in the spirit of tackling the key issue of enough storage space. Bristol have done this in their Space Standards Practice Note.

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They suggested a 2 stage process:

1. Measure the proposal and see if it meets the minimum sqm (remember you need to measure wall to wall finish (plaster to plaster).
2. If not, ask for a furniture layout to prove the layout is suitable.

We asked – where do we refuse permission if the indicator is not met. What is the cut off point? They replied that we have to aim for a practical application and not be too zealous. Could accept if 1 – 10% falls short. Want to avoid +10%.

Suggested further reading:

- NHF – good information on what ‘bedspaces’ are.
- 721 HQI (April 2008)

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# Housing Quality Indicators

**Presented by:**  
David Wagg FRICS ACI Arb – Partner


London Southampton Exeter     

## Introduction to the Practice

- Medium sized multi-disciplined Practice wholly owned and managed by four Partners, who retain 'hands on' project involvement
- Established and experienced team of Partners, Associates and construction professionals



- Membership of RICS, APS, BRE EcoHomes & Code Assessor, Constructionline and Exor Accredited Consultant
- Dedicated Teams allocated to Clients headed by a Partner

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## Introduction to the Practice

- Proven track record of working with RSLs over the last 20 years
- Working across a wide geographical area, with offices in Southampton, London and Exeter



- Extensive experience of working with Developers on Section 106 sites
- Considerable experience of working in strategic relationships and Framework Agreements

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## Introduction to the Practice

- Sustainability and environmental awareness is key to our service delivery
- Continuously promoting a culture of honesty, openness and trust



- Actively working with Clients and Constructors (the Team) to develop more efficient and better ways of working through joint working and adopting best practice, for mutual benefit

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## Housing Quality Indicators

Part 1 : An introduction to HQI's

Part 2 : The Indicators – issues to consider

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## Housing Quality Indicators

Part 1 : An introduction to HQI's

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## Housing Quality Indicators

- The current Housing Quality Indicators Form is Version 4. Updated in April 2008 and this presentation is based on and refers to this document
- *'The Housing Quality Indicators System is a measurement and assessment tool designed to allow potential or existing housing schemes to be evaluated on the basis of quality rather than simply of cost.'*
- *'The quality rating derived by using the system does not provide a direct correlation with financial value, nor does it set out minimum standards.'*
- The original intention of the HQI system was that it should be used as a design tool in the desire to drive up standards by establishing at the feasibility stage commitments that could then be monitored via an audit process at the latter stages



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## Housing Quality Indicators

- Quality is measured using ten different Indicators which look at the unit and its design in detail (No's 5 to 9) and also the context and surroundings (No's 1 to 4 & 10)
- The 10 Indicators are as follows:
  1. Location
  2. Site – Visual Impact, Layout and Landscaping
  3. Site – Open Space
  4. Site – Routes and Movement
  5. Unit – Site
  6. Unit – Layout
  7. Unit – Noise, Light, Services and Adaptability
  8. Unit – Accessibility Within The Unit
  9. Unit – Sustainability
  10. External Environment – Building For Life

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## Housing Quality Indicators

- The answers on the HQI form are calculated into a standardised score. This is expressed as a series of scores showing how well the scheme performs on each Indicator as well as an aggregated score
- It is the profile of the ten different Indicators that gives the most useful information about the strengths and weaknesses of a scheme
- If comparing schemes therefore look at the comparisons between each Indicator on each scheme rather than looking a comparison of the aggregate scores
- Indicators 5 to 7 are the key ones currently used by the Housing Corporation to underpin the Internal Environment Core Performance Standards set out in the Design and Quality Standards (April 2007)

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## Housing Quality Indicators

### **Application of the HQI Method**

- The HQI form is only suitable for General Needs Rented, Low Cost Home Ownership and Designated Supported Housing for Older People (as classified as General Needs in the Design & Quality Standards)
- A separate HQI Assessment needs to be carried out at the Feasibility, Detailed Design, and, Completion Stages
- The HQI system can be used to assess a single unit or be applied to a scheme with units of different types
- Individual unit types must be checked for compliance with the minimum score's for Indicators 5 to 7 and the internal and external storage capacities: all in accordance with the Design and Quality Standards (April 2007)

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## Housing Quality Indicators

### Application of the HQI Method (Cont'd)

- If final information is not available, questions should be answered on the basis of commitment and intention.
- A 'comments box' is available to allow the HQI Assessor to explain their responses and/or approach to particular questions.
- 'Not Applicable' should only be used where truly appropriate – lack of information is not the same thing.
- When there are different types of unit within a scheme, the HQI form will indicate the overall quality for the estate as a whole. Whilst this may achieve an acceptable overall score even if some types fall short of the standards, all unit types must still fulfil the minimum requirements of the Design and Quality Standards (April 2007).



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## Housing Quality Indicators

### Application of the HQI Method (Cont'd)

- The HQI system is designed to allow schemes to be fully assessed without detailed examination of all individual units, and, schemes with large numbers of units or unit types can be 'sampled' to reduce the time to complete the HQI Assessment.
- In view of the minimum requirements of the Design and Quality Standards (April 2007) this approach must be considered with great care.
- Particular care needs to be taken when reviewing Section 106 or other schemes which may have originally been designed for Private Sale. In these instances the number of bed spaces may have been maximised without increasing the size of other rooms / spaces such as the living / dining area or kitchen.



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## Housing Quality Indicators

Part 2 : The Indicators – issues to consider

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## Housing Quality Indicators

The 10 Indicators are as follows:

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 and Adaptability
8. Unit – Accessibility Within The Unit
9. Unit – Sustainability
10. External Environment – Building For Life

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## Housing Quality Indicators

### Indicator 1 - Location

➤ This indicator considers the physical context in which the project is set and measures:

- 1.1 Amenities – how close are they?
  - Support services
  - Retail
  - Schools
  - Play and leisure
  - Public transport
- 1.2 Liabilities – how close are they?
- 1.3 Noise sources – how close are they?



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## Housing Quality Indicators

### Indicator 1 – Location (Cont'd)

- Whilst a score can be obtained for both distances if there is a relevant amenity both very (within 500m) and fairly near (between 500m and 1km) each amenity can only be scored once.
- How to measure distances is detailed in the guidance but generally amenities are measured to the centre of the site while liabilities are measured to the nearest point on the site boundary.
- An amenity can be scored if it is planned within the next 3 years – evidence needs to be available e.g. a planning condition.
- Play facilities for 5-12 s should include 5 types of equipment and a small games area: overall size approximately 400m<sup>2</sup>.
- Play facilities for over 12 s should include 8 types of equipment and a large games area: overall size approximately 1,000m<sup>2</sup>.

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## Housing Quality Indicators

### Indicator 1 – Location (Cont'd)

- If noise contour maps are not available for local airports assume all units within 5km are affected
- Major roads are motorway's, trunk or 'A' roads

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## Housing Quality Indicators

### Indicator 1 – Location (Cont'd)

The following phone numbers / websites should be used to speed up the information gathering process for this Indicator:

- Amenity Locations / Distance - [www.upmystreet.co.uk](http://www.upmystreet.co.uk)
- Local Hazards - [www.homecheck.co.uk](http://www.homecheck.co.uk)
- Phone Box's - 0800 661610
- Cash Points - [www.link.co.uk](http://www.link.co.uk)
- Post Code's - 0800 3021222
- Play Facilities - Google Earth
- Bus Routes - [www.local.co.uk](http://www.local.co.uk) / Google Earth
- Flood Plain / Defences - [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)

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## Housing Quality Indicators

### **Indicator 2 – Site : Visual Impact, Layout, Landscaping**

- Q2.1 to 2.8 in respect of Visual Impact are hard to quantify and some subjective judgement must be used. In view of the fact that these questions are addressed by the planners when considering schemes they should be answered 'yes' unless they are not applicable
  - Q2.6 – Protection of existing important features refers to trees, hedges, walls and buildings
- Q2.9 to 2.19 in respect of the Layout of the scheme are again subjective so common sense responses are the most appropriate
  - Q2.9 – Habitable rooms exclude the bathroom, wc, utility room, store rooms, circulation space and the kitchen (unless it provides space for dining)



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## Housing Quality Indicators

### **Indicator 2 – Site : Visual Impact, Layout, Landscaping (Cont'd)**

- Q2.20 to 2.31 in respect of Landscaping on the scheme are again subjective so common sense responses are the most appropriate
  - The direction of these questions is to encourage and reward better landscape design ideally using a qualified Landscape Architect

*'Achieving a high score in the site Indicator overall will help to achieve a positive response from residents'*

*'The feelings of those living there ... are all related to the site design as well as to the design and functionality of the dwellings.'*

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## Housing Quality Indicators

### **Indicator 3 – Site : Open Space**

*'The way in which public open space is provided has a great effect on the quality of a residential environment. Boundaries between public and private space must be clear for security and management reasons.'*

- Open Space Designations:
  - Private - Residents only (includes roof terraces and balconies)
  - Shared - Restricted group (within 10m)
  - Public - Accessible by general public or more than 25 units
- If the project does not have any provision for children's play on the site because the scheme is too small, or close to existing provision, or not planned to attract families answer 'No' to Q3.1.17

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## Housing Quality Indicators

### **Indicator 3 – Site : Open Space (Cont'd)**

#### Car Parking

- Only one space / unit is assessed
- Additional spaces within the unit or building plot can be classed as 'Visitors Spaces'
- Secure spaces must have as a minimum good lighting and visibility, and, be overlooked
- The number of primary spaces must equal the number of dwellings in order to register a score
- Car free schemes or those with limited parking spaces will not be scored and hence will be disadvantaged in the overall assessment

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## Housing Quality Indicators

### **Indicator 4 – Site : Routes and Movement**

- Where routes for vehicles and pedestrians already exist and are not provided as part of the scheme the questions should be answered on the basis of the existing infrastructure
- Q4.13 – Road & Building Signage: This should be answered 'Yes' on the basis that the Local Authority will agree the relevant provision
- Q4.15 – Appropriate traffic calming measures can include clear road hierarchies and road detailing
- Q4.110 to 4.1.13 – Pedestrian routes & site lighting: These should be answered 'Yes' unless detailed scheme specific information shows otherwise.
- Q4.23 & 4.25 – Essential ramps and stairs are those providing access where no alternative route is available
- Q4.25 – Note that 'going' of communal stairs (min. 280 mm) exceeds the requirements of Building Regulations



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## Housing Quality Indicators

### **Indicator 5 – Unit Size**

- Minimum score of 41% required for each Unit Type to comply with Design & Quality Standards (April 2007)
- The size of a unit is the Gross Internal Floor Area (GIFA), measured from WALL FINISH TO WALL FINISH - Page 26 of the HQI guidance identifies what is permitted to be measured and how - this should be reviewed before this Indicator is commenced (Health Warning: Bay windows cannot be included unless the space is usable for the furniture)
- The above is important as GIFA has several different definitions within the property and construction sector
- If structural dimensions are used to calculate the GIFA, and the resulting area is close to the minimum area for the number of bed spaces be careful as the final 'finished' dimensions may cause the dwelling to fall below the necessary size

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## Housing Quality Indicators

### Indicator 5 – Unit Size (Cont'd)

• The bed space / floor area bandings are as follows:

- 1 bed space - 30 to 35 m<sup>2</sup>
- 2 bed spaces - 45 to 50 m<sup>2</sup>
- 3 bed spaces - 57 to 62 m<sup>2</sup>
- 4 bed spaces - 67 to 75 m<sup>2</sup>
- 5 bed spaces, 1 storey - 75 to 85 m<sup>2</sup>
- 5 bed spaces, 2 storey - 82 to 85 m<sup>2</sup>
- 5 bed spaces, 3 storey - 95 to 100 m<sup>2</sup>
- 6 bed spaces, 1 storey - 85 to 95 m<sup>2</sup>
- 6 bed spaces, 2 storey - 95 to 100 m<sup>2</sup>
- 6 bed spaces, 3 storey - 100 to 105 m<sup>2</sup>
- 7 bed spaces, 2+ storey - 108 to 115 m<sup>2</sup>
- 7+ bed spaces, add 10 m<sup>2</sup> / bed space

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## Housing Quality Indicators

### Indicator 5 – Unit Size (Cont'd)

**Key Issue:**

- Units designed for private sale will normally be smaller than those designed for affordable tenures compliant with HCA requirements
- Private sale units will normally be under occupied while affordable tenures will not
- For example: a 3 bed 5 person affordable unit will be just that but a 3 bed private sale unit may only be occupied by 3 or 4 people
- As a consequence private house builders will build to smaller floor areas - a private 3 bed house can typically be 10 m<sup>2</sup> smaller
- Consequently a Registered Provider acquiring private sale units for affordable tenure purposes MUST consider occupancy levels

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## Housing Quality Indicators

### **Indicator 7 – Unit Noise Control, Light Quality, Services & Adaptability (Cont'd)**

- Q7.4.1 to 7.4.9 relate to additional features
  - Q7.4.1 – The thermostatic control to the hot water refers to the blending of the supply at the taps, not at the boiler itself
  - Q7.4.8 – Details on the flood risk for any given location can be obtained from the Environment Agency at [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)
- Q7.5.1 & 7.5.2 relate to the inclusion of adaptable features i.e. convertible roof spaces and basements

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## Housing Quality Indicators

### **Indicator 8 – Accessibility Within The Unit**

- The focus of this Indicator is accessibility for those with impaired mobility rather than for disabled residents requiring special adaptations
- Q8.1 – An 'Access Statement' would normally be required as part of a Planning Application however the HQI Assessor must satisfy themselves that this information is available
- Q8.3 – Note that the requirements of the Wheelchair Design Guide will vary depending on the type / severity of the disability
- Q8.4 – The use of Lifetime Homes will also assist the scheme in complying with the requirements of the Code For Sustainable Homes. Further information on Lifetime Homes can be found in 'Annex 2' of the HQI form and at [www.lifetimehomes.org.uk](http://www.lifetimehomes.org.uk)
  - *NOD:* Under the HQI assessment compliance with individual aspects as an alternative to total compliance will still score. However, under the Code only 100% compliance counts.

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## Housing Quality Indicators

### Indicator 9 – Sustainability

- Under the Design & Quality Standards (April 2007) a minimum of Level 3 of the Code For Sustainable Homes must be achieved on New Build General Needs Dwellings. Attaining a higher level of the Code obviously improves the HQJ score
- The HQJ system scores the number of units achieving each particular level of the Code
- The HQJ system does not require proof that the Code has been achieved – a commitment will do – the only HQJ assessment therefore that must have a Certificate as evidence is probably the completion assessment
- The Code For Sustainable Homes Assessment needs to be carried out by a Registered Assessor who will confirm the Code Level that is anticipated / has been achieved

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## Housing Quality Indicators

### Indicator 10 – Building For Life

- The information / responses for this Indicator will need to be supplied to the HQJ Assessor by a suitably qualified / trained person
- As the attainment of the necessary minimum score(s) is a requirement of the Design and Quality Standards (April 2007) it is unwise for someone not trained to assume the results
- NOTE: There is the potential for inconsistencies between the answers given by the HQJ Assessor at Indicators 1 to 4, and, the answers given by the Building for Life Assessor under Indicator 10 – a review is needed to ensure this audit trap is not overlooked before a grant claim is submitted

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[www.wellingpartnership.co.uk](http://www.wellingpartnership.co.uk)

**Sally Knott**

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**From:** Lynda King  
**Sent:** 19 November 2012 14:31  
**To:** (W.Sayers@dorsetcc.gov.uk); Matthew Reeks; Squirrell, Nick (NE); Clare McCarthy  
**Cc:** Sally Knott; Nicholas Hayden; Richard Henshaw  
**Subject:** Proposed housing development - Holmwood House, Ringwood Road, Ferndown (FWP3)

Dear All,

We had a meeting this morning with Peter Atfield of Goadsbys, Andrew Rance of Libra Homes and their Masterplanner, whose name I can't remember, to talk about the location of the access into the above proposed site, the SANG strategy, the developable area of the land and where the Green Belt boundary might finally be re-drawn.

The scheme is still in the early stages of development, but Libra Homes have signed a time-limited option with the owners of Holmwood House itself to enable them to get access into the site in a location that has the minimal impact on the important trees in the area, and which has the minimal impact on the Green Belt. They are likely to want to have meetings with yourselves to progress the scheme further over the coming months and so I thought it would be useful if I brought you all up to speed with what we discussed.

Nick Hayden is going to meet on site with Libra Homes' tree consultant (Dave Cashman from Barrell Tree Care) to agree the route of the access to the north of Holmwood House.

Wayne – it is likely that you will be contacted by Libra's highway consultant (Phil Casey) to agree that the location is acceptable in highways terms too. One question we have is if the location of the access in relation to neighbouring trees will require a specialist tree-friendly road construction, will DCC be happy to adopt such a road. Apparently HCC will adopt certain types of tree-friendly road constructions and we hope that DCC to too.

The agents have worked out the area of land on offer as the SANG, and have looked at the various types of environment that it will offer, including links through to Poor Common and beyond.

Nick and Matt – it is likely that the agents will contact you both to talk about the SANG, both in terms of whether it meets the requirements for NE and hopefully to agree a Statement of Common Ground, and to discuss it's long term maintenance and how much the various elements are likely to cost. If you are approached for a meeting, someone from Policy Planning would like to attend too if possible.

We also discussed how any planning application could be progressed as Libra Homes are on a tight deadline due to the option with the owners of Holmwood House, (which is the only acceptable point of access into the site). We discussed our preferred option of agreeing development briefs for each allocated site to guide the form of development to take place on them, which they agreed was a sensible way forward. We discussed a possible final new Green Belt boundary, but felt that it is too early to progress this any further at the moment without more detail of the layout of the site. We felt that the development brief would be the correct vehicle to formally agree the new Green Belt boundary.

Clare – just to let you know that Peter Atfield may submit a EIA Scoping opinion letter and possibly discuss a Planning Performance Agreement, although he was rather luke warm on this requirement.

If anyone needs any further information, please come back to either me or Sally.

## Sally Knott

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**From:** Lynda King  
**Sent:** 14 November 2012 14:45  
**To:** Sally Knott  
**Subject:** FW: Holmwood Park  
**Attachments:** 056\_02.0 Road option 056\_DI\_2.pdf

Hi Sally,

Can you make this meeting too? Nick from trees is coming, and I have let Wayne know too.

**Lynda King**

**Policy Planning Officer**  
**Christchurch and East Dorset Councils**  
Tel: 01202 886201 ext 2429  
Email: [LKing@christchurchandeastdorset.gov.uk](mailto:LKing@christchurchandeastdorset.gov.uk)  
Web: [www.dorsetforyou.com](http://www.dorsetforyou.com)

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**From:** Peter Atfield [mailto:Peter.Atfield@goadsby.com]  
**Sent:** 14 November 2012 09:44  
**To:** Lynda King  
**Subject:** Holmwood Park

Dear Lynda

Just to confirm our meeting for Monday 19<sup>th</sup> November in your office at 10:30 AM. Primarily we want to discuss vehicular access to the Holmwood Park site. Having acquired an option to purchase Holmwood House we are now able to deliver a vehicular access further to the north at Ringwood Road. We have been evaluating the potential arboricultural impacts, and have been seeking to minimise these as much as possible. In this respect, New Masterplanning has produced the attached indicative plan. It takes into account the topography of the site and has been guided by initial advice from David Cashman of Barrell Treecare. We also have some larger scale drawings available.

What we have in mind is to peg out the centre line of the route and then arrange to meet your council's tree officer on site. We think that it is important to address this issue early and to get his comments. However, bearing in mind the scale of the potential development, the impact is actually pretty minimal.

We think that the route has the potential to open up some exciting possibilities. It can lead straight into the heart of the development in the area of the stables / former walled garden - so this could establish the character for the development. There is also the potential to revise and open the access to the front of Holmwood House, which has a particularly fine elevation.

We also have a few thoughts about the green belt boundary.

See you on Monday.

Yours sincerely

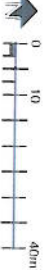
**Peter Atfield BTP MRTPI**

Director

Goadsby Planning & Environment

-  Existing Slope over 1in20
-  Existing Slope 1in15 to 1in20
-  Existing Slope 1in12 to 1in15
-  Existing Slope under 1in12
-  Areas requiring fill to achieve 1in15
-  Areas requiring cut to achieve 1in15

Urban Furn



Holwood Park, Farnham  
 Client: Libra Homes Limited  
**Road Design with Gradients**  
**DRAFT**

Dwg no: 056\_DI\_2.0  
 1:100069A3  
 2012.10.25

**NEW masterplaning**  
 Second Floor 10/ Bournemouth Road  
 Poole, Dorset BH14 9NR  
 +44 (0)1202 742228  
 www.newmasterplaning.com



## ETAG Meeting 21 November 2012 Draft Notes

**Present** Jane Adams, Paul Attwell, Nicki Brunt, Hilary Chittenden (HC), Dave Mitchell, Jean Hazel, Lesley Haskins, Alan Spencer, Janet Healy, Dave Mitchell, James Smith (JS), Alan Spencer, Graham Willetts

**Apologies** Amanda Broom, Clare Gronow, Paul Jones, Peter Richardson, Paul Timberlake, Pippa Wheatley

[Please ignore numbers in blue – they refer to time on the recording so I can go back and check if necessary]

### **Core Strategy - Schedule of Proposed Changes and timetable of events**

Officers held an Informal meeting with Planning Inspector in June – advised to get Core Strategy as near as possible to the final version before submission including updating to include NPPF. Minor corrections are not being consulted on.

In responding to this consultation, only need to comment on changes that have been made. Existing comments that have been submitted need not be repeated. If changes that have been made are still not satisfactory then comment. As it is a statutory consultation there is fixed closing date of 21 Dec.

Anticipate that the Core Strategy will be taken in Feb 2013 to Full Council for approval to submit to Inspector in March. There may be further consultation periods following that if further changes result. EiP meetings likely to be during the summer but depends on whether further consultations are required. Inspector will decide what he/she decides are key issues on which he/she needs additional comments/representations. There is no absolute right to appear at EiP as with the old Local Plan system – appearance is at Inspector's discretion.

### **Discussion on Proposed Changes**

#### **Vision**

Intrinsic landscape & biodiversity omitted ref to grasslands and woodlands – habitat connectivity not covered. Landscape covered only.

DWT asked for all priority habitats to be included – check back to their response. Agreed need to tweak to reflect changes we have asked for that are still not covered. \*\* 17m

**Objective 1** \*\* – still implies development could take place on heathland – amendment still does not cover adequately (JS to check documentation). Only considering biodiversity enhancement that is part of development site and not looking at potential for linkages

**Objective 3** \*\* Total renewable energy – should retain 15% as target. May not achieve but higher target should be aspiration. If housing provider cannot then find someone who can. Need evidence in place if exceed national guidance. JS to check what National Guidance is & Dorset Energy Strategy targets. National policy will be changing and will over-ride Core Strategy.

There will be no development in the flood plain in East Dorset. Redevelopment of sites in Floodplain can be an issue – eg Allendale site. Covered in ME policies. ETAG response had included support for sequential and exception tests to be applied locally to FRA

**KS13 New policy \*\*.** No clarification on what sustainability is. Will depend very largely on test cases across the country.

**KS2 \*\*** Concern about assessment of biodiversity of land not open to public. No mechanism for destruction of biodiversity interest prior to development application being submitted. JS to check if anything possible to automatically disqualify. Trees not protected till threatened. Don't know it's threatened until hear chain saw. Could include in ME1?  
Part 2 of CS will be development management policies – day to day application. Current policy does not value trees. Grassland can be ploughed causing even more damage. JS - Tree Section - Area TPOs? Need enforceable policy – any attempt to bypass environmental control should be penalised and planning consent not granted. JS and HC to discuss with ST.

**WMC8** – JS to get plans for HC to circulate (didn't quite catch what was said and recording indistinct – pl. advise so I can amend notes).

**WMC3** – 40 fewer houses – wider GB gap/SANG? - layout will be considered at next stage Masterplans are only indicative – unlikely to reduce housing numbers significantly.

**ME1 \*\***

Statement of Common Ground – NE request – what has been proposed and evidence of studies – shows site has deliverability re Nature Conservation interest, SANGs provision to show Inspector greater certainty. Indicative summaries of EIAs and habitat studies – giving info. up front. EIAs will have to accompany Planning Application. Consultants will be asked to put studies into public domain.

ETAG has not had opportunity to comment on way in which EIAs are being conducted or results. Need clarity on what Statement of Common Ground will provide and how that will be used. Initially in NE response. JS to provide link to information. Not all sites will necessarily come forward to the end. Basic ecological surveys would have cost peanuts compared with everything else that goes towards total development costs. DWT still feel strongly that NPPF is looking for that level of detail.

JS to provide clear and detailed guidance on Statement of Common Ground - what it is, what it will include and at what level of detail, how it will be used + links and page references to anything published on it. Most people (including HC) were left somewhat puzzled after the meeting.

Priority habitats and spp on site not known – chicken and egg – does not make sense. Have little confidence that will have appropriate level of survey. Making a judgement about what trying to prove or disprove. Reliant on consultant ecologist who is an employee of developer. Ecologists are known to leave jobs because of pressure to compromise when there are valuable clients.

Appropriate times of year for surveys absolutely essential.

**FWP7 Parkland** - inappropriate for this setting and no survey carried out. ETAG have objected in earlier response. That comment will be carried forward to EiP.

**General comment.** In former Local Plan process, someone eg LH would have a look at proposed sites in summer and make representation at EiP on likely suitability for development or risk too great. No longer possible to do this and the proper assessment is just not being done. Makes a mockery of Lawton and Natural Environment White Paper. Evidence that will

be put forward by developers is far more likely to be influenced by their requirements than to be independent. This is wrong – need clarity on experts' agenda. Conflict of interest. Less protection than there was. Reiterate under ME policy (1). \*\*

Because of absence of data have still not built into Core Strategy the wider linkages that are essential to establish connectivity.

Once agreed through EiP there will be far less chance of overturning a site as by then it is presupposed that development will take place.

Planning Committee relies heavily on accuracy of ES and Officer knowledge. Pressure to deliver is going to be so great that ES likely to be kicked into the long grass.

Concern that East Dorset needs the formal views that can be provided by ETAG/other wildlife group. Natural England now only comments on SSSIs and internationally designated sites; DWT will respond where SNCIs are affected. Wildlife/environmental impacts of anything below SNCI level is not consulted on. Process is skewed in favour of development.

Sometimes when get to planning stage it is too late to influence/adjust. Problem exacerbated by pressures on planners to reduce timescales for determination of applications.

Core Strategy is a strategic document and this is the stage where ETAG should be getting together with the Council and saying we can deliver this. Still lack evidence that sites are deliverable and that ME1 will be effective. Put in as many safeguards as possible.

“ That will be sorted out at Planning” is repeated many times by policy planners. Need to look at how to firm up on ME1. \*\*

**VTSW5** – withdrawn. Precautious approach – Ebblake Stream and thence Ebblake Bog. Agreed need to comment on deletion of site as it is likely there will be opposing representations from developer. \*\*

**VTSW6** – Text is better but area has been increased to reflect requirement for buffers etc. Light pollution – not included. Intention to assess impacts subject to wildlife policies. Mapping of SNCIs/SSSIs not shown as not part of allocation. Flood risk – ETAG recommendation for map changes to show constraints will be carried forward to EiP.

**General comment** Detailed responses will form basis of next stage (after EiP) – ETAG should resubmit at next stage.

**VTSW7 - St Leonards** – light pollution issue similar. Wildlife Strategy needs to be rewritten – poor drafting. “ to harm will ..” change to something along lines of *Should derive from the water dypmt ....* (1.54) Make it clear that other things should be included. eg light pollution. \*\*

**Blackfield Farm** –

P85 - ? Small Centre N of Ferndown - is a description of W Moors Centre to follow format of description of other centres. To be read in conjunction with main CS document.

**13.8** (p89) – new sentence will be final BP.

**ME1** \*\*Agreed need to review in detail to ensure issues raised covered

Can only comment on changes that have been made – if issues not covered properly can comment.

P92 May and Will be refused – In what circumstances – JS to check on reasons why – change made to “adequately mitigated” but not “adequately avoid”. This is wrong. \*\*

Mapping – SNCIs map + SNA (dates from RSS days) – Just summary maps.  
Formal proposals map will be updated to take in all designations  
Does not include RSPB Heathland potential mapping  
Local Nature Reserves – typo on SNCI map 13.5 (p162)  
SNCI mapping should be most recent – they are updated quarterly by DERC.

#### **ME2 \*\***

Any residential dvmpt “within” 400 and 5km – should be “ between”

p95 – bold type at bottom – Do we now have evidence for Heathland statement?  
Footprint Ecology – evidence will be part of DPD consultation – Feb/March. NE satisfied but under pressure so possible ETAG may disagree. Consultation minimum 6 weeks. If looking at evidence will need more than that. May need to argue for longer – not discussed at officer group. Cllr Ian Monks is EDDC representative. HC action.  
If evidence not overwhelming clear then statements are too strong.  
Include proviso that must be subject to evidence.\*\* ETAG to ask for NE comments  
HC to ask Footprint Ecology and Natural England to attend ETAG meeting to discuss early in 2013. HC action

#### **ME3 \*\***

No comment on where they should be in relation to heathland. Concerns about putting them next to heathland. Designed to attract people to it counterproductive. Land next to heathland if can use to manage access OK but likely to be suitable for heathland restoration.

Core Strategy - SANGs for Wimborne area MC5 – lots around developmen. Need generic guidance to apply to whole of Dorset but not necessarily applicable to all sites: in some cases will need to be more specific. Healthy distance from heathland. The word “away” features in the descriptive text many times but not in the guidelines. It is fundamental to heathland protection to divert people AWAY from heathlands. SANGs try to cover a number of problems. If next to heathland could divert dog walkers rather than onto heath but risk that it attracts them onto heath. Need break down issues and ensure there is no risk of attracting even more people.

In practice few sites have been set up – Poole on edge of Upton Heath working quite well  
However, evidence is not robust and still have no degree of certainty

Site by site basis – subtly different – heathland support areas – managing existing heath rather than finding alternative. Land adjacent to heathland has a role to play but it is contrary to the general concept of SANGs. Difficult to find summary points. How can ETAG/EDDC now influence this? found sound in Purbeck EiP – if anything fundamentally wrong can still discuss.

“Site designed specifically” for dog and commitment to dogs using water bodies on site could be damaging to biodiversity. May need change of emphasis – location and planting – lots to be done in design. 2.28

SANGs “not next to sportsfields” – tranquillity

SANGs can be next to heathland so won't stop dog roaming into heathland but not next to sportsfield !!! (p108)  
Guidelines only not policy

(There is already increased use of BytheWay by dogwalkers)

**ME5 RE \*\*** – 10%

**ME8 New policy – sources of RE** Landscape sensitivity.

**General comment** Imperative reason of overriding public interest – unclear what is meant. NPPF littered with such phraseology. Usually meant to include things like high speed rail link, container terminal.

Still looking for net biodiversity gain

ME1 would come into play if proposal submitted under ME8. Potential conflict. Need to include refer back to ME1. \*\*

**ME6 \*\*** (p111) – doesn't make sense. Based on comments from EA – **JS** to check  
What does appropriate flood resistance mean? Madness for any development to be allowed in floodplain. Growing evidence. Is future proofing possible? Pie in the sky.  
Policy largely dealing with redevelopment. G&T sites cannot be in floodrisk zone

**HE3** Criteria on which landscape can be judged – covered in CS – no changes.  
What is definition of major development? Definition – safeguard must be properly defined.  
Never major in regard to applicant! Need to be specific. (2.50)

### **ACTION ALL**

If anyone has any queries on "Changes" please contact the Planning Policy team.

\*\* indicates some of the issues on which further ETAG comment will be needed are marked  
Please let HC have your thoughts on these and any other changes you consider necessary so that she can collate and draft an ETAG response.

### **Timetable for action:**

Comments to HC by Mon 3rd December

1<sup>st</sup> draft by Sun 9<sup>th</sup> December

Comments on 1<sup>st</sup> draft to HC by Sun 16<sup>th</sup> December

Submit ETAG response to consultation Thurs 20<sup>th</sup> December

### **AOB**

1. NB/LH. Canford Estate was put on the market earlier this year – not expected. Much of the land is designated heathland currently leased by nature conservation organisations. DWT, ARC and Poole Harbour Commissioners have formed a consortium and submitted a bid for several of the lots including Ferndown Common, Upton Heath, and Parley Common.

A bid is being submitted for Heritage Lottery Funding for a £4M project of which £2.2M would be sought from HLF. This is a new and exciting "Wildlink" project to link the Wild Pubeck NIA to the New Forest National Park.

Major new initiative which will look at community engagement across the whole area. Has been submitted (700pp). Will hear back in January if that has been successful: if so that will provide a development grant to develop a full bid for a full scale national project, Dorset heathland is internationally important and will have to compete with other national projects eg Opera House. Believe have a strong case. Will circulate to ETAG members a request for letter of support (with more information) so that can be submitted with the bid.

Much land already managed by DWT/ARC etc. A huge opportunity for biodiversity, not just the heathlands but land around them including woodlands .

Could have been in position where all leases were terminated and all nature conservation bodies were kicked off. It is a major achievement to have got this far.

Canford Estate has had to be asked to wait for a year until the results of HLF bid are known.

What determines Boundary and E edge of Wildlink Area?

Defined on basis of edge of heathland. Mapped as best as could the extent of heathland potential.

Any initial indications? SW Lottery are very supportive.

GW. Nature projects are now getting large. West Wales have £3M HLF funding to meet entire project – Montgomery Wildlife Trust - Dovey Osprey project. 100% - for 1 relatively small site in Dovey estuary including 4 members of staff. – so there are precedents for this type of project.

HC expressed the Group's thanks to LH and NB and everyone else involved for doing so much to the benefit of Dorset.

2. Amanda Broom sent a reminder that the Hugh Miles film on the River Allen is currently showing at the Allendale Centre.

Meeting closed at 9.00pm

## Elizabeth Taylor

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**From:** Lynda King  
**Sent:** 27 November 2012 11:16  
**To:** Doug Cramond; (anton@wyatthomes.co.uk); Jacqueline Mulliner; 'Ron Hatchett'; (sally.burrows1@gmail.com); Sophia Thorpe (sthorpe@mjgleeson.com); Peter Atfield; Paul McCann; Tim Hoskinson; 'May Palmer'; Ian Speirs  
**Cc:** Elizabeth Taylor  
**Subject:** Guidance for developers from the Dorset Waste Partnership and guidance from Scottish and Southern Energy  
**Attachments:** Scottish and Southern Energy Nov 2012.pdf; Guidance for Developers FINAL .doc

Dear All,

Please find attached some recent guidance from the Dorset Waste Partnership for developers in respect of their requirements for bin stores etc which will have an impact on site layouts, and information from the local energy providers for their requirements too.

Hopefully you will already be aware of this guidance, but if not I thought it would be useful to you in respect of the allocated sites under consideration in our Core Strategy.

If you have any queries, please come back to me.

Regards.

**Lynda King**

**Policy Planning Officer  
Christchurch and East Dorset Councils**

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5 November 2012

Our reference                      GHP/NTK  
Your reference

Dear Judith

**Consultation on the Schedule of Proposed Changes to the Pre-Submission Document**

Thank you for your e-mail of 2 November 2012 concerning the above.

I provide below some information on where potential development sites are crossed by existing infrastructure in the form of overhead lines.

Where overhead lines cross development sites, these will, with the exception of 400kV tower lines, normally be owned and operated by Southern Electric Power Distribution. In order to minimise costs, wherever possible, existing overhead lines can remain in place with uses such as open space, parking, garages or public highways generally being permitted in proximity to the overhead lines. Where this is not practicable, or where developers choose to lay out their proposals otherwise, then agreement will be needed as to how these will be dealt with, including agreeing costs and identifying suitable alternative routing for the circuits. The existing customer base should not be burdened by any costs arising from new development proposals.

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

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I also wish to draw your attention to recent correspondence which was submitted from Southern Electric Power Distribution to all Planning Authorities regarding existing infrastructure usually in the form of overhead lines.

“Such overhead lines generally afford supplies to other locations beyond the development, even whole towns or parts of cities in some instances are carried on either steel towers or wood poles. These structures and the overhead conductors they support have been placed in accordance with planning permission in the form of a Section 37 (Electricity Act 1989) consent granted by the Secretary of State. This consent can only be granted following initial consultation with the Local Planning Authority.

As such Southern Electric Power Distribution believes that in these circumstances, the Planning Authority should impose a condition prohibiting development until such time as the developer has reached agreement with the Distribution Network Operator (DNO)

- a) how the development can be laid out such that the lines can be retained in their current position or;
- b) such that contractual arrangements have been agreed to modify the overhead lines”

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

I trust this is helpful to you at this current stage and can be included in your Neighbourhood Plan Area Consultation and any Core Strategy Documentation.

I should be grateful if you would confirm receipt of this communication and trust this letter provides adequate and appropriate information at this stage.

Yours sincerely

G.H.Paisley  
**(Network Development Planner)**







## **'recycle for Dorset'**

### **Guidance Notes for Residential Developments**

#### **1 | Introduction**

The Dorset Waste Partnership (DWP) is responsible for all waste and street cleansing services in Christchurch, East Dorset, North Dorset and Purbeck. In 2013 it will also provide services in West Dorset and Weymouth and Portland. The DWP is implementing a new recycling and waste collection service called 'recycle for Dorset' which will replace all existing waste collection services.

The new 'recycle for Dorset' collection service will be introduced in phases between October 2012 and 2015.

October 2012	Christchurch and part of East Dorset
Spring 2013*	North Dorset and remainder of East Dorset
Autumn 2013*	Purbeck
2014/15*	West Dorset and Weymouth and Portland (phases to be confirmed)

\*Exact dates to be confirmed

The following guidance will assist all those involved in the development of new residential properties and re-development of existing homes to ensure adequate provision is made for the safe and efficient storage and collection of waste and to maximise the potential for recycling.

The 'recycle for Dorset' scheme will standardise the waste and recycling service for all households and will include:-

- weekly collection of food waste
- fortnightly collection of recycling (mixed plastics, paper, cardboard, tins/cans, glass bottles)
- fortnightly collection of rubbish

The majority of domestic properties in Dorset will be able to accommodate the new service. Alternative provisions will be made where a property is not

suitable for wheelie bins or where shared containers are necessary. This document should be read in conjunction with the 'recycle for Dorset' Service Policy.

## 2 | Containers and capacity

### 2.1 Standard service for properties with individual containers

Each property will be provided with individual containers to enable the household to take responsibility for their waste. The following containers are provided as standard for the storage and collection of rubbish and recycling. The provision of containers is uniform to all houses, regardless of the size of the property. It is the responsibility of the developer to ensure that there is provision of sufficient storage space within the curtilage of the property for the footprint of all the containers. This is to enable easy access, use and manoeuvring of the containers by residents. As a minimum, sufficient storage space must be provided within the boundary of the property for the following containers:

Container	What goes in it	Collected
240-litre wheelie bin	Recycling	Fortnightly
140-litre wheelie bin  *a larger 240-litre bin may be provided in some circumstances e.g. families of 5 or more	Rubbish	Fortnightly
Recycling box	Glass	Fortnightly
Lockable food bin (23 to 25-litre)	Food waste	Weekly
Kitchen caddy (7-litre)	Small caddy for use in the kitchen	
** <b>Optional charged additional container</b> 240-litre wheelie bin or 120-litre reusable sack	Garden waste	Fortnightly

\* Please note that a level of flexibility is built into the scheme where the standard service is not suitable for either the property and/or the residents living at the property. This may include a larger wheelie bin for large families.

## **\*\*Garden Waste Container**

The 'recycle for Dorset' service includes the option for residents to pay an annual charge for the collection of garden waste. As such residents signing up for this service would also have 240-litre wheelie bin for garden waste at their property. When developing properties with gardens developers should take account of the storage space required for this additional container.

## **2.2 Apartments and shared accommodation**

The DWP will seek to provide a service to residents of flats and other shared or communal properties that is equivalent to the standard service, using shared bins for recycling, food waste and rubbish where possible.

The number and size of the shared bins would depend on the number of properties in the development. The overall capacity provided for each material type would be roughly equivalent to the standard capacity described in 2.1 above. The calculation used to estimate the minimum refuse and recycling capacity is as follows:-

Number of households x 140-litre capacity (rubbish)  
Number of households x 240-litre capacity (mixed recycling)  
Number of households x 44-litre capacity (glass recycling)  
Number of households x 25-litre capacity (food waste)

Charged garden waste bins can be provided where communal properties have a garden. This is an optional service and number of containers would depend on resident's preference.

The decision regarding which containers will be provided will also be determined by the space available. The table below determines the maximum size container that we can safely supply for each material and also the range of containers available for each material.

Material	Maximum Size Container	Containers available
Food waste	140-litre bin	140-litre bin
Glass	140-litre bin	140-litre bin
Recycling	770-litre bin	140, 240, 360, 770 litres
Rubbish	1100-litre bin	140, 240, 360, 770, 1100 litres

For developments of less than 4 units it is recommended that each unit has individual bins.

## **2.3 Container dimensions (approximate)**

Container	Height (mm) Including lid	Width (mm)	Depth (mm)
140-litre wheelie bin	1050	480	550
240-litre wheelie bin	1070	580	740
360-litre wheelie bin	1100	600	880

770-litre wheelie bin	1370	1265	780
1100-litre wheelie bin	1470	1265	1115
23-ltr lockable food bin	35	32	40
44-ltr recycling box	30	56	44

### **3 | Collection point**

#### **3.1 Properties supplied with individual containers**

The DWP provides a collection of containers from the kerbside outside a property, unless otherwise agreed by the DWP. The kerbside is defined by the partnership as the boundary/edge or curtilage of the property adjacent to the public road (Council adopted highway). This is typically the front curtilage. Wheeled bins and containers must be clearly visible with no restrictions to access.

It is the householder's responsibility to place their containers at this point for collection and return them to their property thereafter. Containers must be presented for collection by 07:00hrs on the day of collection and no earlier than 18:00hrs on the day before collection. It is also the householder's responsibility to ensure, where possible, containers are not placed in such a way that they will cause an obstruction to pedestrians and road users.

Access and storage points for containers must be given particular consideration for terraced houses. It should be noted that properties with no side or rear access are expected to store bins at the front of the property if there is any space at all.

#### **Rural properties and private roads**

Collection vehicles will not enter private driveways or private (unadopted) roads to collect waste. Those properties not directly accessible from an adopted highway will be required to present their containers at the nearest suitable point of the adopted highway for collection. Developers must take account of this when in the planning stages of new developments. Consideration should be given to the need for designated collection points at the roadside at which residents can present their bins for collection without causing nuisance to others.

#### **3.2 Communal and shared accommodation**

Where possible the DWP would encourage developers to plan for waste storage requirements within each individual property. This gives residents ownership of their waste and facilitates improved separation of materials for recycling. We understand that in some circumstances this may not be possible e.g. flats etc.

Where communal container storage areas are planned the following guidance should be adhered to. Shared container storage areas should be next to the public highway with access directly from the kerbside. If this is not possible



they should be sites as close to the highway as possible and no more than 10 metres from the agreed kerbside collection point. Unhindered access must be available to each individual container. If containers are located further than 10 metres from the collection point they would have to be brought to the kerbside for collection.

Previous experience has proved that communal areas are often subject to anti-social behaviour, littering and fly tipping. Areas should be designed to minimise the risk of anti-social behaviour. Developers are also responsible for providing the DWP with the name and contact details of the person or agency responsible for the area.

Collection points for communal storage areas must follow all the requirements outlined in this document and consultation with the DWP is strongly advised early in the design stages.

The DWP will not accept any responsibility for cleaning storage areas. Collection operative will not empty containers if it is not safe to do so or if they cannot access and manoeuvre the containers safely.

### **3.3 Maximum collection vehicle dimensions and access requirements**

Height:	5075mm
Width:	2530mm
Length:	11330mm
Gross vehicle weight:	32000kg
Typical tare weight:	16780kg
Turning circle:	wall to wall: 24.5m
Ground clearance:	250mm (lowest part of vehicle)

Developers must ensure that the construction of all access roads leading from the public highway are capable of safely accommodating a vehicle of the above weight and dimensions. Developers must also ensure manhole covers are strong enough to withstand the weight of the vehicle when fully laden. There must be sufficient space for safe vehicular access, loading and operation of equipment, (including bin lifts). Adequate height clearance must also be provided, especially with regard to barriers, balconies, trees, cables etc. Specific care should be taken to consider pinch points, parked cars and no-through roads requiring reversing.

Where collections vehicles have to enter developments there should be sufficient on-site turning circles to enable unrestricted collections. Vehicles reversing can cause a significant hazard and the maximum recommended

distance should be 12m in a straight route free from obstacles and visual obstructions. In addition collection vehicles should not reverse into the development from a major road, or reverse onto a major road when exiting the development.

Developers must ensure there are suitable drop kerbs provided to ensure there is no need to wheel bins over steps or kerbs.

The parking of cars on site must not prevent collection vehicles from manoeuvring safely.

## **4 | Storage of containers**

### **4.1 Outside the home**

Storage areas for either individual containers or communal containers should be designed to allow access to use and move all waste containers easily. Developers should ensure storage areas are designed in a manner that avoids containers being blocked by other containers, inward opening doors, or any other obstruction so that each container is easy to access, use and remove to the collection point (without the need to move another containers) and have a suitable surface that allows the movement of wheeled bins.

Door widths must be appropriate for the safe removal and return of the largest size of containers likely to be used; double doors may be necessary to satisfy easy access in some communal storage areas. Doors should be able to be secured using a latch or other method.

Developers should be mindful that access is required to the handles of the container to enable safe removal and use. Sufficient space must be provided to enable opening of lids for all containers.

Developers must provide a suitable, flat hard standing for safe manoeuvring of wheeled bins and other containers by occupants or collectors to minimise risk of injury from manual handling and slips, trips or falls when moving containers from the storage area to the collection point. If a path needs to be constructed to comply with this requirement, it should be a minimum of 1200mm wide with a solid surface to facilitate wheeling bins. Cambers must be avoided – even moderate cambers can make handling of wheeled bins dangerous.

Gradients should not exceed 1:12 and steps must be avoided between waste storage area and the nearest collection point (public road/adopted highway).

### **4.2 Facilitating waste storage in the home**

Providing suitable storage within the home for recycling containers and food waste caddies makes it easy for residents to separate their waste for recycling and encourages more effective use of collection services to divert recycling and compostable material from landfill. Storage locations for waste containers

inside the home must be conveniently located, easy to access, use and keep clean.

## **5 | Collection arrangements before completion of a new site**

New roads are often not adopted by the highway authority (Dorset County Council) until 12-24 months after completion. Whilst building is ongoing, the DWP will make every effort to collect from properties where possible. However, each new development will be assessed individually and the following requirements must be met:

- Where a road is to be adopted, has been completed, and can be safely accessed by collection vehicles, collections will commence. However, collections can only start once a suitable risk assessment has been completed. Please note the DWP will not collect from 'unadopted' roads
- For larger developments, the site will be risk assessed in stages and the DWP will liaise with the developer/site agents to agree suitable collection points to which access can be gained. This may require a number of risk assessments over a period of time
- Any properties that are occupied but cannot be provided with kerbside collections will be required to present their containers at an agreed point
- Adjustments to the service may need to be considered during the interim stages as there may not be any suitable collection points for multiple wheeled bins/boxes etc
- Where the DWP is unable to access the site the developer must take responsibility for ensuring any waste from communal bin stores is transported to an agreed collection point for collection on the allocated day.

It will be the developer's responsibility to ensure that residents are aware of the practical arrangements in place to collect their waste whilst building works are ongoing and before the DWP can fully access the development. This would include where and when they should place their waste for collection. All plans should take care to ensure the placing of refuse does not cause a nuisance, including littering.



**Meeting with R Heaslip and J Cullen (WPPC), R Henshaw and L King (EDDC)  
14.12.2012**

The purpose of the meeting was to discuss the progress of the production of the Core Strategy, and the current Schedule of Proposed Changes to the Core Strategy Pre-Submission Document consultation which finishes on 21st December.

RH explained the proposed changes in WP which relate to the reduction in the size of the possible convenience store on FWP6 due to updated Retail information, and we are working on a Heritage Strategy with consultants in respect of Dudsbury hillfort due to the concerns of English Heritage.

R Heaslip and JC are interested in the outcome of this work, which will be shared with them when complete.

There was a general discussion about the Core Strategy timetable, when the Councils may be considering the Document and when it is likely to be submitted to the Secretary of State. RH also outlined the possible timetable for the EIP and subsequent adoption of the Core Strategy.

RH updated the PC about the general discussions with the prospective developer of the allocation FWP6, in particular the new link road from Christchurch Road to New Road, and the SANG provision and community allotment offer. It was explained that the PC would be involved in the discussions about what open space and community facilities would be required and where within the development itself, and the advantages of the SANG proposal.

Mr Heaslip mentioned his recent discussions with the local Vicar who has identified the need for an expanded/new graveyard as the existing one is close to capacity. LK advised that this was a use appropriate in the Green Belt, and wasn't a use that would be acceptable within the SANG.

However, if the PC could provide information about the scale of the proposed cemetery then we could look into a possible site. There would need to be a discussion with the Environment Agency too due to the high water table and proximity to the River Stour.

It was left that the PC would come back to officers with information about the possible cemetery.

L King 14.12.2012.