

13 SUMMARY AND CONCLUSIONS





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Background

To recap, proposals for new housing in East Dorset district up to 2027 are to be delivered through a Core Strategy, which is being prepared jointly by East Dorset District Council (EDDC) and Christchurch Borough Council. Despite the revocation of the South West Regional Spatial Strategy (RSS) by the Secretary of State (SoS) in July 2010, EDDC are committed to progressing the Core Strategy and planning for much needed new housing in the district that will support the local economy and provide new affordable accommodation for local people. Whilst much of the new housing could be located within the urban areas, there is a need to consider housing in a number of areas of search around some of the key towns in the district, thus preventing “town cramming” particularly in historic towns and villages such as Wimborne Minster.

To do this, EDDC appointed a consultant team, led by planning and design practice Broadway Malyan, to prepare masterplans for a number of residential led new neighbourhoods to three settlements within the district. The masterplans, for sites in and around the settlements of Wimborne Minster, Corfe Mullen and Ferndown and West Parley will help support and provide an evidence base for the emerging Core Strategy and will guide development control decisions and form the basis for negotiations with prospective developers in each location. It should be noted that a separate study, also produced by Broadway Malyan, has also been prepared covering residential led new neighbourhoods in areas of search around the town of Verwood in the north of the district.

This document

The document entitled the “East Dorset Housing Options Masterplan Report” is the first of three distinct parts of the project, which comprise:

- Part 01: East Dorset Housing Options Masterplan Report
- Part 02: Masterplanning Report
- Part 03: Implementation Plan

This Stage 1 Report was completed in October 2010 and provides part of the evidence base for the “Options for Consideration” consultation stage of the Core Strategy, which will be consulted on in late autumn 2010.

The study area

EDDC has identified a number of areas of search and potential locations for development around the main settlements. Some of these areas of search locations were originally identified in background work that was undertaken at a local level to support the now revoked RSS. Others are new locations that have been identified by the Council for further examination.

The areas of search comprise:

- Land to the north and north west of Wimborne Minster
- Land to the east of Wimborne Minster
- Land to the north and west of Corfe Mullen
- Land to the south and south west of Ferndown and West Parley

The settlement of Verwood is dealt with in a separate report.

The settlements

The settlements all differ in their nature. Wimborne Minster is a historic market town located to the north of the A31 and on the rivers Stour and Allen. It has impressive architecture (including the famous Minster) and attracts large number of tourists. It also has a number of amenities and services supporting its population.

Corfe Mullen is a village, but is actually larger than Wimborne Minster in terms of population. However, it does not have the same levels of services and facilities and essentially acts as a suburb of Poole.

West Parley acts as a suburb to the town of Ferndown (the District's largest town) and predominantly comprises housing with a small shopping parade.

The areas of search

The identified areas of search for the new neighbourhoods at each settlement are all different in character and size, but all are constrained by environmental and other physical constraints and all are on land currently within the Green Belt.

Wimborne Minster's northern area of search covers a wide area, much of which is distant from the town centre. It is also partly constrained by environmental designations such as an Area of Outstanding Natural Beauty (AONB), Areas of Great Landscape Value (AGLV), Sites of Nature Conservation Interest (SNCIs) and areas of floodplain. Small elements of it comprise existing industrial estates on the edge of the urban area.

Wimborne Minster's eastern area of search also covers a wide area and essentially comprises the open Green Belt green gap between Wimborne Minster and the adjacent urban area of Colehill. It comprises sloping land from the north and contains SNCIs and a Scheduled Ancient Monument (SAM). It is largely surrounded by residential properties, though its southern and south western boundaries are surrounded by the A31 and a sewage treatment works respectively.

Corfe Mullen's area of search is heavily constrained in the south due to existing Sites of Special Scientific Interest (SSSI's), SNCIs, AGLV and heathland which comprises a Special Protection Area (SPA) within which no development can take place and around which no housing can be built within 400m. Topography and connections also hamper the southern parts of this area of search. It also includes other land uses such as allotments, playing fields and a middle school.

Ferndown and West Parley's area of search varies in landscape terms from east to west with the western end of the site comprising more undulating terrain. It also contains a golf course and areas of low density development. The area of search also has constraints such as SPAs, SNCIs, SAMs and noise restrictions in relation to Bournemouth Airport as well as a Conservation Area. There are also potential Green Belt coalescence issues with development to the south, as the settlements of Longham, Parley Village and Bournemouth lie close by.

All four areas of search have transport constraints and Corfe Mullen and Ferndown and West Parley have only basic facilities.

Background analysis of constraints and opportunities

Extensive background research and analysis has been undertaken, including:

- Policy and research (including a Green Belt review analysis)
- Landowner and developer site promotions
- Constraints and opportunities, including:
 - Landscape
 - Ecology
 - Historic Environment
 - Noise and vibration
 - Flood risk and drainage
 - Odour
 - Infrastructure
 - Transport
 - Urban Character

This analysis led to the following being identified for each new neighbourhood:

- *Identified land for consideration* – land within the areas of search that was considered suitable to accommodate development
- *Land use and infrastructure requirements* – site capacities and supporting community infrastructure requirements that could be required for the scale of development envisaged (including schools, community centres, health centres and open space)

EAST DORSET HOUSING OPTIONS

Key findings

Overall, the analysis identified the following sites as suitable for development. These areas will of course include areas of open space and other supporting uses such as roads and community infrastructure. The Wimborne Minster East site should comprise largely open space and sports facilities along with some enabling housing. (The area of each site is also shown in hectares)

Location	Gross Suitable Area for Development (ha)
Wimborne Minster North	
1) Land north of Wimborne	26.21
2) Industrial estate adjacent to land north of Wimborne	1.16
3) Stone Lane Industrial Estate	1.73
4) Land off St Margaret's	0.70
5) Cuthbury allotments and football club	7.53
6) Land south of Cuthbury allotments	0.29
Wimborne Minster East	
1) Land south of Parmiter Drive	27.45
Total	65.07
Corfe Mullen	
1) East part of recreation ground	8.43
2) Land off Violet Farm Close	3.83
3) Lockyers School	4.14
Total	16.40
Ferndown and West Parley	
1) Land at Holmwood House	4.21
2) Land north of Christchurch Road	2.21
3) Land east of New Road	18.86
4) Land west of Ridgeway	10.54
Total	35.82

Using an average gross residential density of 20 dph and an average household size of 2.46 people, resulted in the following housing capacities:

Town	Potential number of new homes	Potential population
Wimborne Minster	1,301*	3,200
Corfe Mullen	328	807
Ferndown and West Parley	716*	1,761

*The figures at Wimborne Minster and Ferndown and West Parley are maximum potential figures. In reality, neither will achieve this level due to Wimborne Minster East being a leisure led strategy and the land at New Road(West Parley) likely to be reduced in scale.

In reading these figures the following should be understood:

- Wimborne Minster East is considered as part of an affordable housing/leisure relocation strategy and the quantum of housing here is likely to be substantially less than if the site was built out in its entirety. It is likely that 200-250 homes could be built on this site, thus lowering the town wide figure to around 1,000 dwellings.
- Land to the east of New Road within the Ferndown and West Parley area of search lies close to the Parley Common SPA and issues have been raised about having such a large quantum of housing (and thus population) so close to this vulnerable natural resource. The report has identified two options – one examining the development of the whole of this site and the other comprising a reduced area focused on creating a better local centre and reduced level of housing. The reduced option could result in around 100 homes, thus resulting in a figure of just over 400 homes in Ferndown and West Parley.

Whilst the above tables provide a useful basis for the consideration of the sites, it is noted that this is not just a capacity exercise but the first stages in a masterplanning process. The report, therefore, provides a series of high level “concept diagrams” showing how the sites could be developed as part of integrated new neighbourhoods with supporting services and facilities helping to make them sustainable communities. Consideration has been given to such community infrastructure in each location and this can be summarised as follows:

Wimborne Minster – both new neighbourhoods

- Local shops in the north
- New first school in the north and potentially a new first school (or expansion of the one of the existing first schools depending on the size of the residential element) in the east.
- Should both north and south new neighbourhoods come forward for development, the additional population could potentially create demand for a new secondary school in the district and the re-distribution of pupils. The opportunity exists to build such a facility at Verwood.
- New health centre in the north
- Town wide open space (12.01ha)
- Town wide SANGs (between 25.61ha and 51.22ha)
- Possible Combined Heat and Power (CHP) plant in the north

Corfe Mullen

- Local shops (including 2,000 sqm convenience store)
- Replacement middle (primary) school for Lockyers.
- Sports, recreation and open space (3.03ha)
- SANGs (between 6.46ha and 12.91ha)

- Possible Combined Heat and Power (CHP) plant

Ferndown and West Parley

- Local shops (including 3,000 sqm convenience store)
- No new school requirement is envisaged, though pressure on Parley First School could result in the need to redistribute pupils between this school and Ferndown First School (which is generally below capacity).
- New health centre
- Sports, recreation and open space (6.61ha)
- SANGs (between 14.10ha and 28.20ha)
- Possible Combined Heat and Power (CHP) plant

Next steps

This report has set the foundations for the Core Strategy consultation which will take place in the autumn of 2010. It also provides a robust base from which to masterplan the areas in the Stage 2 report. The Stage 2 report will be undertaken following the Core Strategy consultation.