

Appendix D Options for Consideration Consultation

PLEASE NOTE:

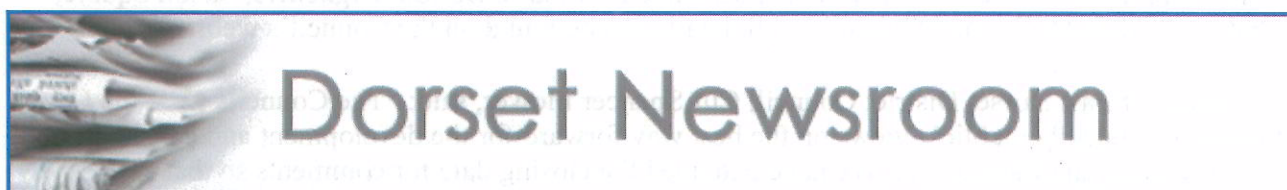
Regarding the newspaper articles listed for this appendix in the Core Strategy Submission Statement, under copyright law we are unable to publish copies on this webpage. Please contact planning.policy@christchurchandeastdorset.gov.uk for further details if you wish to see a copy.



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Tags | [Core Strategy](#)

[Community consultation period extended](#)

Posted on 30 November 2010 by East Dorset District Council

Christchurch Borough Council and East Dorset District Council have announced an extension of the non statutory Options consultation period on their joint Core Strategy. The consultation, which started on 4 October, was intended to end on 24 December, but this has now been extended to Friday 14 January, 2011.

The extension has been granted to give all community groups the opportunity to provide their full feedback, whilst also allowing extra time to read and comment on two key background papers that have just been released in East Dorset.

These 'Housing Options' papers have been prepared by planning consultants and consider housing options for Verwood, West Parley/Ferndown, Wimborne Minster/Colehill and Corfe Mullen. These documents can be viewed at the Council's offices, local libraries, and Town and Parish Councils, as well as on-line at www.dorsetforyou.com/348323

The Strategy provides a vision for Christchurch and East Dorset, and forms the basis of all future planning policy decisions in the two areas over the next 15 years. The extended consultation gives local people the opportunity to help influence the way their neighbourhoods are developed over this time. It covers a wide range of issues, including the future of education, economic development, transport, public open space and affordable housing.

A large number of residents have already had their say on the proposals. A Council Core Strategy exhibition has visited many of the communities in East Dorset since the beginning of October, whilst in Christchurch roadshows have been held with local residents associations and parish Councils, as well as in Saxon Square. The Councils estimate that well over 2000 people have now visited these. Further exhibition dates and roadshows are scheduled for Hurn, Burton, Highcliffe, Saxon Square, Ferndown, Corfe Mullen and Colehill – full details can be found on the Council's website.

The Leader of East Dorset District Council, Cllr Spencer Flower, said: "The Councils want the Core Strategy to reflect the public's views on the best way forward for the development and conservation of Christchurch and East Dorset. We have extended the closing date for comments so that everyone has the opportunity to have their say on the future of the two areas.

"Beyond this period of non statutory consultation will be a further 6 weeks statutory consultation planned for September 2011. This will give the community another opportunity to 'Have Their Say' before any decisions are taken about the future of our area".

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

| For more information, please contact: | | |
|---|---|---|
|  | <p>Christchurch Borough Council Civic Offices Bridge Street Christchurch Dorset BH23 1AZ</p> | <p>Or email us: a.wood@christchurch.gov.uk</p> <p>Or call us: 01202 495000</p> <p>Or fax us: 01202 495234</p> |
|  | <p>East Dorset District Council Council Offices Furzehill Wimborne Dorset BH21 4HN</p> | <p>Or email us: swelsby@eastdorset.gov.uk</p> <p>Or call us: 01202 639034</p> <p>Or fax us: 01202 841390</p> |

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EastDorsetDC

1. The Council has announced a three-week extension to the Core Strategy consultation period! Comments must now be received by 14 Jan, 2011. [7:40 AM Nov 26th](#) via web
2. [Core Strategy](#) Thank you to everyone who has attended the Core Strategy exhibitions so far. Around 300 visited the Wimborne exhibition at Allendale House. [7:32 AM Nov 26th](#) via web Retweeted by [EastDorsetDC](#)

3. **[Core Strategy](#)** Today's Core Strategy exhibition is being held at the Barrington Centre in Ferndown until 8pm. [7:34 AM Nov 26th](#) via web Retweeted by [EastDorsetDC](#)
4. **[Core Strategy](#)** Visit www.dorsetforyou.com/348323 for details of where the next Core Strategy exhibition will take place. [7:36 AM Nov 26th](#) via web Retweeted by [EastDorsetDC](#)
5. **[Core Strategy](#)** Consultation on the Core Strategy has been ongoing for the last month. Visit www.dorsetforyou.com/348323 for full details. [4:52 AM Nov 3rd](#) via web Retweeted by [EastDorsetDC](#)
6. **[Core Strategy](#)** Public Exhibitions on the Core Strategy are taking place across East Dorset. The next one takes place at the Verwood Hub, 11 Nov, 2pm - 8pm. [5:03 AM Nov 3rd](#) via web from [Furzehill, East Dorset](#) Retweeted by [EastDorsetDC](#)
7. **[Core Strategy](#)** Have you viewed our Core Strategy consultation videos? Visit: <http://tiny.cc/1fl3n> [5:14 AM Nov 3rd](#) via web Retweeted by [EastDorsetDC](#)
8. **[Core Strategy](#)** The East Dorset Core Strategy. Wondering what the fuss is about? Read an intro to the document here: <http://www.dorsetforyou.com/399697> [6:36 AM Nov 4th](#) via web Retweeted by [EastDorsetDC](#)
9. **[Core Strategy](#)** Want to know if there's a public exhibition taking place in your area? Visit: <http://www.dorsetforyou.com/399709> [5:44 AM Nov 7th](#) via web Retweeted by [EastDorsetDC](#)
10. **[Core Strategy](#)** Can't make it to a public exhibition? Have your say online: <http://christchurcheastdorset-consult.dorsetforyou.com/portal> [5:45 AM Nov 7th](#) via web Retweeted by [EastDorsetDC](#)
11. **[Core Strategy](#)** Want to know what happens after everyone has submitted their views? Visit: <http://www.dorsetforyou.com/399696> [5:48 AM Nov 7th](#) via web Retweeted by [EastDorsetDC](#)
12. **[Core Strategy](#)** Did you know that there is already Core Strategy material on public display at the Verwood Hub prior to the 11 Nov exhibition? [5:52 AM Nov 7th](#) via web Retweeted by [EastDorsetDC](#)
13. **[Core Strategy](#)** Want to know how the Core Strategy will be consulted on and how you can get involved? Visit: <http://www.dorsetforyou.com/399709> [5:54 AM Nov 7th](#) via web Retweeted by [EastDorsetDC](#)
14. **[Core Strategy](#)** If you would like further information on the Core Strategy consultation or the Strategy generally, email: policy.planning@eastdorset.gov.uk [5:57 AM Nov 7th](#) via web Retweeted by [EastDorsetDC](#)
15. The new East Dorset News is currently being delivered. To view it online, visit: www.dorsetforyou.com [6:02 AM Nov 7th](#) via web
16. Next Core Strategy exhibition takes place at Verwood Hub on 11 Nov, 2-8pm. Further exhibition dates can

- *Name East Dorset D C*
- *Location Furzehill, Wimborne, Dorset, U*
- *Web <http://www.dorset...>*
- *Bio East Dorset District Council provides a range of services across the district, including the towns of Wimborne, Verwood, Ferndown and West Moors. 01202 886201*

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be found at: [dorsetforyou.com/348323](https://twitter.com/eastdorsetdc/status/111111111111111111) [5:17 AM Nov 3rd](#) via web

17. Have you viewed our Core Strategy consultation videos yet? Visit: <http://tiny.cc/1fl3n> [5:15 AM Nov 3rd](#) via web
18. Council staff have raised over £170 for Jeans for Genes by dressing down for the day. [12:42 AM Oct 8th](#) via web
19. Today marks the start of the Council's consultation on its Core Strategy. For updates, follow www.twitter.com/Core_strategy [12:05 AM Oct 4th](#) via web
20. David McIntosh has been announced as the first shared Chief Executive of Christchurch and East Dorset councils: <http://tinyurl.com/22k8uvy> [4:14 AM Sep 23rd](#) via web

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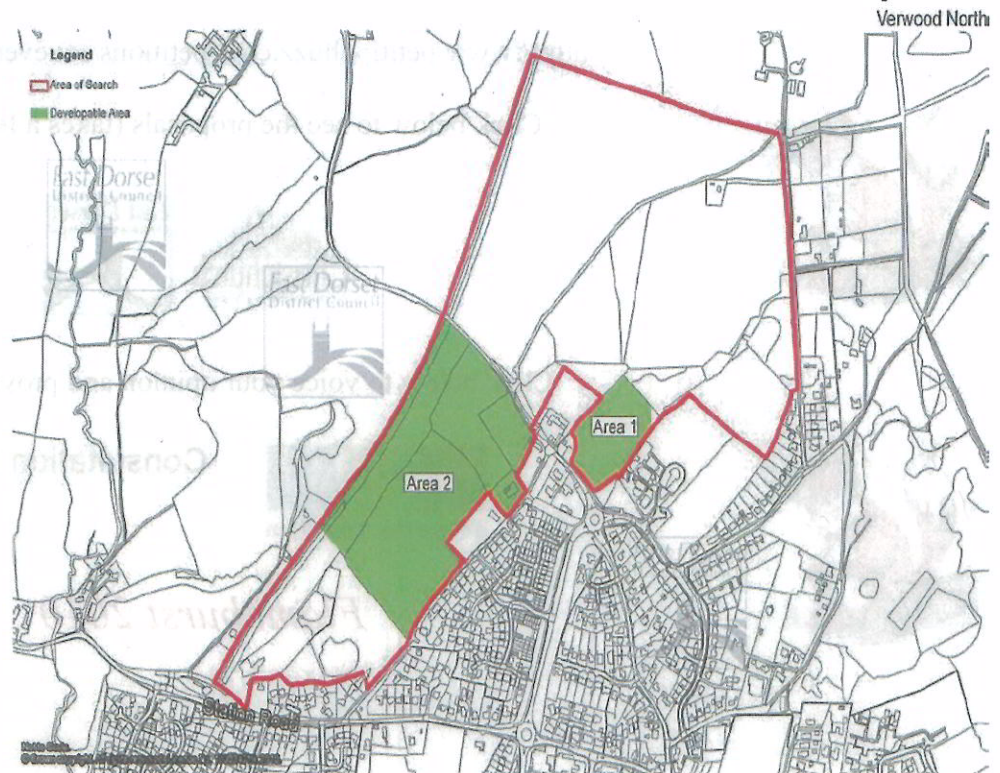


400 New Homes on green belt at Verwood ?

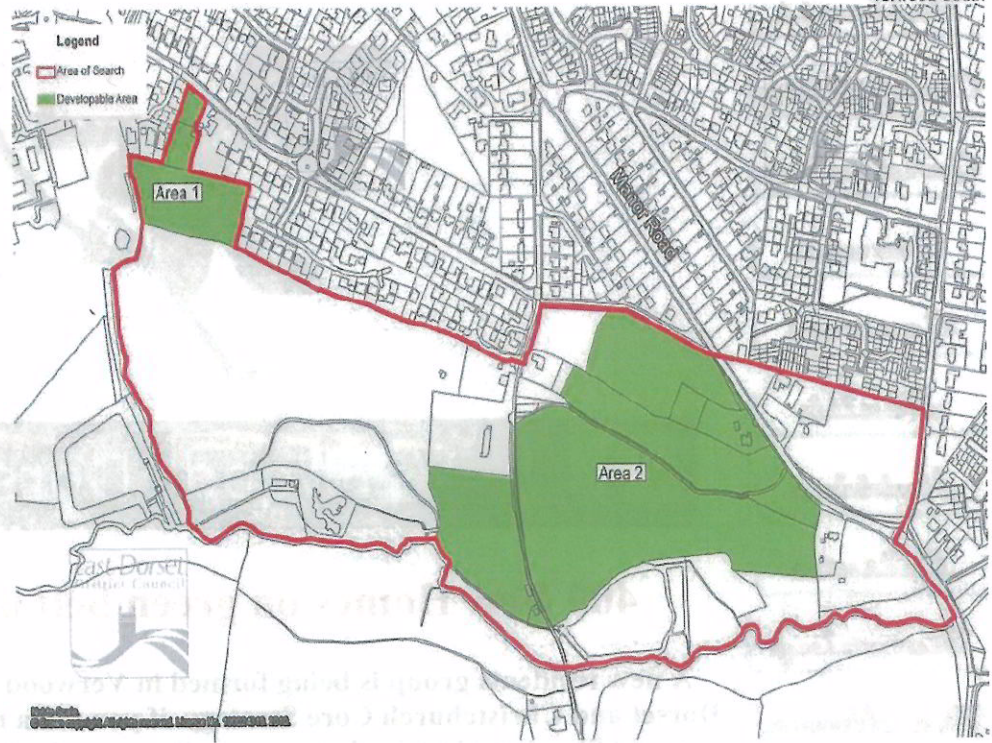
A new residents group is being formed in Verwood to respond to the Eas Dorset and Christchurch Core Strategy, if you are a resident of Verwood a would like to get involved please email verwoodaction@hotmail.com. All meetings are private meetings by invitation only, and new members are ve welcome. For those who don't have access to email, please call 07969 603 2

MD Guy & Son

CONSULTATION DEADLINE extended to mid January



Verwood South



There are 2 petitions against these developments in progress - links are below

<http://www.petitionbuzz.com/petitions/911>

<http://www.petitionbuzz.com/petitions/saveverwoodgreenbelt>

Click below to see the proposals (takes a few seconds)



Click below to voice your opinion and provide feedback



Consultation Portal

Flameburst 2010





Christchurch Borough Council

Working in Partnership

East Dorset District Council



East Dorset District Council
Policy Planning
Furzehill, Wimborne, Dorset. BH21 4HN

Contact: Policy Planning
Telephone: 01202 886201
Email: Policy.planning@eastdorset.gov.uk
Planning.policy@christchurch.gov.uk
Our Reference: 394.3
Your Reference:
Date: 1 December 2010

Dear Sir / Madam

Christchurch and East Dorset 'Core Strategy Options for Consideration' Consultation

This letter is to remind you of the current Core Strategy consultation, and to provide an update of news.

The 12 week Consultation period has now been extended by 3 weeks to Friday 14th January 2011. This is to give extra time for as many residents and stakeholders to make comments on the options proposed after the Christmas period. We have had an excellent turnout at our exhibitions and responses are coming in quickly. However, we want to provide every opportunity for residents and interested parties to have their say.

We are also pleased to advise that the Housing Options reports are now available online through the website to read. These comprehensive documents provide an appraisal of the key housing options sites around the main towns. They help to explain why certain areas have and have not been put forward as options for new neighbourhoods within the consultation. The reports along with further information on the Core Strategy are available at the Council Offices in Furzehill, Wimborne, the Civic Centre in Bridge Street, Christchurch, at local libraries and can be found at www.dorsetforyou.com/348323.

For those of you who wish to speak to an officer directly about the consultation we are still holding exhibitions and these are to take place on:

- 4th December, 9.30 – 12.00 – Corfe Mullen Village Hall
- 6th December, 2 – 8pm – Hayeswood First School, Cutlers Place, Colehill

We welcome your comments on this consultation and look forward to receiving them by 14th January 2011.

Yours faithfully

Judith Plumley
Head of Neighbourhood & Environment
Christchurch Borough Council

Neil Farmer
Head of Community Services
Acting Strategic Director
East Dorset District Council

**Christchurch and Highcliffe Centres Focus Group
Monday 6 December 2010, 10.00 am
Committee Room, Christchurch Borough Council**

Notes of the Meeting

Attendees

| | |
|-----------------|---|
| George Whalley | Planning Policy Team Leader, Christchurch Borough Council |
| Paul Riley | Economic Development Manager |
| Wilbert Smith | Community Strategy Officer |
| Julia Mitchell | Planning Policy Officer, Christchurch Borough Council |
| Cllr John Lofts | Christchurch Borough Council |
| Keith Orford | Christchurch News, High Street, Christchurch |
| Chris Parry | Waitrose, Christchurch |
| Brian Taylor | Saxon Square |
| Terry Atkinson | Christchurch Chamber of Trade |

Apologies

Peter Inpett Transport, Dorset County Council

GW ran through the Core Strategy and identified which stage we are at. He also explained the purpose of the Core Strategy.

GW presented slides on the specific visions for Christchurch and Highcliffe town centres, key strategy for transport options and a provisional timetable for transport improvements, not just remedying the current situation but to accommodate the new housing expected to be delivered.

Retail Centre Hierarchy

GW explained that national policy requires us to set out a retail centre hierarchy. This will help to ensure that development coming forward will be appropriate to the scale of a particular centre in the hierarchy. Option KS 14 elevates Barrack Road to a District Centre. Alternative Option KS 15 elevates Highcliffe to a town centre.

In general the group agreed that the status of the centres is appropriate. In terms of future growth, the town centre is the most important, but we should also consider the needs of other shopping areas.

New Retail Floorspace

The Retail Study commissioned in 2008 examined the need for new retail floorspace up to 2027. It concluded that a significant amount of A1 non-food retail was required in the town centre. There was less potential for A1 non-food retail in Highcliffe.

The Christchurch Town Centre Vision (CH 1) identifies the key sites to deliver the vision – Magistrates Court Site, Saxon Square, The Lanes, The former Gasworks Site and Stony Lane. Further detail on what will come forward on these sites will be contained within the Site Allocation Document.

There was a discussion about this and issues raised include:-

- Whether this need is still valid. Although we are in an economic downturn, we still need to look long-term and this is the best evidence that we have. The evidence based will be updated, and this will guide future applications coming in.
- The mix of shopping uses within the town centre needs improving, enhancing Christchurch's niche retail offer.
- We need to identify what is unique about the town centre and build on that.
- There is a difficulty in attracting national multiples to the town centre. The feedback from letting agents is that national multiples are not looking at anywhere at the moment due to difficult times. There is also a question of size of unit as national multiples prefer larger units, of which there are few in Christchurch town centre.
- Concern was expressed about possible retail development on the Gas works sites as this is beyond the town centre boundary and could be detrimental to the town centre as a whole. It was explained that as this site is affected by flood risk, a comprehensive approach is needed and consultation on appropriate uses for this site.
- A question was asked about the possibility of the Magistrates Court coming up for a supermarket. The Magistrates Court Planning Brief identifies a mix of uses for A1 comparison (non-food) retail and residential.

Town Centre Boundary

GW showed plans of the 2 alternative town centre boundaries in Preferred Option CH2 and CH3 and explained that the reason for delineating the boundary was to allow the potential for town centre related development to come forward on key sites. As part of a wider development strategy it helps to focus where development is coming forward and draws a boundary for town centre related uses.

Issues raised include:-

- Concern that the larger the boundary is drawn, the more adverse impact on the town centre. Would prefer a smaller boundary to protect

the core. Worried about applications for retail uses coming forward on the Avon Trading Park.

- An alternative smaller boundary for the town centre should be included to protect the core.

Shopping Core Options

GW explained the options for A1 threshold policies in the town centre – Preferred Option CH4 for no more than 20% non-retail uses (as current policy) and non-preferred Option CH5 for no more than 30%. Also minor changes to the shopping core boundaries as set out in Options CH6, CH7 and CH8 were explained.

Issues raised include:-

- Whether it is better to relax the threshold policy and fill every unit rather than resist non-A1 uses and have empty units. However, once an A1 use is lost, it is unlikely to change back. We have to look long term at the range of uses that we need in the town centre.
- If we don't have a strict policy, it works against delivering new retail floorspace.
- Whether the threshold policy takes into account the change in shoppers habits. Again, we have to look long term and make difficult decisions in balancing the range of uses in the town centre.
- Need to consider removing Wick Lane from primary and reclassifying to Secondary shopping core. Footfall has dropped since the relocation of the Post Office site.

General Discussion

GW asked the group whether the options presented are the right approach and whether there is anything that we've missed. Issues raised include:-

- There is a very strong focus on retail development. Perhaps there should be more emphasis on tourism / leisure uses.
- If we do not want to maintain the status quo, perhaps we need to be bolder in our plans for the future.
- More detail is needed on key development sites. It was explained that this is a high level plan and that more detail will be provided in the Site Allocations DPD.
- What level of flexibility there is to change. The Core Strategy will be adopted in 2012. If circumstances change, there opportunities to revise it. Also evidence will be updated over time.

- It should not be too prescriptive in terms of floorspace requirements. At the moment floorspace figures are set out as ranges. It is difficult to strike the balance between giving an indication of growth needed but not to be too prescriptive.
- Retail development at the Lanes may not be appropriate as various outline planning applications do not seem to progress further. Suggest housing there instead.
- Car parking should be elevated to a more significant issue. Parking difficulties are well known.
- Waitrose car park is very hard to get out of, which deters people from shopping there. The A35 study has options for re-designing the Fountain Roundabout. By September 2011 there will be a better idea of when improvements will be taking place, after getting the outputs from the South East Dorset Multi-Modal Transport Study (SEDMMTS).

The session ended with GW explaining the various methods of responding to the consultation exercise and reminding the group to submit their comments.



Christchurch and Highcliffe Centres

Christchurch and East Dorset
Core Strategy
'Options for Consideration'
Consultation

Format of the Meeting

- Briefing:
 - General information
 - Key Transport Options
 - Christchurch and Highcliffe Centre Options
- Feedback.
- Discussion on 3 questions for the day.



What is the Core Strategy?

- The primary planning document for the future of the Borough to 2027
- Takes the big decisions on a range of issues including:
 - A vision for the District & Borough to 2027
 - Future housing delivery options
 - Affordable Housing and wider housing mix



What is the Core Strategy?

- Future of Christchurch and Highcliffe Centres and new retail provision
- Christchurch Urban Extension Options – (Housing and infrastructure options)
- Bournemouth Airport and Business Park – Development and infrastructure options
- Major transport improvements required to 2027
- Open space and community facilities provision



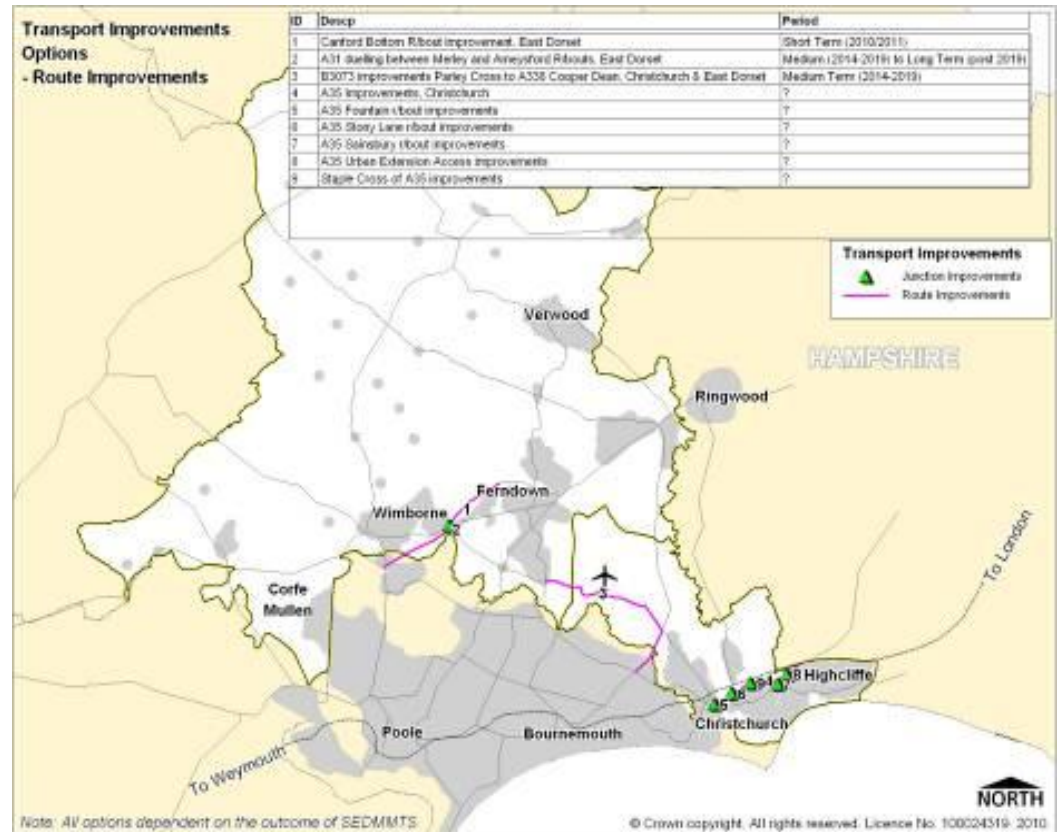


Key Strategy for Transport

- Locate development in most sustainable locations including town centres
- New development to be accompanied by improvements to public transport, car sharing, walking & cycling.
- Mixed development encouraged.
- Prime transport corridors:
 - A35 & A337

Improvements to Connectivity

- Medium term (2014-19)
 - A35 Route improvements.
 - Fountain r/b
 - Stony Lane r/b
 - Sainsburys r/b
 - Staple Cross access improvements
- Medium to Long Term (2014-post 2019)
 - B3073 & A338 improvements.
- Council to lobby for Christchurch bypass





Core Strategy Retail Centre Options



Retail Centre Hierarchy

- Town Centres – Christchurch
- District Centres – Highcliffe and Barrack Road
- Local Centres – Purewell
- Parades – All other clusters of shops

- New Retail Floorspace:
 - Christchurch Town Centre: 7,000 – 8,000 sqm of non food retail to 2027.
 - Highcliffe: 800 sqm of non food retail to 2027.
 - Joint Retail Assessment (2008)



Christchurch Town Centre Vision

- Christchurch town centre as focus for retail development
- Centre well served by public transport with most development opportunities
- Improve range of retail outlets / mix of uses
- Improvements to town centre shopping environment and public transport services
- Delivering development away from floodrisk areas



Achieving the Vision

- **Mix of Uses**
- More retail floorspace to come forward to meet needs to 2027
- Enhancing Christchurch's niche retail offer
- Improving the presence of national multiples and comparison shopping
- Higher density residential development in town centre
- Limited office development to complement other employment areas



Achieving the Vision

- **Community Facilities**

- Access to a range of community services and facilities
- Retaining key facilities such as Regent Centre and the library
- Provision of health and fitness facilities in the centre

- **Evening Economy**

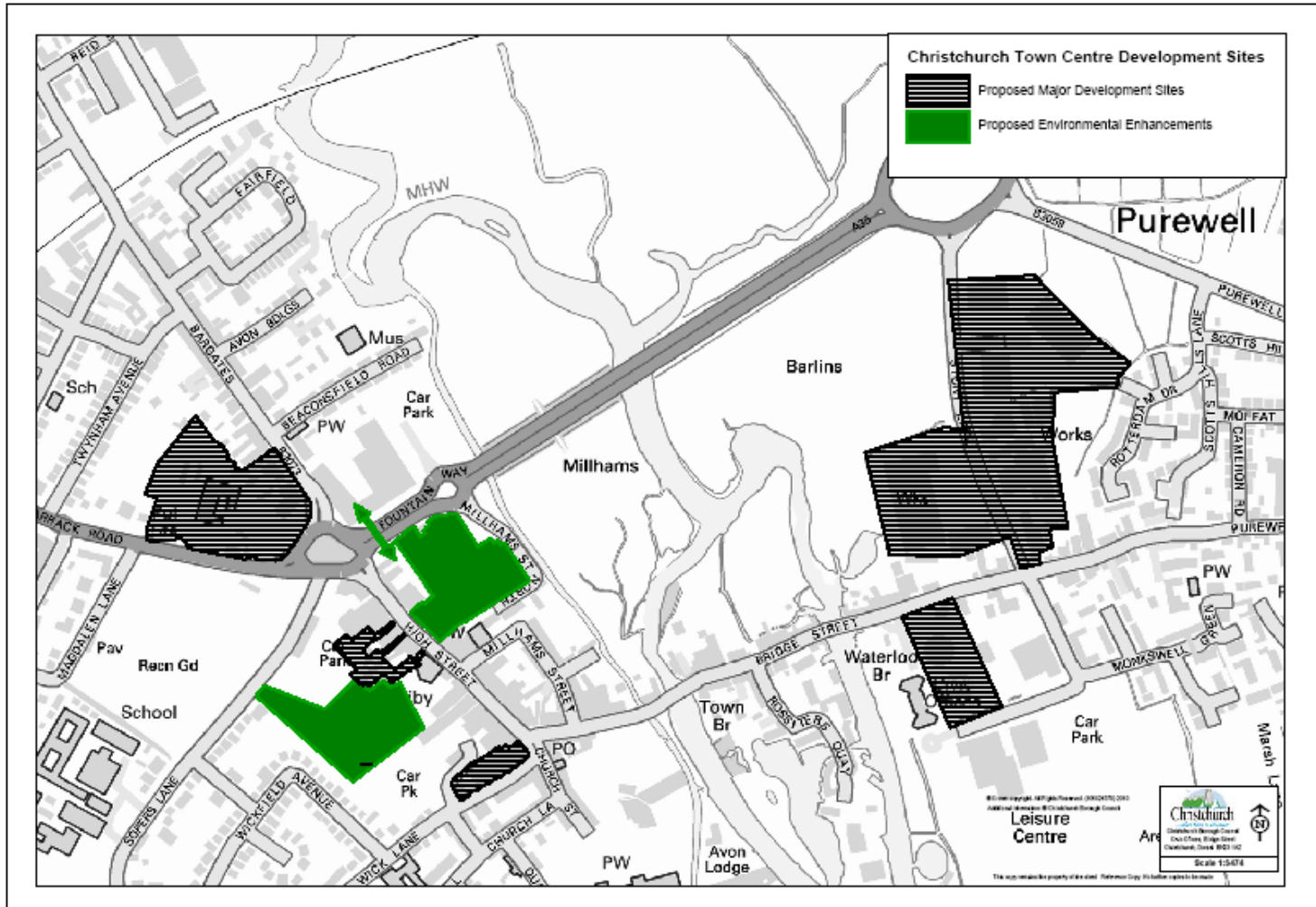
- Expansion of restaurants / cafes and pubs along Church Street
- Retail uses concentrated elsewhere in the centre.



Achieving the Vision

- Key Sites for delivering the vision
 - The Magistrates Court Site
 - Saxon Square – refurbishment to provide a more attractive shopping environment
 - The Lanes (area between Sopers Lane and Wick Lane) – mixed use development including residential, retail and community uses.
 - The former gasworks site / Stony Lane (Potential for range of commercial uses)
 - Promoting improved linkage between the High Street and Bargates.
- Drutt Gardens enhanced to provide an attractive area for open space.

The Vision - Key Sites

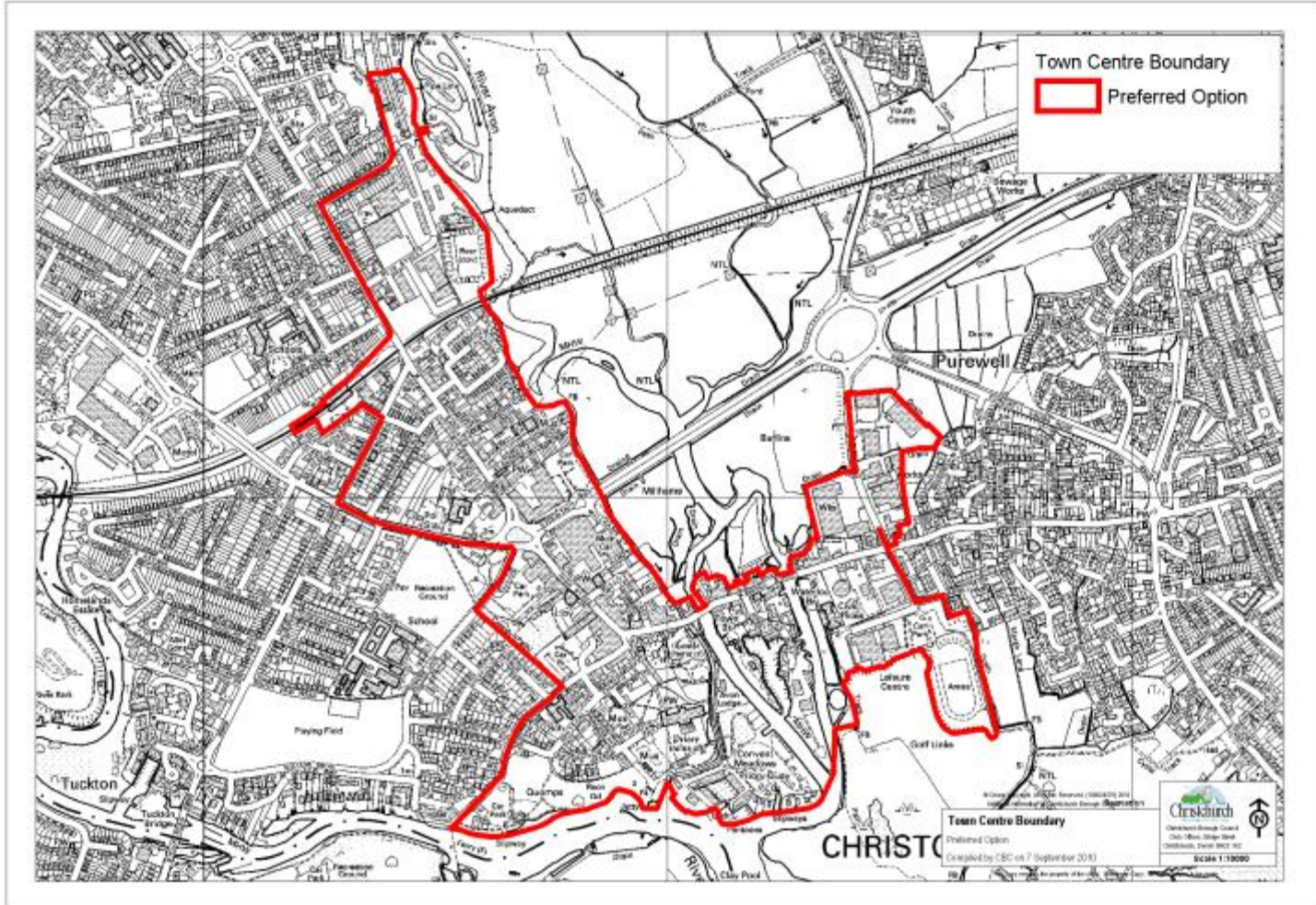




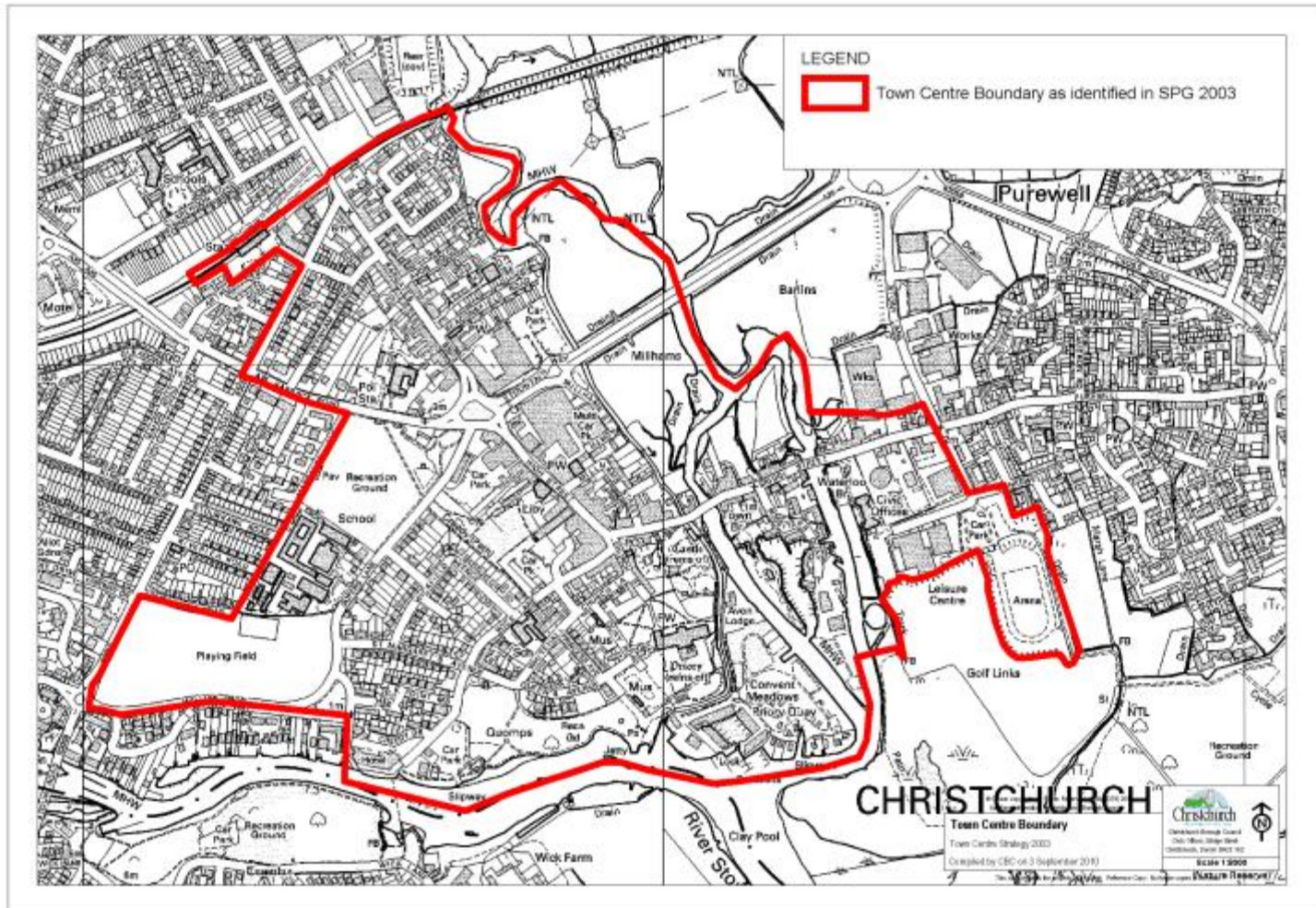
Achieving the Vision

- Improvements to the town centre built environment through sensitive development that enhances historic character
- Promoting use of public transport and ensuring sufficient levels of parking
- Signing strategy to make the best use of town centre car parks and reducing congestion

Christchurch Town Centre Boundary Option CH2



Christchurch Town Centre Boundary Option CH3



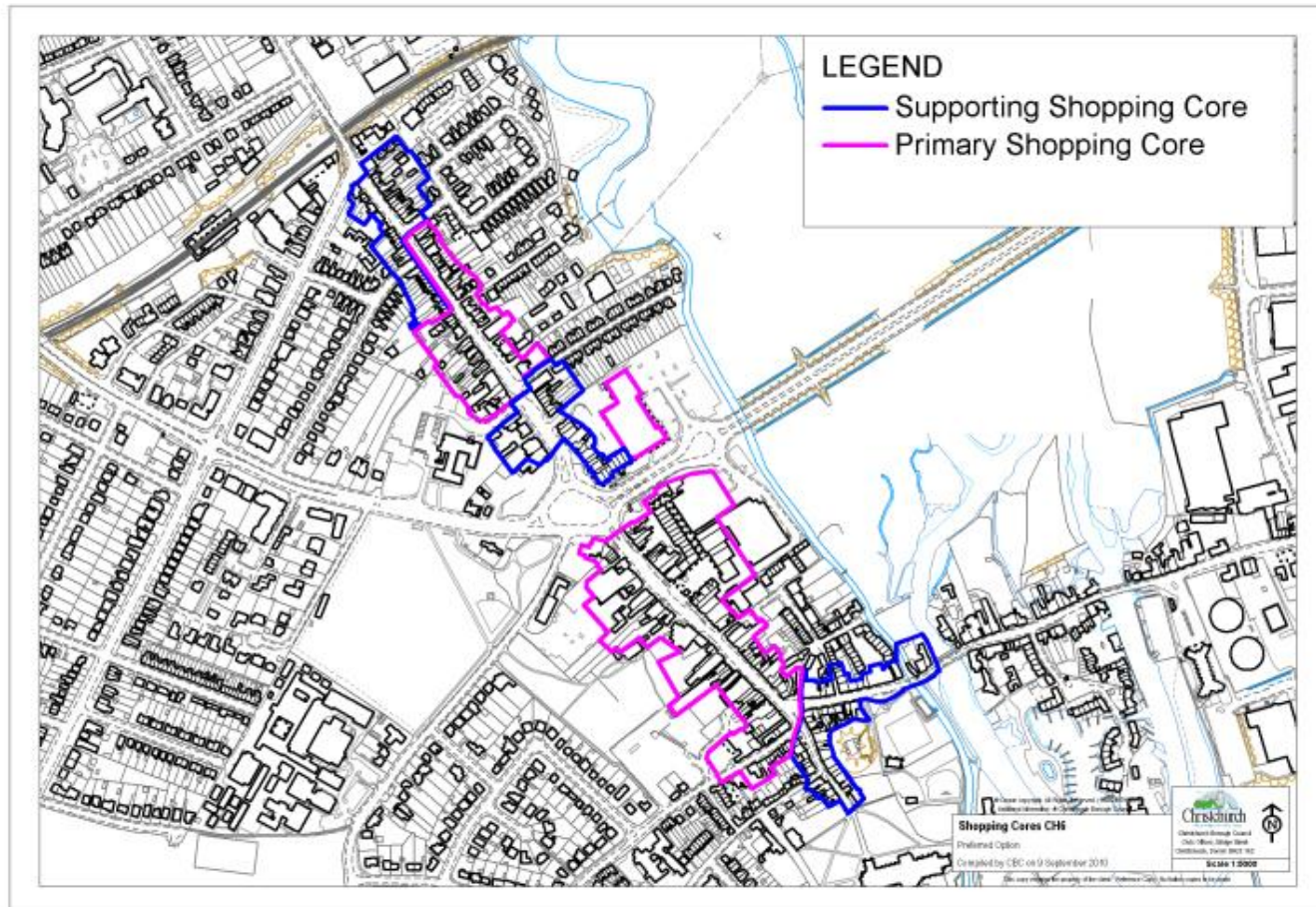


Location, Scale and Type of Retail Development

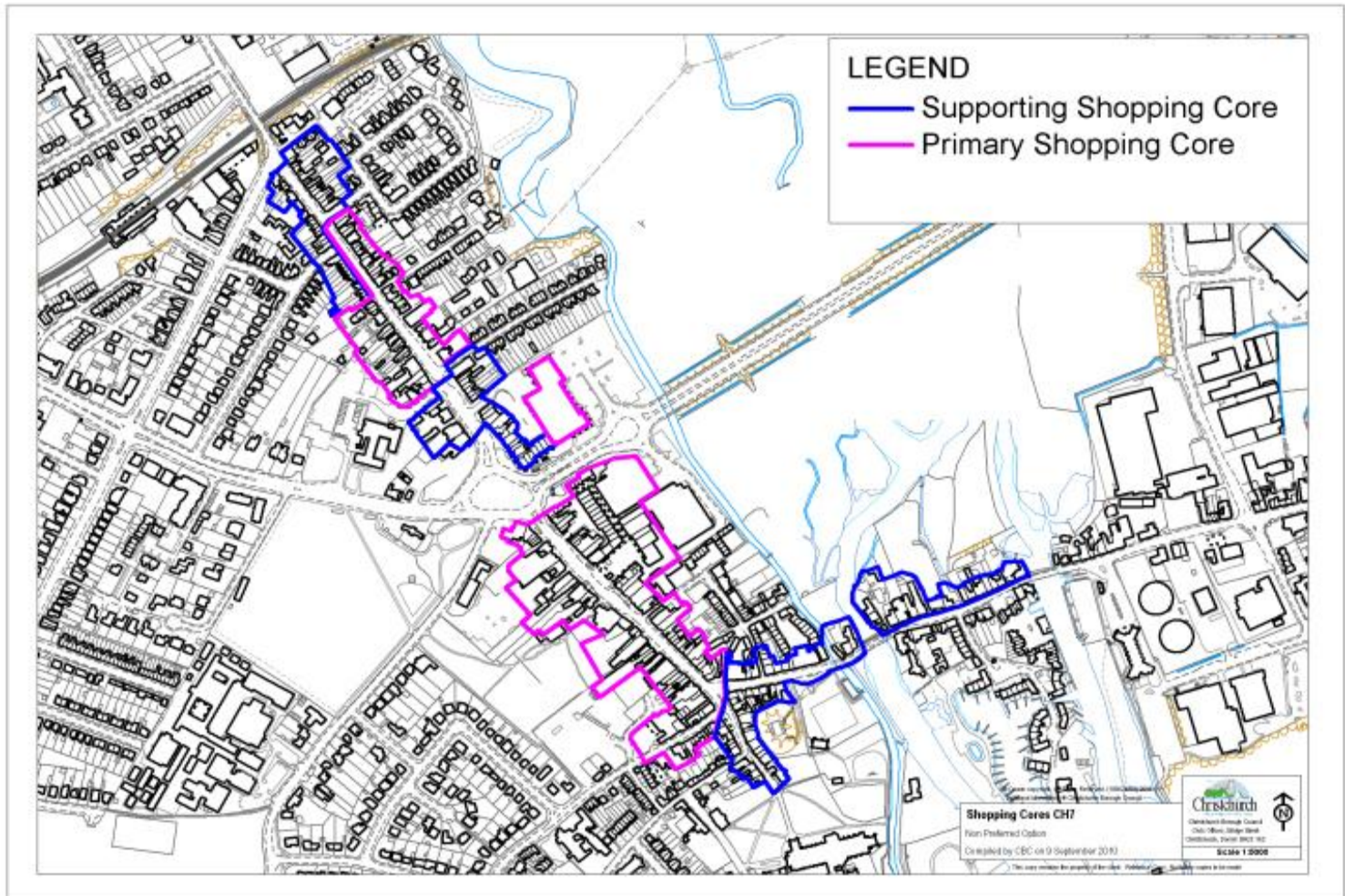
- **Option CH4:**
- Shopping Core Options
- Resist loss of ground floor retail uses in Town Centre, Bargates and Highcliffe
- Maintain 20% threshold for non retail uses (A1)
- **Alternative Option CH5:** Non retail uses not exceeding 30%

Christchurch Town Centre Shopping Frontages

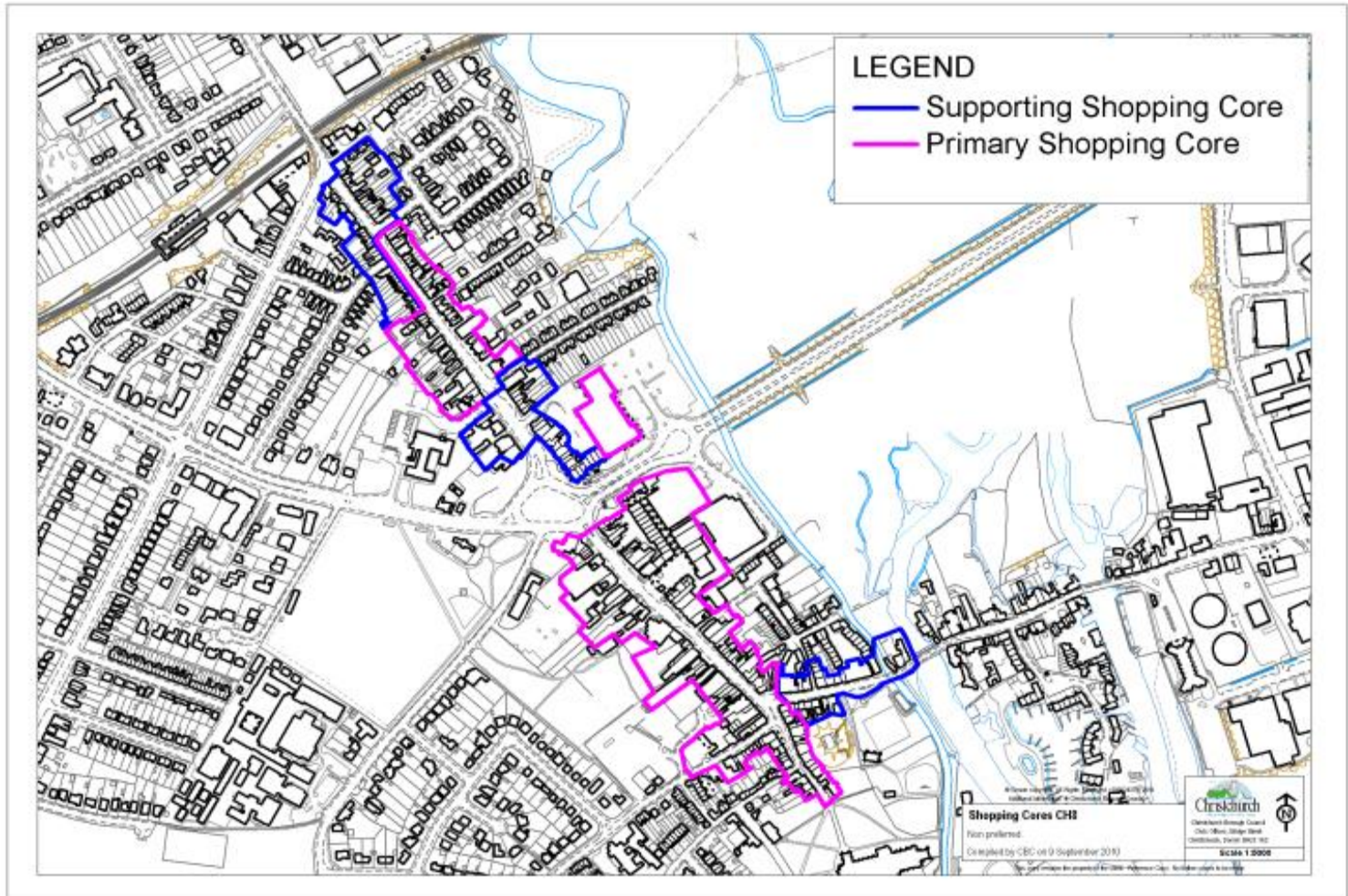
- **Option CH6:** Reclassify Church Street to supporting shopping core and delete Town Bridge as a supporting shopping core.



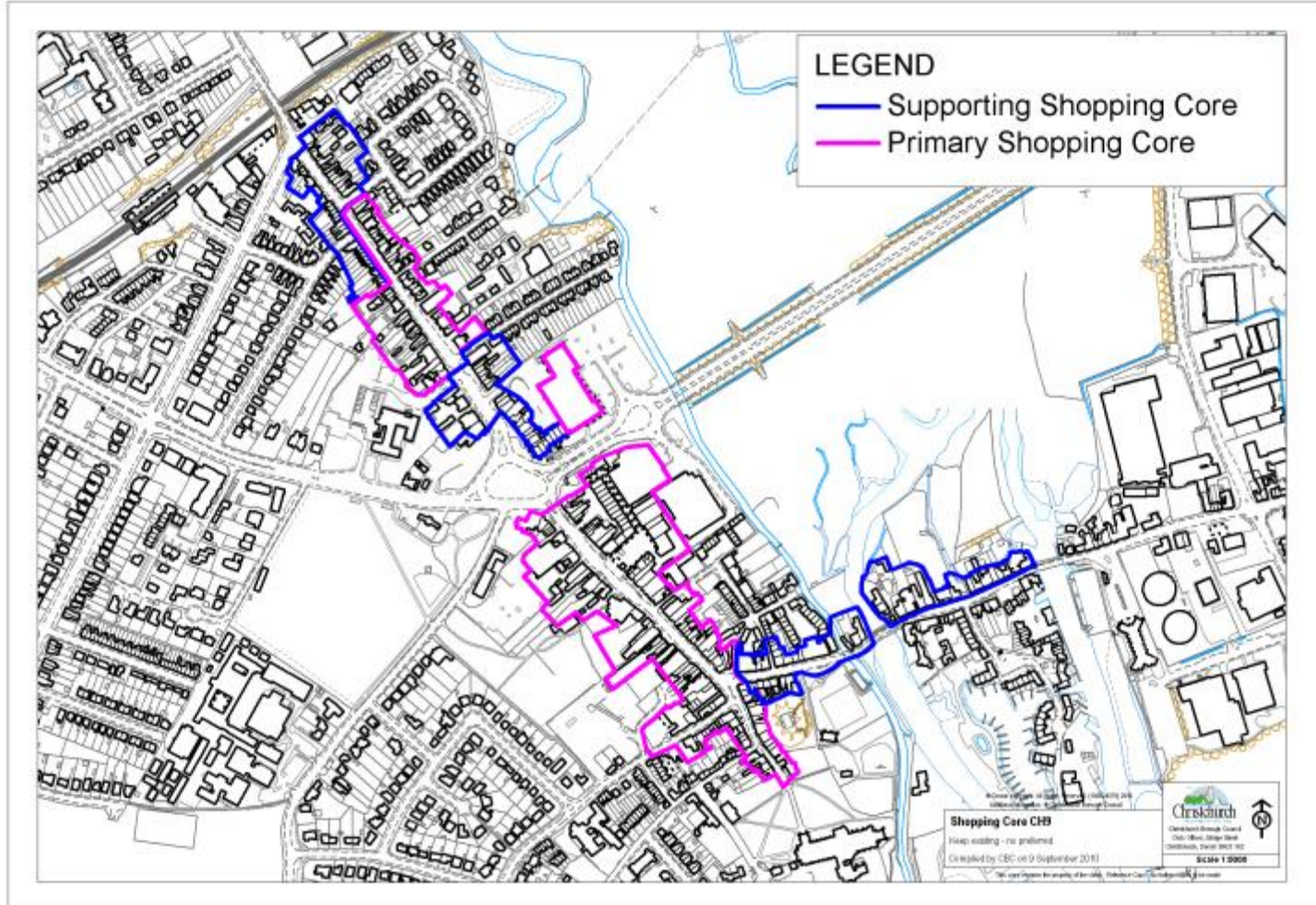
Option CH7: Change Church Street to a Supporting Shopping Frontage and retain existing frontages.



Option CH8: Delete Supporting Frontage after Town Bridge and retain the existing frontage designations.



Option CH9: Keep current designations





Highcliffe Centre Vision

- Centre to accommodate future non food retail growth
- Improvements to vitality and viability
- Enhancing the shopping environment
- Improvement in public transport
- Appropriate balance of retail uses and other services / facilities



Achieving the Vision

- Provision of more retail floorspace and enhancing niche retail offer and range of specialist shops
- Higher density residential development alongside future retail requirements
- Evening economy uses such as restaurants / cafes / and pubs in secondary shopping core areas
- Improved signage – links between centre and beach front
- Improvements in general shopping environment – street furniture and planting, traffic calming measures and frequent pedestrian crossings.
- Promoting sustainable modes of transport to address congestion
- Provision of sufficient parking

Location, scale and type of retail development in Highcliffe

- **Option CH11:** Maintain existing retail frontages.





Discussion

1. Is this the right approach?
2. Do you agree with the location and future balance of retail development?
3. How do you see the future of Christchurch and Highcliffe Centres?
 - Mix of uses in the centres
 - Future of key sites
 - Retail centre environment improvements
 - Open space provision
 - Transport improvements / parking provision



The Core Strategy Consultation

- Current consultation follows first stage in Spring 2008
- Core Strategy 'Options for Consideration' 4th October – 24th December 2010
- Responding to the consultation:
 - www.dorsetforyou.com/348323 (Limehouse Software)
 - Core Strategy Copies at Council offices, libraries, Xch Info Centre
 - Response forms online and hard copy
 - Christchurch Courier pullout
 - Urban extension leaflet
 - General leaflet
 - Portfield and Jumpers Area Profile



Core Strategy Timetable

| | |
|---|---------------------------------|
| Issues and Options | March – May 2008 |
| Preferred Options 12 week consultation | Oct – Dec 2010 |
| Pre Submission 6 week consultation | Autumn 2011 |
| Submission | Early 2012 |
| Public Examination | Spring / Summer 2012 |
| Adoption (Strategy in place) | End 2012 |

Notes of the Housing Focus Group
Core Strategy Options for Consideration Consultation
8th December 2010
(Red Group)

Question 1 – How many new homes should we plan for and how could we best ensure the provision of affordable housing?

- Enough!
- Christchurch numbers are fairly well settled, the problem is finding a figure for East Dorset.
- It is generally accepted that 40% affordable housing contribution is the norm.
- In East Dorset it is accepted that there is a need to be met, but what are the communities prepared to accept?
- There is a requirement to balance need against infrastructure provision in the identification of sites – eg the impact of major transport problems on the A31 and its implications for developments nearby.
- Public transport is a problem – we are working from such a low base, and with a dispersed population that providing adequate public transport will continue to be a problem.
- It was suggested that due to high land prices and the small scale of developments in the existing urban areas, affordable housing provision will only really come from the development of Greenfield sites.
- There is a perceived problem that infrastructure hasn't kept up with the level of housing development across the District (this may be rectified to some extent by the CIL process, but it must be remembered that a contribution cannot be taken from affordable housing so we will only get contributions from 60% of the residential development)
- The New Homes Bonus may go some way to rectify that position, but will only be payable on the completion of units. More money will also be collected from affordable housing.
- We need to ensure that planning permissions are tied up tight enough to ensure that the affordable housing needed is actually delivered – by S106?
- How do we ensure that the housing types provided actually meet local needs?

Question 2 – How do we best achieve high quality housing to meet the needs of occupiers and communities?

- HCA will require Code Level 3 housing for all affordable homes, ensuring a consistent approach to all sustainable housing developments. BUT this will only work if the general level of infrastructure is provided too.

- HA's don't like Life Time Homes standards as they do not encourage people to move when their situations change and prevent the release of housing stock.
- There was a debate as to whether Code 3 and above standards will overcome the need for space standards, and where do the Building Regs fit in?
- Need better designed/innovatively designed properties to make the best use of land. There need to be more terraces/semis with gardens and parking, rather than all detached. How about three storey properties with single storey on the ground floor and two storey maisonettes with gardens front and back?
- Need to design properties to take account of homeworking
- Need to have better noise insulation standards between buildings – this may make terraces and semi-detached properties more attractive.
- Do we need to look again at height restrictions in Christchurch?
- Do we need a flexible design code which sets minimum standards based on local requirements?
- We need to get back to good quality design and make sure it is enforced. We need to understand what the real market need is and ask how far can we meet aspirations?

How can we best provide the infrastructure, services and facilities relied upon by the occupants of new homes?

- We need to ensure that the HCA act as a pump-primer to provide infrastructure in advance of development. (this apparently is to be their new role) BUT are our schemes big enough to trigger these sorts of payments?
- There is a need to work with CIL too to secure enough funding to provide the infrastructure needed. CIL is now described as gap funding, but there is no public money available at the moment to fill part of the gap, so great care will need to be taken so ensure schemes remain viable. BUT what happens if there is a gap between the funding available and the infrastructure needed to accommodate the development?
- New Homes Bonus may go part way to meet this shortfall, but it may not be enough.
- If affordable housing is built first as this is guaranteed to be paid for, but can't contribute to CIL, where does this leave the infrastructure provision?
- Need to look at the most cost effective way of providing the necessary infrastructure – it may be cheaper to upgrade existing facilities such as improve highway junctions, rather than build new.
- It was agreed that we probably had no choice but to go with CIL, but that it has its limitations. We need to really understand what infrastructure is necessary for the level of development proposed.

Lynda King
9th Dec 2010

Housing Focus Group

Wednesday 8 December 2010, 2pm – 4pm East Dorset District Council

Notes of Group Discussion in Break-out Session – Julia Mitchell

How many new homes should we plan for and how could we best ensure the provision of affordable housing?

- If you are basing it on housing need, a large number. How do we work out what we should be providing? Demand and need are different.
- Tenure of housing is important to meet the needs of different life stages.
- How do we encourage owner-occupiers to downsize if they are over-occupied? Depends on perception of under-occupation.
- Planning is not the only solution.
- There is a case to make better use of plot sizes to meet the demands for houses, yet respect the context of local areas. We need to balance developers' wishes to maximise potential with over-protection of character.
- The trend seems to be putting the onus on developers to meet the costs, making it unviable. We need to look at other ways.
- Viability is crucial. The Three Dragons Viability toolkit will be useful.
- How much can we rely on housing within the urban areas? A large proportion of development will rely in "garden grabbing", so there is a conflict between providing infill development and new PPS 3 guidance.
- Need to educate people / inform them on extent of housing need.
- It was agreed that is it not viable / possible to meet demands for housing.
- There is a problem with transport being co-ordinated at County level, not just for improving infrastructure but for reducing traffic on the road – alternative modes of transport.
- How do you encourage re-cycling housing stock?

How do we best achieve high quality housing to meet the needs of occupiers and communities?

- Agree with principle of living space standards and use of SPD. However these have to be consistent with HCA standards.
- At present there is a disparity between social housing, which has living space standards and private housing.
- The market is influential. Quality homes will sell.
- Improving the quality of housing is important for the refurbishment market and looking at alternative options for new housing.
- The choice based lettings system people indicates that people are exercising choice for more desirable housing.
- There is a market for good quality sheltered housing. If the quality of sheltered housing is improved, this will have a positive impact on the aspiration to release housing stock.
- Options for young people are already limited. New Government guidance on housing benefit is that young people aged up to 35 will only qualify for a room in a shared house. How will their expectations be met? There is a small private rented sector in Christchurch and East Dorset. They will move to Bournemouth where there is more of a mix of housing.
- Market forces influence the housing market as 2 bed flats in Bournemouth are not selling. We need to be aware of market profile.

How can we best provide the infrastructure, services and facilities relied upon by the occupants of new homes?

- Concerns about difficulties as transport planning is behind housing development. With the cuts nationally in funding the gap could get higher.
- Transport infrastructure needs a lot of money put into it. There is already a problem with the transport network in Christchurch and East Dorset.
- Alternatives to car use should be promoted. An example was given of a new housing area where residents were given bus passes to promote use of public transport.
- PPG13 has policy to promote alternative methods to the car. This works better in Bournemouth and Poole where there are bigger urban centres.
- Need to concentrate new development in urban areas.
- There is concern about the developer being expected to pay for infrastructure. There is a viability issue. The Government should also pay.
- There should be strict guidelines on what the developer should reasonably pay for. It must be relevant to the scheme. CIL should be reasonable and realistic.
- There could be so many demands on developers to contribute towards infrastructure provision. Which takes priority? Who decides the priority – members or local residents?
- Evidence needs to be robust and the most up to date on what is needed for a new development.

Housing Focus Group 8 December 2010

How many new homes should we plan for and how could we best ensure the provision of affordable housing?

Use the RSS evidence base as a starting point. Information from the Inspectorate sets out the case for doing so.

Must start from an understanding of need- housing needs survey, SHMA should be updated and take into consideration latest Government changes in benefits and the student fees changes. Information must be kept up-to-date. There is a historic undersupply of housing in this area.

Housing need on a district basis doesn't necessarily reflect the local need in specific settlements. Local need may well be different from the social housing definition, for example, how do you provide housing for young single people or couples who work locally but who will not qualify for a housing association property but who cannot find an affordable private rent or afford to buy?

Difficulties in getting mortgages mean that it is likely that more intermediate housing will be required. It is important that this is taken into account in taking policies forward.

Housing supply must be linked to the economy and jobs.

Housing list needs to be locally based and there is a need to ensure that housing goes to the right people in the right places.

The big estates in the rural area can provide for rural housing.

Is there a supply of shared housing for single people in this area? This type of accommodation can provide for those leaving home for the first time or after leaving university. This would be one way of retaining young people in the area.

Is the way forward a better balance of owner occupied and rented properties? Rented properties mean that people can be more flexible about moving for jobs.

How do we best achieve high quality housing to meet the needs of occupiers and communities?

There is a need to set room size standards as well as a standard on number of rooms. However, standards used by housing associations are now to be scrapped so they are not available as a guide. Winchester City Council has policies on house sizes and enforce them. (Have looked on their website and cannot find anything. Information was from Lisa Jackson.)

The Code for Sustainable Homes also helps with room sizes as does Lifetime Homes.

Lifetime Homes allows adaptation of rooms overtime which is impossible to achieve with the existing new housing stock.

If space standards are introduced, how will the council then meet requirements for the efficient use of land and achieve density levels likely to be included in the Core Strategy? How does it link up with affordability? Can policies on space be applied to both social housing and market housing?

10% renewables will not meet the Government's Zero Carbon by 2026 policy. Options should be revisited. How can Code for Sustainable homes which will help achieve this be enforced as the check for meeting the code is done after the building has been finished? Who will carry out this work?

Are design standards required? Standards do not have to follow Poundbury, be bold!

Ban UPVC and bring back timber.

Staff resources in the Councils are important if design standards are going to be introduced. If there cannot be a design team then design guides and well trained DC staff could be a solution.

How can we provide the infrastructure, services and facilities relied on by the occupants of the new homes?

Provision on a planned basis is difficult as so many authorities and bodies are involved. This may be made worse by the removal of larger bodies such as PCTs with finances and responsibilities being given to individual GP practices.

The use of CIL will be the only way to achieve this but it is a large undertaking for smaller authorities. Combined work with the County Council may be the way forward.

Will the new CIL work? There was criticism of the latest information from the Government. Will the new proposals mean that the need for sub regional infrastructure be forgotten? Will the funding concentrate on new play areas rather than roads and secondary schools? Will localism help provide the necessary infrastructure or not? There was a feeling that the councils will have to make CIL work or there will be no funding of infrastructure due to the reining back of s106s.

**Core Strategy Options for Consideration
Housing Issues Focus Group
8 December 2010**

Attendance List

| | | |
|-----|--|-----------------|
| ● | Alex Child (McCarthy & Stone) | ✓ |
| ● | Kathryn Blatchford (CBC) | ✓ |
| ● | Cllr John Little | |
| ● | Gavin Fauvel (Gascoyne Cecil Estates) | ✓ |
| ● | May Palmer (Harry J Palmer Holdings Ltd) | ✓ |
| ● | Lisa Jackson (Jackson Planning) | ✓ |
| ● | George Meyrick (Meyrick Estate) | ✓ |
| ● | Keith Mallett (EDDC) | ✓ |
| ● | Judith Plumley (CBC) | ✓ |
| ● | Ken Parke (Planning Consultants) | ✓ |
| ● | Fiona Astin (Synergy Housing) | ✓ |
| ● | Jayne Spencer (Spectrum Housing) | |
| ● | Winston Nelson (Sovereign Twynham) | ✓ |
| ● | Sarah Durrans (Synergy Housing) | |
| ● | Paul Bedford (Persimmon Homes) | |
| ● | Barry Dike (EDDC) | ✓ |
| ● | Gary Toomer (Knightstone Housing) | ✓ |
| ● | Catherine Bartlett (Tanner & Tilley) | ✓ |
| ● | Cllr Mrs Spittle (CBC) | ✓ |
| ● | John Simpson (Knightstone Housing) | Not coming now. |
| | Julia Mitchell (CBC) | ✓ |
| ATO | RICHARD DOBSON | ✓ |
| | | |
| | | |

Apologies

Shelley Hayes (Deputy Strategic Housing Services Manager)
 Andrew Robinson (Symonds and Sampson)
 Kevin Hodder (East Borough Housing Trust)
 Nathan Cronk (Raglan Housing Association)
 Lindsay Shearer (Sovereign Housing Group)
 Stephanie Hall (South West RDA)
 Andrew Hicks (Pennyfarthing Homes Ltd)

Education One to One Meeting Dorset County Council

8th December 2010

Jackie Groves – DCC Head of Schools Organisation
Richard Dodson – DCC Planning Obligations Manager
Julia Mitchell - Christchurch Planning Policy Officer
Judy Windwood – EDDC Policy Planning Officer
Lynda King – EDDC Policy Planning Officer
Sally Knott – EDDC Policy Planning Officer

Key Points

- DCC would like to consider each town as a separate entity/pyramid, and consider changing to a 2 tier system in some towns
- DCC have regular meetings with the Salisbury Diocese and share similar views on school provision
- DCC would like to improve Special School provision to be more central to the community and more accessible. This would mean the closure of Beaucroft in Colehill and a new site at Ferndown Middle School in Ferndown
- There is concern that if schools opt for Academy status, this will jeopardise the opportunity to change to a 2 tier system for some time. The middle schools are currently considering this action.
- The future of all the schools in East Dorset hinges on the plans for Corfe Hills School in Broadstone. Corfe Hills has talked about opting for Academy Status from September 2011, but has not yet published plans for this.
- There is no funding for new schools for 4-5 years - until the Purbeck changes have been implemented
- BSF funding for new schools is uncertain
- No changes are envisaged in relation to the policy on school car parking (restricted access) and encouraging more walking to school

1. Can existing schools cope with the level of development which is included in the Options? If all the Options are included in the final plan, are there any problems? There are proposals for growth within the existing urban areas 3000 dwellings so we must consider this growth also.

Ferndown and West Moors Schools

Current Situation

There is capacity in some of the schools. Parley First School is full. West Moors Middle School has plenty of spaces whereas Ferndown Middle does not. The Upper School also has spare capacity.

Development at West Parley of 740 homes will lead to 22 pupils per year group. Growth of 900/1000 dwellings will trigger the provision of a new

school. Growth in the urban area and at West Parley would trigger a new school. The site at Parley crossroads – Options FWP 4 and FWP 5 which are partly within 400m of Parley Common could offer a suitable site.

Future Proposals

As a temporary stop gap, Parley First School could be extended from 1.5 to 2 form entry to 60 children – 300 children at the school.

However, the best solution for Ferndown would be to alter the catchment boundaries of the schools, because of the spare capacity at West Moors. Children from Tricketts Cross could go to West Moors for example.

In the longer term, Ferndown would transfer to a two tier system. The catchment would be within the Ferndown and West Moors area.

St Mary's West Moors (Church School) would be retained as a small primary school

Oakhurst First School, West Moors – sold for housing development

West Moors Middle would become a primary school

Parley First School would become a primary school

Ferndown First School would become a primary school

New Primary School at West Parley

Ferndown Upper would become the secondary school

Ferndown Middle School would become a Special School

Wimborne and Colehill Schools

Current Situation

All schools are full.

Future Proposals

The total new housing would be in excess of 1000 homes which will trigger a new school in the town.

Option WMC4 offers a new school as part of the development and this is seen to be the preferred location in the town, even though some development will take place to the east of the town.

If the catchment could be altered to be self contained – remove Merley, Verwood and the villages – the town could remain 3 tiers but operate in a more balanced way.

QE and the middle schools would require some modest extensions to provide sufficient space for the numbers projected in the Options, but these are not insurmountable.

St Johns First, St Michael's Middle and QE are all Church Schools

Corfe Mullen

Current Situation

The First Schools are full. Lockyers has some capacity. There are a number of Poole children who attend Corfe Mullen schools.

Future Proposals

The future hinges on what Corfe Hills decide to do regarding Academy status. As it is popular, if it changes to an Academy, it is likely that more people will want their children to go there at age 11 from Broadstone and Merley – choosing the 2 tier system (11 – 18yrs) over the current 3 tier system.

This will have a huge impact on Lockyers Middle School in Corfe Mullen and Allenbourn Middle in Wimborne – currently children from Corfe Mullen have a preference for Allenbourn and receive free bus passes to attend Allenbourn. Many Merley children choose Allenbourn as a middle school – historically from the days prior to Poole being a unitary authority and DCC running all schools.

If Corfe Hills changes to an Academy, Lockyers School could become a primary school, retaining the historic buildings and reusing and updating the current site for a good primary school. The additional playing fields could be disposed of for development.

Corfe Hills is land locked by the heathland and built up area, so will need to develop playing fields for additional classrooms. New playing fields could be provided in Corfe Mullen at the Recreation Ground which are already publicly owned, and the children could walk or use minibuses to get there.

There isn't the need for a new school, but the first schools could be extended if necessary. The figures suggested would create the need for 9 or 10 additional places per year. Henbury View First School has 1.5 class entry and was been designed to be extended to be a primary or a two form first school.

Verwood

Current Situation

Emmanuel is nearly full, but there is capacity for 20 children across the 3 first schools. Cranborne schools relate to Verwood and there is capacity at Cranborne Middle School.

Ideally Verwood and Cranborne would suit a 2 tier system to better accommodate the local children.

Future Proposals

The housing sites suggest 410 homes would equate to 10 – 15 per year group – not enough for a new first school, but Trinity has space to expand. However this would put pressure on Emmanuel Middle.

A secondary school providing 8 form entry (11 – 18 yrs) would work very well for Verwood. This would involve the amalgamation of Emmanuel and Cranborne Middle Schools. Cranborne Middle would become a primary school for the village.

Upper School/Secondary School Site

We discussed the current campus with Emmanuel and Verwood First School which struggles with traffic into the site. Although the County own land here

for school expansion, it was questioned as to whether this is the best site for the town – or could alternative means of access be obtained through adjoining land. The cost of extending the school to an upper/secondary would be £20 million, and the costs of road building would run into several £millions.

An alternative greenfield site was tabled on land to the north adjacent to Trinity First School. Access would be easier, and the land is likely to be available. Site development costs would be £40 million. Bearing in mind Emmanuel's desire to improve the sports provision on site and the changes to Verwood Leisure Centre in conjunction with Morrison's possibly expanding, this would be an opportunity to consider a shared approach and joint grants and funding streams.

There is however no new DCC funding for building a new school at present.

Government Funding

- CIL will be absolutely crucial towards funding, as we will receive money from every household / new build towards the provision of facilities. This is likely to come on stream from 2014. It was suggested the Education funds from CIL would cover the whole district in order to achieve objectives and provide facilities.
- Extended Schools and Surestart – uncertainty about future funding for this programme.
- Government's funding plans are still unclear – awaiting information from the spending review.

Sally Knott
15.12.10