

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 for further details if you wish to see a copy.

Elizabeth Taylor

From: Lynda King
Sent: 04 July 2012 14:06
To: Elizabeth Taylor
Subject: FW: Planning Training at Horton
Attachments: Town and Parish Council training day Final 040712.ppt

Hi Liz,

Can you please add this presentation to the LDF diary.

Thanks

Lynda King

Policy Planning Officer
Christchurch and East Dorset Councils

Tel: 01202 886201 ext 2429

Email: LKing@christchurchandeastdorset.gov.uk

Web: www.dorsetforyou.com

From: Chairman Eastern Area DAPTC [mailto:chair.eastern@dorset-aptc.gov.uk]

Sent: 02 July 2012 10:02

To: Neil Lancaster; Lynda King

Cc: daptc@dorsetcc.gov.uk; chair.eastern@dorset-aptc.gov.uk

Subject: Planning Training at Horton

Dear Neil and Lynda,

Thanks for your calls on Friday. Please find attached a copy of the amended PowerPoint, copies of which Debbie will be bringing.

I will have everything loaded plus the projector and screen.

regards

Tony

A H Gibb

Tel 07818 047617 / 01725 552704

www.dorset-aptc.gov.uk

"Dorset Association of Parish and Town Councils – Here to support local councils in Dorset in achieving excellence."



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The Planning System and What You Need to Know

Training for Parish and Town Councillors

Horton Village Hall

4th July 2012





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Welcome and Introduction

**Policy Planning Issues – Lynda King,
Policy Planning Officer EDDC**

**Development Management Issues – Neil Lancaster,
Development Management Manager EDDC**

The Development Plan

- The Current Development Plan:
- Christchurch Borough Local Plan 2001
- East Dorset Local Plan 2002
- Bournemouth, Dorset and Poole Structure Plan 2001
- Draft SW Regional Spatial Strategy 2006 (not yet abolished!) Statutory documents Include planning policies, proposals and maps Can only be changed through a formal review



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Status of the Development Plan

- Section 38 of the Planning and Compulsory Purchase Act 2004
- **“If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise”**



Plans currently being produced

- **Christchurch and East Dorset Core Strategy**
- –Options consultation finished January 2011
- –Pre Submission consultation ended 25th June 2012
- -Alternative Sites consultation July 2012
- **SE Dorset Heathlands Development Plan Document**
- –Preferred options consultation summer 2012
- **Dorset wide Gypsies and Travellers Development Plan Document**
- –Options consultation ended February 2011



Useful evidence

- Strategic Housing Land Availability Assessment
- Housing Needs Surveys/Housing Market Assessments
- Flood Risk Assessments
- PPG17 Open Space Survey
- Town Centre Retail Studies
- Employment Land Reviews
- Urban Extension and New Neighbourhood Master Plan Reports



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Local Plan Timeline

- Alternative Sites consultation July 2012
- Analysis of responses July – November 2012
- Consideration of Submission Document by EDDC and CBC Members November - December 2012
- Submission of document to Secretary of State January 2013
- Examination in Public before Planning Inspector May – June 2013
- Inspector's Report September 2013
- Adopt the Local Plan November 2013.



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The National Planning Policy Framework

- Replaces:
 - 26 PPS's and PPG's
 - 9 Minerals Statements and Guidance documents
 - 1 Circular
 - A London Circular
 - 12 letters to Chief Planning Officers
- The new Framework:
 - 47 pages + 11 pages of annex and glossary
 - + 24 page Technical Guidance note relating to flood risk and minerals
 - Many national documents that remain relevant and these are currently being reviewed by CLG.
- Of importance the NPPF does not deal with:
 - Waste
 - Airports
 - Gypsies and travellers
 - Wind farms
 - National Infrastructure



The Presumption in Favour of Sustainable Development

- Probably the most high profile part of the NPPF – but is it really a presumption in favour of all development?
- The development plan is still the starting point for decision making.
- Need to remember that sustainable development has three elements
 - Economic (building a strong, responsive and competitive economy)
 - Social (supporting strong, vibrant and healthy communities)
 - Environmental (protecting and enhancing the natural, built and historic environment)



The Presumption in Favour of Sustainable Development

- What it means for plan making:
 - Positively seeking to meet the development needs of their area.
 - Needs to be objectively assessed, but still include flexibility to cope with change.
 - Unless impacts would outweigh the benefits or conflict with national policy.
- What it means for decision taking:
 - Approve proposals which accord with the development plan without delay.
 - Where the plan is absent, silent or out-of-date, then grant consent unless impacts outweigh benefits or conflict with national policy.



The Presumption in Favour of Sustainable Development

- So.....
 - Get on with it in terms of plan making. Get them in place and keep them up to date!
 - Focus on what development is needed, less on what might be wrong with it.
 - If you don't have sound policies, go against your development strategy, or don't have evidence or policy to support refusals....don't expect much support from inspectors on appeal.
 - See planning as a positive tool, less of a regulatory function.



The Core Principles

- NPPF contains 12 key planning principles which should underpin plan making and decision taking:
 - Be genuinely plan led with up to date plans based on empowerment, co-operation and joint working.
 - Be creative in enhancing and improving the places where people live.....not just a scrutiny role.
 - Proactively drive and support sustainable economic development (homes, business development and infrastructure)
 - Contribute to conserving and enhancing the natural environment.
 - Encourage the effective use of previously developed land.
 - Actively manage patterns of growth to make fullest possible use of public transport, walking and cycling. Focus development in sustainable locations.



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The Status of the NPPF

- How much weight to attribute?
- The NPPF does not change the statutory status of the development plan as the starting point for decision making.
- Proposed development that accords with an **up-to-date** Local Plan should be approved, and proposed developments that conflicts should be refused unless other material considerations indicate otherwise.
- It is highly desirable that local planning authorities should have an **up-to-date plan** in place.
- The NPPF constitutes guidance for local planning authorities and decision-takers both in drawing up plans and as a **material consideration** in determining applications.



Plan Making

- The Local Plan replaces the LDF, but remains a suite of documents including the Core Strategy
- *Planning decisions must be taken in accordance with the plan unless material considerations indicate otherwise*
- Should achieve net gains in relation to social, environmental and economic aspects of sustainable development



Impact on our Core Strategy

- In general, the Core Strategy is fit for purpose as a Local Plan. Checked against the Planning Advisory Service Checklist.
- There will be a need to amend and add some policies to reflect the NPPF. Meeting PINs to discuss next week.
- May need to bring forward some development management policies alongside site allocations.
- Maintaining up to date plans and responding to change will be key



Housing

- The NPPF expects local authorities to “*boost significantly the supply of housing*”.
- Authorities should plan for housing to meet demographic trends and reflect local needs, and identify the size, type and tenure of housing required.
- Requirement to provide 5 year land supply, with additional buffer of 5% for flexibility.
- If there is persistent undersupply, the buffer should increase to 20%!
- Identify longer term supply 6-15 years.
- Consider policies for resisting inappropriate development of residential gardens.
- Housing should be located in rural areas where it will enhance or maintain vitality of rural communities.



The Impact

- There is a clear expectation for planning authorities to evidence their housing needs and then meet them
- 5 year land supply is a major issue in Christchurch. If we haven't got evidence that we have enough sites to meet 5 year supply, how do we find an additional 5% or 20%? With Partnership working will EDDC have to pick up the shortfall?
- Other messages in the NPPF about protecting residential gardens, lead to conflict in this area.
- Densities can be set locally, but we need to be mindful of maximising the potential from the sites that we have.



The Green Belt

Fundamentals remain unchanged:

“As with previous Green Belt policy, inappropriate development is, by definition harmful to the Green Belt and should not be approved except in very special circumstances”(paragraph 87)

“Once established, Green belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan.”



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NPPF Conclusions

- Simplified national planning policy is very welcome – previous Government policy had led to snow blindness!
- Clarity of meaning will improve in time.
- The main message is positive planning, not negative regulation.
- But not development or growth at all costs.
- Plans should be responsive, and up to date, otherwise, suffer the consequences.
- Planning strategy needs to be integrated with other plans and strategies.
- A chance for Local Authorities to set the planning agenda for their area.

The Localism Agenda

- The Localism Act, which received Royal Assent on 15th November 2011, introduced new powers to allow local communities to prepare neighbourhood plans.
- Neighbourhood Development Plans can be produced by 2 types of body – town or parish councils or ‘neighbourhood forums’. Neighbourhood forums are community groups that are designated to take forward Neighbourhood Plan in areas without parishes, and as such are not applicable in East Dorset, but could be in Christchurch.
- Communities can also produce Neighbourhood Development Orders to permit development they want.



Neighbourhood Development Plans

- LPAs will continue to produce Development Plans that will set the strategic context within which NDPs will sit.
- NDPs do not take effect until there is a majority of support in a referendum of the neighbourhood.
- They have to meet a number of conditions before they can be put to a community referendum:
 1. They must have regard to national policy
 2. They must be in general conformity with the strategic policies in the development plan for the area ie the Local Plan
 3. They must comply with EU Regs and Human Rights



Neighbourhood Development Plans

- The purpose of a Neighbourhood Development Plan is to shape the details of the development already agreed in the local plan for the area, not preventing it.
- The NDP is developed by the community, but the LA is required to cooperate with its preparation.
- It is submitted to the LA as a draft for consideration. The LA may decline the draft plan under certain circumstances, for example if it includes 'excluded development' or is similar to a form of development that has previously failed in the area.



Neighbourhood Development Plans

- An independent qualified person then checks that a NP appropriately meets the conditions before it can be voted on.
- Proposed NDPs need to gain the approval of a majority of voters on the neighbourhood to come into force.
- If the proposals pass the referendum, the LPA is under a legal duty to bring them into force.
- It is estimated that the cost of preparing a NDP is approx £40,000 to £50,000. Some of that cost, eg the costs of the examination and the referendum, are borne by the Local Authority, but the rest is borne locally.



Neighbourhood Development Orders

- Communities can use neighbourhood planning to permit the development they want to see – in full or in outline – without the need for planning applications. These are called Neighbourhood Development Orders (NDO).
- They are prepared in the same way as NPs.
- More details of Neighbourhood Planning issues can be found at

<http://www.communities.gov.uk/planningandbuilding/planningssystem/neighbourhoodplanningvanguards/> and http://www.broadland.gov.uk/PDF/BDC_Neighbourhood_Planning_Guidance.pdf



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Community Right to Build

- The Localism Act also allows for community organisations to bring forward a 'Community Right to Build Order'.
- This allows certain community organisations to bring forward smaller-scale development on a specific site without the need for planning permission.
- This gives communities the freedom to develop, for instance, small-scale housing and other facilities that they want.
- Any benefit from this development must stay within the local community, and will be financed locally.



Parish Plans

- The non-statutory Parish Plan process remains available to those Towns and Parishes that do not wish to produce a Neighbourhood Plan, although it should be stressed that these are quite different in scope and intent to Neighbourhood Plans.
- The majority of Towns and Parishes within East Dorset who initially expressed an interest in producing Parish/Town Plans now have done so, and a number of these which were produced a few years ago could be due for review of required.



Questions?

- Do you think that your communities are likely to want to produce either Neighbourhood Development Plans, Neighbourhood Development Orders or Community Right to Build Orders?
- Do you think that your communities will want to update their existing Parish Plans?



The Development Management Process

- Not a new name for development control – but part of spatial planning system
- Includes a wider range of planning activities such as designing, influencing, promoting, engaging, negotiating, decision making, co-ordinating, implementation, compliance and enforcement.
- *'end to end management of the delivery chain for sustainable development' DCLG*
- Offers pre-app advice and guidance through design codes and development briefs for more important sites, inviting developers to take part in pre-app discussions/negotiations with highways, trees, conservation bodies etc
- Seen by government as most effective and efficient way of managing development process in the public interest

Decision making – an overview

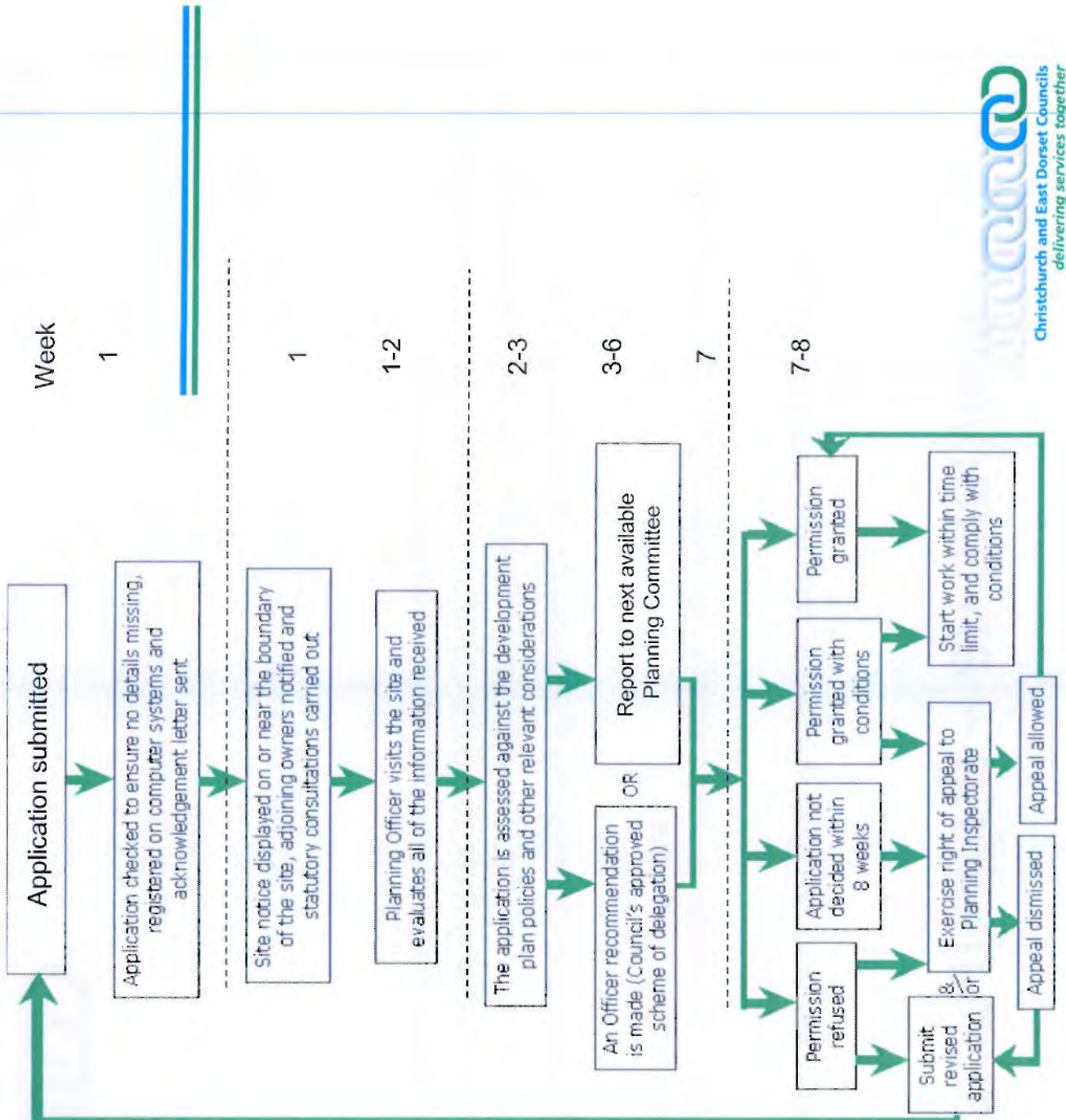
- The planning system is there to *regulate the use of land in the public interest*
- Since 1991 law has provided a requirement to determine an application in accordance with the development plan
-
- Section 38 of the Planning and Compulsory Purchase Act 2004 states that:
 - *'If regard is to be had to the Development Plan for the determination to be made under the Planning Acts, the determination must be made in accordance with the Plan unless material considerations indicate otherwise'*



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Decision making - Delegated vs Committee

- Delegated process and the Council's scheme of delegation.
 - Member referral procedures and call in criteria.
- ## Committee process
- Publication of agenda and preparation of report in advance of Committee meetings
 - Number and format of reports at Planning Committee
 - Submission of late information
 - Deputation at Planning Committee

Development Management Team Areas



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What is Development?

- S.55 of Act defines 'development' as
-
- *“the carrying out of building, engineering, mining or other operations in, on over or under land, or the making of any material change in the use of any buildings or other land.”(now amended to include the construction of mezzanine floors and the demolition of buildings).*
-
- Two arms of development are therefore: **physical changes** to land and buildings and **uses** of land and buildings
-
- Not everything amounts to development and not all development requires planning permission.
-
- Some development is 'Permitted' by subordinate legislation such as:
-
- ***The Town & Country Planning (General Permitted Development) Order 1995*** and ***Town & Country Planning (Use Classes) Order 1987***
-
-
- Provided it meets specific criteria, planning permission not required for certain minor development or change of use which meet specific criteria.

Types of Application

- You may come across the following types of applications:
- **Outline** means: 'A planning permission for the erection of a building which is granted subject to a condition requiring the subsequent approval of the LPA with respect to one or more 'reserved matters';
- **Reserved Matters** : Follows outline approval. Defined in legislation and comprise *Layout; Scale; Appearance; Access and Landscaping*.
- **Full** Most common form of application. Required for change of use and where applicant does not wish to follow Outline route. All aspects usually considered but may result in conditions
- **Householder** Used by householders for extensions and development within curtilage. (simplified full)
- **Listed Building Application** For works to LB's
- **Advertisement Consent** separate regime
- Other applications most commonly received inc.:
- **Conservation Area Consent: Extension of Time; non Material Change; Lawful Development Certificates**

Validation checklists

- The benefits of a validation checklist is to help authorities to achieve good standards of performance, and provide planning authorities and applicants with greater certainty as to the nature and extent of information required in order to validate applications
- If the information that is required by the checklist is not included with an application, the authority will be entitled to declare the application invalid and not register or process it.
- Applications, which are validated, are likely to contain sufficient information for a decision to be made and this should enable the Council to achieve a greater percentage of decisions within government timescales.
- Both Christchurch and East Dorset District Council have a validation checklist. Whilst broadly similar there are some differences with regard to the information required i.e. Coastal Protection and Area of Outstanding Natural Beauty.



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Consultation on Planning Applications

The requirements for a Local Planning Authority to undertake consultation on Planning Applications is set out in statutory legislation.



Methods of consultation;

- Notifications letter
- Site notices
- Press adverts

Who is consulted;

- Statutory consultees (Parish Councils, Natural England, County Highways)
- Neighbouring properties
- Internal consultees

Where applications can be viewed;

- Council Offices
- Dorset for you

Site Visits

Officer visits

- Prior to making a decision on a planning application, the case officer will visit the site.
- It enables the case officer to view the site in context and to identify any specific site features or area characteristics.
- The case officer will normally complete an unaccompanied site visit
- All Planning Officers carry formal photographic identification which can be produced by the officer on request.

Member visits

- Good practice to be accompanied by an Officer is asked to attend a site to discuss a planning application.
- The procedure for Committee site visits varies between Christchurch and East Dorset

Letters of representation, Statutory Consultees and Material Considerations

Material Considerations

- Loss of light or overshadowing
- Overlooking/loss of privacy
- Visual amenity (but not loss of private view)
- Adequacy of parking/loading/turning
- Highway safety
- Traffic generation
- Noise and disturbance resulting from use
- Hazardous materials
- Smells
- Loss of trees
- Effect on listed building and conservation area
- Layout and density of building
- Design, appearance and materials
- Landscaping
- Road access
- Nature conservation
- Archaeology
- Local, strategic, regional and national planning policies
- Government circulars, orders and statutory instruments
- Proposals in the Development Plan
- Previous planning decisions (including appeal decisions)

Non - Material

- The perceived loss of property value
- Private disputes between neighbours
- The loss of a view
- The impact of construction work or competition between firms
- Restrictive covenants
- Ownerships disputes over rights of way
- Personal morals or views about the applicant

• CONDITIONS

Guidance from circular 11/95 states that conditions should not be imposed unless they are both necessary and effective, and do not place unjustifiable burdens on applicants. As a matter of policy, conditions should only be imposed where they satisfy all of the tests described in paragraphs 14-42. In brief, these explain that conditions should be;

- i. necessary;
- ii. Relevant to planning;
- iii. Relevant to the development being permitted;
- iv. Enforceable;
- v. precise, and;
- vi. Reasonable in all other aspects



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Committee Reports

-
- Less than 10% [EDDC] of all applications go before committee
- Agenda deadline 10 working days prior to Committee date.(draft agenda e-mailed to Chairman)
- [EDDC] letters sent out about public speaking protocol
- Chairman and Vice Chairman briefed normally day before
- Reports need to be fit for purpose. Summary of representations in report. Letters available in Members room.
-
- If report flawed it should be deferred. Frequently reports are updated since agendas printed. Late representations/ changes reported verbally.



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Appeals and Impacts

- Only aggrieved applicant may appeal
- Appeals against Refusal; non-determination; conditions attached to a grant of permission.
- May be dealt with by
 - Written representation
 - Public Inquiry
 - Informal hearing
 - Fast track householder appeal

•Costs

- Financial consequences for 'unreasonable behaviour' may be awarded to either party in full or in part
- Not based on outcome of planning appeal
- LPA not bound to accept recommendation of officers
- But: if advice not followed, need to show reasonable planning grounds for taking contrary decision;



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Enforcement



- A **breach of planning control** is defined as
- the: '*...carrying out of development without the required planning permission or failing to comply with any condition or limitation, subject to which planning permission has been granted*'
- The main objectives of the enforcement process are;
 - To remedy undesirable effects of unauthorised development;
 - To bring such activity under control to ensure that the credibility of the planning system is not undermined.
- Decision whether it is 'expedient' to take action is within sole discretion of the LPA. The LPA must have regard to relevant planning policies and particular circumstances of the case, including degree of harm.
- it is not an offence to carry out development without first obtaining PP. Indeed, the S.73A specifically provides a mechanism for achieving retrospective PP.

Enforcement Stats

Year	Cases	E.N.s	Stop Notices	Breach of condition	PCNs
2003	542	56	2	0	27
2004	460	34	1	2	25
2005	467	68	4	0	25
2006	478	46	7	5	61
2007	471	36	2	2	59
2008	436	40	1	2	69
2009	458	39	2	2	97
2010	323*	34	7	0	59
2011	405	33	1	9	59



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QUESTIONS

Land at Ringwood Road Verwood

Meeting with East Dorset District Council

Monday 23 July 3.00 pm

AGENDA

- 1 Core Strategy Process**
 - Update on timescale
 - Consultation responses
 - 2 Development Principles**
 - ✓ Principles of Development Diagram
 - ✓ Site capacity and constraints – including any issues raised by draft TPO
 - ✓ Access – including any issues raised by draft TPO
 - Accessibility and Facilities
 - 3 ✓ Green Belt and Landscape Appraisal**
 - 4 ✓ Ecology and SANG** (Badgers)
 - 5 ✓ Affordable Housing policy requirements**
 - 6 ✓ Other Technical Work:**
 - Tree survey
 - ✓ Archaeology
 - ✓ Ground conditions
 - ✓ Services
 - 7 ✓ Public Consultation**
 - 8 ✓ Planning Application**
 - Timing and pre-application process
 - 9 Any Other Business**
-

Meeting Note – Land at Ringwood Road, Verwood

Meeting at East Dorset District Council at 3pm on Monday 23rd July 2012

Attendees:	Richard Henshaw	East Dorset District Council
	Sally Knott	East Dorset District Council
	Richard Ayre	Linden Homes
	Julian Arthur	Tyler Grange
	Lauren West	Tyler Grange
	Mike Newton	Boyer Planning
	Donna Palmer	Boyer Planning

Actions

1. **Core Strategy Process**
 - 1.1 RH advised that the Councils had intended to undertake an alternative sites consultation however PINS had advised against this approach. PINS are happy with the approach and process which the Councils have taken to date.
 - 1.2 PINS have advised that if more than minor changes are proposed to the Core Strategy prior to its submission, a further round of consultation will be required. EDDC anticipate that further round of consultation will be required on the proposed changes, including those resulting from the NPPF, and that this will take place in Autumn 2012 with the Examination slipping to Autumn 2013.
 - 1.3 PINS have flagged the Christchurch housing target being below the SHMA requirement as a potential significant issue. The SHMA is being revisited on the basis of the new census data. Work will be required to resolve this issue and there would also need to be political agreement between the Councils. The political commitment to running with the Joint Core Strategy remains.
 - 1.4 Approximately 2300 responses were received from individuals on the previous consultation. With regards to the site at Ringwood Road, no more than 50 comments were received mainly from the immediate neighbours. Comments on the site primarily related to concerns regarding access and ecology. No outside bodies have raised significant comments on the site.
 - 1.5 RA advised that contact has been made with residents to discuss the proposals but the majority have been unwilling to meet. RH was pleased with the approach being taken.
2. **Development Principles**
 - 2.1 RH advised that the scale of development proposed on the site had been informed by

Natural England requirements which requires an onsite SANG for sites of over 50 units. This requirement had led to the removal of the south of Verwood site.

- 2.2 Local residents have raised with the Council the possibility of the open space being located immediately adjoining existing properties. RH advised that the layout proposed in the Core Strategy is just one option and that they are willing to consider alternatives.
- 2.3 MN highlighted that the draft TPO covered at least part of the site proposed to be developed. RH advised that he had not spoken to the tree officers in detail, however he understood that the trees of most interest were those along Ringwood Road and those in the back gardens of existing properties. All of the allocation sites have been TPO'd where appropriate as a precautionary measure. RH advised that Tyler Grange should engage with Nick Hayden from the Council's tree team and provide any available reports.
- 2.4 MN advised that two possible access options existed. RH advised that the Council were not prescriptive on access and highlighted that this was a key issue for residents. Residents have raised the possibility of going through an alternative property on the western corner of the site to gain access to the site. The possibility and technical feasibility of access in this location will be investigated. However RA noted that whatever the preferred access option, some objection was bound to arrive.

3. Green Belt and Landscape Appraisal

- 3.1 MN highlighted the need for a rationale for the Green Belt boundary realignment either in general across the Core Strategy or in relation to the individual sites. RH was not against the proposal.

4. Ecology and SANG

- 4.1 Three possible options have been created. RH reiterated that the scale of development had been deliberately left at 50 units so that onsite SANG provision as prescribed in policy ME3 was not required based on the advice of Natural England. RH advised that Tyler Grange should liaise with Nick Squirrell at NE. JA commented that contact had already been made with Nick, and also Phil Stirling, ecology at Dorset County Council in respect of mitigation options and the scope of an assessment to inform planning. RA indicated that the Council's decision to limit the development to 50 units to avoid the on-site SANG requirement, needs further explanation in future dialogue with NE to work up the detail of a strategy.
- 4.2 RH advised that residents have raised concerns regarding badgers and other protected species on site. JA advised that the sett is off site and that mitigation would be provided for the loss of foraging habitat. Common reptiles have also been recorded and could be accommodated in open space.
- 4.3 RH highlighted the importance of ensuring no impact on Ebblake Bog SSSI and SAC as a result of changes to local hydrology.

5. Affordable housing policy requirements

- 5.1 MN provided a summary of the representations in relation to affordable housing which seek a reduction in affordable housing target to 35% for the site.
- 5.2 RH highlighted the work undertaken by Chris Hill of Whyteleafe. RH advised that consultants are in the process of being engaged to undertake work on CIL, viability and affordable housing with the work due to be completed in September. RH requested that any information on the viability of the affordable housing requirement be submitted to Tim Davis (Housing, Development & Enabling Manager).
- 5.3 No consideration has been given by the Council to size and mix of units at this stage. RH advised that Tim Davis should be liaised with on this matter.
- 5.4 The Council are not keen on bungalows due to the high number already present in the District. If there are specialist needs that require bungalows in the area a limited number may be acceptable.

6. Other Technical Work

- 6.1 DP provided a brief summary of the technical work submitted with the representations.

7. Public Consultation

- 7.1 The Council were supportive in principle with engaging the community on the proposals. RH highlighted the need to also engage with local politicians (NB. The leader of the Council and his wife are both Verwood councillors, they are also on the County Council with elections to be held in May 2013).

8. Planning Application

- 8.1 RH did not disagree with the approach of submitting an application in advance of the Examination to demonstrate deliverability.
- 8.2 RH advised that the five year housing land supply situation was complex as the Council had delivered over the Structure Plan requirement, never agreed to the RSS requirement and therefore the Core Strategy target is the first target they have looked to set for a long time. PINS have advised that the Council should apply the +5% requirement.

9. AOB

- 9.1 The Officers were thanked for their time.

DP/10.221

25th July 2012

Meeting Note – Land at Ringwood Road, Verwood

Meeting at East Dorset District Council at 3pm on Monday 23rd July 2012

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- 1.4 Approximately 2300 responses were received from individuals on the previous consultation. With regards to the site at Ringwood Road, no more than 50 comments were received mainly from the immediate neighbours. Comments on the site primarily related to concerns regarding access and ecology. No outside bodies have raised significant comments on the site.
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Natural England requirements which requires an onsite SANG for sites of over 50 units. This requirement had led to the removal of the south of Verwood site.

- 2.2 Local residents have raised with the Council the possibility of the open space being located immediately adjoining existing properties. RH advised that the layout proposed in the Core Strategy is just one option and that they are willing to consider alternatives.
- 2.3 MN highlighted that the draft TPO covered at least part of the site proposed to be developed. RH advised that he had not spoken to the tree officers in detail, however he understood that the trees of most interest were those along Ringwood Road and those in the back gardens of existing properties. All of the allocation sites have been TPO'd where appropriate as a precautionary measure. RH advised that Tyler Grange should engage with Nick Hayden from the Council's tree team and provide any available reports.
- 2.4 MN advised that two possible access options existed. RH advised that the Council were not prescriptive on access and highlighted that this was a key issue for residents. Residents have raised the possibility of going through an alternative property on the western corner of the site to gain access to the site. The possibility and technical feasibility of access in this location will be investigated. However RA noted that whatever the preferred access option, some objection was bound to arrive.

3. Green Belt and Landscape Appraisal

- 3.1 MN highlighted the need for a rationale for the Green Belt boundary realignment either in general across the Core Strategy or in relation to the individual sites. RH was not against the proposal.

4. Ecology and SANG

- 4.1 Three possible options have been created. RH reiterated that the scale of development had been deliberately left at 50 units so that onsite SANG provision as prescribed in policy ME3 was not required based on the advice of Natural England. RH advised that Tyler Grange should liaise with Nick Squirrell at NE. JA commented that contact had already been made with Nick, and also Phil Stirling, ecology at Dorset County Council in respect of mitigation options and the scope of an assessment to inform planning. RA indicated that the Council's decision to limit the development to 50 units to avoid the on-site SANG requirement, needs further explanation in future dialogue with NE to work up the detail of a strategy.
- 4.2 RH advised that residents have raised concerns regarding badgers and other protected species on site. JA advised that the sett is off site and that mitigation would be provided for the loss of foraging habitat. Common reptiles have also been recorded and could be accommodated in open space.
- 4.3 RH highlighted the importance of ensuring no impact on Ebblake Bog SSSI and SAC as a result of changes to local hydrology.

5. Affordable housing policy requirements

- 5.1 MN provided a summary of the representations in relation to affordable housing which seek a reduction in affordable housing target to 35% for the site.
- 5.2 RH highlighted the work undertaken by Chris Hill of Whyteleafe. RH advised that consultants are in the process of being engaged to undertake work on CIL, viability and affordable housing with the work due to be completed in September. RH requested that any information on the viability of the affordable housing requirement be submitted to Tim Davis (Housing, Development & Enabling Manager).
- 5.3 No consideration has been given by the Council to size and mix of units at this stage. RH advised that Tim Davis should be liaised with on this matter.
- 5.4 The Council are not keen on bungalows due to the high number already present in the District. If there are specialist needs that require bungalows in the area a limited number may be acceptable.

6. Other Technical Work

- 6.1 DP provided a brief summary of the technical work submitted with the representations.

7. Public Consultation

- 7.1 The Council were supportive in principle with engaging the community on the proposals. RH highlighted the need to also engage with local politicians (NB. The leader of the Council and his wife are both Verwood councillors, they are also on the County Council with elections to be held in May 2013).

8. Planning Application

- 8.1 RH did not disagree with the approach of submitting an application in advance of the Examination to demonstrate deliverability.
- 8.2 RH advised that the five year housing land supply situation was complex as the Council had delivered over the Structure Plan requirement, never agreed to the RSS requirement and therefore the Core Strategy target is the first target they have looked to set for a long time. PINS have advised that the Council should apply the +5% requirement.

9. AOB

- 9.1 The Officers were thanked for their time.

DP/10.221

25th July 2012

THE DORSET HEATHLAND PLANNING FRAMEWORK SUPPLEMENTARY PLANNING DOCUMENT

1. PURPOSE AND RECOMMENDATIONS

Purpose of Report:	To request the adoption of the Dorset Heathland Planning Framework Supplementary Planning Document
Recommendations:	<p>It is RECOMMENDED that:</p> <p>a) Members adopt the Dorset Heathland Planning Framework Supplementary Planning Document to operate until April 2014; and</p> <p>b) Agreement of minor adjustments and wording changes that result from the views of Members from the other South East Dorset local authorities are delegated to both the Lead Member and the Head of Community and Economy.</p>
Lead Members:	<p>Cllr Ian Monks – Lead Member for Performance</p> <p>Cllr Simon Tong – Lead Member for the Environment</p>
Contact Officer:	James Smith – Policy Planning Officer

2. BACKGROUND

- 2.1. The Dorset Heathland Interim Planning Framework (IPF) came into effect in 2007. The purpose of the framework is to operate as a mechanism for mitigating the adverse effects of additional residential development upon the Dorset Heathlands European sites. The specific designations are Dorset Heathlands Special Protection Area, Dorset Heathlands Ramsar Site and Dorset Heathlands Special Area of Conservation.
- 2.2. The most recent version of the Interim Planning Framework came into effect in 2010 for a period of two years. All the local authorities have agreed to convert the IPF into a Supplementary Planning Document to run until April 2014 when it is programmed to have a joint Heathland Development Plan Document in place.
- 2.3. The Policy and Resources Committee on the 7 December 2011 approved for consultation the draft version of the Dorset Heathland Planning Framework Supplementary Planning Document (SPD). Consultation took place between 3 February and 16 March 2012 for a period of 6 weeks.

3. MAIN POINTS

- 3.1. Appendix 2 to this report sets out all the representations that were received with an officer response. A total of 22 representations were received from a mixture of statutory agencies, voluntary organisations, agents, developers, Parish and Town Councils and individuals. The representations were varying in detail and the range of issues that were raised. In summary the key points raised were:
- A number of representations related to site specific issues, whether this be in relation to key heathland sites or projects either listed, or that respondents would like to be listed in the revised document.
 - Support for the conversion of the Interim Planning Framework into a Supplementary Planning Document.
 - Varying views on the level that the financial contribution should be set at, where this is spent and its impact on scheme viability.
 - The project list should provide for improvements to routes for horse riders.
 - A view that the project list lacks a cohesiveness and clear approach to tackling significant effects.
 - No evidence provided to support whether implemented projects have been effective in mitigating significant effects.
 - The project list needs to ensure that there is a good spread of projects and relate to where development is taking place.
 - Some of the projects are not sufficiently focused on mitigation/avoidance.
 - The document should contain additional advice on standards for Suitable Accessible Natural Greenspace (SANG), Gypsy and Traveller sites, self catering and touring applications, student accommodation and Houses in Multiple Occupation.
 - Clarification on the role of large scale sites in respect of the SPD.
 - There should be the opportunity for the private sector to be involved in the Governance of the Planning Framework.
 - The timeframe for the Supplementary Planning Document and its longer term replacement.
- 3.2. As a consequence of representations received a number of changes have been made to the document. The key changes are:
- The project list has been reassessed and some projects deleted that were considered not to provide mitigation/avoidance measures.
 - A revised tariff based on the revised project list has been produced.
 - A new section included explaining the relationship with the National Planning Policy Framework and the role of a Supplementary Planning Document and where each local authority is with its local plan (Core Strategy).
 - Clarification on the relationship between large sites and the tariff payments.

- Clarification that schemes for Heathland funding may also come forward from the private sector.
- New appendices that contain information on the 400m consultation zone, the approach to Use Class C2 and C4 developments, self catering and touring applications and Gypsy and Traveller sites.
- Information on Quality Standards for SANGs.

4. IMPLICATIONS

Corporate Plan & Council Objectives

- 4.1. ENV1: Manage the conflicts between developing the built environment and protecting the natural environment.

Legal

- 4.2. Failure to have in place a workable solution for mitigating the impact of development upon the European sites has no direct legal implications unless the Council was minded to approve residential applications without such a mechanism. In this circumstance the Council would be in breach of the Habitat Regulations and could open itself to significant legal challenge.

Environmental

- 4.3. Provision of open space and other access improvements to existing open space and biodiversity benefits in relation to internationally protected heathland.

Financial and Risk

- 4.4. The cost of producing and updating the Dorset Heathland Planning Framework Supplementary Planning Document is shared across the partner local authorities.
- 4.5. Failure to adopt the Supplementary Planning Document will result in the Council not being able to grant planning permission for any net increase in housing within the District. This will also jeopardise the other Councils' ability to do the same. It is also recognised that to grant planning permission without a mechanism for securing mitigation could result in legal action against the Council and the costs that flow from this.

Equalities

- 4.6. There are no equalities implications.

5. CONCLUSION

- 5.1. The adoption of the Dorset Heathland Planning Framework Supplementary Planning Document will increase the material weight of the document when determining planning applications. The roll forward of the Interim Planning Framework through to the Supplementary Planning Document will enable residential development to be granted planning permission subject to making the appropriate contribution.

Appendices:

Appendix 1 - The Dorset Heathlands Planning Framework Supplementary Planning Document.

Appendix 2 - Summary of consultation responses received.

Background Papers:

None.

Meeting Notes - Ferndown Town Centre

Meeting Room 1, Furzehill Offices
7th August 2012

Present:

Cllr Malcom Birr	Lead Member for the Economy
Judith Plumley	Head of Community and Economy
Lindsay Cass	Head of Environmental Services
Richard Henshaw	Policy Planning Manager
Kevin Poulton	Economic Generation Manager
Ron Tomlin	Community Development Officer
Sally Knott	Policy Planning Officer

1. Principal Town Review update

Lindsay reported the Principal Town Review of public assets had focussed on 4 DCC owned areas in Ferndown:

- Havilland Depot (Ferndown Industrial Estate) – now in use for Dorset Waste Partnership
- Penny's Walk – DCC are the principal owner
- Cedar House (Ferndown Industrial Estate) – leased for the Education Psychologist
- Peverill House, Ringwood Road – leased for Adult Education

The PTR panel are due to meet at the end of August and Lindsay will report back to the group to provide an update of the review and plans.

2. Local Plan update

Richard explained the Local Plan had been drafted and had recently undergone a public consultation ending on 25 June 2012.

- Within the Plan, Policy FWP1 provides a Vision and polices relating to Ferndown Town Centre and potential changes in the plan period up to 2028.
- He explained this had been based on public responses from the previous consultation and the Total Place Review for Ferndown and Wimborne Minster (2010).
- The Policy could be adjusted to reflect public comments from the recently completed consultation, before it is submitted to the Secretary of State in 2013.

3. Local Economic situation and support of the Ferndown Chamber of Trade

Kevin explained the local economy is fragile.

- The view from the Chamber of Commerce is that more shops are needed to offer variety to a wider audience, and a café in Penny's Walk, such as Costa.
- More on-street parking would be desirable in Victoria Road, with wider pavements.
- The local community are affluent and are one of the greatest assets the town has.

- A Business Improvement District (BID) is not desired.

4. Ferndown Town Plan

Ron advised the Ferndown town Plan had been undertaken in the spring of 2012.

- 9000 questionnaires had been circulated, with 3300 responses received.
- Data inputting has slow because of the sheer numbers.
- This has been led by the Town Council with minimal assistance from the Community Development Officer.
- The first and middle schools had been involved with the Plan.

5. Ferndown Town Council

The Town Council is keen to work with EDDC and the community to improve the town, and took the initiative to send out the Town Plan questionnaire.

6. Open discussion on the way forward – short, medium and long term

- Victoria Road needs brightening up – costs of on-street parking bays would be prohibitive due to underground services – this needs to be explained honestly to the community.
- Penny's Walk – a discussion with Tesco as landlord needs to take place through Goadsby's Managing Agent.
- Barrington Coffee Shop – could Costa become the franchisee for this?
- Ken Allen Butchers in Victoria Road operates a 2hr free private car park for customers, and has approached EDDC with regard to managing it.
- Promote a local event to stimulate traders and customers – such as a food festival – Diwali perhaps? A new restaurant is opening in Victoria Road.

7. Funding Opportunities

- PTR has £50,000 budget
- Synergy funding towards local area.

8. Next steps

- Penny's Walk - Contact Goadsby's regarding Tesco's short, medium and long term plans for the area. (Kevin Poulton)
- Ken Allen's car park – investigate possibilities – (Lindsay Cass)
- Set up a Food Festival (Kevin Poulton)
- Contact the Barrington Theatre to discuss plans – (Richard Henshaw and Ron Tomlin) Meeting date - 18.09.12
- Victoria Road on-street parking options – (Lindsay Cass)

Talk to the Bournemouth Advanced Motorist Group

Kinson Community Centre

6th September 2012

Good evening, my name is Lynda King and I am a Policy Planning Officer working for EDDC.

We are working in partnership with colleagues at CBC to produce the next planning policy strategy document for both Christchurch and East Dorset for the next 15 years.

This document, called variously the Christchurch and East Dorset Core Strategy or the Christchurch and East Dorset Local Plan, will replace the existing Local Plans for each authority which were produced in the late 1990's.

The final document will shape the number and location of new housing to be built in the area for the next 15 years, along with employment opportunities, new retail uses, new schools and sports facilities.

It will also seek to ensure that any development respects and protects the large areas of nationally, internationally and locally protected wildlife importance, the historic heritage of the area, its importance for tourism, and protects the quality of the open countryside. It also looks to ensure that affordable housing is built for those in housing need, and that we promote a prosperous economy within the area.

The Plan does not cover, in any specific detail, highway improvements other than those needed to allow specific

developments to take place. This is because Dorset County Council is the Highways Authority for Dorset. DCC, with Bournemouth Borough Council and Borough of Poole Councils (as they are Unitary Councils) have produced the Local Transport Plan for the County, and our Plan fits into this document. We work with DCC colleagues to ensure that both plans are compatible with each other.

Any proposals which affect the A31 are dealt with by the Highways Agency as it is a Trunk Road outside the control of the local councils, although you will find mention of the long term proposal by the HA to dual the A31 between Merley and Ameysford within the Plan at policy KS10.

Plan preparation

Each Local Planning Authority in the Country has to produce a Local Plan to guide development within it's area.

Without a Plan in place, decisions on planning applications within an area are based on national policy, which may not accord with exactly how the local council or local residents would see development taking place in their area.

The current round of Local Plans nationally have been produced in accordance with the 2004 Planning and Compulsory Purchase Act, and the various sets of Regulations that have been issues by the Government to address the detailed requirements LA's have to follow to produce a Plan.

Unfortunately for planners like me, and people living in areas affected by proposed developments, there have been so many changes made to the national advice on how to produce a Plan

that they are taking longer and longer to produce (much to our Chancellor's displeasure!)

Originally we were producing a Plan to conform to the South West Regional Spatial Strategy, which basically sought to impose nationally set housing and employment targets on Local Authorities. The South West RSS was at an advanced stage of preparation when the current government were elected in May 2010.

The in-coming Government thought that local people should set their own housing etc targets under the Localism Agenda and scrapped the RSS as one of their first actions on being elected. BUT they could not legally just scrap the RSS without first introducing new primary legislation, the Localism Act, which did not get Royal Assent until the end of last year, and some of the planning elements of the Act still haven't received their necessary Statutory Instruments to enact them!

This introduced a period of delay and uncertainty into the system.

Much of the work done by LA's to produce their plans in accordance with the RSS had to be re-assessed once the new Government were elected as we cannot introduce a policy/proposal into a Local Plan that is not evidence-based nor is compatible with national policy.

This Council has, often with consultants, carried out studies into the following:

Strategic Housing Land Availability Assessments per authority, on an annual basis,

Affordable Housing Viability Study,
Dorset wide Strategic Housing Market Assessment,
Strategic Flood Risk Assessments,
Town Centre Retail Studies,
Employment Land Reviews
Joint Open Space, Sport and Recreation Study,
New Neighbourhood Master Plans
South East Dorset Multi Modal Transport Study
East Dorset Town Centre Pedestrian Footfall Counts
Bournemouth Airport Ecology and Economic Studies

Each stage of the Plan's production requires extensive public consultation, which is very time consuming and adds to the uncertainty to local residents as to what is proposed in their area.

Just to add to the confusion, in March this year the Government significantly revised the national planning policies and guidance from many thousands of pages to the 51-page National Planning Policy Framework, (NPPF) which sets out that the purpose of the planning system is to contribute to the achievement of sustainable development.

There is currently a national debate about whether the economy is being held back by the planning process versus the Localism Agenda where local residents feel that they should be dictating where development takes place in their area, and in this District this means very little development and no changes to the Green Belt.

Mr Osborne, the Chancellor, has made more statements in the last few days about freeing up the planning system to boost the national economy (but with very little detail). The rural shire

Districts like EDDC, don't want huge levels of development and want to protect their Green Belt.

Mr Cameron has this morning made further statements about the 'planners' holding up the economy and has announced a series of measures to 'get planners off the backs' of people wanting to build extensions to their dwellings, small businesses etc.

This is a puzzle to planners like me who have worked in LA planning departments for many years.

Planning officers only operate the Government's Planning Legislation – they don't make up the rules and regulations to suit themselves.

The vast majority of all planning applications are approved by EDDC, and for householder applications it is something like a 90% approval rate, with a similar proportion within the 8 – week timescale set by the government. Many small scale proposals don't require consent now anyway under Permitted Development Legislation.

We see our role in dealing with planning applications as ensuring that applications take account of the considerations of neighbours and the wider environment, whilst meeting the aspirations of the applicant. The presumption has always been in favour of the applicant and planning permission is only refused when the proposal breaches adopted policy – either National or local.

An extension to a dwelling that meets the applicant's requirements can have a fundamental impact on a neighbour. It

is our role to ensure that that impact is reduced as much as possible. The size and scale of extensions which today appear to no longer require planning permission could have significant permanent impacts on neighbours, trees, wildlife etc and the local population, via the planning application system, seem to have been denied the right to input into that process.

I also fail to see how needing planning permission for an extension, with the associated costs of submitting an application in the hundreds of pounds, would prevent someone building it, with its build cost of thousands of pounds.

Speaking to a local estate agent and valuer today, his view is that it is lack of finance and confidence in the future that is preventing people from building. It is not uncommon for householders to get planning permission for an extension, but not to get the finance to build from their mortgage provider as they don't meet current lending criteria. A similar case applies to un-built dwellings and industrial units – it is lack of finance and lack of security about the future that have prevented many units round here and nationally from being built.

Enough of this rant – back to the day job.

We are seeking to identify enough land within the District to allow development to meet existing local needs for employment and housing.

There is a great shortfall in this area generally of affordable housing for families and young people in particular.

We are a low wage/high house cost area with an increasingly elderly population. Local employers are having difficulties recruiting a skilled work force who can afford to live here. Our

elderly population will require people to care for them in the future.

Where are these people to live?

Where are young people who were born here going to live if they want to stay?

This area has some very important wildlife habitats of international importance, mainly the Dorset Heaths. No new residential development is allowed within 400m of these areas, which has resulted in about 1/3 of the existing urban areas of East Dorset not being able to be built on.

There are other features, such as flood plains, Areas of Outstanding Natural Beauty, ancient monuments, listed buildings, conservation areas etc which mean that development is not acceptable.

We argue that the only way to provide low cost and affordable housing without totally altering the character of our existing towns and villages is by releasing limited areas of existing Green Belt land for development.

The Green Belt in East Dorset was first approved in 1980, and the main boundaries set in 1982. No major changes have been made to the boundaries since that date, and it covers 45% of our District.

Government policy has always allowed LA's, when preparing their strategic plans, as we are doing now, to amend the Green Belt boundary to accommodate justified development where the evidence exists to do so.

We in EDDC policy planning section firmly believe that we have the evidence to propose changes to the Green Belt around our larger settlements to allow for much needed housing and affordable housing development. We are only seeking to allow the minimum Green Belt release possible to meet this need – there will still be about 99% of the existing GB in existence after this has been done.

The majority of the housing developments proposed in East Dorset – at Wimborne/Colehill, Verwood, Corfe Mullen and Ferndown/West Parley also offer other facilities than just housing – new schools, new sports and community facilities, significant areas of Public Open Space, and at West Parley, improved highway situations.

As those of you who use the crossroads at West Parley will know, it is a very congested junction. Most of the traffic movements are either north-south, or east-west, with only about 30% being turning movements at the junction.

The environment here is also not very good for pedestrians or shoppers.

We propose that two substantial housing developments of up to 520 dwellings be constructed either side of New Road, to the south of the crossroads, and that as part of this scheme, two new link roads be constructed linking New Road to Christchurch road east and west of the crossroads. Turning movements would then be removed from the crossroads themselves to enable the number of carriageways here to be reduced to make the human environment better. A new small supermarket and other businesses would be located to the east

of the existing crossroads to provide a better local centre to serve the new and existing residents of the area.

Improved cycle and pedestrian routes would segregate these users from vehicular traffic, and hopefully would link up to the airport to the east for access to the employment opportunities there too.

The land in question is either owned or under option to development companies who can deliver the schemes. The improvements to the highway would not come from the public purse – they would be financed by the developments in the area through either direct contribution from the developers of the sites, or through contributions to highway infrastructure collected from residential and commercial development in South East Dorset which goes into a pot to pay for specific highway improvements locally.

Before these proposals finally get included into our Local Plan, the whole document will be examined by an independent Inspector appointed on behalf of the Secretary of State for Communities and Local Government to ensure it complies with national policy.

The Inspector will hold a public inquiry into the Plan, where those who object to schemes will be invited to make their case to the inspector if they have made comments about the plan at the previous consultation round.

The Inspector will need to be convinced that our Plan is 'sound' – ie that it complies with national policy (which may have changed again today so we will have to address any changes

here too), and is deliverable – ie the schemes can actually be developed as set out in the document.

It will take at least another 18 months before the Plan can be adopted as local policy, and in the meantime decisions locally will be taken in accordance with national policy, which doesn't always address local concerns in the detail that will be contained within our Plan.

Hopefully I have indicated that planning policy is not a simple affair as the goal posts are constantly moving, and we have to balance the needs of the area against the wishes of existing local residents who may wish to see no change at all to the area. We are often criticised by both parties – those who object to the development as much as those who are promoting it, but we hope we tread a middle ground trying to look out for the needs and expectations of everyone.