

Appendix F Schedule of Proposed Changes Consultation

PLEASE NOTE:

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Agenda

Project:	North Wimborne	Date:	14 January 2013
Location:	East Dorset District Council Offices, Furzehill, Wimborne	Time:	10 am
Subject:	Pre-application meeting	Reference:	151048

Distribution

✓ Lynda King	East Dorset District Council
✓ Neil Lancaster	East Dorset District Council
✓ Clare McCarthy	East Dorset District Council
✓ Kate Tunks	Dorset County Council (Highways)
✓ Ron Hatchett	Bloor Homes Limited
✗ Gary Rider	Tetlow King Limited
✓ Simon Parfitt	David Tucker Associates
Jacqueline Mulliner Sick.	Terence O'Rourke Limited
✓ Lindsay Thompson	Terence O'Rourke Limited

✓ *Wayne Sayer*

Item

- 1.0 Introductions
- 2.0 Planning application and timescales
- 3.0 Master plan and key design considerations
- 4.0 Highways and transport
- 5.0 Planning submission, application requirements and documents
- 6.0 Further meetings
- 7.0 Any other business

DCC

Jane Davis - TOR landscape

Lynda King

From: Richard Henshaw
Sent: 11 January 2013 17:10
To: Lynda King
Subject: FW: Cranborne Road New Neighbourhood -draft master plan for discussion

Richard Henshaw

Policy Planning Manager
Christchurch and East Dorset Councils
Tel: 01202 886201 ext 2371
Email: RHenshaw@christchurchandeastdorset.gov.uk
Web: www.dorsetforyou.com

From: Ray Bird
Sent: 11 January 2013 12:56
To: Richard Henshaw
Subject: RE: Cranborne Road New Neighbourhood -draft master plan for discussion

Richard,
Elements of the draft master plan that I think should be aired include:

1. The interface between the proposed housing development and the growing complex of disparate commercial buildings at Long Close Dairy Farm appears unresolved. (It is hugely disappointing that the opportunity has not been taken to remedy this eyesore, as was the original intention).
2. How the master plan intends to address the steep slopes, both in respect to the proposed housing and the new school and playing field (these appear to have been ignored in the August 2011 layout plan).
3. On the west side of Cranborne Road, the green space allocated to protect views of Wimborne Minster could have additional beneficial uses.
4. What comprises the 'Local Centre' and how will it impact on the rural character of Cranborne Road?
5. My draft Urban Design Code for the area notes the importance of a strong landscape structure between the housing cells in order to establish a distinctive identity and sense of place, and to assimilate the development with the surrounding landscape. This formed a feature of the Broadway Malyan proposals, but is less evident in the current draft plan.
6. The development appears to encroach closer to Dogdean than originally proposed, one effect of which might be to weaken the Green Belt south of this hamlet.
7. The impact of the development on the character of Cranborne Road should be further investigated and in more detail, including the design of the road junctions. Will Highways be comfortable with a cross-roads near the northern end of the development? Will notable specimen trees be adversely affected? Will there be pedestrian desire-lines that cross

Cranborne Road and will these require to be signal-controlled? What new signage will be required?

8. The proposals extend into the Burts Hill Conservation Area as a possible SANG. It is important that the rural character of this paddock is preserved. The interface between it and new development requires particular care in order to minimise its impact on the Conservation Area. There should be more green space between buildings to soften its impact. Traffic management measures should be considered to reduce traffic in Burts Hill.
9. Design requirements contained in the draft Urban Design Code should be incorporated in the master plan as it continues to develop.

Ray Bird

**Design and Conservation Manager
Christchurch and East Dorset Councils**

Tel: 01202 886201 ext 2327

Email: RBird@christchurchandeastdorset.gov.uk

Web: www.dorsetforyou.com

From: Richard Henshaw

Sent: 09 January 2013 15:03

To: Ray Bird

Subject: FW: Cranborne Road New Neighbourhood -draft master plan for discussion

fyi

Richard Henshaw

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

Tel: 01202 886201 ext 2371

Email: RHenshaw@christchurchandeastdorset.gov.uk

Web: www.dorsetforyou.com

From: Lynda King

Sent: 09 January 2013 10:08

To: Neil Lancaster; Clare McCarthy; Kate Tunks; (W.Sayers@dorsetcc.gov.uk)

Cc: Richard Henshaw

Subject: FW: Cranborne Road New Neighbourhood -draft master plan for discussion

Dear All,

Please find attached a copy of the draft master plan for the North Wimborne site for our meeting on Monday.

Lynda King

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

Tel: 01202 886201 ext 2429

Agenda

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~~Wayne Sayer~~

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Dear All,

Please find attached a copy of the draft master plan for the North Wimborne site for our meeting on Monday.

Lynda King

Policy Planning Officer Christchurch and East Dorset Councils

Tel: 01202 886201 ext 2429

Note of Meeting with Bloor Homes re housing site in North Wimborne (to be called Wimborne Gate)

Present:

Lynda King	EDDC
Neil Lancaster	EDDC
Clare McCarthy	EDDC
Tim Davis	EDDC
Kate Tunks	DCC Highways
Wayne Sayers	DCC Highways
Ron Hatchett	Bloor Homes
Simon Parfitt	David Tucker Associates (Transport Consultants)
Lindsay Thompson	Terence O'Rourke
Jane Davis	Terence O'Rourke

Apologies: Jacqueline Mulliner – TO'R

The purpose of the meeting was to discuss the pre-application process, possible timescale for the application and information regarding the progress of the Core Strategy.

LK gave an update of the current Core Strategy timetable – stating that the intention was to submit on 15th March, with the examination in the summer. She also mentioned the forthcoming CIL consultation, with the intention to adopt CIL before the April 2014 deadline, and the Heathlands DPD consultation in February, as well as further work on the Gypsy and Traveller DPD. We also intend to produce an Affordable Housing SPD for adoption at the same time as the Core Strategy (which we will consult on).

LT said that the intention was to submit an application by the end of March this year. LK commented that due to the Service reorganisation that is currently under way for both DM and Policy Planning, you need to be aware that there may be resource implications on the ability of EDDC to respond when required.

WS commented that before a too detailed discussion took place on the draft master plan submitted by Tetlow King, there was a fundamental highway issue that should be addressed as this will impact on the layout and form of the development. DCC want to reduce the speed limit along the Cranborne Road in the vicinity of the site to 30mph, which has a significant impact on the form of the junctions serving the scheme off this road. To be able to reduce this speed limit, then there is a need for the road to pass through a more urban environment than that currently proposed – possibly by expanding the local centre to both sides of the road and a new urban feature such as a square with parking either side created to slow down traffic entering the town. Work would also be required to slow the traffic down before it reached this square. This would have implications on the junction spacings to serve the development and the urban realm versus rural edge of the settlement along Cranborne Road. WS, KT and SP will discuss this matter further and feed back to the rest of the group.

The School – RH wanted to know where we saw the pedestrian access point to the school. He assumed it would be off Burts Hill, but was concerned about creating a potential traffic hazard from parked cars here. There is also the issue of the impact of such a footpath passing to the rear of existing properties in Burts Close, especially with the elevated land in question.

WS and KT confirmed that this was the ideal location for the pedestrian access, but care would need to be taken of the detailed design and consideration of the consequences of this location.

LK asked whether any progress had been made with DCC Education about the size required for the new school and the mechanism to provide it. LT advised that a meeting was to be held with DCC Education (Ed Denham and Jackie Groves) at County Hall on 29th Jan at 10.30. Someone from EDDC would also be invited. LK advised that this was a critical date in the DM reorganisation, but that someone from here would attend.

Affordable Housing – TD explained that the LA were looking for up to 50% affordable housing on green field sites, and that initial viability work from consultants for CIL had demonstrated that across the two authorities, all schemes are viable at 30% affordable housing with a £100/sqm CIL, and that for most greenfield sites the level can be up to 50% and that this site is at the higher end of viability.

The LA are now looking for a tenure split of 70% rented and 30% intermediate. We are flexible on the intermediate housing, but will still require some form of social rented for the 70%. We are looking to integrate the affordable with the open market, so that it is tenure blind, with groups of up to 10-15 dwellings per affordable cluster. The dwellings will be required to meet current HCA/Code Standards, but we are not looking to require Code levels above national guidance. The mix of units will follow the current SHMA requirements. A new policy has been introduced to require 10% of all affordable housing to meet the needs of vulnerable housing groups, which could require Lifetime Homes.

Open market housing – TD advised that the LAs were looking for an appropriate mix of open market housing to reflect the need identified in the SHMA – ie not all large detached dwellings. RH confirmed that Bloors were looking to provide a range, including terraced and semi-detached dwellings, although they do not like to build flats. He said that they did not want to cram the units in and the form of the development was more important than the absolute numbers. LT commented that the scheme would propose about 600 – 650 units.

LK asked if any progress had been made in acquiring the farm buildings to the south of the site. RH said Bloors were not looking to buy them at the moment. They are viable commercial units at the moment, but there may be pressure to re-develop once the residential development commences. Access to the units for future development will be provided in the layout.

Buses – Is there a requirement for the development to accommodate a bus route? KT commented that this will need to be discussed in more detail with the relevant section of DCC, but the initial thoughts were that a loop to serve the school and local centre would be sufficient. There would be no need to provide a link to the west side of the development. RH – will there be a requirement to finance a bus?

KT advised that DCC would hold discussions with the bus company to discuss the needs generated by the three major developments proposed in the Wimborne area and it is likely that an apportionment of costs would be arrived at depending on the scale of each development. Discussions would then be required with each developer in turn.

SANGs – Bloors do not own the land along the river needed for the SANG, but are confident that it can be achieved. The footbridge across the river has been costed at approx. £150k (which NL advised in comparable with the cost of the proposed bridge for Waitrose). There is an issue with who owns the bank on the south side. LK suggested that EDDC may own some of it, along with an area of PoS. She will send a copy of the Council's landholding to LT.

A meeting is being arranged with Nick Squirrell of Natural England to discuss the SANG strategy and this meeting will consider whether the proposals meet NE's requirements.

PoS – RH asked whether there was a need for the site to provide formal open space/play space. LK advised that the site on the southern side of Wimborne (Gleasons site) would provide the formal sports pitches required for the developments in the area, but that each site would need to provide informal open space and play areas. There has been a change to the way in which the play spaces are to be provided, in that they are now to be grouped together in large sites, rather than dotted around the development – see the revised open space policy in the Core Strategy. LK will check with Sally Knott about the cost implications for the on-site provision of PoS.

SUDs – RH asked whether the swales associated with the SUDs schemes can be in the PoS. LK advised that she didn't know, but would check out the requirements with EDDC's engineers and DCC, as land drainage authority.


RH asked about the need for allotments. LK advised that the site was in the parish of Colehill and that the PC had been formally requested by local residents to provide allotments, but had currently failed to secure the necessary land. Lk will provide the PC Clerks details to LT to liaise on need and future maintenance of the facility.

It was agreed that further work is required to assess the transport requirements on and off the site and what will be required in the S106 and what in CIL. DCC will work with the developer to discuss this in more detail.

LK also raised the issue of the Waste Partnerships' requirements for bin stores, refuse vehicles etc which will have an impact on layout. She advised that she had sent the latest requirements to J Mulliner late last year for information.

TD suggested that there were a number of fundamental discussions needed on issues such as the amount of affordable housing required before an application could proceed too far. This was agreed by all parties.

It was concluded that the timing of the application, following this morning's discussion, was more likely to be towards the end of May. RH has yet to decide



whether the application will be in outline or full, or whether there will be one application or two. CM advised that even with an agreed planning brief, (which will be required on this site too, following full public consultation) it took about 9 months to finally agree a scheme that both parties could accept and which could be recommended for approval.

RH suggested that a further meeting be held on the 18th Feb at 10.00 to progress the site, following meetings with DCC education, highways, Natural England re SANGs and further information sought on Pos, SUDs, landscape and design discussions with Ray Bird of EDDC and EDDC landholding adj river Allen.

Lynda King

From: K.Tunks@dorsetcc.gov.uk
Sent: 16 January 2013 11:01
To: Lynda King
Cc: W.Sayers@dorsetcc.gov.uk
Subject: Re: Meeting with Bloors re North Wimborne
Attachments: Document1.docx

Hi Lynda,

Thanks for the notes which from my point of view were a good record of the meeting. Just a couple of points:

- I thought Ron said the development was going to be called Minster Gate? Although now I've seen Wimborne Gate written down, I'm starting to doubt myself!
- Within the para where Wayne discussed reducing speeds and creating a better urban environment, I think we need to add in something about needing a high quality town gateway and more prominent frontage development to help reinforce the lower traffic speeds.
- Within the bus para can we add in that the loop within the development would be part of a town centre circular bus proposal. The alternative might be a contribution to existing services.

I was sorry to hear about all the uncertainty you are facing at the moment with your job and I wish you all the very best for the Team Leader position.

Best wishes

Kate

Kate Tunks
Principal Transport Planner
Transport Planning
Planning Division
Environment Directorate
Dorset County Council
County Hall
Dorchester
Dorset
DT1 1XJ

(01305) 228534
07920 503447

Lynda King <LKing@christchurchandeastdorset.gov.uk>

14/01/2013 17:26

To: Neil Lancaster <NLancaster@christchurchandeastdorset.gov.uk>, Clare McCarthy <CMcCarthy@christchurchandeastdorset.gov.uk>, Tim Davis <TDavis@christchurchandeastdorset.gov.uk>, "W.Sayers@dorsetcc.gov.uk" <W.Sayers@dorsetcc.gov.uk>, Kate Tunks <k.tunks@dorsetcc.gov.uk>

cc

Subject: Meeting with Bloors re North Wimborne

Dear All,

Please find attached my note of this morning's meeting. I assume TO'R will send round a note as they asked for the meeting, but just in case can you have a look at what I have written and amend it if I have got anything wrong and we will send our version of the minutes.

Thanks

Lynda

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Note of Meeting with Bloor Homes re housing site in North Wimborne (to be called Minster Gate)

Present:

Lynda King	EDDC
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The purpose of the meeting was to discuss the pre-application process, possible timescale for the application and information regarding the progress of the Core Strategy.

LK gave an update of the current Core Strategy timetable – stating that the intention was to submit on 15th March, with the examination in the summer. She also mentioned the forthcoming CIL consultation, with the intention to adopt CIL before the April 2014 deadline, and the Heathlands DPD consultation in February, as well as further work on the Gypsy and Traveller DPD. We also intend to produce an Affordable Housing SPD for adoption at the same time as the Core Strategy (which we will consult on).

LT said that the intention was to submit an application by the end of March this year. LK commented that due to the Service reorganisation that is currently under way for both DM and Policy Planning, you need to be aware that there may be resource implications on the ability of EDDC to respond when required.

WS commented that before a too detailed discussion took place on the draft master plan submitted by Tetlow King, there was a fundamental highway issue that should be addressed as this will impact on the layout and form of the development. DCC want to reduce the speed limit along the Cranborne Road in the vicinity of the site to 30mph, which has a significant impact on the form of the junctions serving the scheme off this road. To be able to reduce this speed limit, then there is a need for the road to pass through a more urban environment than that currently proposed – possibly by expanding the local centre to both sides of the road and a new urban feature such as a square with parking either side created to slow down traffic entering the town. The need to reduce traffic speeds should be coupled with the requirement to create a better urban environment, A high quality town gateway and more prominent frontage development will help to reinforce the lower traffic speeds. Work would also be required to slow the traffic down before it reached this square. This would have implications on the junction spacings to serve the development and

the urban realm versus rural edge of the settlement along Cranborne Road. WS, KT and SP will discuss this matter further and feed back to the rest of the group. The School – RH wanted to know where we saw the pedestrian access point to the school. He assumed it would be off Burts Hill, but was concerned about creating a potential traffic hazard from parked cars here. There is also the issue of the impact of such a footpath passing to the rear of existing properties in Burts Close, especially with the elevated land in question.

WS and KT confirmed that this was the ideal location for the pedestrian access, but care would need to be taken of the detailed design and consideration of the consequences of this location.

LK asked whether any progress had been made with DCC Education about the size required for the new school and the mechanism to provide it. LT advised that a meeting was to be held with DCC Education (Ed Denham and Jackie Groves) at County Hall on 29th Jan at 10.30. Someone from EDDC would also be invited. LK advised that this was a critical date in the DM reorganisation, but that someone from here would attend. [\(Judy Windwood will attend this meeting for EDDC\)](#)

Affordable Housing – TD explained that the LA would be looking for up to 50% affordable housing on green field sites under emerging policy. Initial viability work from consultants for CIL had demonstrated that across the two authorities, all residential developments would be viable in today's market at a minimum of 30% affordable housing with a £100/sqm CIL. As a large scale green-field site it is anticipated that this scheme would be at the higher end of viability.

In line the recent SHMA Update the LA are now looking for a tenure split of 70% rented and 30% intermediate. There may be some flexibility around the intermediate housing and who can provide it, but the 70% rented housing will need to be provided by a Registered Provider. We are looking to integrate the affordable with the open market housing and the design must be tenure blind. Clustering would be acceptable within groups of 10-15 affordable dwellings.

The dwellings will be required to meet current HCA/Code Standards, but we are not looking to require Code levels above national guidance. The mix of units will follow the current SHMA requirements. Emerging policy proposals will lead to minimum spaces standards and the expectation that 10% of all affordable housing will be specified to meet the needs of supported or special need housing groups, which could require Lifetime Homes. (If such need cannot be demonstrated at the point of a Planning Application, then the 10% quota will revert to general needs affordable housing).

Open market housing – TD advised that the LAs were looking for an appropriate mix of open market housing to reflect the need identified in the SHMA – ie not all large detached dwellings. RH confirmed that Bloors were looking to provide a range, including terraced and semi-detached dwellings, although they do not like to build flats. He said that they did not want to cram the units in and the form of the development was more important than the absolute numbers. LT commented that the scheme would propose about 600 – 650 units.

LK asked if any progress had been made in acquiring the farm buildings to the south of the site. RH said Bloors were not looking to buy them at the moment. They are viable commercial units at the moment, but there may be pressure to re-develop

once the residential development commences. Access to the units for future development will be provided in the layout.

Buses – Is there a requirement for the development to accommodate a bus route? KT commented that this will need to be discussed in more detail with the relevant section of DCC, but the initial thoughts were that a loop to serve the school and local centre would be sufficient. There would be no need to provide a link to the west side of the development. This loop would be part of a town centre circular bus proposal. The alternative might be a contribution to existing services. RH – will there be a requirement to finance a bus?

KT advised that DCC would hold discussions with the bus company to discuss the needs generated by the three major developments proposed in the Wimborne area and it is likely that an apportionment of costs would be arrived at depending on the scale of each development. Discussions would then be required with each developer in turn.

SANGs – Bloors do not own the land along the river needed for the SANG, but are confident that it can be achieved. The footbridge across the river has been costed at approx. £150k (which NL advised in comparable with the cost of the proposed bridge for Waitrose). There is an issue with who owns the bank on the south side. LK suggested that EDDC may own some of it, along with an area of PoS. She will send a copy of the Council's landholding to LT. [\(LK is in discussion with EDDC colleagues about the land in question and will provide the necessary details as soon as possible\)](#)

A meeting is being arranged with Nick Squirrell of Natural England to discuss the SANG strategy and this meeting will consider whether the proposals meet NE's requirements. [\(now set for the 6th February\)](#)

PoS – RH asked whether there was a need for the site to provide formal open space/play space. LK advised that the site on the southern side of Wimborne (Gleasons site) would provide the formal sports pitches required for the developments in the area, but that each site would need to provide informal open space and play areas. There has been a change to the way in which the play spaces are to be provided, in that they are now to be grouped together in large sites, rather than dotted around the development – see the revised open space policy in the Core Strategy. LK will check with Sally Knott about the cost implications for the on-site provision of PoS. [\(this information has been provided to LT\)](#)

SUDs – RH asked whether the swales associated with the SUDs schemes can be in the PoS. LK advised that she didn't know, but would check out the requirements with EDDC's engineers and DCC, as land drainage authority. [\(EDDC's engineers consider that swales can be included within areas of open space provided that their maintenance costs are included in any S106 agreement for the site – this may, for example require de-silting on a regular basis to ensure the ground levels do not rise and make the swales ineffective, however they would not want to include features such as reedbeds in any open space\)](#)

RH asked about the need for allotments. LK advised that the site was in the parish of Colehill and that the PC had been formally requested by local residents to provide

allotments, but had currently failed to secure the necessary land. LK will provide the PC Clerks details to LT to liaise on need and future maintenance of the facility. ([the clerk to Colehill Parish Council is Tracey Paine - she can be contacted at: clerk@colehill.gov.uk](mailto:clerk@colehill.gov.uk))

It was agreed that further work is required to assess the transport requirements on and off the site and what will be required in the S106 and what in CIL. DCC will work with the developer to discuss this in more detail.

LK also raised the issue of the Waste Partnerships' requirements for bin stores, refuse vehicles etc which will have an impact on layout. She advised that she had sent the latest requirements to J Mulliner late last year for information.

TD suggested that there were a number of fundamental discussions needed on issues such as the amount and type of affordable housing required before an application could proceed too far. This was agreed by all parties.

TD also advised that if economic viability arguments were going to be presented to justify less than EDDC policy requirements (for affordable housing or any other matters) then viability evidence should be submitted to the Council as early as possible for negotiations and verification.

It was concluded that the timing of the application, following this morning's discussion, was more likely to be towards the end of May. RH has yet to decide whether the application will be in outline or full, or whether there will be one application or two. CM advised that even with an agreed planning brief, (which will be required on this site too, following full public consultation) it took about 9 months to finally agree a scheme that both parties could accept and which could be recommended for approval.

Any planning application and development brief for the site will be expected to comply with the policies and provisions of the Core Strategy, which will have increased weight following its expected submission to the Secretary of State on 15th March.

RH suggested that a further meeting be held on the 18th Feb at 10.00 to progress the site, following meetings with DCC education, highways, Natural England re SANGs and further information sought on PoS, SUDs, landscape and design discussions with Ray Bird of EDDC and EDDC landholding adj river Allen.

Lynda King

From: Lynda King
Sent: 31 January 2013 16:14
To: Lindsay Cass; Matti Raudsepp; Judith Plumley
(JPlumley@christchurchandeastdorset.gov.uk)
Cc: Richard Henshaw
Subject: FW: New pedestrian footbridge across the R Allen at Walford Mill
Attachments: 17-01-2013.pdf

Dear All,

I refer to my earlier email about a possible footbridge across the River Allen to meet one of the development criteria of the new residential urban extension north of Wimborne.

I am being chased by the agents acting for the developer as to whether they can start to talk to us about this matter, and therefore any comments you have on the sketch plan I sent through earlier would be much appreciated.

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: Lynda King
Sent: 17 January 2013 14:32
To: 'Lindsay Cass'; Matti Raudsepp; Judith Plumley
Cc: Richard Henshaw
Subject: RE: New pedestrian footbridge across the R Allen at Walford Mill

Dear All,

Please find attached a sketch plan of the two alternatives. I'm sorry that the image appears upside down.

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: Lindsay Cass
Sent: 17 January 2013 13:02
To: Lynda King; Matti Raudsepp; Judith Plumley

Cc: Richard Henshaw

Subject: RE: New pedestrian footbridge across the R Allen at Walford Mill

Lynda

Your attached extract from GIS doesn't show the original or alternative location of the bridge. Can you show these on a plan?

It would also be useful to see the route that pedestrians/cyclists would take to get to Stone Lane from the alternative bridge location.

Lindsay Cass

**Head of Environmental Services
Christchurch and East Dorset Councils**

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Email: LCass@christchurchandeastdorset.gov.uk

Web: www.dorsetforyou.com

From: Lynda King

Sent: 17 January 2013 12:56

To: Lindsay Cass; Matti Raudsepp; Judith Plumley

Cc: Richard Henshaw

Subject: New pedestrian footbridge across the R Allen at Walford Mill

Dear All,

As you may be aware, the Core Strategy proposes a significant area of residential development to the north of Walford Mill either side of the Cranborne Road in Wimborne (Policy WMC5). Part of the scheme is a proposal to provide a new pedestrian/cycle route across the River Allen to link to Stone Lane.

We are in discussion with the prospective developer of the site, Bloor Homes, who are prepared to provide the new route and have talked to the Environment Agency about the requirements for the new bridge needed. They can secure the land on the northern side of the river, but not the southern side. The illustrative plan accompanying the Core Strategy shows the link going through the Stone Lane industrial estate (which is also shown to be re-developed for housing).

However, it is now unlikely that the Stone Lane IE re-development will happen early in the plan period and Bloor Homes wish to develop their site in advance of this one.

We have looked, therefore, at the possible re-location of the footbridge. As you can see from the attached plan, EDDC owns land adjacent to Stone Lane IE adjacent to Walford Mill where the bridge and footpath/cycleway could be constructed, which would allow access through any future re-development of Stone Lane IE.

Before we go back to Bloor Homes to discuss this alternative location, could you please let me know if you would have any problems with such an approach.

Thanks

Lynda King

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

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Web: www.dorsetforyou.com

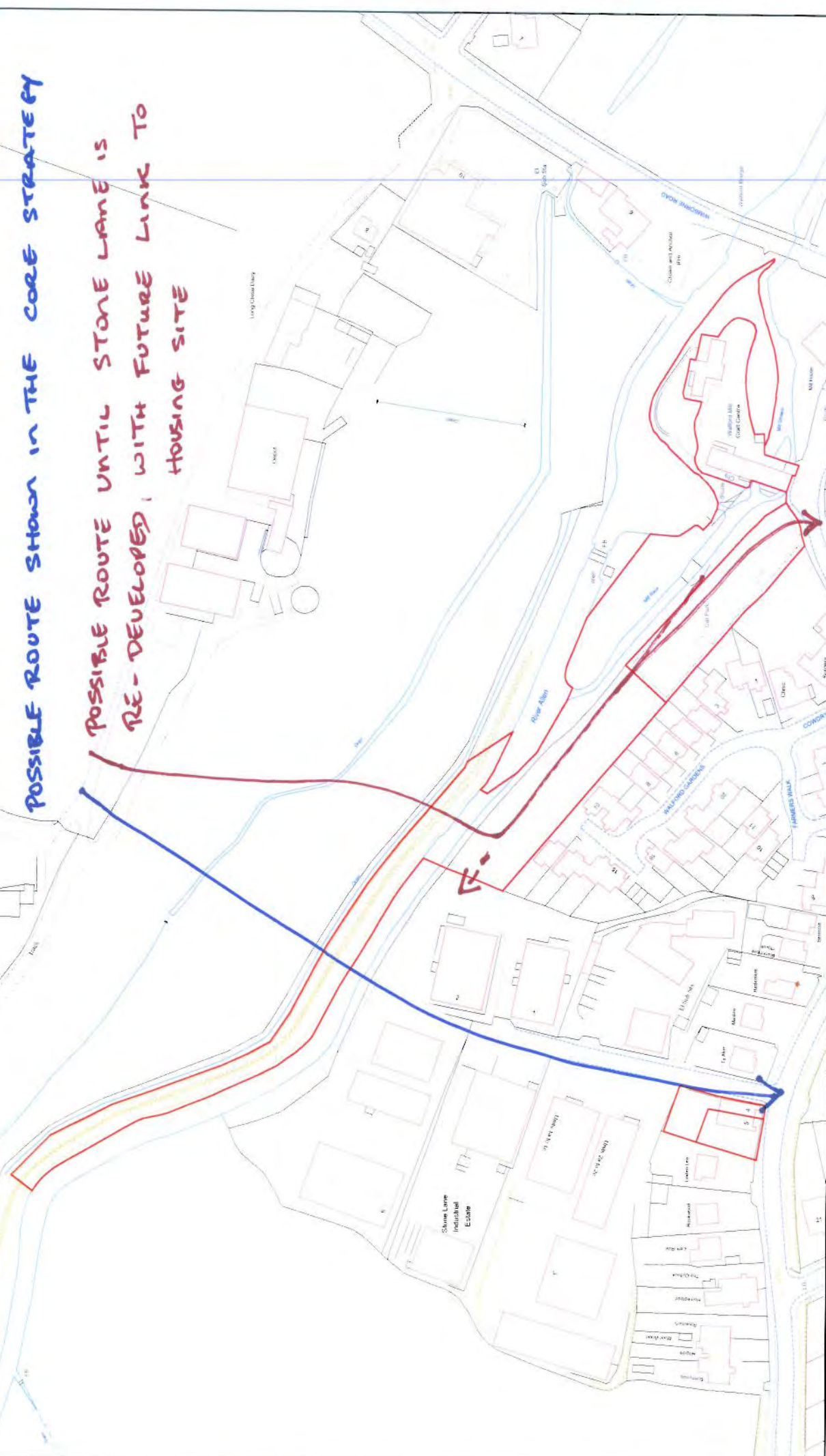
Disclaimer:

EDDC disclaims any responsibility for the accuracy or completeness of the data displayed on this map.



POSSIBLE ROUTE SHOWN IN THE CORE STRATEGY

POSSIBLE ROUTE UNTIL STONE LANE IS RE-DEVELOPED, WITH FUTURE LINK TO HOUSING SITE



EDDC

Prepared by: [Name] **Date:** 17 Jan 2013

Scale: 1:2500

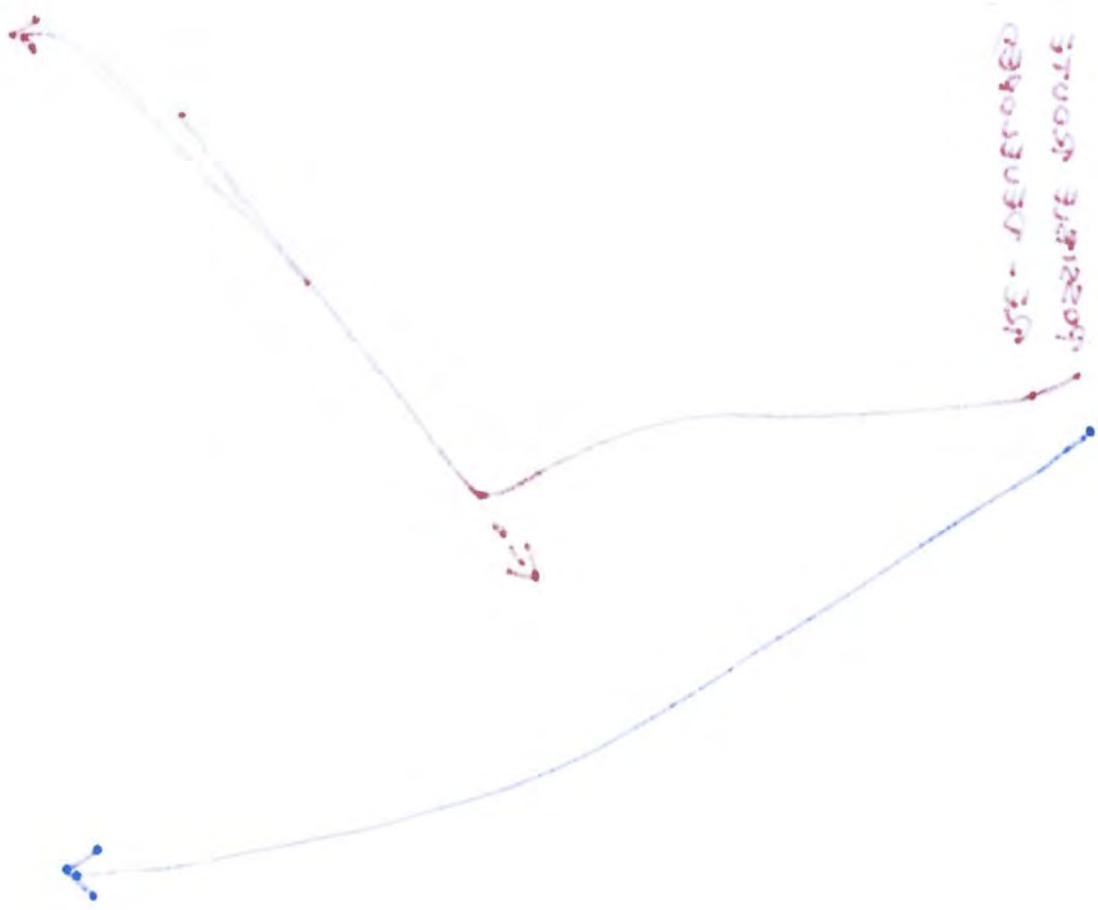
Disclaimer: This map is produced from Ordnance Survey aerial and the preliminary Office for Civil Aviation (OCA) data. It is not a statutory map. It is for information only and does not constitute a contract. It is not to be used for navigation. It is not to be used for any purpose other than that for which it is intended. It is not to be used for any purpose other than that for which it is intended. It is not to be used for any purpose other than that for which it is intended.

Page 1 of 1

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NOTES

Permission is granted to quote from this drawing for the purpose of Local Authority Planning Applications, in all other circumstances this is not permitted. For this drawing please contact the office for any additional information required.

Contractors, B&B Contractors and Suppliers are to check all plant and materials and make all the site and building before commencing any work. Any changes to building work. Any discrepancies should be reported to the architect.

Where applicable the drawing is to be read in conjunction with the Contract's drawings.

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- KEY**
- Site Boundary
 - Potential SANG boundary
 - Residential development
 - Local Centre (Retail)
 - First School
 - Conservation Area
 - Vehicular access point
 - Primary pedestrian and cycle routes
 - Potential Future Access
 - Play area
 - Sealed recreation features
 - Existing trees
 - Existing trees with TPOs
 - Existing hedgerows
 - Proposed Trees

TETLOW KING

Land North of Wimborne
Wimborne Minster
For: Bloor Homes (Newbury)

Design Concept

DRAFT

SCALE	DATE	REVISION	STATUS
1:1250@A0	22/08/12	TB	GR
PL120204	DC-01		D

Notes of Meeting with Sturminster Marshall Parish Council 15th January 2013

Present:

Members of Parish Council
Environment Agency
Wessex Water
Richard Henshaw
James Smith

Overview of Meeting

To discuss future development proposals and their impact on drainage within Sturminster Marshall village.

The Parish Council have concerns with the current drainage system in the village, specifically with regards surface water and the waste water sewage system. Problems persist at times of surface flooding due to rain or when ground water levels are high. Incidents of sewage flowing in to gardens and toilets not flushing have been encountered. In addition problems with surface water are thought to be in part related to a lack of ditch clearing. Locations at Newton Road and Moor Lane were given as examples.

As well as looking for solutions to these existing problems they were also concerned that additional growth in the village will further exacerbate the problem. As a separate issue, the problems of parking were also raised.

Richard Henshaw provided an overview of housing proposals in the village, and explained that only limited infill for housing is planned, along with a more substantial 3 ha extension to Baillie Gate Industrial Estate in the current Core Strategy. As Sturminster Marshall is surrounded by Green Belt, any further significant developments would need to be proposed through the Local Plan process, which is likely to be reviewed in the next 5 to 10 years at the earliest. Car parking is primarily an issue with DCC Highways when planning applications come forward, but is also influenced by national guidance on the subject.

Wessex water provided an overview of the drainage problems that existed in the village:

- High Groundwater – due to sustained high rainfall
- Incidents of fluvial flooding – due to high rainfall
- Surface water incidents – due to a combination of the above
- Infiltration of ground water and surface water in to the sewage system, in part due to failed seals on the pipes that were last fixed in 2007.
- Ditch clearing - problems in ascertaining who's responsibility particular ditches are to clear
- Back pumping has been undertaken along the Winterbourne as a short term solution to the immediate problems.
- Overflow tankers have also been used to clear sewage system backlogs

Wessex water in summary explained that the drainage system has theoretical capacity for all plus more development in Sturminster Marshall, the problems exist with surface and groundwater infiltration at key periods during the year.

Environment Agency explained that 2012 was exceptional for groundwater flooding. It was the wettest year on record, but the first three months were drought conditions.

Therefore a lot of water was added in a short period of time, probably exacerbated by the initial dry condition that may have opened up cracks in to the chalk aquifers.

Actions: Wessex Water to contact DCC Floodrisk Manager, Brian Richards, to investigate specific surface water problems and ditch maintenance. They will also reinvestigate the specific examples given of sewage flooding again.

Richard Henshaw explained how the Neighborhood Plan process could help the village in influencing where future development could go, and offered to come back to the Parish to explain this further.

Meeting Note - 15 January 2013

New Hall for the Plymouth Brethren at Christchurch Road, West Parley

300 – 324 Christchurch Road, West Parley

Mr Aris on behalf of his father, the owner of the land
Mr Silverthorne on behalf of the Plymouth Brethren
Richard Henshaw, Policy Planning Manager, East Dorset DC
Sally Knott, Policy Planning Officer, East Dorset DC

1. Mr Silverthorne presented sketch drawings and details of a proposed new meeting hall for the Plymouth Brethren on the land at West Parley. These indicated the single storey nature of the proposed hall, car parking arrangements and landscaping. He had discussed the highway access with Colin Graham at Dorset County Council. Examples of similar halls in other towns were shown. There is a need for a new hall in West Parley where many of the congregation live. Mr Silverthorne had supporting letters for the hall from Cllr Barbara Manuel and Richard Heaslip, Chairman of the Parish Council, as well as members of their church in the local area.
2. Richard Henshaw explained the current position of the site lying in the Green Belt, and the location of the site adjacent to the potential housing development to the south of Christchurch Road. He explained the Core Strategy would be submitted to the Planning Inspectorate in mid March, with a view to the Examination in Public taking place in June/July 2013. We hope the plan will be adopted later this year, to include this site releasing it from the Green Belt.
3. Richard Henshaw also explained the new link road to serve the housing development may need to move east onto the Brethren land. This was acceptable to Mr Aris. Richard explained that Wyatt Homes, and their agent Doug Cramond would be interested in discussing this with them.
4. Mr Aris and Mr Silverthorne understood the situation and did not want to jeopardise their case, but wondered if they should prepare a planning application in the meantime. This would demonstrate to the Inspector the Brethren's intentions are deliverable and achievable.
5. Mr Aris explained the Brethren would prefer a community use for the rest of the site. The following possible uses have been brought to the District Council's attention: Fire and Rescue Station for DCC; new day care centre for DCC; new village hall for West Parley.

Next steps

1. Mr Silverthorne will prepare more detailed drawings and will contact EDDC again in March, with a view to setting up a pre-application meeting with Development Management, DCC Highways and Policy Planning.
2. Sally Knott will advise Wayne Sayers DCC Transportation Planning Officer and Doug Cramond (on behalf of Wyatt Homes) of today's meeting, with a view to setting up a meeting to discuss the access road into the new housing development to the west of the site with Mr Silverthorne and Mr Aris.

Raymond Silverthorne email: randp.silverthorne@btinternet.com

Elizabeth Taylor

From: Richard Henshaw
Sent: 17 January 2013 09:50
To: Elizabeth Taylor
Subject: FW: Allotments Julians Road
Attachments: Allotments Julians Road.docx

Hi

For Cuthbury file please

Richard

Richard Henshaw

**Policy Planning Manager
Christchurch and East Dorset Partnership**

Tel: 01202 886201

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Web: www.dorsetforyou.com

From: Clare McCarthy
Sent: 16 January 2013 15:52
To: Richard Henshaw; James Brightman
Subject: Allotments Julians Road

Richard and James

Please find attached my response on allotments to Doug Cramond for information as you are or will be involved in the scheme.

Thanks
Clare

Mr D Cramond
DC Planning Ltd
39 Twemlow Avenue
Poole
Dorset
BH14 8AL

Date 16 January 2013
Contact Clare McCarthy

Our Ref 216.1
Your Ref
Phone 01202 886201 ext 2266
Email planning@christchurchandeastdorset.gov.uk

– Dear Doug

Proposed Allotments south of Julian's Road Wimborne

Thank you for your letter of 17th December requesting confirmation about the location of the proposed allotments and the permitted development status of allotments.

Firstly, in relation to the siting for the relocated allotments I would confirm that the proposed siting on the south side of Julians's Road is considered to be a suitable location in planning terms, as the site lies on agricultural land alongside the recently relocated cricket field within the Green Belt and remains identified in the East Dorset Local Plan and the emerging Core Strategy. Agricultural or horticultural uses within the Green Belt are considered to be appropriate development in accordance with the guidance set out in the National Planning Policy Framework and the use is therefore compliant with Planning Policy.

Secondly, allotments are considered in law to be an agricultural use and therefore could be sited on the land proposed without the need for planning permission. The construction of any associated sheds, buildings, hardstanding or parking areas would require planning permission, as these would amount to development.

It is recommended that for such a substantial area of allotments it would be preferable for one storage area to be provided and shared by all the allotment holders, rather than to generate a collection of small sheds spread around the site. You are invited to submit sketch plans for any car parking and storage for pre-application advice prior to submission of an application. Currently there is no charge for pre-application advice.

This advice is on the basis that the applicant would be the Hanham Estate or a private developer. However, if Wimborne Town Council would be the applicant for the allotment then the following legislation would apply to them, which would not apply to a private developer:

Part 12 of the General Permitted Development Order allows Local Authorities, including Parish Councils, to carry out some works without the need for planning permission. The circumstances for this are as follows:

The erection or construction and the maintenance, improvement or other alteration by a local authority or by an urban development corporation of—

(a) any small ancillary building, works or equipment on land belonging to or maintained by them required for the purposes of any function exercised by them on that land otherwise than as statutory undertakers;

(b) lamp standards, information kiosks, passenger shelters, public shelters and seats, telephone boxes, fire alarms, public drinking fountains, horse troughs, refuse bins or baskets, barriers for the control of people waiting to enter public service vehicles, and similar structures or works required in connection with the operation of any public service administered by them.

The reference in Class A to any small ancillary building, works or equipment is a reference to any ancillary building, works or equipment not exceeding 4 metres in height or 200 cubic metres in capacity.

Therefore, if a Town Council is the applicant and provided that the total capacity of all of the sheds at each allotment site does not exceed 200 cubic metres and none of the sheds are over 4 metres in height, the Town Council can amend the amount and dimensions of the sheds as required.

Finally, you will be aware that the long term retention of any replacement allotments will be a major concern. Should you be planning to submit an application for the replacement allotments separately from the application to develop the existing Cuthbery Allotments, I wonder whether you have given any consideration about how these may be secured in perpetuity for that use? We had envisaged that there would be a S106 agreement to secure their retention as allotments alongside the development of the existing Cuthbery Allotments.

Yours sincerely

Head of Planning and Health
Christchurch & East Dorset Councils

Meeting Notes
17.01.13

To discuss the future release of the housing site on land to the north of Edmondsham Road, Verwood, with a potential to increase the overall size of the housing site

Sally Burrows – Landowner at Verwood
Richard Henshaw –EDDC
Sally Knott – EDDC

1. Mrs Burrows explained that she wished additional land to be considered for housing development to the north of Edmondsham Road in Verwood. This she suggested, could provide 400 homes including 160 affordable homes (40%), and a large area of SANGs. This suggestion has been put forward informally before by Edward Dyke her former planning advisor, and was sent by Ken Parke Planning Consultants on her behalf. The submission was however not received by East Dorset District Council during the official consultation period during the official consultation period and has not been treated as duly made.
2. Richard Henshaw explained the Submission process of the Local Plan and the advancing date of Submission and the EiP in the summer. He explained the additional land could not be considered at the moment. However, he explained that if the Inspector found that additional land for housing was required after Submission or during the EiP, a further round of consultation for the additional sites would be necessary.
3. Mrs Burrows would need to present evidence of her intention to deliver housing on this additional land, with details of highway arrangements, affordable housing delivery and the provision of the SANGs under Natural England's guidance.
4. Mrs Burrows intends to contact DCC Transportation Planners to discuss the access arrangements, Nick Squirrell at Natural England and Tim Davis at East Dorset DC regarding the affordable housing element, and the use of a Community Land Trust.
5. There was a short discussion regarding the submission of a planning application, and whilst it is acceptable to prepare an application, it was advised to break the site into two areas (north and south of Edmondsham Road). The application would however, be unlikely to be determined under after the Plan was adopted. An application would however, indicate to the Inspector the deliverability of the housing land.
6. Mrs Burrows has also been approached by DCC Minerals for the land to be safeguarded for mineral extraction. She will advise DCC the site is not suitable.

Elizabeth Taylor

From: George Whalley
Sent: 17 January 2013 11:29
To: Sally Knott; Richard Henshaw; Lynda King; James Smith; Julia Mitchell; Judy Windwood; Kate Evans
Cc: Elizabeth Taylor
Subject: RE: Schedule of Proposed Changes consultation

Hi Sally,

In terms of meetings we have had since the summer we have had on-going meetings with Natural England and Meyrick Estates regarding the SANGs strategy for the Christchurch Urban Extension and also in relation to Land South of Burton. We have had one to one meetings with Natural England prior to the most recent consultation to agree changes in policy wording in the Core Strategy. We have also had meetings with Goadsby re the SANGs strategy for Marsh Lane. I would suggest that we could just include a sentence or two in the statement to refer to these ongoing SANGs meetings. The meetings held are as follows:

5th Sept 2012 – Natural England / Meyrick Estates re SANGS Strategy
13th Sept – Natural England / Goadsby re Marsh Lane SANGs Strategy
17th Oct – Natural England re Schedule of Proposed Changes to the Core Strategy Pre Submission
22nd Oct – Marsh Lane SANGs meeting

George Whalley

**Planning Policy Team Leader
Christchurch and East Dorset Councils**

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Web: www.dorsetforyou.com

From: Sally Knott
Sent: 16 January 2013 16:04
To: Richard Henshaw; George Whalley; Lynda King; James Smith; Julia Mitchell; Judy Windwood; Kate Evans
Cc: Elizabeth Taylor
Subject: Schedule of Proposed Changes consultation

Hello everyone,

Could you provide me with details of any meetings you have held with agents, Parish or Town Councils or local interest groups etc, in relation to this consultation.

It looks positively empty on the file, but I suspect there could be one or two meetings which haven't made it onto it. You could include those which took place from the summer until now.

Thanks
Sally

Sally Knott

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

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Meeting with DCC Education, Bloors, Terence O'Rourke

Attendees: Judy Windwood EDDC, Jackie Groves DCC Education, Ed Denham DCC Education, Jackie Mulliner, Terence O'Rourke, Ron Hachett, Bloors 29.01.13

Wimborne First School

Jackie Groves explained that a growth in the birth rate and growth in housing in the future would lead to a shortage of school spaces. The school pyramids in East Dorset have been given information on the future demand for spaces at their schools and the head teachers and governing bodies are aware of requirements. DCC are drawing up a plan on what should happen at each pyramid and will be discussing this with the schools again.

DCC expressed a wish to work with the developers on school provision and to discuss the release of the existing school site to developers.

DCC stated that the existing school has been expanded with the use of portakabins to provide a 2 Form entry at 300 spaces.

The site requirement is 2.1ha and the site shown on the developer's layout is just below that. A discussion took place on the possibility of providing wildlife areas outside of the site shown but concern was raised about the slope of the site and the issues which might arise in providing a playing field area. This may require a larger site area.

DCC architects and landscape architect are to look at the site to see if the site is suitable, the location of buildings and the access.

Bloors expressed an interest in the existing school site, perhaps as an assisted living complex. JW suggested that Bloors approached Tim Davis to discuss the affordable housing needs and house type needs. Access is an issue and DCC highways are to be approached. Discussion is to be held with the scouts about their hut and the ownership of the land the hut is located on.

Meeting Note – 05.02.13

Cranborne Road Highway Access

Present:

Ray Bird, Design and Conservation Team Leader, EDDC

Richard Henshaw, Planning Policy Team Leader

Sally Knott, Policy Planning Officer

Kate Tunks, Planning Transportation Officer, DCC

Wayne Sayers, Planning Transportation Officer, DCC

To discuss the highway and access arrangements in relation to conservation, design and the setting of Wimborne Minster, for the housing sites off Cranborne Road, North Wimborne

Speeds/Traffic Management

- There needs to be a reduction in speed of 60mph before you reach the 30mph signs just before Burts Hill. WS explained the need for an entrance or gateway to provide the start of the new 30mph limit, on the brow of the hill after Dogdean. This incline would, he believed, provide a natural reduction in speeds as you approach the town.
- DCC are generally not keen to have a buffering of speed reductions, (60 – 40 – 30mph), which would be preferable in this location, with the introduction of 40mph at the Furzehill junction, then 30mph at the gateway location.
- KT and WS offered to speak with their technical colleagues to see if consideration could be given for it here, and a solution worked out.
- WS discussed the use of a 'square' as a traffic calming feature close to the local centre with on street parking.
- As you go over the brow of the hill, the cottages on Wimborne Road (E) are clearly visible, and this will help to act as a visual landmark of the town and the need to reduce speed. New cottages could be located staggered on the opposite side of the road.

Design Advice

- Visually the entrance to Wimborne from rural to urban is acknowledged. The significance of the views known.
- Need to create an appropriate entrance to the town, with glimpses of new buildings as you enter the 30mph zone.
- RB has drafted Urban Design Codes - North Wimborne Design Code and Cuthbury Design Code – RB to provide to KT and WS. These have not been circulated to the developers at this stage.

- Key landmark building required after the 30mph signs and the entrance gateway (example given of toll house/lodge type of building – local vernacular of Stanbridge House).
-

Trees/Landscaping

- There is a selection of TPO'ed trees along the E side of the road. Hedges are an important feature and need to retain as much as possible.
- Discussion about the use of greens (examples at Downton, Wiltshire, and Bourton on the Water, Glocs), as a feature on the approach on the W side of the road, with frontage cottages.
- E side of road has more dramatic changes in levels – could present a problem.

Burts Hill

- Concern at increased levels of traffic in the future.
- Traffic management measure not desired (such as Middlehill Road, Colehill) – this would destroy the character of the rural Conservation Area, particularly along Long Lane and Deans Grove.
- The narrowness and potholes help to be self-regulating.
- Important not to have any vehicular access from the new housing or the school onto Burts Hill. A pedestrian crossing opposite Allenvie Road hasn't been ruled out – but low key.
- WS suggested the 60mph limit will probably be reduced in the future.

Other notes

- There has been no discussion with developers about the highways requirements as yet.
- Need to walk the route in better weather (asap) RB/SK from the design aspect.
- KT to provide a form of wording for the access.

Note of meeting regarding SANG provision at Wimborne Gate
6th February 2013

Present:- R Hatchett, J Mulliner, Jeff? , L King and N Squirrel

The purpose of the meeting was to determine what the SANG parameters for the development of the site are, to enable this information to be included in the EA for the subsequent planning application. JM confirmed that the current intention was to submit an outline planning application by mid-May, to fit in with the current Core Strategy submission timescale.

NS asked whether the initial site surveys had raised any biodiversity issues, for example the presence of water voles. It was confirmed that no insurmountable issues had arisen from the surveys of the site.

NS asked whether any thought had been given to the SUDs requirements, to ensure that the basic parameters of what is likely to be required won't have an impact on the habitat of protected species – this is something the EA and NE look for.

JM confirmed that specialist consultants have been appointed to look at the drainage requirements of the scheme, and that the current intention is not to tank the surface water, but to use a series of ponds/swales instead. DCC Education have expressed an interest in accommodating the attenuation pond adjacent to the school site within its boundaries as a wildlife feature. The consultants will provide details of the volume of water likely to be produced off the site, and hope to incorporate permeable paving too.

NS urged caution to ensure that the pond within the school was designed in such a way to ensure that any rapid water rise did not endanger small children using the site.

Catley Copse – it was confirmed that the landowner did not wish the Copse to be included in the SANG offer as the family do not wish to see public access into this sensitive area of woodland, where there are very few paths/rides within it at the moment. However, the new footpath along the southern side of the wood linking the existing footpath to the west of the site to the housing is still on offer.

It was confirmed that land adjacent to the River Allen is included in the SANG offer too.

NS commented that the current land on offer as SANG is insufficient for the scale of residential development proposed. The blocks of land are too small individually to achieve a 2km walk within the SANG. There is therefore an issue about the quantum of land on offer and the size of blocks on offer too. The need is for enough land to be provided to capture enough people away from the heaths to warrant allowing the development.

RH confirmed that there is a problem with the delivery of land on the western site of the allocation due to cost. He asked whether any land initially notated as 'informal

public open space', if in excess of the LPA's standards, could instead be counted as SANG. NS said in principle, yes. RH also asked whether if a car park were provided off the Cranborne Road with access to the SANG, would this be useful to deflect people away from Holt Heath too? = yes.

NS confirmed that Natural England are really looking at a standard of 16ha of SANG per 1000 population as a rule of thumb. The current offer is below the lesser figure of 8ha/1000 population used in the Thames Basin. He confirmed that informal open space cannot be counted as part of the SANG offering, but it can be adjacent to it.

The discussion then turned to how the site could deliver the necessary SANG. LK and NS suggested that land around Walford Farm could be incorporated into the SANG, which could produce a much larger block of land, and when coupled with the other parcels on offer, may go some way to providing the 21ha of land required for this size of development. NS added that Natural England may fund any biodiversity benefits of new SANGs.

RH confirmed that the land to the east of Catley Copse is no longer on offer as a SANG as it is too expensive.

The meeting concluded by agreeing that the next course of action was for JM and RH to re-calculate the area of land under offer as informal open space and see if it exceeds that required by the LPA, and to maximise the land on offer as a SANG to achieve the 21ha target of Natural England.

The provisional meeting set for the 18th Feb will be cancelled and re-arranged for sometime in March when the above work is complete.

It is likely that master planners will be invited to this meeting to discuss the level of detail required for the outline application – therefore Development Management colleagues should be consulted about these requirements in advance of the meeting.

Note of meeting with Wyatt Homes regarding SANG requirements for new neighbourhoods 6th February 2013

Present:- David Wyatt (Wyatt Homes) , Anton Howse (Wyatt Homes), Doug Crammond (agent), Karen Colbourn (ecologist), Richard Henshaw (EDDC), Lynda King (EDDC) and Nick Squirrell (Natural England)

The purpose of the meeting was to establish the parameters for SANG provision on the new neighbourhood sites, especially at Cuthbury allotments.

RH set out the timescale for the Core Strategy Submission, which is currently expected to be on the 15th March.

Our Preliminary Draft Charging Schedule for CIL is currently out for consultation, as is the Options document for the Heathland DPD, EDDC and CBC intend to adopt CIL before April 2014, as if we fail to do this, the LA will lose the ability to collect S106 contributions towards SANG provision and heathland mitigation.

RH explained that the Councils do not intend to double count SANG provision through CIL, and that the LAs will use part of the CIL fund to finance SANG facilities if possible. The LA's aim is to ensure that developments remain viable and deliver as much affordable housing as possible. It is up to the LA as to how it spends its CIL monies and therefore we may be flexible in how we spend it on SANG provision. RH gave the example of how Poole Borough Council use their CIL fund for heathland mitigation.

Cuthbury

DC explained that the intention was not to submit an application on the site until after the adoption of the Core Strategy.

NS explained that he didn't consider that the amount of land on offer as a SANG was sufficient. He had discussed the proposal with colleagues who were concerned that the strip of land along the river bank adjacent to the housing was too narrow and that in the future local residents were likely to object to dogs off leads along there, which would reduce the SANG over time. The land for the SANG needed to be more unconstrained. The other issue about the land on offer is that there is existing public access to it, so how much capacity does it have to absorb additional use? It is also not possible to achieve a 2km walk just within the SANG without going outside the site.

The discussion then considered options to overcome his concerns:-

It could be argued that the SANG under offer contributes enough land to mitigate the impact of approx. 96 units and a financial offer could be made to make up the shortfall of the site's capacity for 220 units. (It was explained that the net additional number of dwellings on the site for the purpose of the SANG calculation was 170. This was made up of the 190 dwellings likely to be developed on the riverside site, minus the 20 dwellings that currently exist there that will be re-developed. The remaining 30 are proposed on the site off St Margaret's Hill, which is on land not in Wyatt Homes ownership).

RH asked whether the narrowness of the riverside area was a real issue as isn't the SANG supposed to function as an access to wilder areas where dogs can be off leads, and whether the capacity of the site was relevant too.

NS commented that the capacity and narrowness issue was based on examples in the Thames Basin.

KC commented that she was aware of the Bracknell case where a strip of land was deemed too narrow to act as a SANG, but it was sandwiched between two main roads and was unpleasant – this is not the case here with a desirable riverside walk, which her client had been encouraged to deliver by NE.

NS expressed concern that over time there will be pressure to 'urbanise' this land, prevent dogs being let off leads, and thereby reducing the amount of SANG land on offer.

KC said that the riverside walks, car park and information provided will act as a destination for non-residents, drawing them from the heaths, which is a benefit.

NS agreed with this view, but commented that his concern was that over time the site would become too popular and cease to function as a SANG.

NS commented that the National Trust owned land in the vicinity of the site – could the developer negotiate additional access over this land to expand the areas where people could go?

RH – the LA need to talk to the NT about their access strategy on all of their land around Wimborne – it is for the council to sort this out, and not to encumber the developer with the uncertainty.

There was then a debate about which area standard NE should be working to on the site and NS agreed to go back to colleagues and discuss the site again, and EDDC will have a discussion with the NT about access to their land around Wimborne.

We are not asking Wyatt Homes to do any additional work at the moment.

West Parley

NS is basically happy with what is on offer for the SANG here, and is just seeking confirmation of the area of land being offered as formal open space/allotments within the site so that this can be confirmed at this early stage to avoid ambiguity later.

The agents and NE are then in a position to draft a Statement of Common Ground ready for the EiP.

RH added that the SCG should also address the retail offering, and that the council will be flexible about the size of the store proposed if evidenced by the agents (provided it is not a large store which dominates the area.)

Note of meeting with Wyatt Homes regarding SANG requirements for new neighbourhoods 6th February 2013

Present:- David Wyatt (Wyatt Homes) , Anton Howse (Wyatt Homes), Doug Crammond (agent), Karen Colbourn (ecologist), Richard Henshaw (EDDC), Lynda King (EDDC) and Nick Squirrell (Natural England)

The purpose of the meeting was to establish the parameters for SANG provision on the new neighbourhood sites, especially at Cuthbury allotments.

RH set out the timescale for the Core Strategy Submission, which is currently expected to be on the 15th March.

Our Preliminary Draft Charging Schedule for CIL is currently out for consultation, as is the Options document for the Heathland DPD, EDDC and CBC intend to adopt CIL before April 2014, as if we fail to do this, the LA will lose the ability to collect S106 contributions towards SANG provision and heathland mitigation.

RH explained that the Councils do not intend to double count SANG provision through CIL, and that the LAs will use part of the CIL fund to finance SANG facilities if possible. The LA's aim is to ensure that developments remain viable and deliver as much affordable housing as possible. It is up to the LA as to how it spends its CIL monies and therefore we may be flexible in how we spend it on SANG provision. RH gave the example of how Poole Borough Council use their CIL fund for heathland mitigation.

Cuthbury

DC explained that the intention was not to submit an application on the site until after the adoption of the Core Strategy.

NS explained that he didn't consider that the amount of land on offer as a SANG was sufficient. He had discussed the proposal with colleagues who were concerned that the strip of land along the river bank adjacent to the housing was too narrow and that in the future local residents were likely to object to dogs off leads along there, which would reduce the SANG over time. The land for the SANG needed to be more unconstrained. The other issue about the land on offer is that there is existing public access to it, so how much capacity does it have to absorb additional use? It is also not possible to achieve a 2km walk just within the SANG without going outside the site.

The discussion then considered options to overcome his concerns:-

It could be argued that the SANG under offer contributes enough land to mitigate the impact of approx. 96 units and a financial offer could be made to make up the shortfall of the site's capacity for 220 units. (It was explained that the net additional number of dwellings on the site for the purpose of the SANG calculation was 170. This was made up of the 190 dwellings likely to be developed on the riverside site, minus the 20 dwellings that currently exist there that will be re-developed. The remaining 30 are proposed on the site off St Margaret's Hill, which is on land not in Wyatt Homes ownership).

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The agents and NE are then in a position to draft a Statement of Common Ground ready for the EiP.

RH added that the SCG should also address the retail offering, and that the council will be flexible about the size of the store proposed if evidenced by the agents (provided it is not a large store which dominates the area.)

Add comment that NE may find biodiversity benefits of new savings.

Meeting with Wyatt Homes re 6.2.13
Cuthbury & W. Parley sites to discuss SANG options

Present :- D. Wyatt, Anton = Wyatt Homes, D. Crammond (agent),
^{Colborn} Keren ~~Colborn~~ (ecologist), R. Henshaw & L. King (EDDC).
+ N. Squire (NE) - arrived late.

RH ran thru' CS timescales & issues we need to deal with prior to submission / Enqng.

CLC out to consultation. Wants it adopted by April next year, otherwise can't expect for Heatland due to S106 changes. Confirmed that we won't double count SANG provision. Will use CLC monies to part finance SANG to ensure viability & provision of affordable housing ∴ wait for CLC as may be cheaper to deliver SANGS at this time. (tell Bloor + TD'R too).

It is up to the LA as to how to spend the CLC pot, ∴ may be flexible in how spend it re SANG provision. We need to put in at least as much as IDP Corp to facilitate development & improve viability of schemes.

Had a detailed discussion on the implications of CLC & how it works in practise. Look at how it works in Poole for an example.

Cuthbury :- Where are we at with this site?

DC - may see the CS thru' before progress to an apph.

Then turned to SANG provision when N.S. joined the meeting.

NS explained that following meeting with Thames Basin colleagues re SANGS based on experience, the named area along the river couldn't function as a SANG, needed to be the more unconstrained area, was J-Sha.

Then determined that there is a lot of ex. public access to the site, so want provide a new facility to absorb the SANG needs. Can't also get a 2km walk in the SANG - depends on land outside the area. i.e. how can we make up the shortfall & present options?

1) Could say site contains some land for a proportion of the site & make up the difference financially based on LPT provision. (i.e. land enough for 96 units & pay money for rest up to 220 units) Also look at how much capacity the ex. site an offer has - i.e. how many people use it now.

RH - Question whether narrowness is really an issue - visit it supposed to function as an access to wider areas where the dog walking can occur? Also have an issue over the capacity of the site.

NS - Capacity studies based on Brecknell experience.

KC - Narrowness of site - problem site was btw two main roads so not the same as here. This is a riverside walk which has been encouraged by NE to deliver.

NS - Concerned that over time there will be residents pressure to 'urbanise' this area & stop dogs off lead etc which will reduce area of SANG. SANGs should in general provide free reign for dogs off leads.

KC - Still see river bank & footpaths off-site & car park etc as an attractor for people.

NS - Agree, but concern that the site may be over used & there may be conflict between users & residents.

RH - Updated NS on LA approach to CLC, where we will provide these monies to provide SANGs not to over-stretch developments.

NS - National Trust own land to the north of the proposed SANG & more south of river. Can they open up

more access into this land?

RH - National Trust - we need to talk with them about the access strategy for the whole of the Banks Estate in the area - but don't want to encumber developer with the uncertainty, it is EDC's role to approach the Trust & sort this out.

NS - Explained why we are working to a 16ha standard more than an 8ha standard, & that in Thames Basin the 8ha standard is being proved not to work & hasn't deflected enough people from the new residents to the beach than expected - there is a study on its way to justify this stance.

KC - If take off narrow riverside area, the SANG on offer is still more than 8ha / 1000, which you have previously agreed to?

NS - Accepted this to some degree, will go back to check with colleagues.

DC - Explained that the 170 figure is net gain on the site as it excludes the 30 off St. Margarets & the 20 that exist on the site at the moment. = All agreed

Agreed - NS will go back to colleagues to talk about river frontage issue & EDC will talk to the National Trust about Wimbore in general. We are not asking Wyatts to do anything more at the moment.

West Parley site

NS - generally happy & just want to define how much of the allotments / formal open space is not to be included in the SANG.

Now in a position to draft a Statement of Common Ground here.

RH - S. CG needs to address retail offer too, & we won't be too precious about exactly the scale of the shop, provided it isn't

Date: 20 December 2012
Our ref: East Dorset Core Strategy
Your ref: [Click here to enter text.](#)



BY EMAIL ONLY

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Electra Way
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Dear Mrs Colebourn

Case name: European and International site mitigation : Cuthbury, Wimborne, Dorset

Thank you for your letter dated of 4 September and subsequent emails. As you are aware there has been a recent update to the Interim Planning Framework, now the Dorset Heathlands Planning Framework.

Natural England agree with your view that it is not likely that there will be significant levels of direct access on foot to the protected heathland sites within 5km of the proposal.

Your letter refers to c.170 houses which is a lower figure than set out in both the pre-Submission (260) and Proposed Changes (220) Core Strategy documents. Natural England has noted that you consider that the proposal includes some 5ha of SANG. However I advise you that, where the SANG is directly fronted by and therefore overlooked by housing Natural England does not consider that the land will provide a SANG function over the long term. It is our view that a more realistic figure would be about 3.7ha which is approximately where the proposed open space becomes over 30-40m wide, eg there is spreading space. I also note the following:

- there are already existing pathways and access routes across the land
- your letter notes the existing high level of use at Eye Mead Car Park
- the land proposed as SANG does not secure a 2.3- 2.5km walk within the SANG
- Natural England welcome the package of measures such as interpretation, native tree planting etc

This existing level of public use, size etc leads to a conclusion that the proposed SANG is likely to have a somewhat reduced capacity, compared to land which has no public access and where it may reasonably be concluded that the land could be able to secure access at a maximum capacity. Natural England advise that at present the SANG proposed would provide a level of mitigation suitable for approximately 96 units if there was no existing public access.

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Natural England advise therefore that the c. 3.7ha of land proposed provides a level of mitigation for the European/international heathland sites which is not at this time adequate to provide the authority with the necessary certainty to conclude that there would not be a likely significant effect under the Habitats Regulations 2010.

Natural England is encouraged by our ongoing discussions such that it is our view that the provision of mitigation either in the form of suitable land elsewhere in the District which may be used as SANG or in the form of an appropriate contribution towards mitigation delivered through the Planning Framework are likely to be acceptable to Natural England. I would welcome the opportunity to meet with you and your clients in the New Year to resolve how we can progress this matter in an effective manner before the EIP.

For any correspondence or queries relating to this consultation only, please contact Nick Squirrell. For all other correspondence, please contact consultations@naturalengland.org.uk.

Yours sincerely

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Natural England
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cc L King

Date: 12 February 2013
Our ref: East Dorset Core Strategy
Your ref: [Click here to enter text.](#)



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Dear Mrs Colebourn

Case name: European and International site mitigation : Cuthbury, Wimborne, Dorset

Thank you for meeting with me and the District council. I have taken the opportunity to review the case with colleagues from Thames Basin Heaths. You clarified the question about levels of development in the Core strategy at the meeting which was helpful.

I acknowledge the weight of discussion relating to the attractiveness of the local environment (River Stour) as well as the expense your client has taken on. However Natural England needs to be satisfied that mitigation proposals will be effective in order to provide robust advice to the competent authorities.

In this case, whilst we do not take the view that the narrow riverside strip will function as a SANG in the usual manner, the attractiveness of the riverside environment is not in doubt. Natural England can therefore advise you that we are in a position to accept that even if this area was removed from consideration the remaining area will provide suitable alternative greenspace for the proposed development. Natural England has also taken into account the land ownership of the adjoining fields which is with the National Trust as well as the Districts intent to open discussions with the Trust generally about greater public access which accords with SANG principles.

Natural England agree with your view that it is not likely that there will be significant levels of direct access on foot to the protected heathland sites within 5km of the proposal.

For any correspondence or queries relating to this consultation only, please contact Nick Squirrell. For all other correspondence, please contact consultations@naturalengland.org.uk.

Yours sincerely

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