

Matter 5: Strategic Allocations – East Dorset

7 WMC5 Cranborne Road New Neighbourhood

Is the location and scale of this housing allocation justified by robust evidence?

5.7.1 The location of the Cranborne Road New Neighbourhood is robustly justified by the evidence base, taking forward the work on the draft South West RSS into the master plan reports.

5.7.2 A statement of common ground will be agreed between the Council and Bloor Homes Limited that will confirm the commitment to the delivery of this site and the work that has been undertaken to progress a suitable and sustainable form of development.

5.7.3 Two planning applications are being progressed, one for residential development as well as a school and local centre, the other for SANG. Significant technical work has been progressed, alongside pre-application consultations with statutory bodies such as Natural England, the Highways Authority and Education Authority, to demonstrate that the allocation of a suitable, sustainable and deliverable site.

5.7.4 Since early drafting of the Core Strategy, East Dorset District Council has acknowledged that in order to provide for future development needs in sustainable locations and to ensure an adequate supply of land for housing, sites must be brought forward that are in close proximity to key urban areas, by their very nature these sites are in the Green Belt.

5.7.5 A Green Belt review, undertaken by Colin Buchanan in 2006, suggests that, in order to meet development needs, land should be removed from the Green Belt where this would present the *“most sustainable solution for accommodating future development requirements”* (paragraph 2.2.1, Strategic Green Belt Review – Final Report, 2006).

5.7.6 Whilst this work dates back to 2005, there has been no change in policy emphasis that would suggest that this distribution strategy is no longer appropriate. The NPPF continues to acknowledge the need for local planning authorities to review Green Belt boundaries to take account of the need to *“promote sustainable patterns of development”* (paragraph 84).

5.7.7 The main purpose of the South East Dorset Green Belt were originally set out in the South East Dorset Structure Plan (1980) as:

- To protect the physical identity of individual settlements by maintaining corridors of open land between them; and
- To maintain open land around settlements.

5.7.8 In regard to the South East Dorset Green Belt, areas of search have been identified as being capable of release without compromising the main purposes of the Green Belt. The South East Dorset Joint Study Area Report (SED 2004) ‘Development

Options', identifies a new neighbourhood area of search to the north and north west of Wimborne because this area is not required to meet the purpose of the Green Belt. It does not form part of any of the key strategic gaps that separate settlements.

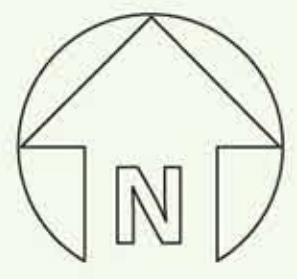
5.7.9 The general location of the allocation is entirely justified.

5.7.10 In terms of the scale; significant work has been undertaken both by the Council and by Bloor Homes to establish where the built area boundary should be drawn. This has involved a number of site visits, landscape assessment work and master planning work.

5.7.11 As demonstrated by the illustrative master plan attached (appendix 1), the Cranborne Road New Neighbourhood has been planned to provide family housing as well as a local centre and school. Its scale (circa 620 dwellings on the attached master plan) is fully demonstrated and therefore justified.

5.7.12 Given the progression towards an application, map 8.5 and the policy text should be updated to reflect the potential shown in the master plan as this represents the most up-to-date analysis and understanding about how the site should be developed and will provide clarity in moving forward.

Appendix 1: Illustrative Master Plan



0 50m 100m
1:1250

NOTES

Permission is granted to scale from this drawing for the purpose of Local Authority Planning Approval only. In all other circumstances DO NOT scale from this drawing, please contact this office for any additional information required.

Contractors, Sub Contractors and Suppliers are to check all relevant dimensions and levels of the site and building before commencing any shop drawings or building work. Any discrepancies should be referred to the Architect.

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

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REV	DESCRIPTION	DATE	AUTHOR	CHKD
A	Re-design in part footpaths amended, address structural, planting, access, drainage detail amended.	11/04/13	TB	GR
B	Masterplan Amendments & Boundary Confirmation	07/05/13	TB	GR
C	Masterplan Amendments	10/05/13	TB	GR
D	Masterplan Amendments following EDC review	28/05/13	TB	GR
E	Masterplan Amendments following EDC review	20/06/13	TB	GR
F	Masterplan Amendments	05/07/13	TB	GR
G	Boundary Amendments	10/07/13	TB	GR
H	SANG Amendments	25/07/13	TB	GR



KEY

- [Symbol] Residential Built Form
- [Symbol] Non Residential Built Form (School & Local Centre)
- [Symbol] Existing Trees
- [Symbol] Existing Hedgerows
- [Symbol] Proposed Trees
- [Symbol] Swale & Attenuation Pond
- [Symbol] Suitable Alternative Natural Greenspace (SANG)
- [Symbol] Public Open Space
- [Symbol] Play Areas
- [Symbol] Square
- [Symbol] Shared Surface
- [Symbol] Parking Court



PROJECT
Minster Gate
 Wimborne Minster
 For: Bloor Homes (Newbury)

DRAWING
Illustrative Masterplan

SCALE	DATE	AUTHOR	CHKD
1:1250@A0	20.03.13	TB	GR
JOB NO.	DRAWING NO.	REV	
PL120204	MP-01	H	