

Pegasus Planning Group on behalf of
The Pegasus Planning Client Group (408)

**SOUTH WEST
REGIONAL SPATIAL STRATEGY**

EXAMINATION IN PUBLIC

MATTER 4: SUB-REGIONAL STRATEGIES

**ON BEHALF OF
THE PEGASUS PLANNING CLIENT GROUP
(408)**

**SUB-MATTER 4/7:
BOURNEMOUTH AND POOLE HMA
SUB-REGIONAL STRATEGY**

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Sub Matter 4/7: Bournemouth and Poole HMA Sub-Regional Strategy

Bournemouth and Poole HMA covers Bournemouth, Poole and Christchurch and the wider area including Gillingham, Shaftesbury and Swanage. Other towns in the immediate hinterland comprising the South East Dorset Conurbation include Wimborne Minister, Colehill, Ferndown, Verwood, St. Leonard's West Moors and Wareham.

In setting out policies and proposals for the HMA sub-region, does the draft RSS adequately deal with the following questions:

- a) *Is the draft RSS sufficiently clear about the spatial outcomes it is seeking in Bournemouth and Poole in terms of their present and future regional and sub-regional roles and their relationship with the other parts of the HMA?*
- b) *Has the scale of additional greenfield development been adequately justified against the likely level of housing requirements and in particular the urban renewal opportunities in the main urban areas?*
- c) *Has sufficient consideration been given to the impact of lead-in times for all or any of the development areas on the required annual output for the HMA?*
- d) *Have environmental limits arising from matters such as flood risk and the protection of environmental assets been adequately taken into account and in particular do the proposals reflect the need to avoid any impact on the integrity of the important nature conservation areas around the conurbation?*
- e) *Have infrastructure considerations been adequately taken into account?*
- f) *Do the proposals adequately reflect the need to reduce the need to travel, support the use of public transport and minimise congestion?*
- g) *Are the proposed modifications to the Green Belt adequately justified? And*
- h) *Does the draft RSS set out adequate guidance on the provision of Green Infrastructure?*

1. Summary

- 1.1. Pegasus proposes that the Bournemouth and Poole Housing Market Area should accommodate a level of growth necessary to meet the most up to date assessment of need and reflect its position as one of the main economic drivers in the South Western region.

- 1.2. Pegasus is concerned about the Draft RSS strategy to slow down housing delivery in the 2016-2026 time period and then, seemingly, to stop house building in the HMA due to conflict with Green Belt and environmental constraints. Whilst 26% of Purbeck is constrained by environmental designation, only 5.3% of North Dorset, 9.6% of Bournemouth and 9.7% of East Dorset is so constrained. There is therefore no justification for housing restraint that would exacerbate the housing crisis and cause severe harm to the economic and social wellbeing of the Housing Market Area.
- 1.3. Pegasus is also concerned about the strategy of concentrating on SSCT's and not, as guided by PPS3, Housing Market Areas. This strategy has resulted in the rural communities and economy being ignored by RSS. This is of particular importance in rural Housing Market Areas, such as Bournemouth and Poole, where the rural areas accommodate a significant proportion of the population and has historically accommodated over 50% of growth. This strategy could either, encourage unsustainable travel movements from the urban areas to rural employment or damage and slow down 50% of the areas economy. Neither is beneficial.
- 1.4. The Bournemouth and Poole Housing Market Area suffers from high house prices and a severe lack of housing affordability, exacerbated by the change in demographics and ageing population. It is important that RSS Policy ensures that housing provision is sufficient to address these matters and therefore help overcome the housing crisis.
- 1.5. Pegasus has therefore considered the relationship between the SSCT's, the market towns and the rural areas, both in employment and housing supply, and has proposed a polycentric hierarchical housing distribution that incorporates a greater role for market and coastal towns which are at the heart of the rural economy. Christchurch, Ferndown and Gillingham have accommodated significant levels of employment development and, along with Wareham, will continue to do so in the future. These settlements should therefore accommodate housing development to balance the job creation.

- 1.6. Pegasus accepts that, to a degree, Bournemouth and Poole are constrained by the sea, by physical constraint and to a more limited extent, by environmental constraint. This constraint does not, however, preclude further greenfield developments within an amended Green Belt boundary. The proposed brownfield development, even within the growth point of Poole, is not sufficient to meet the needs of the HMA.
- 1.7. In light of these constraints, RSS must provide an alternative spatial strategy that minimises travel and achieves the required step change in housing delivery. Pegasus proposes that RSS identifies Wimborne / Colehill, Ferndown and Christchurch, settlements all well related to the SSCT's both geographically and in terms of transportation connections, as locations that could accommodate higher levels of growth on land safeguarded from the Green Belt.
- 1.8. Pegasus does not, however, support Areas of Search N, O and P, as these are not strategic in scale and are clearly site specific allocations. This is not the role of RSS. RSS should define the settlements where development should take place, indicate the quantum of development to be located in those areas and then advise the Local Planning Authorities to amend Green Belt boundaries and safeguard land. The North of the Housing Market Area is effectively also ignored by Draft RSS. This area is an important housing and economic market in its own rights, serving a large dependant rural hinterland. Pegasus therefore supports the County Council proposal for RSS to enhance the role of the market and coastal towns and direct a locally significant proportion of development to Gillingham. Pegasus believes that the level of growth proposed at Gillingham can be accommodated under Policy B. If, however, the Panel concludes that Gillingham is strategically significant Pegasus would not object to it being identified as a Policy Aii settlement.
- 1.9. Pegasus believes that the housing distribution and spatial strategy proposed will help address the housing crisis, help achieve a step change in housing

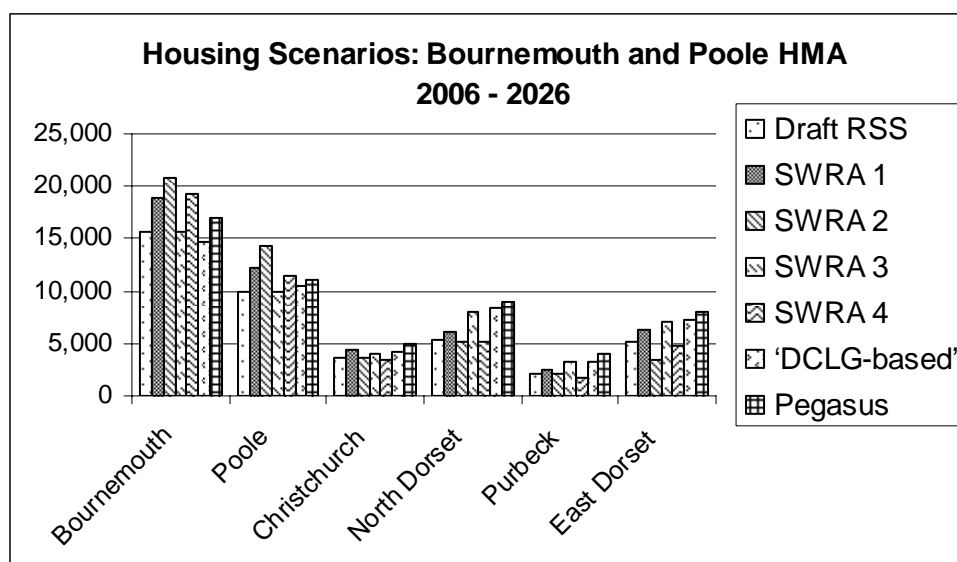
delivery and help meet the needs of the Bournemouth and Poole Housing Market Area.

2. Overall Housing Provision

2.1. The table and graph below compare RSS provision for the Bournemouth and Poole Housing Market Area with the Regional Assembly's 4 scenarios used to test the implications of the DCLG household projections, a straightforward application of the household projections requested by the Panel as a benchmark, and Pegasus proposals.

Table 1: Comparison of Housing Provision Scenarios for the Bournemouth and Poole HMA (Totals 2006 – 2026)

District	Draft RSS	SWRA 1	SWRA 2	SWRA 3	SWRA 4	'DCLG-based'	Pegasus
Bournemouth	15,600	18,980	20,760	15,600	19,180	14,731	17,000
Poole	10,000	12,160	14,260	10,000	11,460	10,419	11,000
Christchurch	3,600	4,380	3,600	3,940	3,400	4,223	5,000
North Dorset	5,400	6,200	5,100	7,940	5,160	8,376	9,000
Purbeck	2,100	2,560	2,100	3,260	1,700	3,286	4,000
East Dorset	5,100	6,320	3,400	7,060	4,720	7,185	8,000
Total	41,800	50,600	49,220	47,800	45,620	48,220	54,000



2.2. The Pegasus proposed housing distribution implies a completion rate of 2,700 d.p.a. for the Housing Market Area. For Bournemouth, the Pegasus proposed

rate is higher than the RSS and the rate derived from the household projections, but within the range of the Regional Assembly's 4 Scenarios. For Poole, the Pegasus proposed rate is 10% above the RSS, slightly above the rate derived from the household projections, but at the lower end of the range of the Regional Assembly's 4 Scenarios. In North Dorset, Purbeck and East Dorset, the Pegasus rate is slightly above the rate derived from the household projections and higher than the Regional Assembly's 4 Scenarios.

- 2.3. Our view of the opportunities and constraints in the Housing Market Area reflects the economic importance of South East Dorset as the second largest conurbation in South West England and the pressures that arise from its proximity to the South East, whilst recognising that there are environmental constraints on development.
- 2.4. It is not acceptable that the RSS proposals are lower than the rate required to accommodate projected household growth throughout the HMA. There has to be compensation within the HMA for under-provision in some areas. Overall, the economic importance of the HMA requires total provision above that based on household formation alone and this requires considering the opportunities for housing in the wide range of market and coastal towns and larger rural settlements beyond the SSCT's.
- 2.5. In their response to the Regional Assembly's consultation on 4 Scenarios to achieve higher housing figures that reflect overall household projections for the region, the Dorset strategic planning authorities concluded that *'the best distribution of development to accommodate the need for the additional growth, should it arise, would not match any of the four scenarios.'*
- 2.6. An alternative approach was suggested, based on:
 - maximising the potential within Strategically Significant Cities and Towns;
 - major expansion to grow the role of Gillingham into a SSCT of the future;
 - and

- small scale expansion of smaller towns to support their role and enable regeneration and promote self containment.
- 2.7. The authorities stated that this approach could provide the potential to accommodate a further 4,700 dwellings across the County in the period 2006 to 2026. It would equate to an additional 235 dwellings a year and compare with the 2,615 – 2,780 dwellings a year proposed in the draft RSS. Their preferred alternative does not meet the requirements of the new household projections in full. The authorities acknowledged that this might have (negative) consequences in the future, particularly for meeting the demand for labour and the need for affordable housing.
- 2.8. Pegasus agrees with the positive aspects of the authorities' response but does not agree that there are constraints that prevent an adequate response to household formation, the need for affordable housing and the demand for labour in this Housing Market Area.
- 2.9. Pegasus supports the identification of Bournemouth and Poole as SSCT's in Development Policy A Table 3.1. Paragraphs 4.3.1 – 4.3.14, the associated policies SR25 - SR29 and Figure 4.6 are unclear in the respect that they do not reflect a Housing Market Area approach as sought by PPS3¹, but rather focus on the more limited and restricted Joint Study Area only. The clarity of the RSS would be greatly improved if this section of the draft plan adopted a more HMA-oriented, sub regional perspective; cross referenced to Development Policies A – C where appropriate, and to the overall scale of growth envisaged for the HMA and component local authority areas in Table 4.1.
- 2.10. Pegasus seeks an increase in the overall dwelling provision in the South West region for the plan period to 2026, including that within the Bournemouth and Poole HMA and specifically at the SSCT (See Responses to Matters 2/3 & 2/4). The complementary role of the Development Policy B settlement of Christchurch, Wimborne and Ferndown in accommodating some additional

¹ PPS3 paras 11 and 13 Housing Market Areas

growth close to the SSCT's, Wareham in accommodating growth to meet rural and coastal needs in Purbeck and Gillingham, Blandford and Shaftesbury in accommodating growth in the separate North Dorset housing market should also be acknowledged in this section of the RSS, thus reflecting a more Housing Market Area-oriented approach. The more localised housing needs and demands of this district will also need to be met to reflect PPS3.²

- 2.11. The Pegasus proposed housing distribution is defined by suggested replacement Policy SR29 attached at Appendix 3.

Sub-Matter 4/7 a

- 2.12. Bournemouth and Poole are the economic drivers for the eastern part of the region, having the closest relationship with the strong South East economy by Rail, Road and Air. The HMA has a large population that is economically strong.
- 2.13. The HMA should accommodate a significant quantum of development if the step change in housing delivery is to be secured across. Growth should be concentrated on the main SSCT's and, as the main economic driver; Pegasus proposes that the HMA should seek to provide the housing necessary to achieve at least 3.2% GVA growth. If this is not achieved at the main economic drivers the region as a whole will decline.
- 2.14. Pegasus is concerned that Draft RSS proposes a significant slow down in development in the 2016 to 2026 period. Projections of economic growth do not illustrate a slow down in the economy. Any such reduction would have a severe impact on affordability and economic growth.
- 2.15. The spatial strategy proposed should not simply be concentrated on Bournemouth/Poole/Christchurch, but should recognise the role played by the other settlements and the importance of the rural area; the historic importance of which is considered below.

² PPS3 para's 3, 9, 10 and 33

- 2.16. Economic growth from 2006 to 2026 (see Appendix 1³) will generate between 35,100 (2.8% GVA) and 45,400 (3.2% GVA) jobs. At a rate of 1.2 homes per job, which is conservative given the demographic structure of the population, this equates to a need for between 42,120 and 54,480 dwellings.
- 2.17. The historic distribution of employment provision and that for existing commitments, see Table 2 below, illustrates that the highest proportion of employment has taken place at Poole, followed by Christchurch, Ferndown and Gillingham. Existing commitments follow a similar pattern, although at Christchurch they are very high at 80.61 hectares. In addition, it is interesting to note that at East Dorset 83.4% of employment development has taken place within the urban areas, whereas that within Purbeck District and North Dorset development with urban areas is only just above 50%. This illustrates the importance of the rural areas within these districts, and why a RSS that concentrates on the SSCT's alone will be harmful to the HMA.
- 2.18. Table 2 also illustrates the economic importance of Gillingham in East Dorset and that existing commitments will continue the recent historic pattern of employment development.

Table 2: Employment Land Completions and Commitments 1994 to 2006⁴

Settlement/ District	Net Completions (Hectares)	% of District Total	Existing Commitment (Hectares)	% of District Total
Bournemouth	11.02	100	11.06	100
Poole	40.24	100	-	100
Christchurch	14.94	100	80.16	100
East Dorset	20.57	100	22.04	100
Ferndown	14.22	69.1	10.75	48.8
Wimborne	0.06	0.3	3.2	14.5
Verwood	2.87	13.9	2.12	9.6

³ Economic Projections by Housing Market Area, Econometrics - SWRA

⁴ Development Progress by Local Authority and Settlement 2006 – Dorset County Council

Urban Area	17.15	83.4	16.07	72.9
Purbeck	8.04	100	23.38	100
Swanage	0.04	0.5	3.6	15.4
Wareham	3.99	49.6	10.34	44.2
Urban Area	4.03	50.1	13.94	59.6
North Dorset	34.94	100	40.19	100
Blandford	3.05	8.7	7.29	18.1
Gillingham	11.04	31.6	6.38	15.9
Shaftesbury	4.75	13.6	7.0	17.4
Urban Area	18.84	53.9	20.67	51.4

2.19. RSS equally does not reflect upon either the historic delivery of housing or the location of existing commitments in an attempt to understand what has created the social problems faced by the HMA. Housing affordability is a severe problem, with average house prices in Dorset now 10.5 times the average income⁵. This is a significant change since 2004, when the ratio was between 5.22 and 6.15 across the HMA⁶. Affordability is the greatest problem facing the HMA. This could, however, illustrate different calculation methods. Alas the information presented does not have sufficient detail to assess this.

2.20. Other social problems facing the HMA are:

- The percentage of the population in the 15 to 24 year old age group fell by 20% from 1991 to 2001⁷:
- A very low birth rate at 8.5 per 1,000 population and a correspondingly low proportion of pre-school children (4.5%). As a result, deaths in Dorset now exceed births and the population will fall unless immigration continues to grow⁸. The fall in the birth rate reflects later household formation and later

⁵ Emerging Priorities for Dorset – The Evidence: The Dorset Strategic Partnership

⁶ The Dorset Countywide Monitoring Report 2005 – Dorset CC/Bournemouth BC/Borough of Poole - June 2006

⁷ Emerging Priorities for Dorset – The Evidence: The Dorset Strategic Partnership

⁸ Dorset Key Facts – Dorset For You – May 2006

child birth due to the cost of forming a household. It does not indicate that their will be a higher number of dwellings being made available from the deaths of elderly people:

- Pressure from retired immigrants: Dorset has the highest proportion of the population who are of retirement age of all Shire Counties at 27.1%⁹:
- The increasingly strong demand for second homes and holiday homes.

2.21. RSS should recognise the role played by the rural districts, which will be of increasing importance if development at Bournemouth and Poole is to be constrained. It is worthy to note that whilst Poole has accommodated the majority of employment development, housing has not kept pace leading to increased in-commuting. The Growth bid success and the Poole Bridge Regeneration scheme may help to address this imbalance, but further greenfield development will be required.

2.22. Pegasus is concerned that any restriction in housing supply may materially affect the housing market and exacerbate the housing crises in the HMA by increasing house prices and reducing affordability further. RSS should highlight this severe problem and propose a strategy that seeks to correct the harm caused in the recent past and ensure that it does not continue.

Table 3: Housing Completions (net) and Commitments 1994 to 2005¹⁰

Settlement/ District	Net Completions	% of District Total	Existing Commitment	% of District Total
Bournemouth	8484	100	2740	100
Poole	4927	100	3408¹¹	100
Christchurch	1799	100	507	100

⁹ Dorset Key Facts – Dorset For You – May 2006

¹⁰ Housing Completions 1988 to 2005 & Housing Completions/Commitments by Town 1994 to 2005 – Dorset For You and 'The Dorset Countywide Monitoring Report 2005' Table 2.01 – Dorset CC/Bournemouth BC/Borough of Poole - June 2006

¹¹ Implications of the 2003 Revised Household Projections - Section 4/4 Advice - December 2006

East Dorset	3685	100	848	100
Ferndown	759	20.6	212	25.9
Wimborne	340	9.3	145	17.1
Verwood	1516	41.1	226	26.7
Urban Area	2615	71.0	583	68.8
Purbeck	1502	100	590	100
Swanage	556	37.0	187	31.7
Wareham	135	9.0	20	3.4
Urban Area	691	46.0	207	35.1
North Dorset	4676	100	1894	100
Blandford	1005	21.6	236	12.5
Gillingham	1372	29.5	387	20.4
Shaftesbury	432	9.3	739	39.0
Sturminster Newton	431	9.3	258	13.6
Urban Area	3240	69.3	1620	85.5

2.23. Bournemouth's trip balance¹², at -2,491, does not indicate the level of commuting between the main urban areas or their relationship with the rural hinterland. The town is identified as being 81% self contained¹³. Whilst this level is relatively high, it most likely reflects the lack of provision of housing in the urban area and the level of in-commuting.

2.24. Blandford Forum and Shaftesbury are 52% self contained and Gillingham 51%¹⁴. These settlements perform an important role in rural North Dorset, a role that is not reflected in draft RSS spatial strategy.

2.25. Wareham (46%), Wimborne (38%) and Verwood (37%) do not perform as well, relating to their relationship with Bournemouth and Poole and the limited opportunities for development in those towns due to the Green Belt. However, the settlements have good communications links to the SSCT's and

¹² Strategically Significant Cities and Towns Overview Matrix – SWRA – DTZ

¹³ South West Observatory – Travel to Work and Urban Areas of the South West Region – Analysis of 2001 Census Data – Chart 4

¹⁴ South West Observatory – Travel to Work and Urban Areas of the South West Region – Analysis of 2001 Census Data

- offer a more sustainable option for growth than pushing need to settlements further afield such as Dorchester and Weymouth. RSS should examine this relationship and the important role these towns will play in meeting need, particularly if sufficient housing is not made available at the SSCT's.
- 2.26. Pegasus does not accept the 4/4 case that the HMA is too constrained to accommodate further growth: It is simply ridiculous to argue that development in the HMA has a finite point and that this point will be met during the life of the RSS. Hard decisions have to be made and RSS should provide the vehicle to guide them.
- 2.27. Pegasus welcomes the 4/4 Authorities acceptance of further housing development at Poole, reflecting the Growth Points Bid success and at North Dorset by proposing that Gillingham be designated as a future SSCT.
- 2.28. Pegasus is concerned that a 2000 dwelling identified increase in urban capacity at Poole, over that identified in 'Housing Completions/Commitments by Town 1994 to 2005 – Dorset For You' has only led to a 1000 increase in proposed provision.
- 2.29. Similarly, the additional 85 d.p.a proposed at Gillingham will not make up the shortfall in provision at the SSCT's. Whilst Pegasus supports the Gillingham proposal, it suggests that this expansion should be part of a wider polycentric spatial strategy that includes development within the Green Belt, the identification of additional locations for growth and greater dispersal to the rural areas, plus significant growth at Bridport (see Pegasus sub-matter 4/12 statement).
- 2.30. Gillingham offers an opportunity to develop housing in a sustainable and balanced way at a location that has and will continue to accommodate economic growth, that is not physically or environmentally constrained and that meets the needs of a separate housing market and rural area some distance from the SSCT's. Pegasus, however, is of the opinion that RSS should not propose 'future SSCT's'. If a settlement is strategically significant, it should be so designated. Whilst Pegasus does not oppose the designation

of Gillingham as an SSCT, it believes that the level of development proposed can be accommodated at a Policy B settlement.

- 2.31. Pegasus accepts that Bournemouth faces some physical and environmental constraints and therefore proposes a housing distribution that reflects higher housing densities and more imaginative use of design and some dispersal to the market towns to meet the additional need.
- 2.32. Pegasus proposes that with the additional identified capacity as a result of the Growth Points Bid, Poole could easily accommodate the 11,000 dwellings proposed. This will include an urban extension or extensions in the Green Belt. RSS should define the general extent of Green Belt and should identify where land should be safeguarded for future development.
- 2.33. Christchurch can accommodate urban extensions close to the SSCT's and should help accommodate any housing need that can not be met in Bournemouth and Poole. The RSS should offer firm advice on the safeguarding of land from Green Belt.
- 2.34. The propose Policy B towns of Wimborne/Colehill, which operate physically and functionally as one settlement, and Ferndown, which is closely related to the Airport, have capacity to meet the immediate needs of the SSCT's. They have good public transport links to the SSCT's and have sufficient facilities to maintain a level of self containment. Whilst Pegasus agrees that the location of the Areas of Search illustrated in draft RSS is site specific and is not strategic in scale, it is important that RSS offers firm guidance on the quantum and general location of development land that will be safeguarded from the Green Belt to accommodate urban extensions.
- 2.35. Elsewhere in East Dorset, the rural proposed Policy Cii settlements of Alderholt and Sturminster Marshall could accommodate limited open market and affordable housing and some affordable housing allocations and exceptions development could take place at the 3 additional settlements with a population between 100 and 1000.

- 2.36. The First Detailed Proposals indicated that North Dorset could accommodate up to 8,800 dwellings, significantly above that in Draft RSS; but in line with the Pegasus proposals. Whilst much of the additional growth will be met at Gillingham, more limited growth should be directed across the rural district and specifically to the proposed Policy B settlement of Blandford that serves a rural hinterland, some additional development over existing commitments at the Policy B town of Shaftesbury, further growth at the Policy Ci settlements of Sturminster Newton and Stalbridge and limited open market and affordable housing at the Cii settlements of Marnhull, Zeals/Bourton, Child Okeford, Milborne St Andrew, Charlton Marshall and Shillingstone. Some affordable housing allocations and exceptions development could also take place at the 9 additional settlements with a population between 100 and 1000.
- 2.37. Within Purbeck, the rural Policy B settlements of Swanage and Wareham, that although somewhat constrained, could accommodate housing development to meet the needs of the district. Housing development at Wareham would balance the employment proposals for the town. In addition, the Policy Ci settlement of Lytchett Maltravers and the Cii settlements of Wool and Bere Regis could accommodate open market and affordable housing and some affordable housing allocations and exceptions development could take place at the 7 additional settlements with a population between 100 and 1000.
- 2.38. Overall, Draft RSS is not sufficiently clear about the spatial outcomes it is seeking in the HMA. It does not describe the current situation, or the address the relationship between the SSCT's and the settlements in East Dorset and Christchurch that should accommodate much of the development need of the SSCT's. It also does not address the role of and relationship with the North Dorset towns, which are relatively self-contained and which serve a separate housing sub-market and rural economy.
- 2.39. The Pegasus strategy takes into account the existing relationship between the settlements and proposes a polycentric spatial strategy that will address

the current situation and ensure sustainable development in the future to serve both the urban and rural communities.

Sub-Matter 4/4b

- 2.40. Table 3 above identifies the most up to date existing commitments. Those at Bournemouth will account for 38% of the draft RSS proposal, at Poole 48.7%, at Christchurch 25.4%, East Dorset 31.4%, at Purbeck 56.1% and at North Dorset 74.3%. Under the Pegasus proposals, the percentages fall to Bournemouth 32.2%, at Poole 48.7%, at Christchurch 20.3%, East Dorset 21.2%, at Purbeck 29.5% and at North Dorset 42.1%.
- 2.41. In light of this and the requirement to provide housing for the period 2016 to 2026, it is clear that it is essential that green field development sites be identified to meet housing need.
- 2.42. Pegasus is concerned that draft RSS proposes a significant downturn in housing provision for the 2016 to 2026 period. This would cause significant economic and social harm. Pegasus proposes that housing provision be maintained at a level required to meet need and address the housing crises throughout the RSS period.
- 2.43. Pegasus concludes that the scale of greenfield development proposed by draft RSS has not only been justified, but is likely to be insufficient to meet housing needs during the plan period. There will be a need to identify additional green field sites in Christchurch, Wimborne/Colehill, Ferndown, Gillingham, Blandford, Shaftesbury and Wareham.

Sub-Matter 4/4c

- 2.44. The RSS does not address the lead in time for the proposed development of the Poole Bridge development. Whilst Pegasus supports the urban regeneration; it is dependent upon the delivery of the new bridge and the clearing of major areas of brownfield land. The development will therefore not be swift. For this reason it is vitally important that the greenfield development sites not be delayed. Should delays occur, there will continue

to be an imbalance between employment and housing that will have detrimental social, economic and environmental effects.

Sub-Matter 4/4d

- 2.45. Draft RSS does not fully illustrate that it has taken into account the impact of the SPA's and SINC's, and clearly could not have taken into account the changes in guidance recently prepared at a local level requiring a 400 meter exclusion zone.
- 2.46. However, the general location of the constraints was taken into account when preparing the First Detailed Proposals and the detailed exclusion zone policy was considered in more detail when preparing 'The Dorset Countywide Monitoring Report' published in June 2006 and the 'Implications of the 2003 Revised Household Projections' in December 2006.
- 2.47. The statutory and local designations in the HMA are defined at Table 6.01 of the Monitoring Report. This indicates that only 5.3% of land in North Dorset is constrained by designation, and only 9.6% in Bournemouth and 9.7% in East Dorset. Poole (16.2%), Christchurch (18.6%) and Purbeck (26.0%) are all more constrained, although interestingly not as constrained as Weymouth at (30.2%). The levels of constraint should not unduly restrict development.
- 2.48. The RSS has been subject to SEA and the proposals for Bournemouth and Poole in particular have been subject to consultation and assessment with key stakeholders, including the Environment Agency, Natural England and others. Proposals by Pegasus and other representatives of the development industry have also been subject to SEA by the Regional Assembly's consultants – Land Use Consultants. The concept of 'Environmental Limits' is potentially subjective and spurious precision should be avoided in the RSS. It is open to interpretation and value judgements applied as it is unlikely that there will be many absolute environmental limits.

Sub-Matter 4/2e

2.49. As confirmed by Dorset County Council¹⁵; infrastructure is adequate, with no water supply constraint and the additional costs associated with an increase in housing development to achieve a step change in delivery not being strategically significant. These costs are summarised on Table 4 below.

Infrastructure	RPG10 Level Growth (£ Million)	RPG10 + 50% Level Growth (£ Million)
Water	25.0	30.3
Waste Water	24.2	28.2
Sewerage	55.7	69.6

2.50. The only major infrastructure proposal is the Poole Bridge. There is no reason to believe that this will not be delivered.

Sub-Matter 4/4F

2.51. The draft RSS spatial strategy does not fully address the relationships between the SSCT and the other major settlements or the rural areas. Pegasus has considered these relationships in assessing whether the proposed housing provision can be accommodated and concludes that whilst directing development to East Dorset and Christchurch may encourage more vehicular movements than the development of major urban extensions directly abutting the SSCT's, when considering the overall balance of development it is the most sustainable approach. Development must, however, positively seek to achieve a model shift away from the car.

Sub-Matter 4/4G

2.52. Green Infrastructure is simply a new term for the proper planning of development and open space to incorporate the needs of landscape/built heritage, public access/recreation, nature conservation/biodiversity, flood water management and other purposes. The RSS could take a more positive

¹⁵ South East Dorset Strategy SED 05 Testing of Growth Options - November 2005

stance on the review of Green Belt policies to achieve positive environmental management and other 'green infrastructure' purposes, in association with new development, but the details need to be left to LDFs.

APPENDIX 1: HOUSING NUMBERS BY DISTRICT

	Estimated Population	Settlement Hierarchy (RSS & Tym and Partners)	South West RSS			Pegasus Distribution		Employment Growth 2006 - 2026 at 2.8% p.a growth GVA	Employment Growth 2006 - 2026 at 3.2% p.a growth GVA	Dwellings based on DCLG Household Projections 2006 - 2026
			Policy HD1 Overall Requirement (2006 - 2026)	Policy HD1 Table 4.1 2006 - 2016 (Annual Requirement)	Policy HD1 Table 4.1 2016 - 2026 (Annual Requirement)	Annual Average	Total			
BOURNEMOUTH & POOLE HMA	542,642		38,500 - 41,800	2,285	1,565 - 1,895	2,700	54,000	35,100	45,400	48,220
BOURNEMOUTH	167,527	SSCT (PUA)	13,600 - 15,600	720	640 - 840	850	17,000			14,731
POOLE	144,800	SSCT (PUA)	9,000 - 10,000	700	200 - 300	550	11,000			10,149
CHRISTCHURCH	40,208		3,300 - 3,600	200	130 - 160	250	5,000			4,223
EAST DORSET	83,786		5,400	270	270	400	8,000			8,376
PURBECK	44,416		2,100	105	105	200	4,000			3,286
NORTH DORSET	61,905		5,100	290	220	450	9,000			7,185

Note: Dwellings based on DCLG Household Projections are from SWRA table referred to in Panel Note 4

APPENDIX 1 (CONTINUED): HOUSING NUMBERS BY SSCT

Overall SSCT Dwelling Requirement 2006 - 2026	South West RSS (Table 4.2)		Pegasus Distribution (Alternative Table 4.2)	
	Overall Requirement	Average Annual Requirement	Overall Requirement	Average Annual Requirement
Bournemouth	13,600 - 15,600	680 - 780	33,000	1,650
Poole	9,700 - 10,700	485 - 535	with Bournemouth	with Bournemouth
TOTAL	23,300 - 26,300	1165 - 1315	33,000	1,650

APPENDIX 2: ANALYSIS OF SETTLEMENTS

	Estimated Population	Settlement Classification (RSS)	Pegasus 'Development Policy' Status	Local Plan Settlement Classification	RSS Areas of Search (as defined by Panel Note 2)	Additional Areas of Search Proposed by Pegasus
BOURNEMOUTH & POOLE HMA						
BOURNEMOUTH	167,527	SSCT	Ai			
POOLE	144,800	SSCT	Ai			
CHRISTCHURCH	40,208		Ai		A of S 'M' 600	
EAST DORSET	83,786					
FERNDOWN	25,246		B	Urban Area		
WIMBORNE/COLEHILL	14,844		B	Urban Area		
VERWOOD	12,069		B	Urban Area		
ALDERHOLT	2,793		Cii			
STURMINSTER MARSHALL	1,424		Cii			
Plus 3 additional settlements with at least 100 residents but fewer than 1,000						

APPENDIX 2: ANALYSIS OF SETTLEMENTS (Continued)

	Estimated Population	Settlement Classification (RSS)	Pegasus 'Development Policy' Status	Local Plan Settlement Classification	RSS Areas of Search (as defined by Panel Note 2)	Additional Areas of Search Proposed by Pegasus
PURBECK	44,416					
SWANAGE	11,097		B	Urban Area		
NORTHPORT/WAREHAM	7,753		B	Urban Area		
LYTCHETT MATRAVERS	3,200		Ci			
WOOL	2,234		Cii			
BOVINGTON CAMP	1,884		Cii			
BERE REGIS	1,358		Cii			
Plus 7 additional settlements with at least 100 residents but fewer than 1,000						

APPENDIX 2: ANALYSIS OF SETTLEMENTS (Continued)

	Estimated Population	Settlement Classification (RSS)	Pegasus 'Development Policy' Status	Local Plan Settlement Classification	RSS Areas of Search (as defined by Panel Note 2)	Additional Areas of Search Proposed by Pegasus
NORTH DORSET	61,905					
BLANDFORD FORUM	9,854		B	Town for Major Growth		
GILLINGHAM	8,630		B	Town for Major Growth		
SHAFTSBURY	6,665		B	Town for Major Growth		
STURMINSTER NEWTON	2,317		Ci	Town for Moderate Growth		
STALBRIDGE	2,261		Ci			
MARNHULL	1,466		Cii			
ZEALS/BOURTON	1,465		Cii			
CHILD OKEFORD	1,065		Cii			
MILBORNE ST ANDREW	1,042		Cii			
CHARLTON MARSHALL	1,029		Cii			
SHILLINGSTONE	1,008		Cii			
Plus 9 additional settlements with at least 100 residents but fewer than 1,000						

Appendix 3

Alternative Policy SR29 Bournemouth and Poole HMA.

The economic potential and social and demographic needs of the Bournemouth and Poole Housing Market Area in particular at the main urban areas will be met through the provision for job growth in the Bournemouth and Poole HMA made for a least 45,400 jobs over the plan period and additional new housing focussed at the main settlements in accordance with Development Policies A, B & C.

Provision should be made for at least 54,000 dwellings overall in the Bournemouth and Poole HMA during the period 2006 to 2026.

The majority of the HMA requirement is to be provided at the main towns of Bournemouth Poole and Christchurch, at least 33,000 dwellings by 2026 collectively over the plan period distributed as follows:

- *At least 17,000 overall dwellings within and adjoining Bournemouth's urban area at an average of about 850 dwellings per annum;*
- *At least 11,000 overall dwellings within and adjoining Poole's urban area, at an average of about 550 dwellings per annum;*
- *At least 5,000 overall dwellings within and adjoining Christchurch's urban area, at an average of about 250 dwellings per annum.*

Development will be distributed to the Rural District's within the HMA as follows:

- *At least 8,000 dwellings within East Dorset at an average of about 400 dwellings per annum;*
- *At least 4,000 dwellings within Purbeck at an average of about 200 dwellings per annum.*
- *At least 9,000 dwellings within North Dorset at an average of about 450 dwellings per annum.*

Development at Bournemouth will focus on the urban area. It will make best use of previously developed land and buildings development opportunities, maximising densities whilst achieving high quality and sustainable design standards.

Development at Poole will focus on the regeneration of the urban area, in particular in accordance with the Growth Point award at Poole Bridge, through the reuse of previously developed land and buildings opportunities maximising densities whilst achieving high quality and sustainable design standards, complemented by the provision of a urban extension or extensions to the North of the town for 1,500 to 2,500 dwellings within land safeguarded from the Green Belt. The location of this land will be considered through the Local Development Framework process.

Development at Christchurch will help to meet the shortfall in provision at Bournemouth and Poole. It will fulfil its economic and housing potential to maximising use of appropriate previously developed land and buildings opportunities, whilst achieving high quality and sustainable design standards, complemented by the provision of an urban extension or extensions to the North of the town. Land should be safeguarded from the Green Belt at Wimborne/Colehill and Ferndown to accommodate the development required. The location of the urban extension(s) will be considered through the Local Development Framework process.

Development in East Dorset will compliment that in Bournemouth and Poole, meeting the shortfall in provision. Development will focus on the Policy B settlements of Wimborne/Colehill and Ferndown, where land will be safeguarded from the Green Belt through the Local Development Framework process.

Development in Purbeck District will be limited by physical and environmental constraints. The main focus of development will be the Policy B settlement of Wareham.

Development in North Dorset will be focus on the Policy B settlement of Gillingham, with additional secondary focus on the remaining Policy B settlements.

Development in the rural remainder of the HMA will be provided in accordance with the spatial strategy, in particular Development Policies B & C. The Policy B settlements will include:

- Ferndown, Wimborne/Colehill, Verwood, Swanage, Wareham, Blandford Forum, Gillingham and Shaftesbury.*

Investment will be made in key infrastructure to enable the achievement of the development proposed in this policy.

