



PENNYFARTHING
Builders of Quality Homes

Pennyfarthing Homes
Land off Edmondsham Road
Verwood

Proposed site layout



Reserved matters proposals

Introduction

As you may be aware, East Dorset District Council (EDDC) resolved to grant 'outline' planning permission for 230 new homes on land off Edmondsham Road, Verwood in February 2017 (EDDC reference: **3/16/1291/OUT**).

The principle of residential development at the site was established by the granting of this outline planning permission. Detailed plans for the new homes now need to be agreed via what is known as a 'reserved matters' planning application. This will seek to agree details, such as the layout of the scheme, building designs, construction materials and landscaping.

The purpose of this newsletter is to provide you with information about Pennyfarthing Homes' detailed proposals for a first phase of 43 homes, public open space, access and landscaping north of Edmondsham Road.

Site background

The sites off Edmondsham Road were allocated as an acceptable location to provide up to 230 new homes within East Dorset District Council's and Christchurch Borough Council's 'Joint Core Strategy', which was adopted in 2014.

Following consultation with local stakeholders and residents, Pennyfarthing Homes submitted an outline planning application to EDDC, which the Council resolved to grant planning permission for in February 2017.



Scheme masterplan



Where are we now?

Pennyfarthing Homes has drafted proposals for the first phase of development, which is located on land to the north of Edmondsham Road. The plans comprise:

- A mix of 43 homes, ranging from 1 to 4 bedroom properties, including bungalows;
- 11 affordable rented homes and 4 shared ownership homes (35% affordable provision);
- 124 car parking spaces across the development, including 12 visitor spaces;
- Traditional, high-quality designs and materials;
- Public open space and a Local Area for Play (LAP);
- Vehicular access from Edmondsham Road and footpath/cyclepath connections to existing rights of way; and
- The retention of existing mature trees and hedgerow, with comprehensive new planting also proposed across the development.

The design and layout respects the design parameters and principles established under the outline planning consent for the site.

Next steps and further information

The principle of the site's redevelopment with new homes and associated facilities has been established. We are, therefore, seeking your feedback regarding the details that form the first phase of development, which are set out in this newsletter. A postage-paid comment card is enclosed, which you can use to provide any initial comments or suggestions.

Please return your feedback card no later than Friday 10th November.

Community benefits

The delivery of new homes on this site would provide a number of benefits to the wider community, including:

- **The provision of new homes on a site identified in the Joint Core Strategy**, making an important contribution to EDDC's and Verwood's housing stock;
- **Significant areas of public open space and SANG** for enjoyment by existing and future residents;
- **Employment opportunities created on-site** during the construction phase, primarily with local contractors;
- **Provision of new pedestrian footways** towards the public rights of way, SANG and school to the north and east;
- **Financial payments** to improve local schools and the local play area; and
- **Significant New Homes Bonus payments** to EDDC and Dorset County Council.

Getting in touch

Following the submission of our reserved matters application, the Council will also provide an opportunity for local residents and statutory consultees to comment before making a decision. If you would like any further information about the submitted plans or have any questions, please call freephone **0800 298 7040**. Alternatively, you can visit our website, **www.consultation-online.co.uk/verwood**.