



PENNYFARTHING
Builders of Quality Homes

Pennyfarthing Homes

Land off Edmondsham Road,
Verwood

Application Reference: 3/16/1291/OUT

I am writing to inform you that Pennyfarthing Homes has submitted an outline planning application for the development of land off Edmondsham Road, Verwood with new homes and open spaces.

You may be aware that these sites have been allocated as acceptable locations on which 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, which included a public exhibition in September 2015, Pennyfarthing Homes has now submitted an outline planning application to East Dorset District Council.

In line with the submission of the plans, Pennyfarthing Homes wants to provide you with more details of what has been submitted, the benefits that the proposals can deliver and further information on next steps and timescales.

Illustrative axonometric sketch of proposed development



The proposals at a glance:

- **Up to 230 new homes**, including affordable homes;
- **A variety of accommodation**, ranging from 1 and 2 bedroom flats up to 2, 3, 4 and 5 bedroom houses, which will help to create a balanced community;
- Main **vehicular access to the site via Edmondsham Road** in accordance with the allocation policy; and
- Substantial provision of **Suitable Alternative Natural Greenspace (SANG) and public open spaces** throughout the site.

It is important to note that the submitted planning application is 'outline' only, meaning it sets out the scope and principle of development on the site, along with detailed access arrangements and open space provision. Should this initial application be approved, Pennyfarthing Homes will then need to submit further plans known as 'reserved matters', which will seek to agree details such as building designs, construction materials and landscaping.

Further information

If you would like any further information about the submitted plans or have any questions, please call freephone **0800 298 7040** (between 8.30am and 5.30pm).

Alternatively, you can visit our website, www.consultation-online.co.uk/verwood or email feedback@consultation-online.co.uk.



Key features of the scheme

The submitted plans take into account the criteria outlined as part of the site's allocation within the Local Plan and incorporate a number of important features, including:

- SANG for recreational uses at the northern and southern ends of the site, incorporating a new circular walk, footpath links and varied habitats (wildflower meadows, wetland, woodland);
- A new crossing point at Edmondsham Road to ensure connectivity between the northern and southern SANG areas;
- Provision of public open space and green corridors which make use of the existing mature trees and hedgerows on-site;
- Financial contribution towards the refurbishment and extension of the existing children's play space at Eastworth Road (LEAP), and the provision of a Local Area of Play (LAP);
- The retention of mature trees and hedgerow wherever possible, as well as extensive new tree and shrub planting across the site; and
- A Sustainable Urban Drainage System (SUDS) to manage surface water effectively.

Following consultation and in response to neighbours' comments, a three storey apartment building, which was previously situated close to Eastworth Road, has been moved within the development and replaced with more traditional two storey detached and semi-detached housing. This will avoid any concerns regarding overlooking and reduces the impact of built form along this important boundary for existing residents.

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; and
- **A New Homes Bonus payment of up to £1.75m to EDDC and £440k to Dorset County Council** over six years.

Next steps and further information

There is now an opportunity to comment on the planning application during the Council's statutory consultation period. To view the application online, please go to planning.christchurchandeastdorset.gov.uk and search using the application number: **3/16/1291/OUT**. The application is likely to come before EDDC's Planning Committee in Autumn/Winter 2016.

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