

Part B – Representations

Please answer as many questions or as few questions as you wish. There is a box at the end of the form where you can provide any comments that you may have.

Housing

1. Do you consider that a housing need figure of 366 dwellings a year is an appropriate figure on which to plan for housing growth in North Dorset? If not, please set out what you consider to be an appropriate figure and provide reasons for this.

Yes

No

We believe that in connection with the desire by Government to provide more housing, that the figure of 366 needs to be increased and we would suggest a figure of 400 dwellings per year is an appropriate figure on which to plan housing growth in North Dorset.

Employment

2. Do you consider that additional employment land should be allocated for development at Blandford as part of the Local Plan Review?

Yes

No

3. Do you consider that there is a need to allocate additional employment land in any other part(s) of the District?

Yes

No

Spatial Strategy

4. Do you consider that the existing spatial strategy, as set out in LPP1, should be amended to allow for some limited growth at Stalbridge, beyond just meeting local needs?

Yes

No

5. Do you think that the Council should consider implementing any other alternative spatial strategy through the LPR? If so, please explain your reasons why.

Yes

No

If you have answered 'Yes' please set out your alternative spatial strategy and provide reasoning to support it.

Blandford (Forum and St Mary)

6. Do you agree with the conclusions regarding the areas of search identified at Blandford?
- Yes
- No
7. Are there any further issues relating to the areas of search that you think should have been considered as part of the assessment process?
- Yes
- No

If you have answered 'Yes' please set out what you see as the further issues.

8. What are the additional infrastructure requirements that are likely to result from potential future development at Blandford?

Please set out what you see as the additional infrastructure requirements.

Gillingham

9. Do you agree with the conclusions regarding the areas of search identified at Gillingham?
- Yes
- No
10. Are there any further issues relating to the areas of search that you think should have been considered as part of the assessment process?
- Yes
- No

Careful thought must be given to the sequential availability of land for development and in particular, a need to ensure that development takes place in a sequential manner and that development is taken forward in a cohesive and achievable manner.

11. What are the additional infrastructure requirements that are likely to result from potential future development at Gillingham?

Additional infrastructure requirements will be a civil transport network for links to both the A303 and the other primary highway networks.

Shaftesbury

12. Do you agree with the conclusions regarding the areas of search identified at Shaftesbury?

Yes

No

13. Are there any further issues relating to the areas of search that you think should have been considered as part of the assessment process?

Yes

No

If you have answered 'Yes' please set out what you see as the further issues.

14. What are the additional infrastructure requirements that are likely to result from potential future development at Shaftesbury?

Please set out what you see as the additional infrastructure requirements.

Sturminster Newton

15. Do you agree with the conclusions regarding the areas of search identified at Sturminster Newton?

Yes

No

16. Are there any further issues relating to the areas of search that you think should have been considered as part of the assessment process?

Yes

No

If you have answered 'Yes' please set out what you see as the further issues.

17. What are the additional infrastructure requirements that are likely to result from potential future development at Sturminster Newton?

Please set out what you see as the additional infrastructure requirements.

Stalbridge

18. Do you agree with the conclusions regarding the areas of search identified at Stalbridge?

Yes

No

19. Are there any further issues relating to the areas of search that you think should have been considered as part of the assessment process?

Yes

No

If you have answered 'Yes' please set out what you see as the further issues.

20. What are the most important infrastructure requirements that are likely to result from potential future development at Stalbridge?

Please set out what you see as the additional infrastructure requirements.

The Villages

21. Do you agree with the Council's proposed approach in relation to future development at the eighteen larger villages within the District or do you think that the Council should consider an alternative approach?

Yes

No

If you have answered 'No' please set out your alternative approach and information/reasoning behind this.

Affordable Housing

22. Do you consider that the existing reference to nine dwellings in Policy 9 of LPP1 should be removed from the policy to allow larger schemes to come forward where there is evidence of local need in excess of that which could be met by the provision of nine dwellings?

Yes

No

23. Do you consider that the existing policy approach, which seeks to prevent exception sites coming forward adjacent to the four main towns within the District, should be amended?

Yes

No

24. Do you consider that the Council should continue with its existing policy approach, which allows for a small number of market homes on rural exception sites?

Yes

No

Self-Build and Custom-Build Housing

25. Do you consider that the Council should facilitate the provision of self-build housing by any, some, or all of the following options?

Yes

No

a. Allowing serviced plots to come forward under the current development plan policies.

Yes

No

b. Updating Policy 7 (Delivering Homes) in the Local Plan Part 1 to promote the provision of serviced plots of land for self-build housing.

Yes

No

c. Requiring on sites above a certain size that serviced self-build plots should be made available as a proportion of the total number of dwellings permitted (with or without a minimum number being specified) on-site.

Yes

No

d. Allowing a proportion (up to 100%) of self-build plots on exception sites (with controls over the resale value of the properties).

Yes

No

e. Identifying land in public ownership which would be sold only for self-build development.

Yes

No

f. The use of Local Development Orders to facilitate self-build development.

Yes

No

26. Are there any other approaches that could be used to meet the demand for self-build housing?

Yes

No

If you have answered 'Yes' please outline the other approaches which the Council could pursue.

Ensuring the Vitality and Viability of Town Centres

27. Do you consider that the existing hierarchy and network of centres, as set out in LPP1, should be amended to include Stalbridge as a 'local centre'?

Yes

No

Important Open or Wooded Areas (IOWAs)

28. Do you agree that those IOWAs, which are protected from development by other planning policies or legislation, should be deleted?

Yes

No

The A350 Corridor

29. Do you consider that the land which is identified and safeguarded for the Shaftesbury Outer Bypass and the Charlton Marshall and Spetisbury Bypass should continue to be identified and safeguarded for such purposes?

Yes

No

Comments

If you have any comments about the Issues and Options Document or the Sustainability Appraisal please set them out in the box below. If your comments are in relation to a specific question or chapter of the Issues and Options Document then please state which question or chapter your comments relate to.

Please see the accompanying letter and the two alternative schemes for the land owned by Miss Penny Joyce and Mr Stephen Joyce.

Continue on a separate sheet if necessary

Do you wish to be contacted about future consultations relating to the Local Plan Review?

Yes

No

Signature: _____

Date: _____

If submitting the form electronically, no signature is required.

When completed please send form to planningpolicy@north-dorset.gov.uk



Land at North West Gillingham

Vision Statement

Delivering Sustainable Growth



1.0 Introduction

1.1 Vision and Objectives

The vision for Land North West Gillingham is to deliver a sustainable new neighbourhood that builds on the existing character of Gillingham and supports the Council's strategic objective to strengthen the role of Gillingham as the District's main service and employment centre. Planning policy, site context and masterplanning principles, upon which the vision is informed, are summarised in this statement.

The land at North West Gillingham presents a real opportunity to deliver the following vision:

A new neighbourhood for the 21st Century. A neighbourhood seamlessly integrated with communities to the east and south through physical and social linkages.

The development will assimilate into the existing landscape through the inclusion of a multi functional 'green ring' that would deliver betterment through recreation spaces, biodiversity gains and flood risk alleviation.

Multiple access points into the site will enable a series of development phases and associated infrastructure to be bought forward in tandem and without over reliance on the completion of earlier phases of development. Each development phase will form a sub-character area that is distinctive, identifiable and therefore valued.

Up to 1,000 high quality homes will be provided in leafy, green and attractive neighbourhoods.

New homes will consist of a mix of house types and tenures to meet identified local needs,

with a focus on providing a mix of housing types and tenures to meet identified local needs,

The new community will benefit from local services and facilities within walking distance along a network of pedestrian and cycle-friendly streets and high quality green public spaces. The new neighbourhood will be supported by a 2FE Primary School and other social and community infrastructure and enhancements, where required. It will also be accessible to the strategic road network and public transport routes to strategic employment and regional shopping centres.



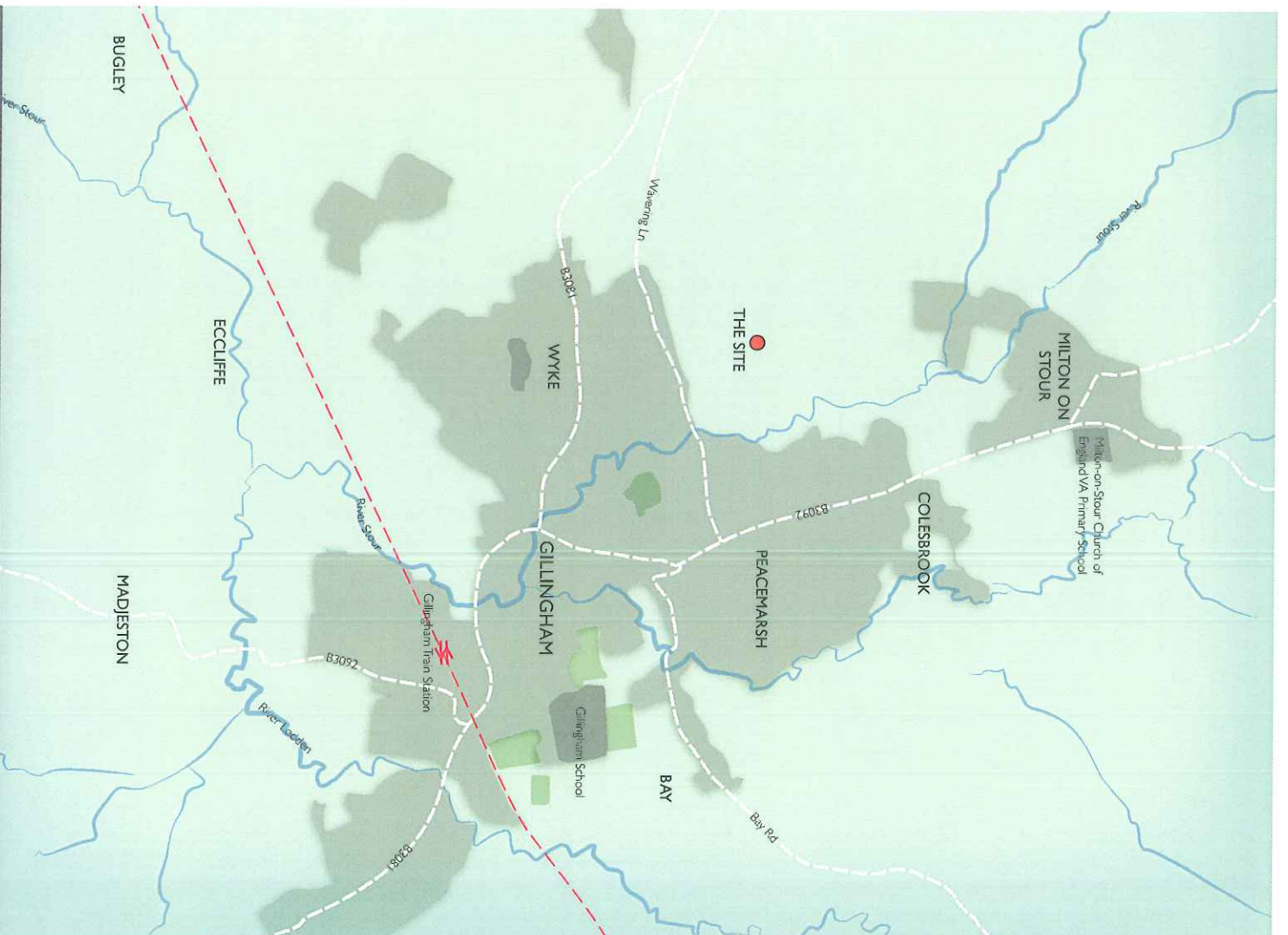
1.0 Introduction

1.2 Purpose of this Statement

This Statement has been prepared to inform the 'Call for Sites' consultation process, currently being identified by North Dorset District Council. It sets out a vision and development principles for how the future development needs of Gillingham might be comprehensively planned and achieved. The Statement is a strategic document which is intended to broadly illustrate how up to 1,000 dwellings and a new 2FE Primary School might be delivered, but acknowledges that further technical studies and viability assessments will be necessary to support the more detailed masterplanning required.

The rest of this Statement is structured as follows:

- **Section 2** provides an overview of the site and its surroundings. Further information on accessibility to community infrastructure, public transport and landscape character is provided in Section 4.
- **Section 3** covers a review of the most relevant planning policy issues and guidance at national, local and neighbourhood level.
- **Section 4** provides an appraisal of the issues and opportunities relevant to a proposed new neighbourhood in this location, including a review of the site's accessibility to key services and facilities, transport links, landscape and visual amenity, drainage, ecology and heritage.
- **Section 5** provides a brief summary of the Masterplanning Principles and how they could work in practice through the proposed Development Framework. An overview of how this level of growth might be delivered is provided alongside an initial framework for the eastern part of the site
- ~~Section 6 provides an overview of up to 1000 dwellings and a new 2FE Primary School in the eastern part of the site~~



1.0 Introduction

1.4 Planning History

There is no planning history on the site that is of direct relevance to the delivery of a new neighbourhood on this site or that would constrain the site coming forwards for development in the immediate future.

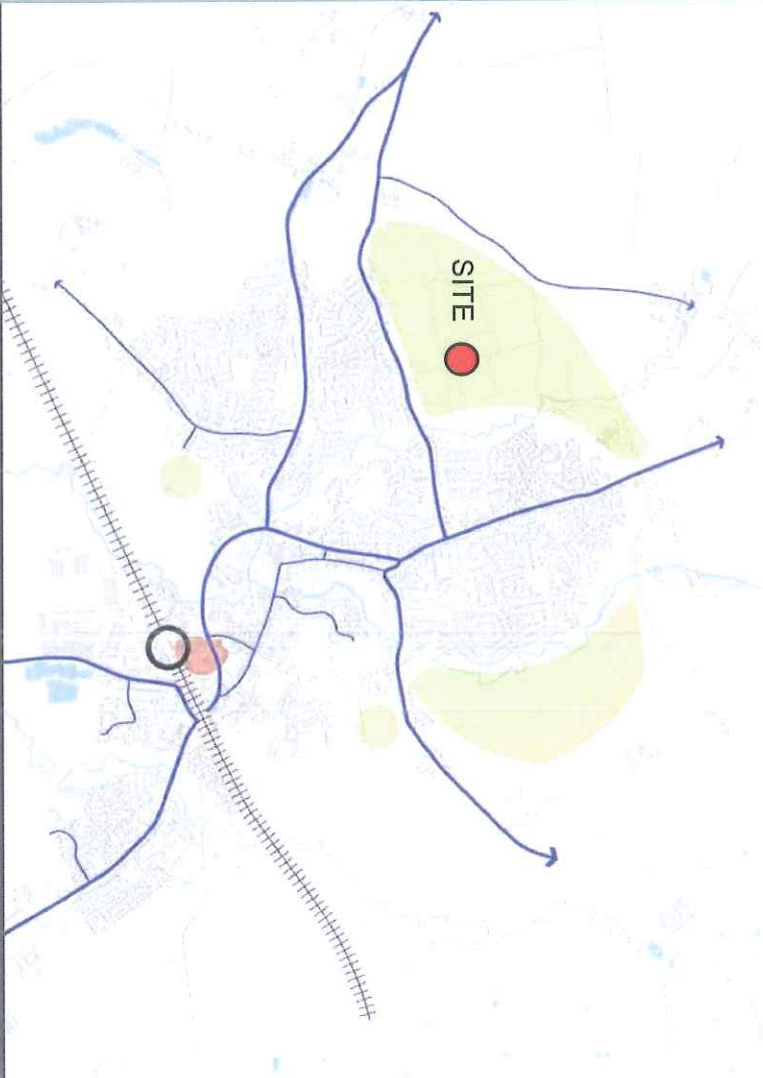
The site was identified as part of a 'Northern Focus' Initial Growth Scenario in the 'Assessing the Growth Potential of Gillingham' document, prepared by Atkins on behalf of North Dorset District Council in December 2009. The document was prepared to inform the Local Plan and includes a comparative assessment of potential growth areas in Gillingham. The alternative growth options for Gillingham were assessed in terms of:

- economic growth potential;
- service centre functions and social infrastructure;
- self containment and sustainable transport; and
- environmental capacity.

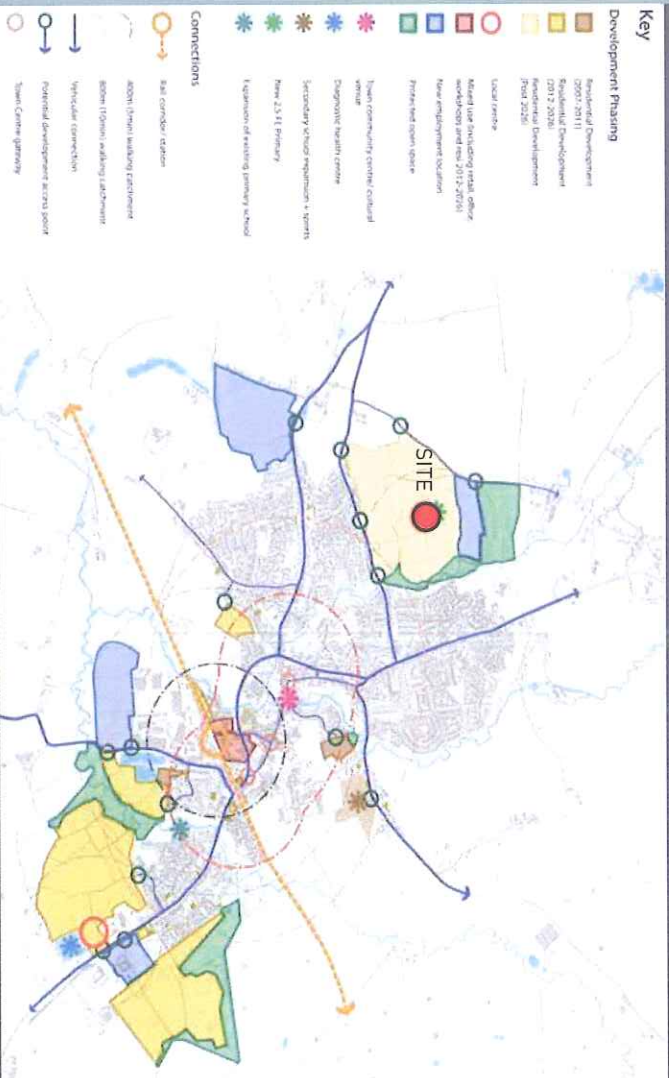
The Initial Growth Scenarios were assessed in terms of their capacity to grow the town by approximately 3,300 dwellings in total, with 1,071 dwellings after 2026. The scenarios were identified as those most likely to lead to greater self containment of the town and improve connections to the A30. A more detailed appraisal of individual sites was also undertaken using a range of sustainable development criteria to identify those which had the greatest suitability to accommodate development. Overall a 'Southern Focus' Growth Scenario performed the best and a Strategic Site Allocation to the south of Gillingham for delivering a minimum of 1,800 dwellings between 2011 and 2031 was carried forward and adopted under Policy 21 of the North Dorset Local Plan Part 1 (2011-2031). This scenario reduced the overall scale of development to be accommodated in Gillingham.

The next best performing Initial Growth Scenario was the 'Northern Focus', which performed well in terms of economic development and employment opportunities, service centre functions and community infrastructure and the potential to increase self containment and support sustainable transport. It performed less well against the chosen Southern Focus scenario due to environmental constraints which would require mitigation to make development acceptable. The initial growth scenarios were further refined, leading to two refined growth scenarios: (a) to the north west of Gillingham and (b) to the south, with a Refined Scenario 1 to deliver 3,366 additional dwellings, representing over 1,000 dwellings above the provision subsequently identified for Gillingham in the Adopted Local Plan Part 1 (2011 - 2031). The document concludes,

'There is potential for either refined development scenario to be taken forward as future development options for Gillingham.'
(Paragraph 4.99, Gillingham Growth Study 2009)



Extract from Figure 4.3 - Scenario 3 Northern Focus, Gillingham Growth Study 2009



Extract from Figure 4.6 - Refined Scenario 1, Gillingham Growth Study 2009

2.0 Site Context

2.1 The Site Context

With a population of 11,871 (ref: Population Census, 2011) Gillingham is a key service centre and the largest of the four main settlements in the District, which otherwise comprise Blandford Forum, Shaftesbury and Sturminster Newton. The town is identified in the Adopted North Dorset Local Plan Part 1 (2011-2031) (LPI) as taking the largest share (39%) of the housing provision for the District. This growth is partially influenced by the lack of significant environmental designations around Gillingham.

2.2 Site Location

The site (c. 44ha / 109 acres), comprises a series of fields in agricultural use located on the north western edge of Gillingham.

The site is gently undulating although generally level. It is not designated as part of, or adjacent to an area of statutory nature conservation importance or landscape sensitivity. There are no potential bad neighbour uses (i.e. waste management or treatment works, mineral extraction sites, B2 general industrial uses, sporting venues) in close proximity to the site, or Air Quality Management Areas (AQMAs) in Gillingham.

The site abuts the River Stour which is within a narrow treed channel that sits within a shallow valley along the eastern boundary. An area of Flood Zone 2 and 3 extends part way into the site. A non-designated footpath provides a riverside walk into the town centre to the south and (via a footbridge) into the recent Peacemash residential area to the east.

Vehicular access to the site is currently served by field gates on Wavering Lane. Wavering Lane is particularly narrow and without a pedestrian footway for almost its entire length, as shown in Photograph 1. Vehicular access to the site and existing properties on Wavering Lane is only possible along this narrow length of road as access is restricted from the east by a narrow bridge over the River Stour and bollards.

2.3 The Surrounding Area

To the north and west of the site there is open countryside, characterised by large regular shaped fields enclosed by mature hedgerow and tree boundaries. There is a small collection of farm buildings c.300m to the west at Slaughter Gate Farm, which are located within an area designated as a Site of Archaeological Importance. The southern boundary of the site abuts Wavering Lane and the rear of residential curtilages on the northern side of the lane.

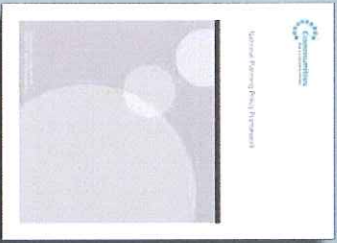
To the east the site is adjacent to the recent residential area of Peacemash, separated by the River Stour Valley and informal amenity areas. The site is within comfortable walking distance of a number of existing key local services and a full package of measures is being developed to ensure sufficient local community infrastructure is provided to support the new and existing community where additional capacity is required.

Whilst the proposed neighbourhood would deliver community infrastructure and direct pedestrian and cycle links to enable closer integration, it is also recognised the existing residential areas have a distinct sense of identity. The identity of Peacemash and Wyke is to be reinforced by a 'green ring' that would avoid coalescence and safeguard the semi-rural character of Wavering Lane and a link with the green corridor along the River Stour to extend further south towards the town centre.



3.0 Policy Context

3.1 National Policy and Guidance



The **National Planning Policy Framework (NPPF)**, published in March 2012, provides guidance for local planning authorities (LPAs) in drawing up plans for development. The NPPF establishes a presumption in favour of sustainable development which for decision making means approving development that accords with the statutory Development Plan without delay. Where the development plan is absent, silent or out-of-date planning permission should be granted unless,

...any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole'

(Paragraph 14, NPPF).

A presumption in favour of sustainable development is at the core of the NPPF which in practice means that LPAs need to positively seek opportunities to meet their area's development needs. With specific regard to housing delivery, the NPPF also seeks to boost significantly the supply of housing. This includes a requirement to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area. The NPPF advises that deliverable sites should be available now, offer a suitable location for development and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable.

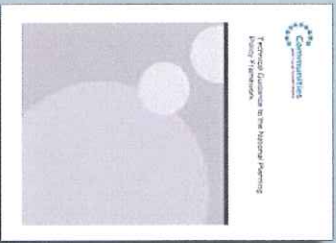
The NPPF requires LPAs to identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15. It specifically states,

'the supply of new homes can sometimes be best achieved through planning for larger scale development, such as new settlements or extensions to existing villages and towns that follow the principles of Garden Cities'

(Paragraph 52, NPPF).

The **National Planning Practice Guidance (NPPG)** provides guidance for LPAs on the factors that should be considered when assessing the suitability of sites and broad locations for development. In addition to reappraising the suitability of preciously allocated land the following factors are advised to form part of the assessment of site suitability for development now and in the future:

- Physical limitations or problems such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination.
- Potential impacts including the effect upon landscapes including landscape features, nature and heritage conservation.
- Appropriateness and likely market attractiveness for the type of development proposed.
- Contribution to regeneration priority areas.
- Environmental/amenity impacts experienced by would be occupiers and neighbouring areas.



The NPPF and NPPG are significant material considerations in terms of the principle of development on this site, with particular regard to the following:

- The presumption in favour of sustainable development.
- Gillingham is considered to be a key employment and service centre and is identified in the Adopted Local Plan Part 1 (2011-2031) as the location for the largest proportion of housing growth in the District.
- The relatively unconstrained nature of the site in terms of environmental designations and surrounding land-uses.
- There is doubt over the ability of the Southern Extension to deliver the required housing identified in the Housing Trajectory in order to meet the District's increasing Objectively Assessed Need (OAN) for housing and a 5 year supply of housing land. By helping maintain a 5 year housing land supply the site could support the Council in restricting unplanned Greenfield land releases in less sustainable locations in the District.
- A larger scale development, such as a new neighbourhood to the north west of Gillingham could provide a significant boost to the supply of market and affordable housing and the necessary viability to develop new community, utilities and strategic highways infrastructure.
- The 'suitability' of the site for a major residential development compares favourably when viewed against competing locations for expansion to Gillingham.

3.2 The Development Plan

The Adopted Local Plan Part 1 2001-2031 (LP1) was adopted by the Council on 15 September 2016 and sets out the strategic planning policies for the District. Gillingham is identified as one of the main four market towns in the District, which otherwise comprise Blandford Forum, Shaftesbury and Sturminster Newton. Gillingham is recognised in the Plan as a main centre for services (including retail, health and leisure) and employment opportunities. Objective 3 of LP1 is to support the function of market towns in the District by making them the main focus for housing development, including affordable housing.

Following the close of the LP1 Examination hearing sessions the Eastern Dorset SHMA (North Dorset District Summary) was published in August 2015, which increased the OAN for North Dorset to 330 dwellings per annum (dpa) for the period 2013 - 2033. This would require an additional 45 dpa to the housing need upon which the LP1 is based, or a total of 225 dwellings over the next 5 years or 900 dwellings over the Plan period.



The revised OAN is informed by CLG household projections (February 2015), identifying a need for 206 dpa over the 2013-33 period. Employment growth was also considered, using a 'Local Economic Growth Scenario' which resulted in an upward adjustment of 105 dpa. A modest uplift was also included for 19 dpa for household formation resulting from the availability of additional housing. Continued economic growth in the District or upward revisions to demographic projections could result in a further increase to the OAN.

3.0 Policy Context

This new evidence raised doubts over the housing provision within the LPI, the Inspector took a pragmatic view and considered it more beneficial for the Council to adopt the LPI and undertake an early review.

In recognition of the increased OAN and the Local Plan Inspector's recommendations the Council are undertaking an early review of the LPI and are currently running a 'Call for Sites' public consultation process. Due to limited availability of previously developed land (PDL) there is likely to be a requirement to release additional Greenfield sites to accommodate the District's housing needs.

3.3 The Emerging Gillingham Neighbourhood Plan

The site is located within the Draft Gillingham Neighbourhood Plan (GNP) designated area. Between May and June this year the Draft GNP was subject to a Regulation 14 public consultation process. The Draft GNP does not identify housing allocations although recognises that much of the 2,200 (minimum) dwelling requirement in Policy 6 of the LPI will be met through the 1,800 dwellings delivered as part of the SSA to the south of Gillingham. Paragraph 6.3 of the Draft GNP acknowledges there could be a potential requirement for additional sites outside of the existing town boundaries although also states a revision to the policies within the Draft GNP or a review of LPI would be required.

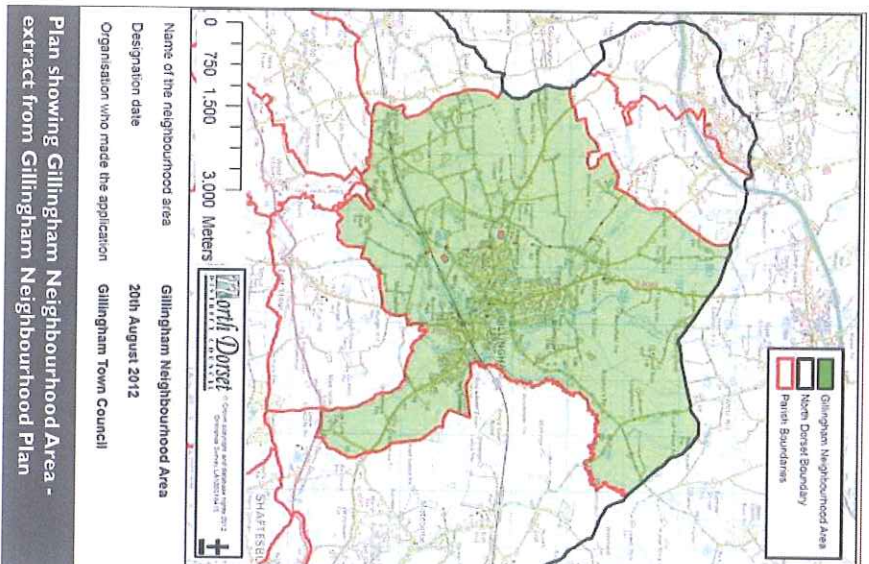
The Planning Practice Guidance (PPG) provides clear guidance on the issue of the weight that can be given to both the Local Plan and emerging or made Neighbourhood Plans where the District Council cannot demonstrate the 5 year supply of deliverable housing sites. Based on this approach, whilst the relevant housing policies of the LPI are considered to be out of date because of the absence of a demonstrable 5 year housing land supply, the emerging policies for the supply of housing in the Draft GNP, including the settlement boundary, should also be considered out of date. In this situation Paragraph 14 of the NPPF applies and states,

'Where the development plan is absent, silent or the relevant policies are out of date, the NPPF states that the presumption in favour of sustainable development requires the granting of planning permission, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.'

The NPPG provides guidance to Neighbourhood Forums, Parish Councils and LPAs on the circumstances where a Neighbourhood Plan can take into account an emerging Local Plan, or at least the evidence supporting an emerging Local Plan. The guidance provides a mechanism for addressing emerging evidence of housing need to ensure a Neighbourhood Plan does not become overridden by a new Local Plan.

'Can a Neighbourhood Plan come forward before an up-to-date Local Plan is in place?'

Neighbourhood plans, when brought into force, become part of the development plan for the neighbourhood area. They can be developed before or at the same time as the local planning authority is producing its Local Plan.



Plan showing Gillingham Neighbourhood Area - extract from Gillingham Neighbourhood Plan

The local planning authority should take a proactive and positive approach, working collaboratively with a qualifying body particularly sharing evidence and seeking to resolve any issues to ensure the draft neighbourhood plan has the greatest chance of success at independent examination.

The local planning authority should work with the qualifying body to produce complementary neighbourhood and Local Plans. It is important to minimise any conflicts between policies in the neighbourhood plan and those in the emerging Local Plan, including housing supply policies. This is because section 38(5) of the Planning and Compulsory Purchase Act 2004 requires that the conflict must be resolved by the decision maker favouring the policy which is contained in the last document to become part of the development plan. Neighbourhood plans should consider providing indicative delivery timetables, and allocating reserve sites to ensure that emerging evidence of housing need is addressed. This can help minimise potential conflicts and ensure that policies in the neighbourhood plan are not overridden by a new Local Plan. [our emphasis]

A draft neighbourhood plan or Order must be in general conformity with the strategic policies of the development plan in force if it is to meet the basic condition. Although a draft Neighbourhood Plan or Order is not tested against the policies in an emerging Local Plan the reasoning and evidence informing the Local Plan process is likely to be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested. For example, up-to-date housing needs evidence is relevant to the question of whether a housing supply policy in a neighbourhood plan or Order contributes to the achievement of sustainable development. [our emphasis]

Where a neighbourhood plan is brought forward before an up-to-date Local Plan is in place the qualifying body and the local planning authority should discuss and aim to agree the relationship between policies in:

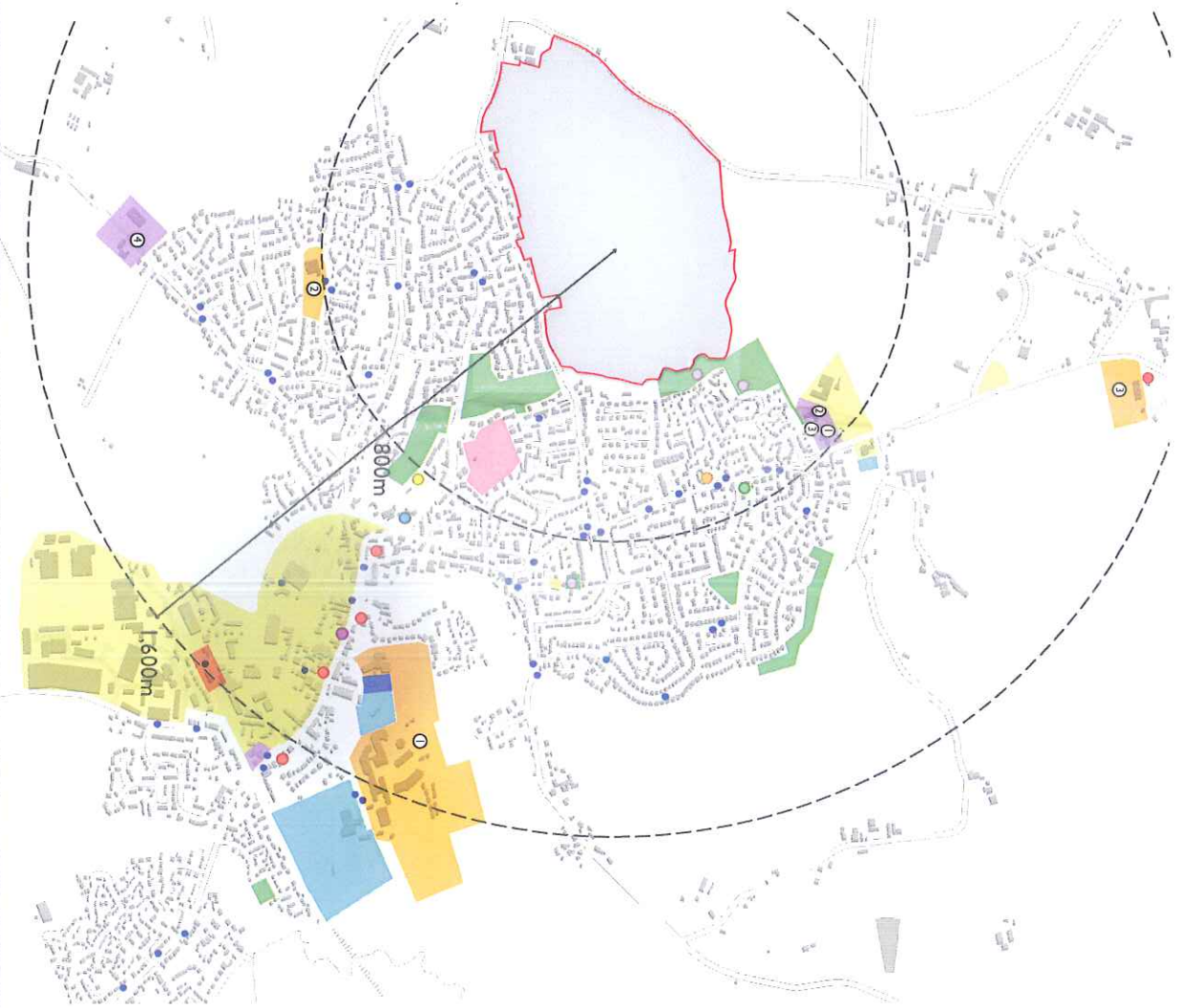
- the emerging neighbourhood plan
- the emerging Local Plan
- the adopted development plan with appropriate regard to national policy and guidance.

4.0 Issues and Opportunities

4.1 Key Services and Facilities

The site is considered to represent a sustainable location in terms of its location adjacent to the settlement boundary with good connections to the existing urban area. The site is located in close proximity to amenities and services within Gillingham and the adjacent Peacemash development to the east. A review of local amenities has identified the following key facilities and services within comfortable walking distance from the site.

- Primary School
- Secondary School
- GP surgery
- Fire Station
- Dentist Surgery
- Pharmacy
- Children's play areas
- Informal open space
- Pubs
- Sports and leisure facilities
- Bus routes



Facilities Plan

4.0 Issues and Opportunities

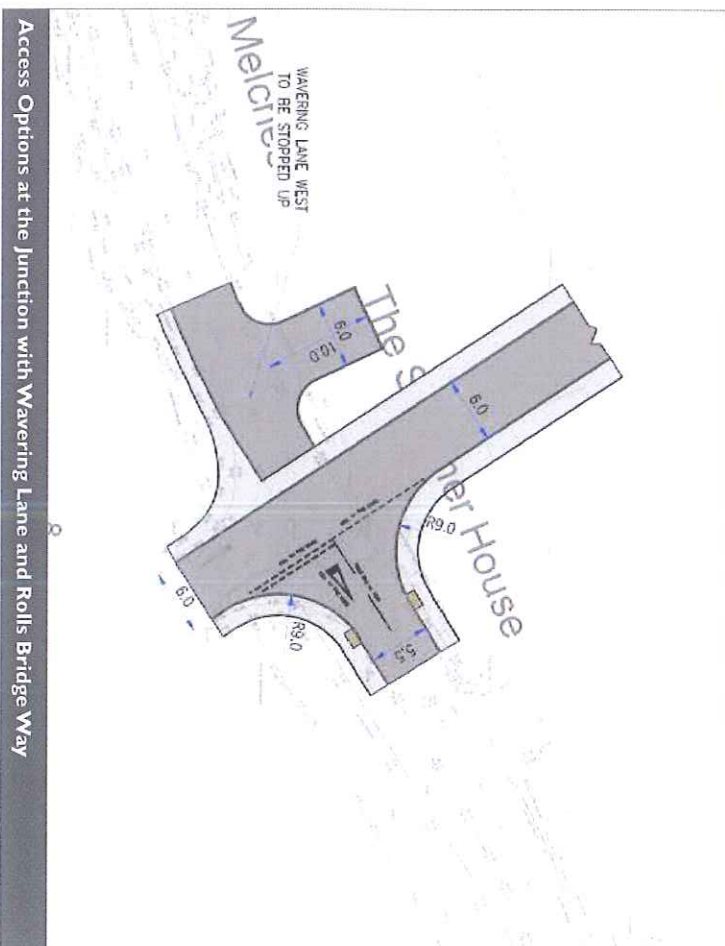
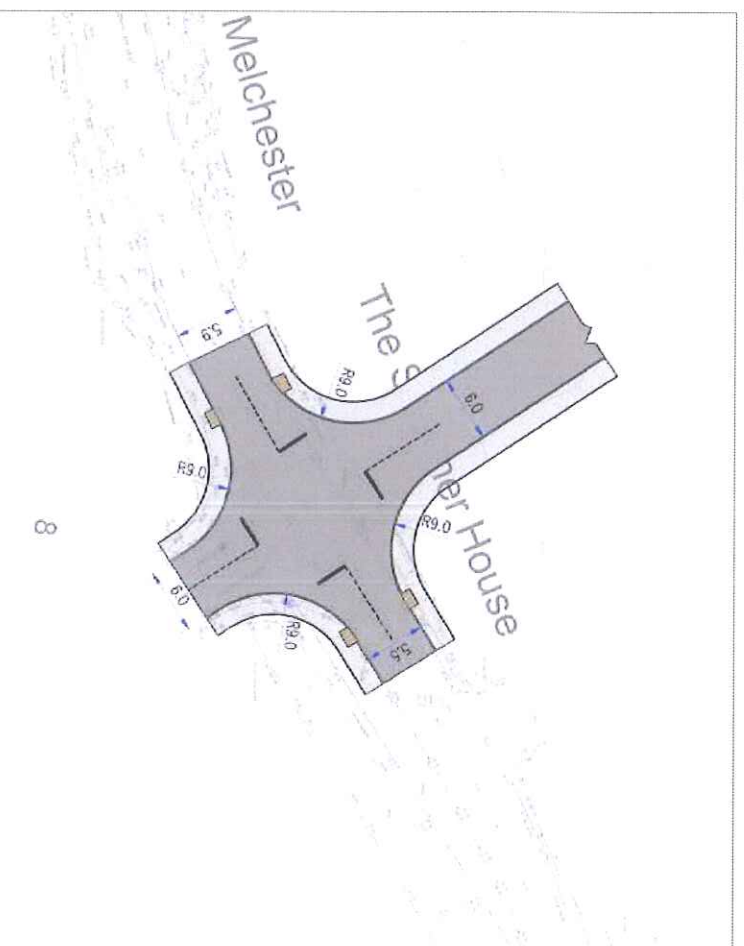
4.2 Transportation and Access

Vehicular access along the southern boundary of the site is currently served by field gates on Wavering Lane. Wavering Lane is an adopted D Road with a semi-rural character and is without a pedestrian footway in parts. Vehicular access restrictions are in place at the bridge over the River Stour, although pedestrian and cycle access is possible, as shown in the photographs. Further to the east Wavering Lane joins with Peacemash (B3092) which provides bus routes into the town centre and other key service and employment centres such as Salisbury, Shaftesbury and Poole.

Vehicular access is also served by a number of field gates on the unclassified lane that runs along the western boundary, between Slaughtergate Farm and Milton on Stour. The lane forms part of Susstrans Cycle Route 25 although is narrow and without a pedestrian footpath.

In light of the access restrictions referred to above an assessment of alternative access options has been undertaken to determine the requirements and highway impacts of a proposal for 1,000 dwellings and 2FE Primary School on the site. The assessment concluded a new point of access is to be created in the south-west corner of the site and adjacent to the junction with Rolls Bridge Way. At this point Wavering Lane takes on a more urban character as the carriageway widens and there is a short length of footway. The two junction design options shown are now being considered in more detail.

There are public footpaths that cross the western part of the site and provide connections with Wyke, Peacemash and the surrounding countryside. An undesignated public footpath runs along the River Stour on the eastern boundary and provides a direct link with the Peacemash open space and play areas, surgery, dentist practice and pharmacy. This path also continues south, joining with public footpath (N64/69) to provide a pedestrian link with the town centre.



Access Options at the Junction with Wavering Lane and Rolls Bridge Way

4.0 Issues and Opportunities

4.3 Landscape Character and Visual Amenity

Landscape Character

The site is not designated as part of an area of landscape sensitivity. It is located within the Blackmore Vale Landscape Character Area, as referred to in the North Dorset Landscape Character Assessment (March 2008). The character assessment was prepared to help inform the emerging Local Plan and is helpful in identifying the capacity of different parts of the District to accommodate future development. The landscape around Gillingham is characterised by rising topography to the east and west of the town, which creates a natural visual envelope that contains the settlement and the adjoining agricultural landscape. A key feature of the vale is the distinct mature oak treed hedgerows and the flat landform. Paragraph 15.3 of the Landscape Character Assessment states,

'Gillingham dominates a large part of the north eastern part of the Vale with some visually prominent and detracting urban edges.'

Due to the characteristics of the landscape to the north west of Gillingham, the site is considered to have a medium to high capacity for development. With mitigation measures, such as those stated in Section 5, future development within this area should not have a substantial impact on landscape character.

Visual Amenity

The site is defined by the built edge of Peacemarsh on its eastern boundary and Wyke on its southern boundary. Views across the site are contained by these existing residential areas, although a limited number of other visual receptors comprise residents of Slaughtergate Farm and users of local footpaths and the country lane that runs along the western boundary. Due to the largely flat topography, views are limited by high hedgerow boundaries, trees and residential curtilages along Wavering Lane.

Residential curtilages along Wavering Lane create a very definite edge, with little in the way of landscape features to soften the transition. Through careful masterplanning and landscaping there is an excellent opportunity to enhance the approach to Gillingham from the north and west through the introduction of new green infrastructure in the form of a 'green ring'. A 'soft' northern edge to the development would help mitigate any perception of a reducing gap between Gillingham and Milton on Stour. Public open space, avenue tree planting, wildflower and grassland planting, wetlands and structural planting could further soften the edge of the new neighbourhood and filter views into and out of the development.

A landscape led approach to the masterplanning of the northern and western edges of the site and along the river valley will be necessary. A more urban townscape would characterise the central and southern parts of the new neighbourhood.



Photograph 1: View from Marlott Road Open Space



Photograph 2: View from public footpath looking north from Wavering Lane



2



Viewpoints to go onto aerial from sc (aerial to be provided)

4.0 Issues and Opportunities



Photograph 3: Rear of properties on Wavering Lane as viewed from public footpath

Photograph 4: View of residential curtilages on Wavering Lane as viewed from public footpath

Photograph 5: View from field gate on northern boundary

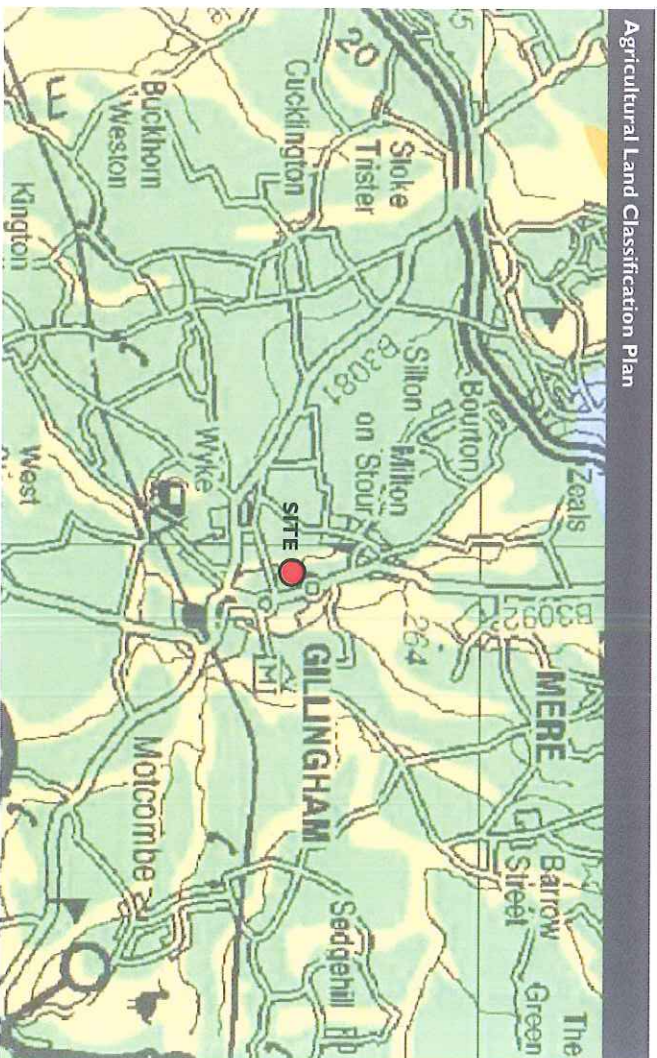
Photograph 6: View of the northern boundary of the site from the public footpath

4.3 Landscape Character and Visual Amenity Continued

Agricultural Land Classification

The Natural England Agricultural Land Classification for the South West Region (scale 1:300,000) identifies the site as mainly within Grade 3, along with most of the District. A linear area of Grade 4 land is shown along the river valley. The Natural England mapping does not include subdivisions of Grade 3, which would normally be mapped through more detailed survey work. It is considered impossible to accommodate all of the District's future residential and employment growth over the next Plan period without impacting on the best and most versatile agricultural land.

Grade	Description
1	Excellent
2	Very Good
3	Good to Moderate
4	Poor
5	Very Poor



4.0 Issues and Opportunities

4.4 Flood Risk and Drainage

The site is predominantly located within Flood Zone 1. There is an area of Flood Zone 2 and 3 along the eastern boundary which includes part of the River Scour Valley. The area subject to flood risk provides an opportunity to create a riverside informal public open space and visual buffer between the new neighbourhood and Peacemarsk to the east. The footpath link that runs alongside the river includes a footbridge that provides a link into the Peacemarsk residential area and associated local centre

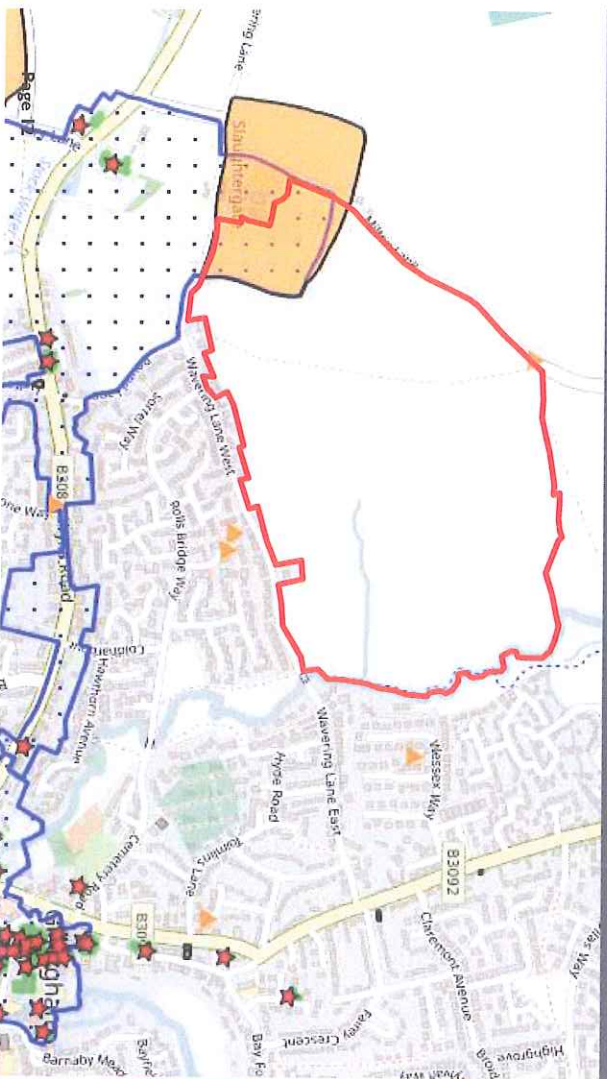
4.5 Ecology

The site comprises open fields and does not form part of any national, regional or locally protected ecology assets. Features of ecological value are expected to be focused around the linear boundary features and the water course. Ecological habitats with in the open fields are likely to be limited to the scattered trees in the mature hedgerow boundaries.

4.6 Heritage

The site is not designated as of archaeological sensitivity or as part of a Conservation Area. There are no listed buildings on or adjacent to the site, as shown by the red stars in the plan. The Gillingham Conservation Area (blue area with dots) was designated 9th April 1985 and is located approximately 100m to the south-west of the site at its nearest point. The Conservation Area extends into the fields surrounding Slaughtergate Farm, adjacent to the site. Slaughtergate Farm is also designated as a Site of Archaeological Importance on the Development Plan Proposals Map, as shown in orange.

Heritage Assets Plan



Surface Water Plan

5.0 Initial Development Concept

5.1 Masterplanning Principles

A community-led iterative approach to the masterplanning process will help ensure the new neighbourhood responds to local needs and the physical characteristics of the site. The following principles have been identified although are yet to be consulted on with the community.

Layout

Perimeter blocks will create a legible and pedestrian permeable residential layout that integrates existing rights of way and recognises desirability to access the local centre and existing key services and facilities nearby. In particular direct links with open space, play areas and medical facilities in Peacemarsch are to be explored.

A pedestrian and cycle network will be designed to take advantage of the sites topography and existing rights of way including Sustans Route 25 that runs along the western and southern boundary of the site.

Landscape Character

New development should not lead to the coalescence of Gillingham with Milton on Stour. Views across the gap between both settlements should be recognised through a sensitive landscaping scheme to create a new northern edge for Gillingham.

Green Infrastructure

Mature hedgerows throughout the site will be retained where ever possible to form the basis for green corridors and traffic free connectivity. Biodiversity gains will be sought along the river corridor.

Transport and Movement

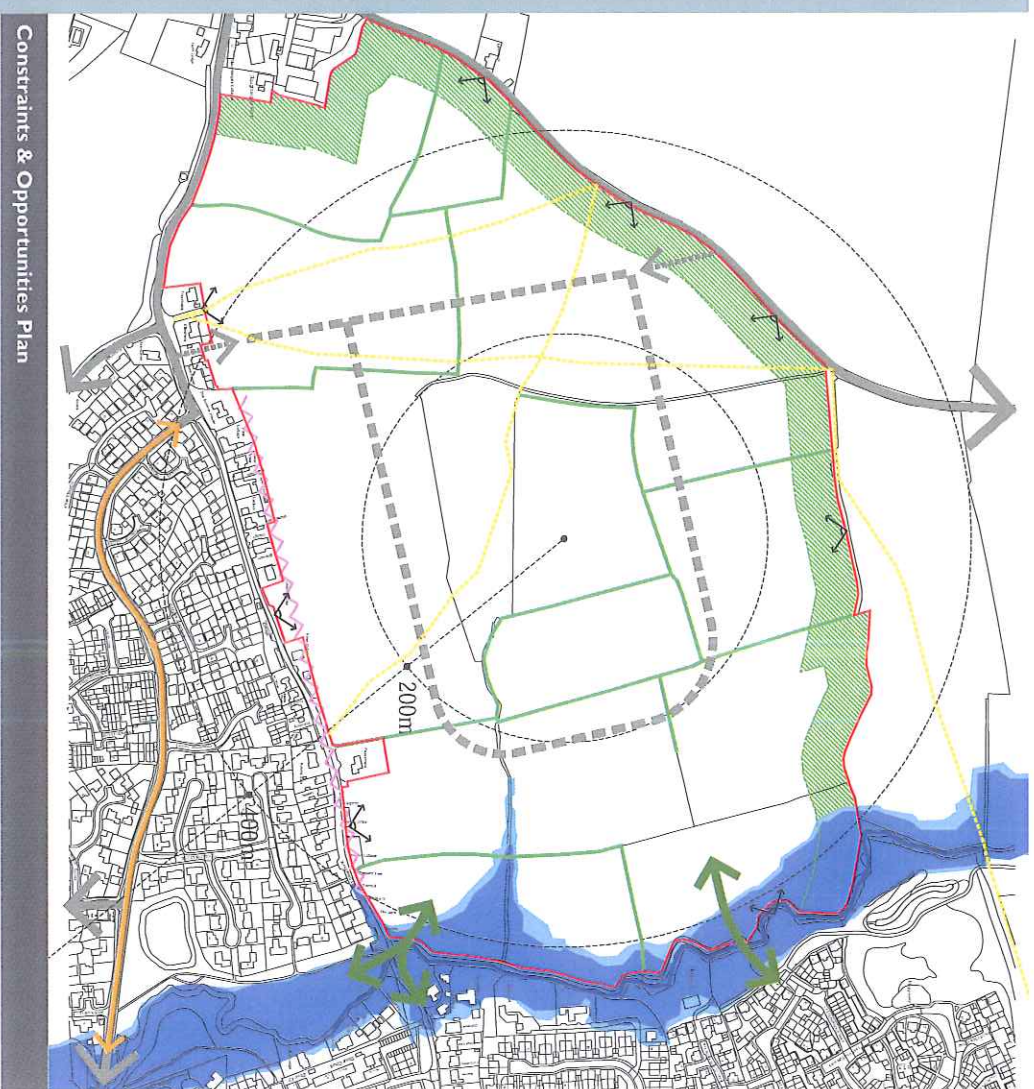
The generally flat nature of the site offers an advantage for walking, cycling, wheel chair users and those with prams. All new homes are to be within 10 minutes walk of frequent bus services, primary school, GP surgery, pharmacy, extensive areas of open green space and children's play areas.

A highway network will encourage an extension of existing bus routes and greater frequency of services. New roads should not only provide an important link with the wider highway network but also provide direct access to the new 2 FE Primary School for the existing community.

Opportunities will be explored for improvements to adjoining roads, in particular Wavering Lane, which is narrow and experiences on-street car parking.

Education Needs

There is a need for additional primary school places. It is important to deliver this early and in an accessible area to help integrate the scheme with the existing community. Green corridors will help provide traffic free, attractive routes to this new community asset.



5.0 Initial Development Concept



5.0 Initial Development Concept

5.2 Preliminary Development Framework

The development of a new neighbourhood on the north western edge of Gillingham provides an opportunity to significantly boost the supply of market and affordable housing, whilst delivering new community infrastructure to improve the sustainability of adjoining neighbourhoods. The preliminary development framework shown comprises the eastern extent of the new neighbourhood that implements the issues and opportunities in Section 4 and the masterplanning principles referred to in Section 5.1. More detailed technical assessments will be progressed to refine the existing framework and to extend the layout across the remainder of the site.

Green Infrastructure

A broad swathe of green infrastructure is to be created through a 'green ring' that will address the current juxtaposition of the urban edge and the countryside in views from public rights of way and the highway to the north and west. The 'green ring' will run along the western and northern boundary to soften views from the surrounding countryside and also link with the river corridor to provide an attractive riverside route into the town centre. The 'green ring' also provides surface water attenuation as part of a sustainable urban drainage strategy for the site. Opportunities for betterment would be explored to seek a reduction of flood risks to residents and businesses south of the site.

The majority of mature hedgerows will be retained to form a network of green corridors that protect, link and enhance existing habitats. The green corridors will also help define and contain built development and help assimilate the site into the landscape more readily.

Biodiversity gains are to be sought along the river corridor through additional planting and new habitat creation in adjacent areas, linked by green corridors.

Community Cohesion and Well-Being

Direct linkages will be created between Wyke and Peacemarth to maximise accessibility to health services, play spaces and areas for informal recreation, in particular along the River Stour Valley. A new ZEE Primary School will be located at the intersection of key pedestrian and cycle routes at the heart of the new community and to encourage walking and cycling to school.

The existing public rights of way that cross the site will be integrated into the network of pedestrian and cycle routes serving the new neighbourhood and adjacent neighbourhoods. New pedestrian routes will link with the non-statutory footpath along the River Stour that continues south of Wavering Lane and links with Footpath number N64/69. Footpath number N64/65 connects Wavering Lane and the neighbourhood to the south with the western boundary, which is identified as part of the 'green ring'. There is an opportunity to retain, upgrade and enhance this route through additional green infrastructure.

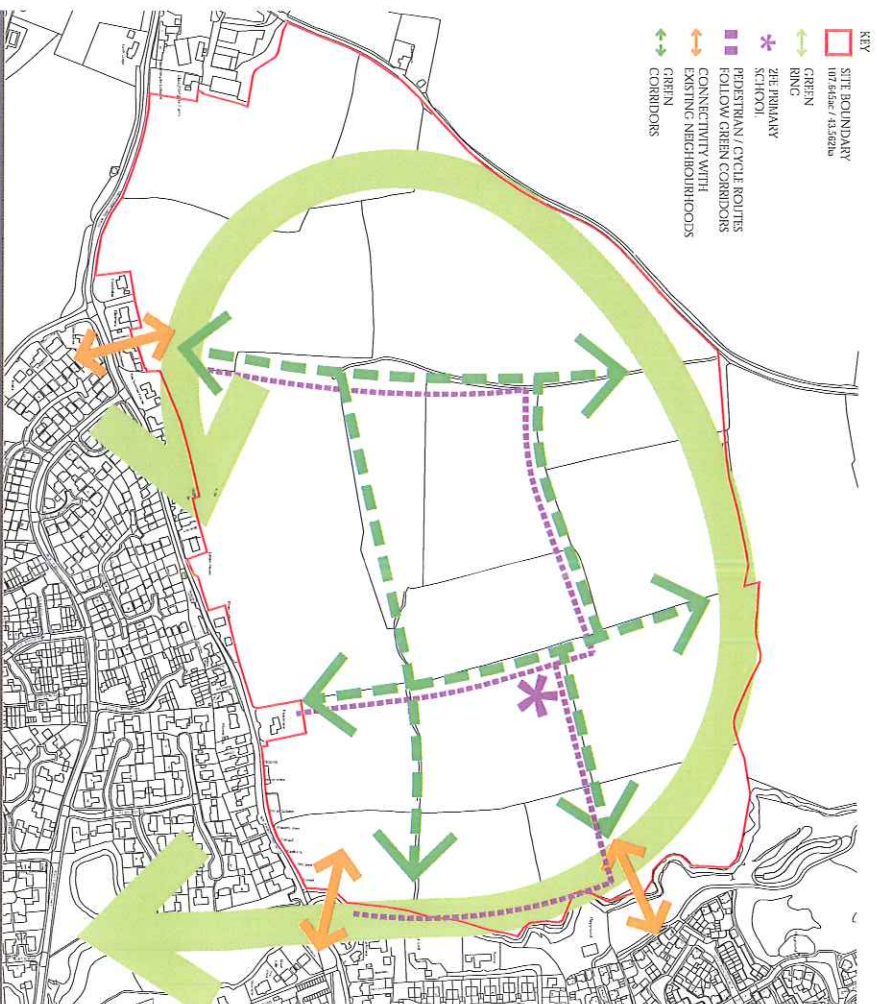
Safe Highway Access

A neighbourhood 'loop' would provide a vehicular link with the new school and would act as the main transport route through the site. A new vehicular access will be created to serve the site by replacing an existing dwelling at the junction of Wavering Lane with Rollis Bridge Way. The semi-rural character of Wavering Lane would be protected and opportunities to improve access for existing residents of Wavering Lane will be explored, potentially through realigning the southern site boundary to create areas of parking bays to alleviate on-street parking.

Sustainable Transport:

The loop road would create an opportunity for buses to serve the site, perhaps including bus priority measures, though an extension to existing routes currently serving Wyke to the south. It is the intention for all residential properties to be within a comfortable walking distance of bus stops to encourage patronage of services and a modal shift for existing residents should services become more viable and run more frequently. Travel Plans could be developed to encourage sustainable travel patterns by new residents.

Improvements to off-site bus stops and shelters within the vicinity of the site could also form part of a strategy to encourage modal shift by existing residents.



Plan showing Green Infrastructure

5.0 Initial Development Concept

5.3 Deliverability

Paragraph 47 of the NPPF states that to boost significantly the supply of housing, local authorities should identify a supply of housing, local authorities should identify a supply of specific deliverable sites sufficient to provide 5 years worth of housing. Footnote 11 states that 'to be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with realistic prospects that housing will be delivered on the site within 5 years and in particular that development of the site is viable'.

This Vision Statement has demonstrated the site meets the above criteria, for the reasons summarised below.

SUITABILITY

The following additional information on site suitability is presented in accordance with the 'Methodology - Stage 2: Site Broad Location Assessment' set out in the NPPG.

'Physical limitations or problems such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination'

There are currently several vehicular and pedestrian access points into the site. There are highway constraints on Wavering Lane although the creation of a new access at the junction with Rolls Bridge Way would enable a suitable access to be created and avoid additional vehicles travelling eastwards along Wavering Lane. Existing public footpaths that cross the site would be retained and supplemented by additional pedestrian and cycle routes to provide safe access to services and amenities to the east and south.

Whilst a utilities assessment and desk-top ground condition survey would be required at the planning application stage, in view of the site history it is considered that a comprehensive development of the site would not be limited in this regard.

The River Stour Valley that runs along the eastern site boundary includes a number of mature trees and hedgerows that provide a degree of enclosure and partial screening of views into the site from the east. With some reinforcement with native planting the watercourse would provide an enhanced natural habitat and soften the impact of development on the Peacemash community to the east.

A review of the Environment Agency Flood Data Map has identified a linear area of floodplain along the River Stour. This would effect a relatively small area of the site and which could be avoided by development and an appropriate landscaping framework.

The site is not located within an Air Quality Management Area (AQMA) and a comprehensive well planned residential development on the site is not considered likely to lead to an unacceptable impact in terms of producing noise, pollutants, hazardous, toxic or noxious substances to air.

'Potential impacts including the effect upon landscapes including landscape features, nature and heritage conservation'

The natural topography of the site and surrounding area is predominantly flat. The site is not within an area designated as of landscape sensitivity or of international, national or local ecological importance, or does it fall

within or effect any other 'sensitive area' as defined in Schedule 2 of the EIA Regs 2011.

Areas of ecological value within the site are limited to the existing hedgerows and mature trees along the site and field boundaries. The hedgerows within the site also provide value as ecological habitats and create connectivity to the wider landscape. A well planned development could minimise impacts on hedgerows through generous stand-off distances and a 'green ring' around the edge of the site. The site is not designated as a Building Conservation Area or is it close to any listed buildings or Scheduled Monuments.

'Appropriateness and likely market attractiveness for the type of development proposed'

The site is located within comfortable walking distance of a range of key facilities and services in the local area, in particular bus services, GP surgery, pharmacy, dentists, children's play areas and primary school.

'Contribution to regeneration priority areas'

Whilst the site is not located within a regeneration priority area it is located at the north western edge of Gillingham. The site has good access to the town centre and has convenient public transport links to shopping, employment and education opportunities and local services and facilities in Gillingham and the surrounding area.

'Environmental / amenity impacts experienced by would be occupiers and neighbouring areas'

The environmental impacts and likely avoidance and mitigation measures relating to the proposed development are referred to above. There would be no significant amenity impacts on future occupiers.

With regard to the impacts from the development on existing neighbourhoods to the south and east of the site it is likely this would be restricted to the construction phase and could be suitably mitigated through appropriate measures identified and enforced through a conditional planning permission.

SITE AVAILABILITY

There are no known legal or ownership issues that would constrain the site coming forwards for development in the immediate future.

DEVELOPMENT ACHIEVABILITY

A comprehensive development of the site for 1000 dwellings is considered to be achievable within the next five years, subject to planning consent. The site is located adjacent to the edge of the built-up area with direct and three unrestricted vehicular access from the public highway. There are no significant physical or potential environmental constraints on the site that would restrict the economic viability of a residential development on this scale.



**Representation in support of new residential
development proposed at Wavering Lane West,
Peacemere, Gillingham**

This submission is made in connection with the North Dorset Local
Plan Review Issues and Options consultation

SHLAA site ref: 2/20/0547

Submission prepared by Matrix Partnership Ltd.
on behalf of Mr. S. Joyce and Miss P. Joyce

January 2018

Contents

01 Introduction

02 The site and its context

03 The design approach

04 The proposal

01

Introduction

This representation is in connection with the Local Plan Review Issues and options consultation. The new Local Plan will replace the district-wide Local Plan (adopted in 2003) and the North Dorset Local Plan Part 1 (adopted in January 2016). It is in this context that this representation is made. The consultees trust that North Dorset District Council will consider this proposal favourably as a good example of unobtrusive infilling, sensitive to its setting, that will accommodate some of the housing needs within The New Plan.

The proposal submitted here is in support of a small area of new development in the Peacemere area of Gillingham comprising 15 new residential units.

The site of the proposed development is situated on the north side of Wavering Lane West, immediately to the west of the existing pedestrian/cycle crossing over the River Stour. The lane is already fronted by a variety of residential development, and this scheme shows how a small design-led development could be sensitively undertaken in keeping with the character of the locality.



Wavering Lane West looking east towards 'Peacemere' beyond which is the Site.

02 The site and its context

The Site is in agricultural use as pasture and runs parallel with Wavering Lane North for a distance of approximately 150 metres and from which it has direct access. The depth of the Site varies between 50 and 95 metres. The existing bungalow 'Peacemere' defines the western edge of the Site and the River Stour defines its eastern end.

Wavering Lane connects the B3081 Gillingham-Wincanton Road with the B3092 Gillingham-Bourton road, but it is now closed to through vehicular traffic at the bridge which effectively makes Wavering Lane West a no through road.

Wavering Lane connects to a footpath and cycleway that follows the River Stour and which provides access towards the town centre.

A small part of the extreme eastern end of the site adjacent to the river is situated in floodplain, but the rest of the site is well above this level.

To the south the site faces across the lane towards existing bungalows opposite, and to the north it looks across pleasant, if unremarkable, landscape in the direction of Milton on Stour.

Wavering Lane West is mostly bordered by houses of various ages, but it retains an essentially rural and organic character. This contrasts with the estate developments immediately to the south that are essentially suburban in character.

Views of the site from Wavering Lane are substantially screened by a dense hedge, but there are open views towards the Site from the footpath/cycleway beside the river. In most of these views the site is seen against the backdrop of houses beyond and below a more distant skyline of trees and roofs.



The higher western part of the Site seen from near the boundary adjacent to 'Peacemere'. The gate on the right gives direct access to Wavering Lane West. It will be noted how the boundary hedge contains the outlook from bungalows on the far side of the lane.



Key

- Wavering Lane West - Informal, meandering lane with rural qualities bordered by varied house types
- 20th century estate character area - 2 storey estate development of similar house types and character
- 20th century bungalow estate character area - single storey estate development of similar house types and character
- Riverside character area - large detached houses in extensive plots facing river. Large trees filter views
- Approximate extent of flood plain
- Footpaths and cycleways and pedestrian link along Wavering Lane
- Views towards site
- Outlook from existing bungalows contained by large hedge opposite
- Dense, existing hedges that close and restrict views
- Existing, overhead power line

Wavering Lane, Gillingham
Site Analysis Diagram



03 The design approach

A design approach to be adopted would seek:

To create a small residential development adjacent to Wavering Lane West that is design-led in its approach and detailing and which is sensitive to its local context.

To maintain access to the lane, both for existing agricultural purposes and if necessary to for access to any possible future development to the north.

To retain a wildlife and recreational corridor along the river.

To avoid development in the small area liable to flooding (where there is also a power cable).

To maintain the existing essentially rural character of Wavering Lane. (This is to be achieved by retaining the existing hedge, setting buildings back from the lane, constraining building heights, and by avoiding off-site works in the lane)



Looking south near the footpath/cycleway that runs along the west bank of the River Stour. Houses on the left are situated on the far side of the river that is not apparent in this view. The Site is situated at the far end of the farther field immediately in front of the bungalows beyond. The tall tree at centre right is situated within the site, and will be retained. 'Peacemere' is just visible on the extreme right of the view.



Looking east down Wavering Lane West. The Site is situated further down the lane, out of sight. This view gives a good impression of the rural and informal character of the lane.



Looking east along the lane towards the crossing over the River Stour. The Site is behind the hedge on the left. Under the proposals the hedge would remain intact, apart from an additional entrance, and new buildings would be kept relatively low and set back. This would ensure that the rural character of the lane is maintained.



The bridge over the River Stour looking east. The extreme south-eastern corner of the Site is on the left of the view. No development is proposed in this locality, which is in the floodplain, and the existing power line would also remain undisturbed. It is apparent in this view that there is direct access onto the riverside footpath/cycleway from the site that would be part of the most direct route to the town centre.



Looking north along the riverside footpath/cycleway. The eastern part of the Site is situated in the foreground to the left of the path. This area would not be developed, but would be included in part of a slightly enlarged riverside recreation/wildlife corridor.

04 The proposal

The proposal involves the development of 15 residential properties. These would be in a variety of styles, footprints, sizes and materials in order to reflect the varied character of much of the existing development along the lane. Dwellings would consist of both 2 storey houses and bungalows, as well as detached and semi-detached types.

Access would be provided at two points with a new shared surface cul-de-sac situated behind the existing hedge.

Relatively deep plots are proposed, and with appropriate tree planting, this will create a soft edge in views from the footpath beside the river and from adjacent development to the north-east, such as they exist.



Most houses would be built to a relatively low profile with upper floors partly incorporated into roof space (1.5 storeys) to reflect local types and to maintain a low skyline.

Roofs would be essentially traditional and create a varied skyline.





Key

-  Existing development
-  Proposed houses
-  Proposed private gardens
-  Footpath/cycleway

Wavering Lane, Gillingham
Illustrative Proposals

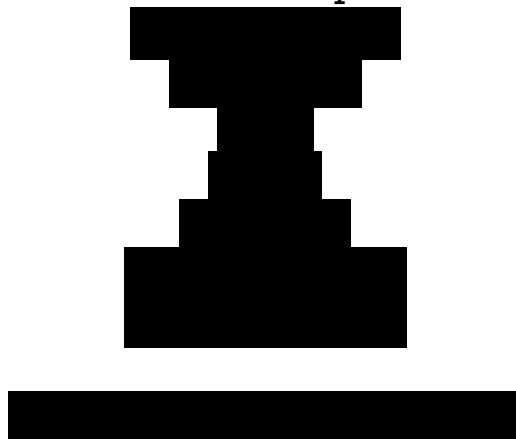




Axonometric view of the proposed development.

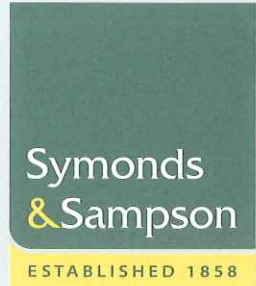


Matrix Partnership Limited



Date: 19th January 2018

Our Ref: PWP/nlg/14446



VIA EMAIL ONLY TO:
planningpolicy@north-dorset.gov.uk

Dear Sirs

RE: Additional Comments to our Response Form:
North Dorset Local Plan Review – Issues and Options Consultation
27th November 2017 – 22nd January 2018

We are responding to the Issues and Options Consultation and we are making these representations on behalf of our clients, Miss Penny Joyce and Mr Stephen Joyce.

They own 36 acres of land which lies in area I and is 36 acres of land that lies to the North of Wavering Lane and immediately to the West of the River Loddon and therefore, in sequential terms, it is the first area of land that one could look to develop. The land immediately abuts the built up area of Gillingham not only along its Southern boundary but also on its Eastern boundary making it, in sequential terms, the primary piece of land to view in area I for future development.

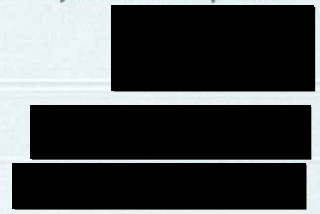
In that regard, we wish to put in representations. This is because there have been negotiations with the immediate adjoining land owners whose land is to the West of our clients' land and therefore they own a block of land that does not on its own pass the sequential test because whilst it might adjoin the built development of Gillingham on its southern boundary, it does not adjoin the built development of Gillingham on its eastern boundary and therefore cannot on its own be developed. In our opinion, it can only be developed as part of an overall scheme in conjunction with our clients' land.

In this regard, negotiations are at an advanced stage and we anticipate that within the next few weeks there will be terms agreed to enable this area of land to come forward as a whole.

If that does happen, however, we believe that there will be an opportunity to produce a modest scheme that does pass the sequential test on our clients' land and this modest scheme for 15 houses can be served by Wavering Lane West without any amendments to the lane. Indeed our clients have employed Bellamy Roberts Transport Consultants to confirm that a scheme for 15 houses can be achieved along Wavering Lane West as it exists with very few road improvements. They have also employed Matrix Partnership Ltd to produce a proposal that we believe could be delivered and which would provide a modest scheme of 15 units which would be of benefit to, not only Wavering Lane, but also to Gillingham itself.



Symonds & Sampson LLP

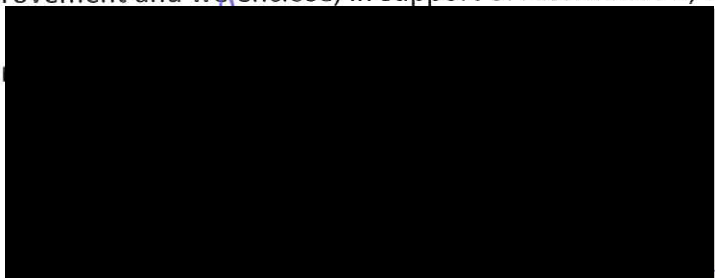


Symonds & Sampson LLP



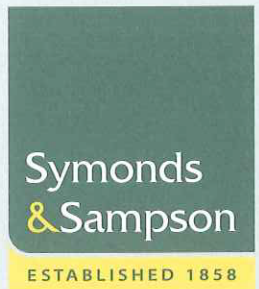
Therefore, we would like you to review my clients' proposals in the alternative. Alternative 1 (for which we enclose a Vision Statement) is in regard to the development of the majority of Area I as a significant and major development site. Therefore, in those circumstances, Alternative 2, which is a more modest scheme, should be considered if Alternative 1 does not come to fruition and the benefit of Alternative 2 in those circumstances is that it is a modest scheme which can be delivered without any significant Highway improvement. However if, for whatever reason, Alternative 1 does not come to fruition, then we would ask the Council to consider the benefit of Alternative 2 which is a modest scheme without significant Highway improvement and we enclose, in support of Alternative 2, the Matrix Report.

You



For SYMONDS & SAMPSON LLP
PHILIP W. POLLARD FRICS FAAV

Enc. Vision Statement
Matrix Report



Symonds & Sampson LLP



Symonds & Sampson LLP

