

For office use only

Batch number: _____ Received: _____
 Representor ID # _____ Ack: _____
 Representation # _____

North Dorset Local Plan Part 1

Pre-submission Consultation 29 November 2013 to 24 January 2014

Regulation 19 of Town and Country Planning (Local Planning) (England) Regulations 2012)

Response Form

For each representation you wish to make a separate response form will need to be completed.

This is a formal consultation on the legal compliance and soundness of the Local Plan before it is submitted to the Secretary of State for examination by an Inspector. For advice on how to respond to the consultation and fill in this form please see the 'Guidance Notes for Making Representations' that can be found on the Council's website at www.dorsetforyou.com/planning/north-dorset/planning-policy

NORTH DORSET
 DISTRICT COUNCIL
 27 JAN 2014
 POST ROOM

Please return completed forms to:

Email: planningpolicy@north-dorset.gov.uk

Post: Planning Policy, North Dorset District Council, Nordon, Salisbury Road, Blandford Forum, Dorset DT11 7LL

Alternatively you can submit your comments online at: www.surveymonkey.com/s/NorthDorsetLocalPlan

Deadline: 5pm on 24 January 2014. Representations received after this time may not be accepted.

Part A – Personal details

This part of the form must be completed by all people making representations as **anonymous comments cannot be accepted**. Representations cannot be treated in confidence as Regulation 22 of the Town and County Planning (Local Planning) (England) Regulations 2012 requires copies of all representations to be made publically available. By submitting this response form on the pre-submission North Dorset Local Plan Part 1 you consent to your information being disclosed to third parties for this purpose, but signatures, private telephone numbers and e-mail addresses or private addresses will not be visible on our web site, although they will be shown on paper copies that will be sent to the Inspector and available for inspection.

*If an agent is appointed, please complete only the Title, Name and Organisation boxes to the personal details but complete the full contact details of the agent. All correspondence will be sent to the agent.

Personal Details (if applicable)*		Agent's Details (if applicable)*
Title	MRS	MR
First Name	LINLEY	MALCOLM
Last Name	ABBOTT	BROWN
Job Title (where relevant)		PLANNING DIRECTOR
Organisation (where relevant)	BLANDFORD ST MARY HOMES LIMITED	
Address	[REDACTED]	SIBBETT GREGORY 3 WINCHESTER PLACE NORTH STREET, POOLE
Postcode	[REDACTED]	BH15 1NX
Tel. No.	[REDACTED]	01202 661177
Email Address	[REDACTED]	malcolm@sibbettgregory.com

Part B – Representation

The North Dorset Local Plan 2011 to 2026 Part 1 and its supporting documents have been published in order for representations to be made prior to submission to the Secretary of State for examination. The purpose of the examination is to consider whether the Local Plan complies with the **legal requirements** and is **'sound'**.

If you are seeking to make a representation on the **way** in which documents have been prepared it is likely that your comments or objections will relate to a matter of **legal compliance**.

If you are seeking to make representations on the **content** of the documents it is likely that your comments or objections relate to the **soundness** of the plans and whether it is justified, effective or consistent with national policy.

Further information on the matter of legal compliance and the issue of soundness can be found in the 'Guidance Notes for Making Representations'.

If you need help completing the response form please see a member of the Planning Policy Team at one of the consultation exhibitions or call 01258 484201.

1. Please select which document you are commenting on:

- North Dorset Local Plan 2011 to 2026 Part 1 (please complete Questions 2 to 9)
- Final Sustainability Appraisal Report (please complete Questions 2 and 10)
- Habitats Regulations Assessment (please complete Questions 2 and 10)

2. Please state the part of that document you are commenting on:

Paragraph number: 8.22 and 8.25	Policy/site: 16	Policies map:
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3. Do you consider the Local Plan to be legally compliant and prepared in accordance with the Duty to Cooperate, legal and procedural requirements?

- Yes No

4. Do you consider the Local Plan to be 'sound'?

- Yes No

5. If you consider the Local Plan to be unsound please specify your reason(s) by ticking the box(es) that apply below

- It has not been positively prepared
- It is not justified
- It is not effective
- It is not consistent with national policy

6. Please give specific details of why you consider the Local Plan has not been prepared in accordance with the Duty to Co-operate, legal or procedural requirement or why you consider the plan to be unsound. Alternatively, if you wish to support any aspects of the plan please also use this box to set out your comments.

The Plan is not sound. The planning authority failed to engage with the respondents in spite of the fact that they had expressed their desire to bring this site forward for development throughout the process of preparing this plan. (from at least 2007. The evidence base is flawed.

The Plan needs to make provision for more housing in the Plan period and beyond. Paragraph 16B should be expanded to include land to the South of Blandford St Mary, primarily for housing. The Respondents have recently commenced preparation of an Outline Planning Application for up to 200 dwellings. That would not require their the total land ownership. Paragraph 8.23 of the plan states that "there are three main options for further growth ... land to the south east of Blandford St Mary, outside the AONBs with capacity for at least 200 dwellings". The land owned by the Respondents has capacity for 350 dwellings. The whole of this land should be part of an allocation.

The expansion of the town to the South would not impact upon climate change. It is not land of High Landscape value and is not cherished by the local community unlike land which has been allocated. It is an accessible site well within walking distance of the town centre and already served by public transport. It would not generate a significant level of vehicle movement in the town centre unlike the currently allocated land. It is well drained land, well above and remote from the flood plain. A sustainable drainage system on site which is already planned would ensure that there is no increase in surface after run-off during peak periods.

Continued on a separate sheet

7. What change(s) do you consider are necessary to ensure that the Local Plan is legally compliant and sound? It would be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

The principle change which the Respondents seek is an amendment to 16B to include land South of Blandford St Mary, primarily for housing.

Continue on a separate sheet if necessary

8. If your representation is seeking a change, do you consider it necessary to participate in the oral part of the examination?

No, I do not wish to participate in the oral examination

Yes, I would like to participate in the oral examination

9. If you wish to participate in the oral part of the examination please outline why you consider that to be necessary. Please note that the Inspector determines who is heard at the examination.

The Respondents wish to be represented at the examination in public to argue a sustainability case for allocation of the land South of Blandford St Mary. I have appended to Representations on Policy 6, the Transportation Assessment, Diversity Survey, initial Landscape Visual Impact Assessment. We would wish all of these matters to be considered as part of the case for allocation of the Respondents' land as sustainable development.

10. Please outline your comments on the Final Sustainability Appraisal Report or Habitats Regulations Assessment. Comments are not confined to 'soundness' issues, but respondents can express their opinions on the above documents and use it as a reference point on the 'soundness' of the Local Plan.

The Sustainability Appraisal belatedly looked at the Respondents' land and regrettably did so without an open mind, with Offices having already committed themselves to an alternative site in Blandford and the basis of a flawed housing land requirement. The objection by the Highways Agency at the previous round of consultation was without foundation. The Local Planning Authority gave no consideration to the potential for mitigation of any adverse landscape impacts, although the site is **not** within an Area of Outstanding Natural Beauty.

The Transportation Assessment carried out for the Respondents indicates that the existing crossing of the A354 is adequate, even for the additional pedestrian and cycle movement generated by 350 dwellings. The Respondents have however indicated their willingness to provide either an enhanced surface level crossing or if appropriate to construct either a footbridge or a subway. The proximity of employment, shops, school and other services is such that it is considered to be a sustainable location for development of the scale proposed.

11. Do you wish to be notified of any of the following? Please tick all that apply. We will contact you using the details you have given above.

- That the Local Plan Part 1 has been submitted for independent examination
- The publication of the recommendations of any person appointed to carry out an independent examination of the Local Plan Part 1
- The adoption of the Local Plan Part 1.

Signature: _____
If submitting _____ signature is required.

Date: 24-01-2014

QUESTION 6 continued

Development of the site would also deliver the extension of the North Dorset Trailway which the local plan proposes and an enhanced the road crossing of the A354. Development would deliver a contribution towards improving education, including a nursery on site and community facilities, including a possible health facility. Development of the land with 350 dwellings would deliver 140 much needed affordable dwellings wholly consistent with the NPPF

QUESTION 10 continued

In response to previous consultation the respondents stated:-

As the Assessment points out, the site is not within the Dorset AONB or the Cranborne Chase and West Wiltshire Downs AONB. It carries no national landscape or nature conservation designation.

Due to the nature of the topography, it is a site which can be seen from existing roads, from a distance, along the A354 and, for a short distance, along the A350. However, the implications of developing the site for residential purposes, in terms of the setting of Blandford, are no more significant than any other site and indeed, probably significantly less significant, by comparison with the Crown Meadows site which has a much higher level of environmental quality to start with.

As the Report points out, the land has been farmed and is currently farmed and therefore, the ecological interest in the site is limited. Removal of the farming activity might well increase the biodiversity of the site.

There is a reference in the Report to limited numbers of trees/copses and mature hedges. The Masterplan which has been prepared by Morgan Carey Architects identifies the significant groups of trees and hedges and also makes proposals for additional woodland planting and hedgerow planting.

Whilst there are overhead lines on the site, these are not major power lines. The route has been recognised by the architect in drawing up the Masterplan. One across the northern end of the site could be accommodated within the landscape belt which may also provide pedestrian circulation. One along the side of the Blandford By-pass can be accommodated within a landscape buffer.

This would have no significance for the retention of this infrastructure, it would soften its appearance.

Clearly on a site like this, there is an opportunity for a renewable energy scheme.

The Report makes reference to travel time and accessibility. It refers to the site being the third best, in terms of proximity to facilities. The site is well located with regard to shopping, employment, education, the existing First School having been provided on land owned by the Respondent who developed the Bryanston Hills site.

The Trailway (pedestrian and cycle route) has already been diverted to a route from Wards Drove to the A350, then along the south west side of the A350 to the junction with the Blandford By-pass. The Respondent is currently investigating the possibility of providing a subway along the line of the former railway line where it crosses the route of A354. There does not appear to be any overriding constraint to doing that. That would provide a very easy link for pedestrians and cyclists from any part of the Respondent's land to the First School, to the Tesco store, to employment and to the town centre.

The Sustainability Appraisal states that the site scores well in terms of proximity to services but there are issues of severance created by the By-pass, which the Respondents believe can be overcome. The Respondents have also addressed the landscape issues raised in the Appraisal.

The sketch layout appended shows an access from the A350, a principal circulation pattern, a strategic landscape scheme, capacity for approximately 200 dwellings plus an area on the frontage with the A350 which would be suitable for a number of alternative uses. Within this area it is also proposed that there would be the provision of surface water attenuation, to avoid any risk of run-off from the proposed development impacting upon water courses beyond the site.

The land which is the subject of this Response is owned by Mrs Linley Abbott whose company, Blandford St Mary Homes Limited, developed the site known as "Bryanston Heights", within the By-pass. That housing development has received national and local awards for its design quality and sustainable living. Every house on the site is different. Blandford St Mary Homes Limited provided affordable housing, to meet the Local Authority's requirements. That housing is indistinguishable in design and quality from the market housing. The company also provided the land for the school so that it could be removed from its previously existing site on the north side of the Poole Road, where it was very tightly constrained. Replacement of the school also enabled access to be created for the Tesco development.

Blandford St Mary Homes Limited has demonstrated that it is a responsible developer which can be trusted to deliver quality homes with all the appropriate infrastructure. It has recently been approached by Blandford St Mary Parish Council, requesting land for allotments. It is possible such land can be provided as part of a development package in which the allotments would form part of the community infrastructure provision.

Not only did Blandford St Mary Homes Limited win awards for the Bryanston Hills development, the Planning Authority also received an award for that development, which clearly demonstrates the Respondent's willingness to work with the Local Planning Authority in achieving high quality homes in accordance with the National Planning Policy Framework.



NORTH DORSET

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT

2010

Published August 2011

SHLAA Reference Number	Parish	Settlement	Address	Potential	Year 1	Year 2	Year 3	Year 4	Year 5	Years 6 to 10	Years 11 +
2/03/0188	Blandford Forum	Blandford	Adj York House Philip Road	6							
2/03/0190	Blandford Forum	Blandford	Adj The Mount St Leonards	20							
2/03/0191	Blandford Forum	Blandford	Rear Damory Lodge Damory Court Street	8							
2/03/0193	Blandford Forum	Blandford	Land adj Wimborne Rd Fishers Close	5							
2/03/0194	Blandford Forum	Blandford	Land Rear Kingston Close	2							
2/03/0195	Blandford Forum	Blandford	Between Deer Park Holm & Deer Park House Whitecliff Mill Street	4							
2/03/0197	Blandford St. Mary	Blandford	Rear 2 Bridge View Dorchester Hill	2							
2/03/0198	Blandford St. Mary	Blandford	Rear 36 Beckett Close	2							
2/03/0199	Blandford St. Mary	Blandford	Vale Park	2							
2/03/0200	Blandford St. Mary	Blandford	Rear Bytheway Ashley and Bryants Cottages, Dorchester Hill	2							
2/03/0203	Blandford Forum	Blandford	Archway Garage Langton Road	2							
2/03/0204	Blandford Forum	Blandford	Adj Bryanston Cottage	4							
2/03/0206	Blandford Forum	Blandford	Rear Beechcroft Milldown Road	2							
2/03/0207	Blandford Forum	Blandford	Adj Highgate House Damory Court St	3							
2/03/0342	Blandford Forum	Blandford	Blandford School Milldown Building Milldown Road	25							
2/03/0397	Blandford Forum	Blandford	Land at Deer Park Stables Whitecliff Mill Street	150							
2/03/0404	Blandford Forum	Blandford	Land adjoining 2 Park Place Whitecliff Mill Street	6							
2/03/0416	Blandford Forum	Blandford	Phillip road	16							
2/03/0427	Blandford Forum	Blandford	Archbishop Wake School Park Road	44							
2/03/0478	Blandford Forum	Blandford	Land at Wimborne Road Black Lane	75							
2/03/0510	Blandford Forum	Blandford	land at Shaftesbury Lane (Phase 3b)	116							
2/03/0511	Blandford Forum	Blandford	Land North East of Blandford	800							
2/03/0514	Blandford Forum	Blandford	Rear of 4 & 6 Market Place	12							
2/04/0042	Blandford St. Mary	Blandford	Land Off Birch Avenue	3							
2/04/0460	Blandford St. Mary	Blandford	Land Adj A350/A354 Junction Blandford St Mary	360							
2/04/0540	Blandford St. Mary	Blandford	Dorchester Hill Blandford St Mary	150							
2/06/0541	Bryanston	Blandford	Lower Bryanston Farm Blandford St Mary	65							
2/05/0006	Bourton	Bourton	Land at Mill Lane	2							

Included Site

Site Reference Number	2/04/0460	Parish	04.Blandford St. Mary CP
Site Address	Land Adj A350/A354 Junction Blandford St Mary		
Settlement	Blandford (Forum and St. Mary)		
Source of site	Site submitted by landowner	Greenfield	
Total site area (ha)	12.21	Developable Site Area (ha)	12.21
Estimated potential	360		
Comments on final potential			
Supply Yrs 1 to 5	0	Supply Yrs 6 to 10	0
Supply Yrs 11 onwards	360		

	Constraints	Possible actions to mitigate constraints
Strategic policy considerations	Ground water source protection Zone 3.	SuDS and foul sewer assessment/upgrade
Local policy considerations	outside of settlement boundary. Part covered by land reserved for Spetisbury/Charlton Marshall bypass. Old railway crosses the site	policy review, avoid reserved land
Flood risk	Flood zone 1	Develop in line with site level FRA
Tree cover	Large clump of trees in centre.	Tree survey and preserve valuable trees
Contamination / hazard	Old railway, potential for associated pollution	Soil/contamination assessment and remediation where needed
Environmental conditions	Adjacent to by pass noise mitigation could reduce site size. Power lines cross the site.	Noise survey required, appropriate layout and buffering to mitigate
Topography / ground conditions	Slopes up to the south then dips and rises again.	
Townscape or character	Open site, outside of by pass which would have impact on landscape.	Landscape assessment and appropriate design
Site Access	Access would be off A350.	

Suitability	Suitable	Availability	Available	Achievability	Not Achievable
General Comments	review of settlement boundary therefore longer term potential				

REPORT END

Position as at 31st
March 2012

North Dorset SHLAA - A technical study to inform future policy, it does not constitute planning policy in itself



North Dorset SHLAA

Location information in and around Dorset

Blandford St Mary

Easting: 387997.41
Northing: 105691.73
Zoom: 1513.203m (16)

