

West Dorset Urban Extensions project

Client: West Dorset District Council, Consultant: Halcrow Group Ltd, Swindon

Consultation sheet – nature conservation & biodiversity

Consultee name: Sarah Williams & Imogen Davenport		Organisation: Dorset Wildlife Trust
Question	Response	
What are the main opportunities that the urban extension study areas can offer?	<ul style="list-style-type: none">• Well designed sustainable housing, with grey water recycling, sustainable (urban) drainage systems etc. as standard.• Countryside and town linked with Green Infrastructure.• New large areas of recreational space for communities and planned mitigation areas for wildlife.	
Do the study areas impact (directly or indirectly) on any areas of special status?	The eastern side of Chickerell would have impacts for the Chesil and Fleet SSSI, SAC, SPA. Part of study area Chick F is SSSI and most of study area Chick I is a Site of Nature Conservation Interest (SNCI). Study area Chick E and the adjoining part of Chick D have a Great Crested Newt meta-population and records for Great Crested Newts are found on the northern boundary of Chick C. All of the Bincombe (Littlemoor) areas are within the Dorset AONB but otherwise have few major nature conservation constraints.	
What are your main concerns?	<p>There will be impacts on the Fleet if there is increased access to this internationally important area for wildlife. Therefore we would be concerned were development close to it likely to increase such access. The Fleet already has issues with diffuse pollution and any development would need to ameliorate water quality issues rather than adding to them.</p> <p>Dorch B is being considered as a mitigation area for the already planned Poundbury development, there's a number of archaeological sites and a SNCI within this area, also Dorch L & K are being considered for mitigation for farmland bird habitat lost from Poundbury.</p> <p>We would be concerned were there to be any impact on the River Frome floodplain through Dorchester and are pleased to see this is not being considered. However the development does need to be 'climate change proofed' into the future and need to look at likely future flooding levels. Therefore it would seem sensible to avoid developing in the vicinity of the floodplain as well as directly on it.</p> <p>Moving east of Dorchester would bring development well within the 5km zone of the internationally protected Dorset heathlands. However we understand that West Dorset District Council do now have a scheme similar to the 'Interim Planning Framework' for heathlands so this could be developed further to mitigate for such development by provision of alternative areas for recreation. Similarly there are currently very few if any large semi-natural sites for informal recreation in the Dorchester area. Thus sites such as Maiden Castle and those further from the town such as Hardy's Monument are likely to come under increasing recreational pressure.</p>	
What additional information, studies or surveys are likely to be required to progress development schemes in these areas?	<p>All study areas which are being considered should have a Phase 1 vegetation survey undertaken, and when areas have been whittled out then further species surveys should be undertaken so mitigation is considered early on.</p> <p>Major development north of Dorchester would necessitate some major work to address sustainability concerns in terms of accessibility to services and the main part of Dorchester.</p>	

Contact: Jo Cullis, Halcrow Group Ltd., tel: (01793 815587), cullisj@halcrow.com

<p>What mitigation measures can be put in place to address concerns or to enhance schemes?</p>	<p>Large areas of natural as well as formal open space within the new developments, large buffer areas next to areas of SSSI. In Dorchester there is the interest of farmland birds which require large areas of good farmland, so mitigation may be required along the lines of management similar to Higher Level Stewardship, but paid by the development. For the Great Crested Newt population in Chickerell there needs to be adequate buffers and open space with a network of ponds linked by rough grassland and hedges.</p>
<p>What time constraints are likely to apply to delivery of any development schemes in these areas?</p>	<p>Habitat and species surveys should occur at breeding times for most species. Habitat surveys should be undertaken in the spring/summer time. Areas around Chickerell have good barn owl and bat populations, so evening and night surveys to find roosts.</p>
<p>What legal or consenting processes are likely to apply?</p>	
<p>Based on the information available at this time, do you have any preferred areas?</p>	<p>Dorch C and Dorch D seem an obvious option. Beyond that some limited development in Dorch W (though there are protected species (badger) issues here), and east of the bypass at Dorch Q and P. In the Chickerell area it would be a case of parts of some of the areas being acceptable, close to existing development and avoiding SSSIs, SNCIs and Great Crested Newt populations. The Bincombe (Littlemoor) areas have few nature conservation issues, but being beyond the route of the relief road and in the AONB there may be other sustainability considerations here.</p>

West Dorset Urban Extensions project

Client: West Dorset District Council, Consultant: Halcrow Group Ltd, Swindon

Consultation sheet – nature conservation & biodiversity

Consultee name: John Stobart		Organisation: Natural England
Question	Response	
What are the main opportunities that the urban extension study areas can offer?	<p>Natural England supports the comments made by DWT :</p> <ul style="list-style-type: none">• <i>Well designed sustainable housing, with grey water recycling, sustainable (urban) drainage systems etc. as standard.</i>• <i>Countryside and town linked with Green Infrastructure.</i>• <i>New large areas of recreational space for communities and planned mitigation areas for wildlife.</i> <p>Additional Comments:</p> <ul style="list-style-type: none">• Urban extension of this scale should be supported by a biodiversity enhancement strategy. To include any necessary mitigation measures for protected species plus BAP enhancement elements. For example, the provision of nesting opportunities designed into the new builds for key bird species (house sparrow, starling, swift, house martin, etc), new roosting opportunities for bats, wildlife corridors designed to connect the development with the surrounding countryside, etc.• New local allotment provision to cater for the increase demand in population	
Do the study areas impact (directly or indirectly) on any areas of special status?	<p>Dorch I, J, K, L, M, N impact directly on the Dorset AoNB</p> <p>Dorch B includes an SNCI and a significant area is designated as a Scheduled Ancient Monument (SAM)</p> <p>Dorch Q – a large proportion is designated as a SAM</p> <p>Chick D impacts directly on the Dorset AoNB</p> <p>Binc A & Binc B (Littlemoor) impact directly on the Dorset AoNB</p> <p>Chick D, F, C, H, I would all have an impact on the Chesil and Fleet SAC / SPA / Ramsar Site and would all require an AA under the provisions of the Habitats Regulations</p> <p>Chick F includes a large area of the Chesil Beach and Fleet SSSI</p> <p>Chick D and Chick E are in close proximity to the Crookhill Brick Pit a SAC for Great Crested Newts – both would be likely to trigger an AA under the Habs Regs</p> <p>Chick I – a large proportion is recognised as an SNCI</p>	
What are your main concerns?	<p>Binc B (Littlemoor) – Would appear likely to have a severe impact on the Dorset AoNB</p> <p>Chick D, F, C, H & I - Natural England is extremely concerned regarding proposals in these sensitive areas. Our key concerns relate to i) potential adverse impacts on landscape and in particular the setting of the World Heritage Site, Heritage Coast and South West Coastpath, and ii) significant development in these areas would be likely to have a significant impact on the Chesil and Fleet SAC / SPA / Ramsar Site and would therefore require an AA under the provisions of the Habitats Regulations.</p> <p>Chick D, E – opportunities are likely to be very severely restricted due to potential impact on Crookhill Brickpit SAC great crested newt population.</p> <p>Chick C – is currently used as a golf course and depending on use could</p>	

Contact: Jo Cullis, Halcrow Group Ltd., tel: (01793 815587), cullisj@halcrow.com

	<p>represent significant green infrastructure</p> <p>Dorch B and C - Represent critical green infrastructure for the existing Poundbury development – furthermore if does not appear that this could be effectively replaced.</p> <p>Dorch G (s of), F, E, H1 and H2 - Would appear to be likely to have significant landscape implications. In particular all would have a severe impact on views across the Frome floodplain and on the setting of Dorchester.</p> <p>Dorch K & L – Are known to support important farmland bird populations. Mitigation / compensation of impacts is likely to be extremely difficult / impossible.</p> <p>Dorch I, J, K, L - Would have a severe impact on the Dorset AoNB including a severe visual impact on the setting of Maiden Castle.</p> <p>Dorch U and T – Areas are known to support significant farmland bird populations.</p> <p>Dorch M and N are included in the Dorset AoNB and are isolated from the existing settlement by both the bypass and railway line.</p> <p>Other comments:</p> <p>Natural England has serious concerns regarding the impact on landscape of any proposals in the remaining areas of the Dorset AoNB.</p> <p>Additional housing units within 5km of internationally protected heathlands are considered likely to cause adverse impacts due to increases in recreational pressure. Major developments are likely to require bespoke mitigation measures including the provision of adequate levels of alternative managed greenspace.</p>
<p>What additional information, studies or surveys are likely to be required to progress development schemes in these areas?</p>	<p>NE would expect a full screening opinion exercise to determine the requisite levels of surveys / data required.</p> <p>At this early stage we would strongly advise consultation with the Dorset AoNB Team. The current consultation should also be supported by a DERC datasearch to determine which areas are known to have high BAP / protected species interests.</p>
<p>What mitigation measures can be put in place to address concerns or to enhance schemes?</p>	<p>On the information available Natural England considers that it would be highly <u>unlikely</u> that the adverse impacts associated with significant development in the following areas could be adequately mitigated / compensated:</p> <p>Binc B (Littlemoor) - Severe adverse impacts to Dorset AoNB</p> <p>Chick D – Severe adverse impacts to Dorset AoNB</p> <p>Chick D, F, G, H, I – Severe landscape impacts on setting of WHS, Heritage Coast, SW Coastpath / impacts to the Chesil and Fleet SAC / SPA / Ramsar</p> <p>Dorch B, C – Impacts to existing green infrastructure in Poundbury</p> <p>Dorch B – Impacts to SNCI / SAM</p> <p>Dorch I, J, K, L – Severe adverse impacts to Dorset AoNB including impacts on the setting of Maiden Castle</p> <p>Dorch K, L – Impacts to farmland bird interests</p> <p>Dorch G (s of), F, E, H1 and H2 – Significant landscape implications particularly related to the setting of Dorchester</p>

<p>What time constraints are likely to apply to delivery of any development schemes in these areas?</p>	<p>Farmland bird surveys would need to be conducted over both summer and winter months.</p> <p>Other constraints typical of protected species issues (eg summer bat surveys, nesting bird season etc).</p>
<p>What legal or consenting processes are likely to apply?</p>	<p>Note comments previously regarding the need for Appropriate Assessment of schemes affecting SACs / SPAs.</p>
<p>Based on the information available at this time, do you have any preferred areas?</p>	<p>On the evidence available Natural England would have relatively less concerns regarding appropriate levels of new development, that incorporate suitable levels of green infrastructure, in the following areas:</p> <p>Dorch D – No concerns</p> <p>Chick B – would appear the most suitable of the large land parcels put forward and could deliver substantial green infrastructure</p> <p>Chick C</p> <p>Appropriate scale development around Charminster – eg Dorch V1 (extreme south section only adjacent to existing settlement), Dorch V2, Dorch W (south east only adjacent to existing settlement), Dorch G1, part of Dorch G (square area of land between existing settlement blocks only). NB Development around Charminster would need to ensure adequate protection / enhancement of the River Cerne.</p> <p>Binc A (Littlemoor) is in the Dorset AoNB, however, if the Weymouth Relief Road is built this area would be likely to be less of a concern.</p> <p>Natural England has concerns regarding development extending south of the Dorchester bypass, however, of the remaining options available Dorch O would appear to be the most viable and least constrained.</p>

From: Stobart, John (NE) [mailto:John.Stobart@naturalengland.org.uk]

Sent: 01 August 2008 11:09

To: Cullis, Jo

Cc: h.jordan@westdorset-dc.gov.uk; Nicholson, Andrew (NE)

Subject:

Jo

In addition to our previous comments, following further discussions of the proposed RSS housing extensions around Dorchester we are also concerned to ensure that the scale of the proposals would not be prejudicial to the conservation and enhancement of the special interest features of the River Frome SSSI and, at its seaward end, Poole Harbour SPA/SSSI. Our concerns especially relate to the ability of water company infrastructure at Dorchester, which lies at the head of the river SSSI, to treat the additional waste water load to an effluent standard within that required for favourable condition of these designated sites. Ability of treatment needs to take into account its cost and sustainability in terms of resource use. The management of the quantity and quality of urban surface water drainage is also an issue in the Dorchester area. Water quality considerations for the River Frome SSSI include, in particular, organic pollutants such as ammonia and BOD, and nutrient phosphate, and for Poole Harbour SSSI/SPA the main issue is nutrient nitrogen. I would therefore be grateful if you could raise this as a significant issue in your assessment.

Regards

John

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From: p.sterling@dorsetcc.gov.uk [mailto:p.sterling@dorsetcc.gov.uk]

Sent: 08 July 2008 18:07

To: Cullis, Jo

Subject: RE: West Dorset Urban Extensions

Jo

Apologies for the lateness.

I support the views expressed by Natural England and the Dorset Wildlife Trust and have not repeated them below.

I should like to add, in relation to all the Dorchester areas of search, the potential for effects on the wider surrounding countryside and biodiversity interests that would be likely as a result of additional human recreation pressures. Puddletown Forest, including Black Heath and Thorncombe Wood, are well known for breeding nightjar; less well known is the existence of several pairs of nightjar on the heathland around the Hardy Monument, and both areas support heathland habitats vulnerable to fires and erosion. There are significant opportunities for creating recreational links between Dorchester, including new proposed area for development, and these two nodes for recreational activity. Whilst recreation around Puddletown Forest is reasonably well managed, the same is not true currently at Hardy Monument. It is inevitable that however well-designed urban or peri-urban parks are, new development will result in increased recreation pressure at these nodes given their intrinsic appeal. The development briefs for the Dorchester extensions should set out to study the effects of recreation on the wider countryside, including where there is risk to the European designated heathlands, and make appropriate proposals for mitigation of effects. Full advantage of the considerable opportunities for enhancement of recreational experiences through design of green infrastructure into the wider countryside, whilst ensuring that intrinsic interests are not harmed.

I trust these comments are helpful

Phil

From: M.Bodell@dorsetcc.gov.uk [mailto:M.Bodell@dorsetcc.gov.uk]

Sent: 21 July 2008 15:41

To: Berry, Kate

Subject: RE: West Dorset Urban Extensions Study - Study Information for Reference and Comment

Kate

I have had a meeting with the County ecologist this morning. He has already been in discussion with your ecologist. As far as he is concerned it is unlikely that any show stoppers would be found from an ecological perspective that would hold up or seriously impact on a northern Dorchester bypass. The main issue is going to be water quality of the Frome which you have already covered in your meetings with the EA.

His main concern is to try and manage the recreation implications that might fall out of further development at Dorchester in particular improving the green infrastructure links to and within Puddletown Woods and Hardy's Monument which are the nearest honeypot destinations.

Maxine

Ms Kate Berry
Halcrow
c/o West Dorset District Council
Planning Policy Division
Stratton House High West Street
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Dorset
DT1 1UZ

Our ref: WX/2006/000265/BD-
01/IC1-L01
Your ref:
Date: 04 July 2008

Dear Ms Berry

WEST DORSET URBAN EXTENSIONS PROJECT

Further to your email to Chris Doyle dated 9 June 2008 regarding the Dorchester, Chickerell, and Bincombe extension, I enclose the Environment Agency's (EA) comments to your questions, which are given below, along with some other comments we wish to raise.

To note, Chris Doyle will be contacting you directly regarding the water quality questionnaire. My letter covers groundwater protection, flood risk, biodiversity, foul drainage and water supply issues.

Groundwater

From the information provided we understand that it is proposed to significantly increase housing numbers around Dorchester, Bincombe and Chickerell. Our comments in relation to groundwater issues cover all three settlements in the table below.

Consultation sheet – ground water source protection

Consultee name: Katherine Burt		Organisation: Environment Agency
Question	Response	
What are the main opportunities that the urban extension study areas can offer?	The remediation of any contaminated land in the development area.	
Do the study areas impact (directly or indirectly) on any areas of special status?	Parts of the Dorchester extension area are within zone 1 of the Dorchester Hospital, Bridport Road and Eagle Lodge Source Protection Zones (SPZs). The Chickerell and Bincombe extension areas do not fall within Source Protection Zones. The Dorchester extension area and a small part of the Chickerell extension area overly Principal/Major Aquifer (as defined in the Environment Agency document, 'Groundwater	

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Cont/d..

	<p>Protection: Policy and Practice).</p> <p>The River Frome SSSI falls within the Dorchester extension area.</p> <p>Small areas of SSSI fall within the Chickerell extension area.</p> <p>We presume you have maps of these constraints.</p>
<p>What are your main concerns?</p>	<p>Information on the Environment Agency's policies relating to SPZs can be found in the document, 'Groundwater Protection: Policy and Practice'. We would mainly be concerned about activities proposed in SPZ1 (as opposed to zones 2 and 3) and the majority of our policies relate to SPZ1.</p> <p>The proposed development being housing, our main concern in SPZ1 would be the discharge of sewage effluent. We would recommend connection to the foul sewer.</p> <p>Some excerpts from our policy are listed below:</p> <p>*Inside SPZ1 we will object to any new sewage effluent discharges to ground.</p> <p>*Inside SPZ1 we will object to any new trade effluent, storm sewage or other significantly contaminated discharges to ground.</p> <p>*The discharge of clean roof water to ground is acceptable both inside and outside SPZ1 provided that all roof water down-pipes are sealed against pollutants entering the system from surface run-off, effluent disposal or other forms of discharge. This must not create new pathways for pollutants to groundwater.</p> <p>*We will object to the use of deep soakaways (including boreholes or other structures that bypass the soil layers) for surface water disposal unless the developer can show:</p> <ul style="list-style-type: none"> • there is no viable alternative, and • that there is no direct discharge of pollutants to groundwater, and • that risk assessment demonstrates an acceptable risk to groundwater and • that pollution control measures are in place. <p>*Inside SPZ1 we will object to the use of sealed sewage storage (cesspools) unless it can be demonstrated that there is no practical alternative. If necessary we will issue a Groundwater Regulations (Regulation 19) notice to control the activity.</p> <p>We recommend the use of SUDS. In areas of high groundwater sensitivity (e.g. the Principal/Major aquifer in the Dorchester area) CIRIA guidance (C609) should be employed to maximise pollutant removal and groundwater protection.</p> <p>Given that parts of the extension areas are located on a Principal Aquifer, adequate pollution prevention measures should be taken at the construction stage to prevent and minimise pollution.</p> <p>Such measures (available in Pollution Prevention Guidance</p>

	<p>Notes from www.environment-agency.gov.uk) may include bunding for fuel and chemical storage, and appropriate control of site drainage.</p> <p>Given that parts of the extension areas are located on a Principal Aquifer there is a possibility of unlicensed abstractions in proximity of the proposed development. The Environment Agency would recommend that the presence/absence of such abstractions be confirmed through local searches and/or Local Authority Environmental Health Records.</p>
What additional information, studies or surveys are likely to be required to progress development schemes in these areas?	If a potentially contaminative activity is proposed in an area of groundwater/controlled waters sensitivity then we would be likely to recommend risk assessment.
What mitigation measures can be put in place to address concerns or to enhance schemes?	Connection to foul sewer. Risk assessment where a potential risk to groundwater/controlled waters is identified and any required remediation undertaken.
What time constraints are likely to apply to delivery of any development schemes in these areas?	None known
What legal or consenting processes are likely to apply?	Water Act (2003). Groundwater Regulations (1998). Water Resources Act (as amended by the Environment Act 1995) – particularly relevant to the Environment Agency discharge consenting process and pollution prevention. Environmental Permitting Regulations 2007 (relevant to waste and other potentially polluting activities, so not relevant to housing, but might need to be considered for any industrial developments).
Based on the information available at this time, do you have any preferred areas?	We would not automatically be against housing development in any of the extension areas with regards groundwater protection and contaminated land issues. However, if a potentially contaminative activity is proposed in an area of sensitive groundwater/controlled waters then we would require the absence of risk to these receptors to be demonstrated through risk assessment.

Flood Risk

We also wish to make some comments on these sites in relation to flood risk.

Dorchester

All sites are predominantly within Flood Zone 1 with a number of sites having connecting boundaries with fluvial Flood Zones 3 and 2. A number of sites have a Main River or ordinary watercourse adjacent to or within the site. Sites G1 and V2 have flooding records in close proximity.

Chickerell

All sites are predominantly within Flood Zone 1 with a number of sites having connecting boundaries with tidal Flood Zone 3 and 2 of The Fleet. A number of sites have an ordinary watercourse adjacent to or within the site.

Bincombe

Both sites are within Flood Zone 1 but have an ordinary watercourse adjacent to or within the site.

General flood risk comments

In general, all development areas would appear to be predominantly in Flood Zone 1. We would encourage a distinct and significant boundary be defined between the higher Flood Zones and any development edge where relevant. Any development site greater than 0.5 Hectare (residential) or 1 Hectare (non-residential) is considered to be 'Major Development' by Government in PPS25 (footnote 9). In association with PPS25, the Environment Agency currently requires planning consultation with supporting Flood Risk Assessment (FRA) for development areas greater than 1 Hectare in Flood Zone 1 to address surface water management issues (Annexes E and F, PPS25). It is also worth noting that most development proposals, with the exception of 'Minor Development' (PPS25 footnote 7), within the higher flood zones would require consultation and FRA.

The effective disposal of surface water from development is a material planning consideration in determining proposals for the development and use of land. It will always be much more effective to manage surface water flooding at and from a new development early in the land acquisition and design process rather than to resolve problems after development. Site layout should be influenced by topography. The location of buildings where surface water may flow naturally, or as a result of development, under extreme circumstances should be avoided if possible. Where development of greenfield areas is necessary, the development will present the ideal opportunity to fully embrace the use of Sustainable Drainage Systems (SuDS) from the very early onset of proposals.

The Environment Agency has an in principle objection to culverting except for essential access purposes. The prior written 'Flood Defence Consent' (formerly entitled 'Land Drainage Consent') of the Environment Agency would be required for all works (permanent and temporary) in, under, over or within 8m of a Main River or within an ordinary watercourse channel.

Biodiversity

For sites that have watercourses and wetlands within their boundary, it must be ensured that these are protected and enhanced where possible. This is because they could be important habitat for a wide range of species, and provide important green corridors for these species. Maintaining and improving watercourses also contribute to the aesthetics of an area, and could be used in combination with adjacent open space areas for amenity. Obviously appropriate management of all these areas is essential.

Foul drainage

Please find below an extract from an EA document dated March 2008 in response to the South West Draft Regional Spatial Strategy: South West Panel Report titled 'The Environment Agency's observations on housing growth and waste water treatment', written by Stuart McFadzean. This gives our position for growth in Dorchester, in relation to the increased loading on its sewage treatment works.

Dorchester

The Panel advise a substantial increase in growth at Dorchester from 4,000 (dRSS) to 7,000 (Panel mods) (75 per cent) dwellings in the plan period.

Dorchester is located in a sensitive environmental setting, close to significant groundwater sources of public water supply and draining to the River Frome Site of Special Scientific Interest (SSSI).

Dorchester (Louds Mill) sewage treatment works, discharges into the River Frome SSSI. The effluent is subject to nutrient (phosphate) removal to protect the river ecosystem, which is vulnerable to nutrient enrichment. Our advice to the preparation of the dRSS was that it may be problematic to continue to meet effluent quality standards as flows to the works increase and that the water company (Wessex Water) should advise on this issue.

We consider that this very marked relative increase in the scale of development at Dorchester will require a specific study by the water company to review the headroom available at this works and identify investment necessary to maintain environmental quality in the River Frome.

Water Supply

From our investigations with regard to the SW RSS and the Panel Report it appears to indicate that there should be sufficient water for the extensions to Dorchester, Chickerell and Bincombe, provided that homes are built in compliance with Policy G of the SW RSS. This policy includes the requirement that 'all new and refurbished buildings achieve the requirements of BREEAM and Eco-homes, very good standard, or at least Level 3 above minimum building standards in the emerging '*Code for Sustainable Homes*', in order to minimise lifetime resource use, energy consumption, water use and waste production'. It also includes the requirement that 'all larger scale developments and, in particular, urban extensions, are designed and constructed to meet the top Level 5 of the emerging '*Code for Sustainable Homes*', including carbon neutrality.'

It should be noted though that Water Companies, including Wessex Water covering these West Dorset settlements, will be producing new 'Water Resource Management Plans' over the coming months, which should be completed by summer 2009. These plans may have an impact on the water available for additional development in the future, so would need to be taken into account in any future review of water resources for the settlements.

I hope this information is useful, but please contact me if you have any queries, or require any further information.

Yours sincerely

Miss Katherine Burt
Planning Liaison Technical Specialist

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End

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Ms Kate Berry
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c/o West Dorset District Council
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Our ref: WX/2006/000265/BD-
01/IC1-L02
Your ref:
Date: 05 September 2008

Dear Ms Berry

WEST DORSET URBAN EXTENSIONS PROJECT

Further to your emails to me dated 4 September and 25 July 2008 and your previous one to Chris Doyle dated 9 June 2008 regarding the Dorchester, Chickerell, and Bincombe extensions, I enclose the Environment Agency's (EA) comments to your questions relating to water quality and flood risk. These are given below. I apologise for the delay in our response.

Water Quality

From the information provided we understand there is the potential to significantly increase housing numbers around Dorchester, Chickerell and Bincombe (Littlemoor). Our comments in relation to water quality issues cover all three settlements in the table below.

Consultation sheet – water quality

Consultee name: Katherine Burt		Organisation: Environment Agency
Question	Response	
What are the main opportunities that the urban extension study areas can offer?	In terms of water quality issues there appears to be minimal scope for opportunities that the urban extensions could offer. In broad terms, an increased population generally generates a greater potential impact on the water environment. However, urban extensions could facilitate improvements to any foul and surface water infrastructure that is currently poor. We are not aware of any specific areas where this would be the case for the three settlements mentioned, but this may come up as an issue at a later date. Particularly through any discussion with Wessex Water or the appropriate Local Authorities.	

<p>Do the study areas impact (directly or indirectly) on any areas of special status?</p>	<p>Dorchester: Yes potential impact on the River Frome SSSI.</p> <p>Chickerell. Yes potential impact on the Chesil Beach and the Fleet SAC/SPA/Ramsar/SSSI, and on Radipole Lake SSSI.</p> <p>Bincombe: No designated sites, but there are watercourses running across the site that need protection.</p>
<p>What are your main concerns?</p>	<p>Dorchester: Potential impact on the River Frome from the Dorchester Sewage Treatment Works (STW). Potential impact on water quality from surface water drainage from developments. Nutrients getting into the River Frome is also a concern. These nutrients could derive from the STW or from surface water run-off from surrounding land.</p> <p>Chickerell: Surface water drainage issues arising from any development, including potential oil and other toxic chemical contamination. We believe any foul drainage would discharge to the Weymouth STW, therefore provided there is adequate capacity at this STW, foul drainage should not be too much of an issue for Chickerell.</p> <p>Bincombe: Surface water drainage issues arising from any development, including potential oil and other toxic chemical contamination. We believe any foul drainage would discharge to the Weymouth STW, therefore provided there is adequate capacity at this STW, foul drainage should not be too much of an issue for Bincombe.</p>
<p>What additional information, studies or surveys are likely to be required to progress development schemes in these areas?</p>	<p>Dorchester: An assessment of the foul and surface water drainage infrastructure in the vicinity of Dorchester would be required. This should include an assessment of the capacity of Dorchester STW to determine whether it can adequately any increase in flows into the works.</p> <p>At the current time, the EA are doing some assessment work on the potential impact on the water quality of the River Frome as a result of potential increased flows into Dorchester STW. This is to determine if the housing figures in the RSS Modifications are likely to have a potential impact on the River Frome.</p> <p>Chickerell: An assessment of the foul and surface water drainage infrastructure in the vicinity of Chickerell would be required, including pumping stations etc. This should include an assessment of the capacity of Weymouth STW to determine whether it can adequately any increase in flows into the works.</p> <p>Bincombe: An assessment of the foul and surface water drainage infrastructure in the vicinity of Bincombe may be required, including pumping stations etc. This should include an assessment of the capacity of Weymouth STW to determine whether it can adequately any increase in flows into the works.</p>

<p>What mitigation measures can be put in place to address concerns or to enhance schemes?</p>	<p>Dorchester: All new development must connect into a mains foul sewer. Dorchester STW may require further treatment of the sewage effluent put in place, to ensure any additional development would not cause a significant impact. This could include additional nutrient stripping.</p> <p>Chickerell: All new development must connect into a mains foul sewer. Weymouth STW may require further treatment of the sewage effluent put in place, this is dependent on the outcome of any assessment of its capacity.</p> <p>Bincombe: All new development must connect into a mains foul sewer. Weymouth STW may require further treatment of the sewage effluent put in place, this is dependent on the outcome of any assessment of its capacity.</p> <p>All: In terms of surface water drainage, adequate pollution prevention measures would need to be put into place within developments to treat surface water as required. This should include consideration of Sustainable Drainage Systems, which would help attenuate surface water as well as improve the water quality. We are assuming that the proposed development would be residential, however, if there are any industrial/ commercial developments proposed these would require more substantial pollution prevention measures put in place. The potential for contamination of water quality from oils and other potentially toxic chemicals would be a concern, particularly considering the sensitive habitat of the River Frome, and the Fleet.</p>
<p>What time constraints are likely to apply to delivery of any development schemes in these areas?</p>	<p>None known. But any improvements to the foul and surface water drainage infrastructure must be put in place before the development at the urban extensions is commenced.</p>
<p>What legal or consenting processes are likely to apply?</p>	<p>Water Resources Act (as amended by the Environment Act 1995) – particularly relevant to the Environment Agency discharge consenting process and pollution prevention. Environmental Permitting Regulations 2007 (relevant to waste and other potentially polluting activities, so not relevant to housing, but might need to be considered for any industrial developments).</p> <p>Habitats Regulations – would need to be considered for any developments near or discharging to SACs.</p> <p>Shellfish Waters Directive – there are Shellfish Beds in The Fleet (including Abbotsbury Oysters). These must be protected.</p> <p>There do not appear to be any Bathing Waters that would be impacted. However, there are Bathing Water Directive sites along the coast, which must not be impacted by any of the developments.</p>

Based on the information available at this time, do you have any preferred areas?

At this time we do not have a view either for or against development in the three settlement areas discussed. However, we may provide an opinion once further assessments on the capacity of the foul and surface water drainage infrastructure has been undertaken.

Flood Risk

With regard to your query in your 25 July 2008 email stating:

'In your letter you note that 'We would encourage a distinct and significant boundary be defined between the higher Flood Zones and any development edge where relevant.'

We would agree fully with this recommendation, but I wondered whether the Environment Agency has any guidance on what size/scale the boundary should be? For instance would it be:

- a height above the higher flood zones and/or
- a plan distance from the boundary of the higher flood zones or
- a percentage increase in the extent of the higher flood zones

I would appreciate any guidance you can give on this matter as we will then be able to allow appropriate buffer zones to be accommodated within our overall assessment of development impacts and requirements.

In answer to this we would recommend the following:

We do not have any formal guidance on what size or scale of the boundary to consider between flood zones and development. The purpose of our text was to highlight that we would certainly not wish to see development right up to the edge of flood zones, as these may change in the future, particularly as a result of climate change. However, we can provide some informal guidance on how you might consider where a boundary may be located.

As a starting point the flood zone 3 extent taking into account climate change should be mapped. This may already be underway as part of the Strategic Flood Risk Assessment work being done for West Dorset District and Weymouth & Portland Borough councils. Then for the sites in question the worse case scenario (largest flood extent) of either Flood Zone 3 with climate change, or Flood Zone 2, should be used as the starting point to consider where to put a buffer.

From the outer edge of Flood Zone 2, or outer edge of Flood Zone 3 taking into account climate change if this is wider, the start of a buffer can be set. Then a buffer zone width from this point could be decided upon depending on the site specific nature of the site, including the topography. The width of the buffer, where no development should be located, could also be set using a mix of your first two bullet points in your email ie a) a height above the higher flood zones and b) a plan distance from the boundary of the higher flood zones. We can discuss this further if required, as it is quite difficult to describe this in text.

We would point out that some of the housing parcels may not be as viable as others, should a buffer be considered around the flood zones. For example those in Dorchester labelled H1, H2, G1 and V2. The reason for this is that they appear to be very small sites, adjacent to flood zones, therefore in reality there may not be very

much land left available for development after taking out the land incorporating the flood zone buffer.

In addition, I have attached EA constraint maps for each of the three settlements.

I hope this information is useful, but please contact me if you have any queries.

Yours sincerely

Miss Katherine Burt
Planning Liaison Technical Specialist

Direct dial 01258 483374

Direct fax 01258 455998

Direct e-mail katherine.burt@environment-agency.gov.uk

Enc:

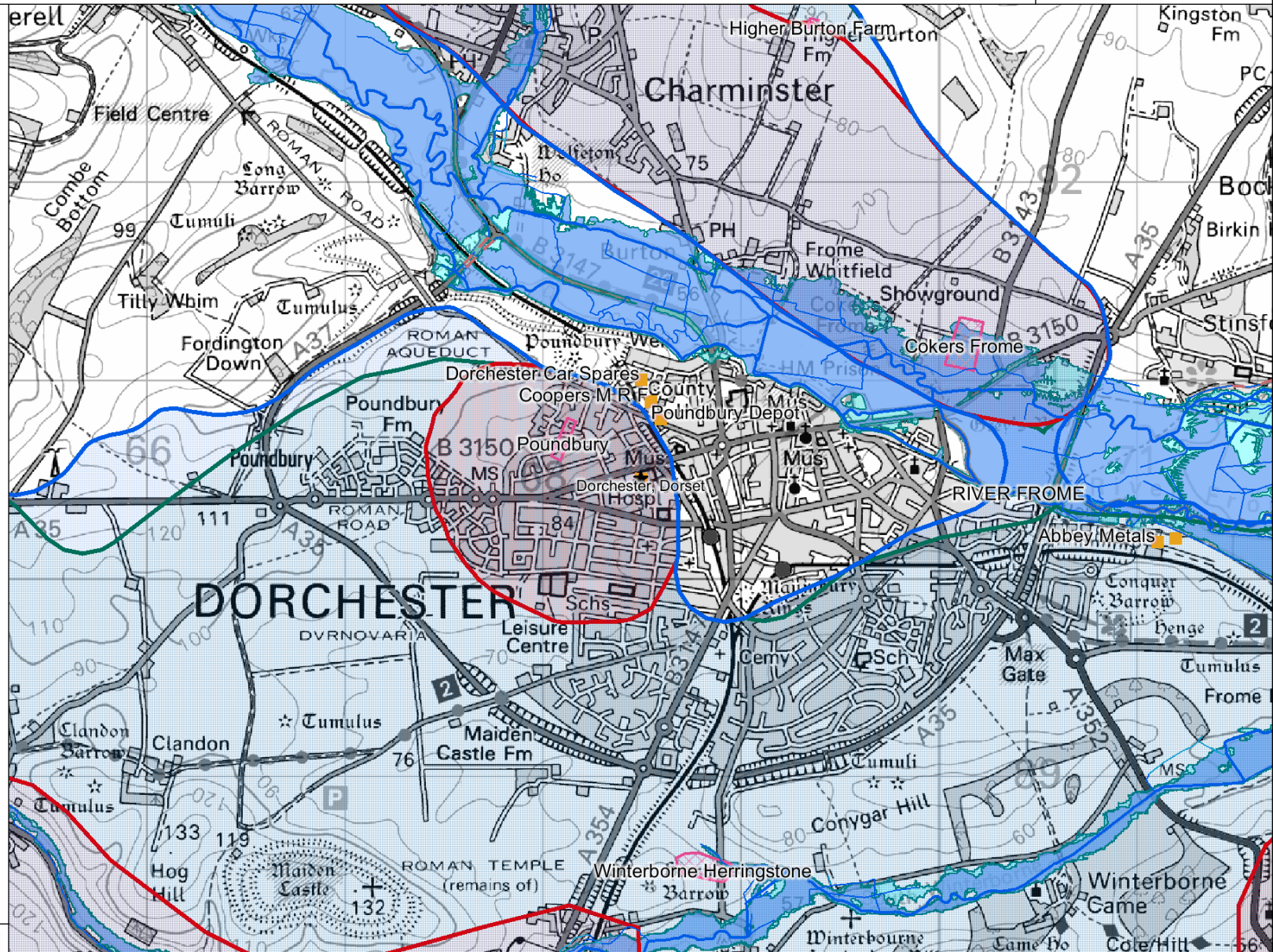
EA constraints maps dated 5 Sept 2008 for Dorchester, Chickerell and Bincombe.

Dorchester - EA constraints 5 September 2008



Legend

- Detailed River Network**
- Primary River
- Secondary River
- Tertiary River
- D/S of High Water Mark
- D/S of Seaward Extension
- Lake / Reservoir
- Canal
- Extended Culvert (greater than 50m)
- Canal Tunnel
- Underground River (inferred)
- Underground River (local knowledge)
- PAS Active IPPC Authorisations
- REGIS Waste Licences
- Authorised Landfill Sites
- Historic Landfill Sites
- Source Protection Zones**
- Zone I - Inner Protection Zone
- Zone II - Outer Protection Zone
- Zone III - Total Catchment
- Zone of Special Interest
- Sites of Special Scientific Interest (SSSI) England
- Sites of Special Scientific Interest (SSSI) Wales
- Ramsar Sites England
- Ramsar Sites Wales
- Special Areas of Conservation (SAC) England
- Special Areas of Conservation (SAC) Wales
- Special Protection Areas (SPA) England
- Special Protection Areas (SPA) Wales
- Flood Map - Defences
- Areas Benefiting from Flood Defences
- Flood Map - Flood Storage Areas
- Flood Map - Flood Zone 3
- Flood Map - Flood Zone 2



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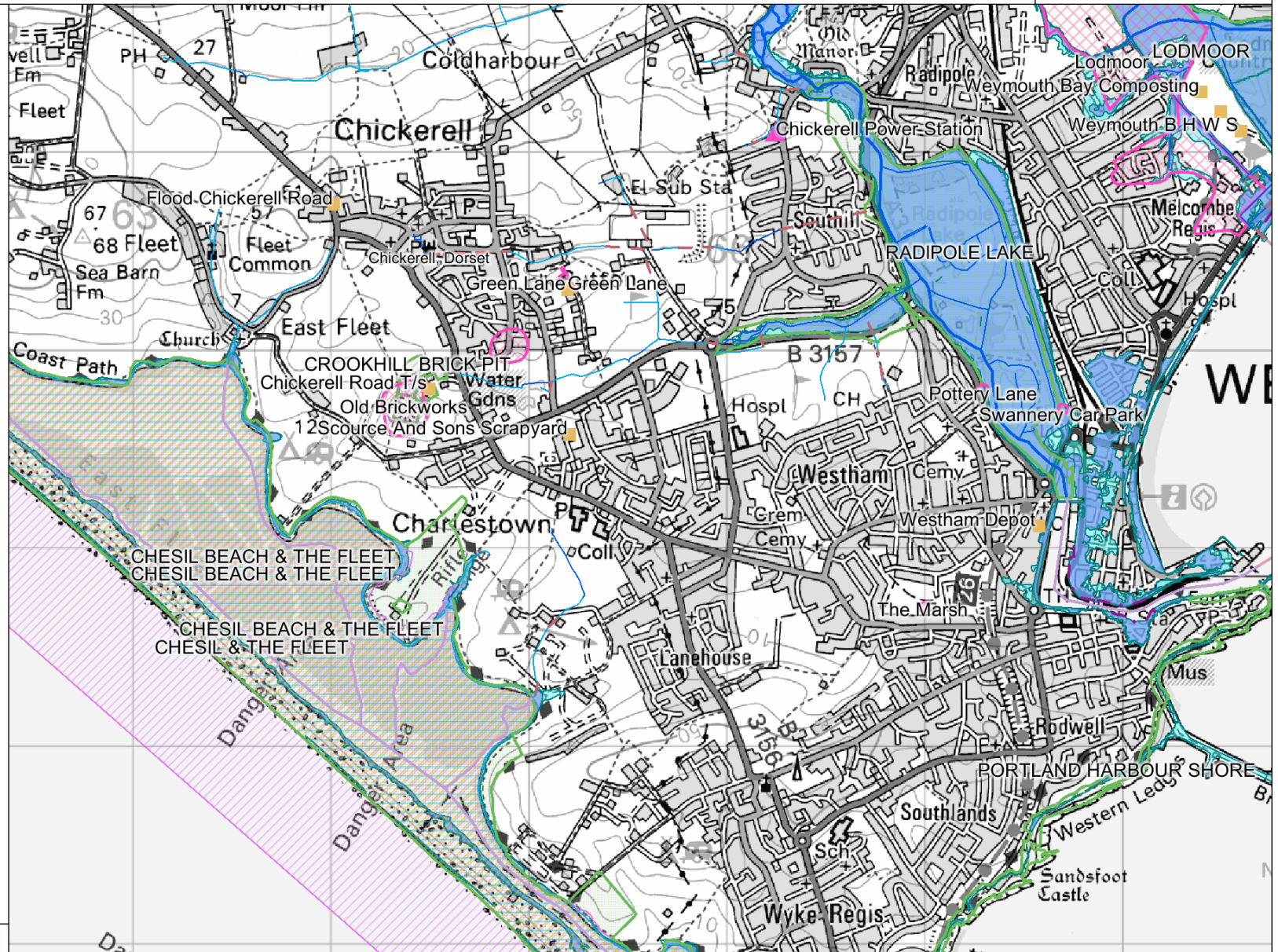


Chickerell - EA constraints 05-09-2008



Legend

- Detailed River Network**
- Primary River
- Secondary River
- Tertiary River
- D/S of High Water Mark
- D/S of Seaward Extension
- Lake / Reservoir
- Canal
- Extended Culvert (greater than 50m)
- Canal Tunnel
- Underground River (inferred)
- Underground River (local knowledge)
- PAS Active IPPC Authorisations
- REGIS Waste Licences
- Authorised Landfill Sites
- Historic Landfill Sites
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- Sites of Special Scientific Interest (SSSI) England
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- Special Areas of Conservation (SAC) Wales
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- Special Protection Areas (SPA) Wales
- Flood Map - Defences
- Areas Benefiting from Flood Defences
- Flood Map - Flood Storage Areas
- Flood Map - Flood Zone 3
- Flood Map - Flood Zone 2



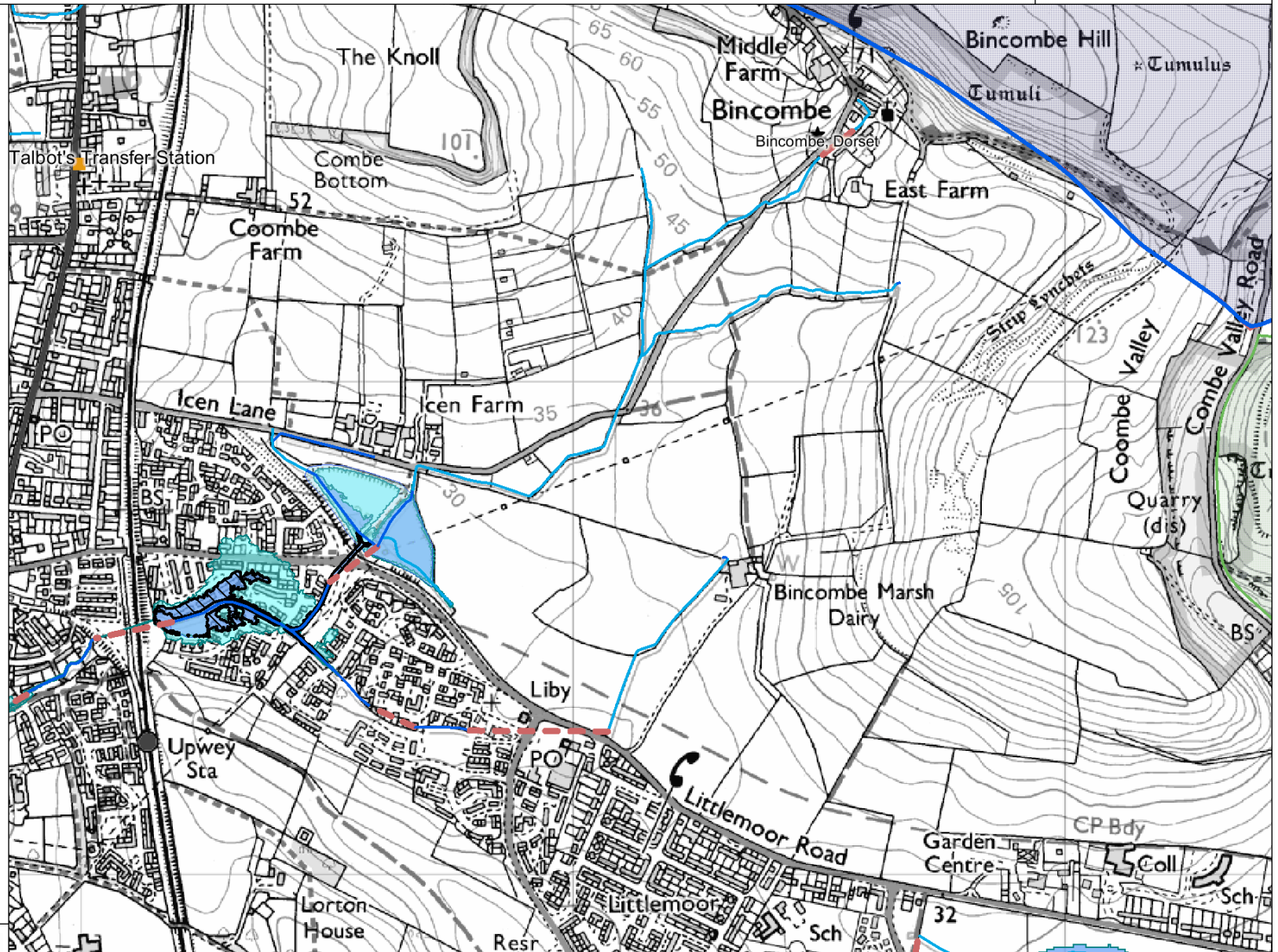
0 275 550 825 m.



Bincombe - EA constraints 05-09-2008

Legend

- Detailed River Network**
-  Primary River
-  Secondary River
-  Tertiary River
-  D/S of High Water Mark
-  D/S of Seaward Extension
-  Lake / Reservoir
-  Canal
-  Extended Culvert (greater than 50m)
-  Canal Tunnel
-  Underground River (inferred)
-  Underground River (local knowledge)
-  PAS Active IPPC Authorisations
-  REGIS Waste Licences
-  Authorised Landfill Sites
-  Historic Landfill Sites
- Source Protection Zones**
-  Zone I - Inner Protection Zone
-  Zone II - Outer Protection Zone
-  Zone III - Total Catchment
-  Zone of Special Interest
-  Sites of Special Scientific Interest (SSSI) England
-  Sites of Special Scientific Interest (SSSI) Wales
-  Ramsar Sites England
-  Ramsar Sites Wales
-  Special Areas of Conservation (SAC) England
-  Special Areas of Conservation (SAC) Wales
-  Special Protection Areas (SPA) England
-  Special Protection Areas (SPA) Wales
-  Flood Map - Defences
-  Areas Benefiting from Flood Defences
-  Flood Map - Flood Storage Areas
-  Flood Map - Flood Zone 3
-  Flood Map - Flood Zone 2



0 110 220 330 m.



Our ref: HA 3/16/11
Your ref:

Alison Eldergill
Planning Policy
West Dorset District Council
Stratton House
58/60 High West Street
DORCHESTER DT1 1UZ

Ian Parsons
Network Manager
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Falcon Road
Sowton Industrial Estate
Exeter EX2 7LB

Direct Line: 01392 312555

07 July 2008

Dear Ms Eldergill

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT: SITES DIRECTLY AFFECTING A35

Thank you for the opportunity to comment on the above Strategic Housing Land Availability Assessment (SHLAA).

The Agency supports the promotion of sustainable development and actively seeks to ensure that land use planning policy fully takes into account sustainable transport objectives and the need to reduce movement by the private car. The restraint of traffic generation at source is likely to be best achieved through the careful consideration of proposed locations for development, to ensure sustainable travel options are optimised, and the prioritisation of investment in non-car travel options including rail.

The Agency needs to be satisfied that any proposed development within West Dorset District takes account of the potential impacts on the Strategic Road Network (SRN). In West Dorset, the Agency's specific interests relates to the A35 which crosses the south of the District. The future development of West Dorset will have significant implications for the operation of the A35.

The Agency has previously provided representations in response to the West Dorset Core Strategy Issues and Options, and the proposed methodology for the Weymouth and Dorchester Housing Market Area SHLAA. These responses highlighted that the Agency's strategic level modelling shows part of the A35 south of Dorchester, including the A35/A354 Stadium Roundabout, to be operating at capacity under existing conditions, leading to delays at peak and other times.

The Agency's modelling also shows that the extent of the A35 south of Dorchester affected by existing operational problems is forecast to increase by 2026. Concerns have also been raised in respect of the seasonality of traffic flows on the A35 corridor, with significantly higher movements in summer peak periods, and the impacts on this corridor of the 2012 Olympic sailing events in Weymouth and Portland.

Therefore, as the six sites referred to the Agency for comment are all in close proximity to the A35 corridor, we are concerned over the potential impact that development in these locations could have on the SRN.

Notwithstanding the Agency's specific comments in relation to individual sites, should any of these be taken forward by the Council as potential housing sites the Agency would require that detailed proposals should be supported by a Transport Assessment and Travel Plan. These should be produced in accordance with Circular 02/2007 Planning and the Strategic Road Network and the Guidance on Transport Assessment (GTA) produced by the Department for Transport (DfT) and the Department for Communities and Local Government (DCLG). The detailed Travel Plan should outline a package of mitigation measures designed to minimise any potential adverse impacts of the development on the SRN.

Further, it should be noted that any highway infrastructure network improvements, traffic management, or other mitigation measures relating to the SRN required in support of development, will need to be funded by the developer and/or non-Agency funding sources such as the Regional Funding Allocation process.

Winterbourne Abbas – Manor Farm

This village lies on the A35 approximately 5 miles to the west of Dorchester and its close proximity to the town suggests that residents of Winterbourne Abbas are likely to use the A35 frequently for commuting to work or gaining access to services and facilities. Journeys west, for example to Bridport, are also likely to generate movements on the A35.

Whilst the site put forward for possible development appears to be previously developed land, the Agency has concerns that Winterbourne Abbas is not a sustainable location for additional housing development of the scale that could be accommodated on the land concerned at Manor Farm (0.97 ha – potential 30 dwellings). The village lacks sufficient services or facilities to be a self contained settlement and we understand that it is served only by infrequent bus services. Therefore the Agency considers it likely that a further 30 dwellings in this location would significantly increase car journeys on the A35 with a consequent adverse impact on the safe and efficient operation of the SRN.

Dorchester

The draft Regional Spatial Strategy (RSS) identifies Dorchester as a Strategically Significant City/Town (SSCT), noting that both Dorchester and Weymouth form a single travel to work area and function in a complementary manner with significant commuting flows between the towns. The RSS highlights the most pressing strategic requirement to be the achievement of a better balance of jobs and housing between the two towns, with housing growth at Dorchester to redress commuting into the town, including from Weymouth.

The Agency's response to consultation on the draft RSS and emerging Local Development Documents has supported the development of more self contained

communities at both Weymouth and Dorchester, in order to restrain additional commuter travel using the SRN.

However, the Agency reiterates its concern that development proposals for West Dorset should avoid adverse impacts on the A35. Proposals affecting the Dorchester area in particular are likely to raise concerns for the Agency given the sensitivity of the SRN in the area.

In line with the principles of sustainable development, the Agency promotes the redevelopment of previously developed sites within existing urban areas in preference to isolated greenfield land from which more sustainable modes of travel are less likely. We note that the sites brought forward for consideration in Dorchester all appear to be greenfield. However it is recognised that the supply of brownfield land in a settlement such as Dorchester is likely to be relatively limited.

1) Land south east of A35, Syward Road – 1.01 ha 30 units

With the above in mind we note that this land is divorced from the main settlement by the SRN, although there is already a housing development on this side of the A35, with direct access provided to the town over the SRN. However, existing access to the A35 would also be readily available to residents of development at this site, so there is the potential for adverse impacts on the SRN.

In the Agency's view, for housing development at this site to be acceptable, it would need to be accompanied by demand management measures to encourage a reduced dependency on car journeys. Such measures should include access to high quality public transport and pedestrian/cycle networks linking the site to the centre of Dorchester and its main services.

Although Syward Road is served by an hourly bus service to Dorchester, the Agency would like to see an increased provision of public transport to and from the site, whether this is achieved through the provision of a dedicated bus service, or the extension of an existing service. Delivery of infrastructure improvements to mitigate impacts on the SRN, including the enhancement of public transport, cycling and pedestrian facilities should be secured through development funding.

2) Land north west of A35, St Georges Road – 1.48 ha 45 units

Whilst this site lies adjacent to the A35, it lies on the 'town' side of the SRN and is adjacent to existing housing. There may be scope for this site to contribute in a sustainable manner to the housing growth in Dorchester advocated in the RSS, providing effective demand management measures are in place, and access to good quality and attractive sustainable travel options are available to future residents.

The location of St Georges Road in relation to existing housing shows that there is an opportunity to reduce the overall need to travel through improved routes for walking and cycling to nearby developments.

3) Land south east of Dorchester – 39.22 ha – 1765 units

The Agency would have serious concerns about the release of this very large greenfield site for housing and the potential impact that this amount of housing development would have on the SRN. It is located outside the town and beyond a reasonable walking distance to town centre services and facilities including Dorchester's rail stations, but is adjacent to the A35. An existing access link to the SRN lies immediately to the north of the land, and it is inevitable that however the site is accessed, a significant volume of additional motorised journeys would be generated on the A35.

While the Agency's previous consultation responses have supported the principle of additional residential development in Dorchester, to encourage greater self containment of the settlement, it is highly likely that this site would generate a significant increase in unsustainable journeys on a sensitive section of the SRN.

As indicated in the Agency's response to consultation for the SHLAA methodology, the DCLG publication *Strategic Housing Land Availability Assessments Practice Guidance 2007* highlights that potential sites need to be suitable, available and achievable, with suitable being defined as 'the site offers a suitable location for development now and would contribute to the creation of sustainable communities'. The Agency does not believe that the greenfield site suggested for housing south east of Dorchester offers a suitable location for development now, or would create a sustainable community in the future.

For the reasons given above the Agency is likely to oppose the proposals for site 3 in their existing form.

4) Amenity Open Space north A35 (lower site) – 6.91 ha 311 units

5) Amenity Open Space north east A35, Maiden Castle Road (upper site) – 21.97ha 988 units

Sites four and five are in greenfield locations, at the edge of existing developments, on the south west fringe of Dorchester. Both lie adjacent to the A35 and have the potential to add significant numbers of new houses (around 1300 in total) in close proximity to the SRN. As in the case of site 3, sites 4 and 5 are located outside the town and beyond a reasonable walking distance to town centre services and facilities including Dorchester's rail stations.

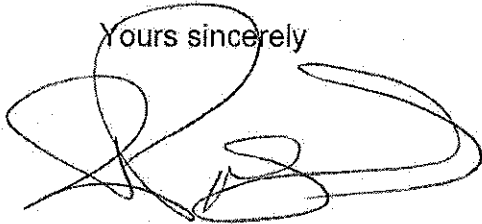
It is not known how the sites would be accessed but access arrangements would be critical in determining the potential impact on the SRN. There is the likelihood of significant adverse impacts on the SRN, notably the sensitive junction of the A35 and the A354 at Stadium Roundabout, unless stringent traffic demand management measures are delivered as part of future development in these locations.

The proposal site identified between Maiden Castle Road and B3147 Weymouth Road would be of particular concern to the Agency, as the outline site area suggests the potential for a connection to the B3147 close to the Stadium Roundabout.

As noted above, the Agency recognises the aspiration in the RSS and emerging Local Development Framework for additional housing in Dorchester to address existing commuting into the town. However, at this stage, without the benefit of further details relating to development proposals, transport assessments and mitigation measures (including particularly the potential for encouraging the use of public transport and restricting easy access to the A35), the Agency would raise concerns about the potential development of either of these sites.

The Agency would like to reiterate that these comments do not prejudice any future responses on site specific matters. We are committed to the principles behind the new development plan system and look forward to further involvement in the production of the West Dorset LDF. If you have any queries in the meantime, please do not hesitate to contact me.

Yours sincerely



Ian Parsons
Network Manager (Planning)
South West Network Operations Directorate
Email: ian.parsons@highways.gsi.gov.uk

cc: Madlen Bray, GVA Grimley
Jon Lovatt, Faber Maunsell



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www.nationalgrid.com

9 May 2008

Dear Mr Dobson

**Dorset County Council
Local Development Frameworks – Infrastructure Requirements**

Thank you for your email dated 8th April 2008 regarding the above document. Having reviewed your letter we would like emphasise the role of National Grid and to highlight areas and issues where we feel consultation with National Grid would be appropriate with regards to future Development Plan Documents (DPDs).

Overview – National Grid

National Grid is a leading international energy infrastructure business. In the UK National Grid's business includes electricity and gas transmission networks and gas distribution networks as described below.

Electricity Transmission

National Grid, as the holder of a licence to transmit electricity under the Electricity Act 1989, has a statutory duty to develop and maintain an efficient, co-ordinated and economical transmission system of electricity and to facilitate competition in the supply and generation of electricity.

National Grid operates the national electricity transmission network across Great Britain and owns and maintains the network in England and Wales, providing electricity supplies from generating stations to local distribution companies. We do not distribute electricity to individual premises ourselves, but our role in the wholesale market is key to ensuring a reliable and quality supply to all. National Grid's high voltage electricity system, which operates at 400,000 and 275,000 volts, is made up of approximately 22,000 pylons with an overhead line route length of 4,500 miles, 420 miles of underground cable and 337 substations. Separate regional companies own and operate the electricity distribution networks that comprise overhead lines and cables at 132,000 volts and below. It is the role of these local distribution companies to distribute electricity to homes and businesses. Please see the enclosed leaflet for more information on who to contact regarding electricity distribution issues in your area.

To facilitate competition in the supply and generation of electricity, National Grid must offer a connection to any proposed generator, major industry or distribution network operator who wishes to generate electricity or requires a high voltage electricity supply. Often proposals for new electricity projects involve transmission reinforcements remote from the generating site, such as new overhead lines or new development at substations. If there are significant demand increases across a local distribution electricity network area then the local network distribution operator may seek reinforcements at an existing substation or a new grid supply point. In addition National Grid may undertake development works at its existing substations to meet changing patterns of generation and supply.

Gas Transmission

National Grid owns and operates the high pressure gas transmission system in England, Scotland and Wales that consists of approximately 4,300 miles of pipelines and 26 compressor stations connecting to 8 distribution networks. National Grid has a duty to develop and maintain an efficient co-ordinated and economical transmission system for the conveyance of gas and respond to requests for new gas supplies in certain circumstances.

New gas transmission infrastructure developments (pipelines and associated installations) are periodically required to meet increases in demand and changes in patterns of supply. Developments to our network are as a result of specific connection requests e.g. power stations, and requests for additional capacity on our network from gas shippers. Generally network developments to provide supplies to the local gas distribution network are as a result of overall demand growth in a region rather than site specific developments.

Gas Distribution

National Grid also owns and operates approximately 82,000 miles of lower-pressure distribution gas mains in the north west of England, the west Midlands, east of England and north London – almost half of Britain's gas distribution network, delivering gas to around 11 million homes, offices and factories. National Grid does not supply gas, but provides the networks through which it flows. Reinforcements and developments of our local distribution network generally are as a result of overall demand growth in a region rather than site specific developments. A competitive market operates for the connection of new developments.

National Grid and Local Development Plan Documents

The Energy White Paper makes clear that UK energy systems will undergo a significant change over the next 20 years. To meet the goals of the white paper it will be necessary to revise and update much of the UK's energy infrastructure during this period. There will be a requirement for;

- An expansion of national infrastructure (e.g. overhead power lines, underground cables, extending substations, new gas pipelines and associated installations).
- New forms of infrastructure (e.g. smaller scale distributed generation, gas storage sites).

Our gas and electricity infrastructure is sited across the country and many stakeholders and communities have an interest in our activities. We believe our long-term success is based on having a constructive and sustainable relationship with our stakeholders. Our transmission pipelines and overhead lines were originally routed in consultation with local planning authorities and designed to avoid major development areas but since installation much development may have taken place near our routes.

In Annex E E3 of Planning Policy Statement (PPS) 12 - 'Local Development Frameworks' National Grid is listed as one of the 'other consultees', which Local Planning Authorities should also consider the need to consult during the preparation of local development documents.

We therefore wish to be involved in the preparation, alteration and review of Development Plan Documents (DPDs) which may affect our assets including policies and plans relating to the following issues;

- Any policies relating to overhead transmission lines, underground cables or gas pipeline installations
- Site specific allocations/land use policies affecting sites crossed by overhead lines, underground cables or gas transmission pipelines
- Land use policies/development proposed adjacent to existing high voltage electricity substation sites and gas above ground installations
- Any policies relating to the diverting or undergrounding of overhead transmission lines
- Other policies relating to infrastructure or utility provision
- Policies relating to development in the countryside
- Landscape policies

- Waste and mineral plans

In addition, we also want to be consulted by developers and local authorities on planning applications, which may affect our assets and are happy to provide pre-application advice. Our aim in this is to ensure that the safe and secure transportation of electricity and gas is not compromised.

National Grid infrastructure within Dorset County Council's administrative area

Electricity Transmission

National Grid's high voltage electricity overhead transmission lines within Dorset County Council's administrative area that form an essential part of the electricity transmission network in England and Wales include the following:

- 4VN line - 400,000-volt route from Chickerell substation in West Dorset to Mannington substation in East Dorset.
- 4YB line - 400,000-volt route from Mannington substation in East Dorset to Nursling substation in Test Valley.
- 4YA line - 400,000-volt route from Axminster substation in East Devon to Chickerell substation in West Dorset.

The following substations are also located within the administrative area of Dorset County Council:

- Mannington Substation – 400kV
- Chickerell Substation – 400kV

National Grid has provided information in relation to electricity transmission assets here:

<http://www.nationalgrid.com/uk/landanddevelopment/ddc/electricitytransmission/overheadlines>

Gas Transmission

National Grid has the following gas transmission assets located within the administrative area of Dorset County Council.

Pipeline	Feeder Detail
2308	7 Feeder Barton Stacey / Mappowder
2310	7 Feeder Mappowder / River Yeo

National Grid has provided information in relation to gas transmission pipelines here:

<http://www.nationalgrid.com/uk/LandandDevelopment/DDC/gastransmission/gaspipes/>

Gas Distribution

Wales and the West Utilities and Southern Gas Networks own and operate the local gas distribution networks in Dorset County Council area. Contact details can be found on the Energy Networks website. www.energynetworks.org

Specific Comments

National Grid own and operate the Mannington and Chickerell substations in the Dorset County Council area. Substations are vital to the efficient operation of the electricity transmission network for switching circuits or transforming voltage. Both substations are an essential part of the transmission network and have an important role to play in maintaining the supply of electricity to the local distribution network and therefore ultimately to homes and businesses throughout Dorset and the wider area. These sites are therefore "Operational Land" and, for the reasons outlined above, there may need to be further essential utility development at these sites in the future, such as the work currently planned at Mannington.

The proposed new housing growth should not have a significant effect upon National Grid in terms of infrastructure requirements. It is unlikely that any extra growth will create capacity issues for National Grid given the scale of both gas and electricity transmission networks. The gas and electricity distribution

companies in the Dorset County Council area are Wales and West Utilities and Southern Gas Networks, and Western Power Distribution and Scottish and Southern Energy. As outlined above it will be these distribution network operators who should be contacted for further information regarding constraints and opportunities that the distribution networks may have on growth in the area.

Given the proposed level of housing growth within Dorset, it is worth pointing out that National Grid advise developers and planning authorities to take into account the location and nature of existing transmission assets when planning developments. National Grid should be consulted at an early stage on proposals for development near transmission assets, when it is more likely that National Grid's advice and guidance can be taken into account. Further information regarding our policy on development near overhead electricity transmission lines and substations is available here:

http://www.nationalgrid.com/uk/LandandDevelopment/DDC/devnearohl_final/

National Grid seeks to encourage high quality and well planned development in the vicinity of its high voltage overhead lines. Land beneath and adjacent to the overhead line route should be used to make a positive contribution to the development of the site and can for example be used for nature conservation, open space, landscaping areas or used as a parking court. National Grid, in association with David Lock Associates has produced 'A Sense of Place' guidelines, which look at how to create high quality development near overhead lines and offers practical solutions which can assist in avoiding the unnecessary sterilisation of land in the vicinity of high voltage overhead lines.

'A Sense of Place' is available from National Grid and can be viewed here:

www.nationalgrid.com/uk/senseofplace

Further Advice

National Grid is happy to provide advice and guidance to the Council concerning our networks. If we can be of any assistance to you in providing informal comments in confidence during your policy development, please do not hesitate to contact us. Please remember to consult National Grid on any Development Plan Document (DPD) or site-specific proposals that could affect our infrastructure. We would be grateful if you could add our details shown below to your consultation database;

National Grid
Land & Development Stakeholder and Policy Manager
Land & Development Team
National Grid House
Warwick Technology Park
Gallows Hill
Warwick
CV34 6TG

Tel: 0800 7312961

www.nationalgrid.com/uk/landanddevelopment

I hope the above information is useful. If you require any further information please do not hesitate to contact me.

Yours sincerely,

[via email]

Rosalind Eyre
Senior Policy Planner
Land and Development Team

From: Dave Cherrett [mailto:Dave.Cherrett@wessexwater.co.uk]
Sent: 25 July 2008 12:40
To: Green, Chris
Subject: West Dorset District Council - Potential Development Sites

Chris,

In response to your recent enquiry concerning the potential urban extensions at Dorchester, Bincombe and Chickerell, please see the following details outlined below.

General

Infrastructure proposals are presented as high level assessments and are subject to detailed engineering appraisal and network modelling at a future date to confirm the scope and extent of network improvements.

Where large scale development occurs a number of general assumptions can be made

- Onsite sewers to be provided by developer and adopted by Wessex Water (WW) through S104 arrangements
- On site water supply mains provided through S41 requisition arrangements with WW
- Off site connecting sewers and reinforcement for water supply can be requisitioned from WW using S41 and S98 procedures
- Contributions to downstream improvements may be required for upgrades to pumping stations, attenuation measures etc where necessary
- Surface water discharges to be made to land drainage systems at green field run off rates to avoid increasing flood risk to property
- Pumped flows may be required where gravity sewer options are not feasible
- Where development land is allocated in phases, development will occur in sequence to allow infrastructure provision. Where there are constraints to this arrangements - interim arrangements may be required at additional cost.

Sewerage

Chickerell Village

Chick B

900 metres of off site connecting sewers to roundabout south east of Wessex Stadium

Chick C

On site sewers provided by developer connecting through Chick B in sequential phasing with agreed capacity requirements

Chick D

1500 metres of off site connecting sewer to roundabout south east of Wessex Stadium (or option to upsize existing sewer lengths through Putton village)

These measures will be linked to downstream improvements with upsizing, relief sewers, surface water separation and upgrades to Radipole Sewage pumping station necessary to provide catchment capacity for planned and infill development and general growth.

Bincombe

Binc A

Local upsizing and improvements to foul sewers

Binc B

1200 metres of off site connecting sewer to point of adequacy south west of Littlemead (Broadway)

Dorchester

Development South and West of Dorchester

Dorch 12

Connecting through development westwards at Poundbury with selected upsizing or duplicate sewers to provide capacity through the town centre.

Dorch C

New pumping station, rising main and local downstream network improvements

Dorch D

Connecting to existing pumping station with upgrade and possible upsizing of existing rising main and downstream sewer network improvements

Dorch O

700 metres new connecting sewer directly to Dorchester sewage treatment works

Dorch N

Phased development connecting into adjoining site (Dorch N) with agreed capacity requirements

Development Areas North Dorchester Town

Dorch T2, Dorch S, Dorch R1, Dorch E

1500 metres of new connecting sewer to Dorchester sewage treatment works and oversizing to accommodate further development westwards toward Charminster. Phased and sequenced development will allow linked sewers provided by agreed development strategy to satisfy capacity requirements.

Please note - The existing settlement of Charminster currently drains to Bradford Peverell STW to the west. A WW scheme is currently underway to intercept the flows and pump the flows eastwards to Dorchester sewage treatment works and abandon Bradford Peverell sewage treatment works.

The above measures will be linked to catchment improvements to infrastructure sewers in Dorchester where additional capacity is needed to satisfy infill and planned growth. No information is available for sewerage reinforcement costs per dwelling. Please note that our normal infrastructure cost per new dwelling is currently £288 +VAT.

Water Supply

Chickerell

Chick B, C

Local connections from trunk mains.

Chick D

Local reinforcement of existing network (unable to scope without detailed appraisal/network modelling)

Current improvements to Goulds Hill reservoir to north will provide capacity to serve these new developments.

Bincombe

Binc A

Local connection to existing supply mains

Binc B

Upgrading of trunk main network and potential new service reservoir or on site booster facility. (Unable to scope without detailed appraisal/network modelling)

Dorchester

Development South and West of Dorchester

Dorch 12

local connection to existing trunk main in A37

Dorch C & D

Local connections to existing trunk main in A35

Dorch O & N

Local connections from existing network with trunk main upgrade/improvements (unable to scope with appraisal/network modelling)

Existing service reservoir to west of Dorchester will satisfy known level of development, further capacity may be necessary if additional rezoning is required for north and west areas of development.

Development Areas North Dorchester Town

Dorch W, Dorch V1, Dorch G1

Existing service reservoir north of Charminster has limited capacity to serve the levels of development shown north of Dorchester.

Additional provision to extend and upgrade trunk main network will be necessary to satisfy increase in demand (unable to scope without detailed appraisal/network modelling)

Dorch T2, Dorch S, Dorch R1, Dorch E, Dorch U2, Dorch F

Extensive upgrading of trunk main network with provision of storage/service reservoir to satisfy demand arising from development.

At current prices water supply reinforcement can average at £500 per property, however, the level of infrastructure provision for this area is likely to be higher with estimated contributions between £1000 - and potentially reaching £2000 if reduced levels of development occur to trigger capacity improvements.

Dorchester STW

Planned works to Dorchester sewage treatment works will provide satisfactory capacity for a significant proportion of the proposed dwellings, however a strategic review indicates that the upper limits of the proposed development require process improvements and any further development beyond a moderate increase will trigger a review of the discharge consent with major investment necessary.

Regarding the specific points that you raised regarding sewage treatment capacity. The following information should be treated as guidance only. The numbers do not exclude any development that in progress or has been approved by West Dorset planners.

- Existing capacity could accommodate an extra - circa 3000 additional dwellings
- A moderate level of investment could accommodate an extra - circa 8000 additional dwellings including the 3000 above.
- Any further additional capacity would require a major investment programme

I hope this response is sufficient to provide the information you have requested. To analyse the WW infrastructure requirements for the development proposals in any further detail would require substantial resources and time.

Regards,

Dave Cherrett

Development Engineer South

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12 June 2008

Dear Maxine,

Re: Dorset Primary Care Trust Response to the Regional Spatial Plan for Dorset

Thank you for giving us the opportunity to contribute to the consultation process of this plan in terms of health and health care provision.

The attached report covers each District and Borough Council within the Primary Care Trust boundary area as follows:

- Christchurch Borough Council – Page 2
- East Dorset District Council – Page 4
- North Dorset District Council – Page 6
- Purbeck District Council – Page 8
- West Dorset District Council – Page 10
- Weymouth and Portland Borough Council – Page 12

Within each of the above areas we have focused the report on the following:

- General Practice
- Dental Practice
- Community Hospital/ Community Services
- Access to Leisure Facilities and Food Stores

Unfortunately, until we have exact sites of future developments we are unable to provide you with further details on costs, size of the developments or timeframes that may be required. Further detailed work through health needs assessments,

capacity and demand management and working with locality commissioning teams would also be required before we can provide you with further details.

I hope this assists in answering your questions, please do not hesitate to contact me if I can be of any further assistance.

Yours sincerely,

Carole Lawrence-Parr
Director of Strategic Development

C.c.

Steve Dring, Planning Policy Manager, Purbeck District Council.

Jo Witherden, Local Policy Team Leader, West Dorset District Council.

William Wallace, Head of Policy Planning, East Dorset District Council.

Simon Trueick, Community and Planning Policy Manager, Christchurch Borough Council.

James Perkins, Halcrow Group Ltd.

West Dorset

56. Table 7: West Dorset District Council housing figures as detailed in RSS Panel Report

District	Sub area	Annual requirement	Panel report figures	Existing Commitment	Residual
West Dorset	Dorchester Urban Area	200	4,000	2,222	1,778
	Dorchester Extension	150	3,000	0	3,000
	Weymouth Extension	35	700	0	700
	Remainder of West Dorset	240	4,800	1,596	3,204
	Total	625	12,500	3,818	8,682

57. The projected increase in population in West Dorset District council area is in the older ages groups.

General Practice

58. The GP practices within the West Dorset locality that have reported current problems with facilities or capacity issues are, Trinity Street, Dorchester, Fordington, Dorchester and Abbotsbury Road's branch surgery at Chickerell all of which wish to extend the practice to improve facilities and capacity.
59. Plans are already in place for a new surgery for Trinity Street Practice at the Brewery site in Dorchester.
- 60. The increase in population within this locality would represent the requirement for an additional 16.8 WTE GP's or alternative appropriate health practitioner across the District Council Locality.
61. This is broken down as follows into the major development areas of:
- Dorchester (extension and urban)- 9.4 WTE GP's or alternative appropriate health practitioner;
 - Weymouth and Portland (Chickerell)- 2.39 WTE GP's or alternative appropriate health practitioner
 - Sherborne- 1 WTE GP or alternative appropriate health practitioner;
 - Bridport- 1.75 WTE GP's or alternative appropriate health practitioner;
 - Elsewhere- 2.57 WTE GP's or alternative appropriate health practitioner.
62. The major impact the dwellings in the West Dorset locality will be on GP surgeries within Dorchester, particularly Fordington (as the proposed development area is the Dorchester Show ground site). The new surgery in Poundbury has capacity to be able to manage the additional dwellings proposed for the Poundbury development.

63. The Chickerell development will increase the pressure on the capacity within Chickerell branch surgery. This should be seen as a major priority to re-site the existing branch or main surgery to be able to meet the demand of the increasing population.
64. Until we know where the 'Elsewhere' sites are proposed we are unable to say if this will impact on existing GP practices.

Dental Practice

65. Based on the projected increase of population it is estimated that an additional 9.9 WTE dentist would be required to serve the population. This breaks down as follows in terms of the main development sites:
 - Dorchester (extension and urban)-6.48 WTE Dentists;
 - Weymouth and Portland (Chickerell)- 1.64 WTE Dentists;
 - Sherborne- 0.37 WTE Dentists;
 - Bridport- 1.19 WTE Dentists;
 - Elsewhere- 1.75 WTE Dentists.
66. The Primary Care Trust is currently undertaking a needs assessment of dental services in Dorset Primary Care Trust, once this has been completed we will be able to provide more detailed information on the requirement for additional surgeries, staff etc.

Community Hospital/ Community Service

67. Patients in West Dorset District Council Area have access to community hospital facilities in Bridport, Wareham, Shaftesbury, Weymouth, Portland and Blandford which, provides minor and day surgery, respite care, rehabilitation services, outpatient clinics and inpatients beds.
68. However, despite there appearing to be a number of community hospital facilities there is no facility in Dorchester to serve the surrounding population. Patients have to access the facilities out of area and access to these hospitals is not satisfactory. There is a need for a community type facility to provide respite, step up/ down care beds and rehabilitation within the Dorchester locality. Currently the Primary Care Trust is looking at purchasing beds in local nursing homes to meet these demands. It will be necessary to consider the need of additional nursing homes or a separate (either development of an existing building or new build) facility to provide this care.
69. The greatest increase population will be in the elderly group (65+) to meet the needs of this group of patients and the changes within the NHS

(increasing care at home and enabling people to stay in their homes), provision should be made for the following services:

- housing that supports assistive living technology to enable people to stay in their homes rather than go into care homes or residential homes;
- housing that is set in nice environments which promotes good mental health and people living there feel safe;
- suitable affordable housing for staff (paid carers);
- housing and services appropriately placed and easy to access e.g. community hospitals and GP practices easy to access;
- additional community services in terms of community nursing etc;
- facilities which house both health and social care services which enables better integration and improves patient care.

Access to Leisure Facilities and Food Stores

70. Improving health through diet and physical activity is a key priority for the Primary Care Trust.
71. Ensuring that our patients have access to a range of facilities to enable them to take regular physical activity either in terms of leisure centres or where they can take exercise for free such as open green spaces, parks, playing fields etc is essential from both physical and mental health.
72. With the rising cost in fuel and food accessible affordable food stores should be considered, as already mentioned improving the nutritional values of our patients diets are of high priority to the Trust.

Weymouth and Portland

73. Table 8: Weymouth and Portland Borough Council housing figures as detailed in RSS Panel Report

District	Sub area	Annual requirement	Panel report figures	Existing Commitment	Residual
Weymouth and Portland	Weymouth Urban Area	250	5,000	1,141	3,859
	Remainder of District	30	600	87	513
	Total	280	5,600	1,228	4,372

74. The projected increase in population in Weymouth and Portland Borough District council area is in both the younger and older ages groups.

General Practice

75. A number of GP practices within Weymouth and Portland Borough Council locality have reported problems with current facilities or capacity issues.

- These are Abbotsbury Road their branch surgery Chickerell, Dorchester Road surgery and Preston Road surgery all of which wish to extend the practice to improve facilities and capacity.
76. Paragraph 63 discusses the needs of the Chickerell branch surgery.
 77. The increase in population within this locality would represent the requirement for an additional 7.6 WTE GP's or alternative appropriate health practitioner across the Borough Council Locality.
 78. This is broken down as follows into the major development areas of:
 - Weymouth- 6.8 WTE GP's or alternative appropriate health practitioner ;
 - Portland- 0.81 WTE GP's or alternative appropriate health practitioner.
 79. The Chickerell development will increase the pressure on the capacity within Chickerell branch surgery. This should be seen as a major priority to re-site the existing branch or main surgery to be able to meet the demand of the increasing population.
 80. It is unlikely that the increase in dwellings in Portland will have an impact on existing GP services.
 81. Until we know where the sites are proposed we are unable to say where this will impact on existing GP practices.

Dental Practice

82. Based on the projected increase of population it is estimated that an additional 5.19 WTE dentist would be required to serve the population. This breaks down as follows in terms of the main development sites:
 - Weymouth- 4.64 WTE Dentists;
 - Portland- 0.55 WTE Dentists.
83. The Primary Care Trust is currently undertaking a needs assessment of dental services in Dorset Primary Care Trust, once this has been completed we will be able to provide more detailed information on the requirement for additional surgeries, staff etc.

Community Hospital/ Community Service

84. Patients in Weymouth and Portland Borough Council area have access to community hospital facilities in Weymouth and Portland which, provides minor and day surgery, respite care, rehabilitation services, outpatient clinics and inpatients beds.

85. The greatest increase population will be in the elderly group (65+) to meet the needs of this group of patients and the changes within the NHS (increasing care at home and enabling people to stay in their homes), provision should be made for the following services:
- housing that supports assistive living technology to enable people to stay in their homes rather than go into care homes or residential homes;
 - housing that is set in nice environments which promotes good mental health and people living there feel safe;
 - suitable affordable housing for staff (paid carers);
 - housing and services appropriately placed and easy to access e.g. community hospitals and GP practices easy to access;
 - additional community services in terms of community nursing etc;
 - facilities which house both health and social care services which enables better integration and improves patient care.
86. In terms of services for children and young people within the locality, provision should be made for children centres, youth support workers, counselling and mental health services and sexual health services. These should all be accessible to younger people (buses, central to where the need is) and in facilities where children and young people would go to.
87. The development of one of the existing community hospital could be a suitable setting or a new facility which would have integrated teams as in paragraph 36.

Access to Leisure Facilities and Food Stores

88. Improving health through diet and physical activity is a key priority for the Primary Care Trust.
89. Ensuring that our patients have access to a range of facilities to enable them to take regular physical activity either in terms of leisure centres or where they can take exercise for free such as open green spaces, parks, playing fields etc is essential from both physical and mental health.
90. With the rising cost in fuel and food accessible affordable food stores should be considered, as already mentioned improving the nutritional values of our patients diets are of high priority to the Trust.

Conclusion

91. The Primary Care Trust has welcomed the opportunity to contribute to the consultation of the Regional Spatial Strategy and although we are unable to give precise details of where additional resources will be required we hope that the information within this report is of use.

West Dorset Urban Extensions project

Client: West Dorset District Council, Consultant: Halcrow Group Ltd, Swindon

Consultation sheet – Landscape (contact: Andrew Evans)

Consultee name: Tony Harris		Organisation: DCC
Question	Response	
What are the main opportunities that the urban extension study areas can offer?	Provision of comprehensive and coordinated Green Infrastructure	
Do the study areas impact (directly or indirectly) on any areas of special status?	Yes especially AONB and other conservation designations	
What are your main concerns?	The significant direct and indirect adverse landscape and visual impacts which will be caused by any new development in the open countryside and subsequent impacts on landscape character.	
What additional information, studies or surveys are likely to be required to progress development schemes in these areas?	Detailed Landscape Character studies to include Landscape Character sensitivity assessments.	
What mitigation measures can be put in place to address concerns or to enhance schemes?	If following unbiased and independent Landscape Character studies, areas are identified with potential then substantial landscape scale mitigation proposals are required.	
What time constraints are likely to apply to delivery of any development schemes in these areas?	?	
What legal or consenting processes are likely to apply?	Apart from planning? S106?	
Based on the information available at this time, do you have any preferred areas?	Subject to the above studies only the following in principle would get my support: Dorchester C & D Chickerell A, C & E	

Contact: Jo Cullis, Halcrow Group Ltd., tel: (01793 815587), cullisj@halcrow.com

West Dorset Urban Extensions project

Client: West Dorset District Council, Consultant: Halcrow Group Ltd, Swindon

Consultation sheet – Landscape (contact: Andrew Evans)

Consultee name: Kate Evans		Organisation: Weymouth & Portland Borough Council
Question	Response	
What are the main opportunities that the urban extension study areas can offer?	As Weymouth is severely constrained it offers an opportunity for the provision of growth to meet the RSS requirements.	
Do the study areas impact (directly or indirectly) on any areas of special status?	<p>Bincombe Areas of Search would impact directly on the AONB, would also impact indirectly on the Strategic Open Gap and Wildlife Corridor separating Littlemoor and Preston. Bincombe B most constrained in this respect. Indirect impacts on the Conservation Area encompassing Upwey.</p> <p>Chickerell Areas of Search – Areas D, F, G, H and I include land identified in the Weymouth and Portland Adopted Local Plan 2005 for the possible future development of the A354 Rodwell and Wyke Regis Relief Road. Further impacts on designations included in the Local Plan are Open Space, Areas of Archaeological Potential, Site of Nature Conservation Interest, Chesil and the Fleet Special Area of Conservation, Sensitive Marine areas and Sites of Special Scientific Interest, Heritage Coast, Land of Local Landscape Importance, Strategic Open Gap and Wildlife Corridors.</p>	
What are your main concerns?	<p>Bingleaves B would consist of overdevelopment in the open countryside and not be sustainable. Would create a sense of isolation, and lack of cohesion with the settlement of Littlemoor, and when Weymouth Relief Road built it would be exacerbated. Bingleaves A and B very steeply sloping and would have a huge visual impact in the landscape, including affecting the integrity of the setting of Weymouth. Flooding is likely to be exacerbated elsewhere and would be impacts on groundwater. Would be a source of light pollution. Bincombe A less constrained but difficult to access from Chapel Lane, and there would be traffic impacts on Littlemoor Road. Direct access to Weymouth Relief Road unlikely.</p> <p>Development in Chickerell Area B could merge the settlements of Chickerell and Southhill in Weymouth and Portland, thus removing the separate identities and promoting coalescence This land also rises steeply to the north and previous analysis in a joint planning brief has ruled out the steeper land.</p> <p>Chickerell E contains water gardens, and there is local nature conservation value and part of an important strategic gap between Granby and Chickerell.</p> <p>Particularly concerned about the negative impacts that developing D, F, G , H and I would have on the Chesil and Fleet SAC and other numerous designations.</p>	
What additional information, studies or surveys are likely to be required to progress development schemes in these areas?	Traffic Impact Studies, Flood Risk Assessments, Ecological assessments, Appropriate Assessment, Health Impact Assessments. Strategic Environmental Assessment, and Landscape Assessment.	

Contact: Jo Cullis, Halcrow Group Ltd., tel: (01793 815587), cullisj@halcrow.com

<p>What mitigation measures can be put in place to address concerns or to enhance schemes?</p>	<p>Development in Chickerell B could include leaving a strategic open gap/wildlife corridor adjacent to Southhill. Development in Chickerell B and Bincombe A could be carefully sited and designed to minimise impacts on the landscape arising from the scale and mass. Resist development on the most steeply sloping and visible parts of the site.</p>
<p>What time constraints are likely to apply to delivery of any development schemes in these areas?</p>	<p>Would need to consider Weymouth Relief Road construction timetable, 2008-2011. Western Route reservation will be considered as part of the Weymouth and Portland Local Development Framework.</p>
<p>What legal or consenting processes are likely to apply?</p>	<p>In Chickerell B may be Health and Safety issues arising from the SEB Switching station. Also special consents required for development of the SAC Ramsar sites etc.</p>
<p>Based on the information available at this time, do you have any preferred areas?</p>	<p>Chickerell B (with caveats/mitigation referred to above), and Bincombe A (with caveats as above). Re use/redevelopment of the MOD tented camp.</p>

West Dorset Urban Extensions project

Client: West Dorset District Council, Consultant: Halcrow Group Ltd, Swindon

Consultation sheet – Landscape (contact: Andrew Evans)

Consultee name: Jennifer Clarke, Landscape Planner		Organisation: West Dorset District Council, Planning Policy
Question	Response	
What are the main opportunities that the urban extension study areas can offer?	Enhancement of the urban edge reducing its impact upon the wider landscape. Creation and enhancement of Green Infrastructure that can have social, economic and environmental benefits.	
Do the study areas impact (directly or indirectly) on any areas of special status?	Please refer to West Dorset District Local Plan (Adopted 2006) for details of the following (and any that may have been missed!): Dorchester: AONB, Conservation Area, Flood Risk Zone, LLLI, Land for Amenity Open Space, SNINC, SLINC, and several SAM's. Chickerell: AONB, Heritage Coast, LLLI, Conservation Area, SNINC Bincombe: AONB	
What are your main concerns?	<p>The physical and visual relationship between new extensions and existing developments. For example the areas to the north of Dorchester are physically detached from the existing town by the Frome valley floodplain. Other directions of growth are segregated to a greater (or lesser) extent by the potential northern bypass.</p> <p>The fragmentation or loss of strategic open gaps resulting in the amalgamation of settlements and loss of local identity. For example it would be preferable to see Chick B1, and the northern half of Chick B2 retained as an important open area between Chickerell and Southill. Chick D1 would also preferably be retained as part of the important open gap between the settlement and the coast.</p> <p>The erosion of important landscape features. For example Are Binc B covers the flat valley floor that is vital to the setting of the sloping valley landform beyond.</p> <p>The refinement of boundary lines. The northern boundary line of Chick C should be pulled back in line with that of Floods yard, behind the existing dense mature hedgerow that runs along the field boundary. The northern boundary of Dorch U2 is currently aligned with a contour, however it is felt that this line would preferably not exceed the line of the road that runs between the B3143 and just north of Burton.</p> <p>The golf courses in both Chick A and Chick B2 have been assessed as having critical constraints. In landscape terms it is felt that these areas would be considered suitable for development due to their urban context.</p>	
What additional information, studies or surveys are likely to be required to progress development schemes in these areas?	Landscape and Visual Impact Assessment (refer to Guidelines for Landscape and Visual Impact Assessment) Landscape Character Assessment (West Dorset 2000, West Dorset Landscape Character Area Draft 2008 Non-AONB Areas, Conserving Character Landscape Character Assessment and Management Guidance for the Dorset AONB) Site surveys to identify existing vegetation and assess its importance (BS 5837:2005 Trees in Relation to Hedgerows/The Hedgerow Regulations 1997) Phase 1 Habitat Survey Topographical Surveys	

Contact: Jo Cullis, Halcrow Group Ltd., tel: (01793 815587), cullisj@halcrow.com

<p>What mitigation measures can be put in place to address concerns or to enhance schemes?</p>	<p>Landscape strategies including green infrastructure that include areas to accommodate large scale trees to enhance and screen views of the scheme. This would include developer lead planting for example trees within private gardens.</p> <p>Advanced planting to establish more effective mitigation prior to the construction of a scheme.</p> <p>Address the impacts of climate change through strategic planting to alleviate micro climate / SUDS to reduce the impact of flash flooding etc.</p>
<p>What time constraints are likely to apply to delivery of any development schemes in these areas?</p>	<p>Establishment of any required advanced planting for mitigation.</p> <p>Establishment of required infrastructure.</p>
<p>What legal or consenting processes are likely to apply?</p>	<p>Planning conditions might be applied to planning permissions.</p>
<p>Based on the information available at this time, do you have any preferred areas?</p>	<p>Dorchester – C/D/O/north portion of G1</p> <p>Chickerell – C (behind hedgeline), A, Golf Course and low lying area around Wessex Stadium within B2</p> <p>Bincombe – N/A</p>