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NORTH DORSET LOCAL PLAN REVIEW

Issues and Options Consultation

27 November 2017 to 22 January 2018

Response Form

As part of the Local Plan Review (LPR), North Dorset District Council has prepared an Issues and Options Document for consultation. The Issues and Options Document, the Sustainability Appraisal and associated documents can be viewed online via:

<https://www.dorsetforyou.gov.uk/planning/north-dorset/planning-policy>

Please return completed forms to:

Email: planningpolicy@north-dorset.gov.uk

Post: Planning Policy (North Dorset), South Walks House, South Walks Road, Dorchester, DT1 1UZ

Deadline: 5pm on 22 January 2018. Representations received after this time may not be accepted.

Part A – Personal details

This part of the form must be completed by all people making representations as **anonymous comments cannot be accepted**. By submitting this response form you consent to your information being disclosed to third parties for this purpose. Personal details will not be visible on our website, although they will be shown on paper copies that will be available for inspection by members of the public and other interested parties.

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

Personal Details*		Agent's Details (if applicable)*
Title		
First Name		
Last Name		
Job Title(<i>where</i>		
Organisation (<i>where relevant</i>)		
Address		
Postcode		
Tel. No.		
Email Address		

Part B – Representations

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

Housing

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

Yes

No

If you have answered 'No' please set out an alternative housing figure and provide reasoning to support your answer.

Employment

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

Yes

No

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

Yes

No

Spatial Strategy

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

Yes

No

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

Yes

No

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

Blandford (Forum and St Mary)

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

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

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

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

Gillingham

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

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

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

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

Shaftesbury

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

Yes

No

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

Yes

No

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

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

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

Sturminster Newton

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

Yes

No

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

Yes

No

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

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

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

Stalbridge

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

Yes

No

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

Yes

No

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

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

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

The Villages

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

Yes

No

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

Affordable Housing

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

Yes

No

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

Yes

No

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

Yes

No

Self-Build and Custom-Build Housing

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

Yes

No

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

Yes

No

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

Yes

No

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

Yes

No

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

Yes

No

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

Yes

No

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

Yes

No

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

Yes

No

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

Ensuring the Vitality and Viability of Town Centres

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

Yes

No

Important Open or Wooded Areas (IOWAs)

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

Yes

No

The A350 Corridor

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

Yes

No

Comments

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

Continue on a separate sheet if necessary

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

Yes

No

Signature: _____

Date: _____

If submitting the form electronically, no signature is required.

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

Our ref: 180122 J037460_J037461 NDLPR I&O
Your ref: NDLPR Issues and Options

Planning Policy (North Dorset)
South Walks House
South Walks Road
Dorchester
DT1 1UZ

22 January 2018

Dear Sir/ Madam

**NORTH DORSET LOCAL PLAN REVIEW ISSUES AND OPTIONS CONSULTATION DOCUMENT
NOVEMBER 2017**

**REPRESENTATIONS ON BEHALF OF BOVIS HOMES LIMITED AND HALLAM LAND MANAGEMENT
LIMITED**

Introduction

On behalf of our clients, Bovis Homes Limited (herein 'Bovis Homes') and Hallam Land Management Limited (herein 'Hallam Land Management'), please find enclosed our representations to the North Dorset Local Plan Review Issues and Options Consultation.

As national experts in strategic land promotion and the delivery of new homes across the UK our clients retain an interest in all strategic issues informing the North Dorset Local Plan Review. These representations are submitted specifically in the context of our clients' combined land interest to the north of Wavering Lane, Gillingham, where the parties control circa 26.3ha of land as shown on the enclosed Site Location Plan (herein 'the Site'). The Site was submitted to North Dorset District Council as part of its Call for Sites exercise in September/October 2016.

Bovis Homes and Hallam Land Management support the preparation of the North Dorset Local Plan Review (NDLPR). The NDLPR will provide an early review of the North Dorset Local Plan Part 1 (LPP1) adopted on 15 January 2016 in accordance with the recommendations of the Inspector examining the LPP1 and consistent with the intentions set out within the Government's Housing White Paper (para. 1.8) (February 2017) requiring Plans to be updated in whole or part at least every five years.

These representations follow the structure and respond to questions 1, 3, 4, 5 9, 10, 11, 22, 23, 24 and 25 contained within the consultation document.

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

We note that NDDC is proposing to use the proposed Government's standard methodology¹ as the baseline for assessing the housing needs of the District in the Plan period. This approach leads to a Housing

¹ DCLG, Planning for the Right Homes in the Right Places: Consultation Proposals: 14 September 2017

Requirement figure of 366 homes per annum. In principle Bovis Homes and Hallam Land Management support this approach; however, as set out within the Government's consultation paper, local planning authorities are able to plan for a higher number than set out by the proposed method to take account of economic growth ambitions. In this regard, the Eastern Dorset Strategic Housing Market Assessment Report 2015 (SHMA 2015) included an uplift of +105 homes per annum in North Dorset to take account of economic growth. Having regard to the findings of the SHMA (2015), the Bournemouth, Dorset and Poole Workspace Strategy (October 2016) and more recently the ambitions contained within the Western Dorset Economic Growth Strategy 2017 (WDEGS), we recommend that NDDC give further consideration to an uplift in the Housing Requirement over and above the baseline requirement provided by the standard methodology.

We also remain mindful that the standard methodology figure of 366 dwellings per annum accounts only for the housing needs of North Dorset District. The standard methodology figure for the Eastern Dorset Housing Market Area (HMA) is 3,203 dwellings per annum (uncapped), which is significantly higher than the previously calculated Full Objectively Assessed Housing Need set out in the SHMA 2015 (2,883 dwellings per annum). As a consequence there are likely to be implications of unmet needs in the HMA that NDDC will have to consider under the Duty to Co-operate.

The Government's Housing White Paper² further sets out the intention to introduce a new housing delivery test. Failure to deliver housing against the delivery test will necessitate the preparation of an action plan including the trigger of policy responses that will ensure that further land comes forward. Given the Council's current five year housing land supply position we strongly recommend that the NDLP positively reacts to this test now by identifying potential housing growth over and above the baseline housing requirement, including in respect of contingency sites as appropriate.

It is also understood that the NDLP is currently being prepared on the basis of a Plan period 2013 – 2033; however it is possible that the Plan period will be extended to 2036³. We strongly recommend that confirmation of the NDLP Plan period is not stalled to a later stage in the review. Consistent with paragraph 157 of the National Planning Policy Framework we recommend that the Plan period extends to 2036, and that sufficient housing allocations are identified to secure the delivery of new homes across the Plan period to 2036 and beyond.

Having regard to the above, and in the interests of preparing a plan that is positive, justified, effective and consistent with national policy, we strongly recommend that NDDC plans to meet at least the baseline need set out by the Government's standard methodology in addition to an uplift to take account of economic growth ambitions. In addition, NDDC should seek to allocate sites that have a cumulative capacity that exceeds the Housing Requirement in order to secure flexibility in the supply of new homes over the Plan period.

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

In principle, at this stage Bovis Homes and Hallam Land Management support the Council's approach to the allocation of employment land in the District. It is noted that Gillingham, as a main town, is a focus for planned economic growth and the consultation document (para.4.9) confirms that the four main towns are likely to remain to be the focus for growth in the future. Bovis Homes and Hallam Land Management support this strategy. In the interests of delivering sustainable growth it is important that the housing allocations contained within the NDLP are focussed in and around these main towns that have high levels of employment and employment land opportunities. Gillingham contains the highest proportion of employment

²DCLG Housing White Paper: 'Fixing our broken housing market' published in February 2017

³ Paragraph 1.6 of the Issues and Options Consultation Document

land in the District and is, therefore, the most logical location for further housing growth both within this plan period and beyond.

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

The spatial strategy for North Dorset contained within the LPP1 is set out in Policy 2 and identifies Blandford (Forum and St Mary), Gillingham, Shaftesbury and Sturminster Newton as the main towns where the vast majority of housing growth will occur. This strategy, which was confirmed by the Inspector examining the LPP1 as being sound, remains the most logical and sustainable strategy to inform the housing allocations contained within the NDLP. There have been no material changes since the examination and adoption of the LPP1 that would suggest a divergence from this strategy: the main towns have the greatest availability in terms of sustainable transport options and employment opportunities.

In principle Bovis Homes and Hallam Land Management raise no issue in relation to the suggested amendment of the spatial strategy to enable 'limited' growth at Stalbridge provided this growth can be sustainably accommodated. However, as set out above and consistent with the existing spatial strategy, the majority of growth should be directed to the main towns.

As the largest main service centre in the north of the District, Gillingham should remain the focus for housing growth. As explained further within the representations, the town is capable of delivering continued sustainable growth and is less constrained than other parts of the District. Our clients' land interest to the north west of Gillingham is suitable, available and deliverable and, for the reasons outlined within these representations, represents the most logical direction in terms of future growth. This approach is supported by the evidence base documents already prepared by NDDC.

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

The Inspector examining the LPP1 found the spatial strategy to be sound and there have been no material changes in the intervening period since the adoption of the Plan (January 2016) to suggest that this strategy should not be continued through the NDLP.

As set out above it is our view that the main towns, and in particular Gillingham, should remain the focus for growth in the NDLP Plan period and beyond.

Question 9: Do you agree with the conclusions regarding the areas of search identified at Gillingham?

Gillingham is one of the four main towns in North Dorset and was allocated the most housing growth (2,220 homes) of any settlement in North Dorset within the LPP1. For the reasons explored within these representations Bovis Homes and Hallam Land Management strongly recommend the continued identification of Gillingham as a location for additional strategic growth over and above the existing LPP1 allocations in the NDLP Plan period. Unlike the other main towns in North Dorset, Gillingham is not significantly constrained by ecological, landscape or heritage designations.

In terms of the areas of search identified by NDDC, the land controlled by Bovis Homes and Hallam Land Management falls within parcel 'I' ('Peacemarsh'), which is to the north west of the town. It is noted that Area I alongside Areas B, D and H have been identified as having 'some development potential' and will therefore be assessed at the next stage in the preparation of the NDLP. Bovis Homes and Hallam Land

Management strongly support the identification of Area I and endorse the conclusion that this area has development potential.

The Sustainability Appraisal (November 2017) informing the Issues and Options consultation provides an assessment of potential impacts associated with each of the options identified by NDDC. In terms of Area I, we note that double negatives have been given to Area I in relation to impacts on heritage assets, and the summary of issues contained within Figure 7.4 also refers to potential coalescence with Milton and Stour. Our full understanding of the constraints in Area I confirms that these assessments relate to the northern and southern extents of Area I. The land controlled by Bovis Homes and Hallam Land Management comprises the land immediately north of Wavering Lane where the above constraints are significantly less relevant. Therefore, in view of the constraints included in the wider proposed allocation, we recommend that NDDC further segregates the parcel to ensure that the assessment of impacts contained within the Sustainability Appraisal accurately reflects the area considered to have development potential (i.e. the land north of Wavering Lane).

For the reasons summarised below, it is our strong view that growth to the north west of the town in Area I should be prioritised over and above further growth to the south, east or west.

- Further growth in Area D would further extend growth to the south of the town and would not, therefore, take advantage of the opportunity to rebalance growth to the north of the town in Area I. In addition, unlike Area I, the Sustainability Appraisal (November 2017) assesses Area D with double negatives in the objective of biodiversity.
- The capacity of Area B is likely to be constrained by its proximity to the railway line and its relationship to Bowbridge Hill (identified by the Gillingham Neighbourhood Plan as a key landmark). In addition, the area is identified within the Gillingham Neighbourhood Plan as falling within the general vicinity of a 'potential new sports area'. The parcel is bisected by Flood Zones 2 and 3 and there is an aspiration to incorporate green infrastructure along the river corridor.
- The northern extent of Area H lies within the Conservation Area and this parcel is assessed as having double negatives in relation to the objective of the Historic Environment in the Sustainability Appraisal. Development to the south of the parcel would be significantly less accessible by non-motorised transport than Parcel I.

Question 10: Are there any further issues relating to the areas of search that you think should have been considered as part of the assessment process?

The consultation document (paragraph 7.2) refers to the assessment undertaken by Atkins 'Assessing the growth potential of Gillingham', which was published in 2009 and provides a detailed assessment of Gillingham's growth potential for the period up to 2026 and beyond. This evidence base underpins much of the existing planning policy context relating to future development at Gillingham. The Atkins report recognises that there is potential for Gillingham to develop its economic and service centre functions in the medium term and the relative lack of environmental constraints adjoining the existing urban area. The Atkins report concluded that Gillingham could accommodate approximately 2,200 homes to 2026 and 1,200 beyond 2026 without making improvements to the A303 by improving self-containment and making improvements to connections to the A30.

The Atkins report also identifies constraints, including the need for more economic growth, transport upgrades, town centre links, community infrastructure and landscape/environmental constraints. However, it must be recognised that the existing Development Plan allocations provide for additional facilities within the town. This includes, but is not limited to, playing pitches to the east and a new central community hall. In addition, consistent with the LPP1, Gillingham is a focus for strategic infrastructure investment and this includes the planned strategic capacity improvements to the A303 and local highway capacity

improvements at the junction of the B3081 and B3092; in addition to enhancements and improvements to the railway station. Gillingham also contains more employment land than any of the other main towns in North Dorset.

For the reasons outlined above the Atkins report would benefit from a refresh/ update, however, we consider that the thrust of the findings contained within the report in terms of the preferred growth options continue to provide a platform on which to commence further analysis of future capacity in Gillingham. In this regard the Atkins report assessed four potential development scenarios. The Land controlled by Bovis Homes and Hallam Land Management (the Site), in combination with land immediately to the east, was identified as a proposed growth location in three of the four scenarios. The four scenarios were assessed against four criteria (employment opportunities, services, potential to increase self-containment and environmental capacity). At the time of the report (2009) Scenario 2 (southern focus) performed best followed by Scenario 3 (northern focus). Many of the concerns raised in respect of Scenario 3 related to the land to the north east of the town. Scenario 2 (southern focus) informed the allocation of the South Gillingham Strategic Allocation (SGSA). Land to the North West is, therefore, the next best performing location for future growth to the settlement.

In addition to the above, the Site, combined with land immediately to the east, was assessed within the Council's Strategic Housing Land Availability Assessment 2012 (SHLAA) under Site Reference 2-20-0530. It was considered suitable and available for residential development (circa. 800 homes) but at the time of the assessment the Site was not considered achievable, primarily owing to the need to review the settlement boundary as part of a local planning policy review.

Bovis Homes and Hallam Land Management have since commenced a full suite of technical assessments as summarised below. Further information in the regard is contained within the 'Vision document' accompanying these representations.

- Unlike a large proportion of the District the Site does not lie within either of the two Areas of Outstanding Natural Beauty and is not part of a locally designated landscape. Initial analysis undertaken by the design team has confirmed that the landscape on the site is not particularly sensitive: the relatively flat landscape allows views across the site towards the existing settlement edge along Wavering Lane, thus having an urbanising influence on the site.
- The Site is relatively unconstrained ecologically, comprising predominantly improved grassland habitat of negligible ecological value. No designated or non-designated sites are sufficiently close to be considered at risk of any significant effects as a result of the development proposals. Careful masterplanning of the site will include ecological mitigation and enhancement as appropriate.
- The land controlled by Bovis Homes and Hallam Land Management lies predominantly within Flood Zone 1, while land to the east contains a small area of land falling within Flood Zones 2 and 3 adjacent to the River Stour. There is an opportunity to enhance the green corridor along the River Stour as part of the masterplanning of the land to the east of the Site.
- A preliminary transport review of both the Site and adjoining land to the east has confirmed that a suitable access can be achieved from Wavering Lane via Rolls Bridge Way at its junction with Wavering Lane West. The principle of a single access point via Rolls Bridge Way has been agreed in principle with the Highway Authority. Mitigation measures will ensure that the development proposals do not have a severe cumulative residual impact on the surrounding highway network.
- The Site is located in close proximity to a number of facilities, including schools, shops and employment areas that are an accessible distance from the site on foot or by bicycle. There are

existing pedestrian linkages and Bus Services on Rolls Bridge Way providing a direct route into Gillingham town centre, Gillingham Railway Station as well as other key destinations in the surrounding area. In addition, National Cycle Route 25 is also accessible via Wavering Lane West to the south of the site, which provides an additional connection to the villages and towns to the north and south of Gillingham.

The Vision Document for the site contains an illustrative concept masterplan which demonstrates how the site could come forward for development. The Site, in addition to land immediately to the east, is capable of accommodating circa 800 new homes with associated infrastructure and public open space, in addition to a potential new Primary School.

Owing to the proposed access arrangement to the site, the land controlled by our clients would form the first phase of the strategic extension to the north west of the settlement. Land immediately to the east abutting the Site is also understood to be available for development and our clients intend to work closely with the landowner of the land to the east to facilitate the comprehensive delivery of new homes in this location. The first phase of development would facilitate the early delivery of circa. 500 new homes, infrastructure necessary to facilitate the development, and would assist in facilitating the delivery of the potential new Primary School.

The Vision Document demonstrates how the Site, in addition to land to the east, could come forward as a comprehensive development offer. It should, however, be highlighted at this stage that the land controlled by our clients can be delivered on a standalone basis and the technical analysis undertaken to date supports this position.

The Site is available now, offers a suitable location for development now, and is achievable with a realistic prospect that new homes will be delivered in the NDLPR Plan period.

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

As set out above, the emerging proposals prepared by our clients include a potential new Primary School on the Site. The Atkins report previously confirmed the need for secondary school places arising from development at North Gillingham could be accommodated at Gillingham High School with a new primary school, and greenspace provision made as part of the proposals at north Gillingham. We recommend that the Council undertakes a full refresh of Gillingham's infrastructure requirements to inform the allocations contained within the NDLPR.

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

The consultation document does not seek feedback on Policy 8 of the LPP1, which relates to the onsite provision of affordable housing. We note that Policy 8 seeks the provision of 25% affordable housing on sites within the boundaries of Gillingham and within any urban extensions to the town. The emerging development proposals for the Site are being developed in a manner that aims to be compliant with Policy 8 of the LPP1. In the interests of preparing a plan that is sound, and therefore consistent with national planning policy, we recommend that the Council has regard to the Government's consultation on changes to the National Planning Policy Framework (NPPF) including the intention to broaden the definition of affordable housing.

In terms of Policy 9 of the LPP1, Bovis Homes and Hallam Management endorse an approach that provides greater flexibility in terms of affordable housing delivery. The Government's Housing White Paper sets out the intention to work with Local Planning Authorities to understand all options for increasing the delivery of affordable homes, and proposes a number of changes to the National Planning Policy Framework including 'stronger support for rural exception sites that provide affordable homes for local people'. The Council's suggestion to remove the existing reference to nine dwellings in Policy 9 is, therefore, supported.

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

For the reasons outlined in our response to Question 22, Bovis Homes and Hallam Land Management recommend that the wording of Policy 9 is amended to enable exception sites to come forward adjacent to the four main towns. Such an approach would assist in the delivery of new homes and to diversify the housing market.

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

Bovis Homes and Hallam Land Management endorses an approach that enables the delivery of a small number of market homes on rural exception sites. This approach assists in the delivery of new affordable homes including in terms of development viability.

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

- a. **Allowing serviced plots to come forward under the current development plan policies.**
- b. **Updating Policy 7 (Delivering Homes) in the Local Plan Part 1 to promote the provision of serviced plots of land for self-build housing.**
- c. **Requiring on sites above a certain size that serviced self-build plots should be made available as a proportion of the total number of dwellings permitted (with or without a minimum number being specified) on-site.**
- d. **Allowing a proportion (up to 100%) of self-build plots on exception sites (with controls over the resale value of the properties).**
- e. **Identifying land in public ownership which would be sold only for self-build development.**
- f. **The use of Local Development Orders to facilitate self-build development.**

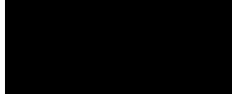
The Council's suggestion to deliver self-build and custom housebuilding is acknowledged and this objective can be successfully delivered through options A, B, D, E and F above. Option C, which suggests that serviced self-build plots should be made available on-site as a proportion of the total number of dwellings permitted on sites above a certain size (with or without a minimum number being specified) is therefore unnecessary.

Notwithstanding our view that Option C is an unnecessary policy provision, in the event that NDDC intends to explore Option C further, it is imperative that the provisions are robustly assessed in respect of viability implications. Moreover, in order to provide greater flexibility and to be effective any future policy wording must include a mechanism that enables the requirement to be withdrawn in the event that plots are marketed for a reasonable period without being sold, thus enabling the developer to sell its standard product where self-build plots are not taken up.

On behalf of Bovis Homes and Hallam Land Management, we would like to thank you for this opportunity to engage in the preparation of the Local Plan Review and we look forward to future positive and proactive discussions in respect of land to the north of Wavering Lane, Gillingham.

I trust the above representations will be taken into account in preparing the Local Plan Review. In the meantime, please contact me without hesitation should you require any further information or clarification.

Yours sincerely

A black rectangular redaction box covering the signature of Sarah Fordham.

Sarah Fordham
Senior Planner

Cc. Bovis Homes Limited
Hallam Land Management Limited

Enc. Land at North West Gillingham, Promotional Document prepared by EDP, January 2018

LAND AT NORTH WEST GILLINGHAM, DORSET



PROMOTIONAL DOCUMENT

January 2018



Design Team



Masterplanning, Landscape, Ecology, Heritage



GL Hearn
Part of Capita plc

Planning



Transport, Drainage, Utilities

FOR EDP USE

Report no.	edp3860_r004
Author	Richard Crooks
Peer Review	Clare Grierson
Formatted	Jody Frappe
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Revision	A	B	-	-
Author	Richard Crooks	Richard Crooks	-	-
Peer Review	Clare Grierson	Clare Grierson	-	-

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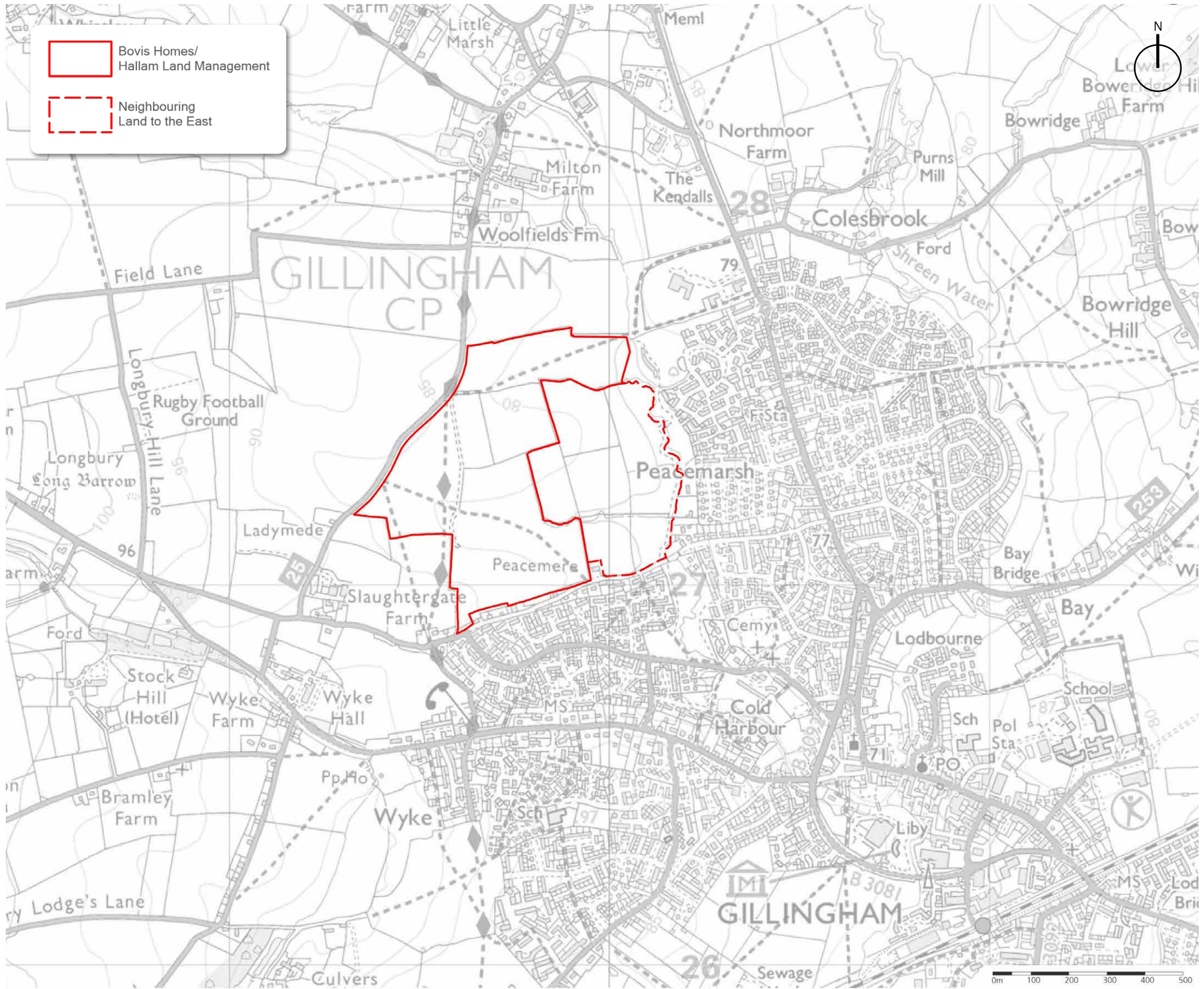


FIGURE 1. SITE CONTEXT PLAN (EDP3860_01B OS BASE)

1 Introduction

This vision document demonstrates how the site, which extends to circa. 41 hectares (ha), represents an opportunity to deliver a distinct, well connected and sustainable new strategic extension to the north-west of Gillingham.

Bovis Homes Limited and Hallam Land Management Limited (herein referred to as 'the client') have commissioned this vision document to support the delivery of land north of Wavering Lane, Gillingham, for a landscape-led residential development, through the preparation of the North Dorset Local Plan Review.

The client has combined control of circa 26.3ha, which includes the proposed vehicular access to the site as outlined in Figure 1, while the remaining land to the east, which comprises circa 14.7ha, is also available for development. The client intends to work closely with the owner of the remaining land immediately to the east in order to deliver a comprehensive strategic extension to the North West of Gillingham.

As set out within this document, the client's design team has already ascertained an informed overview of the constraints and opportunities afforded by the site with a view to assisting the Council in exploring all possible development options as part of emerging local planning policy. Preliminary environmental and design analysis suggests the site is capable of delivering:

- Circa 800 new homes, including affordable homes across a range of house types, sizes and tenures to cater for people with different incomes and at different stages of their lives;
- A potential new primary school;
- Primary vehicular access point onto Wavering Lane;
- An expansive landscape framework that could include formal play areas and green infrastructure;
- Associated infrastructure; and
- A suite of on-site mitigation proposals that address potential heritage, drainage, transport and environmental concerns.

The land controlled by the client would form the first phase of development: facilitating the early delivery of circa. 500 new homes; the proposed access arrangements onto Wavering Lane; and the delivery of the potential new primary school, public open space and supporting infrastructure.

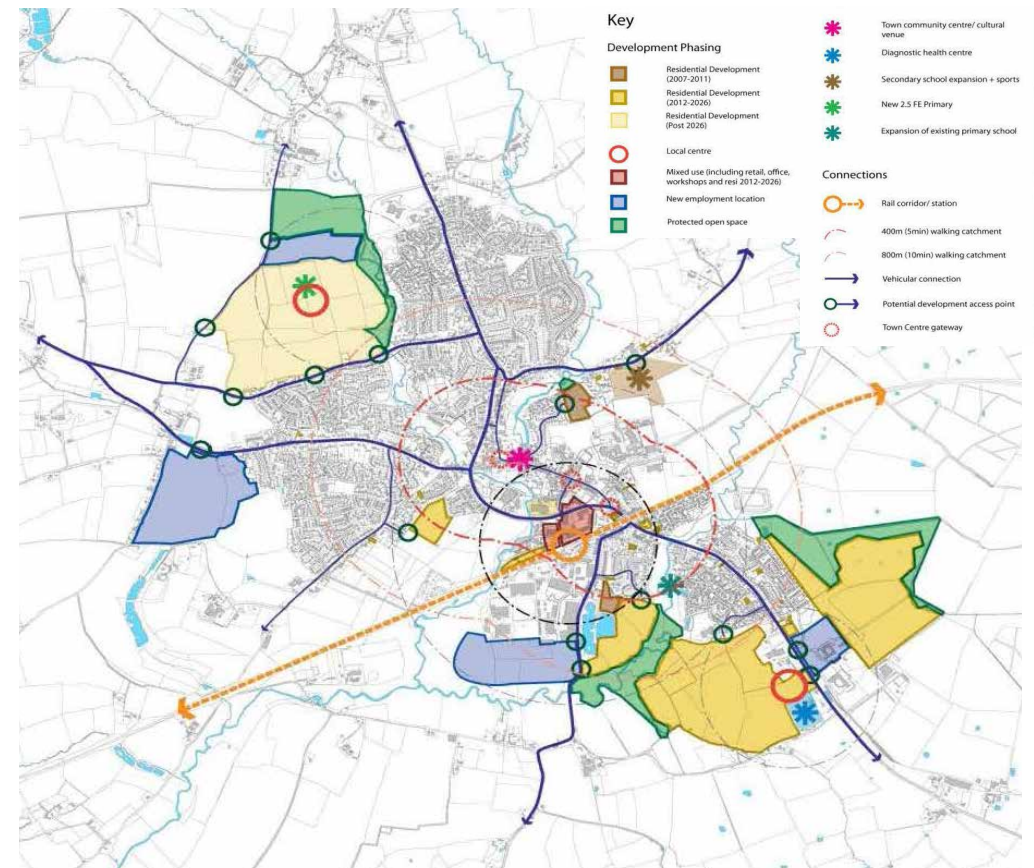


FIGURE 2. PLAN EXTRACT FROM ASSESSING THE GROWTH POTENTIAL OF GILLINGHAM (ATKINS, 2009)

2 Planning Context

2.1 National Planning Policy and Guidance

National Planning Policy Framework

The National Planning Policy Framework (NPPF) was published in March 2012 and constitutes guidance for Local Planning Authorities (LPAs) and decision-takers. At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as the golden thread running through both plan-making and decision-taking. There are three dimensions to sustainable development:

- **Economic:** Contributing to building a strong, responsive and competitive economy by making sufficient land available and supporting growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- **Social:** Supporting strong, vibrant and healthy communities by providing the supply of housing to meet the needs of present and future generations and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- **Environmental:** Contributing to protecting and enhancing the natural, built and historic environment, and, as part of this, helping to improve biodiversity, use of natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate changing moving to a low carbon economy.

To boost significantly the supply of housing, the NPPF confirms that (LPAs) should use their evidence base to ensure that their Local Plans meet full, objectively assessed needs (OAN) for market and affordable housing in the housing market area. In doing so, LPAs should identify key sites that are critical to the delivery of the housing strategy in the plan period. This includes identifying and updating annually a supply of specific deliverable sites sufficient to provide five-years' worth of housing against their housing requirements.

National Planning Practice Guidance

The National Planning Practice Guidance (NPPG) was published in March 2014 and has been updated over time to reflect the latest Government guidance supplementing national planning policy. The NPPG states:

“National planning policy places Local Plans at the heart of the planning system, so it is essential that they are in place and kept up to date. Local Plans set out a vision and a framework for the future development of the area, addressing needs and opportunities in relation to housing, the economy, community facilities and infrastructure – as well as a basis for safeguarding the environment, adapting to climate change and securing good design.” (Paragraph: 001 Reference ID: 12-001-20140306).

Housing White Paper: Fixing Our Broken Housing Market

The Government's Housing White Paper (HWP), 'Fixing our broken housing market' was published in February 2017 and sets out the Government's overarching commitment to: plan for the right amount of homes in the right places; to build homes faster; and to diversify the housing market. The proposals set out in the HWP illustrates how the Government intends to boost housing supply and, over the long term, create a more efficient housing market whose outcomes more closely match the needs and aspirations of all households and which supports wider economic prosperity. It states:

“The housing shortage isn't a looming crisis, a distant threat that will become a problem if we fail to act. We're already living in it. Our population could stop growing and net migration could fall to zero, but people would still be living in overcrowded, unaffordable accommodation. Infrastructure would still be overstretched. This problem is not going to go away by itself.”

If we fail to build more homes, it will get ever harder for ordinary working people to afford a roof over their head, and the damage to the wider economy will get worse. This isn't a new problem. Its roots stretch back decades, with house building well below what was needed under successive governments. And it's not a problem we can afford to ignore any longer.”

2.2 Development Plan

The Statutory Development Plan for North Dorset comprises the North Dorset Local Plan Part 1 (January 2016) and the saved policies of the North Dorset Local Plan (2003).

The Local Plan Part 1 (2011-2031) (herein LPP1) was adopted by North Dorset District Council in January 2016. It identifies Gillingham as one of the main four market towns in the District and the location of the largest single allocation (South Gillingham Strategic Allocation) proposed in North Dorset. The northern part of the district (including Gillingham and Shaftesbury) lies within the A303 Corridor Functional Economic Zone, which stretches from Salisbury in the east to Taunton in the west.

Policy 2 (Core Spatial Strategy) confirms that Gillingham, alongside Blandford (Forum and St Mary), Shaftesbury and Sturminster Newton, is one of the key strategic settlements in the District and seeks to direct the vast majority of the district's growth in these main towns.

Policy 17 (Gillingham) confirms the town's housing needs will be met by the South Gillingham Strategic Allocation (SGSA); new homes above shops and on brownfield sites; and on land to the south and west of Bay. It also includes a number of infrastructure proposals, including: a new link road between the B3081 and B3092 (south of the town); enhancements to the railway station; upgrading the town's sewage treatment works and sewers; and the expansion of St Mary's Primary School and Gillingham High School.

2.3 Emerging Planning Policy

The Draft Gillingham Neighbourhood Plan

The Draft Gillingham Neighbourhood Plan 2016-2031 (GNP) has been submitted to North Dorset District Council for examination and public consultation is underway from 04 January to 15 February 2018.

The GNP does not allocate any additional growth beyond that contained in the LPP1. Key points relevant to the site include:

- **Peacemarsh:** Amongst its green infrastructure proposals, the GNP proposes a Green River Corridor along the River Stour (at the eastern edge of the site).
- **Important Open Gaps:** The GNP illustrates an ‘important local gap’ beyond the boundaries of the site to the south west. Another ‘important local gap’ is illustrated between the site and Milton on Stour to the north.

North Dorset Local Plan Review

North Dorset District Council is in the early stages in the preparation of the North Dorset Local Plan Review (NDLPR). The NDLPR will provide an early review of the LPP1 in accordance with the recommendations of the Inspector examining the LPP1 and consistent with the intentions set out within the Government’s Housing White Paper (paragraph 1.8) (February 2017), requiring plans to be updated in whole or part at least every five years.

The Council undertook a ‘call for sites’ consultation in September/October 2016. The western half of the site was submitted to this call for sites exercise by Hallam Land Management and Bovis Homes while the remaining land to the east was submitted by the neighbouring landowner. The site in its entirety is, therefore, available.

The Council is currently consulting on an Issues and Options Document from 27 November 2017 to 22 January 2018. This Vision document supports Bovis Homes and Hallam Land Management’s representations to this consultation and demonstrates the availability, suitability and achievability of the site for strategic housing development.

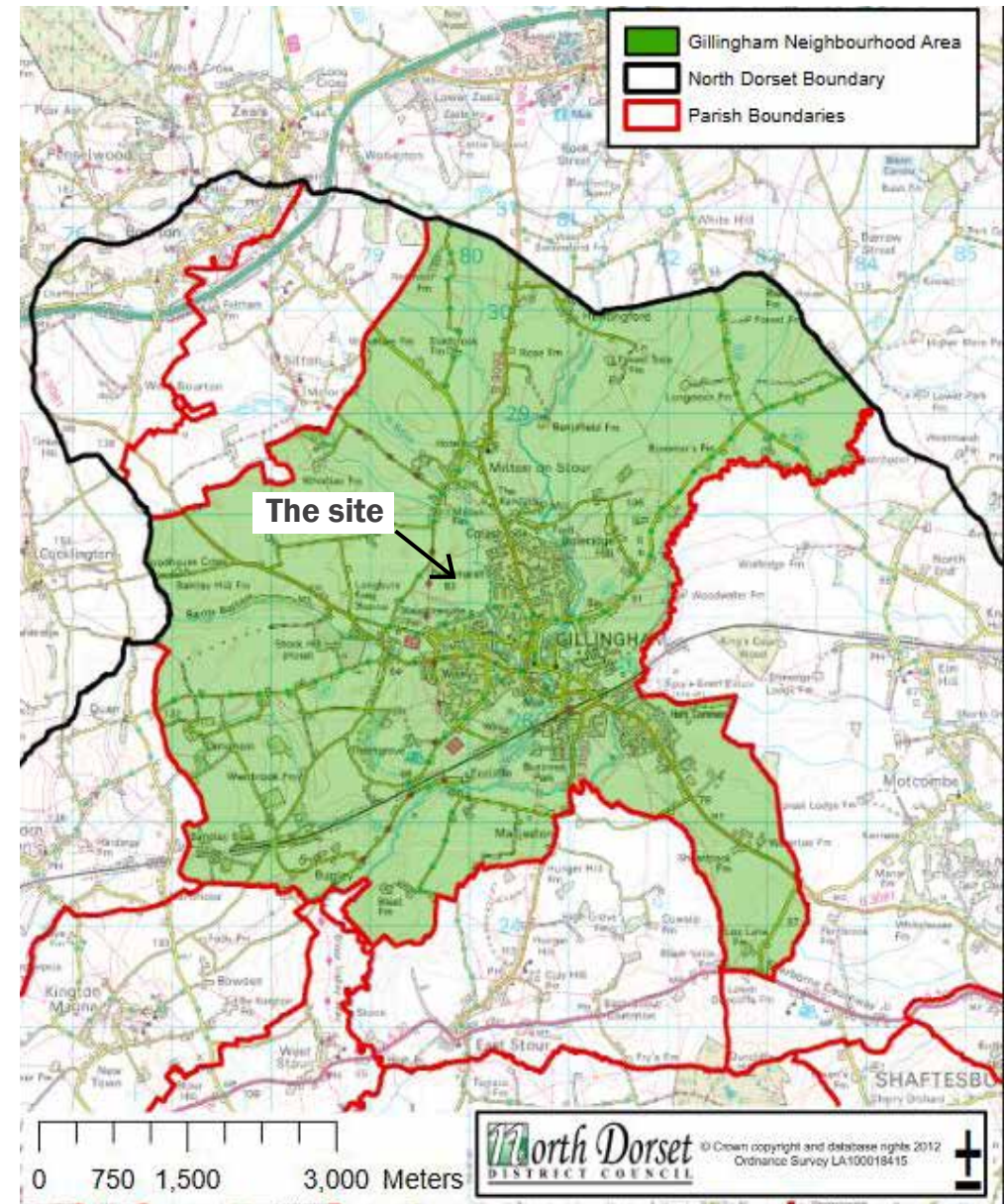


FIGURE 3. PLAN EXTRACT FROM GILLINGHAM NEIGHBOURHOOD PLAN

3 The Opportunity

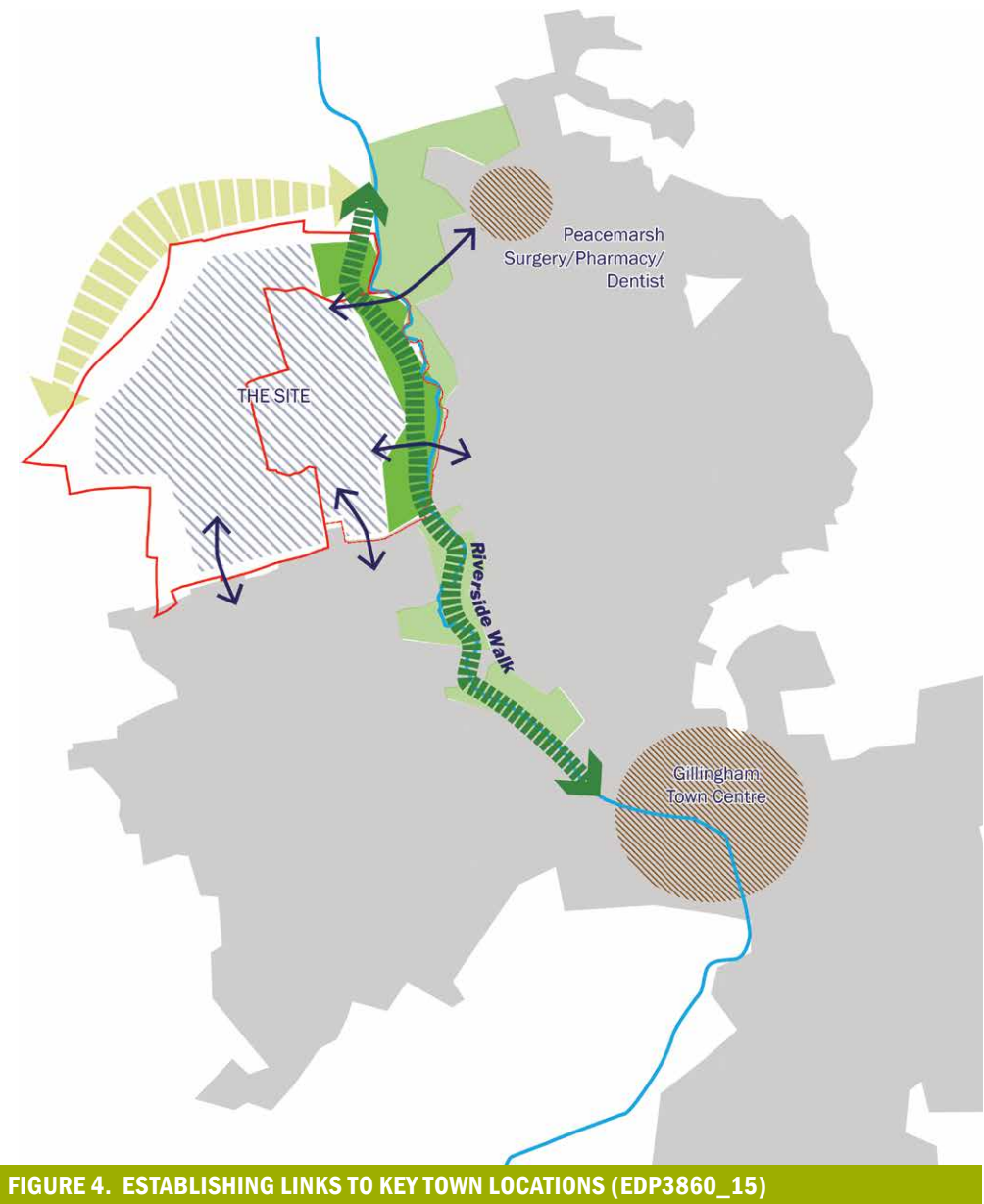
3.1 Connecting with the Context

The adjacent plans demonstrate how the site would form a logical sustainable urban extension to the northwest corner of the urban area of Gillingham as shown in Figure 4. The site also benefits from being very closely related to the existing urban areas and local facilities (Figure 5).

The site offers a key opportunity to connect into the recent development at Peacemarsh across the River Stour by an existing footbridge and establish a new open space corridor and riverside walk to the town centre, which is within a 10 minute walking distance. This new riverside park would provide a green focus to join the new and existing communities.

A review of local amenities has identified the following key facilities and services within comfortable walking distance from the site:

- Gillingham Primary School;
- Wyke Primary School;
- Dentist Surgery;
- Pharmacy;
- Children's play areas;
- Informal open space;
- Pubs;
- Sports and leisure facilities;
- Convenience store; and
- Bus routes.



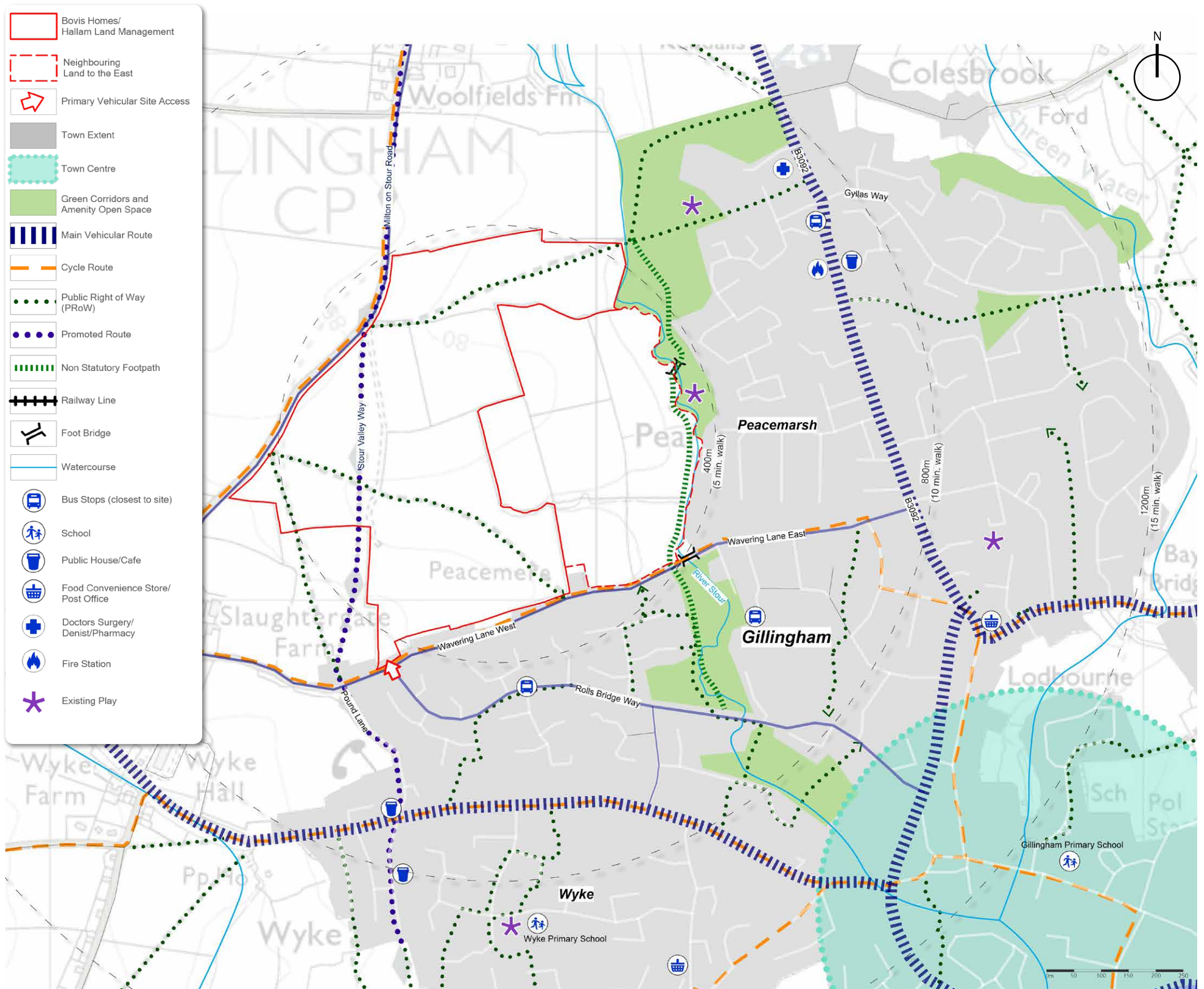


FIGURE 5. FACILITIES PLAN (EDP3860_13)

3.2 Site Summary

The site comprises a series of fields in agricultural use located on the north western edge of Gillingham. The fields are put to improved grassland fields and defined by hedgerow boundaries, areas of scrub/tall ruderal, and scattered mature trees and ditches. An aerial image of the site is shown in Figure 9.

The site is located immediately to the north of Wavering Lane beyond some residential properties that front onto the Lane. The site is bounded to the north by greenfield land with the southern edge of Milton on Stour approximately 120m to the north. The western boundary of the site adjoins greenfield land with the northern extremity of the Wyke Conservation Area to the south west, beyond the field parcel adjoining the southwest corner of the site. The eastern boundary is formed by the River Stour beyond, which lines the existing northwestern settlement edge.

Access to the site is currently from Wavering Lane, and the emerging proposals provide for continued vehicular and pedestrian access from Wavering Lane.

The land is relatively level or gently undulating, but there is a slight fall from west to east towards the River Stour, with the highest land circa 85 meters above Ordnance Datum (aOD), falling to about 74m aOD at the riverside.



FIGURE 6. VIEW TOWARDS HOUSING AT PEACEMARSH



FIGURE 7. VIEW OF EXISTING HEDGEROW AND TREES ON SITE



FIGURE 8. VIEW OF INTERNAL FIELD OF LEVEL GROUND



FIGURE 9. SITE LOCATION PLAN (EDP3860_18)

4 Design Considerations

4.1 Landscape Character

The site is not located within any statutory landscape designations, and no part of the site is designated for its landscape or scenic qualities. The nearest such designation is the Cranborne Chase and West Wiltshire Downs (AONB), which lies over 4.4km to the north and east.

The topography of the site is the characteristically flat to gently undulating agricultural landscape of the Blackmoor Vale Landscape Character Area (LCA), with field boundaries defined by hedgerows and scattered trees.

The corridor of the River Stour is an area liable to flood on the Local Plan Proposals Map, and is also protected from development by Local Plan Policy 1.12 River Valleys. The northeast edge of the site falls within the river corridor (as shown in Figure 10) and there is the opportunity to incorporate this edge of the site within an area of public open space in the masterplan. This can be integrated with the open space of the existing development on the opposite side of the river, thus enhancing the river corridor and providing new green infrastructure (GI) in accordance with Local Plan Policy 15. Figure 10 also shows how the retained hedgerow network could be strengthened and extended to provide a strong GI framework for amenity and ecological benefits.

The site possesses a rural/settlement edge character (as demonstrated by Figure 11), and development on the site would appear as an extension of the existing settlement. The fields in the east of the site provide the opportunity for an integrated extension of the existing important open space corridor along the River Stour.

The Draft Gillingham Neighbourhood Plan recognises the importance of maintaining a gap between Gillingham and Stour-on-Milton (as shown on Figure 12), in order to protect the setting of the village. However, the site does not form part of the 'important open gap' that extends into the field adjoining the site to the north. An overgrown section of hedgerow along the north boundary of the site, and trees associated with the village and river corridor, filter views and create a sense of separation between the site and the village.



FIGURE 10. ESTABLISHING A GREEN INFRASTRUCTURE CONNECTING EXISTING HEDGEROWS WITH NEW GREEN CORRIDORS (EDP3860_16)



FIGURE 11. VIEW FROM STOUR VALLEY PROMOTED ROUTE LOOKING SOUTH WEST TOWARDS EXISTING PROPERTIES ALONG WAVERING LANE WEST

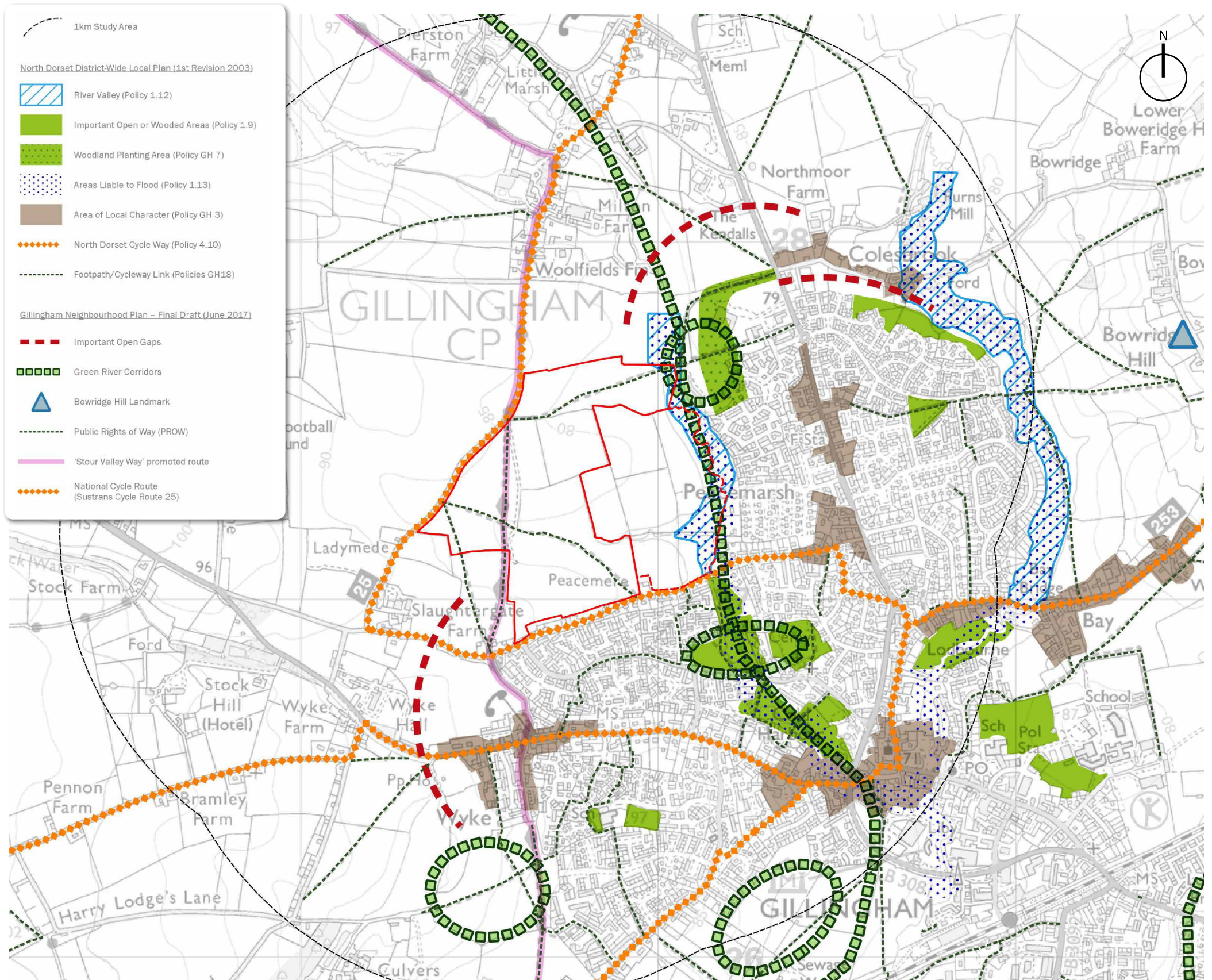


FIGURE 12. LANDSCAPE CHARACTER (EDP3860_09A)

4.2 Visual Amenity

The relatively flat landscape allows views across the site towards the existing settlement edge along Wavering Lane, thus having an urbanising influence on the site (see Figure 15). Trees along the River Stour corridor partially filter views of the settlement edge to the east, but its location on a low ridge increases the prominence of the recent residential development here, and the adjacent commercial development at Neal's Yard (See Figure 16).

St Mary's Church tower and Wyke Brewery towers, both listed buildings, form built features within Gillingham, which stand above the surrounding settlement. Only the church is noted in a published evidence base landscape character assessment as a characteristic feature in views. However, the church is largely filtered in views from the site, with only glimpsed framed views, most notably from the higher north-west corner of the site, and adjacent section of Milton on Stour Lane and Stour Valley Way (PRoW).

There are views from the PRoW within the site and adjacent lane, including the Stour Valley Way promoted route, towards the distant chalk ridge to the north, and ridge to the east, which are a key characteristic of the local landscape. There are also views towards the closer Bowridge Hill, which is a 'key feature' in the Draft Gillingham Neighbourhood Plan. However, these views are generally filtered by trees and hedgerows in the landscape, and most notable from the west part of the site, where the built settlement edge appears below the distant ridge to the east (see Figure 16).

The view of the chalk ridge to the north, is most notable from an elevated section of the Stour Valley Way to the south of the site, from where the agricultural landscape of the site is overlooked and forms part of a panoramic view of the wider rural landscape extending away towards the chalk ridge on the skyline. However, this is not a recognised or promoted viewpoint.

Due to the high sensitivity of the PRoW/Stour Valley Way receptors, and the sensitivity of these characteristic landscape views, careful masterplanning and design of development on the site will be undertaken to mitigate landscape and visual effects, incorporating views into the masterplan layout, to ensure that development will be in accordance with Local Plan Policy 4, which aims to protect landscape character and important landscape features.

The undesignated footpath (running along the river corridor in the east of the site) runs along the existing settlement edge and demonstrates a positive relationship between settlement edge and publically accessible open land (as shown in Figures 13 and 14 below). Good surveillance provides security enabling new opportunities for residents to enjoy open green space.



FIGURE 13. VIEW LOOKING NORTH ALONG THE RIVER STOUR



FIGURE 14. VIEW OF EXISTING HOUSING AT PEACEMARSH



FIGURE 15. VIEW FROM SOUTH FIELD OF SITE, LOOKING SOUTH-EAST TOWARDS WAVERING LANE WEST PROPERTIES BOUNDING SITE



FIGURE 16. VIEW FROM PROW N64/71 CROSSING NORTH FIELD OF SITE, LOOKING EAST TOWARDS SETTLEMENT EDGE

4.3 Ecology

The site is relatively unconstrained ecologically, consisting predominantly of improved grassland, which is a habitat of negligible ecological value. No designated or non-designated sites are sufficiently close to be considered at risk of any significant effects as a result of the development proposals.

Whilst habitats on-site, including the hedgerows, scrub, pond and trees, are currently considered on a precautionary basis to be of low ecological value (local conservation importance), the size of the site gives opportunities for *in-situ* retention and enhancement of these habitats. It is therefore likely that they can be adequately accommodated and mitigated in the masterplan, and are therefore not considered a constraint to development.

Assemblages of protected species are considered likely to be utilising the habitats within the site. However, it is considered that these populations could be readily safeguarded through appropriate mitigation measures and sensitive timing of works. Further opportunities for any protected species potentially present could be provided in the long-term through appropriate design of any future development proposals, and through the incorporation of additional ecological enhancements.

The site is not subject to any 'in principle' ecological constraints, and offers sufficient flexibility to ensure compliance with paragraph 118 of the NPPF through the avoidance of 'significant harm' to biodiversity. Furthermore, an appropriately designed development incorporating appropriate mitigation and enhancement has the potential to deliver a significant net gain in biodiversity and enhanced ecological connectivity as shown in Figure 18.



FIGURE 17. EAST WEST WET DITCH FEATURE THROUGH THE SOUTHERN AREA OF THE SITE

On this basis, by virtue of the relatively limited constraint posed by the site's habitats and protected species interest, coupled with the flexibility in design response, the scheme is capable of compliance with relevant planning policy for the conservation and enhancement of the natural environment at all levels. There is therefore no reason, in ecological terms, why this site should not be promoted as an ecologically sensitive response to the provision of new housing within Gillingham, and as such is commended to North Dorset District Council.

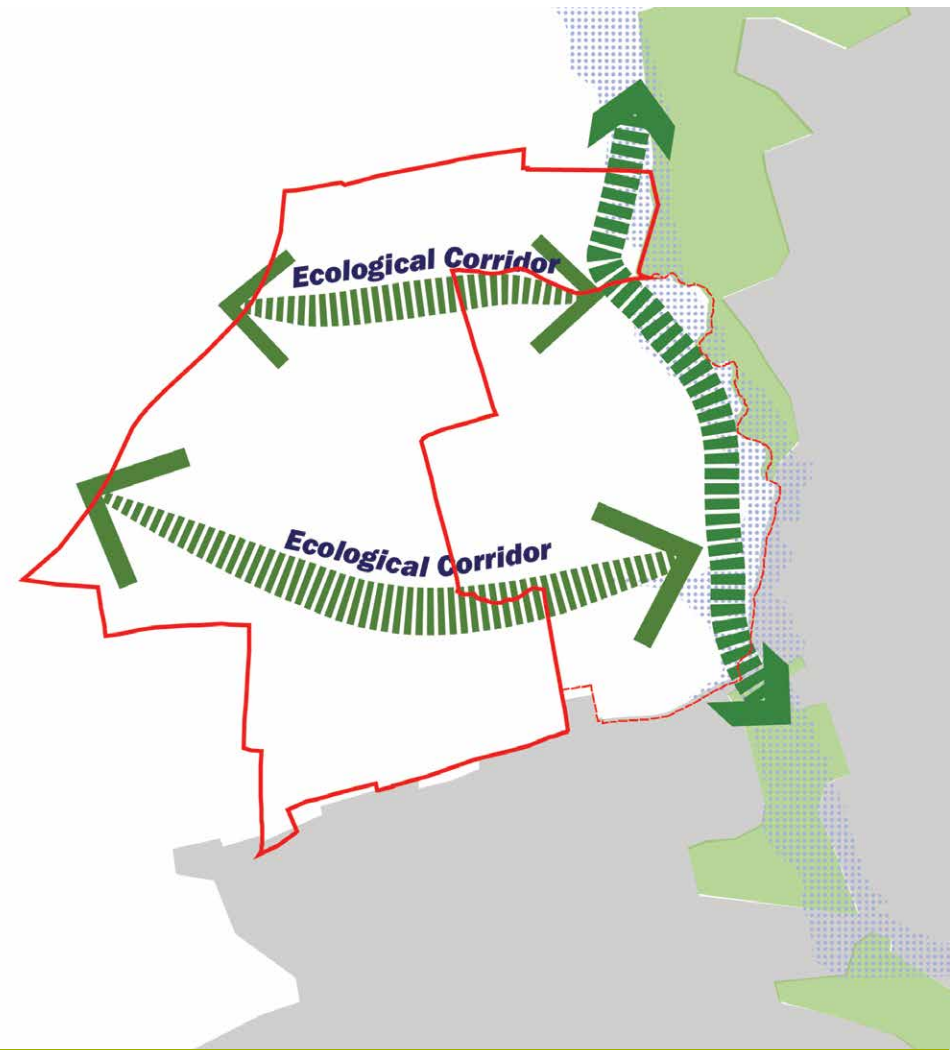


FIGURE 18. ESTABLISH KEY ECOLOGICAL CORRIDORS CONNECTING THE RIVER STOUR TO THE EAST TO OPEN COUNTRYSIDE TO THE WEST

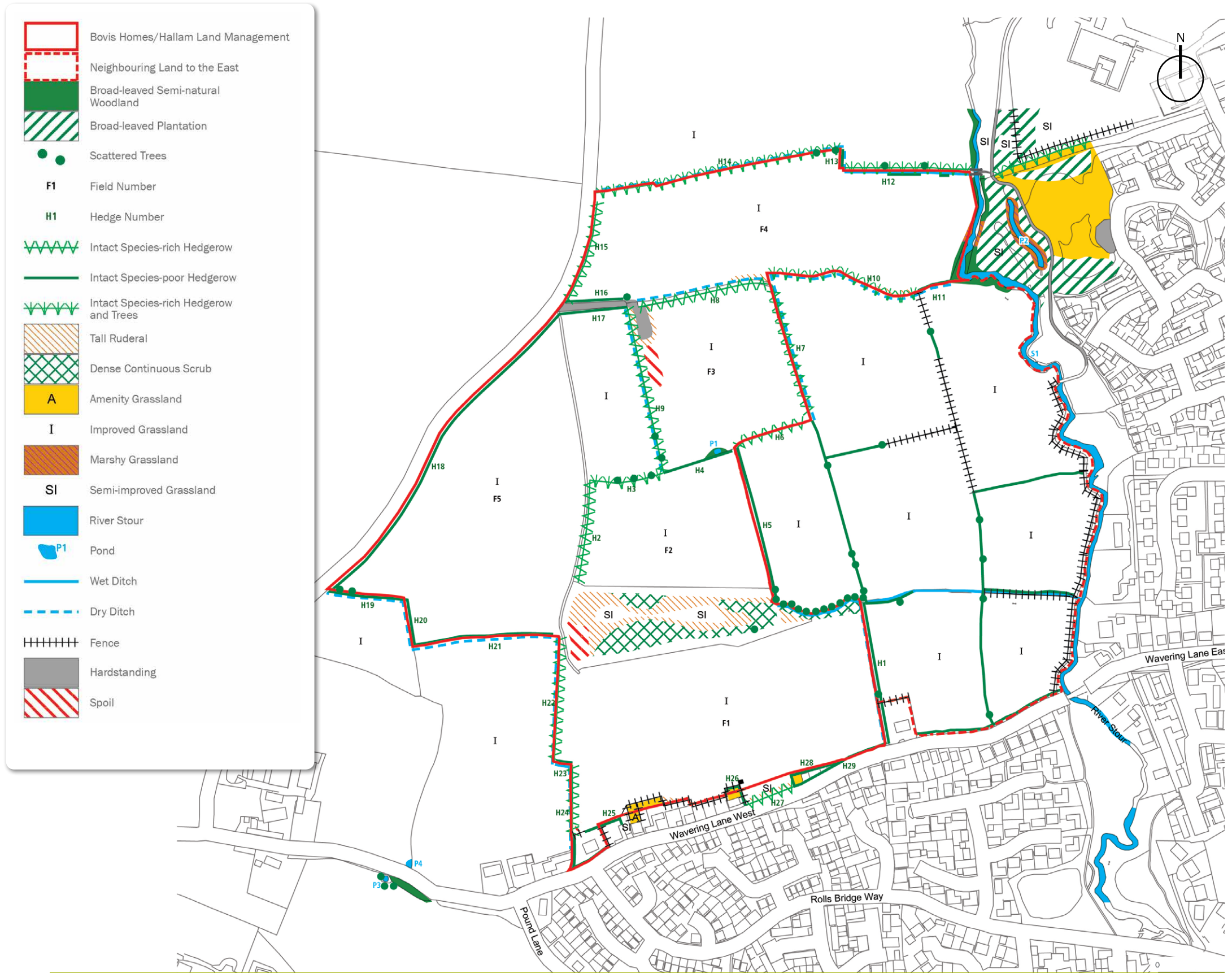


FIGURE 19. ECOLOGY PLAN (EDP3860_03C)

4.4 Heritage and Archaeology

The site does not include any 'designated heritage assets' (such as listed buildings), as defined in Annex 2 of the NPPF, which would represent an 'in principle' constraint to development because of a presumption in favour of their physical retention.

In terms of the site's wider zone of influence, there is one scheduled monument, c. 45 listed buildings – including the Grade I listed Church of St. Mary (1172499) (Figure 20) and Grade II listed Wyke Brewery (1305040) (Figure 21) - and three conservation areas.

Due to the character and relationships of these assets with their surroundings, as well as the nature of the intervening topography and planted/built environment, none of these were identified as sensitive to development within the site. As such, it is very unlikely that the implementation of the proposed scheme would result in harm to any of these designated heritage assets, and they are not considered to form a constraint.

In terms of non-designated archaeology, existing data – including that held by the Dorset Historic Environment Record; suggests that there is a low potential for the site to contain remains of such significance that they would influence the deliverability or capacity of any future development.



FIGURE 20. GRADE I LISTED CHURCH OF ST MARY



FIGURE 21. GRADE II LISTED WYKE BREWERY

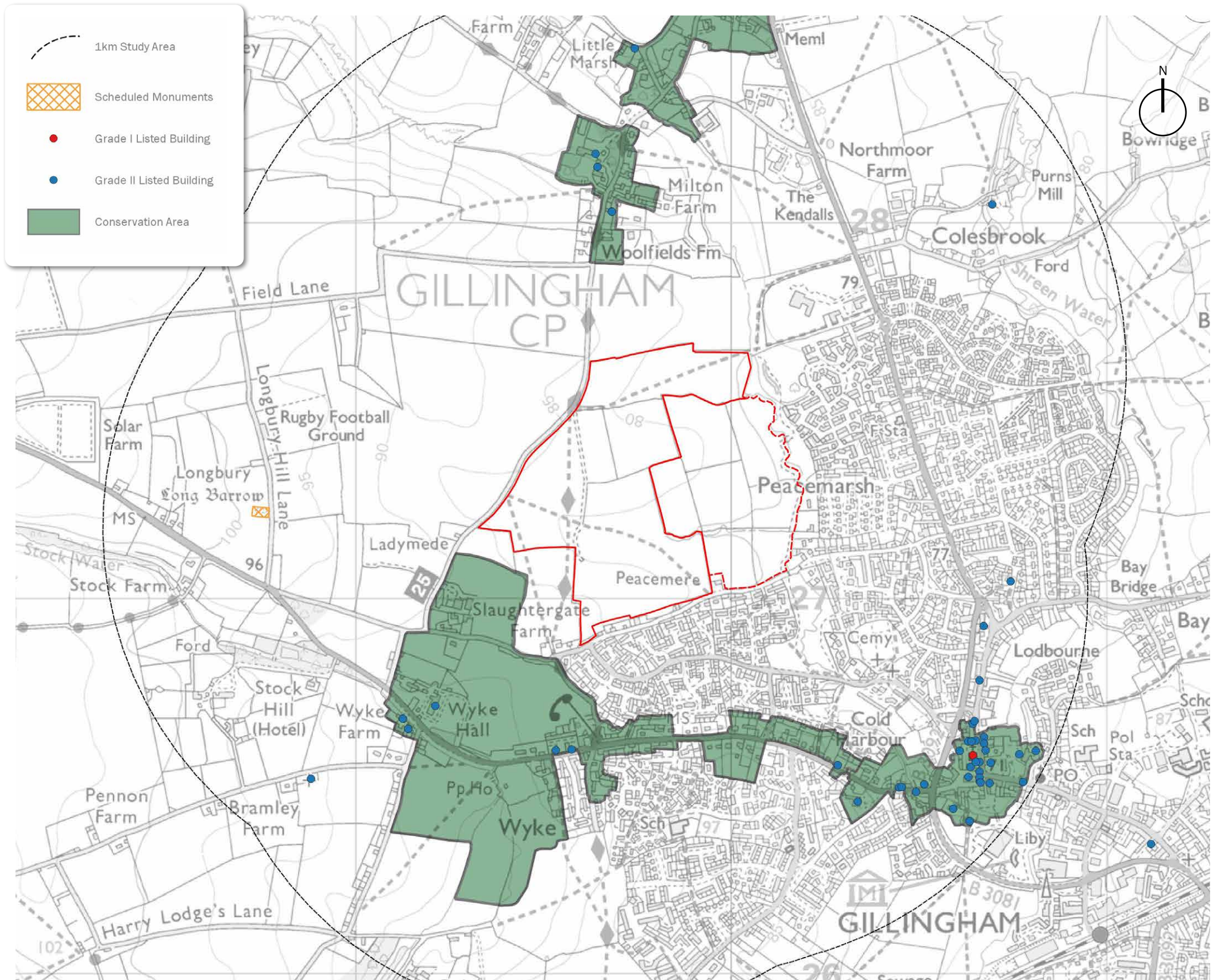


FIGURE 22. ENVIRONMENTAL PLANNING CONSIDERATIONS PLAN (EDP3860_04)

4.5 Access and Transport

It is proposed that the main access to the site would connect with Rolls Bridge Way at the Wavering Lane West junction. Rolls Bridge Way itself already acts as a high capacity residential distributor road for the nearby housing estate to the south, and therefore provides an appropriate connection to the development site with onward links to Gillingham Town Centre.

The proposed main access connection would cut through an existing property, 'The Summer House', to the north of Rolls Bridge Way. Access could potentially be obtained either: by introducing a four arm priority junction at this location, with Rolls Bridge Way/the site access providing the main route and 'give way' markings introduced at Wavering Lane West (as shown in Figure 23); or via a four-arm roundabout or mini roundabout.

Further pedestrian links could also be introduced: to the east of the main access, to link in with Wavering Lane West; and to the west and northeast of the site, to connect with existing Pedestrian Rights of Way (PRoW). In addition, some of these linkages could also be used to facilitate additional emergency vehicle access (as shown in Figure 24).

The site is located in close proximity to a number of facilities, including schools, shops and employment areas that are an accessible distance from the site on foot or by bicycle. There are existing pedestrian links on Rolls Bridge Way that the development could connect with, thereby providing a direct route into Gillingham town centre. There are also a number of bus services that are accessible along Rolls Bridge Way that provide connections to Gillingham Town Centre and Railway Station, as well as other key destinations in the surrounding area. In addition, National Cycle Route 25 is also accessible via Wavering Lane West to the south of the site, which provides an additional connection to the villages and towns to the north and south of Gillingham. Thus, it is evident that there are a number of options to allow trips to and from the site to be made by sustainable modes of transport.

An assessment of the traffic impact of the full masterplan (i.e. 800 dwellings) demonstrated that, with appropriate mitigation measures, the traffic of the proposed development can be accommodated within the offsite highway network. These mitigation measures encompass the signalisation of the Le Neubourg Way/Cemetery Rd priority junction and Le Neubourg Way/High Street Junction mini roundabout junction.

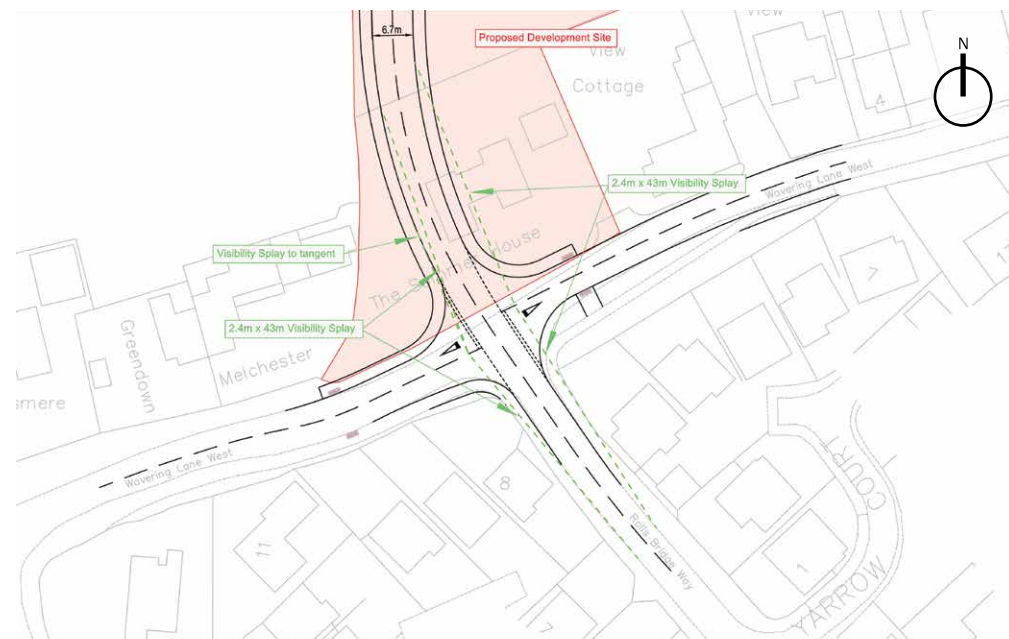


FIGURE 23. ACCESS JUNCTION PLAN (JUBB REF W17101_A_002)

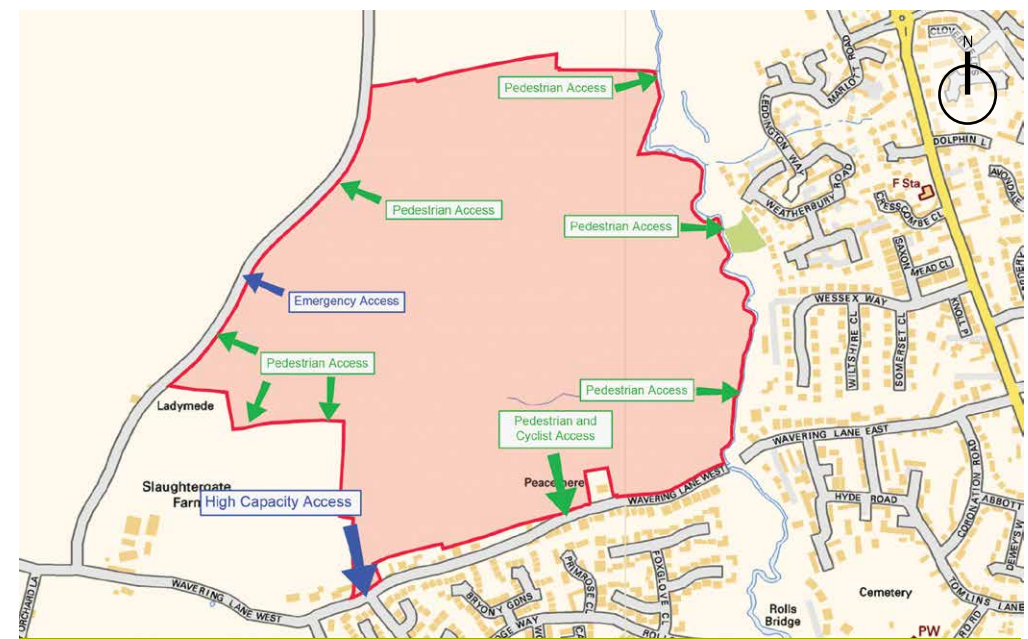


FIGURE 24. SITE ACCESS LOCATION PLAN

4.6 Drainage

Surface Water Drainage

Asset plans obtained from Wessex Water identify an existing surface water sewer network located within Wavering Lane West. Current legislation and guidance requires developers to manage surface water run-off from new developments to mitigate flood risk to the site and the surrounding area, and also provide a sustainable means of disposing of run-off from impermeable areas of the site.

The principles of the development are to include the use of a sustainable urban drainage system to dispose of the surface water run-off from the new impermeable areas. A new surface water sewer network will be constructed to collect and convey run-off from the new impermeable areas. There are several possible discharge options for the proposed site including:

- Infiltration techniques including soakaways and infiltration basins;
- Discharging to the local watercourse; and/or
- Discharging to the existing public sewer network.

A drainage strategy for the proposed development will be designed to manage surface water discharge from the site. Ensuring that run-off from the development receives the appropriate level of treatment and does not exceed the predevelopment conditions providing betterment to the surrounding area.

Foul Water Drainage

Wessex Water asset plans confirm that an existing public foul sewer runs within Wavering Lane West. The site would require a new foul sewer network to collect and convey flows from the proposed development to the existing public sewer network by way of a new connection point.

4.7 Utilities

Asset plans show that there is electrical infrastructure located within the site and nearby, and SSE have confirmed that the site could be served by the existing network through a connection to the Gillingham Primary Substation.

Asset plans obtained from SGN identify a network of low pressure gas mains throughout the residential areas to the south and east of the site, with existing SGN infrastructure located within Wavering Lane West. SGN have confirmed that the proposed development can be supplied from the existing low pressure main within Wavering Lane West. In order to accommodate the new development, some additional reinforcement works to the existing network will be required.

Asset plans from Wessex Water confirm the location of existing potable water infrastructure in the locality of the site, with a large network of potable water distribution mains running within Wavering Lane West and the adjacent residential areas. Wessex Water have confirmed that the proposed development could be accommodated as part of the wider network reinforcement works currently being considered in the wider Gillingham area.

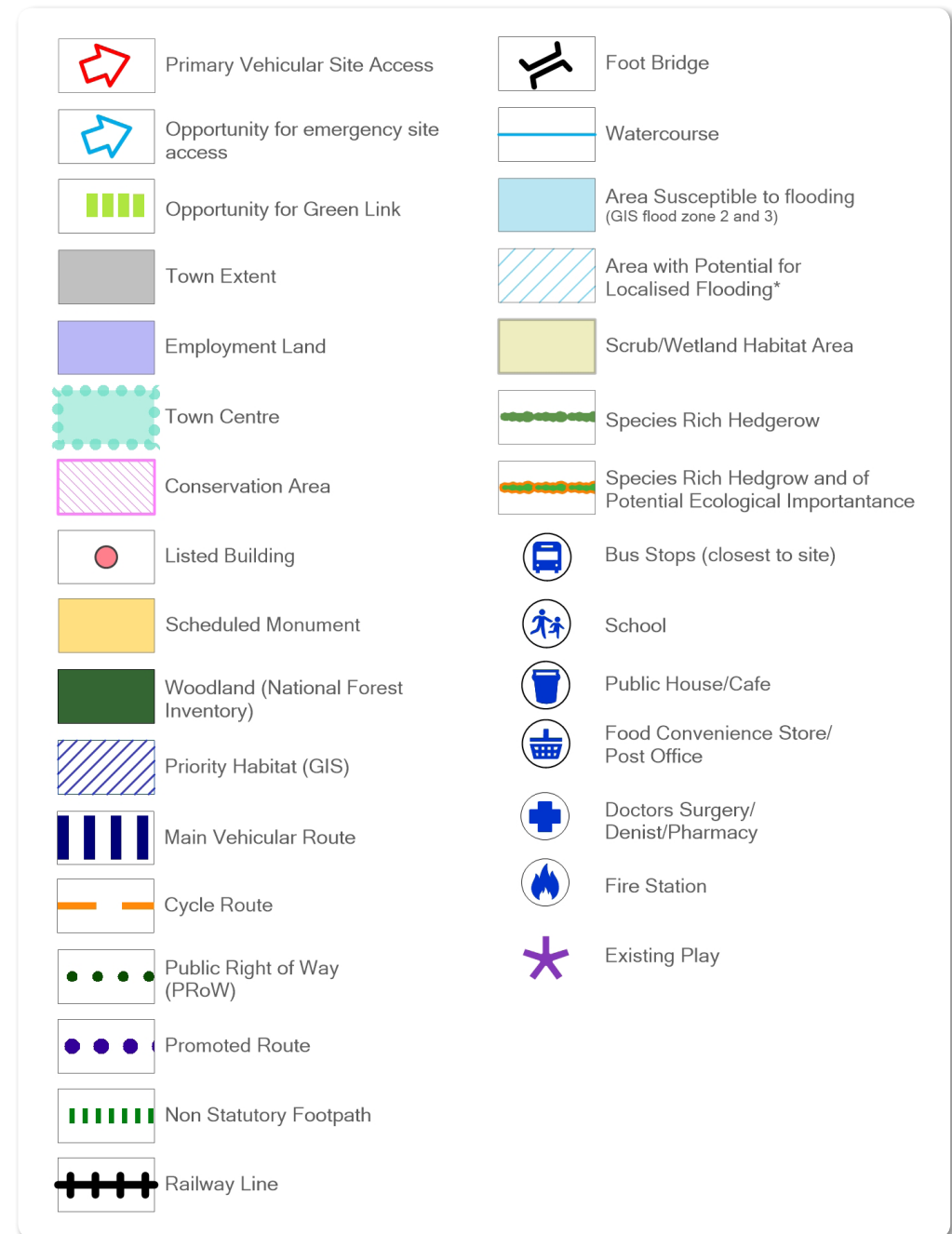
BT asset plans demonstrate that there is an existing network of underground and overground telecoms apparatus in the vicinity of the site, which supplies the existing residential areas.

As such, it has been confirmed that there is existing electricity, gas, potable water and telecoms networks in the locality of the site that could potentially serve the proposed development, subject to further discussions with the statutory service providers.

4.8 Constraints and Opportunities

Based upon a thorough review of the site's opportunities and constraints, the following summary recommendations can be made as illustrated in Figure 25:

- 1 Create open space in the area adjoining the River Stour to protect and enhance the river corridor (in accordance with Local Plan Policy 15 Green Infrastructure, and Policy 12.1 River Valleys). Integrating with the open space within the adjoining development to the east of the river;
- 2 Provide open space corridors through the development to retain and incorporate where possible the field boundary hedgerows and trees, and integrate with the river corridor to provide new green infrastructure linking with the surrounding countryside to the north and west, in accordance with Local Plan Policy 15;
- 3 Use structural tree planting to soften the settlement edge of Gillingham and mitigate any effects on local landscape character;
- 4 Enhance the landscape buffer between Gillingham and Milton-on-Stour by increasing tree planting along the north boundary of the site in line with the Gillingham Neighbourhood Plan 'Important Open Gaps' policy;
- 5 Consider carefully the visual amenity of the PRoW and promoted routes within and bounding the site to the west, by ensuring they are located within attractive green corridors;
- 6 Retain, protect and strengthen key elements of landscape fabric where possible, such as hedgerows and hedgerow trees. Plant additional hedgerows to mitigate any necessary losses; and
- 7 Opportunity to enhance the River Stour Corridor Route in line with the aspirations set out in the Gillingham Neighbourhood Plan.



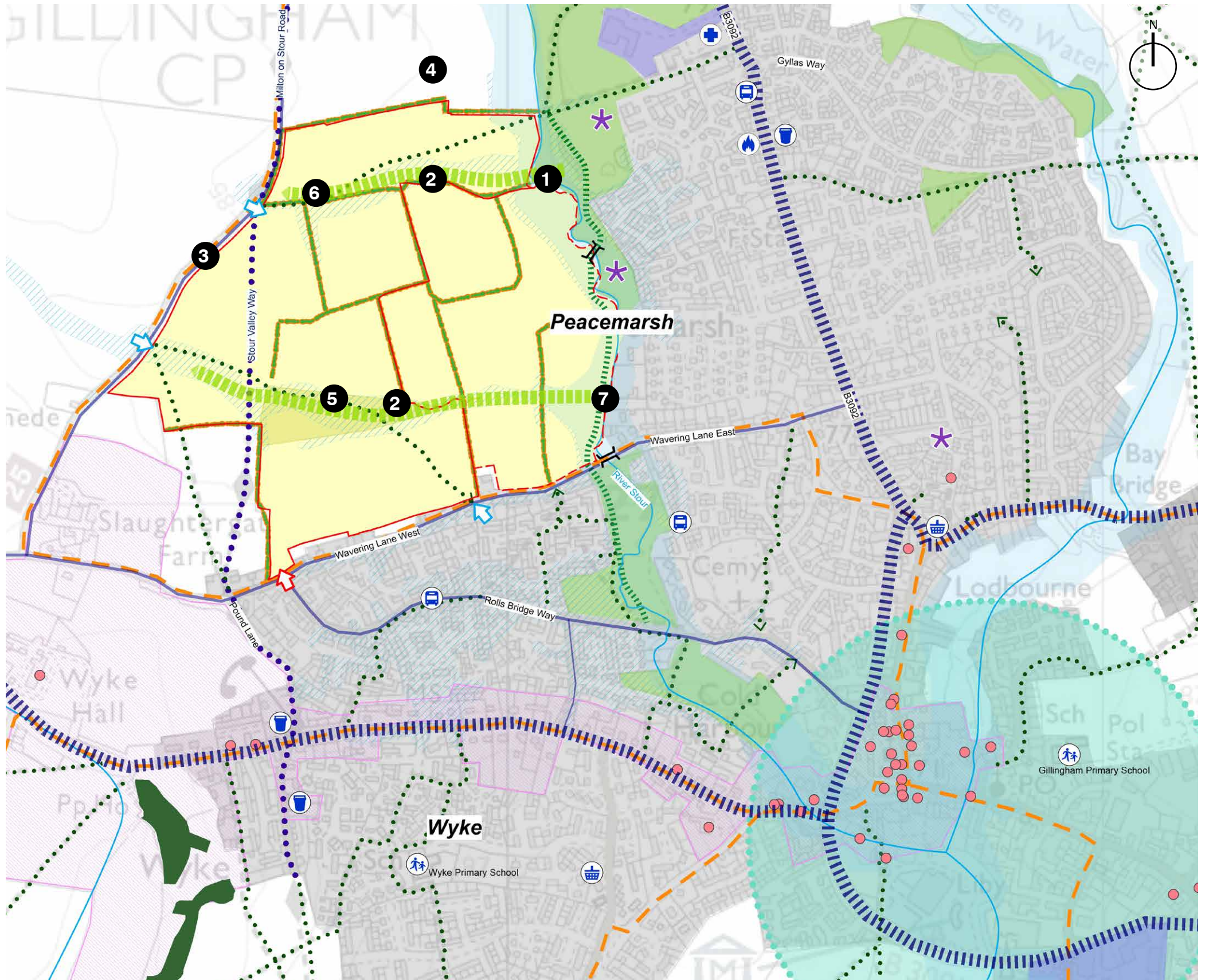


FIGURE 25. CONSTRAINTS AND OPPORTUNITIES PLAN (EDP3460_02A)

5 Vision and Proposals

5.1 The Vision

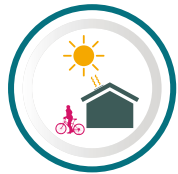
“The vision for land at North West Gillingham is to deliver a sustainable new neighbourhood that builds on the existing character of Gillingham and supports the Council’s strategic objective to strengthen the role of Gillingham as the District’s main service and employment centre.”



FIGURE 26. VISION PLAN (EDP3860_19)

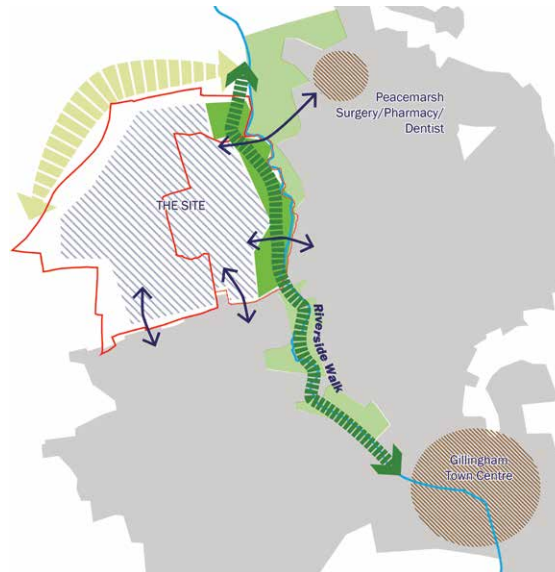
5.2 Objectives

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



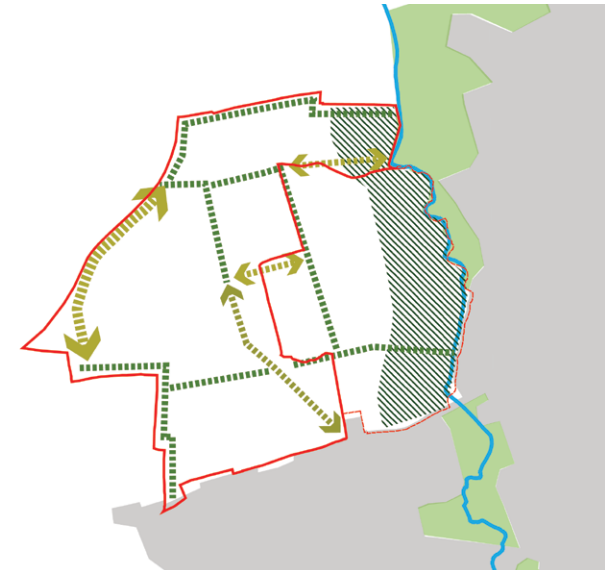
Town and Neighbourhood Connectivity

Maximise opportunities to create a series of sustainable movement links to the surrounding urban areas and promote walking and cycling routes that link into the River Stour corridor to the town centre.



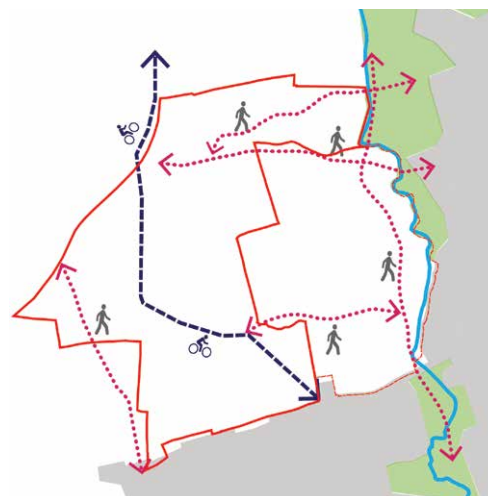
Network the Green Infrastructure

Assimilate the development into the existing landscape, through the design of a multi-functional network of green infrastructure (GI), that would deliver betterment through recreation spaces, bio-diversity gains and flood risk alleviation.



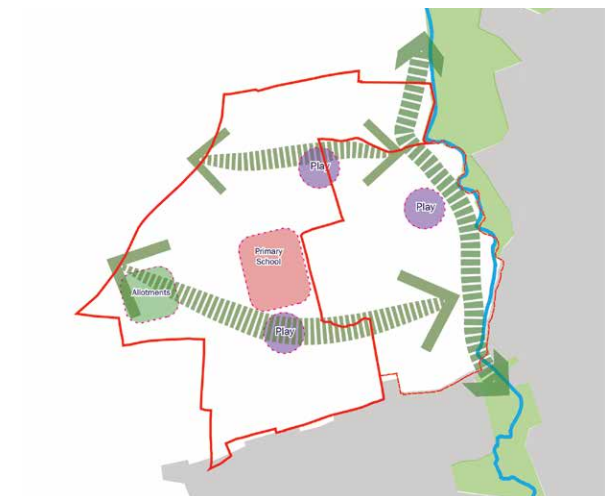
Deliver a Sustainable Community

Structure the new community around a series of high-quality green spaces with linked walking and cycling routes connecting to local facilities promoting healthy life style choices. The new neighbourhood will also be accessible to the existing road network and public transport routes to strategic employment and regional shopping centres.



Create Community Infrastructure

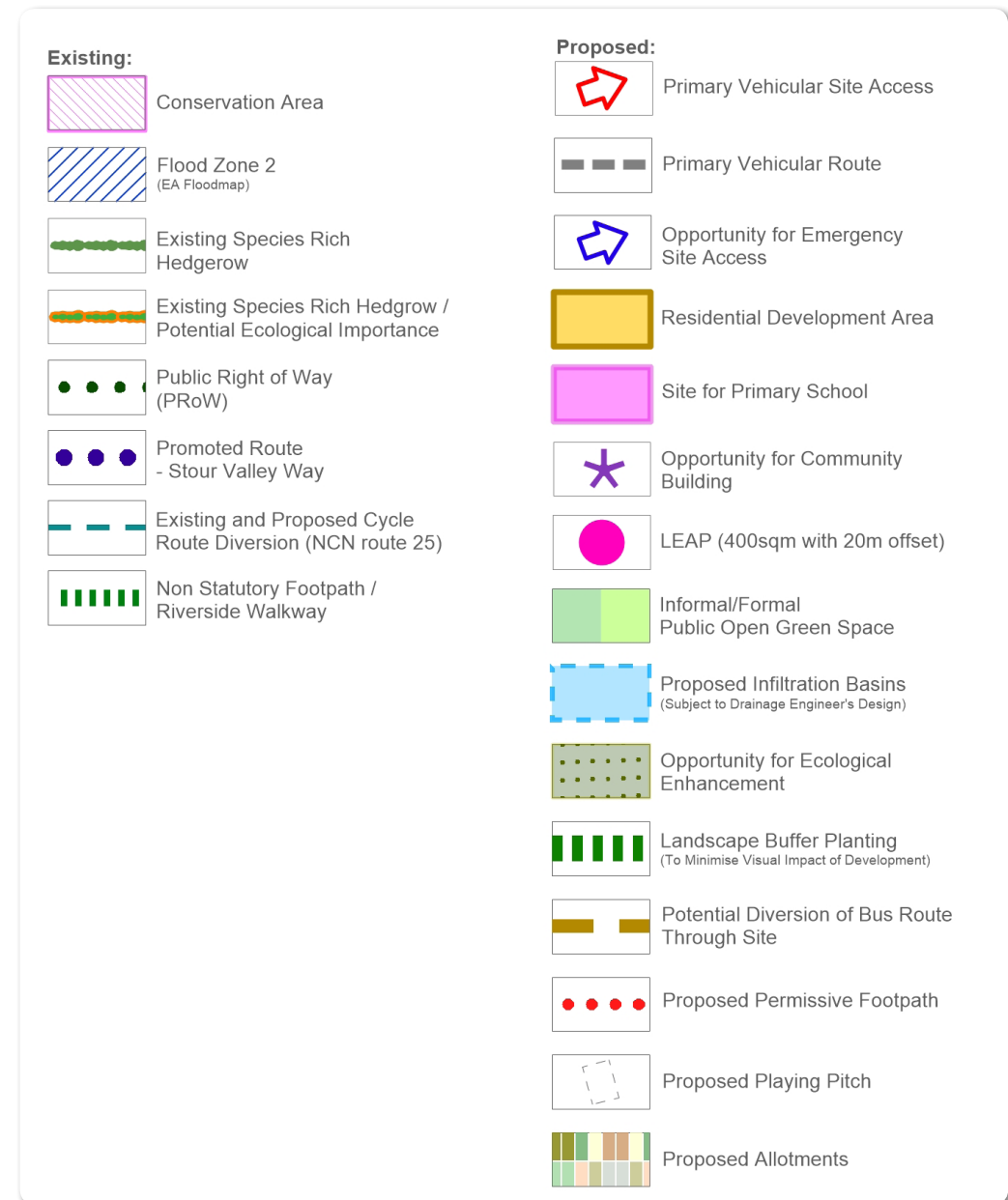
Provide a primary school on site creating a central focus to the new community, as well as other social and community infrastructure and enhancements, such as sports fields, allotments and a community building.



5.3 The Proposals

A landscape-led iterative approach to the masterplanning process, with a thorough understanding of the neighbouring communities, has helped to ensure the new neighbourhood would respond to local needs and the physical characteristics of the site. The following principles have driven the Concept Masterplan shown in Figure 27:

- 1** Create perimeter blocks to form a legible and pedestrian permeable residential layout that integrates existing rights of way and recognises desire lines to access the potential new primary school and existing key services and facilities nearby;
- 2** Explore direct links to open space, play areas and medical facilities in Peacemarsh.
Design the pedestrian and cycle network to take advantage of the site's topography and existing rights of way. Create a desirable short-cut for Sustrans Route 25 that currently runs along the western and southern boundary of the site. The generally flat nature of the site offers an advantage for walking, cycling, wheel chair users and those with prams.
- 3** Ensure new development is not perceived to coalesce Gillingham with Milton on Stour, by use of structural landscape planting. Views across the gap between both settlements should be framed by this sensitive landscaping scheme to strengthen the northern-western edge for Gillingham.
- 4** Protect and strengthen mature hedgerows throughout (wherever possible) to form the basis for green corridors and traffic free connectivity.
- 5** Seek biodiversity gains along the river corridor and include attenuation basins on areas of lower ground with the opportunity for wildflower meadow planting.
- 6** Create a primary access off Wavering Lane West and ensure the highway network can encourage an extension of existing bus routes and greater frequency of services. Ensure new roads provide an important link with the wider highway network and access to existing and new facilities.
- 7** Potential to provide a new primary school at an appropriate stage of the development in a safe and accessible location to help integrate the new neighbourhood with the existing community.



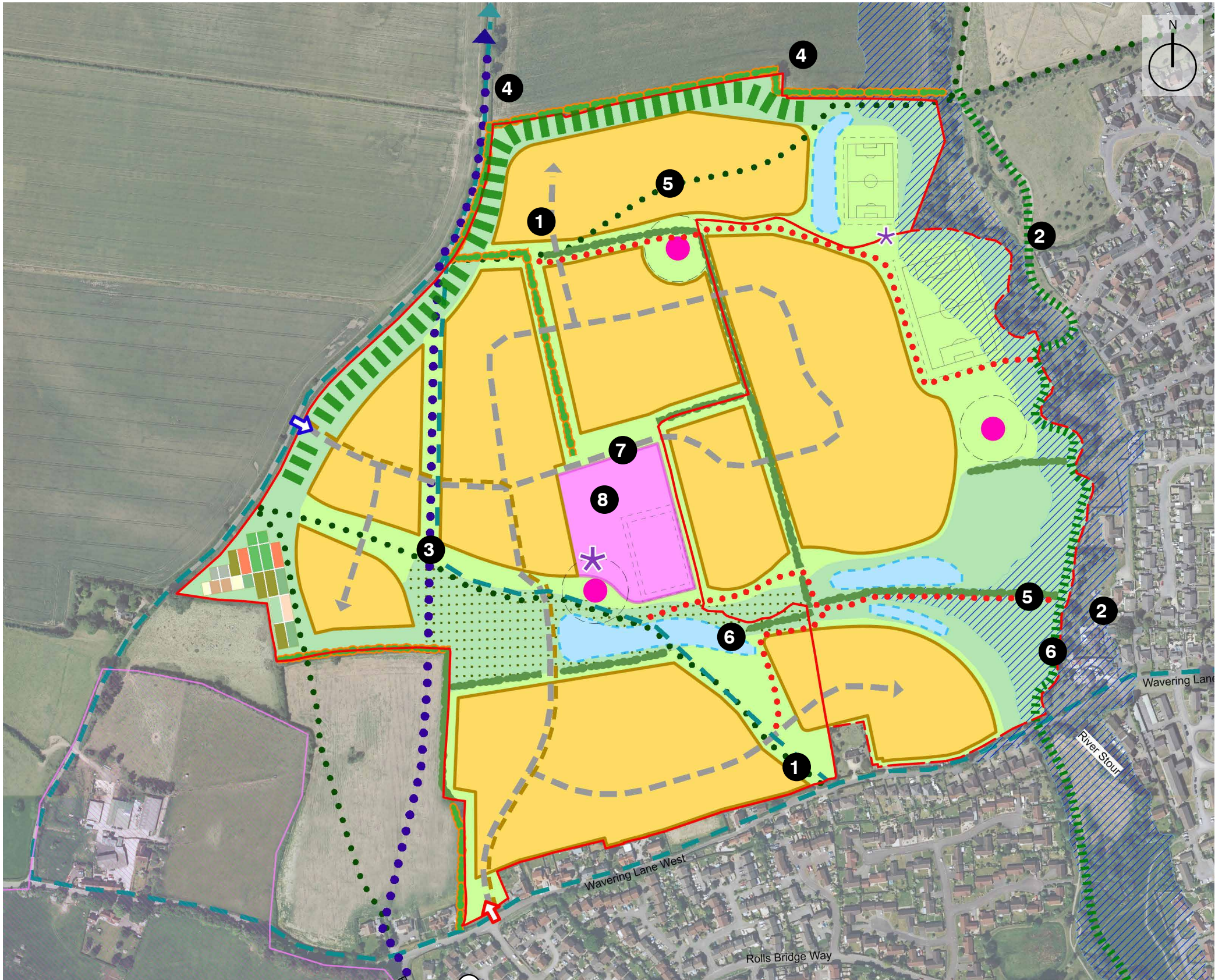


FIGURE 27. CONCEPT MASTERPLAN (EDP3860_06E)

5.4 Phasing

The client has combined control of circa 26.3ha of the site as outlined in Figure 1, while the remaining land to the east, which comprises circa 14.7ha of land, is also available for development. The client intends to work closely with the owner of the remaining land immediately to the east in order to deliver a comprehensive strategic extension to the north west of Gillingham.

The plan outlined in Figure 28 illustrates the indicative phasing of the site.

The Indicative Phasing Plan is informed by preliminary technical analysis that covers the comprehensive development of the site. Owing to the access arrangements into the site, the first phase of development would comprise the land controlled by the client, which extends to circa 26.3ha. The Phase 1 development would facilitate the early delivery of circa. 500 new homes, the proposed access arrangements onto Wavering Lane, the potential delivery of a new primary school, public open space and supporting infrastructure.

The client confirms that there are no impediments to the delivery of Phase 1 in the immediate term. This phase is capable of making a significant contribution towards North Dorset's short term housing land supply, including within the first five years.

Careful masterplanning of the site will ensure the successful delivery of Phase 2 of the development, which comprises the remaining land to the east. This land is also confirmed to be available for development.

While it is the client's intention to work closely with the neighbouring landowner, it is also noted that Phase 1 of the development can be delivered on a standalone basis, including in terms of infrastructure delivery.

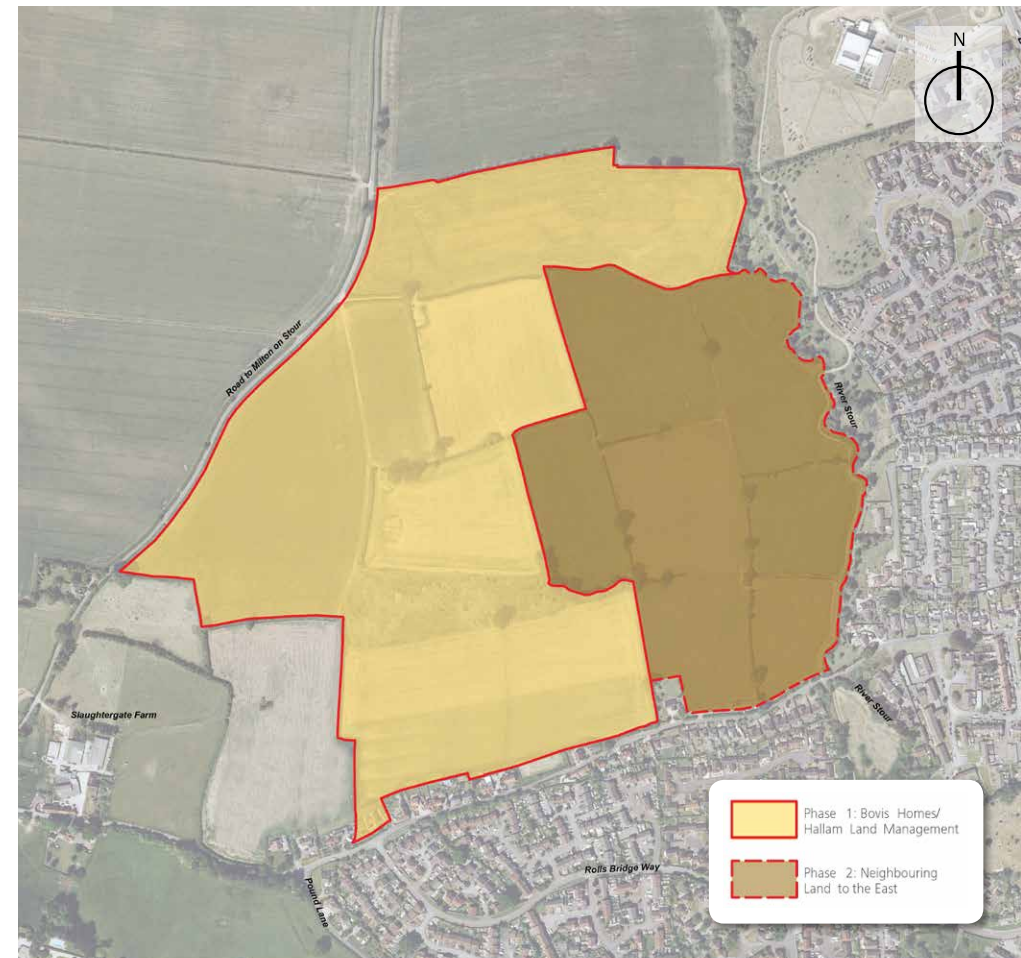


FIGURE 28. INDICATIVE PHASING PLAN

5.5 Benefits of the Development

The emerging development proposals would make a valuable contribution of circa 800 new homes in the next plan period. The first phase of the development is capable of delivering circa 500 new homes, and would make a significant contribution to the Council's short and medium term housing land supply. The illustrative concept masterplan also includes the provision of a potential new primary school.

The proposed development would make a significant and valuable contribution to affordable housing provision in Gillingham and the District through the delivery of a policy compliant level of affordable housing.

The proposed development would make a financial contribution to local services and facilities to the benefit of both future and existing residents. In addition, the Council would benefit from a New Homes Bonus from a central government grant to support infrastructure related to new development.

The development would offer benefits to the economy in terms of jobs created directly on the site in addition to multiplier effects in the local area.

The illustrative concept masterplan allows for extensive public open space, including allotments and play areas. Improved access to formal areas of open space for current and future residents, enhanced by new pedestrian and cycling routes, would encourage healthy lifestyles.

Proposed open space, green infrastructure proposals and ecological enhancements would aim to provide a net gain in biodiversity on the site.

6 Conclusion

6.1 Summary

The proposals set out within this statement represent an opportunity to boost housing supply significantly in North Dorset, through the delivery of circa 800 new homes, a new primary school, and associated infrastructure at Gillingham, which is the largest settlement in the north of the District and a focus for economic development.

The client has combined control of circa 26.3ha of the site and intends to work closely with the owner of the remaining land immediately to the east in order to deliver a comprehensive strategic extension to the north west of Gillingham. The client's design team has already ascertained an informed overview of the constraints and opportunities afforded by the site with a view to assisting the Council in exploring all possible development options as part of emerging local planning policy.

The site is deliverable in the plan period, and Phase 1 of the development (the land controlled by the client) is capable of contributing significantly to housing supply, including in the next five years. In this regard, the land controlled by the client would form the first phase of the strategic extension facilitating the formation of the access onto Wavering Lane and to assist in the delivery of the potential new primary school. Careful masterplanning of the site will ensure that a comprehensive development can be delivered in a co-ordinated manner with the adjoining landowner.

In order to assist the Council in reviewing the site and broad locations for additional growth, the site is assessed below in the context of availability, achievability and suitability.

Available

Bovis Homes Limited, one of the largest housebuilding firms in the United Kingdom, and Hallam Land Management, an expert in strategic land promotion nationally (together known as 'the client'), have combined control of circa 26.3ha of land on the western half of the site, which is envisaged to form the first phase of development. There are no impediments to the availability of this land for development.

In addition, the landowner of the remaining eastern land has confirmed that the land is available for development. The client intends to proactively work with the adjoining land owner to ensure that development in this location can be delivered in a comprehensive manner.

Achievable

While, as is expected from a site of this scale, there are some development constraints, these can be suitably mitigated owing to the scale of the site and the ability to integrate mitigation measures into the masterplan. The client's design team has already ascertained an informed overview of the constraints and opportunities afforded by the site with a view to assisting the Council in exploring all possible development options as part of emerging local planning policy. This vision document has explored how development on the site could come forward, including in collaboration with the adjoining landowner.

Suitable

Gillingham is one of the four main towns in North Dorset and was allocated the most housing growth (2,220 homes) of any settlement in North Dorset within the LPP1. Unlike the other main towns in North Dorset, Gillingham is not significantly constrained by ecological, landscape or heritage designations. Sustainable housing growth to the north west of the town would assist in rebalancing the growth that is already planned to the south, while protecting the District's nationally designated landscapes and protected wildlife sites. Moreover, development on the site will avoid coalescence with Milton on Stour to the north, would continue to protect the setting of the Conservation Area to the south, and would assist in the delivery of the River Stour corridor recreation route. Further housing growth in Gillingham will contribute towards, and benefit from, infrastructure investment in the town; for example, upgrades to the railway line and highway network.

The site is not subject of any major environmental, archaeological or landscape designations and the Concept Masterplan contained within this document illustrates how constraints can be mitigated as part of a comprehensive development scheme.

6.2 Next Steps

Bovis Homes and Hallam Land Management trust the content of this document provides a useful overview of the emerging proposals for Land at North West Gillingham, Dorset.

This document represents an indicative guide and Bovis Homes and Hallam Land Management would welcome an opportunity to discuss the site and its potential development in more detail with North Dorset District Council.



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The Environmental Dimension Partnership

