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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	Mr	
First Name	Tim	
Last Name	Hoskinson	
Job Title(<i>where</i>)	Planning Manager	
Organisation (<i>where relevant</i>)	Wyatt Homes	
Address	<div style="background-color: black; width: 100px; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 30px; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 40px; height: 15px;"></div>	
Postcode	<div style="background-color: black; width: 60px; height: 15px;"></div>	
Tel. No.	<div style="background-color: black; width: 100px; height: 15px;"></div>	
Email Address	<div style="background-color: black; width: 250px; height: 15px;"></div>	

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.

Please see accompanying report.

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

Please see accompanying report.

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.

Please see accompanying report.

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.

Please see accompanying report

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.

Please see accompanying report

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.

Please see accompanying report.

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.

Please see accompanying report.

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.

Please see accompanying report.

Affordable Housing

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

Yes

No

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

Yes

No

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

Yes

No

Self-Build and Custom-Build Housing

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

Yes

No

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

Yes

No

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

Yes

No

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

Yes

No

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

Yes

No

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

Yes

No

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

Yes

No

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

Yes

No

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

Ensuring the Vitality and Viability of Town Centres

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

Yes

No

Important Open or Wooded Areas (IOWAs)

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

Yes

No

The A350 Corridor

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

Yes

No

Comments

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

Please see attached report.

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



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

By email only to: planningpolicy@north-dorset.gov.uk

22 January 2018

Dear Sir / Madam

North Dorset Local Plan Review Issues and Options Consultation

Thank you for the opportunity to comment on the Local Plan Review Issues and Options consultation.

Wyatt Homes is a locally based regional house builder with a track record of delivering attractive and successful developments built to the highest standards.

The company has become a leading name in quality place making, working closely with local communities in the development of sustainable new neighbourhoods. Wyatt Homes has a strong track in North Dorset, with a number of successful developments in the area including Hambledon View at Shillingstone, Manor Farm at Pimperne, and The Oaks at Winterborne Kingston.

The company is planning to increase construction activity and investment in North Dorset. We have a portfolio of sites in the area including strategic sites at Blandford and Sturminster Newton as well as smaller sites at the larger villages, all of which are capable of accommodating development in a sustainable manner. We look forward to working with the District Council and local communities to bring forward high quality new developments to meet the identified growth needs of the area.

Yours sincerely,



Tim Hoskinson
Planning Manager

Encl.



North Dorset Local Plan Review Issues and Options Consultation

Response by Wyatt Homes

January 2018

Introduction

Thank you for the opportunity to comment on the Local Plan Review Issues and Options consultation.

Wyatt Homes is a locally based regional house builder with a track record of delivering attractive and successful developments built to the highest standards.

The company has become a leading name in quality place making, working closely with local communities in the development of sustainable new neighbourhoods. Wyatt Homes has a strong track in North Dorset, with a number of successful developments in the area including Hambledon View at Shillingstone, Manor Farm at Pimperne, and The Oaks at Winterborne Kingston.

The company is planning to increase construction activity and investment in North Dorset. We have a portfolio of sites in the area including strategic sites at Blandford and Sturminster Newton as well as smaller sites at the larger villages, all of which are capable of accommodating development in a sustainable manner. We look forward to working with the District Council and local communities to bring forward high quality new developments to meet the identified growth needs of the area.

Housing

Q1 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.

A housing need figure of 366 dwellings a year reflects the indicative assessment of housing need based on the formula set out in the recent Government consultation proposals *Planning for the right homes in the right places* (DCLG, 2017).

We consider that this represents an appropriate figure on which to plan for housing growth in North Dorset provided that it is applied across the full plan period from 2013, and that the figure is adjusted to take account of the shortfall in housing provision in the in the early stages of the current adopted

plan period. The figure should not be a 'cap' on development; it represents a target to help meet wider aspirations to boost housing supply and should be expressed as a minimum.

Employment

Q2 Do you consider that additional employment land should be allocated for development at Blandford as part of the Local Plan Review?

Yes. Blandford is the largest town in the district and the main centre of employment. The current stock of available employment land in the town is limited and it is important that a good range of sites is available to help meet economic growth aspirations over the plan period.

Land to the north east of Blandford provides an opportunity for a mixed-use development with the scope to include a range of employment generating uses. This location is well served by existing infrastructure with good links to the highway network.

There are a range of commercial uses already located in this area including Sunrise Business Park, Blandford Heights Industrial Estate, and the new supermarket at the A350 / Shaftesbury Lane junction. The emerging Waste Plan has identified land adjoining Sunrise Business Park as a potential location for a waste recycling centre.

Q3 Do you consider that there is a need to allocate additional employment land in any other part(s) of the District?

N/A

Spatial Strategy

Q4 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?

AND

Q5 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 Local Plan Review should consider a balanced strategy with the level of growth reflecting size of settlement, taking account environmental and infrastructure constraints. Such an approach would continue to focus growth at the District's four main towns of Blandford, Gillingham, Shaftesbury, and Sturminster Newton. The strategy should also allow for the larger villages to grow commensurate with housing needs and availability of suitable sites.

In this context, it should be noted that the current policy approach allocates a disproportionately low level of housing growth to Blandford and Sturminster Newton given the size of these settlements and their growth needs. The Local Plan Review provides an opportunity to address this by allocating sites for development at Blandford and Sturminster Newton, taking account of the sites that have been identified in emerging Neighbourhood Plans for both of these settlements, and providing further strategic guidance where appropriate.

It is also important for the spatial strategy to recognise that the larger villages have the potential to accommodate growth in a sustainable manner. The larger villages in North Dorset have significant growth needs in their own right. As well as providing much needed new homes, development at the larger settlements can help to provide new infrastructure and community facilities, as well as support existing services such as shops, pubs, GP surgeries and schools.

The level of development proposed for the larger villages should be based on a clear understanding of local needs, avoiding the residual approach that was criticised by the Inspector dealing with LP1. Where emerging Neighbourhood Plans have identified potential sites as suitable for development, these should be taken forward in the Local Plan, along with further allocations through the Local Plan Review as necessary to meet the objectively assessed housing needs.

Blandford

Q6 Do you agree with the conclusions regarding the areas of search identified at Blandford?

The conclusions regarding areas of search A and B area supported. Land to the north east of Blandford provides an opportunity to deliver a sustainable, high quality residential led urban extension that can make a significant contribution to meeting the future growth needs of Blandford.

Wyatt Homes has an interest in the land to the north east of Blandford. A plan showing the extent of the landholding is included attached alongside these representations. The landholding includes land to east of the A354 Salisbury Road and land to the north of the A350, allowing a comprehensive approach to be taken to the deliver a sustainable new neighbourhood with supporting infrastructure, community services and facilities, transport connections, open space and landscaping.

This proposal has already received considerable support from the local community, in particular through the emerging Blandford+ Neighbourhood Plan. An indicative framework masterplan and a number of supporting technical studies have previously been prepared and submitted to the Council on behalf of the landowners, including the following documents:

- Access Appraisal (PFA Consulting, February 2016)
- Ecological Appraisal (Lindsay Carrington Ecological Services, February 2016)
- Framework Masterplan (New Masterplanning, February 2016)
- Flood Risk and Drainage Overview (Peter Brett Associates, February 2016)
- Heritage SEA Statement (Savills, June 2016)
- Landscape and Visual Appraisal (fabric, February 2016)

These documents provide a helpful starting point for the Council in compiling the evidence base for the Local Plan Review. However, we recognise that further work is needed to ensure that all of the issues have been fully considered and that appropriate and deliverable mitigation measures are identified to address potential impacts. Wyatt Homes is preparing a full range of technical studies, and these will be agreed with the relevant stakeholders to ensure they are robust and comprehensive.

The submitted Blandford+ Neighbourhood Plan includes a proposed allocation (Policy 1) on land to the north and east of Blandford Forum for a mix of uses including: housing; employment; primary school; community hub; cycle, pedestrian and bus connections; public open space; and relocated allotments.

Since the Examination of the Blandford+ Neighbourhood Plan, a number of circumstances have changed including the recognition of a significant shortfall in housing land supply, and a clear statement from the education authority on the need for a new school in this location to serve the north of Blandford.

Wyatt Homes supports the Blandford+ Neighbourhood Planning Group in its aspirations for the site and will be working alongside the Neighbourhood Planning Group in taking forward the proposal. In particular Wyatt homes will have the opportunity to fully assess the potential impacts on the Area of Outstanding Natural Beauty (AONB) and associated mitigation, and also to consider an appraisal of alternatives sites as part of the exceptional circumstances to justify development in the AONB.

Wyatt Homes looks forward to working with NDDC, the Neighbourhood Planning Group, and other stakeholders in drawing up comprehensive proposals for the site and providing a robust evidence base to support the allocation of the site in the development plan.

Moving forward, in the coming months the site's technical attributes will continue to be assessed by Wyatt Homes and the development proposals for the site will continue to be refined. Technical studies and survey findings will be shared with key stakeholders including the District Council and the Neighbourhood Planning Group. Feedback from the local community will further inform the proposals.

Wyatt Homes is proud to be working on the delivery of a new neighbourhood for Blandford and would like to engage with stakeholders as we progress the development proposal. We are committed to delivering a high quality development that will compliment the character of the town, creating a strong identity and sense of place.

Q7 Are there any further issues relating to the areas of search that you think should have been considered as part of the assessment process?

No.

Q8 What are the additional infrastructure requirements that are likely to result from potential future development at Blandford?

Dorset County Council has highlighted the need for a new primary school to serve the northern part of Blandford. We understand the current requirement is for a 2.1hectare site to accommodate a two-form entry school, with potential to increase to three forms of entry to meet future growth needs.

The land to the north east of Blandford is well placed to meet this requirement and has the potential to deliver a new school as part of a comprehensive mixed-use development. Evidence to support for the provision of a new school for the north of Blandford will need to be considered through the Local Plan Review process, including information on pupil forecasts and school capacity, and arrangements for funding and delivery.

Wyatt Homes a successful track record of working in partnership with local education authorities to deliver new schools. We will work closely with Dorset County Council to facilitate delivery of a new school to the north of Blandford.

As noted in our comments in response to Q2, the emerging Bournemouth, Dorset and Poole Waste Plan has identified land adjoining Sunrise Business Park as a potential location for a waste recycling centre. Care will need to be taken in the detailed planning and layout of this facility to ensure it is compatible with the wider proposals for north east Blandford, which include provision for new employment development, primary school, open space and community uses on land to the north of the A350.

Sturminster Newton

Q15 Do you agree with the conclusions regarding the areas of search identified at Sturminster Newton?

The conclusions regarding area of search B are supported.

Part of area of search B is identified in the adopted Local Plan Part 1 as land to the east of the former creamery site (Policy 19 criterion h). This area is also identified as an allocation in the emerging Neighbourhood Plan as land south of Elm Close (Policy 33), along with the adjoining land to the east of Elm Close (Policy 33a) which is identified as a reserve site for future housing development if required to meet housing needs.

The Local Plan Review provides the opportunity to take a comprehensive approach to the planning for this area with a single allocation that incorporates the areas covered by Policies 33 and 33a of the Neighbourhood Plan. As well as delivering much needed new housing for Sturminster Newton, a comprehensive approach brings with it the scope to deliver significant areas of public open space, nature conservation enhancements, and landscape planting.

Wyatt Homes has an interest in the land to the south and east of Elm Close. A plan showing the extent of the landholding is included attached alongside these representations. The site comprises three fields and a group of agricultural buildings at Elm Close Farm with a total area of approximately 7.8ha (19.2 acres).

The North Dorset Trailway footpath / cycleway runs along the southern edge of the site. Residential development lies to the west and north of the site, including the former Creamery site which has recently been redeveloped for a mix of housing, care home, employment units and public open space. To the east, a mature shelterbelt separates the site from a Sewage Treatment Works (STW), with open countryside beyond.

The site is accessed via field gates from residential roads at Elm Close and Friars Walk, and via Bull Ground Lane, which runs along the northern edge of the site. Existing public rights of way run through the site, providing links into the town and the surrounding countryside.

The land south and east of Elm Close is well located with sustainable transport links to the town centre and local facilities. The buildings at Elm Close Farm are in a poor state of repair and development here would provide an opportunity to improve the appearance of this area. The adjoining fields are seen in the context of development on two sides and their inclusion in the Neighbourhood Plan presents an opportunity to take a comprehensive approach to development on this edge of the town.

A number of technical studies have previously been prepared and submitted to the Council on behalf of the landowners, including an ecological appraisal,

an odour assessment, and an assessment of opportunities and constraints. These indicate the opportunity for development on the western and northern parts of the site, with the south eastern part of the site retained as green space and allotments. This approach is reflected in the emerging Neighbourhood Plan.

Wyatt Homes is in the process of updating these studies to ensure that a robust and comprehensive evidence base is in place. Technical studies and survey findings will be shared with key stakeholders including the District Council and the Neighbourhood Planning Group. Wyatt Homes support the Neighbourhood Planning Group in its aspirations for the site and will be working alongside the Neighbourhood Planning Group in taking forward the proposal.

Q16 Are there any further issues relating to the areas of search that you think should have been considered as part of the assessment process?

No.

Q17 What are the additional infrastructure requirements that are likely to result from potential future development at Sturminster Newton?

The emerging Neighbourhood Plan identifies a range of potential projects including: town centre public realm enhancements; improvements to key footpaths and cycle paths across the town; open space and play provision (including allotments on land off Elm Close); continuing improvements to the Trailway, and; planting of additional trees in the area.

The Villages

Q21 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?

The Council's current approach of directing strategic growth to the main towns and only 'local growth' to the villages is unclear. As currently framed, this approach has the potential to prevent villages meeting their growth needs. The scale of growth needed in the villages is not fully recognised, and the strategy relies on development boundaries that have not been reviewed to allow for future expansion.

The larger villages are capable of supporting growth in a sustainable manner. The growth needs of many of these villages are significant and should be clearly acknowledged and provided for in the plan. As well as providing much needed new homes, development at the larger villages can help to provide new infrastructure and community facilities, as well as supporting existing services such as shops, pubs, GP surgeries and schools.

As set out in our response to Q5, we would advocate a balanced approach to the settlement strategy that supports growth at the larger villages where suitable sites are available. This would help contribute to meeting the increasing housing requirements across the district, as well as providing a variety of sites, helping to increase delivery rates and meet housing land supply targets.

Wyatt Homes has the following sites at the larger villages that are considered suitable for allocation:

- Land at Huntley Down, Milborne St Andrew
- Land north of Blandford Hill Road, Milborne St Andrew
- Land north of Manor Farm Close, Pimperne

Land at Huntley Down, Milborne St Andrew

This site is the subject of a current full planning application for 30 new homes, including 12 affordable homes (planning application reference 2/2017/1871/FUL).

A full suite of assessments and reports supports the application. These reports demonstrate that the proposed development is technically, visually and environmentally acceptable.

The approach to the design of the development is set out in the accompanying document, which was presented to the Milborne St Andrew Neighbourhood Planning Group in November 2018. The concept is to deliver a sensitively integrated extension to the western edge of the village, that responds positively to the site and its surroundings.

The site is bounded on three sides (along the northern, eastern and southern edges) with existing residential development, creating the opportunity to sensitively integrate this development. A strong landscape feature, of the established tree belt to the western boundary, further visually and physically contains the site and will be retained.

The site is well related to the existing village and development would support the viability of existing services and facilities of the village. The development will make a significant contribution to the delivery of new homes, including affordable homes, to meet the need for housing in the village.

Land north of Blandford Hill Road, Milborne St Andrew

The site is located on the east side of the village between the built up edge of the village and the Milborne Business Centre. It is approximately 2.7 hectares in area and the whole site comprises a roughly L- shaped parcel immediately north of Blandford Hill/A354. The site rises from south west to north east. The valley escarpment to the west of the site is densely planted and the site is contained to the south and east by mature hedgerows and trees.

The design concept for the site is set out in the accompanying document, which was presented to the Milborne St Andrew Neighbourhood Planning Group in November 2018. This sets out initial proposals for the site to accommodate circa 40-45 houses along with green spaces, traffic calming and public realm enhancements at the gateway to the village, and a site for a GP surgery and pre-school to meet identified community needs.

The benefits of the proposals are summarised as follows:

- Community benefits: the proposed site for a GP surgery and pre-school is well located close to the village centre
- Design: create a gateway to the village
- Traffic management: opportunity to slow traffic at the entrance to the village
- Parking: space to meet relevant standards
- Type of houses: mix of house types and sizes ranging from 1 to 4 bed including apartments, terraces, semi-detached and detached.
- Affordable housing to meet local needs: mix of tenures including affordable rent and shared ownership.
- Open space: community spaces, tree planting and landscaping
- Flood risk: opportunity to introduce sustainable drainage systems to reduce run-off

Land north of Manor Farm Close, Pimperne

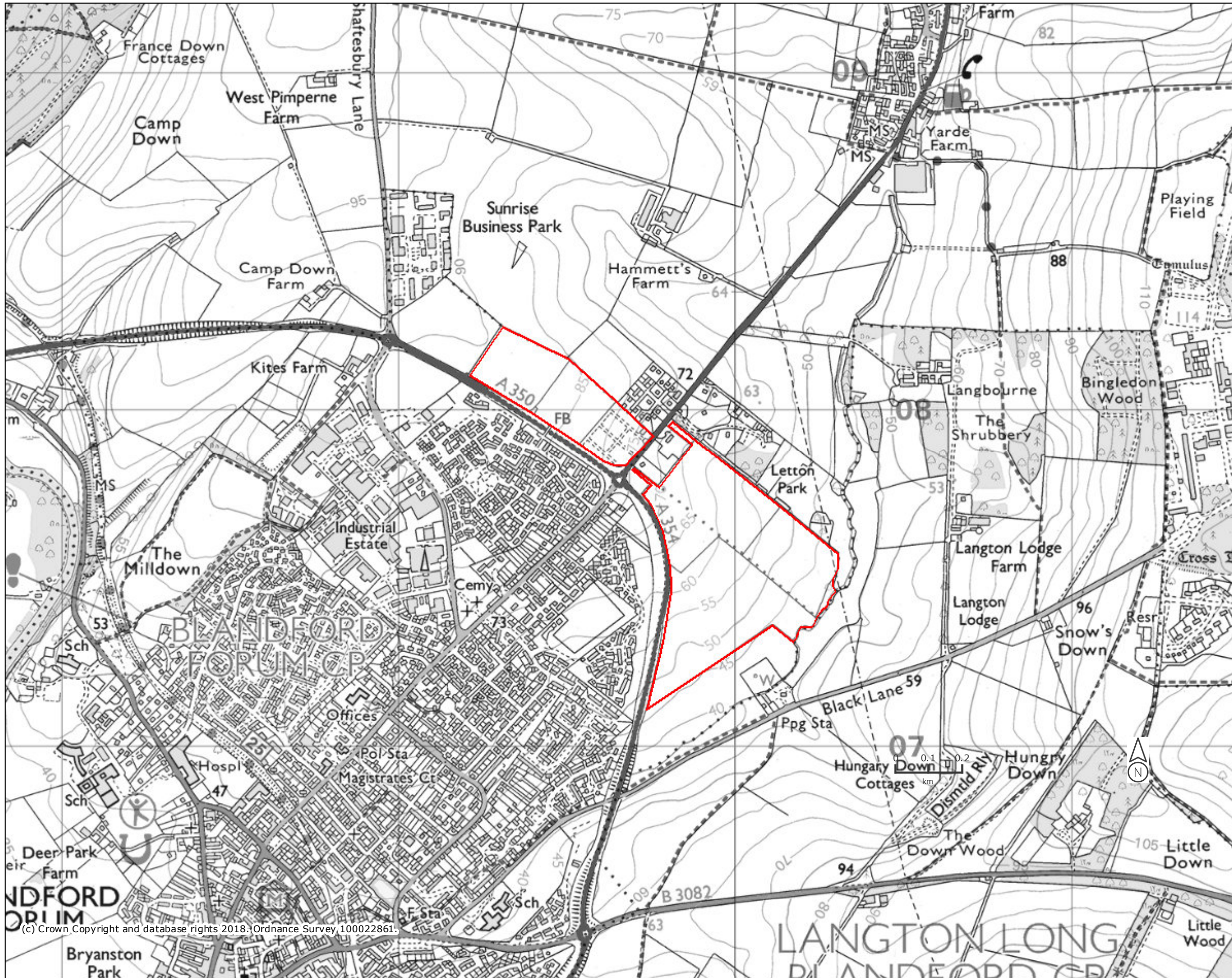
Land north of Manor Farm Close has been identified as a housing site in the Pimperne Neighbourhood Plan Pre-Submission Draft (November 2017) with capacity for circa 15 homes (Policy HSA2).

The site is well related to the village and represents a sustainable location for development. A range of facilities adjoin the site including the primary school,

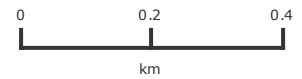
village hall and play areas, with other village facilities such as the church, shop, pubs and employment sites within easy walking distance.

Wyatt Homes has responded to the emerging Neighbourhood Plan suggesting an extension to the proposed housing allocation, as shown on the accompanying plan. An extended area would provide an opportunity to incorporate an area of public open space and tree planting along the western edge of the site, potentially connecting to the green space to the rear of St Peter's Church and the footpath network beyond. It would also allow greater flexibility for the layout to accommodate surface water attenuation as part of any sustainable drainage system.

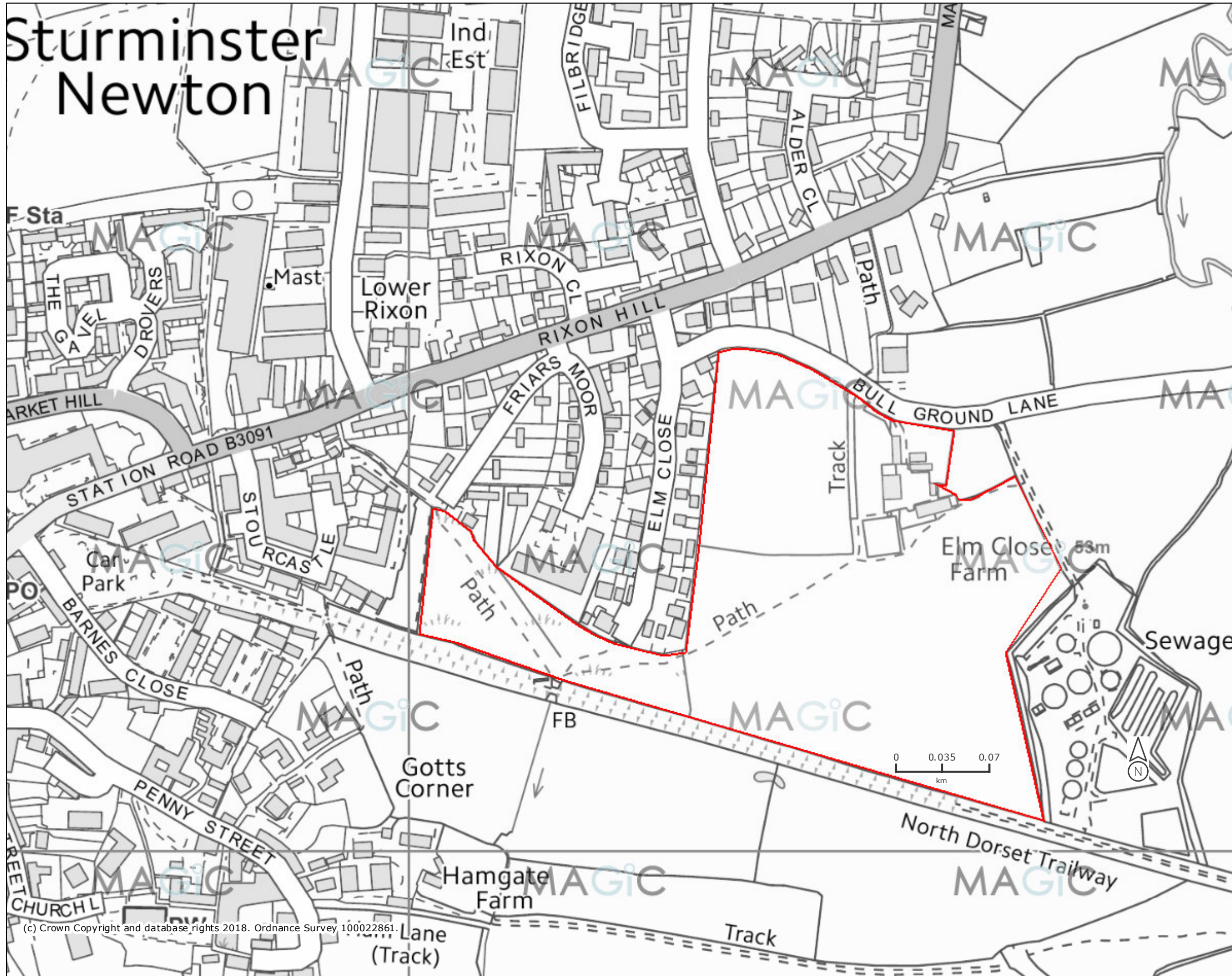
Our approach to the proposed development would seek to ensure a high quality design that responds to the character of the village with appropriate use of materials, a scale and layout consistent with the surrounding development, and a range of house types and tenures to reflect local needs.



Projection = OSGB36
 xmin = 387000
 ymin = 106400
 xmax = 392400
 ymax = 109100



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Sturminster
Newton

F Sta

THE GAVEL
DROVERS

MARKET HILL
STATION ROAD B3091
STOUT

Car Park
BARNES CLOSE

PENNY STREET
CHURCH

Ind Est

Lower Rixon

RIXON

RIXON HILL

FRIARS MOR

ELM CLOSE

Track

BULL GROUND LANE

Elm Close Farm

Sewage

Gotts Corner

Hamgate Farm

Lane (Track)

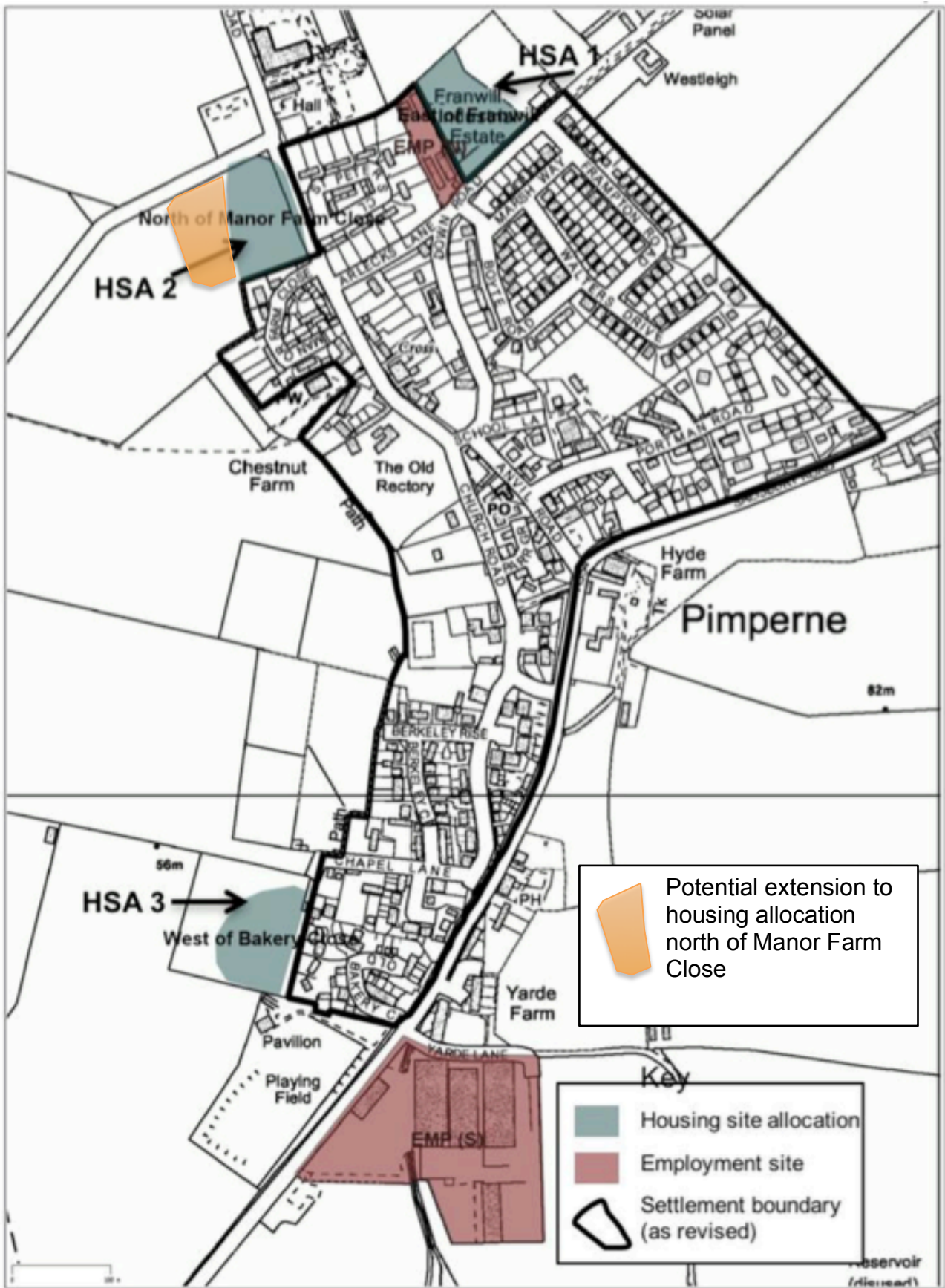
Track

0 0.035 0.07
km



Projection = OSGB36
xmin = 378500
ymin = 113900
xmax = 379800
ymax = 114600
Map produced by MAGIC on 22 January, 2018.
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Plan showing Wyatt Homes suggested extension to the proposed housing allocation north of Manor Farm Close



HUNTLEY DOWN, MILBORNE ST ANDREW



Wyatt Homes

David Wyatt
Tim Hoskinson
Laraine Southwood

Morgan Carey Architects

Paul Harrington



WYATT HOMES

Wyatt Homes are locally based regional house builders with an outstanding reputation for delivering attractive and successful developments designed and built to the highest standards.

The company has become a leading name in quality place making, working closely with local communities in the development of sustainable new neighbourhoods.

Wyatt Homes has a long standing connection with Milborne St Andrew with successful developments at Huntley Down, Coles Lane, Brooklands, Orchards Rise (St Andrews View) and the Milborne St Andrew First School.



MORGAN CAREY ARCHITECTS

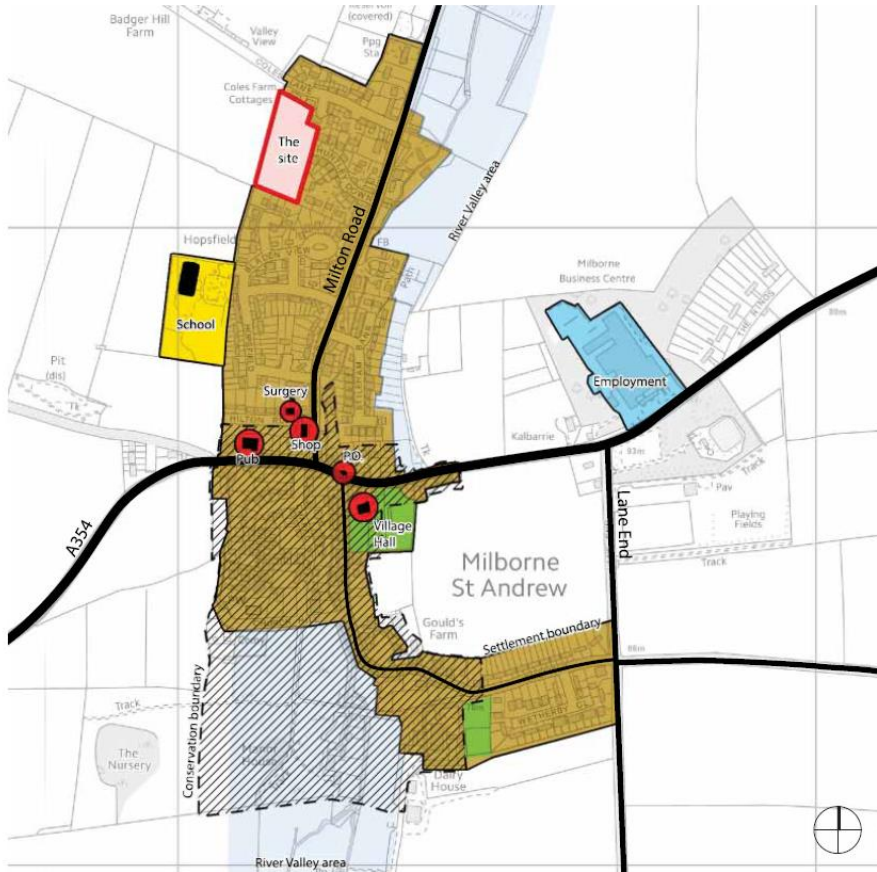
Morgan Carey Architects are an award winning practice who have established a sound reputation for contextual design, working within very special and conservation environments, balancing sensitivity of design with commercial reality.

We insist upon quality, obtain huge job satisfaction and seek to infect others with the same enthusiasm. We are based in Wareham and work mainly in Dorset and the south west.



INTRODUCTION





SITE



The site is located on the western side of the winterborne valley at the top end of Huntley Down. It is not within the settlement boundary but wrapped by existing development.

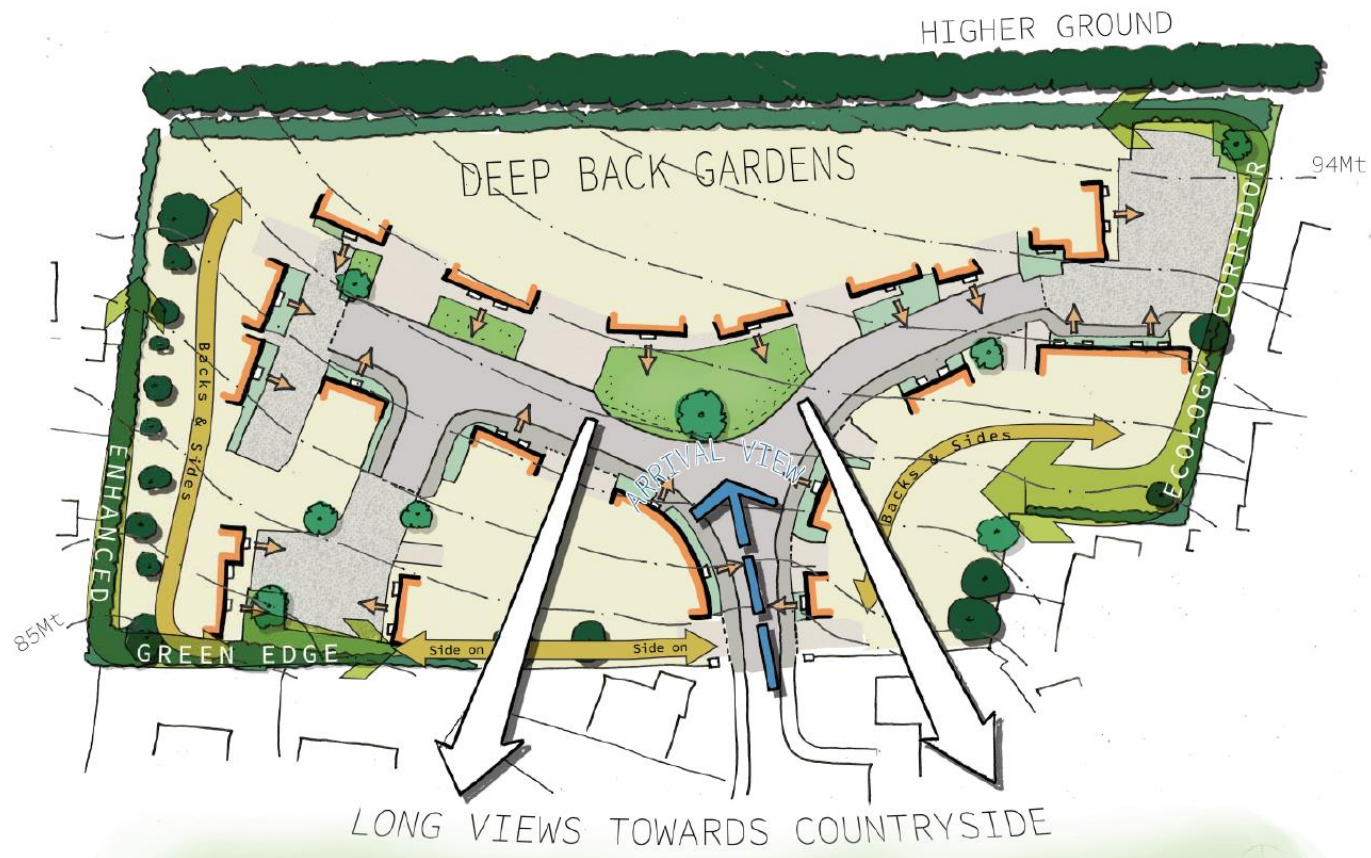




CONSTRAINTS

Being on the valley escarpment means that the site is sloping with a change in level of 10 m from the south east to north west. The western boundary is formed by a densely planted hedgerow and poplar trees.



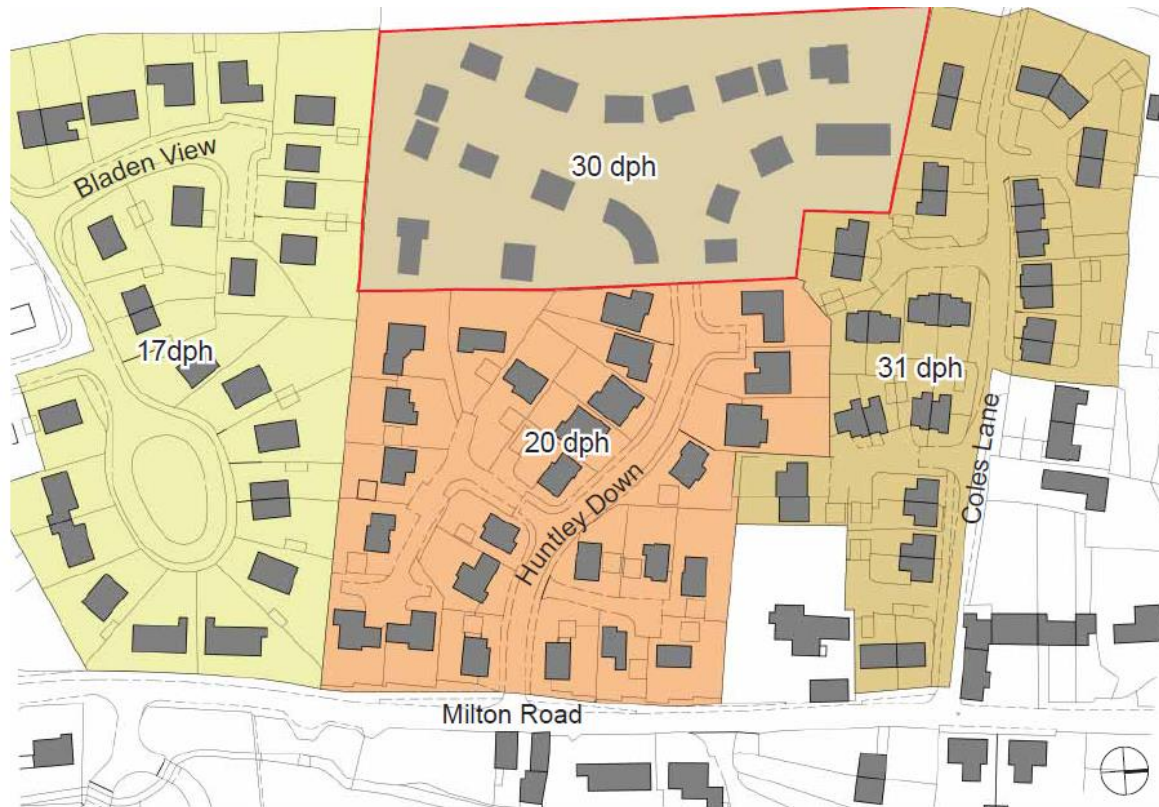


LAYOUT CONCEPT



The gradient means that the ground must be regraded to create a road slope that could be adopted. Accordingly, a generous central space is proposed with a landscaped bank to make up the change in level. Higher dwellings to the west can enjoy views of the valley whilst their deeper back gardens help to maintain a rural edge. A series of 'courtyards' are proposed that are accessed from this space with a more intimate character.





Residential development of between 17dph and 31 dph encloses the site on three sides.

DENSITY



In close proximity to the proposed development at Huntley Down the surrounding character is defined by residential development of up to 2 storeys at a varying density between 17 dph and 31 dph.





PROPOSED SITE PLAN



We propose 30 dwellings arranged in a mix of terraced, semi detached and detached forms. All the houses have private gardens that can be accessed without going through the dwelling and most have 'in curtilage' parking nearby. Generous front garden spaces allow for level access to the houses.

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PROPOSED CHARACTER 1



A pair of curving cottages in chequer flemish-bond brickwork leads into the main space where the houses are arranged around a green bank. The green bank provides space for a substantial new tree to grow.

The space is terminated by a generous 'farmhouse' in stone and flint.





PROPOSED CHARACTER 2



References are made in the detailing to nearby historic features; such as the pointed brick arched gate on Milton Road. The dwellings are two-storey in a mixture of brick, flint, stone, clay tile and slate.

Front gardens are defined by low brick walls and the space leads through to the yard beyond...





STREET SCENES

The illustrations above gives an example of the proposed dwellings and building relationships.

Note the strong simple gable element at the head of Huntley Down, new tree, planted bank and wooded backdrop.





HIGHWAY LAYOUT

The road has been designed to be fully adopted by Dorset County Council and achieves a gradient of 1:12 with space for turning.





GREEN INFRASTRUCTURE



The majority of trees on the site are to be retained. In addition, new trees are proposed within the public realm.

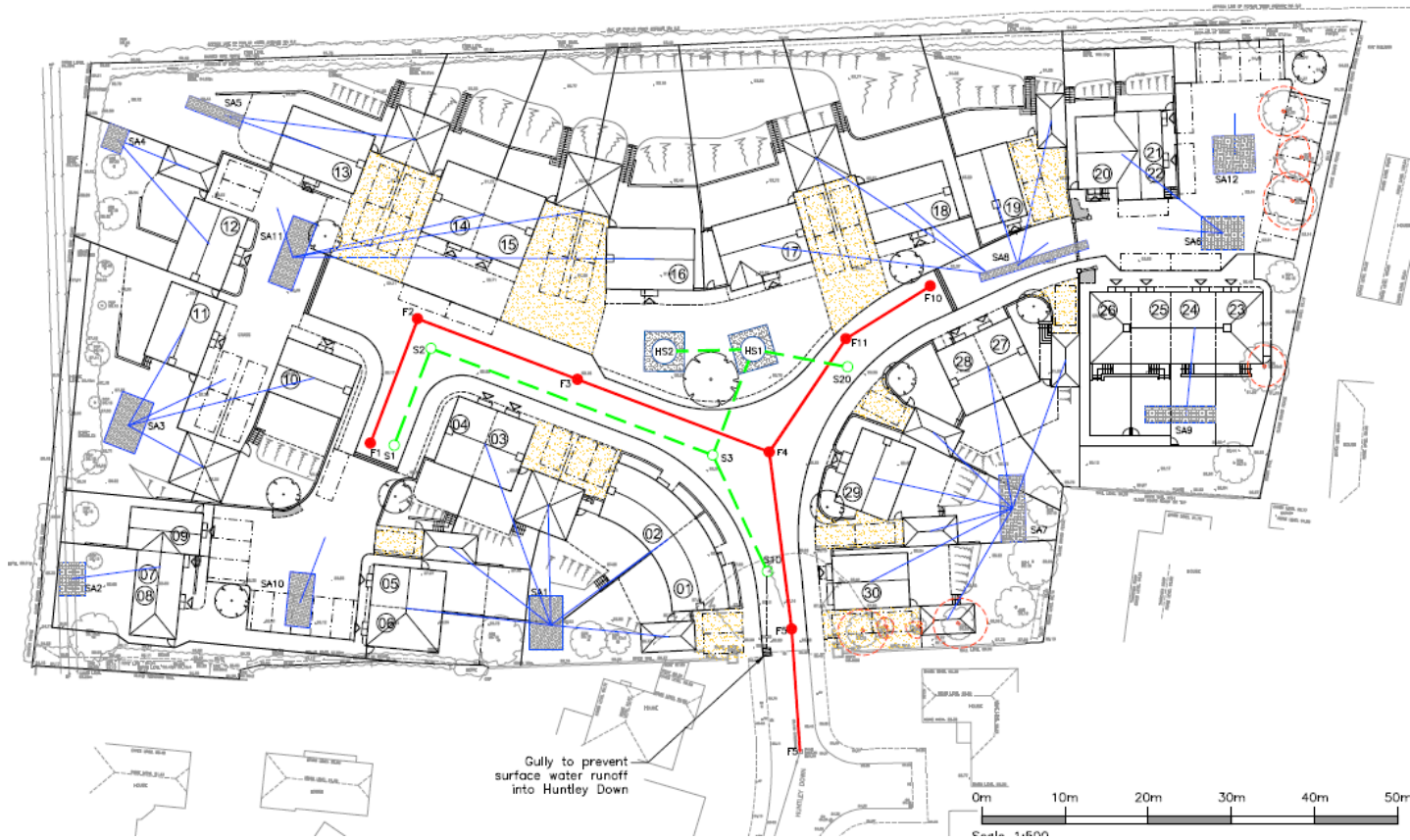
A green corridor is retained to connect reptile habitats to the open countryside.





PROPOSED HOUSE TYPES AND MIX



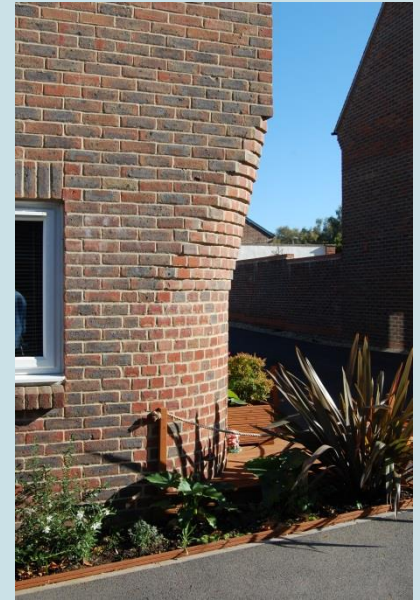


- KEY
- F1 Foul Water Sewer & Manhole (S104)
 - S1 Highway Water Sewer & Manhole (S38)
 - HS1 Pre-cast concrete soakaway (S38)
 - SA1 Geocellular Soakaway (Private)
 - Permeable Driveway

SURFACE WATER DRAINAGE

Ground investigations have revealed that soakaways can function. Permeable surfaces and storage will enable the surface water run-off rate to match greenfield levels.





ANY QUESTIONS?

Examples of both Wyatt Homes and Morgan Carey Designed places in Dorset villages



BLANDFORD HILL, MILBORNE ST ANDREW



Wyatt Homes

David Wyatt
Tim Hoskinson
Laraine Southwood

Morgan Carey Architects

Paul Harrington

WYATT
—
HOMES

WYATT HOMES

Wyatt Homes are locally based regional house builders with an outstanding reputation for delivering attractive and successful developments designed and built to the highest standards.

The company has become a leading name in quality place making, working closely with local communities in the development of sustainable new neighbourhoods.

Wyatt Homes has a long standing connection with Milborne St Andrew with successful developments at Huntley Down, Coles Lane, Brooklands, Orchards Rise (St Andrews View) and the Milborne St Andrew First School.



MORGAN CAREY ARCHITECTS

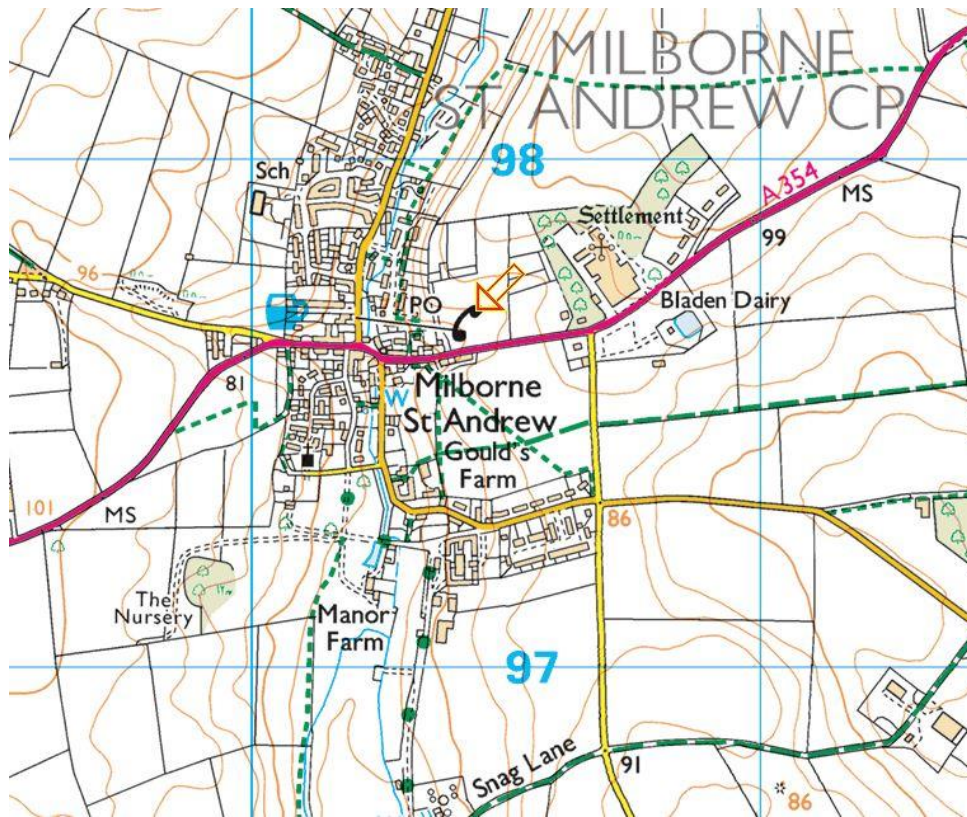
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INTRODUCTION





SITE



The site is located on the east side of the village above the winterborne valley and Milborne Brook. It is approximately 2.7 hectares in area and the whole site comprises a roughly L-shaped parcel immediately north of Blandford Hill/A354.





LOCAL PLANNING POLICY



The site is not within the defined settlement boundary but directly adjoins it at its south western corner where it also connects to the Conservation Area. On Blandford Hill there are some Listed Buildings whilst the western boundary of the site adjoins the edge of the river valley



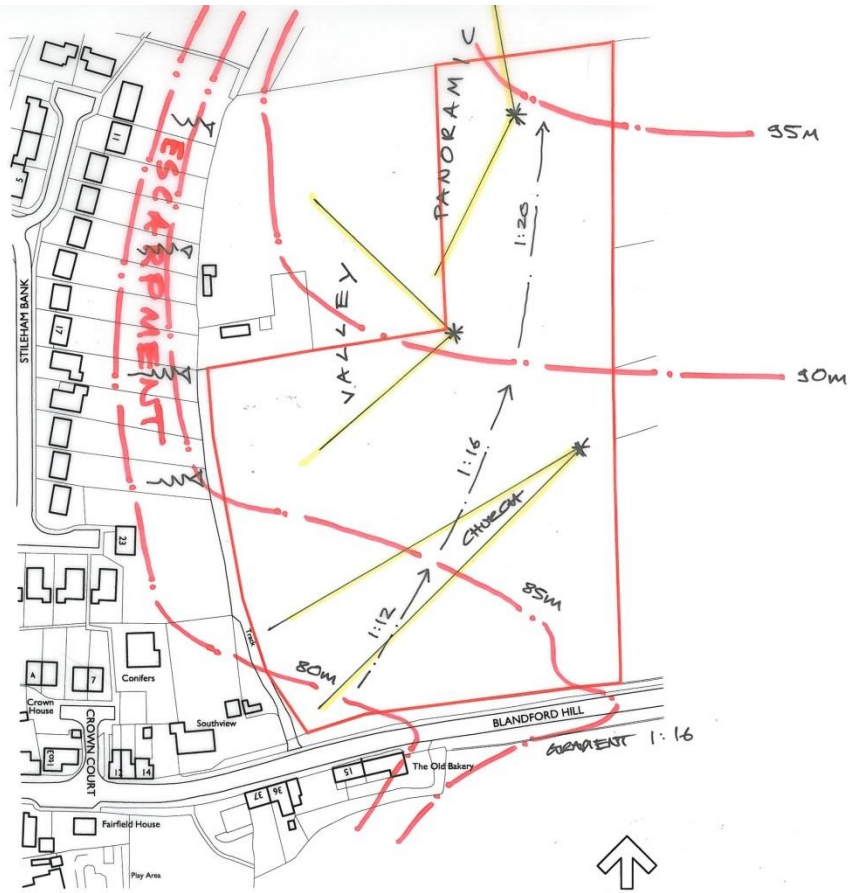


SERVICES



The site is crossed by overhead electricity cables and there are sewers along the eastern edge. The electricity cables could be re-laid underground whilst the sewers have no-build easements that would need to be respected

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TOPOGRAPHY

The site has a significant change in level of 15m from the south west corner to its highest point at the north east. The gradient varies from being quite steep at the south eastern corner to a more gentle incline on the higher levels. The site is slightly elevated above Blandford Hill which cuts into the escarpment and down to the winterborne valley.



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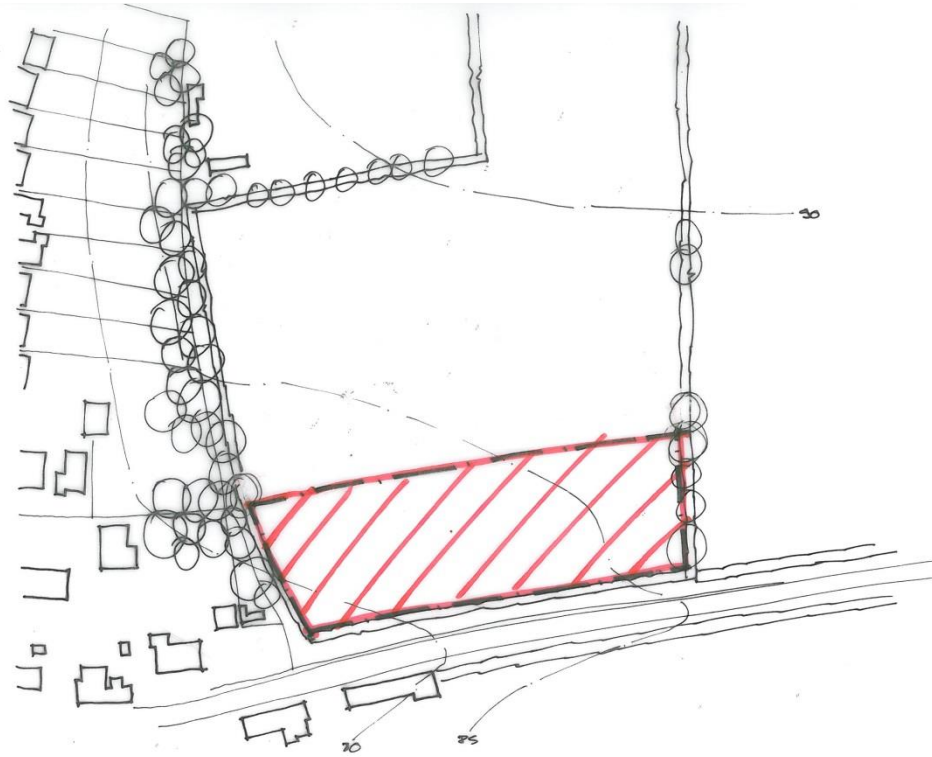


HEDGES AND TREES



The valley escarpment is densely planted and the site is contained to the south and east by mature hedgerows and trees. The western and northern boundaries are less mature and agricultural in form.



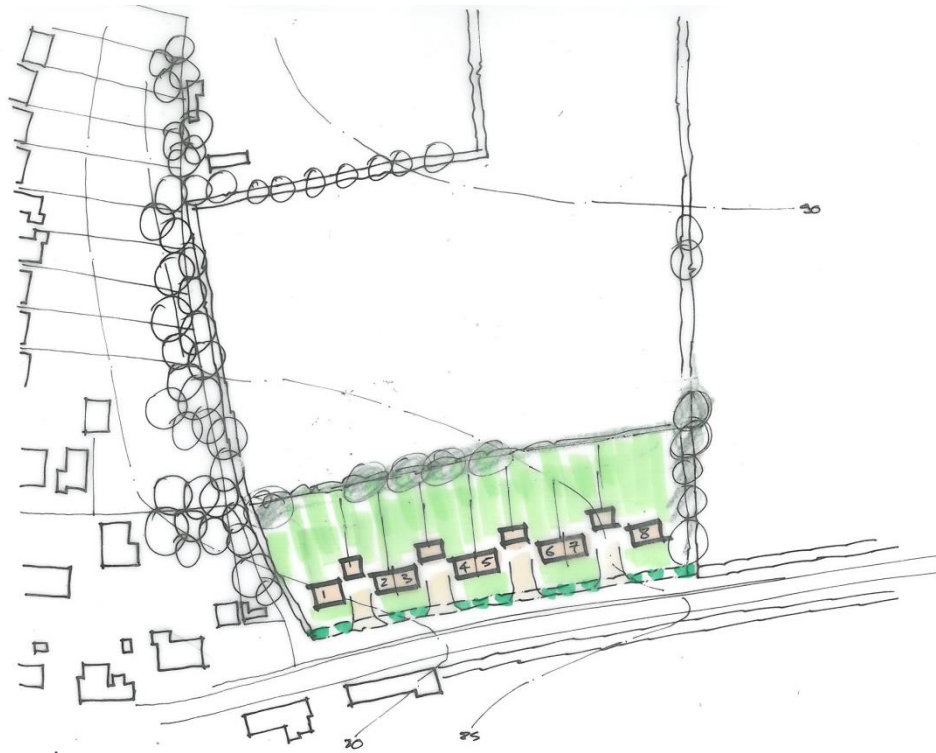


NEIGHBOURHOOD PLAN PREFERRED OPTION

The neighbourhood plan has identified an area of land adjacent to Blandford Hill. It has been suggested that developing this at a density of 17 dwellings per hectare would yield approximately 11 dwellings. What are the implications?



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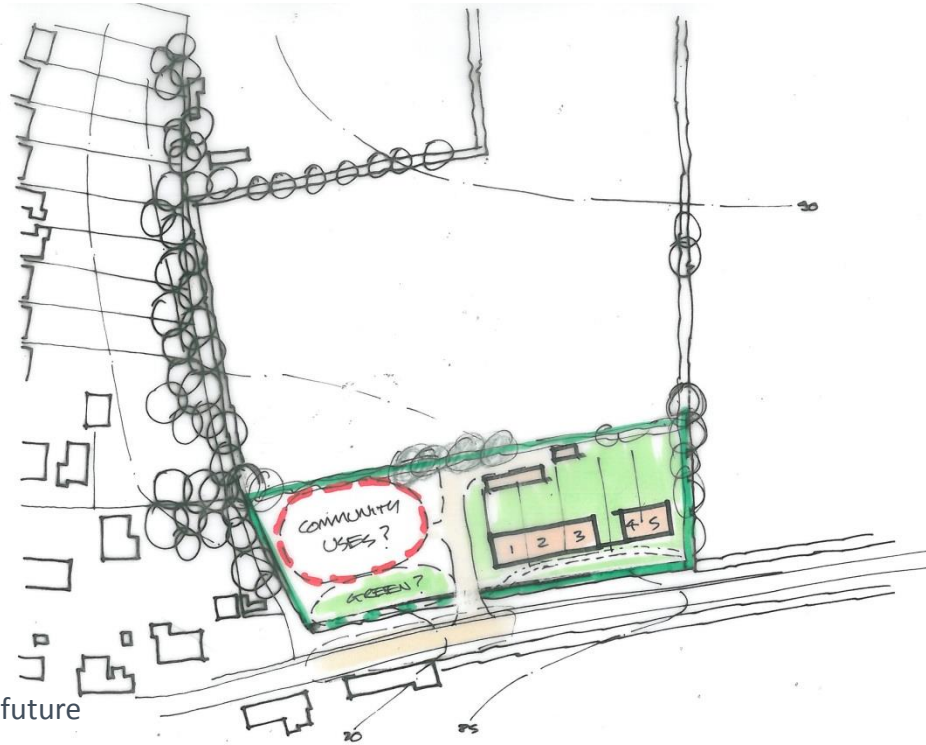
- 8 dwellings
- Potential highway issues
- Loss of hedge
- 'Suburban character'
- No opportunity for long term future needs
- No community benefits
- Possibly no requirement for affordable dwellings

OPTION 1 - DEVELOP FRONTAGE



The site frontage alone does not provide sufficient land to deliver a viable scheme that meets the wider aspirations and community requirements identified in the emerging Neighbourhood Plan. The quantum of development would be insufficient to deliver the aspirations for community facilities, open space, affordable housing, traffic calming, and other environmental or public realm enhancements.

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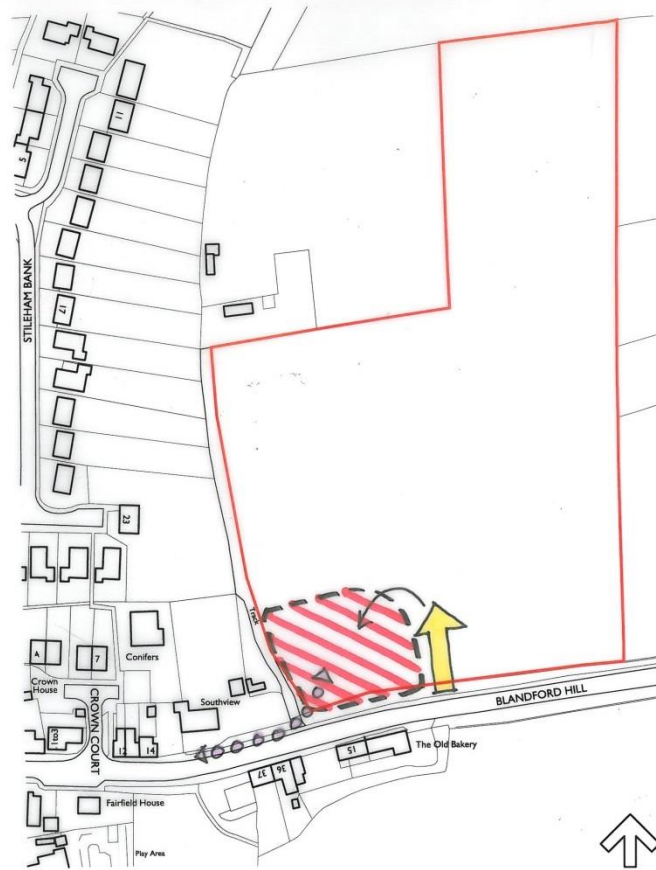
- 5 dwellings
- Highways issues minimal
- Potential to retain more of hedge
- Opportunity for village character
- Opportunity to access other land for future
- Some accessible open space
- Significant amount of circulation for a small number of dwellings
- Possibly no requirement for affordable dwellings
- Land identified for Pre-school & Surgery (not deliverable with 5 houses)

OPTION 2 – INTRODUCE COMMUNITY USES



The site frontage alone does not provide sufficient land to deliver a viable scheme that meets the wider aspirations and community requirements identified in the emerging Neighbourhood Plan. The quantum of development would be insufficient to deliver the aspirations for community facilities, open space, affordable housing, traffic calming, and other environmental or public realm enhancements.

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FIRST PRINCIPLES - COMMUNITY FACILITIES?

A need for a pre-school and surgery has been identified. It makes sense for these facilities to be located on the lower slope and as close to the village centre as possible. In addition this provides for good vehicle access and pedestrian connections.





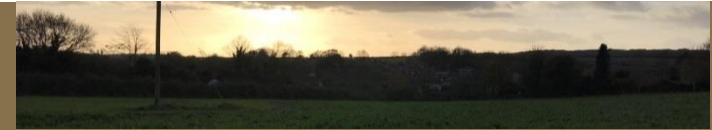
A COMMUNITY SPACE?

In addition to physical community structure, there is an opportunity for a new village open space, woodland or viewpoint at the top of the site. This may offer the opportunity to allow future connections to the village network of footpaths. A 'village circuit' and access to otherwise private land to view the wider landscape.



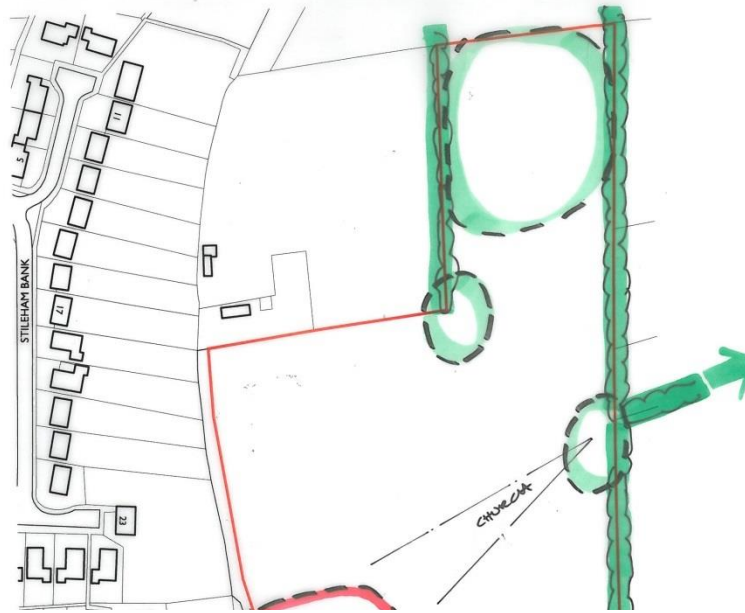


GREEN VILLAGE SPACES

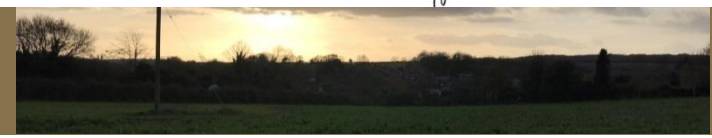


The mature hedgerows provide an opportunity to introduce a series of visually and physically connected spaces climbing the hill. Midway, there is a fine vista of St Andrews Church nestled on the south side of the valley.



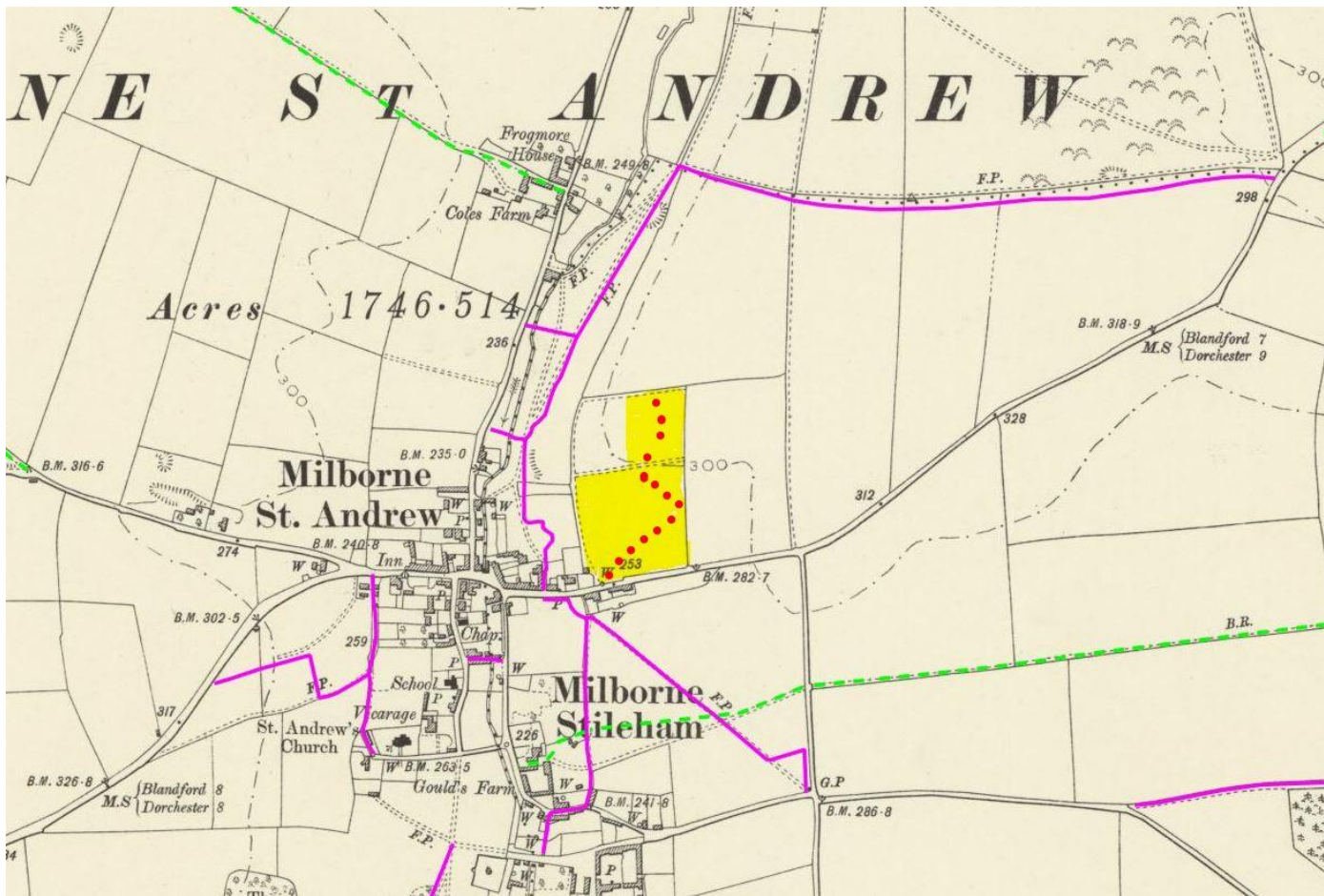


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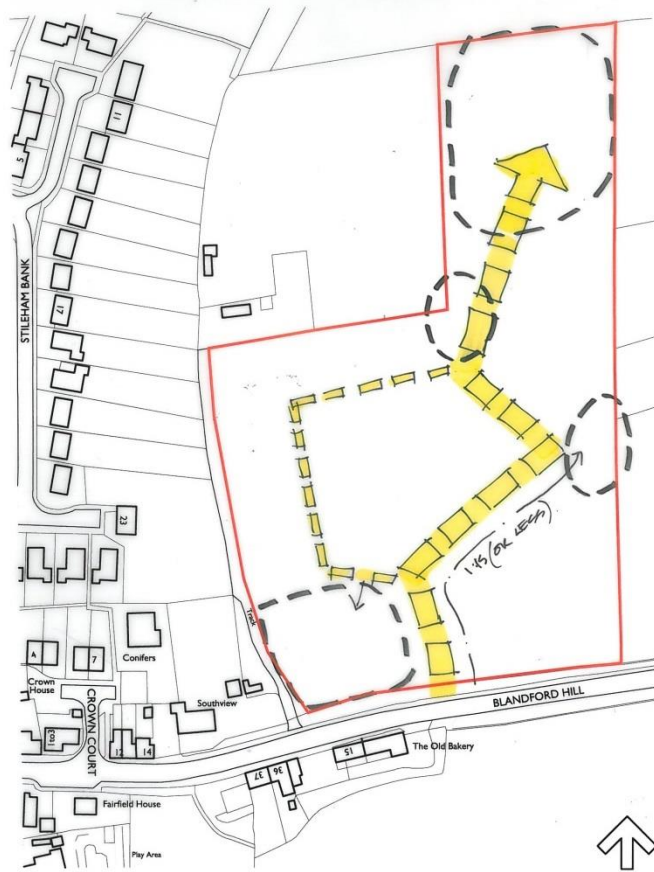


FOOTPATH NETWORK (AND FUTURE CONNECTION?)



The villages were very different in 1913. However routes and connections survive; some threaded through more recent development so that there is an extensive length of local footpaths and bridleways. Generally these relate to topography, historic ownerships and desire lines. However, there is a lack of a 'village circuit' without resorting to walking adjacent to roads. The site could provide an opportunity for the start of a new connection to 'complete the circuit'...subject to adjacent land owners consent of course!

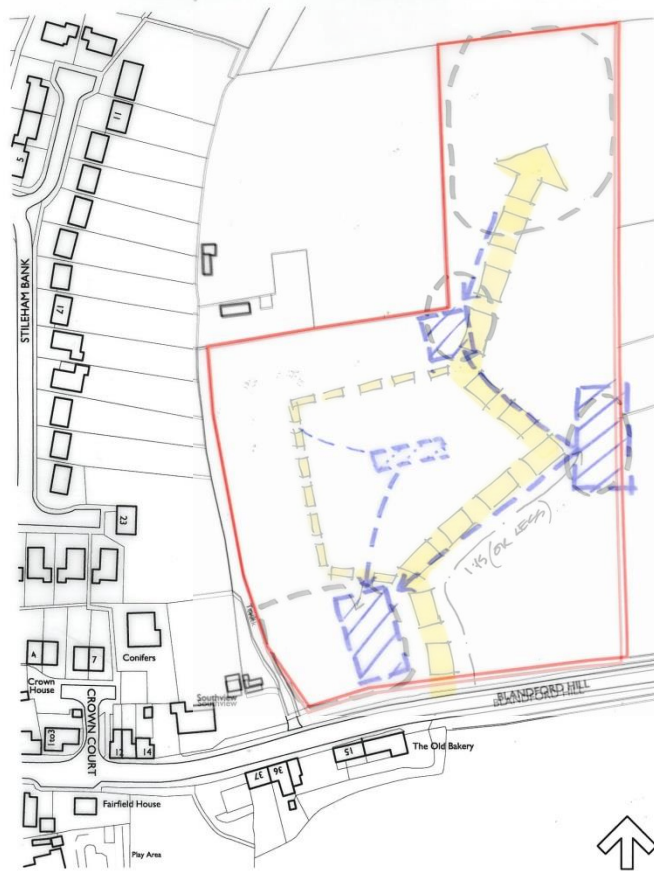




CIRCULATION/VEHICLE ACCESS

Changes in direction of the vehicle access up the hill, controls traffic speed and reduces the gradient whilst also connecting the spaces.





DRAINAGE

It is then possible for these spaces to provide areas for surface water attenuation and reduce the surface water run-off by slowing the flow to greenfield rates. Soakaways and permeable yards/drives further reduce the run-off from the site.





MAKE VILLAGE 'PLACES'

The spaces, circulation and connections create a framework of village spaces that connect the 'rural' to the 'village' and the creation of a new village 'space'.





SLOW THE TRAFFIC – A VILLAGE GATEWAY



We propose to retain part of the hedgerow along Blandford Hill, preserving the rural character and retaining the illusion that the village 'hugs' the valley edge. However, a rural character may lead to faster vehicle speeds so by being 'bold' and opening up the hedgerow in part, we can create a village 'gateway' where the presence of buildings and community uses can encourage traffic to slow. Further on road traffic works and public realm enhancements could take place to encourage a reduction in speed – see similar, sensitive proposals in South Perrott on the A356.





SKETCH LAYOUT



This framework enables us to create a layout and pattern that creates a series of village spaces that respond to the character of the site and feel 'connected' to the village. The above sketch shows a pattern with a range of dwellings types that could be adapted to meet the village need. The illustration shows approximately 40-45 houses.



Pre-school



Surgery/GP



Parking/drop off



PRE-SCHOOL & SURGERY



The gateway space can contain a surgery as an important 'lodge' or gatehouse to the village; and a preschool as a simple agricultural building with it's own secure courtyard/garden.





A NEW VILLAGE SPACE



The pre-school is low-slung and simple in form, forming the northern side to a secure 'walled garden'. The simple agricultural form can oversail the garden wall to provide sheltered waiting space for parents adjacent to an area for parking. The surgery could be two storey and the levels used carefully to maintain privacy for patients. It could adopt a locally distinctive thatched roof to maintain a good visual connection to the old bakery.





VILLAGE GATEWAY



The simple two-storey lodge form of the surgery acts as a gatehouse to the village and signals to drivers that they are no longer driving over the downs. The pre-school is humane in scale and kept away from the main road. Built development, combined with sensitive landscaping, traffic calming and public realm improvements can slow traffic and celebrate the entrance to the village.

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VILLAGE CHARACTER AND SCALE



The proposals change the landscape close to the village centre to create a positive space with views through to mature greenery. The community facilities will create vibrancy and encourage the development to feel part of the village. The image above illustrates how simple, traditional dwellings can create an appropriately scaled backdrop and a range of places to live.

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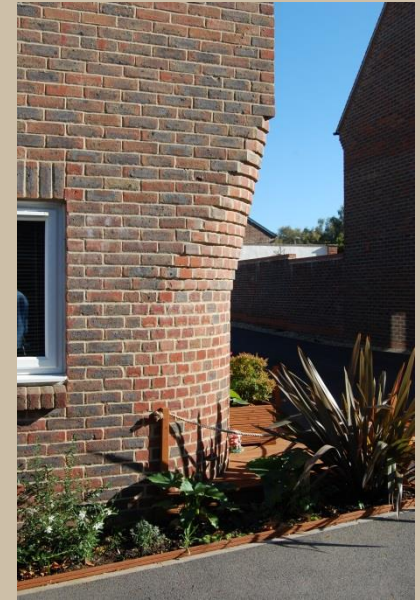


- **Community benefits:** GP surgery and pre-school
- Design: create a **gateway** to the village
- Traffic management: **slow traffic** at the entrance to the village
- Parking: space to meet relevant standards
- Type of houses: **mix of house types** and sizes ranging from 1 to 4 bed including apartments, terraces, semi-detached and detached.
- **Affordable housing** to meet local needs: mix of tenures including affordable rent and shared ownership.
- Open space: **community spaces**, tree planting and landscaping
- Flood risk: **reduce run-off**



CONCLUSION





ANY QUESTIONS?

Examples of both Wyatt Homes and Morgan Carey Designed places in Dorset villages

