



Suggested Changes to Draft Local Plan: Consultation Summary

West Dorset, Weymouth & Portland Draft Local Plan

Introduction

Consultation on the pre-submission draft of the local plan for West Dorset, Weymouth and Portland took place in June / July 2012. A summary report of the main issues raised to this has been published.

West Dorset District Council considered the feedback from that consultation, including strong local concerns about particular proposals in Sherborne, Beaminster and Crossways. As a result of these concerns a consultation took place from 31 January to 14 March 2013, seeking view on potential changes to the housing and employment allocations across the District.

Regulation 22-1c of the Local Planning Regulations, requires that, when a local plan is submitted to the Secretary of State for examination, a statement should also be submitted setting out the number of representations made at the pre-submission consultation stage, and a summary of the main issues raised in those representations. We are also required (section 22-1d) to provide the Inspector with all the representations made in accordance with regulation 20. As this additional consultation formed a further stage of the pre-submission consultation, and could have a significant bearing on the local plan, this summary has been produced to capture the main issues raised in relation to those specific changes.

How we consulted

The Suggested Changes consultation offered the public an opportunity to have their say on a new site at Dorchester and changes to sites at Sherborne, Beaminster and Crossways.

An advertisement (right) was published in the Dorset Echo; Dorchester and Beaminster 'View From' newspapers and the Blackmoor Vale at the commencement of the consultation. A press release was also issued by the council. The news story was picked up by the BBC and the Daily Mail.

Over 1000 people were consulted using a database containing members of the public who had expressed an interest in being informed of consultations relating to planning policy. The database also included statutory consultees, town and parish councils and adjoining local local authorities. Posters were distributed to Dorchester, Sherborne and Beaminster town councils and Crossways parish council.



Proposed housing & employment site at Dorchester

and suggested changes to previously proposed sites at Sherborne, Beaminster and Crossways

Drop-in events are being held so you can discuss the plan with a planning officer. Come along anytime from 1pm - 7pm at:

South Walks House, Dorchester	27 February
Digby Hall, Sherborne	28 February
Town Hall, Beaminster	5 March
Village Hall, Crossways	6 March

Consultation on an alternative approach to meeting West Dorset's housing and employment needs starts on 31 January 2013 as part of the Local Plan strategy for West Dorset.

This consultation closes on 14 March 2013.

Find more information and tell us what you think of these proposals by completing our online comments form at: www.dorsetforyou.com/newlocalplan/west/weymouth If you are unable to use the online comments form please e-mail us s.policy@westdorset-weymouth.gov.uk or write to us at:

Local Plan Consultation
West Dorset District Council
South Walks House, South Walks Road, Dorchester DT1 1UZ

WEST DORSET DISTRICT COUNCIL

Copies of the consultation leaflet and response forms are available at this office from 8.30am to 5pm Monday to Thursday or 8.30am to 4.30pm Fridays, and also at Dorchester, Sherborne, Beaminster and Crossways libraries between 31 January and 14 March 2013.

Four well-attended drop-in sessions were held in Dorchester, Sherborne, Beaminster and Crossways in February and March. This enabled members of the public to talk to planning officers regarding the proposed changes.

Respondents were encouraged to respond using a paper or web based comments form (right). Respondents also had the option to reply by writing a standard letter or email. The form and consultation document are reproduced at the end of this report.

CONSULTATION SUMMARY

Copies of the consultation document and comments form were made available at the council offices in Dorchester and Sherborne. Copies of the consultation document were also sent to the local libraries to display for the duration of the consultation period. All the consultation material was made available online on the draft Local Plan homepage www.dorsetforyou.com/newlocalplan/west/weymouth

The form includes the following sections:

- 12. Would this overturn any previous objections you may have made to the policy on land at Crossways (Policy CS3)?** (Yes/No/No comment) with a comment box.
- 13. Overall do you prefer the alternative approach to the Draft Local Plan (June 2012) i.e. housing more development at Dorchester and less at Sherborne, Beaminster and Crossways?** (Yes/No) with a comment box.
- 14. Please indicate if you wish to be notified of any of the following:** (checkboxes for independent examination, independent examination of the Local Plan, and other planning policy issues).
- 1. Have you previously objected to proposals put forward in the Draft Local Plan?** (Yes/No) with a comment box.
- 2. Your personal details:** (Name, Last name, Organisation, Address, Phone No., Email).
- 3. Your agent's details:** (Name, Last name, Organisation, Address, Phone No., Email).

At the bottom, it states: 'Please send completed form(s) by March 14 2013 to Spatial and Community Policy at: West Dorset District Council, South Wulfe House, South Wulfe Road, Dorchester DT1 1JZ. We will require to publish comments received as part of the consultation for public inspection and these should not be used for the production of the Local Plan. By submitting, you consent to your comments being disclosed to the public for this purpose. You have the right to contact any councillors in your constituency.'

Who responded?

There were approximately 2,100 responses to the consultation. The main issues raised in these responses are summarised in Appendix 1. Some 1,118 questionnaires were completed (513 of them online), together with a further 370 letters and emails, and a petition (with 609 responses with names and valid addresses).

What are the main issues?

Dorchester

Concerns were raised largely regarding the heritage and cultural significance of the land to the south east of Dorchester, particularly in reference to literary connections. Other issues included concerns around local infrastructure, flooding, landscape and visual impact and the rural setting of the town.

Beaminster

The majority of comments supported the removal of the allocation at Hollymoor Lane citing the traffic and access concerns as the main reason for this.

Sherborne

The majority of comments supported the removal of the extended allocation at Barton Farm because of the impact on historic character and local infrastructure.

Crossways

The majority of comments objected to the amount of dwellings at Crossways rather than commenting on the principle of reducing the allocation. The main reasons for these objections were concerns about the inability of the local infrastructure to cope and the unsuitability of a village location to cope with this level of development.

A summary of all the issues is set out in Appendix 1.

Appendix 1 –Consultation Summary

Dorchester Policy DOR 11

Object: 1,383 (including: National Trust; Dorchester Town Council; English Heritage; Natural England; Dorset AONB Team; Dorchester Civic Society; Dorchester Area Community Partnership; Winterborne Farringdon Parish Council; Dorset CPRE)

Support: 221 (including: Sherborne Town Council; Crossways Parish Council; Environment Agency; Dorset County Council)

Others including: Highways Agency; Scottish and Southern Electric; Duchy of Cornwall; Trustees of Lower Came)

Key Stakeholders

- The National Trust considers that the proposed land allocation would have a serious and detrimental impact on the cultural heritage and landscape of this part of Dorset. The Trust objects to the proposal and requests that this land allocation is removed from the Local Plan in order to protect the historic character and wider setting of Max Gate.
- Dorchester Town Council strongly objects to the proposal on the grounds of flooding, inability of the local infrastructure to cope, highways concerns and cultural and landscape harm. The Council objects in the strongest possible terms to the proposed site.
- English Heritage states that due to the proximity to both nationally significant designated heritage assets including Max Gate and locally important heritage assets a robust historic environment assessment should be undertaken.
- Dorchester Civic Society opposes the S.E. Dorchester proposal and believes that plan-led expansion of Crossways to accommodate development has the potential to be a more sustainable alternative to further development adjacent to Dorchester. The Society consider that the estimate of 1,000 represents the the upper limit of what is achievable given site constraints and the intention to accommodate other land uses.
- Winterborne Farringdon Parish Council object given previous evidence suggesting the proposal was undeliverable as a result of prohibitive highways infrastructure costs. The Parish Council notes that the site lies outside the A35 bypass in contravention of established policies. The Parish Council consider the assessment of flood risk is outdated and the proposal pays little attention to its surroundings including Came View, the AONB and Max Gate.
- Natural England comments that unless the policy is accompanied by an assessment which demonstrates that the development would not harm the landscape setting of the AONB then they would advise that the policy would be unsound. Additionally it has not been demonstrated that the site is capable of being delivered without having an adverse impact on the surrounding landscape and the setting of the town. Further work on protected species presence on the site needs to be carried out.
- The Dorset AONB team considers that the significance of the proposed development site’s landscape and visual impact upon the AONB should be assessed with a full Landscape and Visual Impact Assessment providing a mitigation strategy exploring the potential to avoid and reduce the negative effects of development. The AONB team is concerned that by reducing the area of allocations outside the AONB, the pressure for future development within the AONB would increase. The AONB team are also concerned about the impact upon Max Gate and its strong association with Thomas Hardy.

CONSULTATION SUMMARY

- Members of the Dorchester Area Community Partnership strongly oppose the proposed development of the Came View site for reasons including impact on the AONB, lack of employment opportunities and inability of the local infrastructure to cope with this development.

- + Sherborne Town Council supports the allocation of S.E. Dorchester as the town has the infrastructure capacity to support sustainable growth including good rail and transport connections and healthcare facilities.
- + Crossways Parish Council considers that Dorchester as the county town has the need for ongoing development given its well placed to attract investment for both housing and employment.
- + The Environment Agency support point i) of proposed policy DOR11 as it acknowledges the proposed development will need to demonstrate there is no increase in nutrient loading to Poole Harbour through the development of this land. The Environment Agency has no objection ‘in principle’ to the proposed allocation at Dorchester in terms of flood risk and request a minor amendment to the policy to allow water compatible development on areas prone to surface water flooding.
- + The Royal Mail supports the identification of land for employment uses in addition to housing and request that they be involved as a key stakeholder in developing the site masterplan.
- + Dorset County Council supports the addition of housing in Dorchester to help address the current imbalance between employment and housing which results in significant in-commuting into Dorchester. The County Council wish to be involved in the masterplanning process, and suggest a number of on-site development related improvements in relation to transport (footway/cycleway improvements and junction/access improvements from Max Gate), education (possible on-site first school provision, and additional middle school capacity) and flooding (incorporating SUDs technologies).

- The Highways Agency identify that the development would affect the operation of the Strategic Route Network in particular at the junctions with the A354 Stadium Roundabout and at the A362 Max Gate and B3150 Stinsford Roundabout. They are pleased that the proposed changes identify the need to improve Max Gate Junction along with the provision of a pedestrian/cycle overbridge crossing over the A35.
- Scottish and Southern Electric has no objection to the proposals.

Land Owners

- The Duchy of Cornwall is aware of the proposals.
- The Trustees of the Lower Came Settlement confirm they are the freehold owners of the field know as ‘Dizzies Rectory’.

Developers/Agents

- Grainger Plc and the wider North Dorchester Consortium consider the allocation of the S.E. Dorchester site unsound as it is not big enough to support the scale of development proposed; the site is severed by the A35 bypass; and development would involve the loss of an open area of chalk downland countryside akin to the adjoining AONB.
- Pegasus Group on behalf of the North Dorchester Consortium has significant concerns about the preparation of the plan and the recent consultations and supporting Sustainability Appraisal. It is considered that a comprehensive appraisal of all options around Dorchester should be undertaken and included in the consultation, particularly as this is a significant change to the Pre-Submission Draft Plan.
- Wyatt Homes outlines that the proposed level of housing growth fails to adequately address West Dorset’s needs and does not define or provide for planned development at the largest villages.

CONSULTATION SUMMARY

There is a missed opportunity to focus an element of growth at Charminster and to allocate the most suitable site for this.

Interested bodies

- The Garden History Society object on the grounds that if adopted this allocation would have a significant adverse impact on the historic environment, contrary to the provisions of the NPPF. The Society considers that the proposal has been framed without an adequate understanding of the significance of nationally designated heritage assets and their settings and the proposal would be incapable of appropriate mitigation.
- The Thomas Hardy Society strongly object to the proposals due to the association of Thomas Hardy with proposed site and the importance of 'Thomas Hardy Country' to literary tourism.
- Dorset CPRE state that the development cannot be supported at present, as the connectivity to Dorchester 'proper' and sustainable inter-urban transport links have been insufficiently addressed.
- Dorset Archaeological Committee identifies the proposed development as being extremely sensitive archaeologically and urges the Council to make sure that a full assessment is carried out, followed by evaluation and appropriate excavations.
- Agents for the Herringston Estates Company, who are occupiers and owners of land adjacent to Dorchester state that site appears to have been chosen out of desperation and is not based on the balance of need for West Dorset or for the town of Dorchester. Communities like Sherborne with good roads, rail and employment opportunities must carry their own share of expansion.

Residents

- The petition (with 609 signatures) stated:
 1. The proposed site is adjacent to, and will adversely affect an area of outstanding natural beauty
 2. The residents of Dorchester have always been reassured that there will be no developments south of the Dorchester bypass, to safeguard the rural setting of the town
 3. Came View forms part of an important national heritage area. Rural views that inspired Dorchester's internationally famous writers Thomas Hardy and William Barnes will be lost forever.
 4. The frequency and severity of surface water flooding at the proposed site is likely to increase and may lead to compromised water quality in the future
 5. The planned building of a further 1,000 homes in the Dorchester area, in addition to those in Poundbury is unsustainable, as the developments are being planned without increased facilities such as the school, hospitals, parking and will increase traffic congestion in and around Dorchester.
- A letter written on behalf of 44 residents of Winterborne Came objects due to the serious adverse impact on the attractive visual appearance of this location, impacting on the adjacent LLLI and AONB. They consider the proposal would harm the groundwater protection zone and potentially increase pollution levels. The site would have a detrimental impact on nature conservation interests and conflict with Came House, a heritage asset.

In addition to the points above, other residents' comments included:

- Concern over loss of agricultural land
- Not enough consultation or public engagement as part of this consultation process
- Not enough jobs in the area
- Want to retain the nature of the town
- Should not have to take Sherborne's growth
- Brownfield sites should be looked at first
- Poundbury houses and business units remain empty so why the need for more houses?
- This development is within the Poole Basin Catchment, whereas Sherborne is not. Dorchester will already have absorbed Poundbury.

CONSULTATION SUMMARY

- Concern over the capacity of the Thomas Hardy school

Supporting comments, mainly from residents of other areas of West Dorset (1% from Dorchester residents), included:

- + As the County town, Dorchester should take additional development
- + Dorchester has the infrastructure to deal with additional development

Beaminster Policy BEAM 2

No Development: 180

Smaller Development: 69 (including Crossways Parish Council)

Retain Development: 42 (including Summerfield Homes)

Other including: Highways Agency; English Heritage; Natural England; Scottish and Southern Electric; Environment Agency; Dorset County Council

Key Stakeholders

- + The Beaminster Society support option A for the removal of the proposed allocation from the Local Plan, as the Society consider that East Street is too narrow and significantly below modern standards to serve further development.
- + Crossways Parish Council support options B & C subject to the provision of traffic management measures.
 - The Highways Agency has no objection to either proposal.
 - English Heritage has no objection to this proposal
 - Natural England states that any allocation here will need to demonstrate that it does not have an adverse effect on the AONB.
 - Scottish and Southern Electric has no objection to the proposals.
 - The Environment Agency has no objection to the proposals.
 - Dorset County Council's previous comments on the highways issues remain unchanged. An acceptable traffic management scheme for East Street would be required, but a reduction in the size of the allocation may result in a suitable scheme becoming financially unviable. Developer contributions will be sought for the remodelling of the St Marys Beaminster Primary School to ensure sufficient and suitable capacity.

Developers/land owners

- Summerfield Homes do not consider that the draft Local Plan proposes a housing target to meet the objectively identified need and the scale of land allocated north of Hollymoor Lane should be increased (rather than decreased) in order to reflect the actual need. Summerfield Homes have provided traffic management evidence to demonstrate that the allocation is sound.

Residents

- Beaminster is unsuited to this level of development
- Because of the narrow access this is not a feasible place for development
- The traffic issues make options B and C impractical
- East Street is too narrow
- The drains and sewers need improvement before any development goes ahead.
- Employment needs should also be addressed

CONSULTATION SUMMARY

Supporting comments for Options B and C (1% from Beaminster residents) were:

- + Every town should take some of the load
- + Beaminster locals need housing

Sherborne Policy SHER 1

Object: 73 (including: Crossways Parish Council)

Support: 320 (including: Sherborne Town Council)

Others including: Highways Agency; English Heritage; Natural England; Scottish and Southern Electric; Environment Agency; Dorset County Council

Key Stakeholders

- Crossways Parish Council considers that the housing allocation for Sherborne should at a minimum be equal to that of Crossways but preferably be nearer to the 800 allocated in the Draft Local Plan.
- Winterborne Farringdon Parish Council consider that Sherborne is a better option for development as it shares none of the shortcomings of the S.E. Dorchester proposal and should help ensure a fairer distribution of new housing.
- + Sherborne Town Council support the reduction of the Barton Farm allocation as the impact on the historic character of the town and its setting was unacceptable, infrastructure including schools and healthcare would be unable to cope and local traffic impacts would be unacceptable in conjunction with proposed growth in Yeovil.
 - The Highways Agency has no objection to this proposal.
 - English Heritage has no objection to this proposal
 - Natural England have no comments on this policy
 - Scottish and Southern Electric has no objection to the proposals
 - The Environment Agency has no objection to the proposals.
 - Dorset County Council does not raise any additional highway comments but raise the need to improve education provision through school expansion.

Landowner

- The approach to distribution referenced in the revised draft Local Plan would have significant implications for Sherborne. This distribution approach should be reconsidered to ensure that objectively assessed needs are met across the District. Whilst the views of local residents are a consideration we fail to reconcile the current consultation with the evidence base and would strongly urge the Council to reconsider the strategy.

Interested bodies

- + Sherborne CPRE state that the plan is much more logical. Allows for steady growth particularly bearing in mind smaller sites within the town that may still be developed in time.

Residents

- + The site as now proposed (Sher 1) fits well into the existing development on its southern and north eastern boundaries and allows for future expansion north westwards.

CONSULTATION SUMMARY

- + the larger development would have a seriously damaging impact on this historic town
- + The whole thing was too large - the infrastructure would be overwhelmed by the earlier plans

Other comments (0% from Sherborne residents) were:

- This site would not affect the historic nature of the town and would enable the town itself to offer more opportunities for housing and employment. Good links with Yeovil and infrastructure in place.
- There is a clear need for affordable housing in Sherborne and for housing in the Northern area, which the withdrawal of the 520 housing allocation will exacerbate.
- Sherborne has escaped most recent development. But with its proximity to good communications (Rail A30 and A303) and industrial employment at Yeovil, it is an obvious site for development. If anything Sherborne would merit more development.

Crossways Policy CRS 1

Support reduction: 162

Do not support reduction (as 700 still too many): 262 (including Crossways Parish Council)

Do not support reduction (as 700 not enough): 24 (including Landowner Site A, C and D)

Others including: Highways Agency; Natural England; Scottish and Southern Electric; Dorset County Council; Landowner Site B

Support development on sites A and B with the employment on site C: 66

Support development on sites A and D with the employment on site C: 48

Statutory Consultees

- Crossways Parish Council still believe that a sustainable number of homes over the plan period in Crossways should be a maximum of 400, commensurate with the level of development that has taken place over the last 20-25 years. Any expansion of Crossways will have a direct impact on existing schools, shops and healthcare. Crossways Parish Council considers that the district council should be allocating housing across all towns and parishes in West Dorset in addition to those in the draft Plan.
- + The Environment Agency supports point ii) of the proposed policy CRS1 as it acknowledges the proposed development will need to demonstrate there is no increase in nutrient loading to Poole Harbour through the development of this land.. The Environment Agency has no objection 'in principle' to the proposed allocation at Crossways in terms of flood risk and request that a minor amendment to the policy to allow water compatible development on areas prone to surface water flooding.
- + The Royal Mail supports the identification of land for employment uses in addition to housing and request that they be involved as a key stakeholder in developing the site masterplan.
- o The Highways Agency has no objection to either proposal.
- o Natural England notes that the possible greenspace associated with site B has been significantly reduced in size. Natural England believe that the original size of the SANG (Suitable Alternative Natural Greenspace) allocation should be reinstated as any reduction will increase the uncertainty that the SANG will be adequate to offset the recreational impacts of the allocation, and hence not be compliant with the Habitats Regulations. They further advise that should site A be developed,

CONSULTATION SUMMARY

good pedestrian links be provided to the associated greenspace to the north from the new development.

- Scottish and Southern Electric has no objection to the proposals.
- English Heritage has no objection to this proposal
- Dorset County Council note that their previous comments in relation to this site remain unchanged, although the reduced allocation could result in a lower impact on the transport network. The County Council note that it is essential to provide safe access for pedestrians and cyclists without relying on existing level crossings. In the long term, the County Council raise the need to investigate an alternative road link between Crossways and West Stafford. The County Council raise the need to expand existing school provision in Crossways.

Land Owners

- The owner of land adjoining site A does not support the concentration of development at Dorchester with less at Sherborne, Beaminster and Crossways as the settlement of Crossways provides for a number of other settlements including Weymouth, Wareham and the Bournemouth/Poole conurbations and is well connected to those settlements as well as to Dorchester. The landowner considers that their land may be suitable as SANG (suitable alternative natural greenspace) to mitigate the impact of development on heathlands.
- The landowner of sites A, C and D does not believe that the level of growth should be reduced. They support allocation of Sites A and C but have fundamental concerns over the deliverability and developability of Site B. Should Site B be allocated for housing Site D should be allocated as a reserve housing site in the event that Site B proves to be unable to deliver housing in accordance with the housing trajectory.
- The owner of the southern site (Site B) supports the allocation of new housing at Crossways but considers that neither of the two options being consulted on represent the most appropriate allocation. A greater proportion (490 dwellings) should be allocated on Site B as future residents are more likely to access local facilities and services by non-car means from this site.

Developers

- Grainger Plc and the wider North Dorchester Consortium object to the potential allocation of 700 homes and 10ha of employment land as the level of housing will still result in low levels of self-containment at Crossways. Such a large area of employment land will be provided at a location that is not situated on the SRN. The scale of development in Crossways should be reduced further with the majority of the allocation being transferred to a more sustainable location at North Dorchester.
- Persimmon Homes continues to object to the inappropriate amount of development proposed at Crossways, which is inconsistent with the settlement hierarchy. The scale of development should be further reduced, and the majority of the allocation transferred to a more sustainable development opportunity at North Dorchester.
- Representatives for owners of land in Purbeck but adjacent to Crossways are concerned that there is no justification as to why the need for new residential development has gone away. They are concerned that West Dorset has solely focused upon selecting sites for consideration within its administrative boundary and have not assessed alternative delivery within Purbeck District to serve local market needs.

Residents

Three residents submitted sizable reports (two of which were the same) to the consultation. Their main points from these reports were:

CONSULTATION SUMMARY

- There is land available in both Dorchester and Sherborne to meet both of their needs. No houses for either of these towns should be built in Crossways
- The train is not well used and travel to work by train is inconvenient therefore this should not be used as a reason for development at Crossways.
- Additional employment land should be provided in Dorchester and Weymouth rather than Crossways.
- Crossways does not have the facilities to service 700 new dwellings.
- The proposed development is totally disproportionate for Crossways.
- Crossways has had a significant amount of development in the last 50 years and does not need 700 homes.
- The evidence does not support the proposed amount of development in Crossways to meet Dorchester's needs. Crossways is expected to shoulder a housing growth of 64% and employment land of 88%.
- Access into and within the village will not be able to cope with the new development.

Other residents' comments included:

- No housing should be permitted until employment is available. At present there are vacancies at Hybris.
- There needs to be a further reduction in numbers as Crossways does not have the infrastructure to support the number of houses proposed.
- The majority of comments asked for no or limited development in Crossways at all because:
- Roads are dangerously busy, lack of services, poor bus service, children already have to be bussed to middle and secondary schools, flooding of West Stafford Bypass

Supporting comments included

- + Strongly support reduction
- + Still too many, 400 maximum
- + Crossways would be a better place to build the majority of the houses needed.

Site specific comments included:

- A is in the wrong location – B and C would be better for housing
- Development of site B would structure the village more equally, and afford better traffic management for the village.
- Development of site A would remove the green space on the edge of the village
- The access problems at site A and D make them unsuitable sites
- Two developments on the same side of the village (A and D) would spread it into old/new areas. If it is split it would help retain character
- Site A would be best suited for housing
- Site D is restricted by traffic, flooding and remoteness from the village

Appendix 2 – Consultation Leaflet



Proposed housing and employment site at Dorchester

and proposed changes to previously suggested sites at Sherborne, Beaminster and Crossways

The Local Plan sets out a long term planning strategy to meet future housing, employment and leisure needs in the area.

It covers important issues like where housing could be built, how the economy can be boosted and what infrastructure like schools and play areas may be needed.

It also looks at how climate change can be tackled, the environment protected and how future developments can be made more sustainable.

Why is the council carrying out this additional stage of consultation to the Draft Local Plan?

Public consultation for the Joint West Dorset, Weymouth & Portland Local Plan was held across June and July 2012.

West Dorset District Council has considered feedback from last summer's consultation, including strong local concerns regarding the development proposals at Barton Farm in Sherborne, Holy Moor Lane in Beaminster and at Crossways.

West Dorset District Council and Weymouth & Portland Borough Council have a duty to plan for the right amount of development over the coming years. This means that any proposed development sites that are taken out of the plan, or reduced in size, would need to be replaced.

Dorchester is the largest town in West Dorset and has an excellent range of facilities including schools, shops and healthcare, and good transport links. Once the remaining allocation at Poundbury has been built out in 2021/23, there is no significant development currently allocated for Dorchester. Allocating more of the new homes and jobs at Dorchester, rather than at Sherborne, Crossways and Beaminster, could be a more sustainable approach to meeting West Dorset's development needs. The council is therefore considering an urban extension to the south east of Dorchester.

We are now asking for your views on this alternative strategy, before deciding on the best option for any

changes to the draft plan.

What is being proposed?

The new site at Dorchester could include around 1,000 new homes after 2021, with at least 35 per cent affordable housing, new community facilities, offices and industrial units as well as improved traffic management. More details are available overleaf.

The site at Barton Farm, Sherborne would be reduced to leave just the site with planning permission, Holy Moor Lane, Beaminster would be reduced or removed and the allocation at Crossways would be reduced to about 700 homes.

What about other sites around Dorchester?

Other sites around Dorchester have been considered as part of a previous consultation but these sites are not supported by the district council. These include a large extension to the north of the town across the watermeadows and land within the bypass to the south of Castle Park. Both these sites were suggested by landowners and developers in their responses to the local plan consultation last year, and were publicised later in the year so that people were able to let the council know what they thought about these alternatives.

The following pages will show suggested new and replacement maps and policies covering the sites affected by the changes.

DORCHESTER

Land to the south east of the town, outside the by-pass, has been identified as having the potential to deliver a mix of housing, employment and community uses towards the end of the plan period, after 2021. The site is located outside the Dorset Area of Outstanding Natural Beauty (AONB) and is comparatively low-lying. It is considered that development here would not harm the landscape setting of the AONB or the historic town of Dorchester. The developable area of the site is limited by surface water flooding, its proximity to the bypass and rising land to the south. The total site area is in the region of 42ha, 6ha of which is liable to surface water flooding. The remaining 36ha is available for development and could deliver in the region of 1,000 new homes and community uses with about 3 ha for employment.



Proposed policy

DOH 1 Land to south east of Dorchester

Land to the south east of Dorchester, as shown on the Proposals Map, will provide for the strategic growth of Dorchester post 2021, through a comprehensive mixed-use development, to include new homes, local community facilities and at least 3ha of employment land.

- The development will be required to incorporate measures to secure effective avoidance and mitigation of any potential adverse effect of additional nutrient loading upon the Poole Harbour Internationally designated sites.
- The development will deliver highway improvements necessary for the development to go ahead, including improvements to the Max Gate Junction onto the A35 Dorchester Bypass.
- The development will provide a footway/cycleway bridge over the A35 Dorchester Bypass to link the site to the nearby schools in the Manor Park area and the leisure facilities St Edmund's Community Sports Centre. This route will also provide an alternative route to Dorchester town centre.
- Areas prone to surface water flooding will be kept free of buildings.
- Adequate noise mitigation measures will be provided to protect the amenity of future occupiers from vehicle and road noise generated by the A35 Dorchester Bypass.
- The site should be developed in accordance with a master plan prepared in conjunction with Dorchester

Town Council, Winterborne Farringdon Group Parish Council, and the local community, and agreed by West Dorset District Council. The masterplan will need to be subject to a BREEAM for Communities Assessment from a licensed assessor, in order to address sustainable development issues. The masterplan should ensure that:

- the design and layout relates positively to the surrounding area and does not have an adverse impact on the surrounding landscape and the setting of the town.
- the layout secures opportunities to provide improved access and recreational use and promote biodiversity within a network of spaces.
- an area of the site is reserved for employment uses that are less suited to being mixed with residential.
- good links to the wider footpath and cycle network are provided through the site.
- the layout allows for at least two points of vehicular access into the development from the public highway and a bus route through the site.
- strategic planting around the perimeters of the site is carried out in advance of the site being developed. Existing hedgerows should be retained where possible and provision for their future retention and management put in place.
- the development is appropriately phased to ensure necessary infrastructure and mitigation measures are delivered sustainably in advance of occupation.

Map © West Dorset District Council 2013. Reproduced by permission of Ordnance Survey on behalf of HMSSO. © Crown copyright and database right 2013. Ordnance S.

SHERBORNE

A significant number of representations was received in relation to the proposed enlargement of the Barton Farm allocation as part of the pre-submission consultation in June and July 2012. The representations questioned the soundness of allocating such a large development on the edge of the historically important town. The impact upon the landscape setting of Sherborne and the capacity of the town's roads, services and infrastructure were the main areas of concern.

This alternative strategy proposes the reduction of the development on the Barton Farm site with only the retention of the 2006 local plan allocation. An outline application for the site has been approved, subject to the signing of a legal agreement. Other residential development in Sherborne will be provided by the mixed use allocation at the former Gasworks site (Policy SHR 4).



Proposed policy

SHER 1 Land at Barton Farm

Land at Barton Farm, Sherborne, as shown on the Proposals Map, is allocated for a comprehensive mixed use scheme for employment and residential development together with public open space and local community facilities. The development will be in accordance with the adopted Barton Farm Development Brief 2007, and will include the following:

- strategic landscape planting.
- the phased development of the land to ensure that

the employment facilities, local community facilities including public open space are brought forward ahead of or in association with the housing development;

- the completion of Junction Improvements to the Sheeplands Lane/ Yeovil Road A30/ Horsecastles Lane (A352) Junction and the widening of Sheeplands Lane to allow for two way traffic along part of its length;
- the provision of safe routes to schools, a pedestrian and cycle route through the town centre and provision for a bus route through the site.

BEAMINSTER

Local objections were raised to the allocation in the pre-submission draft of this two land parcels on the north and south side of Holy Moor Lane. The main issue was the impact of the increased vehicle numbers using the route down East Street, and whether a workable traffic management package solution could be found that would improve the existing situation.

The alternative approaches would be either:

Option A No development (remove the proposal from the plan completely).

Option B Smaller development (reduce the area of land proposed for development) This will provide about 30 homes with suitable traffic management to benefit the local area. The policy would have to make it clear that this would have to result in an overall improvement.

Option C Retain the development proposal as in the draft plan (with traffic management to benefit the local area).



Proposed policy

BEAM 2 Land off Holy Moor Lane

Land to the north and south of Holy Moor Lane, as shown on the proposals map, is allocated for housing and public open space.

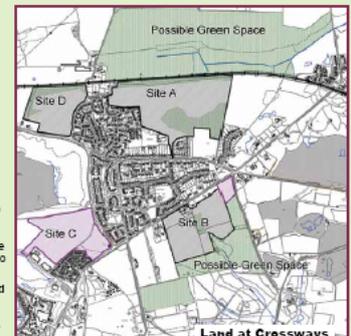
- Planning Permission for the development will be subject to the agreement of a traffic management package for East Street that secures an overall benefit in terms of highway safety for the area. The traffic management package must be implemented before the first occupation of any new homes.
- The development should, where practicable, retain and enhance the existing hedgerows, hedge banks and streamside vegetation.

Crossways

The pre-submission draft local plan identified that Crossways had the potential for significant development, to meet some of the wider needs of the Dorchester area in the longer term. However, substantial concern has been expressed over the amount of development that was being proposed for the village, as it would more than double in size, changing its character. There was also concern about the impact on local infrastructure.

The council is proposing to reduce the size of the allocation significantly. The preferred option is to develop land to the north (Site A) and south-east (Site B) of the village for up to 700 homes and about 10 ha of employment on land to the south-west (Site C). The development would be well integrated with the existing village and could deliver better links to Moreton station.

An alternative option would be to develop land to the north of the village (Site A) and north-west (Site D) for about 700 homes, with up to 10 ha of employment on the site to the south-west (Site C).



Proposed policy

CRS 1 Land at Crossways

Land at Crossways, as shown on the Proposals Map, will provide comprehensive mixed-use development to include new homes, local community facilities and at least 6ha of employment land.

- The development will be required to mitigate any adverse effects upon Internationally designated heathlands.
- The development will be required to incorporate measures to secure effective avoidance and mitigation of any potential adverse effect of additional nutrient loading upon the Poole Harbour Internationally designated sites.
- The development will deliver highway improvements necessary for the development to go ahead.
- The sites should be developed in accordance with a comprehensive master plan for the village, prepared in conjunction with Crossways Parish Council, adjoining parish councils, Dorset County Council, Purbeck District Council, the local community, and agreed by West Dorset District

Council. The masterplan will need to be subject to a BREEAM for Communities Assessment from a licensed assessor, in order to address sustainable development issues. The masterplan should ensure that:

- there is an appropriate mix and layout of uses including community facilities within the village.
- the design and layout relates positively to the surrounding area, enhances local character and does not have an adverse impact on the landscape setting of the village.
- the layout secures opportunities to provide improved access and recreational use and promote biodiversity within a network of spaces. This will include the provision and location of Suitable Alternative Natural Green Space (SANGS).
- good links to the wider footpath and cycle network are provided through the village. This should include pedestrian/cycle links to Moreton station
- existing hedgerows, trees and woodland are retained where possible and provision for their future retention and management put in place.
- the development is appropriately phased.

How to respond

This public consultation ends on 14 March 2013.

An on line response form can be found at www.dorsetforyou.com/newlocalplan/west/weymouth

The sustainability appraisal that accompanies this consultation can be found on line at the web address above.

Drop in sessions for you to find out about this consultation

Will be held at:

South Walks House (New Council Offices), Dorchester:

Wednesday 27 February 1pm - 7pm

Digby Hall, Hound Street, Sherborne

Thursday 28 February 1pm - 7pm

Beaminster Town Hall, Beaminster

Tuesday 5 March 1pm - 7pm

Crossways Village Hall, Crossways

Wednesday 6 March 1pm - 7pm

Appendix 3 – Consultation Form

12. Would this overcome any previous objections you may have made to the policy on land at Crossways (Policy CR5 1)

Yes No No comment made previously

Comment

13. Overall do you prefer this alternative approach to the Draft Local Plan (June 2012) i.e. locating more development at Dorchester and less at Sherborne, Beaminster and Crossways?

Yes No

Comment

14. Please indicate if you wish to be notified of any of the following:

That the West Dorset & Weymouth & Portland Local Plan has been submitted for independent examination.

The publication of the recommendations of any person appointed to carry out an independent examination of the West Dorset and Weymouth & Portland Local Plan.

The adoption of the West Dorset and Weymouth & Portland Local Plan.

Other planning policy issues



Proposed housing and employment site at Dorchester and proposed changes to previously suggested sites at Sherborne, Beaminster and Crossways



1. Have you previously objected to proposals put forward in the Draft Local Plan?

Yes No

2. Your personal details

Title First name

Last Name

Organisation (if applicable)

Address

Phone No.

Email

3. Your agent's details (please only complete if you are using an agent and wish correspondence to be through them)

Title First name

Last name

Job title

Organisation

Address

Phone No.

Email

Please send completed form(s) by March 14 2013 to Spatial and Community Policy at:
West Dorset District Council, South Walks House, South Walks Road, Dorchester DT1 1UZ

We are legally required to publish comments received as part of the consultation for public inspection and keep these records on our files for the purpose of the Local Plan. By submitting, you consent to your information being disclosed to third parties for this purpose. You have the right to correct any inaccuracies in your information.



• Comments form

CONSULTATION SUMMARY

<p>4. Do you support the new development proposed south east of Dorchester?</p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Comment <input style="width: 100%; height: 40px;" type="text"/></p> <hr style="border-top: 1px dashed #000;"/>	<p>8. Would this overcome any previous objections you may have made to the policy on land at Barton Farm (Policy SHER 1)</p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/> No comment made previously <input type="checkbox"/></p> <p>Comment <input style="width: 100%; height: 40px;" type="text"/></p> <hr style="border-top: 1px dashed #000;"/>
<p>5. Which of the following options do you support in relation to the site at Hollymoor Lane, Beaminster?</p> <p>a) No development (remove the proposal from the plan completely) <input type="checkbox"/></p> <p>b) Smaller development (reduce the area of land proposed for development, and provide suitable traffic management to benefit the local area) <input type="checkbox"/></p> <p>c) Retain the development proposal as in the draft plan (with traffic management to benefit the local area) <input type="checkbox"/></p> <p>Comment <input style="width: 100%; height: 40px;" type="text"/></p>	<p>9. Do you support the reduction of the amount of development proposed at Crossways?</p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Comment <input style="width: 100%; height: 40px;" type="text"/></p>
<p>6. Would this overcome any previous objections you may have made to the policy on land off Hollymoor Lane (Policy BEAM 2)</p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/> No comment made previously <input type="checkbox"/></p> <p>Comment <input style="width: 100%; height: 40px;" type="text"/></p> <hr style="border-top: 1px dashed #000;"/>	<p>10. Do you agree that the remaining development is best located on sites A and B with the employment on site C?</p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Comment <input style="width: 100%; height: 40px;" type="text"/></p>
<p>7. Do you support the reduction of the development proposed on the Barton Farm site at Sherborne?</p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Comment <input style="width: 100%; height: 40px;" type="text"/></p>	<p>11. Do you consider that locating the remaining development on sites A and D with the employment on site C would be more appropriate for the village?</p> <p>Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Comment <input style="width: 100%; height: 40px;" type="text"/></p>