



# 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, Hollymoor 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. Hollymoor Lane, Beaminster would be reduced or removed and the allocation at Crossways would be reduced to about 700 homes.

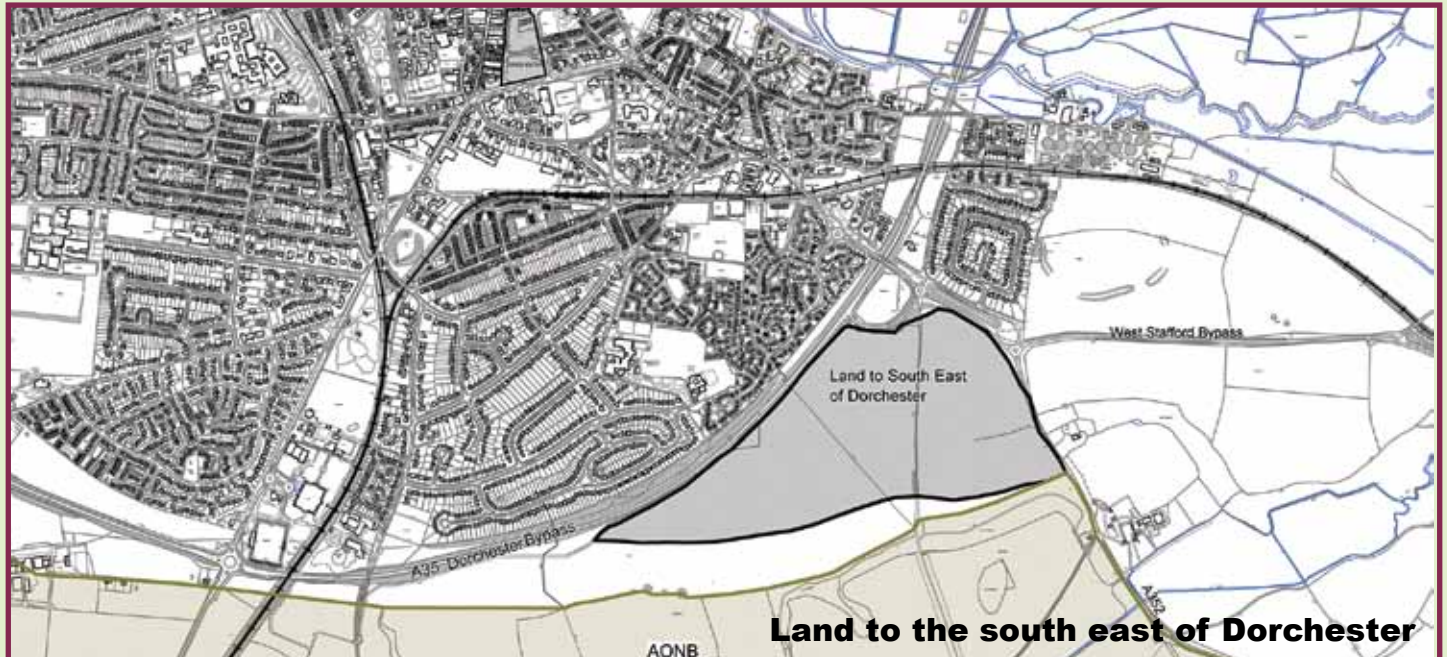
### **What about other sites around Dorchester?**

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 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

### DOR 11 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.

- i) 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.
- ii) 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.
- iii) 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 Osmund's Community Sports Centre. This route will also provide an alternative route to Dorchester town centre.
- iv) Areas prone to surface water flooding will be kept free of buildings
- v) 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.
- vi) The site should be developed in accordance with a master plan prepared in conjunction with Dorchester

Town Council, Winterborne Faringdon 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 suitability in advance of occupation.

# 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 SHER. 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:

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

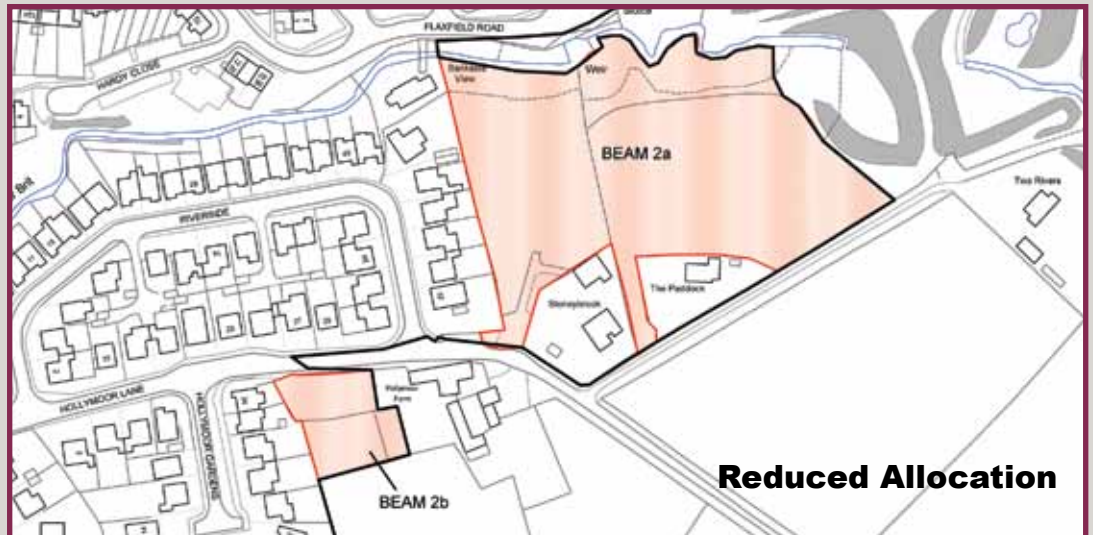


the employment facilities, local community facilities including public open space are brought forward ahead of or in association with the housing development;

- iii) the completion of junction improvements to the Sheplands Lane/ Yeovil Road A30/ Horsecastles Lane (A352) junction and the widening of Sheplands Lane to allow for two way traffic along part of its length;
- iv) the provision of safe routes to schools, a pedestrian and cycle route through to 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 Hollymoor 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 Hollymoor Lane

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

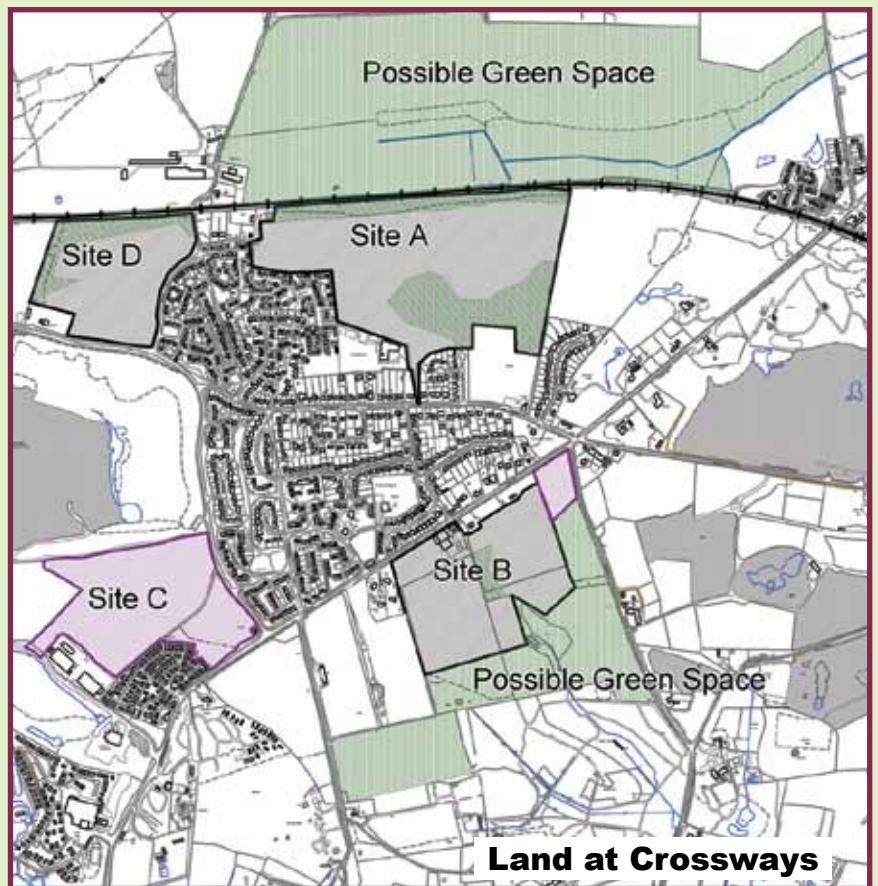
- i) Planning Permission for the development will be subject to the agreement of a traffic management package for East Street that secures an overall benefit in terms of highway safety for the area. The traffic management package must be implemented before the first occupation of any new homes.
- ii) 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). This 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 8ha of employment land.

- i) The development will be required to mitigate any adverse effects upon internationally designated heathlands.
- ii) 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.
- iii) The development will deliver highway improvements necessary for the development to go ahead.
- iv) 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/westweymouth](http://www.dorsetforyou.com/newlocalplan/westweymouth)

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**