

**DESIGN PROOF OF EVIDENCE
LAND SOUTH OF LOWER ROAD, STALBRIDGE
MARCH 2021**



Planning Inspectorate Ref: APP/D1265/W/20/3265743

Local Planning Authority Ref: 2/2020/0406/OUT

1.1 SUMMARY

- 1.1.1 My name is Jonathan Vernon-Smith. I am a Registered Practitioner in Urban Design. I am a member of the Royal Institute of British Architects. My evidence is given on behalf of the appellant, Land Value Alliances.
- 1.1.2 My evidence deals with part of putative Reason for Refusal ('RFR') 1 and RFR2.
- 1.1.3 I will describe the site and context, referring specifically to the sustainable location of the Appeal site and its built context. I will then describe the proposals, specifically referring to the densities proposed and how the design of the masterplan ensures that the densities are appropriate for the provision of gardens, open space and parking.
- 1.1.4 I will review the relevant Local and National Policy cited within the Reasons for Refusal and relevant to my Evidence.
- 1.1.5 I will evaluate the process for moving beyond Outline stage to Reserved matters, describing the process which will allow Applicant and Council to agree on points of detail using the Outline Application material as brief.
- 1.1.6 My evidence will review the design of the concept masterplan in relation to the 'transition' described by the Council between the edge of the urban area and the rural surroundings of Stalbridge. I will describe the methodology to ensure that the development form is appropriate and that the Development Parameters plan is capable of setting a framework for the detail development of the site.
- 1.1.7 It is my professional opinion that following a study of the surrounding character and context, the masterplan proposals illustrate a development that is of similar density to that proposed on the two nearby sites with Planning Permission. In my Evidence, I will describe and review the various densities in relation to the Appeal proposals.
- 1.1.8 I conclude by stating that there is no basis in design related considerations for dismissing this Appeal.