

**Cranborne Chase
Area of Outstanding Natural Beauty**



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Trevor Warrick
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By Email planningpolicy@north-dorset.gov.uk

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Dear Trevor

**North Dorset Local Plan 2011 – 2026
Part 1: Pre-submission Focused Changes**

The AONB notes the deletion of the Crown Meadows housing allocation and the addition of the land south east of Blandford St Mary (and consequent changes to other parts of the Plan).

The documentation does not take account of the fact that the land at St Mary's Hill is in the setting of this AONB and therefore development proposals, including those associated with a safeguarding route for the Spetisbury and Charlton Marshall by-pass, will need to have special regard to conserving the rural vistas of that setting.

I hope these comments are helpful to you and I am including our standard AONB paragraphs as an addendum.

Yours sincerely

RICHARD BURDEN

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For and on behalf of the CCWWD AONB Partnership

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The Cranborne Chase and West Wiltshire Downs AONB has been established under the 1949 National Parks and Access to the Countryside Act to conserve and enhance the outstanding natural beauty of this area which straddles three County, one Unitary and five District councils. It is clear from the Act, subsequent government sponsored reports, and the Countryside and Rights of Way Act 2000 that natural beauty includes wildlife, scientific, and cultural heritage. It is also recognised that in relation to their landscape characteristics and quality, National Parks and Areas of Outstanding Natural Beauty are equally important aspects of the nation's heritage and environmental capital. The AONB Management Plan is a statutory document that is approved by the Secretary of State and is adopted by the constituent councils. The AONB and its Management Plan are material considerations in planning.

The National Planning Policy Framework states (paragraph 109) that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes. Furthermore it should be recognised that the 'presumption in favour of sustainable development' does not automatically apply within AONBs, as confirmed by paragraph 14 footnote 9, due to other policies relating to AONBs elsewhere within the Framework. It also states (paragraph 115) that great weight should be given to conserving landscape and scenic beauty in AONBs, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in these areas.