



# Dorset Council Local Plan



## Beaminster 2021 Consultation Summary of Responses



January 2023



Dorset  
Council

## Contents

Contents.....	2
1. Beaminster .....	3
1.1. Introduction .....	3
1.2. Vision for Beaminster.....	3
1.3. Development Strategy .....	3
1.4. Town Centre Strategy .....	5
1.5. Main Development Opportunities .....	6
1.6. Town Wide Issues .....	6
1.7. Policy BEAM1: Land to the north of Broadwindsor Road .....	11
1.8. Policy BEAM2: Land at Lane End Farm.....	13
1.9. Policy BEAM3: Land to the west of Tunnel Road .....	14
1.10. Policy BEAM4: Land to the South of Broadwindsor Road.....	19
1.11. Omission Sites .....	23

## 1. Beaminster

### 1.1. Introduction

#### Paragraph 35.1.1

##### Beaminster Town Council

- Beaminster provides a hub for the smaller villages and rural hinterland, similarly Beaminster looks to Bridport and Crewkerne as its hub for rail links to larger hospitals, businesses, and leisure facilities.

##### Public response

- New housing developments have taken place in the town since the last census and yet, according to the introduction, the population of the town is falling. It is, therefore, hard to understand why additional new housing is required?
- Plan does not recognise changes in the local demographic, housing or employment needs due to the economic uncertainties caused by Covid 19 and Brexit.
- You state that Beaminster has a decline in population. This is because of the decline in jobs and decent wages, the same lack of economic understanding.

### 1.2. Vision for Beaminster

#### Paragraph 35.2.1

##### Impact Planning Services Ltd on behalf of Mr Adam Fox

- We support the vision for Beaminster, as a small market town, with both employment and housing growth, increasing economic prosperity, and attracting younger families to the town.

##### Public response

- Environmental impact, maintain and conserving the landscape and wildlife and supporting residents to play a role in lowering their carbon footprints, should be clearly built into the vision for Beaminster.

### 1.3. Development Strategy

#### Approach

##### Impact Planning Services Ltd on behalf of Mr Adam Fox

- Whilst we support the identification of Beaminster as a sustainable location for further development, there are no housing or employment land delivery targets identified in the spatial strategy for the area.
- Housing delivery in Beaminster appears reliant on two large strategic development sites BEAM1 and BEAM3. With a current housing land shortfall, consideration should be given to smaller deliverable sites.
- A projected housing figure for the town should also be considered if housing delivery is stalled.

### Symondsburry Parish Council

- Generally, Symondsburry support the current approach as outlined.

### Beaminster Town Council

- Development at the former Clipper Teas site has been a missed opportunity with no green initiatives incorporated.
- The Wessex Way is an important feature in Beaminster and views of it must be preserved.

### Public response

- Any housing needs to be appropriate and useful. Attracting yet more retired, non-working residents to the town is not sustainable and places ever more pressure on the working population of West Dorset both financially (Council Tax, business rates) and physically (care, health care).
- Building 'luxury' properties is not desirable.
- What plans are in the pipeline for Parnham?
- Imbalance between housing and employment.
- Greenfield sites should not be used.

## Housing

---

### Public response

- There is no indication that the proposed housing is necessary for local needs.
- Plan seems to just conform to the Government's "objectively assessed need" (OAN).
- There is no evidence presented that demonstrates a local need for a further 358 houses in the Town, a growth of over 20%. This can hardly be described as "small scale" is and clearly not "primarily to meet local needs for housing".
- Concern over the scale of development proposed in Beaminster.
- Already enough provision within approved outline permissions plus infill sites.
- There are 68 affordable homes that will be completed during the Plan period but have not been taken account of in the housing numbers.
- The plan should use the figure of 290 units for the number of new homes proposed on allocations at Beaminster, which includes the units from both BEAM1 and BEAM3.
- The 290 units indicted for housing allocations at Beaminster significantly underestimates the amount of housing development in the town since the extant Local Plan was adopted in 2015, which is 407 units.
- Even without the proposed new allocation (BEAM3 = 120 units), Beaminster will still meet the uplifted housing target proposed in the draft plan (i.e. 290 units).

## Infrastructure

---

### Public response

- There is no assessment of the impact of the proposed growth at Beaminster on the town's existing 'weak infrastructure' and no improvements are proposed apart from two new bus stops and upgrading broadband.

## Economy

### Beaminster Area ECO Group

- Respondent notes that Beaminster's economy has a strengths (in the form of a diverse economy including two manufacturing firms Clipper Teas and DuPont, a range of shops, clinics, a good range of trades, offices / home working, farming commercial forestry and field sports) and threats / weaknesses (lack of people of working age in the population, small dwellings, lack of well equipped rentable workspace, dependency on supplies from outside the area and the growth of online purchasing).
- Respondent suggests that the following should be explored to address the weaknesses / threats and to enhance opportunities for growth:
  - secure flexible workspace at the Tunnel Road and / or the town centre;
  - bring vacant floor space in the town centre into use;
  - ensure that the homes at the Broadwindsor Road sites are large enough to allow home working;
  - find ways to add value to local resources such as food and timber;
  - make greater use of natural resources (including land, food, timber, other building materials, wind, water power and solar power);
  - promote tourism in the Beaminster area.

## Historic Character

### Public response

- Siting BEAM1, BEAM3 and BEAM4 all on the North Western side of the town is not in keeping with the radial structure of the town and creates an urban sprawl which is detrimental to the wellbeing of residents and will destroy the attraction of Beaminster as a historical and attractive market town.

## 1.4. Town Centre Strategy

### Approach

#### Beaminster and Villages Local Area Partnership

- Town centre development is an issue that is challenging as people's shopping habits have changed, particularly in the last year during the pandemic.
- The future of local shops is a concern in Beaminster.

### Public response

- Although Beaminster is smaller than other towns in the Network and Hierarchy of Centres, Beaminster is a market town with a town centre. However, we do not understand the significance of the categorisation.

## Heritage

### Historic England

- We welcome the references to Beaminster's historic character and heritage assets in the introduction, vision, development strategy and town centre strategy.

- There is no policy setting out how development within Beaminster Town Centre, especially within the Conservation Area, should conserve and enhance its historic environment and positively contribute to local character and distinctiveness in streetscape and townscape.
- We consider an additional policy should be introduced to address these points, building on the Dorset Historic Towns Survey for Beaminster.
- An update to the adopted Beaminster Conservation Area Appraisal (2007) and the preparation of a management plan is needed.

## Town centre parking

### Public response

- Parking in the town centre is currently insufficient.

## Public toilets

### Public response

- Public toilets in the town centre should be increased / improved.

## 1.5. Main Development Opportunities

The following sections include summaries of representation received regarding the following policies:

- Town Wide issues
- BEAM1 Land to the north of Broadwindsor Road
- BEAM2 Land at Lane End Farm
- BEAM3 Land west of Tunnel Road
- BEAM4 Land to the south of Broadwindsor Road

## 1.6. Town Wide Issues

### Infrastructure

#### Beaminster Town Council

- Beaminster like all other towns, cities, counties, and districts have finite infrastructure resources. There are only so many school places, GP practices, dentists, support services and the like.
- Drainage, water supplies and similar vital infrastructure services are all finite.

#### Beaminster and Villages Local Area Partnership

- Poor water pressure is an issue in the St James area of Beaminster where the new housing is being built.
- The issue of broadband is an issue in Beaminster.

#### Beaminster Area ECO Group

- We are keen to see continuation and where possible strengthening of services in rural settlements.

### Public response

- Infrastructure issues relating to transportation, education, and health facilities.

- The plan overlooks the vital role that many of the local facilities (Drs, pharmacy, shops, Post Office) provide to the elderly, to those who live in small villages and hamlets nearby and to those without a car. This is not just 'top up' shopping.
- No banking facilities at the Post Office.
- Lack of facilities for older and younger members of the community.

## Education

---

### Maiden Newton Parish Council

- Although Beaminster has a secondary school, there is no mention that less than a third of the pupils come from Beaminster St Mary's, Beaminster. The other feeder primary schools are at Maiden Newton, Evershot, Mosterton, Broadwindsor, and Salway Ash. All are brought to Beaminster by bus causing traffic problems.
- Children must travel 2 hours + on a bus to attend school in Beaminster. The Maiden Newton primary school should be a feeder school to Dorchester. Some families are moving due to this or driving their children themselves.

### Public response

- Schools may or may not be able to cope with significant expansion.
- Public transport is extremely restricted and impacts on education.
- Difficulties accessing Yeovil College and Kingston Maurwood for further education.
- Schools are at capacity.

## Health

---

### Maiden Newton Parish Council

- Maiden Newton Surgery has been linked with one of the 2 Beaminster Surgeries since the 1950s and is now part of the Tollerford Practice. In April 2021 they joined with the Bridport Practice to form the Ammonite Health Partnership. There is a concern that with extra homes being provided there is not the same increase in hospitals or medical centres.

### Public response

- Residents are often faced with a 3 week wait for an appointment at the doctor's surgery (pre COVID).
- Town infrastructure is insignificant, specifically health facilities.
- Health care provision an issue.

## Employment

---

### Beaminster and Villages Local Area Partnership

- The lack of public transport has been causing problems in West Dorset for many years. Larger employers would not consider settling in Beaminster if their employees could not get to work.

### Beaminster Area ECO Group

- Strengths - Beaminster has a fairly diverse economy, which is a real strength. Two manufacturing firms Clipper Teas and DuPont, a range of shops, clinics, a good range of trades, offices / home working, farming, commercial forestry, and field sports.
- Weaknesses in the economy include the relative lack of working-age people, smaller dwellings limiting home working and start up's, lack of well-equipped rentable workspace, north of

Broadwindsor Road and east of Tunnel Road employment sites have not occurred, dependency on supplies from outside the area, the growth of online purchasing.

- Solutions which should be explored in the town:
  - Secure the development of well-equipped flexible workspace on the remaining zoned 'employment' land at Tunnel Road and/or in town centre
  - Bring into use the vacant floor-space in the town centre, including the empty upper rooms of the White Hart building
  - Ensure that new housing, due to be constructed on the Broadwindsor Road sites, is sufficiently spacious to permit working from home
  - Find ways to 'add value' to local resources such as food and timber
  - Make greater use of local resources – land, food, timber, other building materials, wind and waterpower, solar power – through social enterprise
  - Promote tourism into the Beaminster area
- The perceived need for workspace is for flexible well-equipped standard units, capable of use for either offices or light industry, available for rent.

## Public response

- Whilst we applaud the decision to encourage local employment, we would point out that that the land to the North of Broadwindsor Road was previously allocated for employment use in the 2006 plan and mixed use in the 2015 plan. Neither of these allocations were taken up. This would seem to indicate that there is limited demand for industrial sites in this area. It would therefore be wrong to justify a need for additional housing based on the assumption that there would be significant additional employment in Beaminster over the Plan period.
- Whilst we do not object to the principle of allocating land for employment, it would be helpful to understand the need and type of industrial units required.
- Being an AONB brings little benefit to the economically active residents of the town. It is true that the 'country cottage' appearance of the town encourages visitors, but these all arrive by car and very few stay.
- Local business opportunities are valuable.
- Limited employment opportunities in the town.
- Is tourism an income generator for the town?
- The emphasis should be on creating local employment (well paid, high tech, etc.) support agriculture should be the priority before housing.

## Live work units

---

### Beaminster Town Council

- Consideration be given to providing the opportunity to work from home.

### Beaminster and Villages Local Area Partnership

- Live work units by their very nature, can create isolation unless the design is thought out with a community in mind, particularly in rural areas.

## Second Homes

---

### Beaminster Town Council

- There should be tighter controls on second homes.



## Public response

- Concern over increase in second home ownership.

## Highways

---

### Public response

- Traffic causes much noise and vibration for the residents, particularly for the older properties which have no foundations.
- Road schemes, traffic management, street lighting, street furniture, signage and development & building plans do not seem to take any account of the AONB.
- The main road through the town is very busy and has rightly been slowed.
- 350 additional houses will increase the traffic problems in the Town.
- Damage caused by weight of traffic.
- Pollution and highway safety concerns.

## Public Transport

---

### Beaminster Town Council

- Transport is limited in terms of frequency and capacity.

### Beaminster Area ECO Group

- Beaminster and surrounding villages need improved provision of public transport in the form of regular bus services or of community buses. Such as an extension of timetables to cover evening and weekends and dovetailing of bus and train timetables at Crewkerne and other stations.
- This can build upon the experience of the number 6 bus and the CB3 Saturday service led by the Town Council and run by volunteers.

### Public response

- Buses from Beaminster to Bridport, Crewkerne and Yeovil are extremely limited and often under threat. Bust Stops are of little value without buses to stop at them. How can Public Transport be improved.
- Public transport is poor which increases car ownership.
- Concern over increase in vehicles, town experiences transportation issues.
- Public transport provision is currently poor.

## Walking and cycling routes

---

### Beaminster Area ECO Group

- Dedicated routes or surfaces for walking and cycling with widening of pavements.
- Safe cycling routes between Beaminster, Bridport and Crewkerne.

### Public response

- Pedestrian access within the town is not good.
- Pavements in the older part of the town are very narrow or non-existent.
- The 20mph limit is not enforced nor addressed by any traffic calming measures.
- Cycling is rarely seen within the town.
- The town needs better footpaths/pavements with priority over road traffic.

## Crewkerne train station

---

### Beaminster and Villages Local Area Partnership

- There is no mention of Crewkerne train station which provides Beaminster area residents with access to London and Exeter or the train station in Maiden Newton.

## Climate change

---

### Beaminster and Villages Local Area Partnership

- The lack of planning for electric charging points for cars was a concern. The power supply in Beaminster would need upgrading to allow for more charging points.

### Beaminster Area ECO Group

- The plan should insist on high social, spatial, and environmental standards, to be energy-efficient, free from pollution, flexible in terms of potential future changes in households and uses, working from home, village-scale open spaces and facilities.

### Public response

- The council declared a climate emergency, this must be the priority and any development must be guided by this.
- All building within the town needs to demonstrate the highest standards of insulation, energy-efficiency and should contribute to micro-generation.
- A stronger plan for climate change. Introduce a 'no-idling' law for all vehicles locally, reduce parking, increase car parking charges (perhaps with local permits), provide proper support for utility (not leisure) cyclists, make pedestrians a priority.
- No plans to ensure that developers will only be able to build 'green homes'.
- Need to integrate eco features before planning permission is granted.
- Energy efficiency as a priority.
- Using sustainable materials and methods.
- Solar panels.
- Green roofs.
- Integrating fixtures that lower water consumption.
- Integrating engineered nests for birds, bees and bats.
- Parks, road verges and gardens at new build sites should include wildflower meadows.
- Monitoring the impact on the wildlife throughout this development period, required.

## Flood risk

---

### Public response

- Numerous flooding issues are identified and must be carefully addressed - has this really taken place since the landslip affecting the Tunnel in 2012?

## Open space

---

### Public response

- More investment in good public open space and the local rights of way network.
- Insufficient leisure facilities, green spaces in the plan.
- Housing needs adjacent green space and domestic gardens.

## Hedgerows

---

### Public response

- There is a need to retain or improve hedges - this needs to be surveyed and enforced.

## Design & landscaping

---

### Public response

- High standards of design and landscaping in all development to enhance the towns lovely character.

## Heritage

---

### Public response

- Impact on historic character.
- Pollution and impact of heavy traffic on historic buildings.
- Beaminster needs to retain historic character and AONB.

## Parnham Estate as a hospitality venue

---

### Framptons on behalf of the Parnham Estate

- Aspirations of the owners to establish Parnham Estate as a hospitality venue of national if not international reputation for the architectural innovation and outstanding design quality.
- Wish to reconnect the Parnham Estate with the local community through the provision of new employment and training skills and the opening up of the Estate for the wider public.
- Facility would include events within a restored Parnham House, overnight accommodation including cabins and permanent dwellings for holiday use.
- Need for the Estate to secure a sustainable source of revenue for its future management and maintenance.
- Suggestion of a specific policy relating to Parnham Estate (see suggested wording), with criteria including conservation of heritage assets, conservation of the landscape and AONB, provision of a transport statement, and a masterplan approach.

## 1.7. Policy BEAM1: Land to the north of Broadwindsor Road

### Principal of development

---

#### Beaminster Society

- The Beaminster Society has for a long-time supported development on the BEAM1 site on Broadwindsor Road. The Society recognises the benefits that new housing will bring to the town.

#### Natural England

- We have no objection, or further comment on this existing allocation.

#### Impact Planning Services Ltd on behalf of Mr Adam Fox

- The site at Broadwindsor road has been previously allocated in historic versions of the Local Plan in both 2006 and 2015 for both employment and mixed uses. However, the site now has the benefit of outline planning permission for residential development albeit in part. The historic

promotion of this site clearly demonstrates the difficulty in delivering large scale extensions and we would instead support the inclusion of small-scale sites within the town.

### Public response

- We support this development as it already has outline planning permission but urge the Council to give it its own identity by maintaining some separation from other developments to which it abuts.
- Existing sites under construction cannot be considered 'small scale'.

## Employment

---

### Beaminster Town Council

- Disappointed that employment has been removed from policy.
- Policy BEAM1 strengthened in respect of II - Proposals must come forward and enforcement of Criterion IV and V.

### Public response

- More commercial uses incorporated in the design.

## Flood risk

---

### Environment Agency

- Flood defences in Beaminster will require upgrading with climate change in order to continue to reduce flood risk to the town. Developer contributions towards this future infrastructure upgrading should be considered as part of any development.
- Modelling of the watercourse may be required in the SFRA in order to better understand current and future flood risk.

## Walking and cycling routes

---

### Beaminster Area ECO Group

- The whole site should be served by good safe walking and cycling routes running through the site and into town.

## Green Infrastructure

---

### Environment Agency

- Green space should be incorporated into the site where possible, this should include areas of wildlife habitat, and seek to link up any existing green corridors.
- Wetland features in the site should be considered if appropriate.

### Dorset Wildlife Trust

- We welcome the recognition of the value of the wooded river channel as a linear wildlife habitat and the need for its protection including a green buffer zone and support its protection in policy BEAM1 III.

## Heritage

---

### Historic England

- Historic England welcomes reference to the heritage assets near to/visible from the site and the prompt to consult with us in the supporting text. Although this site is an existing allocation, we

are seeking the inclusion of an additional criterion in Policy BEAM1 that requires development to conserve and enhance the significance of heritage assets.

## Site layout

---

### Public response

- The two sites with outline approval must be considered together to gain the most beneficial layout and efficient use of the land.

## 1.8. Policy BEAM2: Land at Lane End Farm

### Principal of development

---

#### Natural England

- We have no objection, or further comment on this existing allocation.

#### Public response

- We support this allocation as it is separated from the Town centre and already has some agricultural buildings in use. We urge the Council to ensure that any development is of an appropriate scale and form to avoid impacting the views from the approach to the Town from the North.
- Existing sites under construction cannot be considered 'small scale'.

### Employment

---

#### Beaminster Town Council

- It is important that the development of employment land caters for local need and skill sets, with the provision of smaller units, live/work units, and business hubs.

#### Public response

- The types and numbers of jobs created on BEAM2 will need to meet local needs and skill sets to avoid more commuting to and from Beaminster.
- Dorset Council needs to work with the town council and the local community to achieve this by developing an employment strategy for Beaminster.
- Some of the proposed housing developments should be contingent on the viability of this employment site.
- Smaller commercial units.

### Public Transport

---

#### Public response

- Policy BEAM2 is not served at all by public transport. The Travel Plan for this site should ensure practical access to public transport services.

### Walking and Cycling

---

#### Public response

- More cycle and pedestrian routes.

## Flood risk

### Environment Agency

- Avoid development within current and future floodplain (FZ2 and FZ3), and hence this site will need inclusion in the SFRA. Consider de-culverting watercourse culvert running under site as part of any development.

## Green Infrastructure

### Environment Agency

- Green space should be incorporated into the site where possible, this should include areas of wildlife habitat, and seek to link up any existing green corridors.
- Wetland features in the site should be considered if appropriate.

### Dorset Wildlife Trust

- We welcome the recognition of the biodiversity interest of the site in 3.5.7 and the need for its protection in policy BEAM2 II.

## Design

### Public response

- Design should account for the topography of the site.

## 1.9. Policy BEAM<sub>3</sub>: Land to the west of Tunnel Road

### Principal of development

#### Gladman

- Gladman are promoting land at Tunnel Road, Beaminster for residential development and associated community infrastructure. The Vision Document demonstrates that the site has the potential ability to deliver up to 170 dwellings.
- The site is situated in a sustainable location in relation to Beaminster's services and facilities, and the ability to access these by non-car modes of transport.

#### Beaminster Town Council

- The Town Council strongly oppose development on this site because the existing committed development in Beaminster will meet its Local Plan housing allocation.

#### Beaminster Area ECO Group

- Recent housing development by Clipper Teas and by Magna Housing at Flaxfield, plus the zoned housing land at Broadwindsor Road, offer sufficient capacity to meet Beaminster's needs over the Plan period up to 2038.

#### Boyer on behalf of Markfield Investments

- Markfield Investments Ltd are supportive of the draft allocation at BEAM<sub>3</sub>: Land to the west of Tunnel Road, which sits to the south of our site, and offers an opportunity for comprehensive development in this location, which would relate well to each other and the surrounding environs.

### Impact Planning Services Ltd on behalf of Mr Adam Fox

- With reference to LA/BEAM/004. The development of the site was considered to harm the AONB landscape and residential development on the higher slopes would be highly visible over extensive areas of Beaminster and the surrounding landscape.
- Residential development would, it was found, represent an uncharacteristic extension beyond the well-defined settlement boundary. The proposals would also cause potential highways issues due to the size of the site and existing road capacity.
- There is no assessment of the landscape or heritage impact of this site.

### Public response

- Site BEAM3 is not supported by the Council's own assessments. The site is outside the DDB and has a very negative assessment in the SHLAA particularly regarding its impact on the AONB landscape, highways, and flooding, concluding that it is 'an unsuitable site' with zero capacity for development.
- The existing committed development (Clipper and Flaxfield Rise) in Beaminster will meet its Local Plan housing allocation without requiring this site.
- Lack of employment opportunities means increased commuting to Bridport, Yeovil and Dorchester.
- BEAM3 is not consistent with the Council's vision for Beaminster as set out in 35.2.1.
- Scale of development is excessive.

## Area of Outstanding Natural Beauty (AONB)

---

### Dorset AONB Team

- The allocation would foreseeably be considered a form of major development within Dorset AONB. In the absence of clear justification, the allocation cannot be supported.
- The landscape setting of Beaminster tends to be both attractive and relatively high quality. Furthermore, the topography of the town's surroundings is such that almost all growth options would result in some degree of intensification of the visual impact of development.
- The land to the west of Tunnel Road is not considered to present significant disadvantages that would be avoided using other options.
- The site area is not presently publicly accessible, and views of the area from local vantages points, such as footpaths and roads, are relatively limited.
- The provision of open space within the western portion of the site and the inclusion of significant planting along northern boundary, to form a landscape buffer, would help to mitigate the effects of the proposal on the wider area.

### Natural England

- Natural England advises that the proposed developments should both be considered as "major" in the context of NPPF paragraph 172 and required to meet the policy's "exceptional circumstances" test.
- Exceptional circumstances will not exist unless all three criteria (i.e. the national and local need, cost and scope for developing elsewhere, and the environmental effect and scope for moderating it) can be satisfied.
- Further information is required to demonstrate that the necessary exceptional circumstances exist to justify the proposed allocations.

- We object to the wording of BEAM3 as it fails to acknowledge that even with an appropriate layout and mitigation measures the scheme will inevitably have residual adverse landscape and visual impacts.
- Where residual impacts cannot be avoided additional offsite environmental enhancement measures should be secured that will help further moderate the scheme's residual landscape and visual impacts to the Dorset AONB.

### The Beaminster Society

- This is open countryside on the approaches to Beaminster and development here will harm the visual quality of the special landscape setting of the town.
- Natural England and the Dorset AONB Team oppose development of this site as they recognise that this site would represent significant urban encroachment and is likely to be prominent in views from the surrounding hills.
- On-site landscape mitigation measures could not hide the impact of development on this prominent site.
- The benefits would not outweigh this harm to the special character of the town's setting.
- Development would conflict with planning Policy ENV4 and significantly harm the visual quality of the landscape.

### Beaminster Town Council & Beaminster Area ECO Group

- The site is situated within the Dorset AONB and development would have a visual impact from areas around the town.

### Gladman

- A new area of woodland planting/open space will be provided along the site's northern boundary to filter views of development from surrounding landscape features as well as helping to respect the site's location within the Dorset AONB.

### Public response

- Higher landscape impact for BEAM3 due to AONB location and topography. Site considered unsuitable for development as recently as 2019.
- BEAM3 is not consistent with Council policy ENV4 which states that Plan does not demonstrate "exceptional circumstances".
- BEAM3 is not supported by AONB or Natural England and will adversely impact the rural views from all the surrounding hills, thereby impacting the attraction of the town to visitors.
- BEAM3 will impact greatly by changing town's boundaries and landscape / environment for good.
- Site is within AONB.

## Highways and Access

---

### Gladman

- The land can be safely accessed from Tunnel Road.
- It is noted that development will need to secure the delivery of a bus stop on the B3066 and pedestrian/cycle link to the town.

### Beaminster Town Council

- Existing infrastructure is very weak – no existing vehicular access, no pedestrian access and little or no public transport links.



## Public response

- Traffic and pollution have not been addressed.
- Development will create significant additional traffic and therefore air pollution.
- Hill Horn View is too narrow and an access road would prevent visitors from parking outside their house.
- BEAM 3 will result in additional traffic flow, mostly to the south, when traffic is already restricted at the Hoghill Street entrance to the main square.
- Transport infrastructure concerns.

---

## Public transport

### Public response

- Bus stop is insufficient if the service is poor.
- Public transport is poor - young people cannot access further education courses.
- Requirement for a sustainable transport strategy beyond one bus stop.

---

## Walking and cycling

### Public response

- Safe pedestrian / cycle routes need to be provided into the town centre.

---

## Heritage

### Historic England

- Historic England welcomes the supporting text's recognition of the need to consider impacts on nearby heritage assets and the inclusion of criterion III in Policy BEAM3.

### Gladman

- The site could be sensitively developed to respect the setting and significance of nearby heritage assets, including Waddon Hill (Scheduled Monument), Horn Park (Registered Park and Garden), and Beaminster's Conservation Area (including associated listed buildings).

---

## Economy

### Gladman

- The site will generate economic benefits during the construction phase of the development and help to support the economy of Beaminster through additional expenditure to support local services and facilities and homes for local workers.

### The Beaminster Society

- Beaminster cannot provide the employment opportunities nor the services to support further housing over and above the 158 houses with planning permission on the BEAM1 site, and other housing currently under construction.
- Further housing would add to the need to travel for shopping and commuting for employment.

---

## Water and Sewerage

### Wessex Water

- In accordance with Wessex Water's responsibilities as sewerage and water undertaker for the area we have no objections to this allocation.

- Local connections to the public water supply and foul networks.
- Wessex Water has developed high level strategies to accommodate current allocations which will require review and investment.
- Surface water and flood risk strategies must be in accordance with local and national policies. There must be no surface water connections to foul sewers.

## Flood risk

---

### Environment Agency

- Consider surface water flood risk to the west of the site, including climate change.
- Include site in SFRA.
- Flood defences in Beaminster will require upgrading with climate change in order to continue to reduce flood risk to the town. Developer contributions towards this future infrastructure upgrading should be considered as part of any development.

### Public response

- Flood mitigation difficult to achieve in Beaminster 'rain bowl'.
- Ground water run-off will be a major issue for existing residents.
- Flooding concerns specifically the field to the north of Horn Hill View.
- Drainage issues - having to clear soakaway frequently to prevent potential flooding.
- What are the plans to mitigate flooding if BEAM3 developed?
- Climate change will exacerbate impacts of flooding.

## Green Infrastructure

---

### Environment Agency

- Green space should be incorporated into the site where possible, this should include areas of wildlife habitat, and seek to link up any existing green corridors.
- Wetland features in the site should be considered if appropriate.

### Gladman

- New residential dwellings will be situated within a framework of green infrastructure.
- The delivery of the site will provide a significant amount of public open space.
- It is currently envisaged that the site will incorporate a new children's play area, and informal and formal recreational routes.

## Biodiversity

---

### Dorset Wildlife Trust

- We welcome the need to seek the retention of existing hedgerows to reflect existing boundaries and maximise biodiversity opportunities in 35.5.11 and consider this should be reflected fully in policy BEAM3.
- We consider this site should be subject to an ecological survey to identify any key features and priority habitats that may need protection before allocation.
- Part of the site falls within the Higher Potential Ecological Network, there are records for dormice in the area, a watercourse and part appears to be permanent grassland from aerial photographs.
- The layout should include informal natural green space, as well as any formal open spaces required.

- This could include green corridors, community woodland, orchard, or other community nature reserve.

### Natural England

- No information has been provided regarding the existing biodiversity interests on the proposed allocation. To ensure the requirement for avoiding harm to priority species and habitats is fully met an ecological assessment of the site should be completed prior to its allocation.
- Given the sensitivity of this site the policies and proposals map should include further information on the area within the allocations considered suitable for development and those needed to provide the required landscaping and public open space. Clarification on the character of the public open space should also be included e.g. native broadleaved woodland, community orchard, etc.
- The policies should be amended to include a requirement for delivering a biodiversity net gain and ensure the protection of the adjacent water course. Suggested policy text supplied.

## Amenity

### Public response

- Overlooking of properties on Hill Horn View.

## 1.10. Policy BEAM4: Land to the South of Broadwindsor Road

## Employment

### Beaminster Town Council

- Large scale industrial development would not be appropriate however smaller individual units, or a business hub would be better suited to Beaminster.

### Beaminster Area ECO Group

- We will be happy to see the development of small industrial units or a workspace 'hub' on the lower parts of this land.

### The Beaminster Society

- Opposed to the BEAM4 site for 3.8 ha of employment development on land south of Broadwindsor Road on environmental and economic grounds.
- Employment land had been available for many years on Broadwindsor Road (formerly the BEAM1 site) and was not taken up by businesses, primarily because of the poor local road network.
- The Beaminster Society suggests as an alternative to allocating all of the 3.8ha of employment land, that only 1.3ha of the site should be allocated.

### Public response

- The types and numbers of jobs created on BEAM4 will need to meet local needs and skill sets to avoid more commuting to and from Beaminster.
- Dorset Council needs to work with the town council and the local community to achieve this by developing an employment strategy for Beaminster.
- Some of the proposed housing developments should be contingent on the viability of this employment site.
- Commercial use provision important for the town.

- Small business units / hubs / live work units or similar should be incorporated.
- When commercial provision within BEAM 1 was removed it was agreed that a Planning Brief would be discussed with the community for future developments.
- The land identified for employment use in Beaminster (BEAM 2 and BEAM4) should not be used for businesses that require large warehouse type buildings due to their prominence in the landscape and in an AONB. These sites have a high visibility on the approaches to the Town from the North and West.

## Area of Outstanding Natural Beauty (AONB)

---

### Dorset AONB Team

- The allocation would foreseeably be considered a form of major development within Dorset AONB. In the absence of this, the allocation cannot be supported.
- Having regard to the existing and future built context of the site, its inclusion for further employment uses is considered possible.
- In terms of the intrinsic quality and beauty of the landscape, the area is not therefore considered to be highly susceptible to an expansion of the town.
- The site area is relatively prominent from both local roads, rights of way and elevated vantage points afforded by the hills surrounding the town.
- In order to mitigate the visual impact of development within the site, it will be necessary to restrict development in the more elevated parts of the site (the Southern portion of the site).
- There is a need to create and enhance boundary features and introduce new planting, particularly to contain the South elevations of the development, thereby conserving the outlook from the direction of Gerrard's Hill.
- Further landscaping along the Southern boundary of the developable would be beneficial, including the introduction of a new field hedge along the Southern boundary of the western field. It would be beneficial for the Policy to reflect this advice and include an indicative spatial layout.

### Natural England

- The proposed developments should both be considered as "major" in the context of NPPF paragraph 172 and so any proposals should be required to meet the policy's "exceptional circumstances" test.
- Exceptional circumstances will not exist unless all three criteria (i.e. the national and local need, cost and scope for developing elsewhere, and the environmental effect and scope for moderating it) can be satisfied.
- Further information is required to demonstrate that the necessary exceptional circumstances exist to justify the proposed allocations.
- Natural England also objects to the wording of BEAM4 as it fails to acknowledge that even with an appropriate layout and mitigation measures the scheme will inevitably have residual adverse landscape and visual impacts. Where residual impacts cannot be avoided additional off-site environmental enhancement measures should be secured that will help further moderate the scheme's residual landscape and visual impacts to the Dorset.

### The Beaminster Society

- The topography of the site means that any development would be very prominent in the landscape.

- The land rises towards Higher Barrowfield Farm and beyond, with Gerrard's Hill as a backdrop to this particularly attractive undulating countryside on the edge of Beaminster.
- Development would be visible from both Tunnel Road approaching Beaminster and from Hooke corner on the B3163. It would not be possible to significantly minimise the impact of built development given the topography of the site.
- Natural England and the Dorset AONB Team oppose development of this site.
- Development would be contrary to Policy ENV4 and would seriously harm the landscape character surrounding the town, which is of special value.

### Beaminster Area ECO Group

- We oppose the zoning of the higher parts of the land because of high visibility within the AONB.

### Public response

- We support this development to encourage local employment. However, it is on rising ground and will be highly visible, especially from the Western approach to Beaminster.
- We urge the Council to refuse large slab-sided warehouses in favour of lower office style buildings and artisan workshops.
- Too large, should be restricted to 1ha on the north half of the site.

## Heritage

---

### Historic England

- The West Dorset, Weymouth and Portland Strategic Landscape and Heritage Study Stage 2 Report (2018) assesses this site as a moderate to high heritage sensitivity owing to impacts on the setting of the scheduled Waddon Hill Roman Fort and the grade II listed Barrowfield Farmhouse.
- The potential impacts on this scheduled monument are not mentioned in the supporting text and there are no criteria in Policy BEAM4 that require development to be designed to conserve and enhance the significance and setting of affected heritage assets.
- Historic England considers that a new criterion should be introduced into Policy BEAM4 to address this point and the supporting text appropriately amended. In its current form, Historic England objects to the inclusion of this proposed allocation.

### The Beaminster Society

- Employment development would be particularly visually intrusive and would harm the setting of the farm buildings Upper and Lower Barrowfield Farm and would significantly harm the beauty of the countryside and the landscape.

## Public Transport

---

### Public response

- Although Policy BEAM4 requires a bus stop to be provided on the B3163, there are just two services passing the site on weekdays (late morning and early afternoon).
- The Travel Plan for this site should ensure practical access to public transport services.

## Green Infrastructure

---

### Environment Agency

- Green space should be incorporated into the site where possible, this should include areas of wildlife habitat, and seek to link up any existing green corridors.
- Wetland features in the site should be considered if appropriate.

## Public response

- Important green space.
- Site is part of Ridgeway path that heads towards Gerrard's Hill.
- A key route to Parnham and other side of Beaminster.

## Biodiversity

---

### Natural England

- No information has been provided regarding the existing biodiversity interests on the proposed allocation. To ensure the requirement for avoiding harm to priority species and habitats is fully met an ecological assessment of the site should be completed prior to its allocation.
- Given the sensitivity of this site the policies and proposals map should include further information on the area within the allocations considered suitable for development and those needed to provide the required landscaping and public open space. Clarification on the character of the public open space should also be included e.g. native broadleaved woodland, community orchard, etc.
- We also recommend that the policies are amended to include a requirement for delivering a biodiversity net gain and ensure the protection of the adjacent water course. Suggested policy text supplied.

### Public response

- Biodiversity concerns.

## Flood risk

---

### Environment Agency

- Flood defences in Beaminster will require upgrading with climate change in order to continue to reduce flood risk to the town. Developer contributions towards this future infrastructure upgrading should be considered as part of any development.

## Water and Sewerage

---

### Wessex Water

- In accordance with Wessex Water's responsibilities as sewerage and water undertaker for the area we have no objections to this allocation.
- Local connections to the public water supply and foul.
- Wessex Water has developed high level strategies to accommodate current allocations which will require review and investment.
- Surface water and flood risk strategies must be in accordance with local and national policies. There must be no surface water connections to foul sewers.

### Public response

- Water pressure in this part of the town is questionable.

## 1.11. Omission Sites

### Extension to Land to the West of Tunnel Road (LA/BEAM/004)

#### Gladman

- Gladman are promoting land at Tunnel Road, Beaminster (Policy BEAM3) for residential development and associated community infrastructure. The Vision Document demonstrates that the site has the potential ability to deliver up to 170 dwellings including an extension to land to the West of Tunnel Road beyond the proposed allocation.

### Further Land to the West of Tunnel Road (LA/BEAM/006)

#### Boyer on behalf of Markfield Investments

- Further Land West of Tunnel Road offers an opportunity to create a new high quality residential / specialist care accommodation development.
- This proposal would make an important contribution to local housing need, whilst providing wider benefits to the local community in a way that cannot be achieved through smaller piecemeal development.
- The topography of the site is predominantly flat and located in Flood Zone 1.
- There are public transport stops within a 5-minute walk from the site, as well as two schools located in the nearby vicinity.
- There are some existing employment units on the opposite side of Tunnel Road.
- Although the site is located beyond the defined settlement boundary and is in an Area of Outstanding Natural Beauty (AONB), most of the Dorset area lies entirely within the Dorset AONB.
- Development of up to 120 dwellings could be delivered on site, with the built form focused within the eastern part of the Site to protect views of the wider landscape.
- Publicly accessible open space (of approximately 2.5ha) could also be delivered on-site, where existing mature trees and hedgerows can be retained and protected.
- The site is screened from view by intervening vegetation, settlement, and landform.
- The main access into the Site shall be from Tunnel Road, providing a direct route to existing facilities in the town. Alternative pedestrian and cycle connections through the Site to the wider surrounding area shall provide quieter routes.
- The majority of public open space would be retained as meadowland with opportunities to increase wildlife diversity and deliver biodiversity net gain.
- An appropriate range of high-quality house types, tenures and densities would be provided to reflect local needs. As well as the inclusion of specialist housing for the elderly with care needs.

### Land off Monmouth Gardens, Beaminster (LA/BEAM/003)

#### Impact Planning Services Ltd on behalf of Mr Adam Fox

- The site comprises a fenced paddock of approximately 1.16 ha in extent located to the north of Beaminster.
- The site is well related to Beaminster and visually discreet.
- It is not clear that the proposed allocations (BEAM1 & BEAM3) are suitable / deliverable.
- The land off Monmouth Road is suitable/deliverable as evidenced through a planning permission for re-development of part of the site (WD/D/20/000228).
- The site lies mostly within Flood Zone 1 however some parts lie within Zones 2 and 3.

- The site is within the Dorset Area of Outstanding Natural Beauty (AONB), albeit Beaminster is entirely within this designation.
- The promoters have drawn up an indicative layout which takes account of the key planning issues relating to the site (including flood risk and landscape).
- The site could deliver up to 20 dwellings, meeting housing mix and affordable housing policy requirements.
- The respondent has included an appendix with the case officer recommendation for WD/D/20/000228, a copy of SHLAA assessment LA/BEAM/003, a flood risk and drainage review dated March 2021 and a landscape assessment dated March 2021).