



**North Dorchester Garden Community
Draft Masterplan Framework**

Emerging Draft

August 2025

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This Masterplan Framework document has been prepared by Hyas Associates on behalf of Dorset Council with contribution from other consultancies.

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Preface

The Purpose of the emerging Draft Masterplan

The masterplan document sets out an approach for the comprehensive development of the site to deliver a sustainable mixed-use extension to Dorchester. The proposed development would meet the needs of the town over the longer term, providing additional homes, employment land, school provision, a local centre, and significant areas of green space.

The work carried out to date has evaluated a range of issues raised through previous stakeholder discussions and consultations, and sets out a vision for the new community along with a set of key drivers which set out how the place should respond to its context and function alongside the existing town.

Whilst the emerging masterplan sets out a framework for the site's development, including those areas where new homes and employment land will be provided and taking into account key planning and environmental considerations, four matters have been identified and which the Council is seeking feedback and views on which could have a bearing on whether the vision, key drivers and objectives can be most successfully achieved.

This document forms the basis of the masterplan that continues to be developed. Its purpose is to provide relevant information and material that will help in the understanding and consideration of the identified key matters.

Outcomes from the Consultation Process

The Council will consider all responses to the key matters which will help inform its approach going forward. A final draft masterplan would be the subject of future consultation and would be a material consideration in dealing with any future development proposals for the site.

Section 1

Introduction



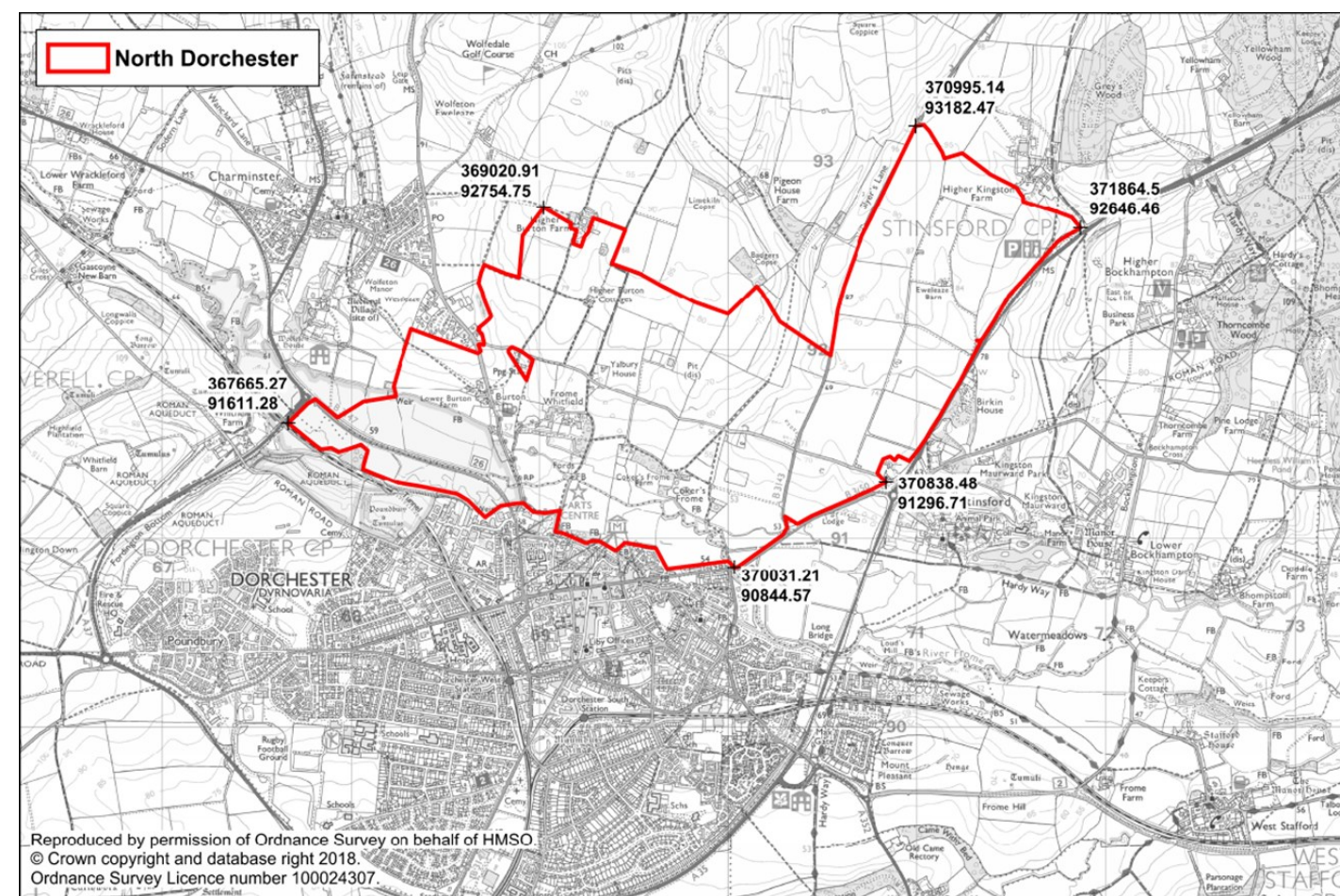
Background and Location

Dorset Council (DC) is proposing an allocation for approximately 3,500 new homes (with supporting community, green space, transport and employment infrastructure) to the north of Dorchester town as part of a broader growth strategy for the County to meet identified needs. North Dorchester Garden Community (NDGC) was identified as an option in the previous consultation draft local plan, 2021 and is retained as an option going forward. NDGC was selected for inclusion in the Garden Communities Programme by Government in 2019. The Government's Garden Communities Prospectus, August 2018, describes what being a Garden Community means:

“We want to see vibrant, mixed- use, communities where people can live, work, and play for generations to come – communities which view themselves as the conservation areas of the future. Each will be holistically planned, self-sustaining, and characterful.”

This is potentially a transformational opportunity for Dorchester in delivering sustainable growth to meet the future needs of the town and the area, enabling the town to be more resilient and successful for the benefit of existing and future residents. Garden Community status also opens up new avenues for a conversation with Government and outside investment, to improve the town's environment, movement network and economy. It sets a high benchmark for the design and sustainability of new neighbourhoods, including facilities, amenities and infrastructure.

NDGC lies immediately to the north of Dorchester, the county town of Dorset and an important service centre providing jobs and services for a wide hinterland. The site is located on the northern side of the River Frome and the Frome Valley water meadows, with the centre of Dorchester being approximately one kilometre from the southern parts of the site.



*Plan from Draft Dorset Local Plan,
2021, Reg.18 Consultation*

Dorset Council Local Plan

The draft Dorset Council Local Plan was published for its first round of consultation in January 2021 setting out draft policies and asking a series of questions to gather people's opinions on the proposals.

At the time, draft Policy DOR13, land north of Dorchester in the consultation draft plan, identified North Dorchester Garden Community as a potential strategic allocation which should help to achieve the Council's strategic priorities. The policy sought to develop the site as a new garden community in accordance with a masterplan, which should be prepared to reflect garden community principles. The draft policy was informed by: the Council's strategic priorities; responses to the consultation in 2018; a heritage impact assessment commissioned by the Council; previous landscape assessment; and evidence on a range of issues prepared by a consortium of landowners/developers promoting development to the north of Dorchester.

The Role of the NDGC Masterplan

The emerging Masterplan will form a significant part of the evidence for the site which will direct the draft Local Plan policy. It will be a deliverable option for the North Dorchester Garden Community and it will build on and help to interpret and articulate the requirements of policy and the Council's strategic priorities for the new place and overall growth. Its aim is to set out the Council's expectations and ambitions for the kind of place that is required.

The Masterplan will be a material consideration in decision-making and its guidance will apply to the whole NDGC development, encouraging a high quality, aspirational, comprehensive and landscape-led development. The Masterplan will help ensure that the development of NDGC is of the highest quality, appropriate for a Garden Community and will help to define what is meant by high quality and 'beautiful' development in the context of Dorchester and the surrounding Dorset landscape.

The Masterplan will, in due course, guide and support the preparation of future planning applications, more detailed masterplans, design codes, infrastructure delivery and built form outcomes.

It should be fully considered when more detailed proposals are being prepared in order to ensure a comprehensive and coordinated approach to the development of NDGC.

Wider ambitions and key influences on future growth

A key influence when planning for future growth is the climate and ecological emergency. Dorset Council declared a climate and ecological emergency in 2019, adopted its Climate and Ecological Emergency Strategy and Action Plan in July 2021, and has since published a refreshed Natural Environment, Climate and Ecology Strategy 2023-25. The Strategy sets out a Framework for the Council to achieve carbon neutrality as an organisation by 2040, taking into account a series of key challenges and priority areas for action. One of the key themes is 'Road Transport Decarbonisation and Modal Shift' which includes aligning sustainable travel policies in the Local Transport Plan, Local Plan and other initiatives. The promotion of active travel and public transport provision at NDGC would support this aspect of the corporate agenda. The 'Sustainable Development and Construction' theme includes encouraging net zero new builds, and promoting sustainable materials. The council has prepared an interim position statement on planning for climate change, which aims to give weight to this issue in planning decisions in advance of the production of the new Local Plan. The development at NDGC presents a significant opportunity to take this aspiration forward given the scale of the development and its status as a garden community.

Delivering ambitions for the Garden Community

The promotion of new garden communities across England is being led by Government via the Ministry of Homes Communities and Local Government (MHCLG) reflecting the desire to draw upon the successes of the original early 20th Century garden settlements in providing sustainable, enduring and popular places to live and work within an attractive natural environment setting. NDGC is the largest project of its kind within the Dorset Council area and one of the most significant

within the south-west of England, comprising c. 3,500 homes with supporting facilities and infrastructure. It is located within an attractive and desirable setting to the north of Dorchester town, north of the existing flood plain of the River Frome but with the amenities and facilities of the town centre within easy reach and with road and rail access to Weymouth to the south and further afield to London and Bristol. The Dorset AONB wraps around Dorchester to the north, east and south. Since North Dorchester was confirmed as a Garden Community in 2019, and included as a proposed strategic allocation for growth in the consultation draft local plan (2021), the Council has been working with partners, the local community, landowners and wider stakeholders, to establish a vision, guiding principles and masterplan framework for delivering a high-quality, sustainable new community that will form part of the future of the town and the area.



Figure xxx : Garden City Principles (TCPA, 2023)

Place Making and Design Quality

The masterplan will be a material consideration in the decision making process. As further progress is made on the Local Plan, there will be potential to consider updating this document to become a Supplementary Plan (or equivalent). This will add to its weight in the decision making and provide the opportunity for additional and greater scrutiny as part of the required regulatory process.

The overall design of the masterplan is based around a series of drivers of change, objectives and design principles that seek to create a new garden community with a unique character and appearance. The masterplan seeks to establish a firm foundation for a place that is green and integrated with the surrounding landscape and heritage context; whilst connecting to the existing town; prioritising active travel, and creating opportunities for a range of local employment, recreation, community cohesion, recycling and food production.

Delivering a new garden community will require all parties concerned to demonstrate not only a long-term commitment, but a willingness to work flexibly. Implementing the required step change in development requires an equal step change in attitude and approach from all.

This document sets out what that step change means in practice and helps to guide and define the expectations for a high-quality, community- focused, landscape-led, sustainable development at North Dorchester.

It should be noted that the Masterplan provides high level design guidance and advice and is a starting point for the preparation of key parameters and further detailed masterplanning. Further design details will still be required as the development progresses through the planning process including as the policy position evolves and as future planning applications are prepared for determination.



Section 2

Vision, Drivers of Future Place and Key Objectives



The Vision

North Dorchester Garden Community (NDGC) will be a high-quality, sustainable mixed-use community, comprehensively developed to deliver a beautiful and thriving place, and community. It will be fully integrated with the landscape and townscape setting, respecting and enhancing where possible the character and cultural heritage of the area and its natural and heritage assets.

NDGC will adapt and respond positively to the climate and ecological emergencies. It will move towards being a net zero carbon community through the use of innovative construction methods and energy efficiency. It will be set within a high quality green and blue infrastructure framework, extending through the development and south towards Dorchester, which will deliver multiple environmental benefits.

The new homes, jobs and facilities will forge a strong social and economic relationship with Dorchester, complementing the town's role as an economic hub for Dorset. They will increase the range of opportunities for existing residents, build on the town's excellent education opportunities and enhance its attractiveness to tourists by capitalising on the town's heritage.

NDGC will have a strong sense of place and identity, achieved by its integration with the landscape and high-quality design with design cues taken from Dorchester and the surrounding villages. A strong community identity will be fostered through the promotion of active travel and integration with Dorchester and will be enhanced by the creation of connections to the town centre, local facilities and employment opportunities. NDGC will have defined walkable neighbourhoods and will be laid out to prioritise cycling and walking, utilising the landscape framework for sustainable movement, and will be well-connected to Dorchester and the surrounding countryside, with excellent public transport, cycling and walking links.



Key Opportunities and Constraints

North Dorchester Context

Dorchester is set within chalk downland landscapes with the 'valley pasture' of the Frome Valley to the north of the town and the Dorset AONB mainly to the south and west. The character of these landscapes is enhanced by their historic interest and cultural associations. The Garden Community itself, is located to the north of Dorchester and the River Frome water meadows on the upper slopes of the Frome Valley. The valley landscape is an important feature of the site, informing the location of new development and creating a green edge to the northern edge of the town.

The landscape north of Dorchester is predominantly characterised by rolling hills and valleys closely related to the River Frome, and much of which forms part of the wider Dorset Downs. The underlying geology of the area is complex and drives the terrain and local landscape character, influencing not just the landscape itself, but the way it has been used over the centuries. In terms of the terrain, the north of the site, which is the more steeply sloping area is less suited to development, with the least sensitive parts of the site lying to the south around the two dry valleys and along the Frome corridor.

Due to the undulating nature of the landscape of North Dorchester, views within, into and out of the area are an important element for masterplanning. Development on the elevated and exposed parts of the site to the north and west would be the most visible and have the greatest impact on views across the site, however, all of the site has visual sensitivity. Further work to prepare a visual impact assessment should be undertaken to inform any subsequent planning proposals.

The area's rich heritage dates back to the Iron Age and includes many features from later periods, including the remains of a Roman aqueduct to the west of the town and a number of deserted medieval settlements on the northern side of the River Frome. Many of these features are designated heritage assets including the Iron Age hillforts of Maiden Castle (to the south of Dorchester) and Poundbury Camp (on the northern edge), which both have views across the NDGC development site. Dorchester and the surrounding landscapes have cultural associations with the poet William Barnes, the painter H. J. Moule and most notably, the writer Thomas Hardy, who referred to the town as 'Casterbridge' in his literature. The area's rich heritage and cultural associations support a thriving heritage tourism industry. Similarly, the landscape of North Dorchester has been influenced by human activity over centuries, and particularly reflects the impact of 18th century field enclosures. The hedgerow system is a key historic feature of the landscape and should be preserved wherever possible.

The Historic Impact Assessment (HIA) 2021, prepared as part of the evidence base for the local plan, assesses the implications of the NDGC allocation on the historic environment. For the purposes of the Masterplan, two important designated assets (the Poundbury Camp Scheduled Ancient Monument and the Dorchester Conservation Area) are identified as being at risk of changes to their setting as a result of development.

- The setting of Poundbury Camp will be most impacted by the route of the proposed new link road with some impact from longer distance views of new development to and from the Camp and the roman aqueduct. The HIA concludes that the proposed development will not physically impact the scheduled ancient monument or fundamentally affect its primary heritage significance.
- Impact on the Dorchester Conservation Area from new development comes in a number of ways - views towards it from the NDGC site from medium range views from around the water meadows up to Frome Whitfield and the approach to the conservation area from the north.

Views around the southern end of Slyers Lane and along the Charminster to Stinsford road are likely to be lost as a result of new housing south of the road. This would affect the ability to appreciate the whole settlement of Dorchester as well as the individual features that define its form and skyline. The HIA noted that the greatest change in the experience of the conservation area would come from increases in noise, activity and light pollution arising from new development. These factors are considered to impact the current strong contrast and transition between urban and rural character. The outlook north

from across the water meadows is also likely to change from glimpsed views of dispersed rural buildings to a denser urban form.

In addition to the findings of the HIA, the North Dorchester Landscape Study, 2023, assesses the character and distinctiveness of the landscape. It identifies some very special landscape character areas within the site area, including Poundbury Camp, the parkland setting of Frome Whitfield and Kingston Maurward which is designated a Registered Park and Garden. These locations, together with the Frome and Cerne valleys are identified in the Study as Critical Stock and their capacity to be able to take new development without negative impact on their character is limited.

Water is an important part of the landscape north of Dorchester, with the River Frome and its wide flood plain being the most sensitive areas, both in terms of their value as a natural and recreational asset, and due to the limitations they place on the location of new development. The groundwater protection area also places restrictions on future change across the site, in order to preserve water supply to the local area.

The NDGC site is at risk of flooding from a number of sources including: fluvial flooding from the River Frome and associated water courses; surface water run-off from the higher ground to the north, which may increase as a result of development; and ground water flooding around Eagle Lodge.

The River Frome is designated a Site of Special Scientific Interest (SSSI) as the most westerly example of a major chalk stream in Great Britain supporting a range of aquatic and bankside vegetation and many associated species. It flows into Poole Harbour which is an internationally important wildlife site for wading birds.

The site currently consists mostly of arable fields and improved grasslands, but also supports (and is adjacent to) other habitats including mature hedgerows (and hedgerow trees), parkland, woodland, semi-improved grassland, marshy grassland and watercourses associated with the water meadows. These habitats support: protected species including bats, badgers, dormice; a range of farmland birds; and a number of habitat indicator plants.

Given the context of the site and its key assets, the masterplan will need to consider and address a number of challenges and issues as well as identifying the benefits of growth to the Dorchester area:

- Reflecting the TCPA's Garden City Principles in its placemaking approach
- The garden community's relationship with the existing town of Dorchester and the villages of Charminster and Stinsford
- The relationship of the garden community with the landscape, including designated assets such as the AONB. Using landscape character assessment evidence to inform the extent of development limits across the site and how the landscape can inform design and character.

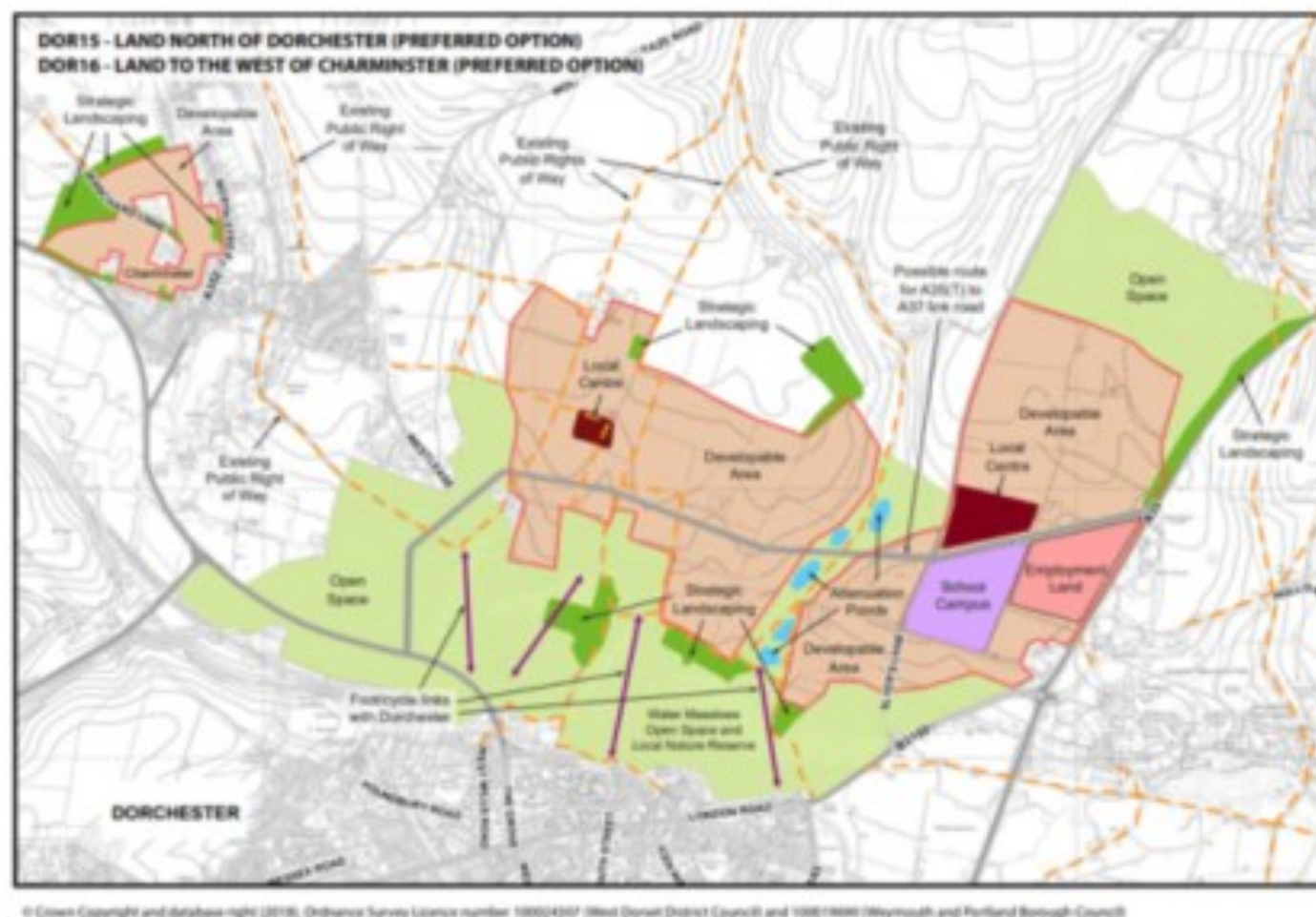
- Addressing the relationship between new development the protection of the historic environment and heritage assets, including the development's impact on views to and from the Dorchester Conservation Area and on the wider cultural associations of the site, for example the water meadows and the wider 'Hardy landscape'
- Addressing the climate emergency and designing for sustainability and mitigations for climate change
- Addressing all other key issues including: topography, transport and movement, biodiversity, flood risk/hydrology, water quality, soil and geology

Developing the Masterplan

The draft Dorset Council Local Plan will contain policies to guide development across the Dorset Council area until 2038. This will be informed by work that the former district councils had already undertaken on their respective local plans, and the previous public consultation undertaken between January and March 2021.

The area north of Dorchester was originally proposed as a development site in the West Dorset, Weymouth and Portland Local Plan Preferred Options consultation in 2018. The Figure below is the illustrative concept masterplan which formed part of the evidence for the proposed allocation in that Preferred Options consultation plan.

The draft Policy DOR13 in the 2021 consultation document allocated the site for “a mixed-use development to provide for the growth needs of the county town over the long term and potentially beyond the plan period”. The plan anticipated that around 3,500 dwellings will be delivered on the allocation site, together with at least 10ha or equivalent of employment land, schools and healthcare facilities.



Illustrative Concept Masterplan, Reg.18 Preferred Options Consultation, 2018



Community and Stakeholder Engagement

A collaborative approach to engagement has been integral to the preparation of the Masterplan, particularly focussing on the creation of the Vision for the place, the development and focus on key drivers and high level spatial options. Key stakeholders, community representatives, officers and local groups have been consulted through meetings, online engagement, workshops and publication of a draft document.

Dorset Council has previously undertaken consultation and engagement on the preparation of the local plan, holding events for Town and Parish Councils in February-March 2020 to explain the settlement hierarchy to be used in the plan, followed by consultation on the draft local plan from January-March 2021.

For the preparation of this Masterplan, a number of initial meetings were held to introduce the consultant team supporting Dorset Council in the preparation of the Masterplan and the process that would be followed. The meetings provided an opportunity for the stakeholders to raise questions and issues for consideration during the preparation of the Masterplan. Meetings were held with:

- Dorchester Civic Society
- STAND, the campaign group,
- Dorset Council members
- Parish and Town Councils
- Key stakeholders/consultees
- Site promoters, and
- Dorset Council service areas / technical disciplines

Workshops

Workshops were held with a range of stakeholders to develop and test key elements for the vision, objectives, spatial concepts and masterplan framework:

- Workshop 1, February 2022, considered the opportunities, Vision and key development principles for North Dorchester
- Workshop 2, April 2022, invited stakeholders to consider emerging key drivers and high level spatial concepts for NDGC. The workshop discussions were informed by four key drivers which established a thematic characterisation and built a vision of what the future place could be, ensuring that placemaking is implemented in a locally distinctive way.
- Workshop 3, November 2022, considered the initial draft outputs from the recently prepared Landscape Study for the NDGC area. Invited stakeholders were then asked to consider key landscape issues relevant to the proposed Garden Community.

Further consultation and engagement on the draft masterplan will be required as progress continues on the new Local Plan. This will need to align with the exact status and requirements of the masterplan in the future e.g., as a Supplementary Plan.



Drivers of Future Place

The masterplanning process for NDGC is not just about building new homes, it is as much about the consideration of what the future of Dorchester might be and how new communities can be formed. The masterplan considers where and how new development can take place in responding to the existing town and the assets and characteristics of the place. It will identify and agree principles for high quality design, both of buildings and their environment, alongside associated amenities and facilities including the utilisation of a unique network of high-quality landscape.

Four future drivers of the new Garden Community have been identified which together describe the Vision and aspirations of the new community and how various parts of the new development can contribute to the identity and function of Dorchester as a whole. The four drivers have been derived from:

- Breaking down the draft Vision into a number of themes (green environment/ landscape and heritage; economic function; social and community aspects).
- Stakeholder engagement and feedback – especially Stakeholder Workshop 1 which captures stakeholders' individual and collective goals for the new community using economic, environmental and social themes.
- Consideration of available local plan evidence addressing environmental, economic and social factors (eg landscape character, built and cultural heritage) to confirm the basis of the four drivers that had emerged from the aforementioned Workshops.

The Key Drivers

- 1 **The Town in the Landscape:** this describes the relationship between the natural landscape and human intervention and occupations. It considers how the landscape can continue to evolve as a resource for the town and its residents in terms of access to natural resources and as a setting for new development.
- 2 **Rich past, bright future:** this driver considers the historical evolution of Dorchester in terms of its form and function and how that historical context can provide a basis for future development.
- 3 **Dorset Living and Working:** this considers Dorchester's role as the county town for Dorset, alongside the current imbalance between homes and jobs in the town. New development provides an opportunity to create a diverse economy and underpin sustainability by enabling more people to live and work more locally.
- 4 **The Landscape in the Community:** despite Dorchester's location in the surrounding landscape, more could be done to provide its residents with immediate access to wild spaces and contact with nature. Development at NDGC could help to achieve this by bringing the landscape into the new development and reconnecting people with nature on their doorstep.

The Town in the Landscape

Over time the landscape around Dorchester has developed as a result of natural systems as well as human intervention.

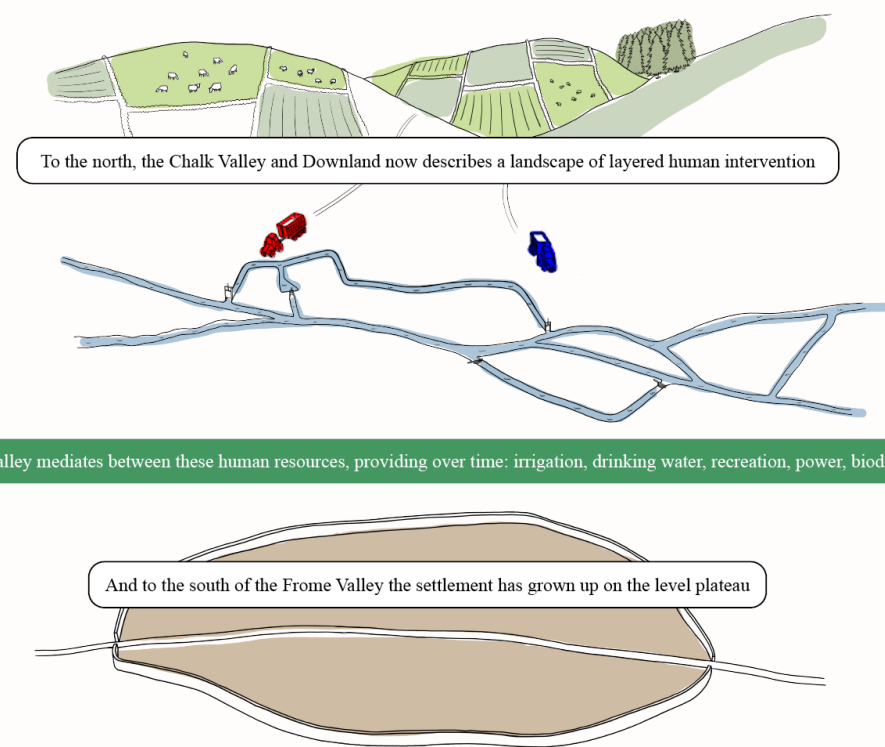
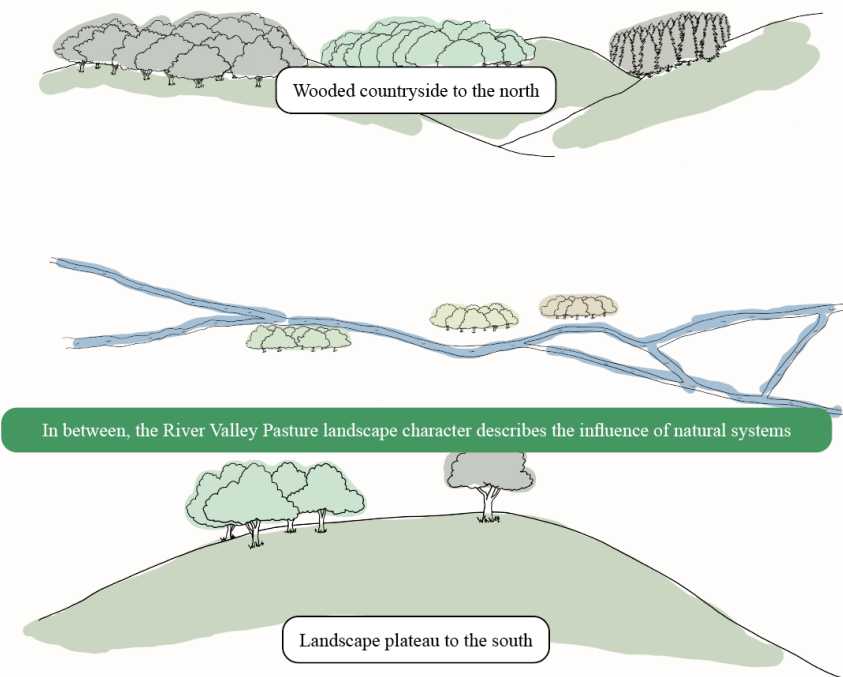
Around the Frome Valley the landscape has displayed a mix of characteristics at the different times through history.

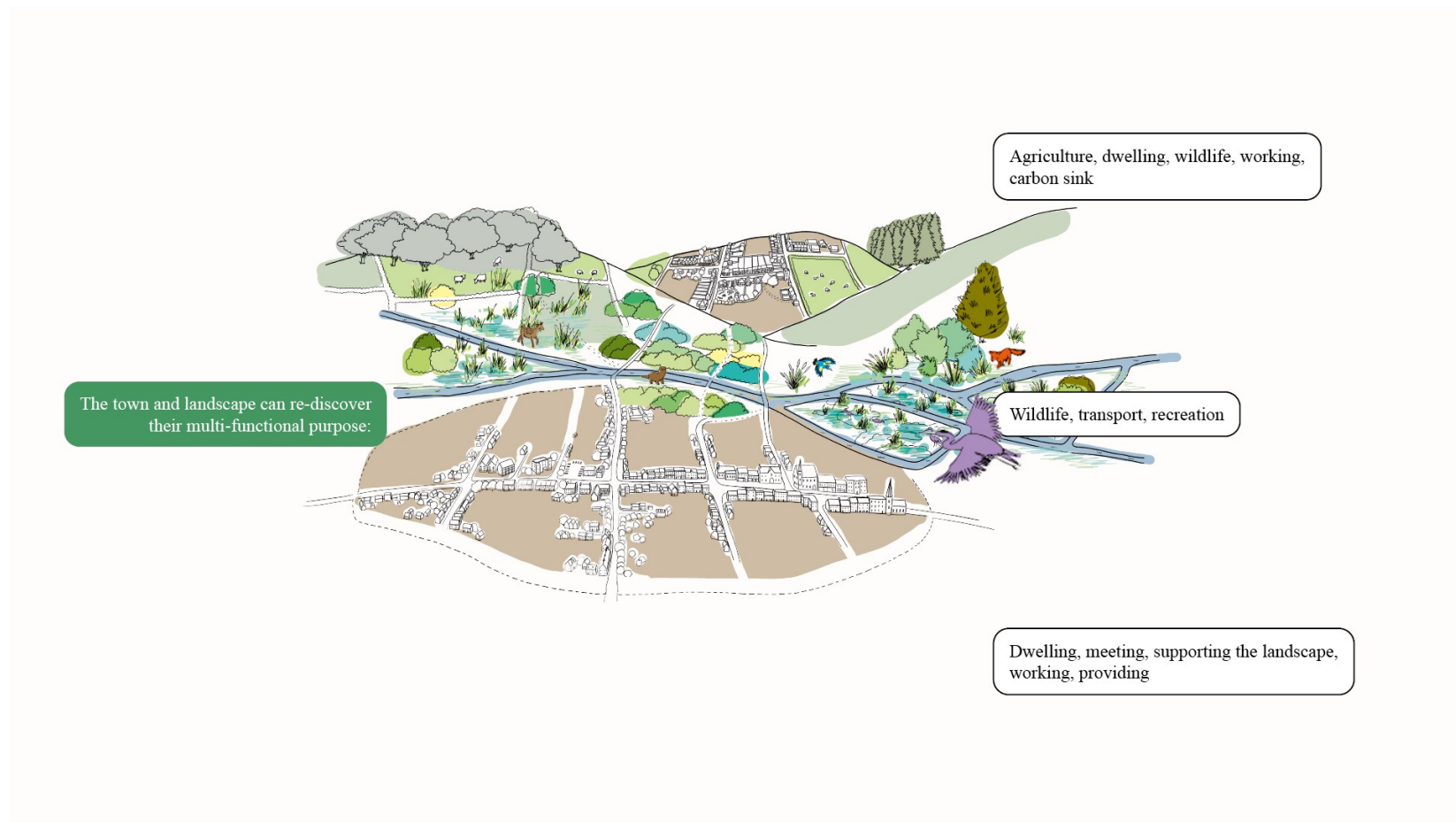
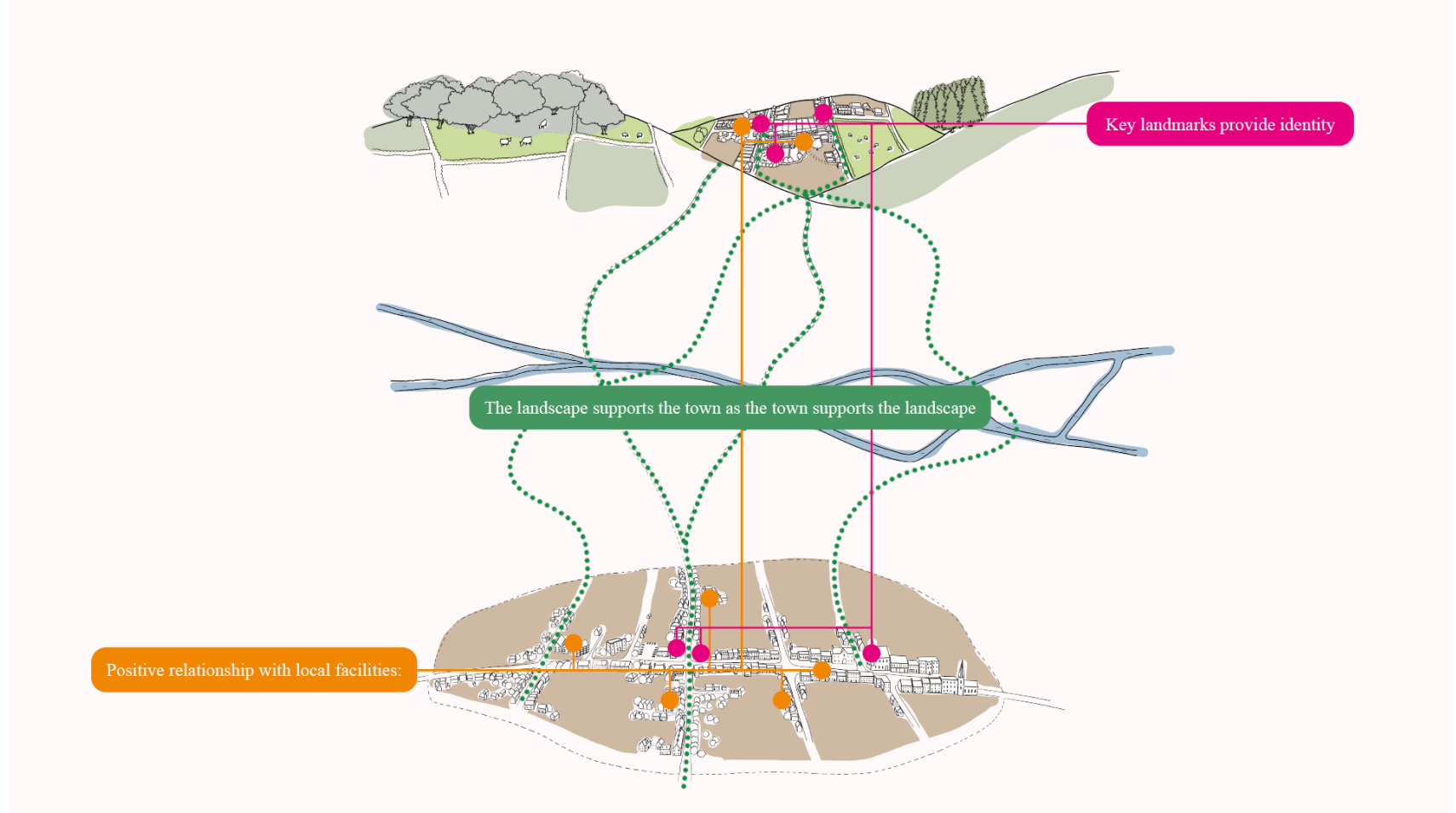
The River Valley Pasture landscape most closely reflects the natural systems which created it whereas the Chalk Valley and Downland describe a landscape of layered human intervention and to the south of the Frome Valley the settlement has grown up on the level plateau.

Human use of the landscape in various ways has resulted in a reciprocal relationship with the landscape serving the town and a town which serves the landscape. The wild valley mediates between these human resources, and at various times has provided: irrigation, drinking water, recreation, power and biodiversity and in the water meadows the valley also displays a legacy of manmade intervention.

As the landscape has evolved to accommodate human activity and needs it continues to be influenced by a combination of natural systems and human interventions and so new development can contribute to the continuing evolution of landscape character by careful consideration of legibility and landmarks, and the location of facilities and destinations which influence activity and movement.

Along the Frome Valley engineered and managed systems enable the wild to get wilder and natural to get more natural. The town and landscape can re-discover their multi-functional purpose as a resource to humans and a foundation of natural systems.



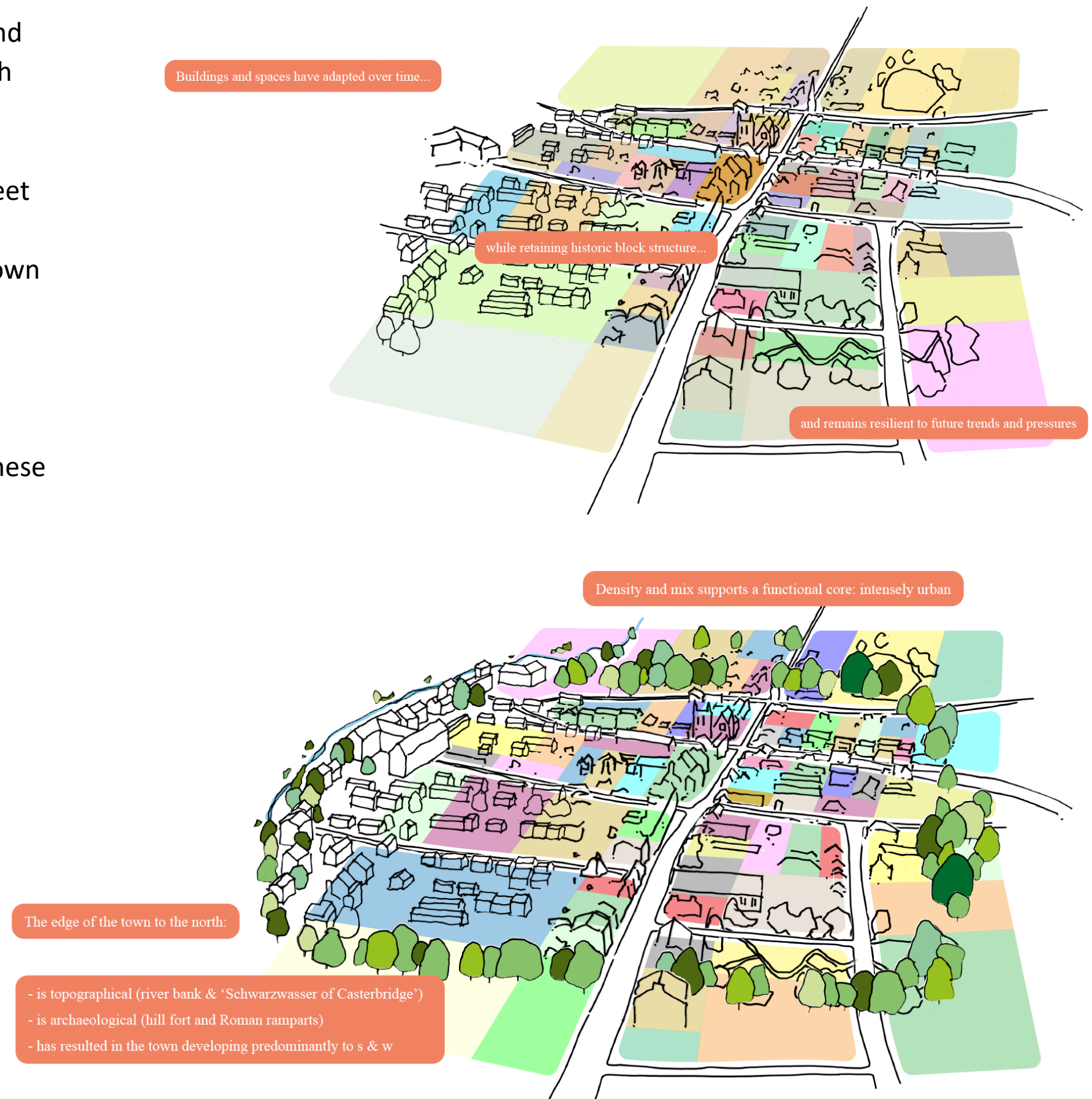


Rich Past, Bright Future

Dorchester's urban area has many layers of history and emerged from the latter part of the 20th Century with much of its historic fabric intact.

Dorchester remains a compact town. The historic street pattern and modest suburban expansion lend themselves to walking and cycling with the whole of the town within 2km of the dense and mixed centre creating a walkable townscape.

Up until the mid-19th Century Dorchester remained confined to the area enclosed by the Roman walls. These are not now present above ground, but the town retains an intensely dense and mixed core which is now defined by a green avenue circling the town.



'Country and town met at a mathematical line'.
(Hardy -Mayor of Casterbridge).

Even by 1850 the town had 'hardly begun to overflow its Roman boundaries'.
(Hardy -Mayor of Casterbridge).



The qualities and success of the historic townscape provide a good design guide for new development



Located on the southern slopes of the Frome valley, the town has seen most development to the south and the west of the Roman town. The town centre, therefore, is not at the centre and creates an abrupt contrast with the river valley and landscape to the north of the town.

The scale and form of this historic fabric provides a blueprint for development which is future proof and demonstrates how a functional and healthy centre can be sustained if designed correctly.

Dorset Living and Working

As the County Town, Dorchester has served an important role in Dorset as well as for its own residents. However, there is an imbalance between the number of jobs and homes in the town. This has resulted in significant net in-commuting to the town on a daily basis as people have to find suitable, available and affordable places to live elsewhere in the county.

The majority of commuting across the Dorchester travel to work area is by car and in particular there is a large flow of people from Weymouth to Dorchester every day.

At the same time, people who are economically active and residents of Dorchester are generally able to live and work in the town thanks to the large number of jobs available. There is a vulnerability though, with 50% of jobs being in the hospital or the Council with limited opportunities for employment growth with Dorchester operating at near to capacity for business space as reported in the March 2024 Dorset and BCP Employment Land Study. But with most of the town within walking distance it does mean those able to live in Dorchester can work here too and can easily choose to walk or cycle on a daily basis.

More can be done to secure this working population and jobs and opportunity for forthcoming generations. In the past, young people have tended to move away from the town leaving a gap in skills and unsustainable ageing population. The diversification of local centres throughout the town and use of a variety of development sites, including the area to the north of Dorchester in locating employment space close to homes and to support move on employment, can build on the towns important role in the economy, locally and regionally.



Wherever new housing development may be located, the type and location of future work spaces needs to be considered carefully. To follow regional and historic demand may risk the town exacerbating an existing problem and increase the travel to work patterns as Dorchester meets demand from an ever increasing catchment, without any reciprocal increase in public transport. This could also result in the degradation of the existing fabric and environment of the town and dissuade walking and cycling locally.

On the other hand, the town offers the opportunity to create a diverse local economy with global connectivity. New development can offer innovative, adaptable and integrated solutions to living and working to create

new business opportunities, build in local education and training using the existing foundation of the sustainable town scale. The release of town centre land for other uses could also help to redress any imbalance of existing provision of other uses.

However, the delivery of employment units must reflect the design principles and cannot compromise quality or the need to provide employment to support the new communities. Where integrated with housing this mix can underpin sustainability by enabling people to live and work more locally, attract and provide for varied skills and talent and in doing so maintain the town's role in the Dorset context.

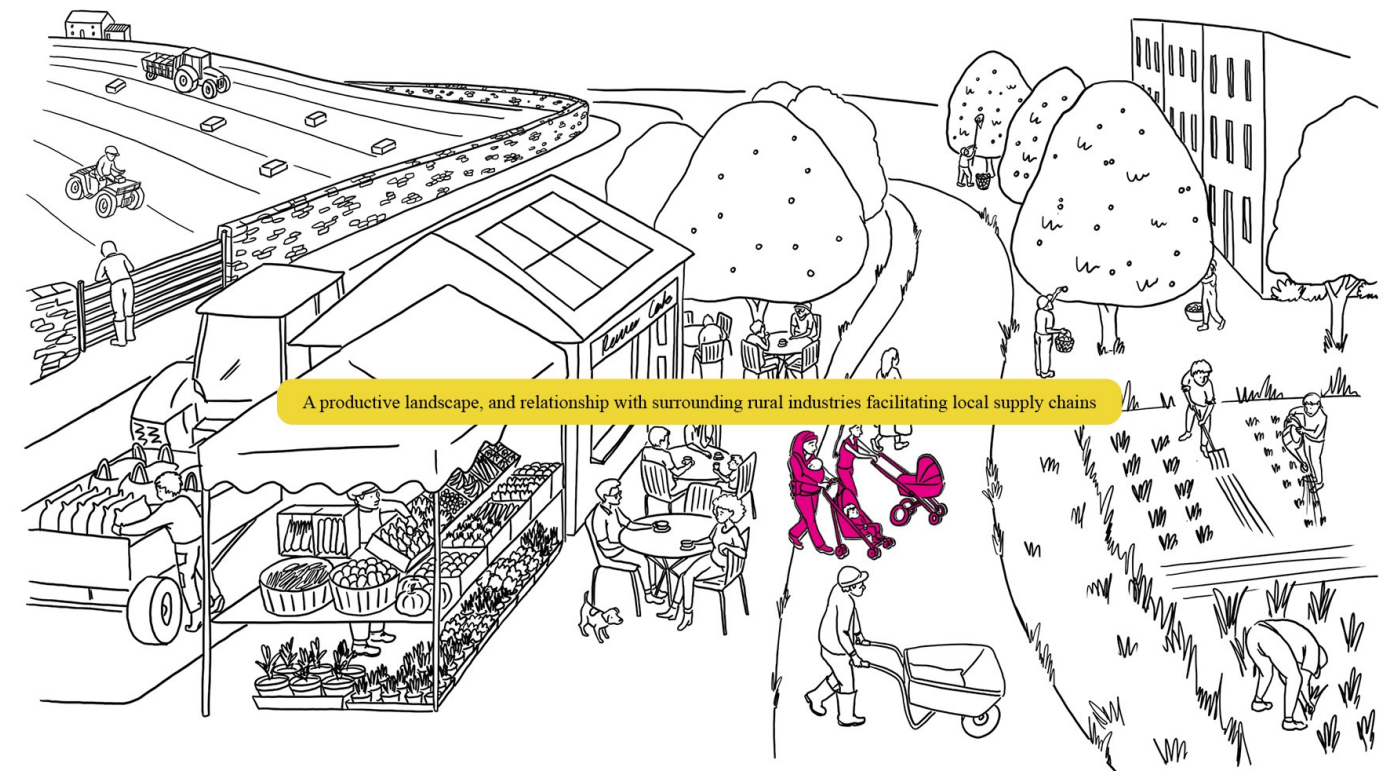


The Landscape in the Community

By virtue of Dorchester's size and location in the landscape there is the perception that people already enjoy good direct access to a rich landscape.

However, while many people live within easy reach of a walk into the countryside, some of the more accessible parts of the surroundings have become degraded and lack diversity.

Potential exists for Dorchester to offer much more, providing immediate access to wild spaces and contact with nature. To the north of the town there are very few barriers preventing this, but the landscape lacks diversity and the threat of housing is associated with the loss of habitats and a distancing from nature, not embracing it.



The Garden Community can change this relationship. Living rooms could provide a window to the wild. Every porch and doorway is a gateway for reconnecting with nature, with the outdoors and for rediscovering the sensory diversity and restorative quality the landscape can offer.

There is potential for people, every day, that the landscape permeates their living, their movement, their choices. It could become a social platform, an enterprise, an education, an opportunity and a lifestyle built into every part of the new and existing community.



Key Objectives for Development

Given the contrasting characteristics of the site, the preceding Key Drivers and related Objectives which follow in this section will apply to different parts of the site according to the spatial issues and requirements along with contributing factors (rather than all necessarily being applied equally on a site-wide basis). The proposed Key Objectives for the Garden Community are set out under each of the related key drivers below.

1. The Town in the Landscape

1. The development will be landscape-led, creating a townscape that makes a positive contribution to the evolution of Dorchester. The area's topography, new tree planting and landscape structure will integrate the development with the town and surrounding landscape and will strengthen links to existing green infrastructure corridors.
2. NDGC will fit within and integrate with the landscape of the area incorporating a range of measures to soften the urban form including using the valley slopes for containment, copse and woodland planting on the higher ground and trees along the streets within the development.
3. The development should be designed to minimise harm and to enhance and better reveal the significance of heritage assets in the area, including experiences of the literary connections with 'Hardy's Landscape'.
4. The separate identity of Charminster will be respected. There will be a clear distinction maintained between NDGC and the existing village.

2. Rich Past, Bright Future

5. The comprehensive development of NDGC will be designed to reflect garden community principles. It will have a high standard of place making and design that responds to local distinctiveness and will create areas with innovative and bespoke character special to Dorchester and the surrounding villages.
6. The development will provide walkable neighbourhoods which accommodate a range of community facilities including healthcare provision, local shops and a supermarket and a community meeting place(s).
7. The development will create an easily understood pattern of streets and spaces that make the most of the existing natural features in and adjacent to the site including focal points within Dorchester town, the nearby villages and respond to the heritage and landscape of the area.
8. Physical and community linkages between the new development and the existing town will be created. Opportunities for easy access to the town for pedestrians and cyclists will form an integral part of the development layout. Movement across the water meadows between the different parts of the expanded town will be enabled as far as practical and will focus strongly on creating new walking and cycling links.
9. Buildings will need to be practical offering ease of access for future residents. Buildings should be adaptable to cater for different needs and must incorporate space for cycle storage.
10. The form, scale and design of buildings, structures and their arrangement with open space and the landscape will respect and respond positively to heritage assets and the North Dorchester Conservation Area.

3. Dorset Living and Working

11. The development will deliver a range of housing to enable the town to thrive; attracting young working people and families as a priority whilst also meeting the needs of the elderly.
12. The development will help to deliver a more diverse economy through the provision of a flexible range of employment land and opportunities, recognising the town's role as a hub for Dorset. It will create a place where businesses can start and also grow.
13. The development will deliver the necessary infrastructure to enable the expanded town to work as a whole, including expanded school provision at first, middle and higher school levels on a dedicated school campus.
14. Excellent employment and education opportunities and relationships will be created through potential linkages with Thomas Hardy School and Kingston Maurward College.
15. A new road link through the site will deliver a main street and a primary route between the A35(T) and the A37, potentially relieving traffic congestion around the bypass and through the town. There will be active frontages where the main street runs through the development.

4. The Landscape in the Community

16. The development of NDGC will incorporate features to adapt to and to reduce the impacts of climate change.
17. Efforts to reduce greenhouse gas emissions from the new dwellings and other buildings to a level below that required through building regulations will be encouraged.
18. Surface water will be managed through an appropriate site-wide sustainable drainage strategy utilising the existing dry valleys and connecting to the River Frome. Multifunctional Sustainable Drainage Systems (SuDS) can deliver multiple flood risk, water quality,

biodiversity and landscape benefits, however in the interests of drinking water quality for development within the GSPA 1 zone, in these areas such solutions may not be suitable unless it can be achieved through non-infiltration techniques such as, but not limited to, green roofs, rainwater harvesting, detention basins or if off-site components can be utilised.

19. NDGC provides an opportunity to create an exemplar development in the integration of nature. Mature trees and hedgerows should be retained and a minimum of 10% biodiversity net gain could be achieved through new planting and the creation of wildflower-rich chalk downland and wetlands.
20. The water meadows will form an important high-quality asset for the expanded town creating opportunities for natural capital and recreation as well as appreciation of the historic context and wildlife of the area.

Key Structuring Principles

Drawn from the evidence base, the understanding of the site and its surroundings and the outputs from community and stakeholder engagement, five Key Principles have been identified that guide the way the Key Drivers and related Objectives are reflected in and inform the structure and layout of the new development. The five principles are:



Landscape and Green
Infrastructure



Sustainable Access
and Movement



Distinct
Neighbourhoods



A Sustainable Centre



Mix of Uses and
Activity



Landscape and Green
Infrastructure

Landscape and Green Infrastructure

The existing landscape along with proposed new green infrastructure have influenced the masterplan structure in the following ways:

- changes in development character coinciding with changes in landscape character;
- proposed development working with the topography;
- defining the neighbourhood areas and contributing to their distinctiveness;
- informing a series of multi-functional corridors for ecology, recreation and
- provides the glue between the distinct neighbourhoods to ensure a cohesive development



Sustainable Access
and Movement

Sustainable Access and Movement

This principle demonstrates how the existing key east-west and north-south routes and connections can be used and supplemented to provide a network of sustainable connections for the new community, including helping to identify primary movement and the potential street hierarchy. The movement framework helps to evolve the block structure of the neighbourhoods and the location and nature of a variety of functions, services and facilities .



**Distinct
Neighbourhoods**

Distinct Neighbourhoods

The masterplan is structured in response to the distinct landscape character and topography which in turn helps define a series of development parcels. Each of these development parcels provides the opportunity to create distinctive neighbourhoods that respond to the unique context and opportunities in each case. The sense of place, community activity and sustainability of each neighbourhood is defined according to the landscape conditions, topography and relationship of the site to its surroundings. In doing so the masterplan frames four distinctive neighbourhoods each of which has a specific contribution and is part of the new Garden Community as a whole .



A Sustainable Centre

A Sustainable Centre

The masterplan should give consideration of the potential location of the new mixed use local centre of the Garden Community, with reference to walking and cycling distances from the distinct neighbourhoods and the existing town; the related topography; views and legibility (to and from Dorchester); sustainable routes, connections (including the new east – west primary street) and the potential urban form .



Mix of Uses and
Activity

Mix of Uses & Activity

The land use requirements for North Dorchester include a new school campus and the provision of c. 8ha of employment floorspace (or equivalent). The Masterplan will need to propose a layout for these key uses that responds to their surroundings and which promotes sustainable and social patterns of development .

Section 3

The Masterplan Framework

Introduction

This section of the document sets out an overall framework masterplan for the North Dorchester Garden Community allocation and then provides more detail on each of the 4 layers that make it up . It demonstrates how proposed development could respond to the Key Drivers, Objectives and Principles set out previously and respect the local landscape character and heritage assets whilst creating a high-quality, sustainable new Garden Community with a strong sense of place.

The masterplan is strategic in nature and establishes the key structuring parameters and place making components for the new Garden Community. It does not establish the exact details of every element of the development. These will be defined in more detail as part of future planning applications and/or future design coding. What the masterplan does do, however, is to establish a comprehensive approach to the delivery of NDGC. It sets out the broad locations of key land uses, the landscape and heritage strategy, open space, transport, movement and connectivity. The final masterplan is also intended to set out further information on the key placemaking principles and ingredients to guide the development of the new garden community both at a Neighbourhood level and at a finer grain.

As such, the final masterplan will be structured in three sections, as follows:

- The Masterplan Framework and Layers provide an explanation and justification for the approach to development under four headings; Landscape-led Development; Land Uses and Quantum; Developable Areas; and Transport, Movement and Access.
- Garden Community Neighbourhoods will set out more detailed guidance for the development of each of the four neighbourhoods that will make up the new community. For each neighbourhood, this section will identify the key development components and their respective design parameters and associated infrastructure, supported by series of illustrative diagrams.
- Key Placemaking Ingredients will then provide more detailed design principles for key elements of the neighbourhoods, for example, public realm and green corridors.

Summary of Masterplan Development

The following diagrams provide a visual summary of the process that has been followed to arrive at the illustrative framework masterplan.

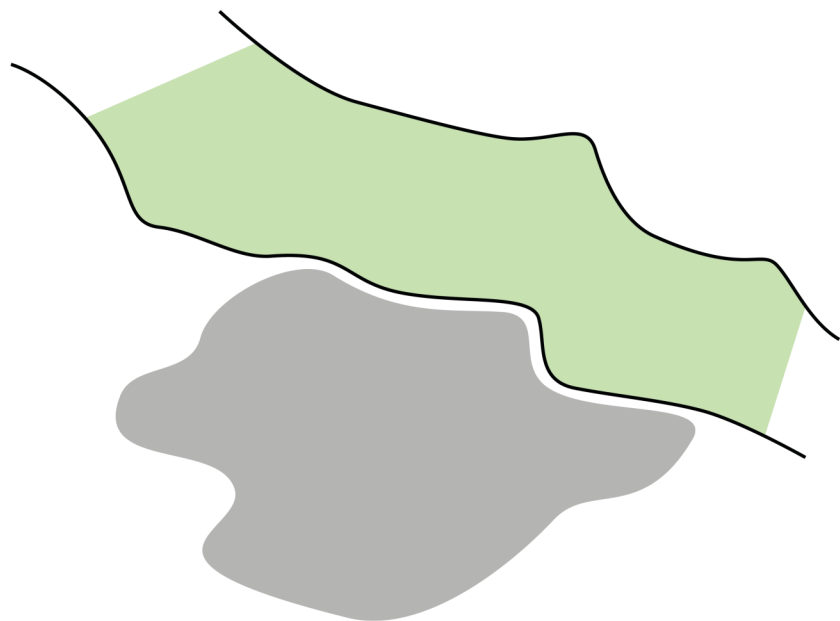
The first four diagrams show how consideration of the site’s landscape character and topography has been fundamental to understanding its distinctive characteristics and to inform the development of a green

infrastructure framework which frames the overall layout of the new community.

Diagrams 5 to 8 then show indicatively how four potential neighbourhoods, their urban form and respective design principles respond to that landscape-led framework.

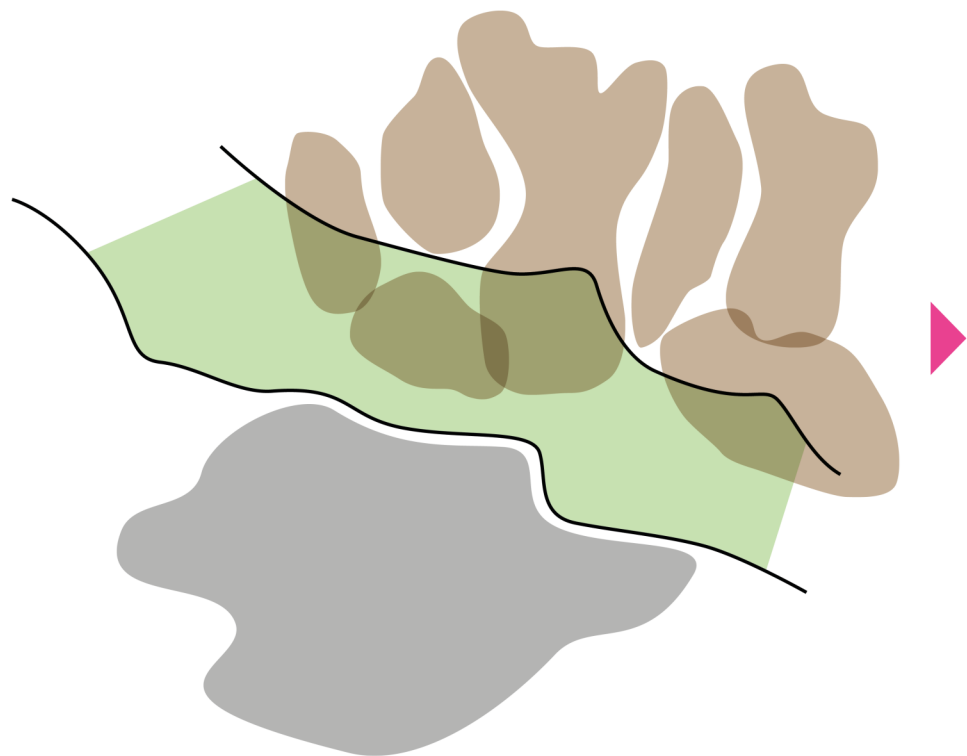
Summary of Masterplan Development:

1. Strategic Landscape Character



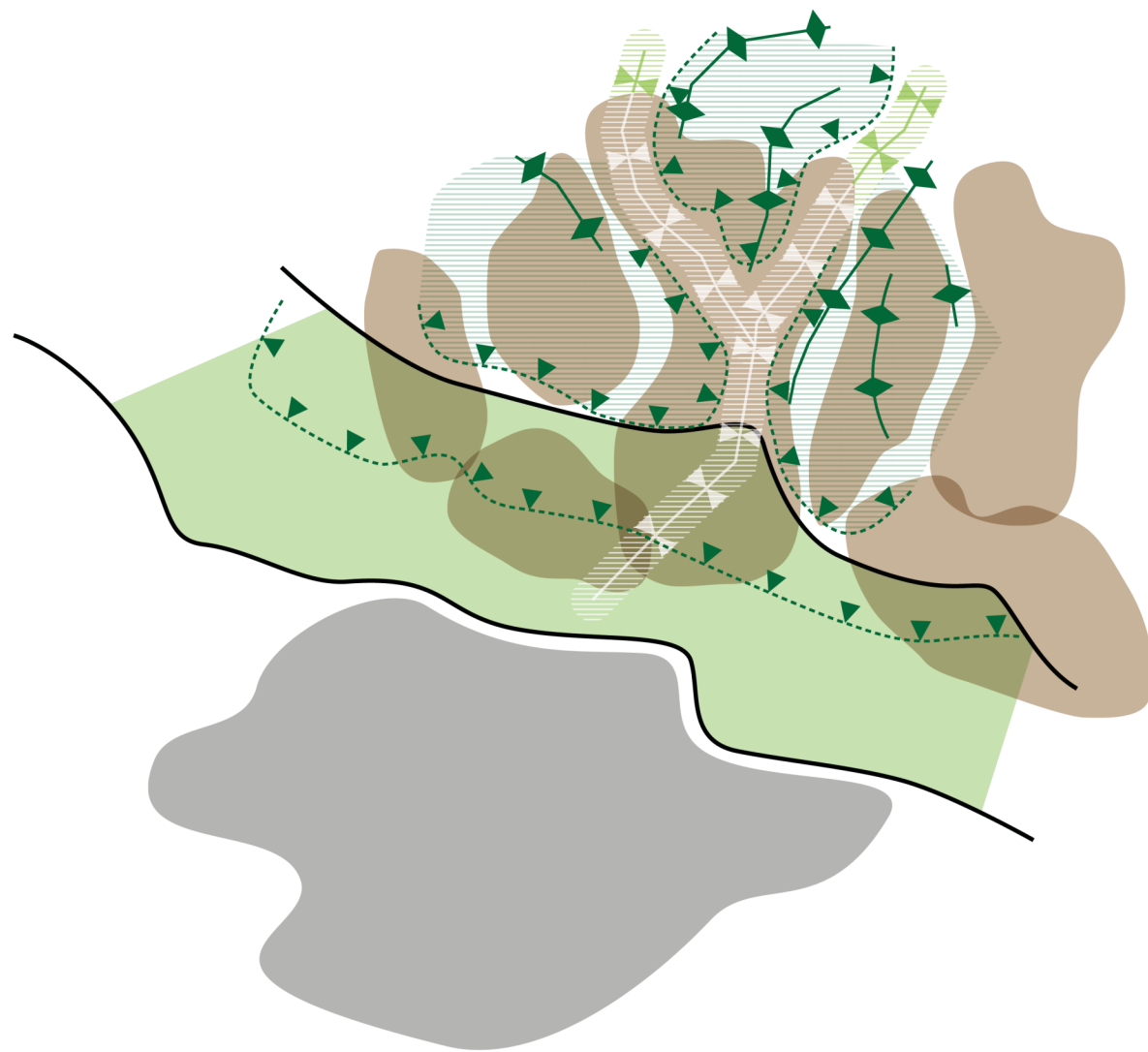
The area to the north of Dorchester comprises a series of landscape character areas derived from county level landscape assessment...

2. Local Landscape Character



...and more locally described characteristics.

3. Topography



Understanding the topography helps to further subdivide the area in locally distinctive elements.

4. Green Infrastructure



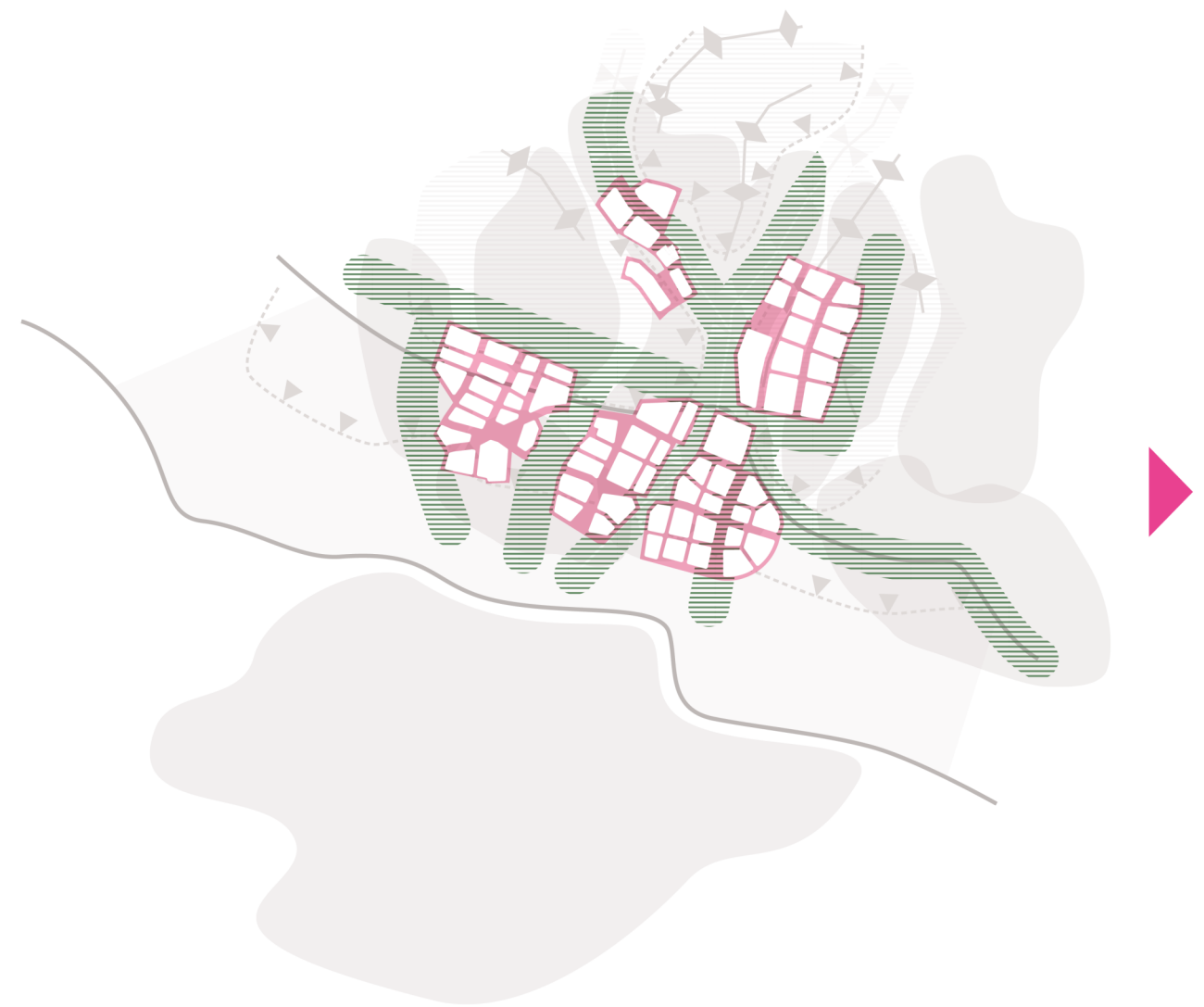
The development of a masterplan framework for the North Dorchester Garden Community has begun with laying a Green Infrastructure Framework to coincide with the transitions between landscape character areas.

5. Neighbourhoods



Masterplan Neighbourhoods have been designed in response to the distinctive landscape character and conditions in each area of the masterplan and to ensure that the landscape character remains prominent in the emerging settlement form.

6. Urban Form



Further masterplan iteration has been carried out to ensure the holistic vision for the Garden Community as a sustainable extension to Dorchester can be realised.

7. Detail



Technical testing has defined the key ingredients required to ensure further detailed masterplan design adheres to the landscape structure and Garden Community vision.

8. Retained Landscape



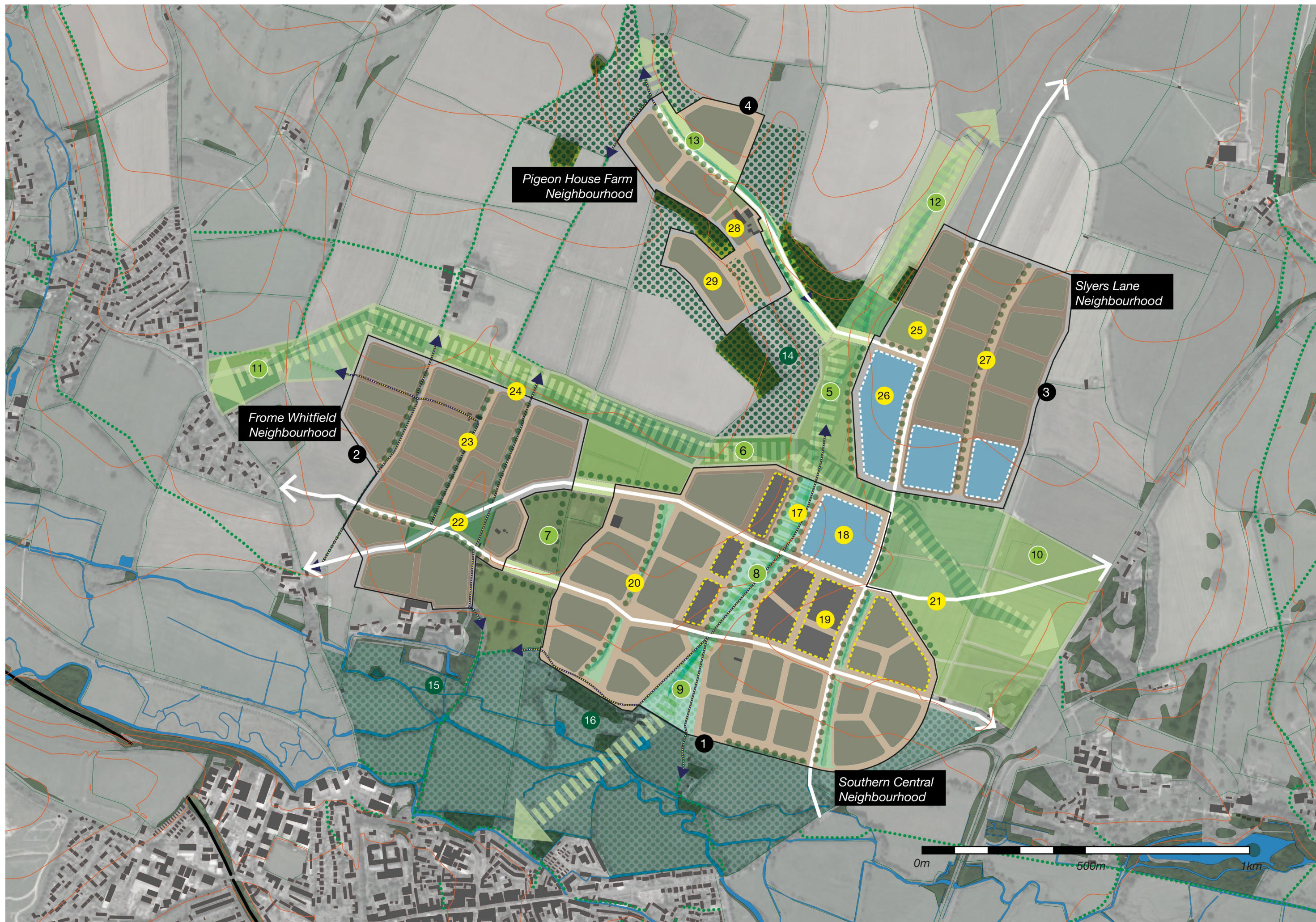
Key prominent parts of the landscape remain development-free to maintain the prominence of the landscape character in the emerging settlement form.

Illustrative Framework Plan:

- Neighbourhoods:
- 1 Southern Central Core Neighbourhood
 - 2 Frome Whitfield Neighbourhood
 - 3 Slyers Lane Neighbourhood
 - 4 Pigeon House Farm Neighbourhood

- Green Infrastructure:
- 5 North-South central Green Corridor
 - 6 East-West Green Corridor
 - 7 Frome Whitfield Park Landscape, neighbourhood separation
 - 8 Central Public Realm and green space
 - 9 Green space transition to the Frome River corridor
 - 10 Eastern restored natural landscape area, linking to Kingston Maurward Estate
 - 11 E-W green corridor western link to Charminster
 - 12 N-S green corridor extends north with new public route into surrounding countryside
 - 13 North west branch of N-S green corridor connects with existing footpath route into upper dry valley
 - 14 New woodland compliments existing isolated woodland blocks, enclosing the upper dry valley
 - 15 New woodland compliments existing depleted woodland blocks, enclosing Frome Whitfield
 - 16 New woodland compliments existing depleted woodland blocks along Frome valley edge

- Development Form & Mix:
- 17 A Mixed Core to the Southern Central Neighbourhood
 - 18 Education use within the Southern Central Neighbourhood
 - 19 Varied employment space integrated within the Southern Central Neighbourhood
 - 20 New green routes through development areas reflect existing landscape patterns
 - 21 Preferred route for Primary Street (accesses the heart of development)
 - 22 Public realm and mix of uses establish a centre to the Frome Whitfield Neighbourhood
 - 23 Development form incorporates existing hedgerows and footpaths
 - 24 Development has direct relationship with green corridors as key active travel routes
 - 25 Public realm and mix of uses establish a centre to the Slyers Lane Neighbourhood
 - 26 Education use within the Slyers Lane Neighbourhood
 - 27 Development form responds to the contouring of the local topography
 - 28 Existing farm cluster, public realm and mix of uses establish a hub within the Pigeon House Farm Neighbourhood
 - 29 Development form responds to existing woodland features and remains enclosed within the valley topography



Masterplan Layers

1

A Landscape Led Masterplan

2

Land Uses

3

Developable Areas and Quantum

4

Transport, Movement and Access

Landscape Led Development

The masterplan strategy for development north of Dorchester is landscape-led, placing the landscape at the centre of the masterplanning process, and considering the natural, heritage and cultural features of the site as well as its ecological, social and economic context. Existing hedgerows, footpaths, mature trees, and landform have all been used to inform character and sense of place.

The design of the of green infrastructure throughout the Garden Community responds to existing topography which in turn influences the view conditions around the area to the north of Dorchester.

Long views and wide vistas are addressed with the strategic routing of the green corridors (framing key long views and aligned to strategic landscape character transitions), and the positioning of other strategic landscaping.

Within the three outer neighbourhoods the landscape creates localised sequences of short views. The development form responds to this and uses the landscape to shape the sense of direction and discovery within each of the neighbourhoods (numbers in following paragraphs relate to plan over page).

1. The exception to these localised view conditions however is the long view corridor created along the central dry valley. This view is possible because of the linear, level form of the valley bottom extending away from the Frome Valley. This has therefore formed one arm, and the legible central route, of the N-S green corridor.

The connection with and visibility of Dorchester town centre from the centre of the Garden Community reinforces the strategic objective of

the Garden Community functioning as an integrated part of the whole of Dorchester, both parts becoming united in the Landscape.

The Garden Community Vision creates the potential for all landscape interventions to help restore and enhance existing features of the landscape character across the site for example through management and renewal of habitats and flora that form a key part of the character, as well as providing new experiences, functions and habitats.

The Framework Plan provides a variety of open spaces with contrasting function and identity. Open spaces are integrated and established as part of a green infrastructure framework within which development is positioned and designed responsively.

The central dry valley provides the opportunity for well –located open space at the heart of the community. Both easily accessible, legible and with the capacity to accommodate varied facilities, mixed landscapes, and diverse habitats.

By becoming the main access routes into and through the development the green corridors enhance and draw attention to the history and functionality of the landscape.

2. At the intersection of the N-S and E-W green corridors a central, low-lying, parkland unifies the southern central & northern neighbourhoods. This parkland landscape utilises the natural phenomenon of the linear and level dry valley to provide a critical active travel function between these neighbourhoods. It is a central and accessible location to all development areas, where education, community and employment uses can interface with residential areas through a rich landscape, comprising natural and manmade facilities.

3. As the N-S green corridor extends towards the Frome Valley the southern central neighbourhood fronts the route where a highly sociable public realm can be created, and easy access is provided to the active travel network.
4. To the north the N-S green corridor has two branches, following the landform it extends along the western edge of the Slyers Lane neighbourhood and through the centre of the Pigeon House Farm neighbourhood. In each case the corridor provides active travel routes within easy reach of the whole neighbourhood.

These branches of the N-S green corridor extend into the countryside beyond and improve the existing access people have to these landscapes currently.

Wider links to currently less connected regional recreational assets could be enhanced through signage, information and improved paths and crossings. This would make the most of many facilities which at present are not as accessible. By integrating these wider links and accessibility structurally within the Garden Community, the sustainability of wider recreational needs for the whole town can be enhanced.

5. The E-W green corridor is located to mark the transition from the Valley Pasture character area on the lower slopes to the Chalk Valley and Downland character area which rises on the slopes to the north. By doing so it performs a strategic landscape function by defining the limit of the settlement form within the landscape to where the landscape character changes. It also provides an important active travel route across the Garden Community as an alternative to the road links on the lower slopes.

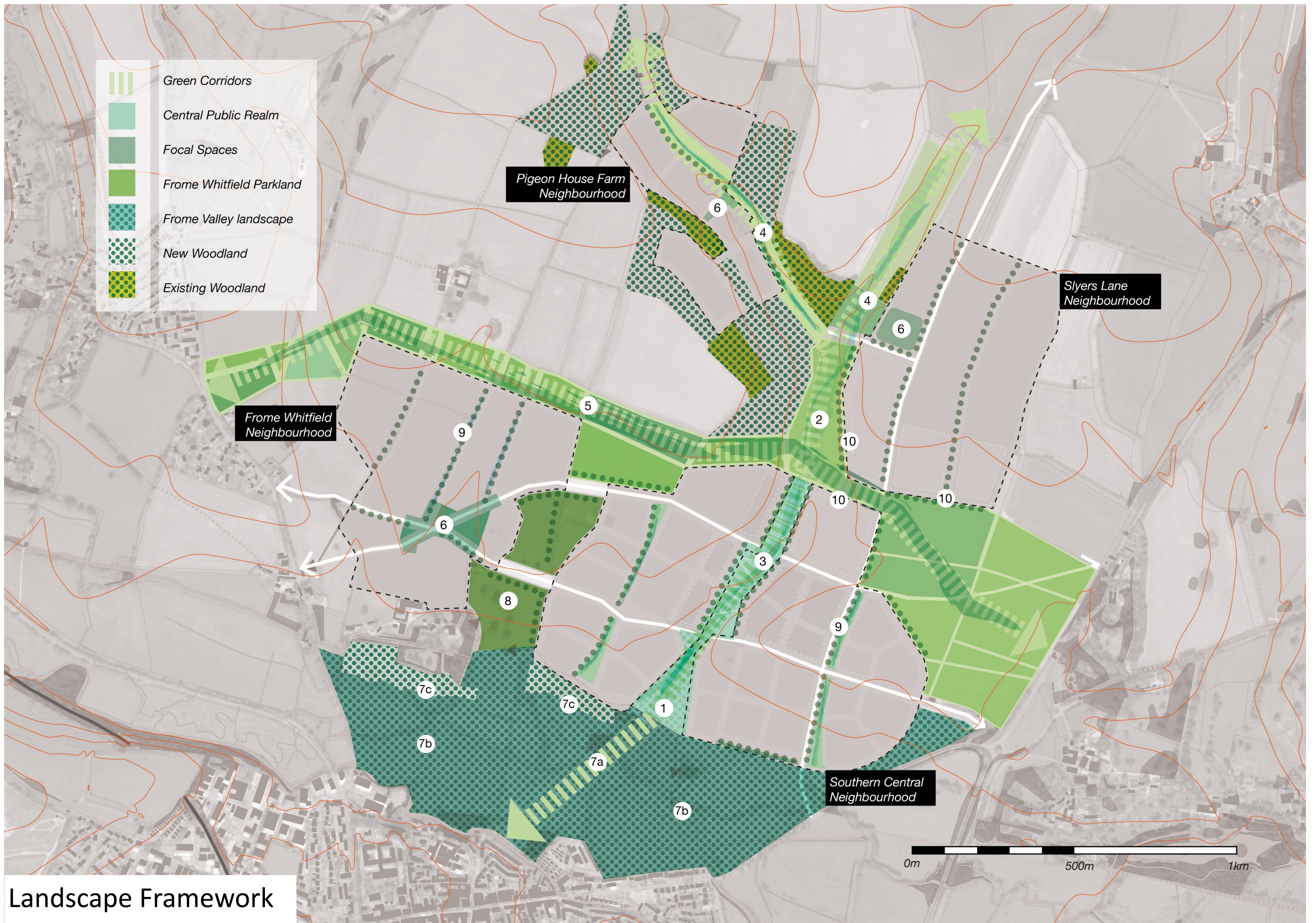
6. Smaller multi-purpose focal spaces are located at the centre of each neighbourhood. They are designed to respond to the local landscape conditions resulting in a variety of spaces throughout the Garden Community which are as diverse as the landscapes, and the settlement form within which they are found.

- 7a. By establishing a network of open space and locating activity within the neighbourhood centre public access to the Frome Valley can be carefully managed in order to limit disturbance of key species and habitats.

Where thoroughfares and connectivity with the town centre are most direct, also coinciding with the most ecologically deprived parts of the river corridor, recreational function can go hand in hand with the opportunity to enhance habitats while managing the introduction of some recreational participation in this landscape.

- 7b. Other more marginal areas to the west and the east of the central N-S routes would benefit from more restriction on recreational activity, defined access ways, specific interpretation locations, bird hides, meeting locations and controlled access points in order to provide much greater protection for wildlife in these areas.

Localised areas of existing woodland to the south of Frome Whitfield and located centrally to the east of the Frome Whitfield parkland can be enhanced to provide strategic landscape mitigation of the development form to the north of both of these locations.



Landscape Framework

- 7c. Overall the potential effects of the development's southern elevation on the Frome Valley is mitigated through the strategic design of the settlement form within the landscape. The creation of several key landscape corridors extending from the Frome Valley to the north, divides the built form in the landscape. In turn the design of the development can be considered in a unique way appropriate to each parcel of development and responsive to the local landscape conditions.

The elevation to the Frome Valley from the north is therefore not a continuous built form edge, but a series of smaller elevations, designed in different ways according to localised context. Further study of the relationship of each of these elevations with the Frome Valley environment and the heritage context of the existing town (northern edge) and the conservation area should inform further detailed design solutions in order to mitigate any perceived heritage effects.

8. Separation between the Southern Central neighbourhood and the Frome Whitfield neighbourhood is an important part of the strategic landscape approach. The historic Frome Whitfield parkland is retained, restored and extended to the north. This coincides with the transition of the landscape character from the dry valley slopes to the undulating more intimate landscape around Frome Whitfield.
9. North-south connectivity, is provided using and integrating existing routes. This is complimented by new routes to provide a network of green corridors as the primary movement routes connecting the neighbourhoods.

In the same way that neighbourhoods and spaces are responsive to the landscape in their distribution and their layout and character, the approach to integrating education within the Garden Community is also landscape led.

10. Schools within the Garden Community should be very closely associated with the parks and natural spaces which structure the place, using the landscape to extend communal meeting places, classrooms and expanding the sense of belonging and responsibility for the surrounding environment from an early age.

Land Uses

The distribution of relevant land uses across the Garden Community should be considered a tool in stimulating vibrant new communities throughout the development. The location and mix of different uses is also a strategic influence on the sustainability of the Garden Community and of the whole town.

The neighbourhood centre to the Garden Community is located within the central dry valley and within a topographical area with the greatest capacity for development quantum. The mixed centre, including employment, community facilities, mixed housing, educational facilities, retail and residential, accompanied by a variety of recreational and public realm provision, would be able to function sustainably within comfortable walking and cycling distance of the majority of the Garden Community.

The mixed centre is also within 1200m walking or cycling distance of the existing town centre. Located elsewhere the connection between the town centre and the Garden Community centre, would be further and less legible given the variable landscape conditions.

Activity at key junctions and interfaces within this central green corridor must be maximised if the focus on the central green corridor with its active travel and sociable, safe routes and spaces are to be sustained within the Garden Community and operate effectively. The central dry valley area is the location within the overall landscape structure of the place with the greatest footfall. The greatest interaction occurs if the green corridor is functioning to the best of its ability as a thoroughfare and legible route for sustainable movement and connectivity with the whole of the Garden Community and also with the town centre. This is therefore the most sustainable location for the new neighbourhood centre.

The Masterplan Framework identifies approximately 8-10ha of potential employment space. The urban block form within the southern central neighbourhood provides flexibility for a variety of employment types, integrated living and recreational space, all within walking and cycling distance of residents. Building typologies should be designed to accommodate a variety of uses in an innovative way in order to maintain the maximum activity at the centre of the Garden Community and to minimise vehicular movement between homes and work places.

Subject to demand and further study, a proportion of employment use and other commercial and community uses may be spread across the Garden Community area, eg. education facilities, smaller workspace and co-working space, health care, community services, and space for cultural, historic and natural environment interpretation. Creating a mix of uses within each neighbourhood would help to maintain legible centres and stimulate diversity of activity, leading to community building. There is also potential within the eastern part of the neighbourhood centre to provide additional growth on employment space, accessed directly from the new east west primary street.

Coordination of the mix of uses across the Garden Community centre and Dorchester town centre is needed in order to identify appropriate and sustainable floor space in buildings as well as other outdoor facilities to stimulate diverse activity across the Garden Community's neighbourhoods.

The block structure formed in response to the local landscape conditions in each neighbourhood has the capacity for a variety of uses with the main location for flexible employment, community space and education being at the centre of each neighbourhood.

The Framework Plan allows for 13.5ha of land for education with the requirement for 3 schools: First, Middle and Upper. The Framework Plan seeks to locate the schools in a highly accessible location by sustainable means and close to the central mixed-use area but also with a direct relationship with the landscape.

Co-locating and integrating school buildings and spaces at the heart of the Garden Community near to sociable public realm, green spaces, green routes, community facilities and living and work spaces can promote a healthy and sustainable lifestyle and encourage the social and economic benefits of interaction between the work place, education and the home.

Schools are located adjacent to attractive active travel routes (the N-S and E-W green corridors) creating easy access by foot and bike from all of the residential areas. Any road crossings along clear desire line towards the schools should be safe and attractive.

Located at the intersection of the two green corridors and along the visual corridor of the dry valley within view from the town centre and the Garden Community local centre, the schools are positioned in prominent and positive positions able to become a landmark feature and key node of the development.



Indicative Development Parcels with capacity for c.3,500 homes and a mix of other uses

Development Areas and Quantum

Proposed development at NDGC is distributed across 4 distinct neighbourhoods, each benefiting from a sense of place and formed around a legible centre. For this reason development density varies within each neighbourhood as well as between different neighbourhoods. The indicative capacity of @ 3,500 homes reflects the flexibility to incorporate employment space and other mix of uses at the centres of each neighbourhood. The approach taken to building typologies in each location and the quantity and type of space provided will affect the ability to accommodate residential in an integrated way.

The various valleys and shoulders within the area to the north of Dorchester create 2 primary areas with capacity for development. These lie to the south of the area, on the lower slopes to the north of the Frome valley, and to the north of that area in more secluded locations within the upper dry valleys. Upon the southern lower slopes further variations in topography suggest the distinction of development from the west to the east is important if the overall settlement form within the landscape is to respond effectively to the landscape conditions.

A larger neighbourhood area around the central dry valley can occupy the more level ground here. This has consistent gradients and aspects to the east and the west of the dry valley bottom and is very legible as a destination from the town centre. A smaller neighbourhood area to the west of the area enables a bespoke response to the proximity of Frome Whitfield where the landscape has more undulating features and greater woodland cover.

Development capacity within the Frome Whitfield area is defined by the undulating topography. This landform requires a more clustered

approach to development form and although this provides the opportunity for distinctive development form it must also take care to accommodate woodland clusters and green routes in a way which is sensitive to the existing local landscape character.

The development form within each of the northern areas responds to specific landscape characteristics of each area resulting in variable development capacity appropriate to the building typologies possible in each place.

The area immediately around Pigeon House Farm is enclosed by the steeper sided north western branch of the dry valley. Eventually this extends into the upper valley which is hidden and tranquil without any awareness of the proximity to Dorchester. This neighbourhood is therefore very compact by virtue of its valley bottom location. It can retain the existing farmstead development form while serving a role as a gateway to the upper dry valley, the passive recreational potential of the valley itself, as well as the access it provides to the wider countryside to the north.

Due to a very different topographical situation, the eastern neighbourhood alongside the upper dry valley extending to the north east, is formed on the west facing slopes of the central dry valley. The character and development form draw on the location's prominence from routes and views directly from the town centre along the dry valley as a key green corridor in the Garden Community. The area is contained by the localised ridge to the shoulder to the east. Development capacity is limited by the constraint imposed by the natural landscape limit. Development beyond this eastern limit would detract from the area's focus as a distinct but connected part of the Garden Community.

Transport, Movement and Access

Planning for transport and movement is focussed on local access requirements and promoting active travel (including to and from the town centre), rather than increasing capacity and optimising convenience for cars. Prioritisation of development predicated on vehicular access would restrict the ability to realise the full vision of a sustainable Garden Community.

The hierarchy of routes and permeability for pedestrian and cycle movement created with the Masterplan Framework is in order to realise the greatest level of modal shift.

The development is structured to encourage people to choose active travel as the preferred and more convenient choice of transport by strategically positioning the mix of uses at the centre of the development and connecting this along the green corridors to all of the residential areas.

The master plan envisages the primary form of active travel around the Garden Community and between the Garden Community and the town centre is along the green corridors.

The green corridors are routed along level valley bottoms, or across gradients accessible for walking and cycling. The green corridors provide direct routes to destinations and neighbourhoods are structured so that green routes represent the desire lines across and within the Garden Community area.

The N-S green corridor is also aligned with the existing direct line of sight to the town centre creating legibility between the existing town and the Garden Community.

Where vehicular routes are proposed these are designed to be integrated parts of the wider public realm network of streets and spaces and not hinder free movement by foot and by bike.

The locations of the centres within each of the neighbourhoods are located along key desire lines forming the main thoroughfares around the site. This

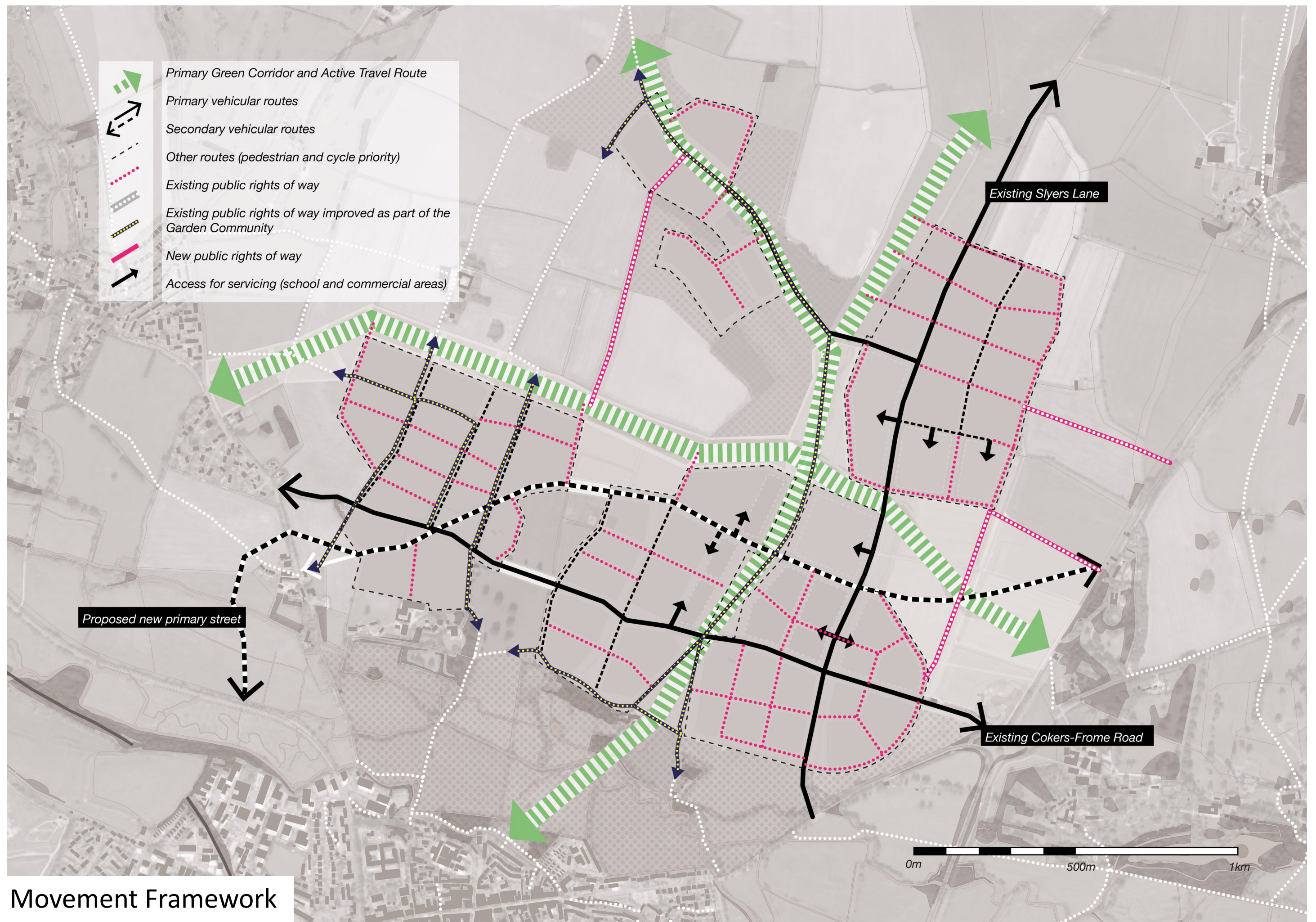
is to provide the best conditions for a sustainable centre in each neighbourhood but also ensuring connectivity and interaction across the whole Garden Community and with the existing town centre.

Within the permeable network and hierarchy of routes are a variety of intersections between different routes. These provide the opportunity for key landmarks in the movement network, making it easy to navigate and encouraging people to choose active travel by removing barriers at all stages of their journeys.

The hierarchy of streets and routes helps define the distinctiveness of each individual neighbourhood within the Garden Community. Gateways marking the transitions between neighbourhoods and landmarks and public realm design at the centre of each neighbourhood all contribute to the sense of place and understanding that different uses and facilities are within easy walking and cycling distance from where people live.

All streets and green corridors within the movement network should incorporate SuDS (informed by further detailed work on drainage requirements) and street trees.

Many streets are located along routes of existing footpaths, lanes or bridleways and are designed to incorporate existing hedgerows and trees. This is particularly true within the Frome Whitfield neighbourhood and detailed design of these streets, through design coding and/or planning applications is required in order to create successful environments which accommodate the needs of many users, and are able to contribute positively to the landscape enhancement in a locally distinctive way.



Movement Framework

Section 4

Infrastructure and Delivery

4. Key Infrastructure Requirements & Delivery

The development of the Garden Community will take place over a number of years and it will be essential that the development and related infrastructure is brought forward in a co-ordinated and comprehensive manner to ensure that the Local Plan policy requirements and the overall vision and aims for the development can be achieved and maintained.

The future development should facilitate the required and necessary infrastructure provision in the right place and at the right time. It is essential that the effects of development are fully mitigated and that adequate provisions for the appropriate infrastructure, facilities and services required by development are planned for in a comprehensive manner.

Key Infrastructure

The following represent the key infrastructure items currently identified as being required to deliver the vision and the aspirations for the new community. Further detail in respect of which anticipated phase and any particular timing or key trigger points for the delivery of each item of infrastructure will be set out in the final version of the masterplan and this can be updated and refined through the policy and planning application processes and informed by further local plan viability work and the IDP. The main infrastructure required includes the following:

- A road link/primary route between the A35(T) and the A37 (via the B3147) along with a package of mitigation measures at junctions in and around the town to minimise the impact on the strategic road network and local roads.
- Enhanced Public Transport Provision to serve the new community.
- Improved walking and cycling facilities between the site, the existing town and the wider public rights of way network.
- Additional school provision equivalent to at least 4 forms of entry across the three tiers of schooling. This should be provided as a single

‘schools campus ’ or split across neighbouring perimeter blocks, accommodating first, middle and high schools. Consideration also needs to be given to nursery and special educational needs provision (SEN).

- Additional sports pitches and green infrastructure.
- Local convenience retail space; additional healthcare provision in a form that meets the needs of the Dorset CCG and Dorset Council Adult Social Care; flexible community meeting space.
- Upgrades to the water and sewerage network to serve the development.
- A cemetery.
- A household waste site - The Dorset Waste Plan allocates a site for a new Household Waste Recycling Centre (HRC) at Loud’s Mill, close to the existing HRC, on the edge of Dorchester. The waste plan acknowledges that the NDGC allocation could provide an alternative option for the location of the HRC, should the allocated site at Loud’s Mill not come forward.
- Additional employment uses/opportunities.

Delivery

Consideration of each future planning application and/or development phase will need to ensure that it does not prevent or inhibit other areas of the site being delivered. The Garden Community must therefore be planned on a comprehensive basis and the Council will seek to ensure that any parts of the site reliant upon third party land are unlocked for development. Individual site ownership or land promotion should not act as a restraint to achieving consistent design and delivery of the Garden Community.

It will be essential that the site promoters/ landowners continue to work collaboratively and cooperatively with the Council and other stakeholders to explore the most appropriate methods of delivery, management and governance (in context of the requirements of this document and established structures and mechanisms). Whilst site promoters could prepare individual planning applications for their part of the overall Garden Community, there will still be a need for an overarching site wide approach to comprehensiveness and consistency of delivery.

Section 106 Agreements

Section 106 agreements (also known as planning obligations) help to mitigate the impact of otherwise unacceptable development in planning terms. They must meet the following tests:

- Necessary to make the development acceptable in planning terms;
- Directly related to the development; and
- Fairly and reasonably related in scale and kind to the development

It is clear from the work undertaken in support of this masterplan and the Council's approach to CIL funding that future section 106 contributions will be required to deliver the identified, infrastructure to support the development of the NDGC.

Infrastructure Needs and Costs

Further consideration of the overall Infrastructure Delivery Plan (IDP) will be required as the Council progresses the new Local Plan. This will include continued interrogation and evaluation of assumptions as further modelling and baseline work is carried out to determine the nature of required infrastructure improvements and their costs, along with continued discussions with a range of infrastructure providers (eg Health, Transport, Education etc). Further specific viability testing of the proposed Garden Community will also need to be considered in addition to and as part of the plan wide viability assessment.