

Fiona Ajram

From: Planning <planning@dorsetcc.gov.uk>
Sent: 11 January 2018 14:25
To: PlanningPolicy NDDC
Subject: FW: North Dorset Local Plan Review – Issues & Options Consultation

From: Richard I Brown
Sent: 11 January 2018 14:00
To: Planning
Subject: RE: North Dorset Local Plan Review – Issues & Options Consultation

Dear Sir or Madam,

Thank you for consulting the Dorset AONB Team. I would like to focus my response on some of the housing growth options at Blandford, as these are the aspects of the consultation that are most relevant to this designation. I do not intend to provide comments on those options that have already been considered to not have potential for development.

The areas which are of greatest concern to our designation are sites F and J. I would like to offer the following comments on these sites:

Site F

This area is partially located within Dorset AONB and contains the existing housing allocations at Lower Bryanston Farm and Dorchester Hill. In allocating these sites the Council made use of landscape assessments that recommended that housing development be located toward the less elevated land within the eastern areas. Furthermore, both allocations were considered to require a significant amount of planting, to mitigate their impact on the open areas of undeveloped downland to the west, much of which is within Dorset AONB.

It is considered that opportunities for further extension of urban housing development westward, onto more elevated and visually exposed land are highly limited. Within the AONB, such development would require an exceptional circumstances test, as per the provisions of NPPF 116. It is considered that the opportunities to moderate the effects of the development, which is a consideration under the third element of the test, are limited.

The allocation at Bryanston Farm already incorporates those fields that are most closely associated with existing development at the farm. Extending this further westward onto rising and open land would extend the impact of the urban edge further into the AONB, with foreseeable adverse effects on public rights of way and Fair Mile Road and New Road. Similarly, the land to the west of the Dorchester Hill allocation rises steeply and extending housing into this area would also result in undue effects on views from within the AONB. Although the area is not within the AONB and therefore an exceptional circumstances test would not be required, NPPF 115 states that great weight should be given to conserving and enhancing the character and appearance of the designated area and the foreseeable effects of an urban extension here would weigh heavily against further allocation, in my opinion.

Site J

This site is located within Cranborne Chase AONB and my comments are limited to the visual effect of development in this area on views from within Dorset AONB. The site comprises part of the setting and is visible from elevated land to the west, in the direction of Bryanston and Durweston. Placing further development within this area has the potential to notably increase the effect of the north-western edge of Blandford on views from the areas I have referred to. I am particularly concerned that development within the large open field in the western portion of the search area would be conspicuous and very difficult to successfully mitigate. The eastern portion of the search areas, comprising fields to the west of Tin Pot Land and, to a lesser extent, toward Kites Corner is less sensitive in

From: PlanningPolicy NDDC [<mailto:PlanningPolicyNDDC@dorset.gov.uk>]
Sent: 20 November 2017 13:54
To: PlanningPolicy NDDC <PlanningPolicyNDDC@dorset.gov.uk>
Subject: North Dorset Local Plan Review – Issues & Options Consultation

Dear Sir/Madam,

North Dorset Local Plan Review – Issues & Options Consultation

North Dorset District Council is in the process of producing a new Local Plan for the District, which will replace the North Dorset Local Plan Part 1 (adopted in January 2016) and those parts of the North Dorset-District Wide Local Plan (adopted in January 2003) that are still extant. As part of the Local Plan Review the Council will be consulting on an Issues & Options Document. The consultation period will start on **27 November 2017 and end at 5pm on 22 January 2018**.

The document considers, amongst other things, how much development the Council should be planning for and where that development should be located within the District. It is currently intended that the Local Plan Review will cover the period to 2033.

The Issues & Options Document, Sustainability Appraisal, consultation response form and other associated documents will be accessible via the link below from the **27 November 2017**.

<https://www.dorsetforyou.gov.uk/planning/north-dorset/planning-policy>

Once the consultation has commenced hard copies of the Issues & Options Document and the Sustainability Appraisal will be available to view at the Council's Offices, Nordon, Salisbury Road, Blandford Forum, Dorset, DT11 7LL and at South Walks House, South Walks Road, Dorchester, Dorset, DT1 1UZ during normal opening hours. The documents will also be available to view at the public libraries in North Dorset. Details regarding the locations of the libraries and their opening hours can be accessed via the following link:

<https://www.dorsetforyou.gov.uk/libraries/opening-times>

As part of the consultation on the Issues & Options Document the Council has arranged a number of drop-in events at which residents and other interested parties will be able to view what is being considered. Officers will also be available to answer questions. Details regarding the drop-in events are as follows:

- **Blandford – Monday 27 November 2017 (10am to 7pm)**
Council Chamber, Nordon, Salisbury Road, Blandford Forum, Dorset, DT11 7AF

- **Shaftesbury – Wednesday 29 November 2017 (10am to 7pm)**
Ground Floor, Town Hall, High Street, Shaftesbury, SP7 8JE
- **Gillingham – Tuesday 5 December 2017 (10am to 7pm)**
Shreen Room, Riversmeet Leisure Centre, Hardings Lane, Gillingham, Dorset, SP8 4HX
- **Sturminster Newton – Monday 11 December 2017 (10am to 7pm)**
Bow Room, The Exchange, 1 Old Market Hill, Sturminster Newton, Dorset, DT10 1FH
- **Stalbridge – Tuesday 12 December 2017 (1.30pm-7pm)**
TheHub@Stalbridge, Station Road, Stalbridge, Sturminster Newton, Dorset DT10 2RG

Please be aware that all responses to the consultation will subsequently be available for inspection by members of the public and other interested parties.

All of the responses to the consultation will be considered prior to the Council progressing to the next stage of the review process which will involve the production of a Preferred Options Document. The Preferred Options Document will also be subject to public consultation.

If you have any queries regarding the consultation then please do not hesitate to contact the Planning Policy Team via planningpolicy@north-dorset.gov.uk or on 01258 484201.

Yours faithfully,

Edward Gerry
Planning Policy Team Leader

Dorset Councils Partnership serving:

North Dorset District Council, West Dorset District Council and Weymouth & Portland Borough Council

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