

Participant	Mr Richard Burden	Rep ID	616
		Date response received	11 May 2015
Representing	Cranborne Chase AONB	Response reference number	MHD024
MHD / Change reference commented on	MHD006		
Summary of comment	<p>No Landscape or Visual Impact Appraisal has been presented to inform the consideration of the proposed extension of the St Mary's Hill site in Blandford from 300 to 450 dwellings.</p> <p>The site is across the Stour Valley from the Cranborne Chase AONB and the slope faces towards the AONB so the proposed allocation is within the setting of the AONB.</p> <p>The AONB Partnership is, therefore, very concerned that this site could, if not properly subjected to a landscape and visual impact appraisal to inform the consideration of it, seriously conflict with the policy for AONBs set out in document MDH011.</p>		
Council's response	<p>The Submission Document assumed a capacity of 300 dwellings for the St Mary's Hill site. If it is also assumed that if the additional 6 hectare field, which would take development up to Ward's Drive, is also embraced, then the assumed capacity of the enlarged site would increase by 150 units to 450 dwellings.</p> <p>It is pointed out in MHD011 that the proposals for the St Mary's Hill site are accompanied by a number of technical studies, which were submitted as part of the examination by Malcolm Brown of Sibbett Gregory, representing Blandford St Mary Homes. Whilst the studies largely relate to the site originally proposed by Blandford St Mary Homes, some are directly relevant to the proposed extension and it is considered that there are no major constraints that would prevent this land from being brought forward for development.</p>		
Conclusions	<p>The comments made by Mr Burden on behalf of the Cranborne Chase and West Wiltshire Downs AONB Partnership are noted.</p> <p>No further action required.</p>		

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Representing	Cranborne Chase AONB	Response reference number	MHD024
MHD / Change reference commented on	MHD007		
Summary of comment	<p>The AONB Partnership notes that those villages classified as 'More Sustainable' will retain settlement boundaries but that other villages will have their settlement boundaries removed. The Partnership understands that the relationship with the AONB appears to be dealt with by way of Paragraph 4.7 of MDH007 addressing issues relating to sustaining local character and valued features of AONB villages.</p> <p>This AONB Partnership is concerned that any Neighbourhood Development Plans should take full account of the AONB's status and the weight afforded to the protection of AONBs by the emerging Local Plan, the National Planning Policy Framework and Planning Practice Guidance.</p> <p>It is assumed by AONB Partnership that settlement boundaries will be those in the current Adopted Local Plan. If there are proposals to amend those boundaries then the AONB Partnership would wish to be consulted and recommends that that if significant amendments are proposed to the boundaries then the areas under consideration should be subject to landscape and visual impact appraisals by appropriately qualified professionals.</p>		
Council's response	<p>The Council's approach to the villages in North Dorset has been amended and is now clearly set out in MDD007 with recognition of the AONB context.</p> <p>Any neighbourhood Development Plans will be required to meet the 'basic conditions' and thus to properly relate to the Local Plan, the NPPF and PPG direction.</p> <p>Settlement boundaries for villages will be carried forward from the adopted 2003 Local Plan until modified by way of Local Plan policy or Neighbourhood plans, in line with NPPF requirements relating to the setting of AONBs.</p>		
Conclusions	The respondent introduces no new issues for consideration at this stage and no further action is required.		

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Representing	Cranborne Chase AONB	Response reference number	MHD024
MHD / Change reference commented on	MHD011		
Summary of comment	<p>MHD011 is welcomed but there are some some typographical errors/inaccuracies.</p> <p>It is suggested that reference to paragraph 116 of the NPPF is included as part of paragraph 3.2 of MHD011 or as an additional paragraph.</p> <p>Whilst recognising the development opportunity relating to the land on the west side of A350 at Littledown, Shaftesbury, and outside the AONB, the AONB Partnership is very aware of the landscape assessment undertaken in relation to that land. However, the AONB Partnership is very concerned that the scale and extent of an allocation at this location could turn an allocation on the edge of the AONB into an allocation that is primarily within the AONB.</p> <p>The landscape appraisal conducted in relation to the additional site at Shaftesbury which introduced during the Hearing is acceptable.</p>		
Council's response	<p>There are some typographical errors and inaccuracies in MHD011 which have been highlighted, the alteration or correction of which would aid accuracy and clarity but which are not fundamental to the Local Plan.</p> <p>While paragraph 116 of the NPPF is not specifically mentioned in MHD011, the thrust of argument of that paragraph is contained within the document.</p> <p>The allocation of land adjacent to A350 has been embraced by the Local Plan for some time and the views of the AONB Partnership taken into account in making this allocation. Encroachment into the AONB is a matter for concern but is a matter of more detail and should be dealt with in the context of a planning application.</p>		
Conclusions	<p>The typographical matters relating to MHD011 which have been highlighted are minor matters which do not substantially impinge on the Local Plan.</p> <p>The AONB partnership's concerns in respect of the land at Littledown may be addressed in detail at the time when specific development proposals are forthcoming at the planning application stage.</p> <p>The respondent introduces no new issues for consideration at this stage</p>		

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