

**For office use only**

Batch number: \_\_\_\_\_  
Representor ID # \_\_\_\_\_  
Representation # \_\_\_\_\_

Received: \_\_\_\_\_  
Ack: \_\_\_\_\_



# North Dorset Local Plan – 2011 to 2026 Part 1

## Pre-submission Focused Changes Consultation

### 1 August to 12 September 2014

## Regulation 19 of Town and Country Planning (Local Planning) (England) Regulations 2012 Response Form

**For each representation you wish to make a separate response form will need to be completed.**

This is a formal consultation on the legal compliance and soundness of the Local Plan as amended by focused changes, before it is submitted to the Secretary of State for examination by an Inspector. For advice on how to respond to the consultation and fill in this form please see the 'Guidance Notes for Making Representations' that can be found on the Council's website at

[www.dorsetforyou.com/focusedchangesconsultation/north](http://www.dorsetforyou.com/focusedchangesconsultation/north)

**Please return completed forms to:**

Email: [planningpolicy@north-dorset.gov.uk](mailto:planningpolicy@north-dorset.gov.uk)

Post: Planning Policy, North Dorset District Council, Nordon, Salisbury Road, Blandford Forum, Dorset DT11 7LL

Alternatively you can submit your comments online at:

[www.surveymonkey.com/s/NorthDorsetLocalPlanFocusedChangesConsultation](http://www.surveymonkey.com/s/NorthDorsetLocalPlanFocusedChangesConsultation)

**Deadline: 11:59 p m on 12 September 2014. Representations received after this time may not be accepted.**

### Part A – Personal details

This part of the form must be completed by all people making representations as **anonymous comments cannot be accepted**. Representations cannot be treated in confidence as Regulation 22 of the Town and County Planning (Local Planning) (England) Regulations 2012 requires copies of all representations to be made publically available. By submitting this response form you consent to your information being disclosed to third parties for this purpose, but signatures, private telephone numbers and e-mail addresses or private addresses will not be visible on our web site, although they will be shown on paper copies that will be sent to the Inspector and available for inspection.

\*If an agent is appointed, please complete only the Title, Name and Organisation boxes to the personal details but complete the full contact details of the agent. All correspondence will be sent to the agent.

Personal Details (if applicable)*		Agent's Details (if applicable)*
Title		
First Name		
Last Name		
Job Title( <i>where relevant</i> )		
Organisation ( <i>where relevant</i> )		
Address		
Postcode		
Tel. No.		
Email Address		

## Part B – Representation

The Focused Changes to the North Dorset Local Plan 2011 to 2026 Part 1 and its supporting documents have been published in order for representations to be made prior to submission to the Secretary of State for examination. The purpose of the examination is to consider whether the Local Plan as amended by focused changes, complies with the **legal requirements** and is **'sound'**.

If you are seeking to make a representation on the **way** in which the focused changes have been prepared it is likely that your comments or objections will relate to a matter of **legal compliance**.

If you are seeking to make representations on the **content** of the focused changes it is likely that your comments or objections relate to the **soundness** of the plan and whether it is justified, effective or consistent with national policy.

Further information on the matter of legal compliance and the issue of soundness can be found in the 'Guidance Notes for Making Representations'.

If you need help completing the response form please see a member of the Planning Policy Team at the consultation exhibition in Blandford Forum on 14 August 2014 or call 01258 484201.

### 1. Please select which document you are commenting on:

North Dorset Local Plan 2011 to 2026 Part 1: Pre- Submission Focused Changes  
(please complete Questions 2 to 9)

Supplement to the Sustainability Appraisal Report (please complete Questions 2 and 10)

### 2. Please state to which pre-submission focused change you are commenting on:

Change Reference:	Section reference:
-------------------	--------------------

### 3. Do you consider the Local Plan as amended by focused changes, to be legally compliant and prepared in accordance with the Duty to Cooperate, legal and procedural requirements?

Yes

No

### 4. Do you consider the Local Plan as amended by focused changes, to be 'sound'?

Yes

No

### 5. If you consider the Local Plan as amended by focused changes, to be unsound please specify your reason(s) by ticking the box(es) that apply below

- It has not been positively prepared
- It is not justified
- It is not effective
- It is not consistent with national policy

**6. Please give specific details of why you consider the Local Plan as amended by focused changes, has not been prepared in accordance with the Duty to Co-operate, legal or procedural requirement or why you consider the plan to be unsound.** Alternatively, if you wish to support any aspects of the plan please also use this box to set out your comments.

*Continue on a separate sheet if necessary*

**7. What change(s) do you consider are necessary to ensure that the Local Plan is legally compliant and sound?** It would be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

*Continue on a separate sheet if necessary*

**8. If your representation is seeking a change to the Local Plan as amended by the focused changes, do you consider it necessary to participate in the oral part of the examination?**

No, I do not wish to participate in the oral examination

Yes, I would like to participate in the oral examination

**9. If you wish to participate in the oral part of the examination please outline why you consider that to be necessary.** Please note that the Inspector determines who is heard at the examination.

**10. Please outline your comments on the Supplement to the Sustainability Appraisal or Addendum to the Habitats Regulations Assessment.** Comments are not confined to 'soundness' issues, but respondents can express their opinions on the above documents and use it as a reference point on the 'soundness' of the Local Plan.

**11. Do you wish to be notified of any of the following?** Please tick all that apply. We will contact you using the details you have given above.

- That the Local Plan Part 1, as amended by the Focused Changes, has been submitted for independent examination
- The publication of the recommendations of any person appointed to carry out an independent examination of the Local Plan Part 1
- The adoption of the Local Plan Part 1.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

*If submitting the form electronically, no signature is required.*

### **Additional text – Focused Changes Malcolm Brown Ref MAJ/16/2**

The Respondents welcome proposed change ref: MAJ/16/1 and MAJ/16/12 in the proposed changes to the Proposals Map Inset/16/1.

I have to express some confusion with regard to the identification of the land for housing with various references to south-east and west of Blandford St Mary. It seems to me that the site now proposed for housing lies predominantly south of Blandford St Mary and I think it would be clearer if it was referred to in that way throughout the document.

In that respect, I suggest a further amendment to page 193 (b) to delete 'east' and (h) delete 'east' and again in (s).

The amendments to the inset diagram are supported.

It is noted that the consequential changes reflect only an increase in housing land supply for Blandford which in part also increases the number of affordable housing units. Those amendments are supported.

With regard to change CON/16/3, the second bullet point should be amended to delete the word 'east'. The site has capability of accommodating at least the 300 dwellings proposed, substantial open space including strategic landscape planting and attendant facilities.

With regard to CON/16/5, I would draw your attention to the agreement with the highway authority in 2007 to divert the trailway (National Cycle Network Route 25) from the line of the former railway, South west to north east along Ward's Drove and then alongside the A350 (Poole Road) to the junction with the A354 Blandford by-pass. (plans attached). All of the respondent's proposals since 2007 have been based on that agreement. The agreed route has the advantage that residents of and visitors to Lower Blandford St. Mary need only cross the A350 to join the trailway.

We suggest that the supporting text at paragraph 8.42 should be re-worded to accord with the wording of Policy 16 (r) to include the words "or close to" before "the route of the former Somerset and Dorset railway line".

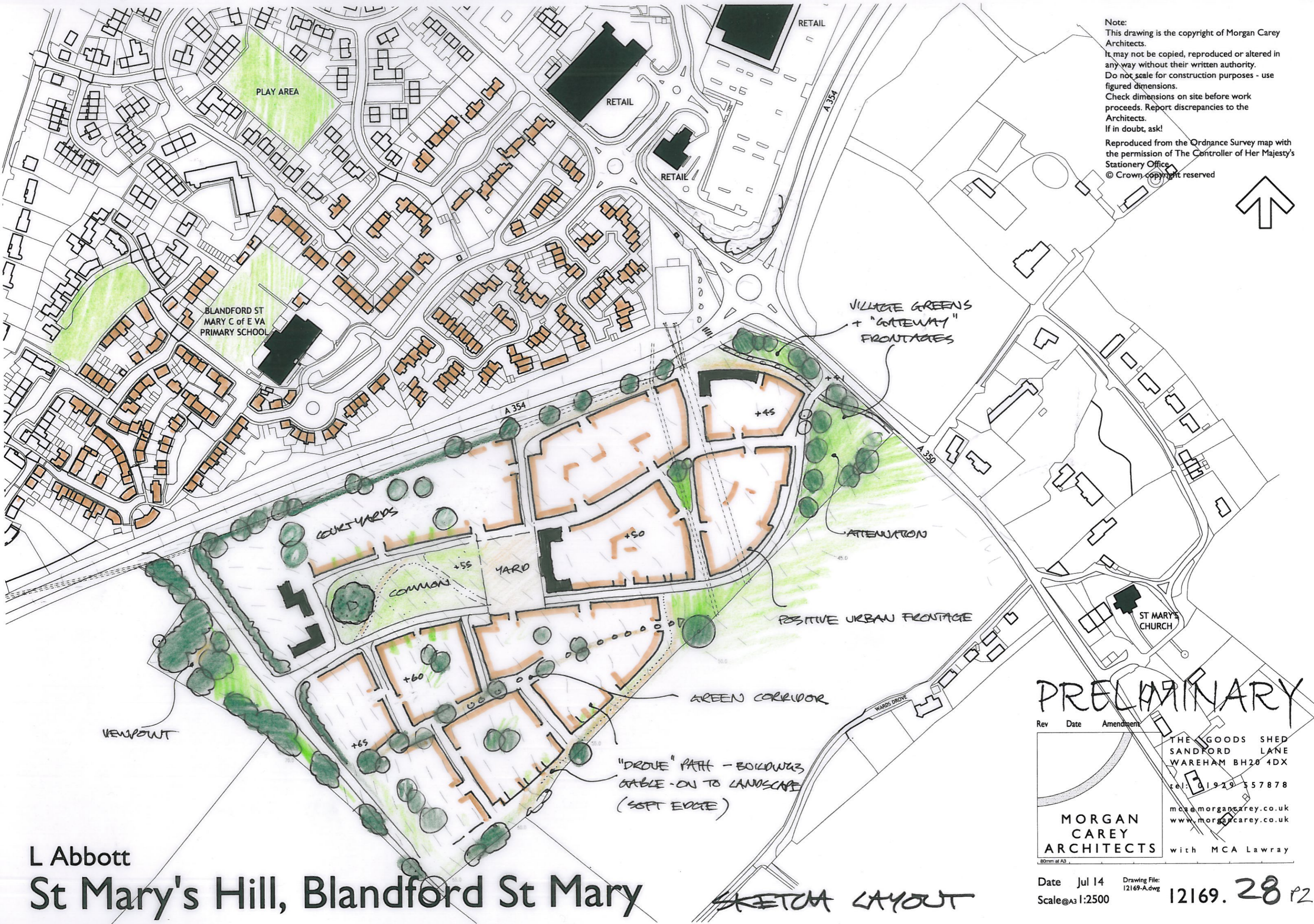
With regard to change reference MAP/2/1, it should be made clear that the deletion of land safeguarded for the proposed by-pass includes the roundabout shown on that map. A second arrow from the text box will make that clear.

The consequential change to Policy 6, Housing Distribution, is accepted.

With regard to the tracked changes at paragraph 8.42, insert after 'trailway on' 'or close to'. The attached drawings nos. 12169.28 P2, 29 P2, 35P2 and 36 P3 illustrate the way in which the scheme for the development of the site is evolving and taking into account the Landscape Visual Impact Assessment and the Transport Assessment. This indicates a higher density development on the lower land and a looser form of development on the rising land with a substantial tree belt towards the ridge on the west of the site. There is also substantial landscaping adjacent to the roundabout. A surface level crossing of the A354 west of the roundabout is proposed with "Toucan Crossing". The preliminary sketch proposals demonstrate the scale of housing in relation to the scale of trees on the site. The distinctive clump of trees in the centre of the site is retained within an open

space retaining its prominence in the landscape. The frontage to both roads is enclosed with hedges and hedgerow trees. Strategic planting within the development will mitigate any adverse impact on the landscape.

Note:  
 This drawing is the copyright of Morgan Carey Architects.  
 It may not be copied, reproduced or altered in any way without their written authority.  
 Do not scale for construction purposes - use figured dimensions.  
 Check dimensions on site before work proceeds. Report discrepancies to the Architects.  
 If in doubt, ask!  
 Reproduced from the Ordnance Survey map with the permission of The Controller of Her Majesty's Stationery Office.  
 © Crown copyright reserved



L Abbott  
 St Mary's Hill, Blandford St Mary

SKETCH LAYOUT

PRELIMINARY

Rev	Date	Amendment

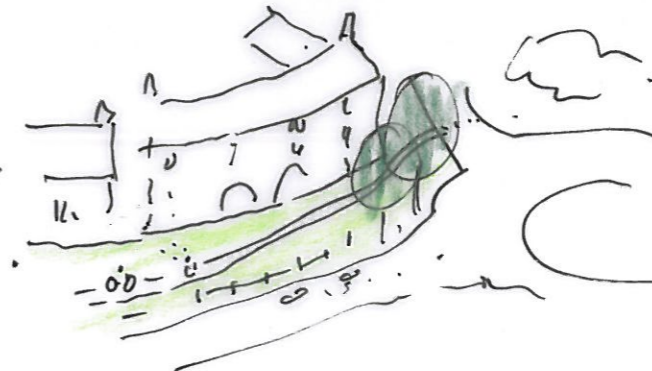
THE GOODS SHED  
 SANDFORD LANE  
 WAREHAM BH20 4DX  
 tel: 01929 557878  
 mca@morgancarey.co.uk  
 www.morgancarey.co.uk

**MORGAN CAREY ARCHITECTS** with MCA Lawray

Date Jul 14 Drawing File: 12169-A.dwg  
 Scale @ A3 1:2500 12169.28 P2

SUBSTANTIAL / BOLD FORMS  
AT HEAD OF OPEN SPACE  
POSSIBLE BI / MIXED USE

COURTYARD CHARACTER  
2 STOREY WITH SOME SINGLE  
STOREY. DENSELY ARRANGED  
WITH SOME AGRICULTURAL FORMS



Note:  
This drawing is the copyright of Morgan Carey Architects.  
It may not be copied, reproduced or altered in any way without their written authority.  
Do not scale for construction purposes - use figured dimensions.  
Check dimensions on site before work proceeds. Report discrepancies to the Architects.  
If in doubt, ask!  
Reproduced from the Ordnance Survey map with the permission of The Controller of Her Majesty's Stationery Office  
© Crown copyright reserved

SUBSTANTIAL BUILT FORM ADDRESSING  
JUNCTION OVERLOOKING NEW GREEN  
SPACE. GATEWAY OPPORTUNITIES +  
CHANGE TO SET THE SCENE

OPEN, WELL DEFINED BUT INFORMAL  
PARKLAND / COMMON SPACE AROUND  
MAGNIFICENT LIME TREES.  
WELL SURVEYED + CONTAINING  
PLAY SPACES + POSSIBLE "CENTRE"

DENSE URBAN / VILLAGE CHARACTER  
SOME 3 STOREY (4?) WITH  
FOCAL GREEN SPACE

LESS DENSE 'GARDEN' CHARACTER  
TIED TOGETHER WITH WALLS  
+ HEDGES.  
OPPORTUNITIES FOR  
SINGLE STOREY  
ADDRESSING GREEN  
"LANES"

PERFORATED RURAL EDGE.  
SOME BUILDINGS GRAB ON  
ADDRESSING RURAL 'TRACK'

LARGER GAPS BETWEEN  
BUILDINGS FOR PLANTING +  
TO ACCOMMODATE STEEPER SLOPE

L Abbott  
St Mary's Hill, Blandford St Mary

CHARACTER AREAS

PRELIMINARY

Rev Date Amendment



THE GOODS SHED  
SANDFORD LANE  
WAREHAM BH20 4DX

tel: 01929 557878

mca@morgancarey.co.uk  
www.morgancarey.co.uk

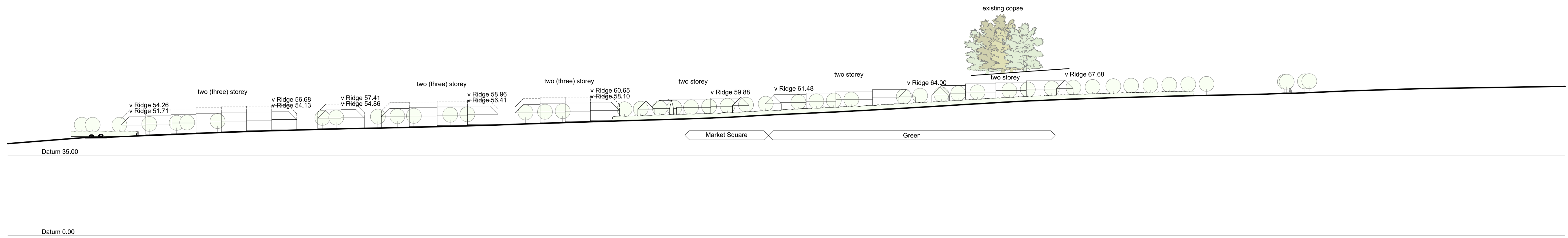
with MCA Lawray

Date Jul 14 Drawing File: 12169-A.dwg  
Scale@A3 1:2500

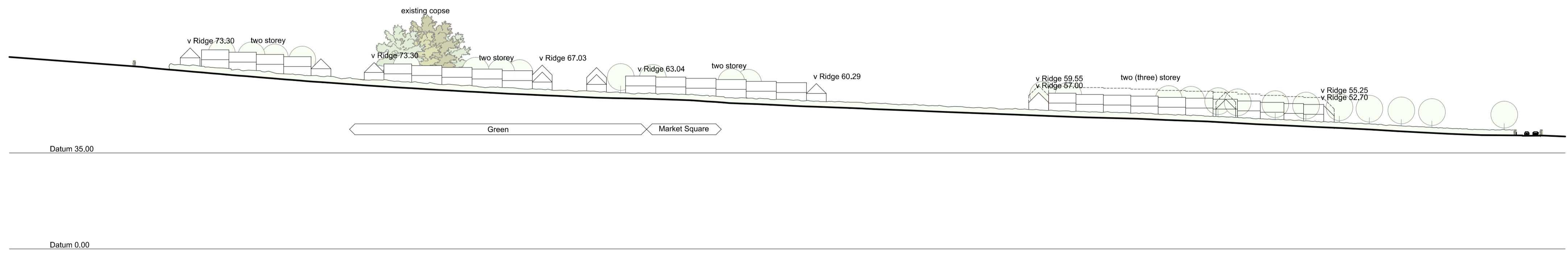
12169:29 P2



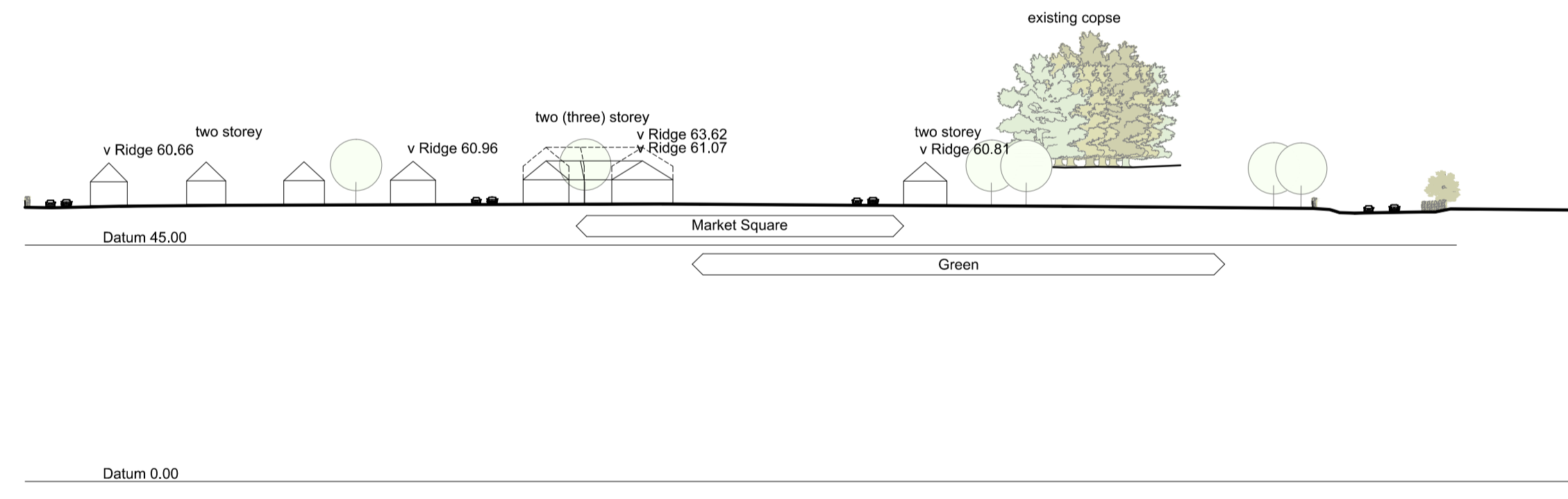
Note:  
 This drawing is the copyright of Morgan Carey Architects.  
 It may not be copied, reproduced or altered in any way without their written authority.  
 Do not scale for construction purposes - use figured dimensions.  
 Check dimensions on site before work proceeds. Report discrepancies to the Architects.  
 If in doubt, ask!



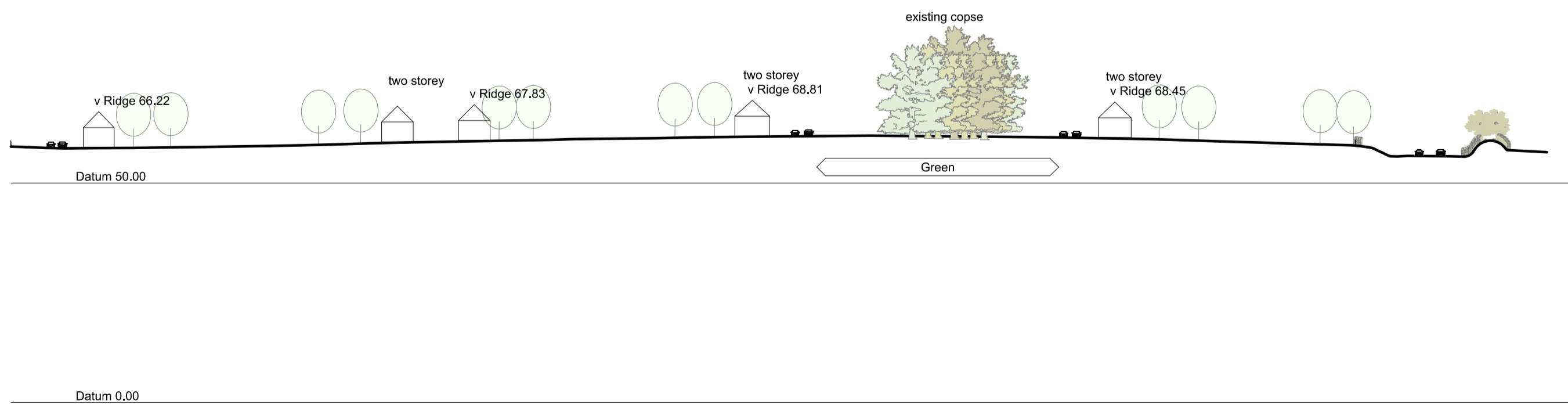
Section A-A



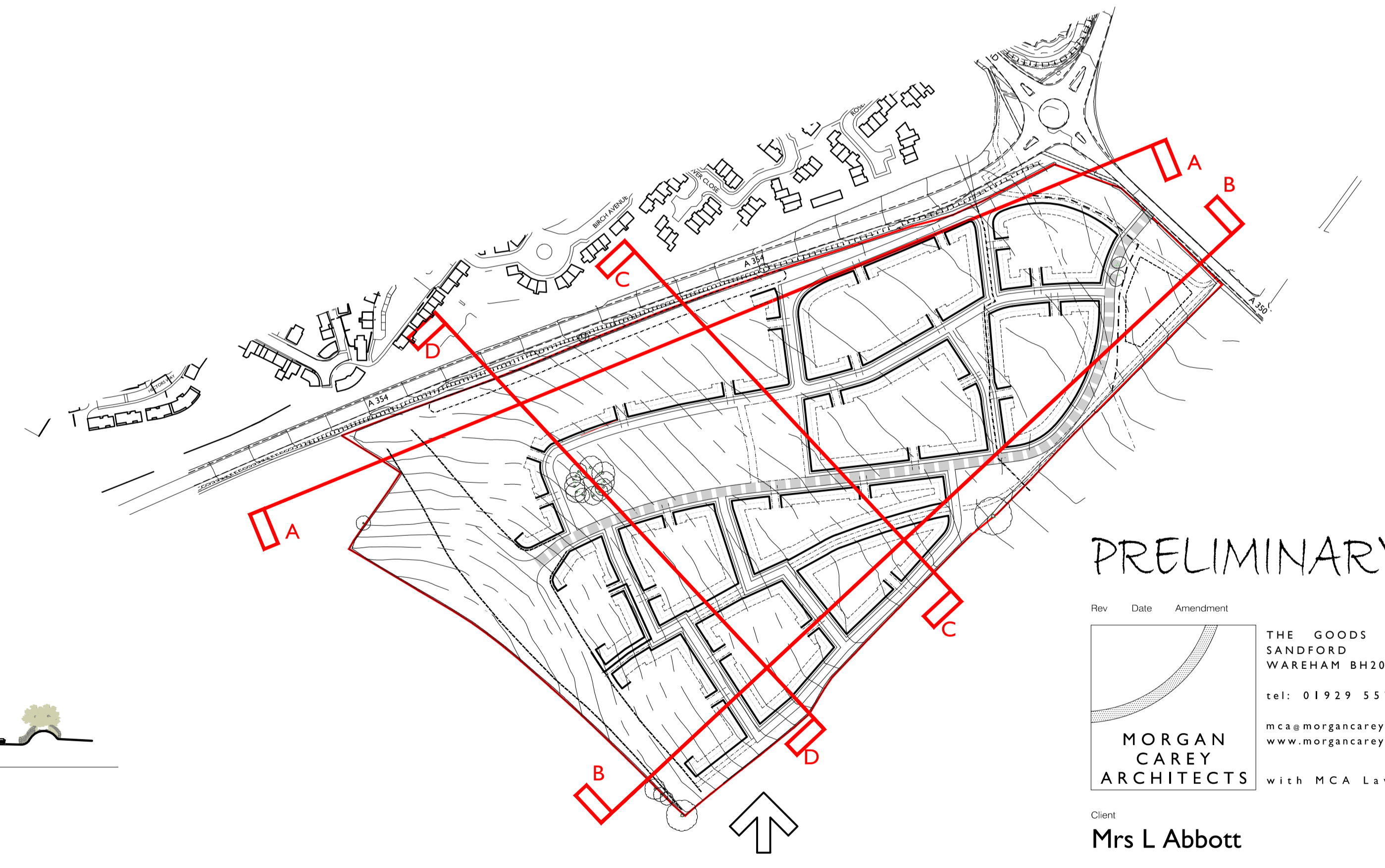
Section B-B



Section C-C



Section D-D



PRELIMINARY

Rev	Date	Amendment

THE GOODS SHED  
 SANDFORD LANE  
 WAREHAM BH20 4DX  
 tel: 01929 557878  
 mca@morgancarey.co.uk  
 www.morgancarey.co.uk

**MORGAN CAREY ARCHITECTS** with MCA Lawray

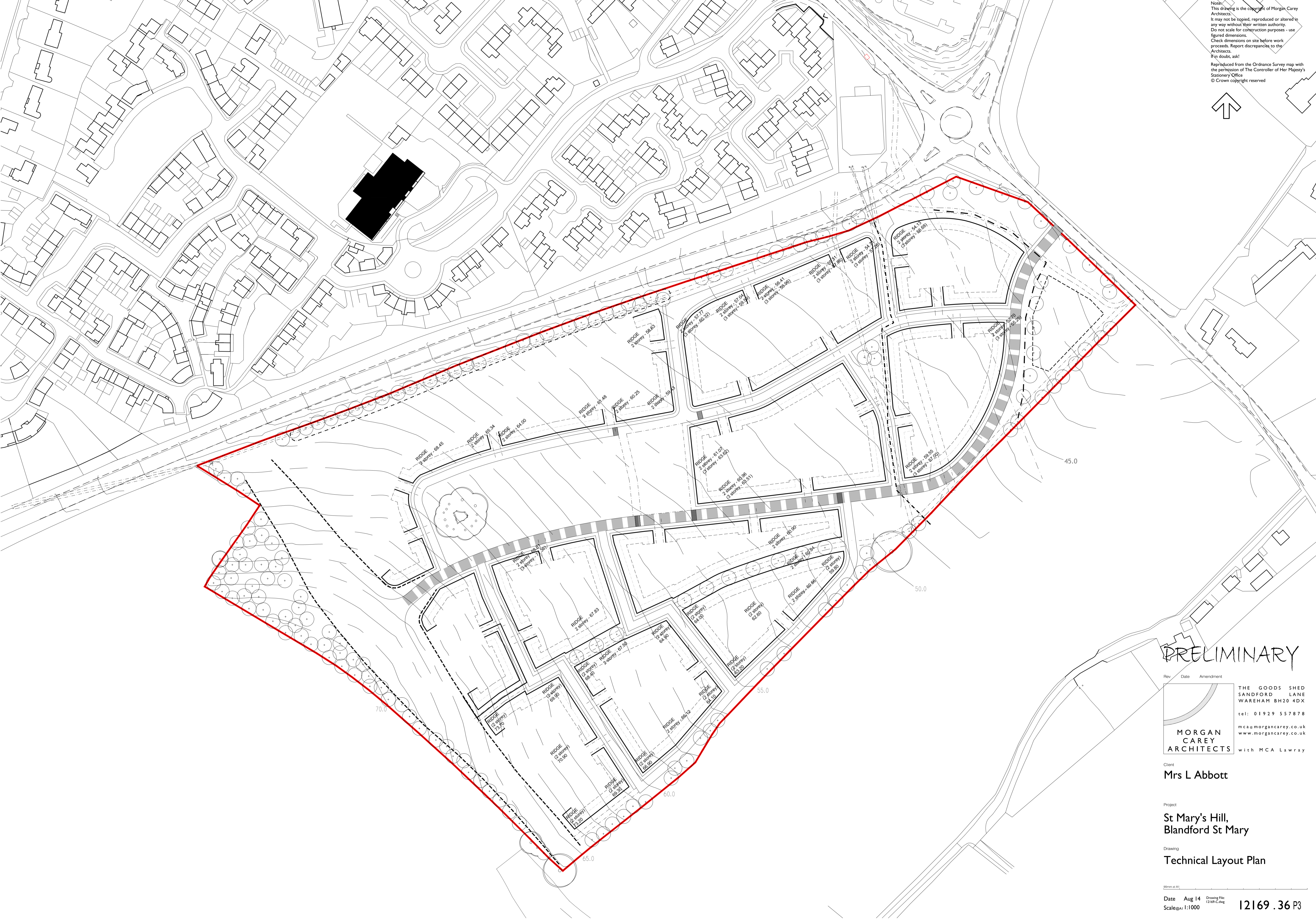
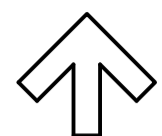
Client  
**Mrs L Abbott**

Project  
**St Mary's Hill,  
 Blandford St Mary**

Drawing  
**Site Sections**

Mrs L Abbott  
**St Mary's Hill, Blandford St Mary**

Note:  
 This drawing is the copyright of Morgan Carey Architects.  
 It may not be copied, reproduced or altered in any way without their written authority. Do not scale for construction purposes - use figured dimensions.  
 Check dimensions on site before work proceeds. Report discrepancies to the Architects.  
 If in doubt, ask!  
 Reproduced from the Ordnance Survey map with the permission of The Controller of Her Majesty's Stationery Office.  
 © Crown copyright reserved



PRELIMINARY

Rev	Date	Amendment


**MORGAN CAREY ARCHITECTS** with MCA Lawray

THE GOODS SHED  
 SANDFORD LANE  
 WAREHAM BH20 4DX  
 tel: 01929 557878  
 mca@morgancarey.co.uk  
 www.morgancarey.co.uk

Client  
**Mrs L Abbott**

Project  
**St Mary's Hill,  
 Blandford St Mary**

Drawing  
**Technical Layout Plan**

DO NOT SCALE  
THIS DRAWING

Notes

1. Refer to Dwg. AIS061-09-01 for details of the proposed highway infrastructure provision
2. The alignment of the footway cycleway across the proposed development will be subject to the development of the layout in consultation with Dorset County Council.
3. The development boundary shown allows for the possible future construction of the Spetsbury/Charlton Marshall bypass.

Rev	Date	Description
00	20.05.14	First Issue

Drawing status

**PRELIMINARY**

**akerman**  
INFRASTRUCTURE SOLUTIONS  
*Civil Engineering Design and Services*

146 Hendford Hill  
YEOVIL  
Somerset  
BA20 2RG  
Tel: 01935 508073  
Email: rob@akermandesign.co.uk

Architect --

Project **Blandford St Mary**

Drawing **Highway Infrastructure  
Proposals and Land  
Requirements**

Scale @ A1 1:500

Drawn by CGR

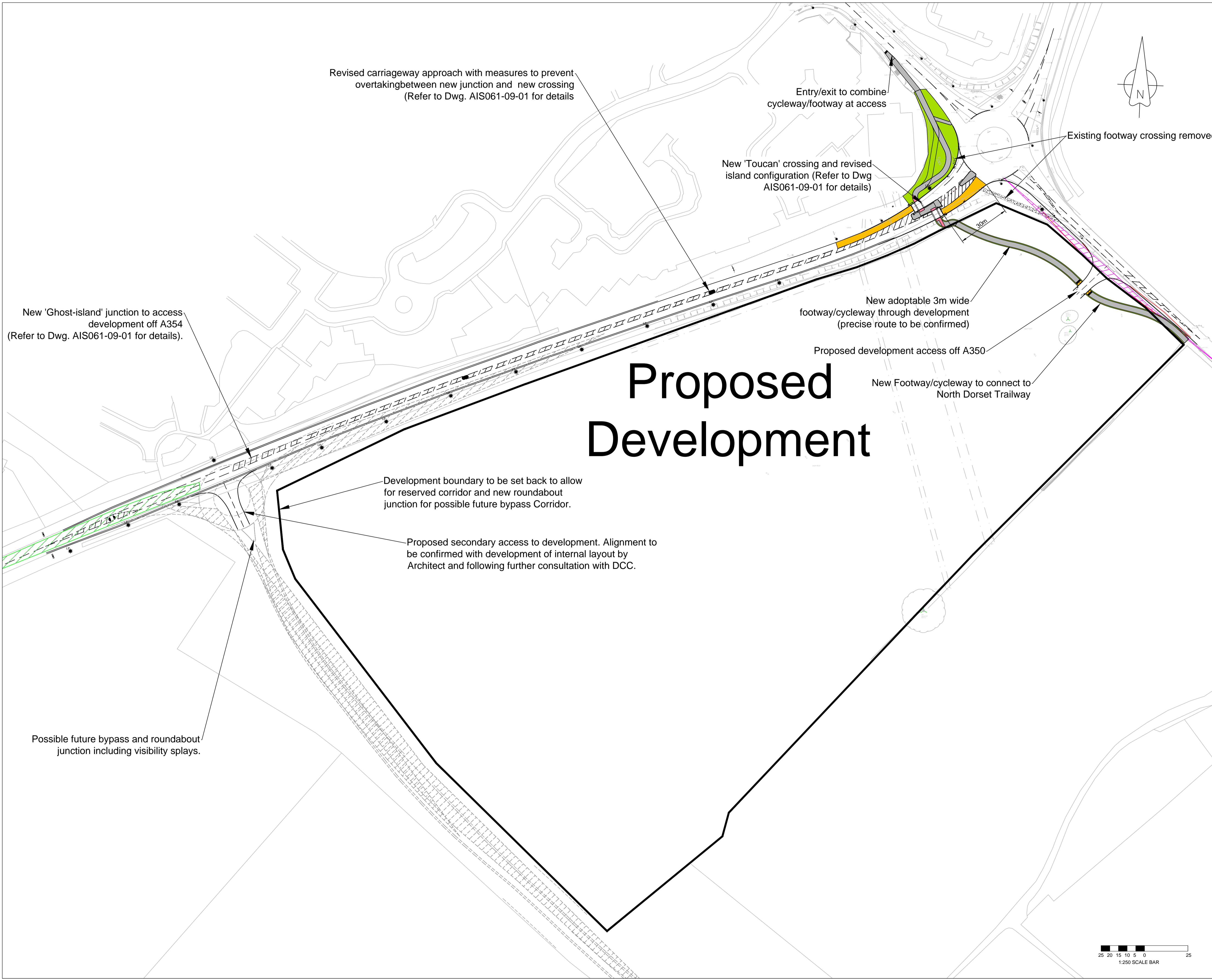
Checked by RA

Date 20.05.2014

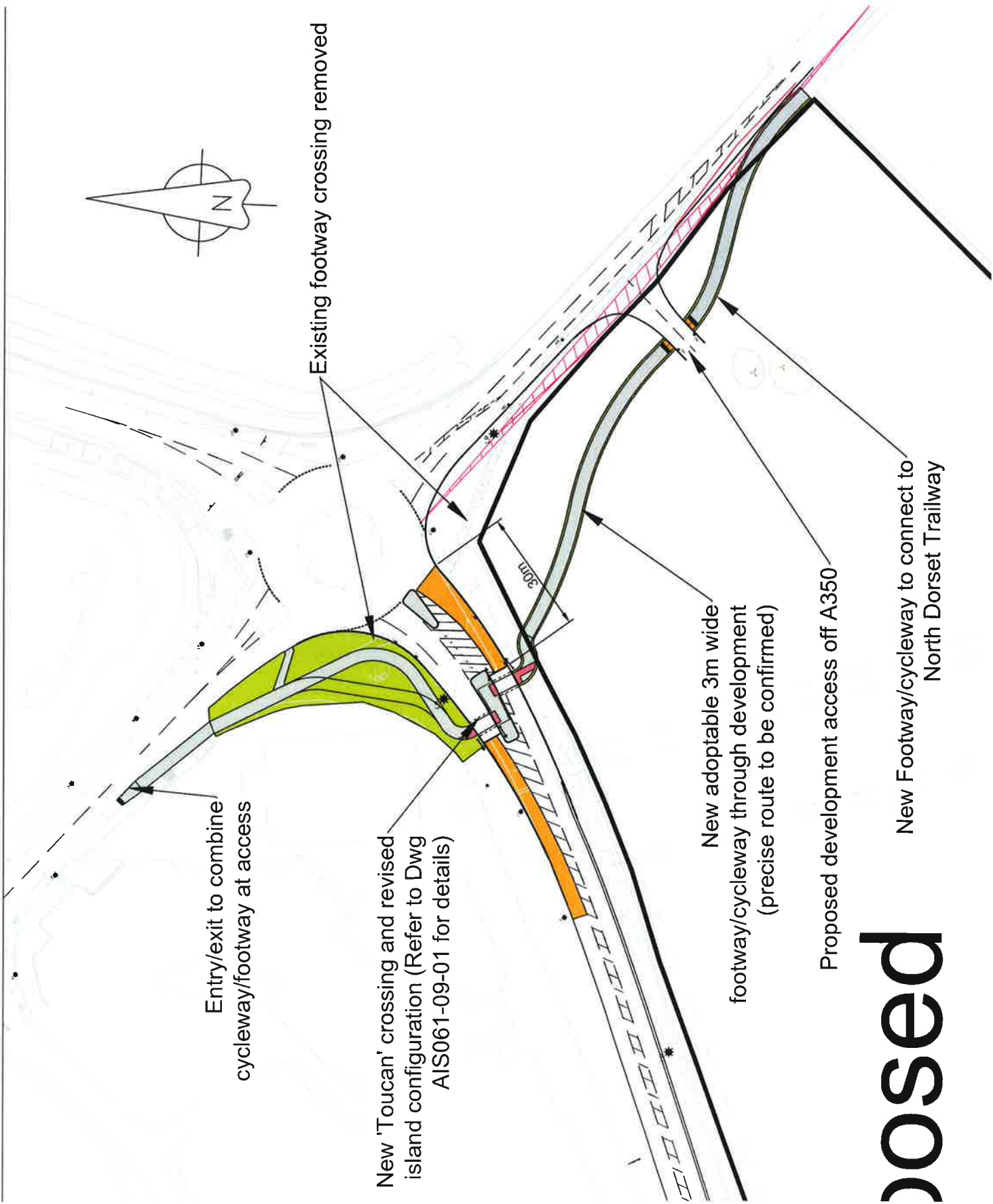
Job No. **AIS 061**

Drg No. **AIS061/10/01**

Rev **00**



# Proposed Development



Entry/exit to combine  
cycleway/footway at access

Existing footway crossing removed

New 'Toucan' crossing and revised  
island configuration (Refer to Dwg  
AIS061-09-01 for details)

New adoptable 3m wide  
footway/cycleway through development  
(precise route to be confirmed)

Proposed development access off A350

New Footway/cycleway to connect to  
North Dorset Trailway

# osed