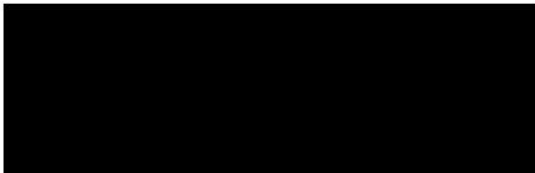


Your ref : New L.P.
My ref : GG/NDDC/NLP/BDP/1B



21st January 2014 .

Dear Madam,
New Local Plan for North Dorset (2015 – 2026)
Bryanston Deer Park - Proposal to Change Existing Land Use

I wish to object to the above proposal in your current consultation document prior to it's submission to the Secretary of State for Communities and Local Government.

The continued inclusion of this indefensible problematic proposal, which is still totally unpopular with the electorate and all local civic bodies, completely contravenes the Prime Minister's pledges (Countryfile/TV Newscasts etc,) that the new planning laws would enable local people to safeguard their formerly protected 'Green' spaces. Also, following recent flooding problems regarding the underground infrastructure in floodplain developments, local authorities are now obliged to fully examine the ground water levels during serious flood conditions to ensure that any such planned works is deemed to have safe clearance in such future events.

The Deer Park certainly qualifies to be awarded the above very sound national or central government planning policy protections.

As the soundness of the many elements of this particular proposal are completely at odds with the remaining majority of your Local Plan proposals, I have conveniently outlined all of my own 'good planning' based objections on my preferred attachment NLP B, together with my suggested alternative locations comment and assessment.

Yours sincerely,



(Mr G K GIBBS, M.I.C.E., Dip T.E.)

The Chief Executive,
Planning Policy,
North Dorset District Council,
Norden,
Salisbury Road,
Blandford Forum, DT11 7LL



New Local Plan for North Dorset (2015 – 2026)
Bryanston Deer Park – Change in Use Proposal by North Dorset District Council

1. Reasons for Objection to the above Proposal

In this third consultation return I have for brevity only outlined the salient planning concerns that are in direct conflict with my past experience with good or sound planning practice. Everyone is aware of the debt laden nature of any present government that they have to manage, however, local plans should be prepared on the primary basis of achieving the best of long term aspirations for all,

For wider detail of my raised concerns please refer to returns of 12th May 2010 and the 25th August 2012.

1.1 Failure to Uphold the Overwhelming Local Democratic Aspirations

Any public attitude survey will confirm that over 90+% of local people do not want any form of urbanisation on the Deer Park. This attitude has been sustained and documented since the introduction of local plans. Even new residents are all of the same attitude to the proposal.

1.2 Failure to take Full Account of the Strong objections from Elected Civic and all Esteemed Groupings with good Governance Ideals

All of the above local civic bodies firmly object to the perverse proposal. Also, It is fair comment to include any national bodies with environmental responsibilities and unaware of the proposal, in the above group of objectors.

1.3 Perverse Selection of the Preferred New Housing Zones Locations

The chosen zones are both situated in the south-western quadrant of Blandford, this is the only quadrant that fully abuts the 'Bryanston' portion of the AONB across the currently firmly protected and very rare and high landscape quality meadowland.

Conversely, the north-western, north-eastern and the south-eastern quadrants all abut, except for some small wooded or special areas, the far less valuable areas of landscape quality, and which, consist mainly of arable upper chalk downland and also are of a far more extensive in nature.

1.4 Exposes the District Council to Expensive Controversy Actions

The sustained high level of the broad dissent with this particular proposal has enough force and momentum from the good governance aspect, to invoke legal protest actions.

1.5 Ruination of the Most Perfect Example of a Compact Old Deer Park

The pastoral Park when viewed from the Bridge Causeway forms an unrivalled visual setting on the approach to the Georgian town centre. This scene must rank within the top ten of the town and country jewels of Dorset, and would grace the front cover of any new future tourism guide.

1.6 Destruction of the Long Held Town and Districts Aspirational Plans Concerning the Expansion of Local Tourism.

Contrary to expectations, tourism is forging ahead of the more established local forms of employment. Tourism is a most sustainable source of employment and the generation of local wealth as ably demonstrated by both Devon and Cornwall,

Accordingly, the District Council should now be hotly prioritising this proven boon to the economy and agree that the retention of the Deer Park is now absolutely vital, and will remain a paramount factor in the town's aspiration to become a popular hub for local tourism.

1.7 Absolute Loss of the Parks Perfect Ambience

Visitors, and hopefully future tourists and naturalists, have to stand in the central area to fully appreciate the sheer beauty of this riverside landscape with its unique all around vistas, namely, the wooded hanging backdrop of the Bryanston Cliff, the picturesquely rated St. Martins Church, the classic Bryanston House and, especially, the old townscape bounded by the zigzag shaped and heritage rich unique original town boundary lines leading to the pleasing town centre skyline and elevated stone bridges and causeway. Not protecting this surviving landscape for future generations enjoyment is unacceptable except for war emergency needs.

1.8 Loss of Very Rare Old Meadow Pasture Land and the Closely Associated And Abundant Wildlife

The environmental value of this unique and rare unploughed area of old pasture land consisting mainly of lower chalk downland and situated in the narrow neck of the geographically significant Blandford Gap is of the highest rating and cannot be replaced elsewhere.

1.9 Urbanisation of the land will Contravene the Important E.U. Directive Regarding the Protection of Endangered Wildlife Species Habitats (Feeding Habitat of the Extremely Rare Greater Horseshoe Bat Colony)

No immediate replacement feeding habitat is available within the above colony's operational radius. Recent TV countryside programmes have clearly stressed the importance and national rarity of unploughed pasture land to both the above bats and many other rare wildlife inhabitants and visitors.

1.10 The Affected Land is of the Highest Level in Landscape Value Ratings.

This category of valuable rare land should not be exploited for such general planning purposes except in conditions of national emergency, which do not apply here at present.

1.11 Adverse Affect on Local Mental Health

A recent report by Exeter University claims that townsfolk who live near a parks and green spaces have better mental health. This also quickly applies to people who move to such areas from urban areas without much greenery. For people who lose their greenery or relocate to more built-up areas suffer a decline in their mental health over the next three years.

Consequently, the authors are disseminating their findings to town planners detailing the long-term benefits for communities through both future introduction of green spaces and the retention of existing parks and green spaces.

1.12 Loss of the Only Remaining Green Wedge into Central Blandford.

This valued planning asset should remain as currently protected for the well being of residents in order to avoid them not feeling totally cut-off from the green countryside. Also, the closure of this open wedge will cause much damage to the existing wildlife migration patterns.

1.13 Risk of Pollution to Drinking Water Source.

The whole site is a protected water zone with its main user being the H&W Brewery, a major local business and employer. This should not be compromised.

1.14 Detrimental Spoiling Effect on the Scenic Setting of the Georgian Old Town Skyline with the backdrop AONB and the Deer Park.

The planned spread of this new urbanisation will seriously affect both the renowned vista from Blandford Bridge and also from the various viewpoints from the AONB area and within the Park.

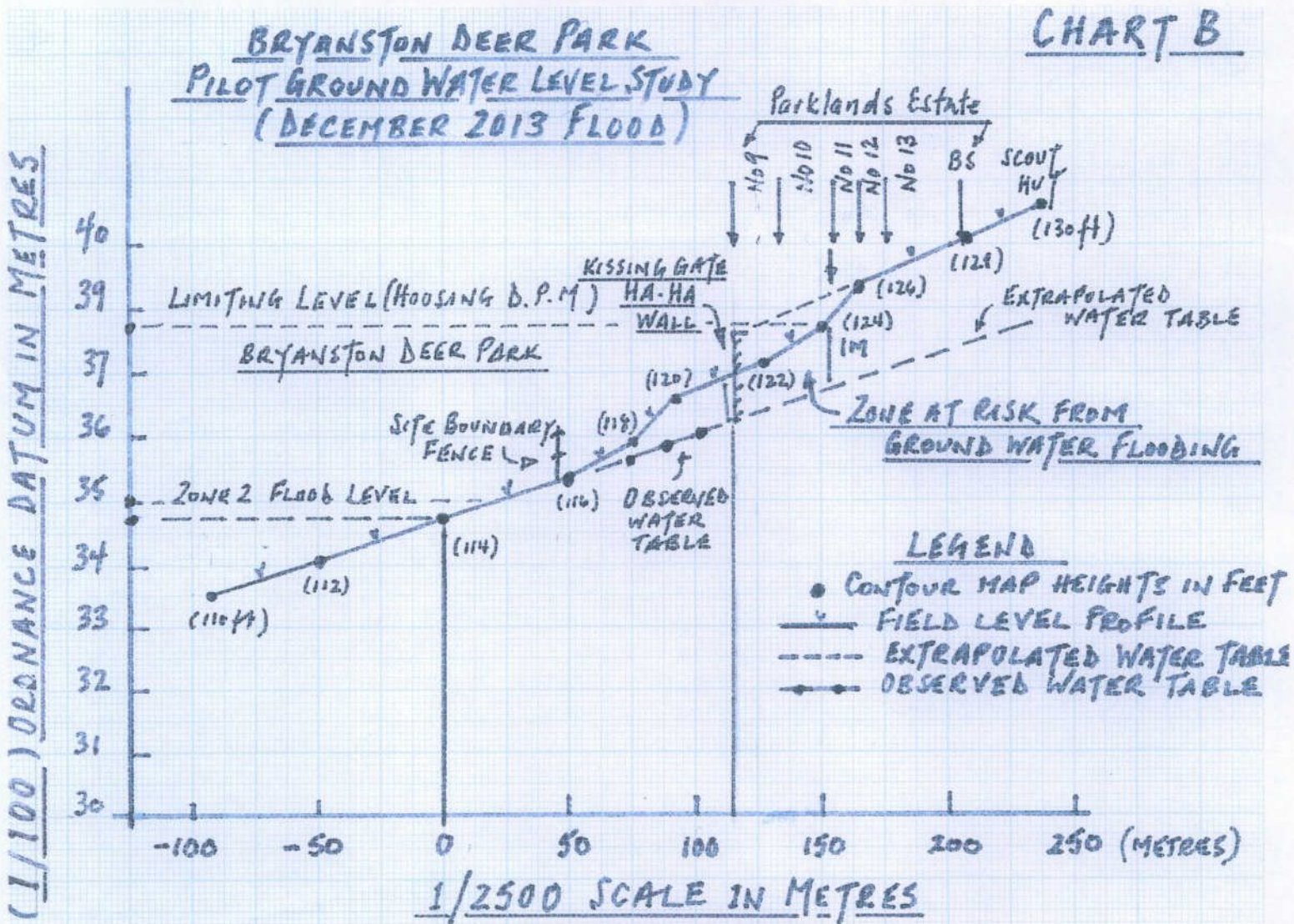
1.15 Loss of Town Cultural And Heritage Assets.

Sound planning practice in rapidly developing and expanding towns should safeguard and ensure that all significant heritage is protected from demolition or harmful developments, so as to serve as a legacy for the future generations full cultural knowledge and enjoyment. The Park certainly qualifies in this respect.

1.12 Failure to Identify Serious Ground Water Flooding Risk to Underground Services in the Southernmost Half of Proposed Development Site.

Significant ground water was observed (not a puddled water collection) in the kissing gate ha-ha area adjacent to No. 9, Parklands, during the very high Xmas flooding period. Using Environmental Agency flood data and a detailed contoured air survey plan I have prepared a longitudinal section along the convenient and identifiable field fence line from river flood line to the kissing gate and thence along the edge of the ha-ha to its end at No.13, Parklands and continuing to the Scout Hut frontage (see Chart B), so as to ascertain the full extent of, or not, of any possible ground water level effects on the installation of new underground infrastructure.

Following recent government advice regarding new build in flood plain areas, all underground services should now be designed to keep clear of the water table i.e. safely deemed to be 1 m depth. You will note from my single pilot exploratory examination that this revived ancient criteria of design is being contravened on all of the site area that is situated below the 37.75 m OD contour level. This identified problem may be increased if the Pitt Report is ever published.



**LONGITUDINAL SECTION - FIELD FENCELINE / HA-HA EDGE LINE
ADJACENT TO No. 9, PARKLANDS ESTATE**

1.17 Failure to Identify and Acknowledge the Importance of the Deer Park as a Key Element in the Strategic Planning Framework Preparations required for the basic creation of the 'greater' Blandford Plus

All the surrounding landowners of Blandford have been consulted on the national Strategic Land Availability Programme with the suitable areas of land for development identified from the St. Mary's Hill site around the bypass to the Upper Shaftesbury Lane roundabout (C.13).

For sound planning purposes this large amount of land needed to cater for the future expansion of Blandford will require an appropriate amount of new public access green space. The Bryanston Deer Park has been ideally protected by past North Dorset councils for this very purpose, be it then envisaged to serve a more compact town.

1.18 The progress of the Strategic Plan for Blandford renders the Unpopular Sacrifice of the protected Deer Park completely Obsolete.

The Strategic Plan will by geometric theory provide for a huge amount of new housing along with the business parks, etc., the deemed essential capacity of the threatened Deer Park now, quite soundly appears to be totally unnecessary.

1.19 Undue Generation of Increased Traffic Congestion Problems and Unhealthy Rise in the already Unpleasant Street Pollution Levels Within the Town Centre Area.

The Deer Park site for new housing is located in the worst possible for site for generating and attracting traffic per household and will add by far the most extra traffic to general and peak times congestion delays and queue lengths. The extreme disproportionate factor (100% in the case of entering traffic) is due to the narrow historic street pattern which brought in the current one-way system which can not simply be reversed. Due to the economy and costs the previous internal relief road schemes i.e. Langton to West Street and The Crown to White Cliff Mill will not now be built. Also, apart from penalising town centre pedestrians, in the current peak traffic capacity 'chaos zone' periods, there are no 'tweaking' measures available to traffic engineers to improve the flow capacity. Any suggested two-way traffic flow proposals at the top of White Cliff Mill Street would soon prove to be exasperating to both general traffic and new residents alike.

1.20 Claims regarding the Benefits from the Walking and the Cycling travel Modes will give Very Disappointing Results.

Although a laudable aim, despite past heavy funding, no appreciable increase in either mode has been achieved. Unfortunately, the modern age living patterns are heavily influenced by the blights of out of town shopping, heavy traffic, air pollutants and road safety dangers in most town centres. Hilliness is an extra trial.

1.21 The Bypass is not a Defendable Barrier to Future Development.

From the strategic planning matters as described in my above objection (1.17), it is clear from the future extent of new housing required by central government that a huge amount of development will have to be located outside of the bypass. In transportation definition a bypass is simply a traffic relief road which may be surpassed in the future. Any claim to the contrary is completely fatuous in nature.

2. Alternative Locations Assessment and Comment.

2.1 Basic Appraisal of the Alternative Locations.

The introduction of the central government and county strategic planning preliminary stage of identifying suitable development land availability in the area surrounding Blandford, with all the attendant stages of determining the scope of any planned expansion e.g. population, housing, education, employment, utilities and transportation, etc., now demands that the new Local Plan must basically halt or defer any contentious decisions regarding heritage and culture. The Bryanston Deer Park is clearly such a case to be treated in this cautious safeguarding manner.

2.2 Location 1 – St.Mary's Hill.

This identified and catalogued location by central government is now virtually in a position to proceed with submitting an application for full development. Apart from the pedestrian/ trailway access details the site is comparatively clear of major controversy, as compared with the Deer Park proposal.

2.3 Locations 2 to 5 – Langton Farm to the Sunrise Business Park.

All of these sites consist of fairly ordinary or common arable chalk downland with comparatively low landscape, ecology or heritage value. As with the St. Mary's location the usual problems of safe pedestrian access will need to be resolved.