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23rd January 2014

Our Ref: AB/JK/10110
Your Ref:

Planning Policy
North Dorset District Council
Nordon
Salisbury Road
Blandford
Dorset DT11 7LL

Sent by email only: planningpolicy@north-dorset.gov.uk

Dear Sirs,

Re: North Dorset Local Plan – 2011 to 2026 – Part 1

We have been instructed to make Representations in support of the P G Ridgley Will Trust in relation to land off Barnaby Mead and Mulberry Close, Gillingham, Dorset. We **support** in particular Policy 17 in Gillingham which proposes about 1,490 homes being provided in Gillingham during the period 2011 to 2026. In particular we support Policy 17(i) "*the development of the land to the south and south-west of Bay*".

Attached to this letter is the Response Form relating to Policy 17 Gillingham and land adjacent to Barnaby Mead and Mulberry Close, Gillingham. Would you please accept this letter as details of the support for Policy 17 in this location.

Gillingham is a main service centre in the north of the District and the strategy for the Town will require the bringing forward of major new green field sites.

The proposed allocation contributes to the "*soundness*" of the Plan and demonstrates that the Plan has been positively planned and will assist North Dorset District Council to meet the objectively assessed need for new homes in Gillingham.

Drawing Number 05301-1 attached shows the extent of the Site edged in red. It will be seen from the various reports submitted (below) in support of this Site that there is a small area at the north-western end of the land adjacent to Shreen Water within Flood Zones 2 and 3 which is not developable. As such the developable Site area is approximately 1.84 hectares (of a total area of approximately 2.06 hectares). The 2009 North Dorset District Council's Strategic Housing Land Availability Assessment (SHLAA) Report indicated that an estimated potential of development of in the region of 54 dwellings presumably based on a net dwelling density of 30 dwellings per hectares (DPH). We also refer to paragraph 8.70 of the Local Plan which states "*the land at Bay will accommodate about 50 dwellings. Development will need to respect the character of Bay and should also include good links to the adjacent leisure and education uses and the Town Centre*".

We attach Fig.8.2 the Gillingham inset diagram which shows this Site as number 6. We are also able to confirm that the Site is within the existing built up area of Gillingham and the Site is highly sustainable. The Site is suitable, available and achievable and capable of delivering about 50 houses in the immediate future. The Site is within a short walking distance of the Town Centre and the host of

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services provided in the Town eg Primary School, Secondary School, Doctor's Surgery, Shops (including supermarkets) and the Station. The Site is also immediately adjacent to public footpaths and is able to provide pedestrian access to the Secondary School which is immediately to the south.

As far back as 2000 the Local Plan Inspector opined that the "*Site occupies a highly sustainable location for residential development*". The Inspector concluded that the Site should be allocated for residential development.

In the subsequent Section 78 Appeal (against the refusal for an Application for residential development) the Inspector found in favour of the Site but dismissed the Appeal solely on the grounds of prematurity.

The Inspector also found the Site to be highly sustainable perhaps the most sustainable site within North Dorset.

The following Site Specific documents have been prepared in order to demonstrate that the Site is both deliverable and developable as required under the Policy set out in the National Planning Policy Framework. The 2009 SHLAA Report confirms, following an assessment by the District Council, that the Site is suitable, available and achievable and that there is no reason not to include an appropriate scheme on this Site.

The following detailed assessments confirm that there are no significant constraints to development allowing for the fact that the small area at the north-west end of the Site will not be developed being within Flood Zones 2 and 3.

- Site Allocation and Flood Risk Review May 2010 (Black & Veatch)
- An Appraisal of the Highways and Access to a site off Barnaby Mead, Gillingham – support for the proposed residential development of the Site – CD Jones Ceng MICE FCIHT
- Baseline Ecological Assessment Ambios Ecology LLP
- Landscape and Visual Impact Assessment – Peter Swann & Associates
- Archaeological Evaluation – AC Archaeology

Further copies of the Assessments can be provided as required.

The conclusion from each of these Reports are as follows.

- **Site Allocation and Flood Risk Review**
 - The majority of the existing Site is in flood zone 1; low risk of flooding. Residential development will be limited to this area only. The small area at high or medium flood risk will be retained as green infrastructure. This approach builds upon the emerging Local Plan.
 - Sustainable drainage systems can be adopted to ensure that the developed Site mimics the existing site drainage as far as practicable and indicative design has been shown, although the full range of options will need to be considered as part of a subsequent Planning Application.

- Because of the existing topography the Site will be broadly robust against future changes in flood risk due to climate change.
- Whilst this report has not identified any insurmountable issues in terms of flood risk a full flood risk assessment will be required to support any subsequent Planning Application.
- **An Appraisal of the Highways and Access to site off Barnaby Mead and Mulberry Close, Gillingham – Support for the proposed residential development of the Site**
 - The Site location accords with the aims and express advice contained in the NPPF ie the Site is within a highly sustainable location.
 - The Site will generate relatively small amounts of traffic that can be accommodated within the existing highway network without causing an unacceptable inconvenience or congestion. Additionally numerous footpath links are available within this part of the Town which can be used by residents of the proposed dwellings.
 - Safe egress and access can be provided to and from adjacent and existing Barnaby Mead and Mulberry Close and numerous footpath links are available.
 - When the land now known as Mulberry Close was proposed a covenant was included providing for an adoptable road to be constructed through Mulberry Close and into the land the subject of these Representations. This access is therefore available.
- **Baseline Ecological Assessment**
 - The main conclusions of this survey is that the proposed development is unlikely to have a significant impact on habitats or species of significant ecological interest as:-
 - ❖ The Site does not contain habitats that are of national or regional importance to wildlife;
 - ❖ The Site does not contain habitats likely to support significant populations of specially protected animal species;
 - ❖ Areas of potential value to protected species are found locally of particular potential is Shreen Water which may be used by otters and water voles. All of these areas including Shreen Water however lie at least 20m from the Site boundary.
- **Landscape and Visual Impact Assessment**
 - Having studied and assessed the history and relevant documents we conclude that the development will fulfil the requirements of each in that the area has been identified and suitable and for housing and the scheme will be designed to include green infrastructure proposals for the construction of the riverside space/public areas plus future planting within and on the periphery of the Site.

- The recent housing at Barnaby Mead and Mulberry Close has raised the skyline and includes the area adjacent to the Shreen Water. The group of large Willows at the north of the site also contribute to this sense of enclosure and serve to restrict any link with the countryside to the north thus giving the Site the feel of an adjunct to the housing areas at Lodborne and Bay.
- The scale of the development that will be considered for the Site should take account of the scale of the Bay Hamlet and the adjoining new housing and also continue the riverside corridor to the north with additional pedestrian links to the existing public footpath network.
- The new development should include a fair complement of planting to break up and soften the area and to provide a green fringe to supplement the existing hedges particularly those along the boundary with the properties on Bay Lane.
- As a result we conclude that the development is likely to have the following impacts:-
 - ❖ Landscape character - **negligible**
 - ❖ Magnitude – **low**
 - ❖ Sensitivity - resulting in **slight** significance
 - ❖ Visual – **medium** sensitivity – **medium** magnitude – resulting in **moderate** significance
- Given this we have no hesitation in supporting this submission.
- **Archaeology Appraisal** – see detailed conclusion in Report.

Since the adoption of the North Dorset Local Plan in 2003 the Site was reassessed within the recent "Assessing the growth potential of Gillingham" Study (2009) in which this Site is recognised as being appropriate for development with minimum impact on landscape setting. The Study also recognises the ability of the Site to be accessed via Barnaby Mead. These findings have been accepted within the previous draft core strategy.

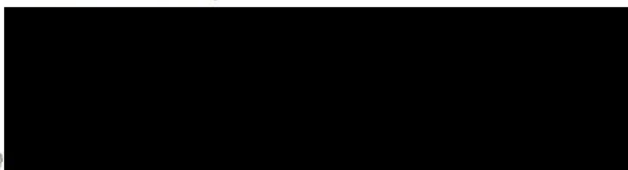
The intention is to work collaboratively with the LPA to secure an appropriate layout with linkages to the Town Centre and other facilities within the immediate area. Other benefits of the proposal will include the provision of an appropriate proportion of affordable housing.

This is the most logical Site for allocation for residential development as supported through the SHLAA process and within the draft Local Plan.

We **support** the identification of this Site for development at this stage with a view to providing further more detailed information as required during the later stages of the Local Plan.

I would be grateful if you would ensure that this practice is informed at the next stage of consultation prior to examination in public.

Yours sincerely,



For office use only

Batch number: _____ Received: _____
Representor ID # _____ Ack: _____
Representation # _____



North Dorset Local Plan Part 1

Pre-submission Consultation 29 November 2013 to 24 January 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 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/planning/north-dorset/planning-policy

Please return completed forms to:

Email: 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/NorthDorsetLocalPlan

Deadline: 5pm on 24 January 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 on the pre-submission North Dorset Local Plan Part 1 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	The PG Ridgley Will Trust	Mr
First Name		Tony
Last Name		Brimble
Job Title (where relevant)		Planning Consultant
Organisation (where relevant)	QualitySolicitors Farnfields	Brimble, Lea & Partners
Address		Wessex House, High Street, Gillingham, Dorset
Postcode		SP8 4AG
Tel. No.		01747 823 232
Email Address		Tony@Brimblelea.com

Part B – Representation

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 complies with the **legal requirements** and is **'sound'**.

If you are seeking to make a representation on the **way** in which documents 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 documents it is likely that your comments or objections relate to the **soundness** of the plans 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 one of the consultation exhibitions or call 01258 484201.

1. Please select which document you are commenting on:

- North Dorset Local Plan 2011 to 2026 Part 1 (please complete Questions 2 to 9)
- Final Sustainability Appraisal Report (please complete Questions 2 and 10)
- Habitats Regulations Assessment (please complete Questions 2 and 10)

2. Please state the part of that document you are commenting on:

Paragraph number: 8.68 & 8.70	Policy/site: 17 Gillingham	Policies map: Fig.8.2 No.6
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3. Do you consider the Local Plan 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 to be 'sound'?

- Yes No

5. If you consider the Local Plan 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 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.

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.

8. If your representation is seeking a change, 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.

Yes, in order to consider any adverse representations that should be made in connection with this Policy.

10. Please outline your comments on the Final Sustainability Appraisal Report or 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 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.

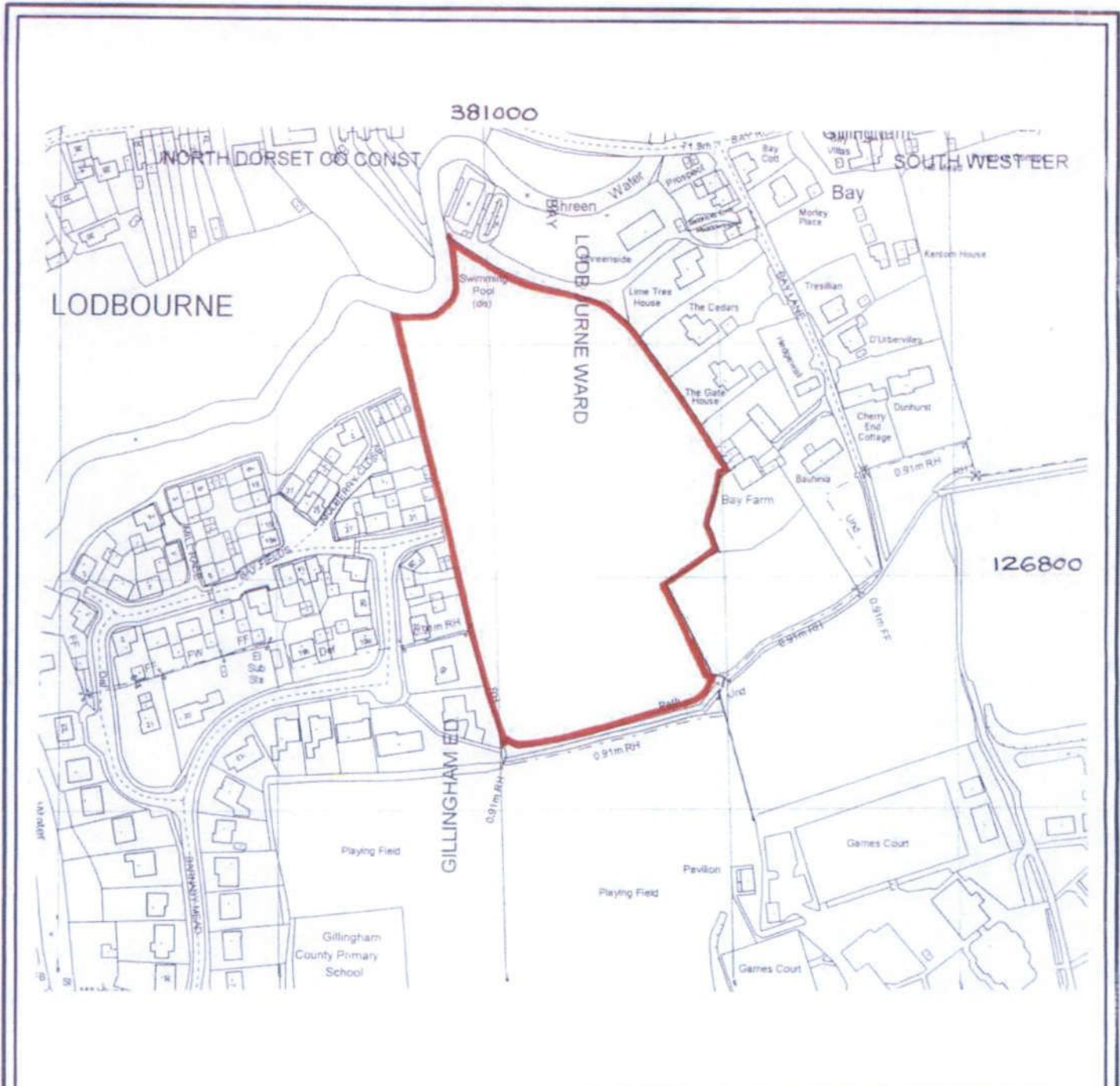
Signature: _____

Date: 23/01/2014

If submitting the form electronically, no signature is required.

Submit Form

This button should attach your form to a pre-addressed email, if it does not, please save the form and send it to planningpolicy@north-dorset.gov.uk



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LOCATION PLAN 1 : 2500

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DRAWING		
LAND AT: BAY, GILLINGHAM, DORSET.		
SCALE	DRAWING No.	REVISION
DATE	05301-1	
FEB 2008		

Figure 8.2 – Gillingham Inset Diagram

