

## Fiona Ajram

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**From:** Jeremy Farrelly [REDACTED]  
**Sent:** 29 March 2019 12:57  
**To:** Planning Policy NDDC  
**Subject:** Blandford + Neighbourhood Plan 2011- 2033 Submission Plan (January 2019) - Regulation 16 Consultation  
**Attachments:** Preliminary LVA Report by SLR (Rev 1).pdf; Drawing No. 18130(AF)00.02\_P03 - Proposed Context Plan.pdf; 18130(AF)00.01\_P07 Concept layout.pdf; Consultation Statement - B+ NP consultation-response-form -.pdf; Site Selection Background Paper - B+NP-consultation-response-form -.pdf; Sustainability Appraisal - B+NP-consultation-response-form -.pdf; Annual Monitoring Report 2018 - B+NP-consultation-response-form -.pdf; Policy B1-Inset B B+NP consultation-response-form.pdf; Policy B2 - Land North East of Blandford Forum B+NP consultation-response-form.pdf; Transport Representations Technical Note by Motion (2019-03-25) v1.0.pdf; Blandford + NP Reps to Submission Plan (Reg 16 Consultation) Final.pdf; Covering letter 29-03-19.pdf

Dear Sir/Madam

On behalf of my client, Wates Developments Limited, please see attached items in respect of the above:

1. Covering letter
2. Completed Representation Forms in respect of
  - The Consultation Statement
  - The Site Selection Background Paper
  - The Sustainability Appraisal Version 2
  - The Annual Monitoring Report 2018
  - Policy B1/Inset B - Blandford Forum & Blandford St. Mary Settlement Boundary
  - Policy B2 - Land North and East of Blandford Forum
3. Preliminary Landscape and Visual Appraisal (March 2019) by SLR
4. Technical Note 2: Transport Representations (25<sup>th</sup> March 2019) by Motion
5. A short Representations Report by Genesis Town Planning Ltd
6. Drawing No 18130(AF)00.01 - Rev P07 - Concept Layout Plan by Re-Format
7. Drawing No 18130(AF)00.02 - Rev P03) - Proposed Context Plan by Re-Format

Please could you confirm receipt of this e-mail and attachments by return.

Yours faithfully

**Jeremy Farrelly BA (Hons) UPS DUPI MRTPI**  
Associate Planner

[REDACTED]  
26 Chapel Street  
Chichester

West Sussex  
PO19 1DL



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Genesis Town Planning Ltd, Amelia House, Crescent Road, Worthing, West Sussex BN11 1QR. Registered in England and Wales, Company Number 6849869

Planning Policy (North Dorset)  
South Walks House  
South Walks Road  
Dorchester  
Dorset  
DT1 1UZ

26 Chapel Street  
Chichester  
West Sussex  
PO19 1DL



JJF/18150

29th March 2019

By email only

Dear Sir/Madam

## **Blandford + Neighbourhood Plan 2011 - 2033 Submission Plan (January 2019) Regulation 16 Consultation**

I write on behalf of my client, Wates Developments Limited, which has an interest in land located to the north of Black Lane, Blandford Forum. My client has instructed me to make representations to the Submission version of the above plan.

The representations comprise the following items which are attached:

1. Completed Response Forms in respect of the:
  - The Consultation Statement
  - The Site Selection Background Paper
  - The Sustainability Appraisal Version 2
  - The Annual Monitoring Report 2018
  - Policy B1/Inset B - Blandford Forum & Blandford St. Mary Settlement Boundary
  - Policy B2 - Land North and East of Blandford Forum
2. Preliminary Landscape and Visual Appraisal (March 2019) by SLR
3. Technical Note 2: Transport Representations (25<sup>th</sup> March 2019) by Motion
4. A short Representations Report by Genesis Town Planning Ltd
5. Concept Layout (Drawing No 18130(AF)00.01 - Rev P07) by Re-Format
6. Proposed Context Plan (Drawing No 18130(AF)00.02 - Rev P03) by Re-Format

Please note the SLR *Preliminary Landscape and Visual Appraisal* and the Motion *Technical Note 2: Transport Representations* should be read in conjunction with the Representations Report by Genesis.



I trust these representations are of assistance in progressing the next stage of the plan. Should there be an Examination Hearing Wates would like to participate in that process.

Should you require additional information or clarification on any matter please do not hesitate to contact me.

Yours faithfully

**for Genesis Town Planning Ltd**

A large black rectangular redaction box covering the signature area.

**Jeremy Farrelly BA (Hons) UPS DUPI MRTPI  
Associate Planner**

A black rectangular redaction box covering contact information.

<b>For office use only</b>	
Batch number: _____	Received: _____
Representor ID # _____	Ack: _____
Representation # _____	

## BLANDFORD + NEIGHBOURHOOD PLAN 2011 - 2033 Regulation 16 Consultation 15 February to 29 March 2019

### Response Form

The proposed Blandford + Neighbourhood Plan 2011 - 2033 has been submitted to North Dorset District Council for examination. The neighbourhood plan and all supporting documentation can be viewed on the District Council’s website via: <https://www.dorsetforyou.gov.uk/planning-buildings-land/planning-policy/north-dorset-planning-policy/local-planning-policy-north-dorset.aspx>

**Please return completed forms to:**

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

Post: Planning Policy (North Dorset), South Walks House, South Walks Road, Dorchester, Dorset, DT1 1UZ

**Deadline: 4pm on Friday 29 March 2019. Representations received after this date will 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**. By submitting this response form you consent to your information being disclosed to third parties for this purpose, personal details will not be visible on our website, although they will be shown on paper copies that will be sent to the independent examiner and available for inspection. Your information will be retained by the Council in line with its retention schedule and privacy policy (<https://www.dorsetforyou.gov.uk/privacypolicy>). Your data will be destroyed when the plan becomes redundant.

\*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		Mr
First Name		Jeremy
Last Name		Farrelly
Job Title <i>(where relevant)</i>		Associate Planner
Organisation <i>(where relevant)</i>	Wates Developments Limited	Genesis Town Planning Ltd
Address		26 Chapel Street Chichester
Postcode		P019 1 DL
Tel. No.		██████████
Email Address		████████████████████

## Part B – Representation

**1. To which document does the comment relate?** *Please tick one box only.*

	Submission Plan
✓	Consultation Statement
	Basic Conditions Statement
	Other <i>Please specify:</i>

**2. To which part of the document does the comment relate?** *Please identify the text that you are commenting on, where appropriate.*

	<i>Location of Text</i>
Whole document	✓
Section	
Policy	
Page	
Appendix	

**3. Do you wish to?** *Please tick one box only.*

	Support
	Object
✓	Make an observation

**4. Please use the box below to give reasons for your support/objection or make your observation.**

Please see paragraphs 2.7 to 2.8 of Representations Statement

*Continue overleaf if necessary*

**5. Please give details of any suggested modifications in the box below.**

*Continue overleaf if necessary*

**6. Do you wish to be notified of the District Council's decision to make or refuse to make the neighbourhood plan? Please tick one box only.**

<input checked="" type="checkbox"/>	Yes
<input type="checkbox"/>	No

Signature: Jeremy Farrelly

Date: 29<sup>th</sup> March 2019

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

*Please use this box to continue your responses to Questions 4 & 5 if necessary*

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Batch number: \_\_\_\_\_

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Representor ID # \_\_\_\_\_

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

Representation # \_\_\_\_\_

## BLANDFORD + NEIGHBOURHOOD PLAN 2011 - 2033

### Regulation 16 Consultation 15 February to 29 March 2019

## Response Form

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#### Please return completed forms to:

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	Personal Details (if applicable)*	Agent's Details (if applicable)*
Title		Mr
First Name		Jeremy
Last Name		Farrelly
Job Title (where relevant)		Associate Planner
Organisation (where relevant)	Wates Developments Limited	Genesis Town Planning Ltd
Address		26 Chapel Street Chichester
Postcode		P019 1 DL
Tel. No.		██████████
Email Address		████████████████████

## Part B – Representation

**1. To which document does the comment relate?** *Please tick one box only.*

	Submission Plan		
	Consultation Statement		
	Basic Conditions Statement		
✓	Other		Site Selection Background Paper

**2. To which part of the document does the comment relate?** *Please identify the text that you are commenting on, where appropriate.*

	<i>Location of Text</i>
Whole document	
Section	Paragraphs 1.5 and 4.11
Policy	
Page	
Appendix	

**3. Do you wish to?** *Please tick one box only.*

	Support
	Object
✓	Make an observation

**4. Please use the box below to give reasons for your support/objection or make your observation.**

Please see paragraphs 2.9 to 2.12 of Representations Statement

*Continue overleaf if necessary*

**5. Please give details of any suggested modifications in the box below.**

*Continue overleaf if necessary*

**6. Do you wish to be notified of the District Council's decision to make or refuse to make the neighbourhood plan? Please tick one box only.**

<input checked="" type="checkbox"/>	Yes
<input type="checkbox"/>	No

Signature: Jeremy Farrelly

Date: 29<sup>th</sup> March 2019

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

*Please use this box to continue your responses to Questions 4 & 5 if necessary*

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Representation # \_\_\_\_\_



## BLANDFORD + NEIGHBOURHOOD PLAN 2011 - 2033

### Regulation 16 Consultation 15 February to 29 March 2019

## Response Form

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First Name		Jeremy
Last Name		Farrelly
Job Title (where relevant)		Associate Planner
Organisation (where relevant)	Wates Developments Limited	Genesis Town Planning Ltd
Address		26 Chapel Street Chichester
Postcode		P019 1 DL
Tel. No.		██████████
Email Address		████████████████████

## Part B – Representation

**1. To which document does the comment relate?** *Please tick one box only.*

	Submission Plan		
	Consultation Statement		
	Basic Conditions Statement		
✓	Other	<i>Please specify:</i>	Version 2 -Sustainability Appraisal

**2. To which part of the document does the comment relate?** *Please identify the text that you are commenting on, where appropriate.*

	<i>Location of Text</i>
Whole document	
Section	Paragraph 4.21
Policy	
Page	
Appendix	

**3. Do you wish to?** *Please tick one box only.*

	Support
✓	Object
	Make an observation

**4. Please use the box below to give reasons for your support/objection or make your observation.**

Please see paragraph 2.13 of Representations Statement

*Continue overleaf if necessary*

**5. Please give details of any suggested modifications in the box below.**

*Continue overleaf if necessary*

**6. Do you wish to be notified of the District Council's decision to make or refuse to make the neighbourhood plan? Please tick one box only.**

<input checked="" type="checkbox"/>	Yes
<input type="checkbox"/>	No

Signature: Jeremy Farrelly

Date: 29<sup>th</sup> March 2019

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*Please use this box to continue your responses to Questions 4 & 5 if necessary*

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## BLANDFORD + NEIGHBOURHOOD PLAN 2011 - 2033

### Regulation 16 Consultation 15 February to 29 March 2019

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Address		26 Chapel Street Chichester
Postcode		P019 1 DL
Tel. No.		██████████
Email Address		████████████████████

## Part B – Representation

**1. To which document does the comment relate?** *Please tick one box only.*

	Submission Plan		
	Consultation Statement		
	Basic Conditions Statement		
✓	Other	<i>Please specify:</i>	Annual Monitoring Report 2018

**2. To which part of the document does the comment relate?** *Please identify the text that you are commenting on, where appropriate.*

	<i>Location of Text</i>
Whole document	
Section	Paragraph 5.40
Policy	
Page	
Appendix	

**3. Do you wish to?** *Please tick one box only.*

	Support
	Object
✓	Make an observation

**4. Please use the box below to give reasons for your support/objection or make your observation.**

Please see paragraphs 2.14 to 2.18 of Representations Statement

*Continue overleaf if necessary*

**5. Please give details of any suggested modifications in the box below.**

*Continue overleaf if necessary*

**6. Do you wish to be notified of the District Council's decision to make or refuse to make the neighbourhood plan? Please tick one box only.**

<input checked="" type="checkbox"/>	Yes
<input type="checkbox"/>	No

Signature: Jeremy Farrelly

Date: 29<sup>th</sup> March 2019

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

*Please use this box to continue your responses to Questions 4 & 5 if necessary*

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## BLANDFORD + NEIGHBOURHOOD PLAN 2011 - 2033

### Regulation 16 Consultation 15 February to 29 March 2019

## Response Form

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Tel. No.		██████████
Email Address		████████████████████

## Part B – Representation

**1. To which document does the comment relate?** *Please tick one box only.*

<input checked="" type="checkbox"/>	Submission Plan
<input type="checkbox"/>	Consultation Statement
<input type="checkbox"/>	Basic Conditions Statement
<input type="checkbox"/>	Other <i>Please specify:</i>

**2. To which part of the document does the comment relate?** *Please identify the text that you are commenting on, where appropriate.*

	<i>Location of Text</i>
Whole document	
Section	
Policy	B1-Inst B – Blandford Forum + Blandford St. Mary Settlement Boundary
Page	
Appendix	

**3. Do you wish to?** *Please tick one box only.*

<input type="checkbox"/>	Support
<input checked="" type="checkbox"/>	Object
<input type="checkbox"/>	Make an observation

**4. Please use the box below to give reasons for your support/objection or make your observation.**

Please see paragraphs 3.1 to 3.21 of Representations Report plus:

- Preliminary Landscape and Visual Appraisal (March 2019) by SLR
- Technical Note 2: Transport Representations (25<sup>th</sup> March 2019) by Motion

*Continue overleaf if necessary*

**5. Please give details of any suggested modifications in the box below.**

Please see paragraph 4.5 of Representations Report

*Continue overleaf if necessary*

**6. Do you wish to be notified of the District Council's decision to make or refuse to make the neighbourhood plan?** *Please tick one box only.*

<input checked="" type="checkbox"/>	Yes
<input type="checkbox"/>	No

Signature: Jeremy Farrelly

Date: 29<sup>th</sup> March 2019

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*Please use this box to continue your responses to Questions 4 & 5 if necessary*

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Representation # \_\_\_\_\_



## BLANDFORD + NEIGHBOURHOOD PLAN 2011 - 2033

### Regulation 16 Consultation 15 February to 29 March 2019

## Response Form

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Tel. No.		██████████
Email Address		████████████████████

## Part B – Representation

**1. To which document does the comment relate?** *Please tick one box only.*

<input checked="" type="checkbox"/>	Submission Plan
<input type="checkbox"/>	Consultation Statement
<input type="checkbox"/>	Basic Conditions Statement
<input type="checkbox"/>	Other <i>Please specify:</i>

**2. To which part of the document does the comment relate?** *Please identify the text that you are commenting on, where appropriate.*

	<i>Location of Text</i>
Whole document	
Section	
Policy	B2—Land to North and East of Blandford Forum
Page	
Appendix	

**3. Do you wish to?** *Please tick one box only.*

<input type="checkbox"/>	Support
<input checked="" type="checkbox"/>	Object
<input type="checkbox"/>	Make an observation

**4. Please use the box below to give reasons for your support/objection or make your observation.**

Please see paragraphs 3.1 to 3.21 of Representations Report plus:

- Preliminary Landscape and Visual Appraisal (March 2019) by SLR
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*Continue overleaf if necessary*

**5. Please give details of any suggested modifications in the box below.**

Please see paragraphs 4.2 to 4.4 of Representations Report

*Continue overleaf if necessary*

**6. Do you wish to be notified of the District Council's decision to make or refuse to make the neighbourhood plan?** *Please tick one box only.*

<input checked="" type="checkbox"/>	Yes
<input type="checkbox"/>	No

Signature: Jeremy Farrelly

Date: 29<sup>th</sup> March 2019

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*Please use this box to continue your responses to Questions 4 & 5 if necessary*

# LAND NORTH OF BLACK LANE, BLANDFORD FORUM

**Preliminary Landscape and Visual Appraisal**  
Prepared for: Wates Developments Ltd

SLR Ref: 403.06269.00023  
Version No: 1  
March / 2019



## BASIS OF REPORT

This document has been prepared by SLR Consulting Limited with reasonable skill, care and diligence, and taking account of the manpower, timescales and resources devoted to it by agreement with Wates Developments Ltd (the Client) as part or all of the services it has been appointed by the Client to carry out. It is subject to the terms and conditions of that appointment.

SLR shall not be liable for the use of or reliance on any information, advice, recommendations and opinions in this document for any purpose by any person other than the Client. Reliance may be granted to a third party only in the event that SLR and the third party have executed a reliance agreement or collateral warranty.

Information reported herein may be based on the interpretation of public domain data collected by SLR, and/or information supplied by the Client and/or its other advisors and associates. These data have been accepted in good faith as being accurate and valid.

The copyright and intellectual property in all drawings, reports, specifications, bills of quantities, calculations and other information set out in this report remain vested in SLR unless the terms of appointment state otherwise.

This document may contain information of a specialised and/or highly technical nature and the Client is advised to seek clarification on any elements which may be unclear to it.

Information, advice, recommendations and opinions in this document should only be relied upon in the context of the whole document and any documents referenced explicitly herein and should then only be used within the context of the appointment.

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## 1.0 INTRODUCTION

SLR Consulting Ltd (SLR) was instructed by Wates Developments Ltd, (Wates), to undertake a preliminary Landscape and Visual Appraisal (LVA) of Land North of Back Lane, Blandford Forum which is being promoted for residential development.

### 1.1 Methodology

This appraisal has been carried out by an experienced Chartered Landscape Architect in accordance with the Guidelines for Landscape and Visual Impact Assessment (3rd Edition, 2013, also known as GLVIA3, produced by the Landscape Institute and Institute of Environmental Management and Assessment). Judgements have been discussed and agreed with another experienced Landscape Architect in accordance with best practice.

The appraisal is based upon a desk top assessment of relevant plans, guidance and character assessments, as well as a thorough site assessment carried out in February 2019.

### 1.2 Study Area

The study area is illustrated on drawings BF1 and BF2A/B.

The study area was identified through desk top analysis which was refined by field survey.

## 2.0 PLANNING CONTEXT

### 2.1 National Policy: The National Planning Policy Framework (NPPF)

Paragraph 11 sets out the fundamental principle of this document: that there is a presumption in favour of sustainable development. All development that is in accordance with the development plan should be approved *“without delay”* and that *“where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date”* permission should be granted for development *“unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.”*

In relation to landscape, the NPPF defines sustainability as including the protection and enhancement of the *“natural, built and historic environment”* (paragraph 8).

Paragraph 98 relates to rights of way and access, stating that these should be *“protected and enhanced”*. It is noted that better facilities should be provided for users of rights of way, for example by *“adding links to existing rights of way”*.

Paragraphs 124, 128 and 130 relate to the need for good design in new developments. Paragraph 124 states that *“good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”*. Paragraph 128 states that applicants should work closely *“with those directly affected by their proposals to evolve designs which take account of the views of the community”*. Paragraph 130 states that *“permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions”*.

Paragraph 170 of the NPPF states that the planning system, *“should contribute to and enhance the natural and local environment by [inter alia] ...protecting and enhancing valued landscapes”* and by *“recognising the intrinsic character and beauty of the countryside”*. Paragraph 171 states that the planning system should *“distinguish between the hierarchy of international, national and locally designated sites”*.

In paragraph 172 it is stated that *“great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty”*.

### 2.2 Designations

Part of the site is within the Cranbourne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty.

The site is not within any other designations for valued landscapes, such as local landscape designations or National Parks.

The nearest landscape-related designations are summarised below and illustrated on Figure BF1.

- A locally designated Important Open or Wooded Area is located to the west across the A354; and
- A Grade II Listed building (LANGBOURNE HOUSE) is located at a distance of approximately 800m to the north.
- Public right of way (PRoW) E13/2 passes along the southern boundary of the site, along Black Lane; PRoW 13/1 extends from Black Lane in a southerly direction; PRoW 13/2 and 13/4 extend north-south from Black Lane at a distance of approximately 840m to the east of the site.

Figure BF1 illustrates the location of footpaths within the study area.

## 2.3 The Development Plan

The site is located within the boundary of the North Dorset District Council. The local plan for North Dorset consists of the North Dorset Local Plan Part 1 (adopted 2016), as well as policies retained from the District-Wide Local Plan (adopted 2003).

Relevant saved policies from the District-Wide Local Plan (adopted 2003) include the following:

**Policy 1.8: Standard Assessment Criteria** which states the following relevant to the assessment:

- *“The form, scale and density of new development should be in character or enhance the immediate surrounding and the settlement or area; and*
- *Development should not adversely affect public views of the countryside, the built environment or Important Open/Wooded Areas.*

**Policy 1.32: Areas of Outstanding Natural Beauty** states that *“Development proposals within the AONBs will only be permitted where they are in accordance with the policies of the local plan and provided that: (i) the siting and scale of development is sympathetic with the landscape of the AONB in general and of the particular locality; and (ii) standards of landscaping and design are high, using materials which are appropriate to the locality and reflect the character of the area”*.

**Policy 1.33: Landscape Character Areas** states that *“Within each of the Landscape Character Areas, defined on the Proposals Map, development should be situated and designed so as to integrate with the distinctive landscape character of the area”*.

**Policy 1.39: Tree Preservation Orders** notes that Tree Preservation Orders will be *“made to protect individual trees, groups of trees and woodlands”*.

**Policy 1.40: Landscaping of New Development** states that *“On any development site where existing trees are a significant landscape feature, a full tree survey, (based on an accurate land survey), forming part of the submitted planning application is required. Existing woodland and the most significant trees and hedgerows will be retained wherever possible”*.

**Policy 1.41: Amenity Tree Planting** seeks *“the planting of locally occurring trees, shrubs and hedges, and the positive management of trees and woodlands”* unless, *“there are overriding ecological, archaeological or local landscape or amenity objections”*.

The North Dorset Local Plan Part 1 (January 2016) sets out the strategic planning policies for North Dorset. The following policies are relevant to this assessment:

**Objective 2: Conserving and Enhancing the Historic and Natural Environment** which seeks to conserve and enhance the environment of North Dorset.

**Policy 4: The Natural Environment** states that *“The landscape character of the District will be protected through retention of the features that characterise the area. Where significant impact is likely to arise as a result of a development proposal, developers will be required to clearly demonstrate that the impact on the landscape has been mitigated and that important landscape features have been incorporated in to the development scheme”*. In addition it states that *“Within the areas designated as AONB and their setting, development will be managed in a way that conserves and enhances the natural beauty of the area”*.

**Policy 15: Green Infrastructure** states that the Council will seek to *“integrate the new green infrastructure to be provided in association with strategic growth at the four main towns with existing green infrastructure networks”* in addition it will seek to *“promote the public enjoyment of wildlife, where this is compatible with maintaining biodiversity”*.

## 2.4 Neighbourhood Plan

The Blandford + Neighbourhood Plan 2011 - 2033 has been submitted to the District Council for independent examination and is currently under consultation. The following policies of the submission plan are relevant to this assessment:

**Policy B2 – Land North & East of Blandford Forum** proposes the allocation of land immediately to the north of the site for mixed residential, education, community and allotment uses. It notes that *“A design and landscape scheme comprises measures to satisfactorily mitigate any adverse impacts upon the AONB and minimise harm to the Grade II listed Longbourne House by way of the details of the design, layout, landscape treatment, materials and typical details of appearance and elevation of buildings and of minimising light spill into the AONB”*. Key to this allocation is a requirement to provide *“a comprehensive site masterplan and landscape strategy setting out how any impact on the AONB will be moderated”*.

**Policy B9 – Green Infrastructure Network** notes that *“The Neighbourhood Plan designates a Green Infrastructure Network, as shown on the Green Infrastructure Plan, for the purpose of promoting sustainable movement and ecological connectivity through the town and neighbouring parishes”*.

The site is within an Area of Search (B) identified in the *“Sustainability Appraisal for the Blandford + Neighbourhood Plan Version 2”* (AECOM, January 2019), which was prepared to inform the preparation of the Blandford Neighbourhood Plan. Area B is one of only four area of search considered to have some development potential.

## 2.5 Cranbourne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty

The Cranborne Chase and West Wiltshire Down AONB was in 1981 and it extends over 981 square kilometres. A management plan has been prepared to take account of the years between 2014 and 2019. This defines its special characteristics and qualities, with regards to landscape, as follows:

- *“A peaceful, tranquil, deeply rural area; largely ‘unspoilt’ and maintained as a living agricultural landscape.*
- *The scale of the landscape is often grand and dramatic with the ‘intensity’ of landscape character almost palpable.*
- *The open downland offers wide expansive skies, dominant skylines, dramatic escarpments and panoramic views.*
- *Unity of the underlying chalk expressed in the distinctive and sometimes dramatically sculpted landforms, open vistas, escarpments and coombes.*
- *A rich land use history with many ancient hilltop forts and barrows.*
- *Overlain by a woodland mosaic - including the eye-catching hill-top copses, veteran parkland trees and avenues, extensive areas of wooded downland and ancient forest together with more recent game coverts.*
- *Three major river valleys with their individual distinctiveness.*
- *Distinctive settlement pattern along the valleys and vales, and small Medieval villages along the scarp spring line.*
- *Local vernacular building styles include the patterns of knapped flint, brick, cob, clunch, clay tiles and straw thatch.*

- *Strong sense of place and local distinctiveness represented by the use of local building materials and small-scale vernacular features such as the sunken lanes and distinctive black and white signposts.*
- *Strong sense of remoteness.*
- *Expanse of dark night skies”.*

With regard to the setting of the AONB, the management plan states the following:

*“The setting of an AONB is the surroundings in which the area is experienced. If the quality of the setting declines, then the appreciation and enjoyment of the AONB diminishes. The construction of high or expansive structures; or a change generating movement, noise, odour, vibration or dust over a wide area will affect the setting. As our appreciation of the relationships between neighbouring landscapes grows, so our understanding of what constitutes the setting continues to evolve.*

*Views are one element of setting, being associated with the visual experience. Views are particularly important to the AONB because of the juxtaposition of high and low ground and the fact that recreational users value them. Without management, views within, across, from and to the AONB may be lost or degraded”.*

## 3.0 THE LANDSCAPE CHARACTER OF THE SITE AND POTENTIAL LANDSCAPE EFFECTS OF DEVELOPMENT

### 3.1 Introduction

The following landscape assessment is based upon both a desk top assessment of existing character assessments and plans as well as a site-based survey. In accordance with GLVIA3 the main landscape receptors, (individual landscape elements, aesthetic characteristics, overall character), which have the potential to be affected by the proposed development have been identified and their sensitivity to the proposed development has been assessed by considering their value and susceptibility. The magnitude of change which would be experienced by each of these receptors has then been assessed by determining the size and scale of change, the geographical extent of that change, and the duration and reversibility of that change.

By combining the sensitivity of receptors and the magnitude of effect the potential for significant landscape effects has been assessed.

### 3.2 Existing Landscape Character Assessments

There is a nested series of existing character assessments which provide a useful context to the character of the site.

At a national scale the site is included within Natural England's National Character Area (NCA) 134: North Dorset Downs and Cranbourne Chase, which is described as a *"strongly rural and agricultural NCA characterised by large open fields of pasture and arable, punctuated by blocks of woodland all draped over the undulating chalk topography"*. Blandford Forum is noted as one of the largest settlements within this NCA

The key characteristics of NCA 134, of relevance to the site, include the following:

- *"North-west to south-east transition through dramatic scarps, plateaux, rolling chalk upland, and a gentle but expansive dip slope – all dissected by often steep-sided, sheltered valleys and coombes.*
- *Semi-natural ancient woodlands, with large coups of hazel coppice, and the deer parks of Cranborne Chase, clothe the undulations of the dip slope. Prominent planted shelterbelts and hill-top clumps of beech, oak and ash emphasise and reinforce the simple but expansive geometry of the high downland.*
- *Very large fields, resulting from the enclosure of downland for sheep and corn that took place between the 16th and 19th centuries. Changes during the 20th century have resulted in an intensively arable agricultural landscape.*
- *An intimate and older (often medieval in origin) enclosed, mixed-farming landscape of smaller, often hedgerow-bounded fields is found in the valleys and combs, and around the formally landscaped estate parklands.*
- *The wide flood plain of the River Stour brings a lowland interlude to this downland NCA and provides the location for the NCA's second-largest town, Blandford Forum.*
- *Isolated farmsteads punctuate the highest downland areas, contrasting with closely spaced, linear villages and hamlets close to water along the valley bottoms or at the foot of the combs and scarp, along the springline".*

At a County scale the site is identified within the North Dorset Landscape Character Assessment (2008) as part of Landscape Character Area (LCA) East Blandford/Pimperne Downs.

Key characteristics of the East Blandford/Pimperne Downs LCA include the following:

- *“A typical chalk landscape comprising valley floors, undulating and indented side slopes and elevated open uplands around the watershed.*
- *Some distinctive elevated plateaus and wide ridgelines which afford wide views*
- *Open, large scale geometric-shaped and mainly arable fields often bounded by thin, straight and weak hedgerows or replacement fencing.*
- *Straight roads, lanes and footpaths run across the area, along valley floors and the edges of the side slopes.*
- *Lanes lined with clipped hedgerows and the occasional group of trees.*
- *The area is well served by bridleways and footpaths.*
- *The visually prominent edges to Blandford, Blandford Camp and Pimperne create hard and visually distracting edges to the area.*
- *A few steep-sided and wooded or scrub-covered slopes provide important key features of local interest at the far northern end of the area.*
- *Pimperne Valley and its associated narrow stream and/or lane along the valley floor is a feature of interest.*
- *The A354 forms a major visual corridor across the area detracting from character.”*

Part of the site (the area within the AONB boundary) is described in the Cranbourne Chase and West Wiltshire Downs AONB Integrated Landscape Character Assessment (June 2003) as LCA 2B Southern Downland Belt. The key characteristics of relevance to this assessment are described as follows:

- *“A large-scale landscape of broad rolling hills and gentle slopes cut to the south by a series of distinct river valleys.*
- *A predominantly arable landscape divided into large, regular field units with straight-sided fields representing late 18th/early 19th century Parliamentary enclosure.*
- *Mixed woodland is a significant feature to the west where the land is more undulating.*
- *The A354 runs in a north east direction from Blandford Forum to Salisbury and is a prominent feature creating a corridor of movement.*
- *A large skyscape and panoramic, distant views to the west”.*

Key management objectives include “monitor[ing] development along the A354 to ensure planting and built form is both sympathetic and complimentary to landscape character” and to “conserve the distinctive open character of the landscape and the long ranging views – especially from roads”.

### 3.3 The Landscape of the Site and its Context

GLVIA3 recommends that a landscape character assessment should be carried out as part of the baseline study (paragraph 5.4). This should consider:

The elements that make up the landscape (physical, land cover and the influence of human activity)

- Aesthetic and perceptual aspects
- The overall character of the area.

An assessment of the landscape baseline is set out in the following paragraphs.

### 3.3.1 Individual Elements and Features

The site is formed by a single agricultural field, sub-divided by a stream. The northern boundary is formed by a relatively substantial belt of well-established native trees which we understand are subject to TPO. The eastern boundary is similarly formed by native hedgerow and trees. Within the south-eastern corner of the site there is an existing water treatment works which is bounded by mixed native hedgerow and trees with large areas of hard-standing. To the south the boundary of the site is formed by mixed, native hedgerow along the edges of Black Lane. The site is bounded to the west by native trees and shrubs which form the edge of the A354.

The topography of part of the site forms a plateau at approximately 40m AOD before gently rising to the north towards an elevation of approximately 45m AOD. The land to both the north-west of the site and to the south rises reaching elevations of approximately 90m AOD within the residential area of Blandford Forum to the north-west and to an elevation of approximately 95m AOD (The Down Wood) to the south. This broadly reflects the identified for LCA East Blandford/Pimperne Downs (North Dorset Landscape Character Assessment (2008)) and LCA 2B Southern Downland Belt (Cranbourne Chase and West Wiltshire Downs AONB Integrated Landscape Character Assessment (June 2003), which describes “*undulating and indented side slopes and elevated open upland*” and “*broad rolling hills*”.

### 3.3.2 Aesthetic and Perceptual Aspects

The fields within the site is small scale and of an irregular shape. Whilst the boundaries of the site are strongly vegetated by native trees, shrubs and hedgerow, residential development on rising ground to the north-west, and any development within the proposed mixed-use allocation to the north, is perceptible from the site and reduces any perception of open countryside. Noise and movement associated with the A354 to the west reduces any sense of quiet and stillness within the site. Whilst the site itself is simple in form and colour it is influenced by residential uses to the north-west and by buildings associated with the water treatment works at its south-eastern corner.

### 3.3.3 Overall Character

The site assessment partially supports the inclusion of this area within LCA East Blandford/Pimperne Downs, which notes the “*visually prominent edges to Blandford, Blandford Camp and Pimperne create hard and visually distracting edges to the area*” and that the “*A354 forms a major visual corridor across the area detracting from character*”. Whilst the surrounding landscape relates well to the description of “*open, large scale geometric-shaped and mainly arable fields*” the site itself is small-scale and irregular.

The main elements and aesthetic aspects of the landscape of the site and its immediate context can be summarised as follows:

- Strong network of well-established trees, hedgerows and shrubs;
- Small-scale, irregularly-shaped, agricultural field;
- Gently rising landform;
- Generally simple forms and colours with diversity and complexity introduced by residential uses to the north-west; and
- Stillness affected by the noise and movement of the A354.

## 3.4 Sensitivity of the Landscape

In accordance with GLVIA3 the sensitivity of landscape receptors is determined by combining their value with their susceptibility to the type of development proposed.

### 3.4.1 Value of the Landscape

In determining the value of landscapes, it is helpful to start with landscape and landscape-related designations. In this context it is important to note that part of the site is designated as an AONB which has the highest level of value (National). The larger area of the site is not designated for landscape reasons.

GLVIA3 states that the value of undesignated sites should also be considered, and Box 5.1 provides a helpful guide for assessing these sites.

In this context it is important to note that the site has no cultural associations, and that there is no formal recreational access across the site. The landscape within the site is not fully representative of the wider landscape characteristics identified for the AONB. There are no natural or heritage features of note in the site although it may form part of the setting of the AONB which wraps around Blandford Forum. The open, agricultural, nature of the site may be appreciated from residential properties and the local footpath network. Boundary hedgerows are largely well-established and in good condition (some trees are subject to TPO). Field boundaries within the site are well-established.

Using these criteria it would normally be concluded that the value of the site would be Low/Community. However, it is noted that the area to the immediate north is subject to a proposed allocation for mixed use development. Within the landscape impact assessment prepared by the Council for this area, within the section entitled "*Value: based on AONB status (including setting of AONB)*" it was noted that "*The site is outside the AONB but does impact on the setting of this designation therefore elevating its sensitivity to high*".

It has therefore been concluded that the value of the site and its immediate context is of National, or high value. The land within the site, and to the north within the proposed mixed-use allocation, forms part of the setting of the AONB by virtue of it forming a landscape contiguous with the AONB and forming part of the visual experience of travelling into and out of the AONB.

### 3.4.2 Susceptibility of the Landscape

The field and the gently rising landform would have a high susceptibility to any residential development, as the scale and character of these elements would be changed by built form. It is noted, however, that the site is strongly perceptually influenced by residential areas, on rising ground, to the north-west and would be perceptually affected by any development within the proposed mixed-use allocation to the immediate north, both of which would reduce susceptibility to low/medium. Existing hedgerows and trees would be largely retained and reinforced by proposed native tree and shrub planting and so would have a low susceptibility to any development. Aspects such as simplicity and stillness are already influenced by residential development on rising ground to the north-west, by any development within the proposed allocation to the north and by noise and movement associated with the A354 on the site's western boundary and would have low/medium susceptibility to the proposed development.

In relation to overall character it is assessed that the key characteristics of LCA East Blandford/Pimperne Downs would remain largely unchanged since the site occupies only a small proportion of the LCA and is already influenced by residential areas within Blandford Forum and by the A354.

### 3.4.3 Sensitivity of Landscape Receptors

In overview, when combined with value it is assessed that both the field and the gently rising landform would have a medium to medium/low sensitivity to residential development. Simplicity and stillness would have a medium to medium/low sensitivity to residential development. All other landscape receptors would have a low sensitivity to residential development since the site is already influenced by residential development on rising ground to the north-west, by any development within the proposed mixed-use allocation to the north and by the A354.

## 3.5 Potential Magnitude of Landscape Change

In accordance with GLVIA3 potential changes to the individual landscape receptors have been assessed in relation to:

- The Size and Scale of Change;
- The Geographical Extent of Change; and
- The Duration and Reversibility of Change.

### 3.5.1 Size and Scale of Change for Landscape Receptors

The size and scale of change generated by any residential development would be medium for the field, the rising landform. The size and scale of change for all other landscape receptors would be small since the area is already influenced by residential development on rising ground to the north-west, by any development within the proposed mixed-use allocation to the north and by the A354.

### 3.5.2 Geographical Extent of Change for Landscape Receptors

Any residential development would affect a number of the landscape receptors across the site. However, it is unlikely that there would be more than a small change to the character of landscape around the site, as the proposed development would set against development within the proposed mixed-use allocation to the immediate north and against residential development on rising ground to the north-west.

### 3.5.3 Duration/Reversibility of Change for Landscape Receptors

The development would be permanent.

### 3.5.4 Potential Magnitude of Change for Landscape Receptors

Having assessed the size and scale, geographical extent and duration of potential landscape effects it is then possible to determine the overall magnitude of landscape change which would be experienced by each of the landscape receptors.

The magnitude of change for the field would be medium, since the field pattern would be altered by parcels of residential development and the character of the fields would change. Perceptual change would be experienced within the site itself; it is unlikely that perceptual change would be experienced in the wider landscape, since it is proposed that, aside from the access point, any development would be set back against the northern edge of the site. It should be noted that the scale of fields within the site is not characteristic of surrounding fields which are larger, at higher elevation and more open. The rising topography would also experience a medium magnitude of change, since the landform itself would be less apparent in areas of built development. Since development would be set back against the northern boundary of the site this would affect only the site itself.

All other landscape receptors would experience a slight magnitude of change. The majority of existing vegetation would be retained and reinforced with new, mixed, native tree and shrub planting. A significant part of the site would be left undeveloped and a new landscaped parkland would be introduced surrounding the existing stream, providing publicly accessible open space in character with the surrounding landscape.

Complexity, traffic and noise would be introduced into an area which is already heavily affected by noise and movement from nearby residential areas and associated with the A354. New housing would be introduced into an area which is already influenced by the rising settlement edge of Blandford Forum.

### 3.6 The Cranbourne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty

Part of the site is within the Cranbourne Chase and West Wiltshire Downs AONB and so an assessment of potential effect on the Special Qualities of the landscape as defined by the Management Plan has been undertaken below.

**A peaceful, tranquil, deeply rural area; largely ‘unspoilt’ and maintained as a living agricultural landscape:** As noted above, the site is already perceptually affected by residential development on rising ground to the north-west, by any development within the proposed mixed-use allocation to the immediate north and by noise and movement associated with the A354 to the immediate west. The site is not therefore strongly characteristic of this quality.

**The scale of the landscape is often grand and dramatic with the ‘intensity’ of landscape character almost palpable:** The site is small-scale and is not strongly characteristic of the, large-scale, more “grand” and “dramatic” surrounding landscape. It does however, form part of a landscape contiguous with the AONB.

**The open downland offers wide expansive skies, dominant skylines, dramatic escarpments and panoramic views:** As noted above, the site is at an elevation of between approximately 40m and 45m AOD, much lower than the surrounding landscape which rises up to elevations of between 90m and 95m AOD. Whilst this is a characteristic of the surrounding landscape, the site does not exhibit this Special Quality. It does however, form part of a landscape contiguous with the AONB.

**Unity of the underlying chalk expressed in the distinctive and sometimes dramatically sculpted landforms, open vistas, escarpments and coombes:** The landform of the site is not dramatic. The northern part of the site forms a plateau at an elevation of approximately 40m AOD before rising to an elevation of approximately 45m AOD in its northern part.

**A rich land use history with many ancient hilltop forts and barrows:** The site is not associated with any “ancient hillforts and barrows”.

**Overlain by a woodland mosaic - including the eye-catching hill-top copses, veteran parkland trees and avenues, extensive areas of wooded downland and ancient forest together with more recent game coverts:** Whilst the site has a well-established belt of trees along its northern boundary (subject to TPO) and has well-established trees within hedgerows along its remaining boundaries, these are associated with field boundaries

and the edges of roads. Importantly these would be retained should development go ahead and would be reinforced with new, mixed, native, locally appropriate trees and shrubs.

**Three major river valleys with their individual distinctiveness:** The site is within the River Stour river valley.

**Distinctive settlement pattern along the valleys and vales, and small Medieval villages along the scarp spring line:** It is noted that Blandford Forum, which this site is associated with, is across elevated ground and is one of the largest settlements within the area.

**Local vernacular building styles include the patterns of knapped flint, brick, cob, clunch, clay tiles and straw thatch:** Vernacular building styles would be taken into account in any proposed development in line with Saved Policy 1.32: Areas of Outstanding Natural Beauty of the Local Plan (2003).

**Strong sense of place and local distinctiveness represented by the use of local building materials and small-scale vernacular features such as the sunken lanes and distinctive black and white signposts:** The local vernacular would be taken into account in any proposed development in line with Saved Policy 1.32: Areas of Outstanding Natural Beauty of the Local Plan (2003).

**Strong sense of remoteness:** The site is strongly perceptually affected by existing residential development on rising ground to the north-west, by any development within the proposed allocation to the north and by noise and movement associated with the A354 which reduce any sense of remoteness.

**Expanse of dark night skies:** Light associated with Blandford Forum perceptually effects the site.

Importantly, the Concept Layout indicates that the proposed Development would limit direct effects on the AONB to the access point. All proposed residential development would be set back, to the north of the site, outside of the AONB. A landscape buffer area would be allocated to the north of the existing stream (which forms the boundary of the AONB) and a new landscaped parkland would be designed, taking account of local landscape characteristics and increasing public accessibility to the site by provision of a riverside walk. The new landscape parkland would enhance the existing landscape and reinforce existing features to limit any affect on the setting of the AONB.

### 3.7 Summary of Landscape Character and Potential Landscape Effects of Development

The site has been classified as LCA East Blandford/Pimperne Downs in the North Dorset Landscape Character Assessment (2008) and part of the site is identified as LCA 2B Southern Downland Belt within the Cranbourne Chase and West Wiltshire Downs AONB Integrated Landscape Character Assessment (June 2003). Key characteristics of LCA East Blandford/Pimperne Downs include the *“visually prominent edges to Blandford”* which creates *“hard and visually distracting edges to the area”*, and the A354 which *“forms a major visual corridor across the area detracting from character”*.

The site comprises a single field which is influenced by residential development on rising ground to the north-west, and any development within the proposed mixed-use allocation to the north and by noise and movement associated with the A354 to the west.

It is likely that residential development on this site would result in localised landscape effects. However, effects on landscape receptors around the site would be limited by sensitive design which pushes proposed residential development to the north, towards the proposed mixed-use allocation to the north and away from the more sensitive edge of the AONB. The proposed landscaped parkland in the larger portion of the site, to the south, would provide a buffer area and would be designed to enhance and reinforce landscape elements and features.

An assessment of the potential effects of any development on the Special Qualities of the AONB has been undertaken. It is noted that the site does not exhibit many of the characteristics valued in the AONB. It is at a

smaller-scale and lower elevation than the broad, expansive, rolling hills identified as characteristic of the AONB. It is also perceptually affected by light, noise, movement and built form associated with Blandford Forum and the A354.

## 4.0 POTENTIAL VISUAL EFFECTS

### 4.1 Introduction

The following visual assessment is based upon desk top review and a site-based assessment undertaken in clear conditions. Judgements have been agreed by two experienced, Chartered Landscape Architects.

In accordance with the recommendations of GLVIA3 the sensitivity of the potential visual effects has been determined by assessing both the sensitivity of visual receptors and the potential magnitude of visual effect.

### 4.2 Overall Visibility

The overall visibility of the proposed development has been determined by a desk top assessment of plans and aerial photographs and by site assessment.

Representative views have been photographed from PRow and roads in the vicinity of the site. Each view has been visited and photographed. Photographs of the existing views have been included (see drawings BF3 to BF5). The objective in selecting these locations has been to represent the range of views of the existing site which are available from publicly accessible locations.

Potential visibility is largely concentrated around the site itself, including the potential views from surrounding residential properties, from local PRow and the AONB and from the local road network.

As described in more detail below, for the majority of these receptors, field survey confirmed that potential visibility was in reality screened by existing, intervening, well-established hedgerow boundaries and trees.

### 4.3 Potential Visual Receptors

Within the visual envelope of the proposed development the following types of visual receptors have the potential to experience changes in their views:

- Residential receptors to west on rising ground within Blandford Forum.;
- Walkers on footpaths, in particular PRow E13/2 and E 13/1;
- Travellers on roads (Black Lane and A354).

### 4.4 Assessment of Sensitivity of Potential Visual Receptors

Residential receptors and walkers on PRow, especially within the AONB, are likely to be particularly susceptible to change, as they are more likely to be focused on views of the landscape. Vehicle users are less susceptible to visual change as they have only transitional views of the landscape or are focused on work and the setting is not important to the quality of working life.

The criteria used for this analysis are taken from GLVIA 3 paragraphs 6.31 to 6.41.

### 4.5 Potential Magnitude of Change for Receptors

The criteria used for this analysis are taken from GLVIA 3 paragraphs 6.31 to 6.41, which include size/scale, geographical extent and duration.

#### 4.5.1 Changes to the views of Residential Receptors

Residential development to the west of the site, within Blandford Forum, is located on rising ground as can be seen in the from PRoW E13/1 towards the settlement edge of Blandford Forum (Figure BF4). Potential views would be available from these properties towards any proposed residential development within the site. Proposed development would be filtered by the well-established tree belt (subject to TPO) along the northern boundary of the site and existing vegetation along the edges of the A354. Proposed residential development would be viewed across the A354 and in the context of any development within the proposed mixed use allocation, should that be confirmed. Importantly, the more open area of the site to the south would be maintained, and enhanced, as a landscaped parkland with new mixed, native, locally appropriate, planting of trees, shrubs and open grassland.

It is unlikely that residential receptors would experience a high magnitude of change to their existing views.

#### 4.5.2 Changes to the views of Walkers

The PRoW with the greatest potential for views, and assessed below, are within the AONB and therefore the assessment below helps to establish how far any proposed development within the site would be visible from publicly accessible locations within the AONB.

Strong boundary hedgerows and well-established trees (seen on Figure BF3) filter visibility across the site from the closest PRoW (E13/2) which extends along the southern boundary of the site. Proposed new housing would be set back within the northern part of the site away from the PRoW and new planting within the proposed landscape parkland would progressively filter views towards new housing.

Views into the site from other surrounding PRoW are limited by both the undulations of the landform and intervening boundary vegetation (see Figure BF4). Views from PRoW E13/1 are largely limited by topography, with views of the site only available from the northern end of the PRoW. Views from PRoW E13/5 are contained by both landform and well-established hedgerows and trees. Potential views from PRoW E13/5 are limited by landform (see Figure BF5).

#### 4.5.3 Changes to the views of Travellers on Roads

No views would be available from the B3082 to the south of the site; views would be contained by the undulating landform and be existing well-established trees and hedgerows.

Filtered views may be available from the A354 through gaps in well-established tree and shrub planting along the edges of the road. Existing vegetation could be reinforced with new mixed, native, tree and shrub planting to fill gaps and progressively screen any potential views.

Views from Black Lane would be similar to those described for PRoW E13/2 which extends along this route. Views would be transient and intermittent as vehicle users travel along the road. The road is a slightly lower level than the site and proposed new development would be set back beyond an area of landscaped parkland through which it would be progressively screened.

### 4.6 Summary of Potential Visual Effects

In summary the visual change generated by any residential development within the site would be localised and would be limited.

Potential views from residential receptors within Blandford Forum would be filtered by both existing and by proposed vegetation. Any proposed development would be viewed across the A354 and in the context of any development approved within the proposed mixed-use allocations to the north.

Views from PRow (and within the AONB) and along roads would be limited by a combination of both landform and existing well-established trees and hedgerows as can be seen in Figures BF3 to BF5.

## 5.0 RECOMMENDATIONS FOR THE MASTERPLAN AND MITIGATION MEASURES

This appraisal is based on a Conceptual Layout prepared by Re-Format on behalf of Wates which is included in Appendix B.

Recommendations for mitigation based on desk-based and site assessment include the following:

- Existing well-established trees and boundary hedgerows should be retained wherever possible and reinforced with new, mixed native tree and shrub planting, particularly along the southern boundary of the site along Black Lane and along the western boundary of the site along the A354;
- Built form should be located in the northern part of the site outside the AONB and set-back from Black Lane and the associated PRow E13/2. Proposed development would then relate to any development proposed within the proposed mixed-use allocation to the north and away from the AONB. It is noted that the Conceptual Layout already taken account of this principle and the only built element within the southern area of the site would be the access point;
- The proposed landscape parkland to either side of the stream should be planted up with locally appropriate, native species. These could include trees and shrubs immediately to the south of proposed built form to progressively screen views from Black Lane / PRow E13/2. The areas around the stream should be kept open and grassed, enriched with areas of wildflower, bulbs and marginal species;
- Opportunities for public access should be pursued and it is noted that a stream-side walk has been incorporated into the Conceptual Layout; and
- Built form should take account of the local vernacular and materials.

## APPENDIX A

# Method used in Assessing Landscape and Visual Effects

## Introduction

Landscape and Visual Impact Assessment (LVIA) is a tool used to identify and assess the significance of the effects of development on “*landscape as an environmental resource in its own right and on people’s views and visual amenity*” (GLVIA3<sup>1</sup>, paragraph 1.1). Although it refers to landscape, GLVIA3 (paragraphs 2.6 - 2.8) also makes clear that the same principles apply to townscape and seascapes. GLVIA3 is the main source of guidance on the principles and processes of LVIA and recognises that, having signed and ratified the European Landscape Convention, the United Kingdom government has obligations to deal with such matters. The guidance also takes into account the formal requirement for Environmental Impact Assessment in response to European Union Directives.

Landscape is a definable set of characteristics resulting from the interaction of natural, physical and human factors: it is a resource in its own right. Its assessment is distinct from visual assessment, which deals specifically with effects on the views and visual amenity of different groups of people at particular locations. GLVIA3 (paragraph 2.22) makes clear that these two elements, although inter-related, should be assessed separately and that the assessment should clearly demonstrate the difference between them.

As GLVIA3 (paragraph 2.23) states, professional judgement is an important part of the LVIA process: whilst there may be some scope for objective measurement of landscape and visual changes, much of the assessment must rely on qualitative judgements. It is critical that these judgements are based upon a clear and transparent method so that the reasoning can be followed and examined by others.

GLVIA3 sets out a framework for making judgements about the level of effects that may result from change or development. It describes a step by step approach in which: judgements about the value and susceptibility of the receptor are combined into a judgement about sensitivity; judgements about the size/scale of the effect, its geographical extent and its duration and reversibility are combined into a judgement about the magnitude of the effect; and finally, the judgements about sensitivity of the receptor and the magnitude of the effect are combined to judge the level of the effect. If the assessment forms part of an EIA, a threshold may then be identified to show which effects are considered to be significant and which are not. In non-EIA appraisals this step is not required though levels of effect may be described in terms of their relative importance.

GLVIA3 is not prescriptive about exactly how the various judgments required in this framework should be made. This is a matter for individual practitioners to decide and explain. This document therefore sets out the criteria and definitions used by SLR, in both EIA and non-EIA landscape and visual assessments, to make judgements about levels of effects and their importance or significance.

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<sup>1</sup> Landscape Institute and Institute of Environmental Management and Assessment ‘Guidelines for Landscape and Visual Impact Assessment’ (Third Edition, April 2013)

## Landscape Effects

Landscape, as defined in the European Landscape Convention, is “an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors”, (Council of Europe, 2000). Landscape does not apply only to special or designated places, nor is it limited to countryside.

GLVIA3 (paragraph 5.34) recommends that the effect of the development on landscape receptors is assessed. Landscape receptors are the components of the landscape that are likely to be affected by the proposed development and can include individual elements (such as hedges or buildings), aesthetic and perceptual aspects (for example sense of naturalness, tranquillity or openness), or, at a larger scale, the character of a defined character area or landscape type. Designated landscapes, such as National Parks or Areas of Outstanding Natural Beauty (AONBs), may also be treated as landscape receptors, in which case attention is also given to effects on their special qualities.

This assessment is being undertaken because the proposed development has the potential to remove or add elements to the landscape, to alter aesthetic or perceptual aspects, and to add, remove or alter characteristics and thus potentially change overall character.

Judging landscape effects requires a methodical assessment of the sensitivity of the landscape receptors to the proposed development and the magnitude of effect which would be experienced by each receptor. The criteria and definitions used in making these judgements are set out below.

## Landscape Sensitivity

The sensitivity of landscape receptors is assessed by combining assessments of the value attached to each receptor and the susceptibility of each receptor to the type of change which is proposed. (GLVIA3, paragraph 5.39).

## Value Attached to Landscape Receptors

Landscape value is generally assessed as part of the baseline and is not influenced by the nature of the project, whereas susceptibility and overall landscape sensitivity form part of the detailed assessment of the effects and are specific to the particular project and its landscape context.

Landscape receptors may be valued at community, local, national or international level. Existing landscape designations provide the starting point for this assessment, as set out in Table 1 below.

The table sets out the interpretation of landscape designations in terms of the value attached to different landscape receptors. As GLVIA3 (paragraph 5.24) notes, at the local scale of an LVIA study area it may be found that the landscape value of a specific area may sometimes be different to that suggested by the presence or absence of a formal designation.

**Table 1: Interpretation of Landscape Designations**

Designation	Description	Value
World Heritage Sites, candidate World Heritage Site	Unique sites, features or areas identified as being of international importance according to UNESCO criteria. Consideration should be given to their settings especially where these contribute to the attributes of outstanding universal value for which such an area of landscape is valued.	International

Designation	Description	Value
National Parks, Areas of Outstanding Natural Beauty, National Scenic Areas (in Scotland)	Areas of landscape identified as being of national importance. Consideration should be given to their settings especially where these contribute to the special qualities for which the landscape is valued.	National
Parks, gardens and designed landscapes	Gardens and designed landscapes included on the Register of Parks and Gardens of Special Historic Interest as Grade I, II* or II or included in Historic Scotland's Inventory of Gardens and Designed Landscapes in Scotland	National
Local Landscape Designations (such as Special Landscape Areas, Areas of Great Landscape Value and similar) included in local planning documents; or other landscapes of identified value	Areas of landscape identified as having value, which are either recognised at the local authority level by a local designation or other equivalent recognition of value OR are landscapes considered to have elevated value, having regard to the criteria in Table 2 below and/or by virtue of demonstrable physical attributes.	Local Authority
Undesignated landscapes	Landscapes which do not have any formal designation and which are not considered to have demonstrable physical attributes that elevate their value but which may be valued by local communities.	Community
Undesignated landscapes with negative attributes	Landscapes with no designations or demonstrable physical attributes that elevate their value, which are in poor condition or are degraded or fundamentally altered by presence of man-made structures judged to be intrusive.	Low

Where landscapes are not designated and where no other local authority guidance on value is available (for example, in the form of a landscape strategy, or information about previous local landscape designations, or a Landscape Character Assessment that, in the absence of a separate strategy, may be referred to in planning policies) an assessment is made by reference to criteria in the Table 2 below. This is based on Box 5.1 in GLVIA3 which in turn is based on the Landscape Character Assessment Guidance of 2002<sup>2</sup>. In such cases landscapes may be judged to be of local authority, community or low value on the basis of one or more of these factors.

An overall assessment is made for each receptor, based on an overview of the above criteria, to determine its value - whether for example it is comparable to a local authority landscape designation or similar, or whether it is of value to local people and communities. For example, an intact landscape in good condition, where scenic quality, tranquillity, and/or conservation interests make a particular contribution to the landscape, or where there are important cultural or historical associations, might be of equivalent value to a local landscape

<sup>2</sup> Swanwick C and Land Use Consultants (2002), Landscape Character Assessment for England and Scotland, Countryside Agency and Scottish Natural Heritage

designation. Conversely, a degraded landscape in poor condition, with no particular scenic qualities or natural or cultural heritage interest is likely to be considered of limited landscape value.

In applying the criteria, and in accordance with the judgement of Justice Ouseley,<sup>3</sup> an assessment is also made to determine whether the site has demonstrable physical attributes which elevate its value.

**Table 2: Factors Considered in Assessing the Value of Non-Designated Landscapes**

Factor	Criteria
Landscape Quality	Intactness of the landscape demonstrated by, for example: presence of characteristic natural and man-made elements, which are generally in good condition; absence of significant incongruous elements (or elements having only localised or temporary effects).
Scenic Quality	General appeal of the landscape to the senses through, for example, combinations of some of the following: a clear and recognisable sense of place; striking landform or patterns of land cover; strong aesthetic qualities such as scale, form, colour and texture; simplicity or diversity; presence of ephemeral or seasonal interest.
Rarity	Presence of landscape character areas, types or features that are relatively rare in the local area.
Representativeness	Presence of locally important examples representing particular landscape character areas or types or particular characteristics/features/elements.
Conservation Interests	Presence of some of the following <b>where they contribute positively to experience of the landscape</b> : natural heritage features, including geological or geomorphological features, wildlife, and habitats, including those that are designated or notified as SSSIs and features such as veteran trees or trees covered by Tree Preservation Orders; cultural heritage features, including buildings, especially listed buildings, settlements including conservation areas, gardens, parkland and other designed landscapes not on the register, and historic landscape types which demonstrate the time depth of the landscape.
Recreation Value	The extent to which experience of the landscape makes an important contribution to recreational use and enjoyment of an area.
Perceptual Aspects including tranquillity	Presence of ephemeral or seasonal interest and/or notable sensory stimuli such as sounds and smells, qualities of light, or weather patterns. Opportunities to experience a sense of relative wildness and/or relative tranquillity in comparison with other local landscapes in the vicinity, demonstrated by degree of influence of overt man-made structures, level of visual and audible intrusions, and degree of perceived naturalness.
Associations	Evidence that the landscape is associated with locally important written descriptions of the landscape, or artistic representation of it in any media, or events in history, or notable people or important cultural traditions or beliefs.

<sup>3</sup> CO/4082/2014 Neutral Citation Number: [2015] EWHC 488 (Admin) In the High Court of Justice Queen's Bench Division the Administrative Court Before: Mr Justice Ouseley Between: Stroud District Council, Claimant V Secretary of State for Communities and Local Government, Defendant

### Susceptibility of Landscape Receptors to Change

As set out in GLVIA3, susceptibility refers to the ability of the landscape receptor to “accommodate the proposed development without undue adverse consequences for the baseline situation and/or the achievement of landscape planning policies and strategies”. Judgement of susceptibility is particular to the specific characteristics of the proposed development and the ability of a particular landscape or feature to accommodate the type of change proposed and makes reference to the criteria set out in Table 3 below. Aspects of the character of the landscape that may be affected by a particular type of development include landform, skylines, land cover, enclosure, human influences including settlement pattern and aesthetic and perceptual aspects such as the scale of the landscape, its form, line, texture, pattern and grain, complexity, and its sense of movement, remoteness, wildness or tranquillity. They will vary with the type of development in question.

For example, an urban landscape which contains a number of industrial buildings may have a low susceptibility to buildings of a similar scale and character. Conversely a rural landscape containing only remote farmsteads is likely to have a high susceptibility to large-scale built development.

**Table 3: Landscape Receptor Susceptibility to Change**

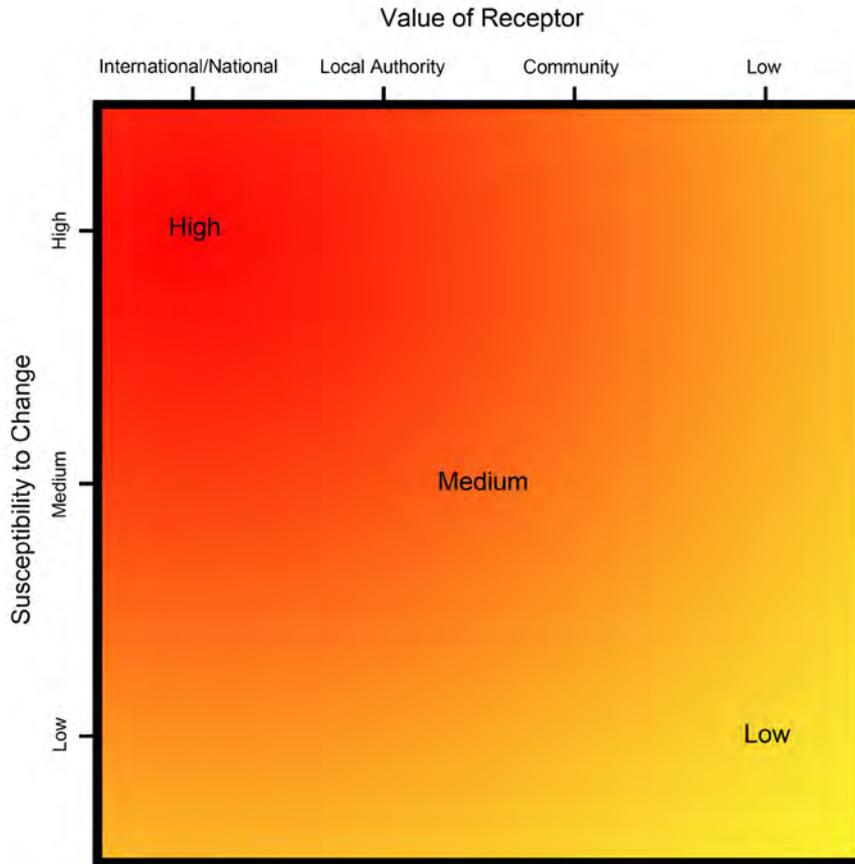
Susceptibility	Criteria
High	The landscape receptor is highly susceptible to the proposed development because the key characteristics of the landscape have no or very limited ability to accommodate it without transformational adverse effects, taking account of the existing character and quality of the landscape.
Medium	The landscape receptor is moderately susceptible to the proposed development because the relevant characteristics of the landscape have some ability to accommodate it without transformational adverse effects, taking account of the existing character and quality of the landscape.
Low	The landscape receptor has low susceptibility to the proposed development because the relevant characteristics of the landscape are generally able to accommodate it without transformational adverse effects, taking account of the existing character and quality of the landscape.

### Defining Sensitivity

As noted above, the sensitivity of landscape receptors is defined in terms of the relationship between value and susceptibility to the proposed change, as indicated in Figure 1 and Table 4. These summarise the general nature of the relationship but the combination of the two factors is not formulaic. Table 4 provides examples of common combinations but is not comprehensive and other combinations may be judged appropriate. Professional judgement is applied on a case by case basis in determining the sensitivity of individual receptors with the diagram and table only serving as a guide.

Where, taking into account the component judgements about the value and susceptibility of the landscape receptor, sensitivity is judged to lie between levels, an intermediate assessment of high/medium or medium/low may be adopted. In a few limited cases a category of less than low (very low) may be used where the landscape is of low value and susceptibility is particularly low.

**Figure 1: Example Levels of Sensitivity defined by Value and Susceptibility of Landscape Receptors**



**Table 4: Example Levels of Sensitivity defined by Value and Susceptibility of Landscape Receptors**

Sensitivity	Criteria
High	<p>The landscape receptor is of international or national value and is considered to have high susceptibility to the effects of the proposed development</p> <p>OR</p> <p>The landscape receptor is of national value and is considered to have medium susceptibility to the effects of the proposed development</p> <p>OR</p> <p>The landscape receptor is of local authority value and is considered to have high susceptibility to the effects of the proposed development</p>
Medium	<p>The landscape receptor is of international or national value and is considered to have low susceptibility to the effects of the proposed development</p> <p>OR</p> <p>The landscape receptor is of local authority value and is considered to have medium susceptibility to the effects of the proposed development</p> <p>OR</p> <p>The landscape receptor is of community value and is considered to have high susceptibility to the effects of the proposed development</p>
Low	<p>The landscape receptor is of local authority value and is considered to have low susceptibility to the effects of the proposed development</p> <p>OR</p> <p>The landscape receptor is of community value and is considered to have medium susceptibility to the effects of the proposed development</p> <p>OR</p> <p>The landscape receptor is of community value and is considered to have low susceptibility to the effects of the proposed development</p>

### Magnitude of Landscape Change

The magnitude of landscape change is established by assessing the size or scale of change, the geographical extent of the area influenced and the duration and potential reversibility of the change.

### Size and Scale of Change

The size and/or scale of change in the landscape takes into consideration the following factors:

- the loss or addition of landscape elements; and/or
- the degree to which aesthetic/perceptual aspects are altered; and
- whether this is likely to change the key characteristics of the landscape.

The criteria used to assess the size and scale of landscape change are based upon the amount of change that will occur as a result of the proposed development, as described in Table 5 below.

**Table 5: Size/Scale of Change**

Category	Description
Large level of landscape change	<p>There would be a large level of change in landscape character, and especially to the key characteristics if, for example, the proposed development:</p> <ul style="list-style-type: none"> <li>• becomes a dominant feature in the landscape, changing the balance of landscape characteristics; and/or</li> <li>• would dominate important visual connections with other landscape types, where this is a key characteristic of the area.</li> </ul>
Medium level of landscape change	<p>There would be a medium level of change in landscape character, and especially to the key characteristics if, for example:</p> <ul style="list-style-type: none"> <li>• the proposed development would be more prominent but would not change the overall balance or composition of the landscape; and/or</li> <li>• key visual connections to other landscape types may be interrupted intermittently by the proposed development, but these connections would not be dominated by them.</li> </ul>
Small level of landscape change	<p>There would be a small level of change in landscape character, and especially to the key characteristics if, for example:</p> <ul style="list-style-type: none"> <li>• there would be no introduction of new elements into the landscape and the proposed development would not significantly change the composition/balance of the landscape.</li> </ul>
Negligible level of landscape change/ No change	<p>There would be a negligible level of change in landscape character, and especially to the key characteristics if, for example, the proposed development would be a small element and/or would be a considerable distance from the landscape receptor/ the proposed development will cause no change to the landscape.</p>

### Geographical Extent of Change

The geographical extent of landscape change is assessed by determining the area over which the changes will influence the landscape, as set out in Table 6. For example, this could be at the site level, in the immediate setting of the site, or over some or all of the landscape character types or areas affected.

**Table 6: Geographical Extent**

Category	Description
Large extent of landscape change	The change will affect all or the majority of the landscape receptor under consideration.
Medium extent of landscape change	The change will affect approximately half of the landscape receptor under consideration.
Small extent of landscape change	The change will affect a small extent of the landscape receptor under consideration.

Category	Description
Negligible extent of landscape change	The change will affect only a limited or negligible extent of the landscape receptor under consideration.

### Duration and Reversibility of Change

The duration of the landscape change is categorised in Table 7 below, which considers whether the change will be permanent and irreversible or temporary and reversible.

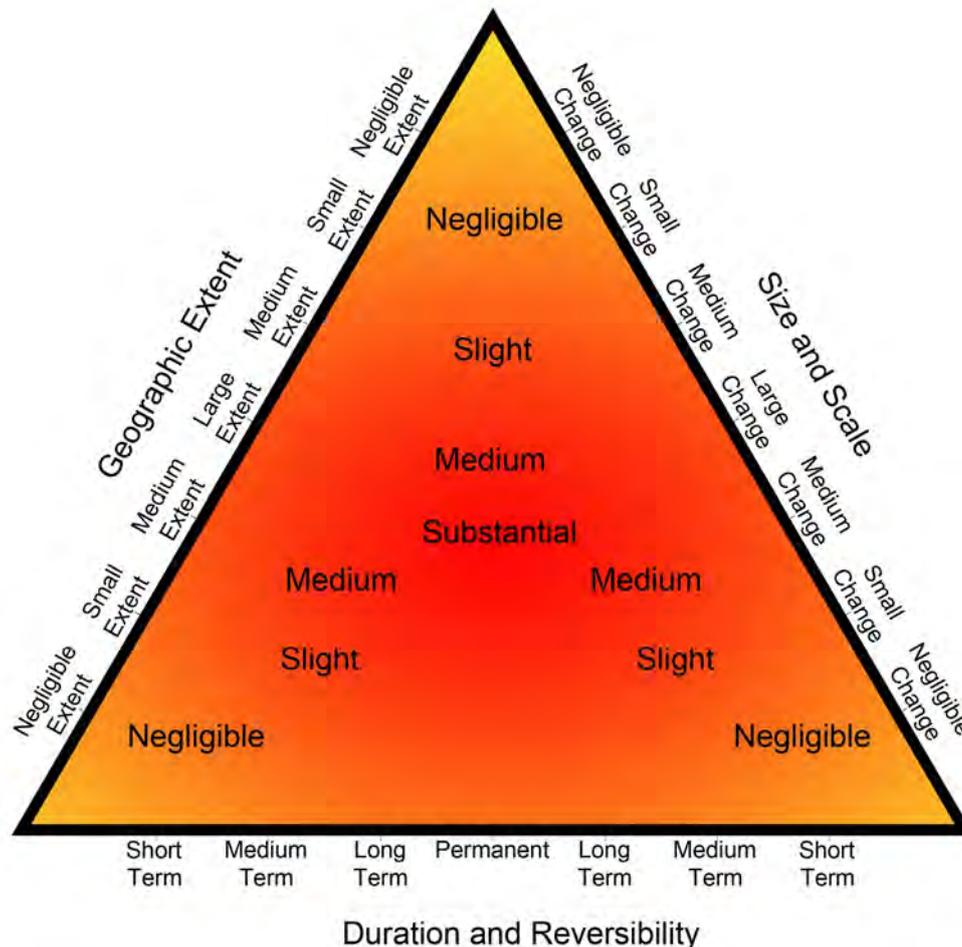
**Table 7: Duration and Reversibility**

Category	Description
Permanent/ Irreversible	Change that will last for over 25 years and is deemed permanent or irreversible.
Long term reversible	Change that will endure for between 10 and 25 years and is potentially, or theoretically reversible.
Medium term reversible	Change that will last for up to 10 years and is wholly or partially reversible.
Temporary/ Short term reversible	Change that will last from 0 to 5 years and is reversible - includes construction effects.

### Deciding on Overall Magnitude of Landscape Change

The relationships between the three factors that contribute to assessment of the magnitude of landscape effects are illustrated graphically, as a guide, in Figure 2 below. Various combinations are possible and the overall magnitude of each effect is determined using professional judgement rather than by formulaic application of the relationships in the diagram.

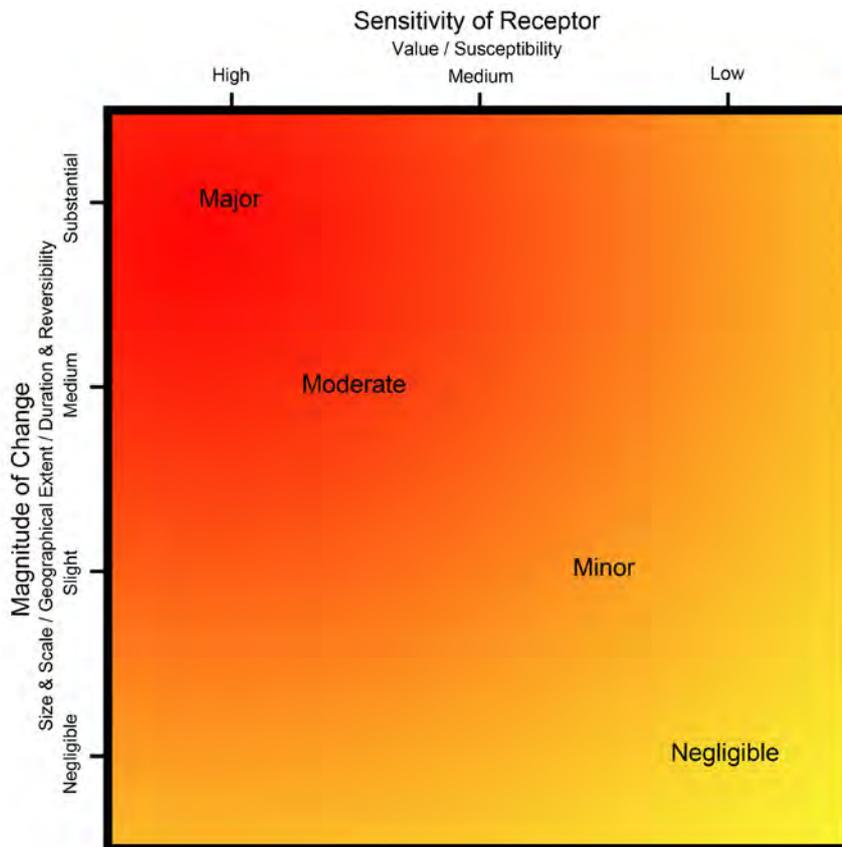
**Figure 2: Determining the Magnitude of Landscape Change**



**Assessment of Landscape Effects and Significance**

The assessment of landscape effects, and whether these are significant or not significant, is defined in terms of the relationship between the sensitivity of the landscape receptors and the magnitude of the change. The diagram below (Figure 3) summarises the nature of the relationship but it is not formulaic. Judgements are made about each landscape effect using this diagram as a guide.

Figure 3: Assessment of Landscape Effects and Overall Significance



Effects that fall in the red (darker) section of the diagram, that is those which are considered to be **major** and **major/moderate** effects by virtue of the more sensitive receptors and the greater magnitude of effects, are generally considered to be the **significant landscape effects**. Those effects falling outside the major or major/moderate categories are generally considered to be not significant. However, it should be noted that GLVIA3 states *“there are no hard and fast rules about what effects should be deemed significant”* and in some cases professional judgement may determine that a moderate effect is significant. Moderate effects are considered individually on a case by case basis, to determine whether each effect is considered to be significant or not significant. In determining whether moderate effects are or are not significant, particular attention is given to the constituent judgements leading to the assessment of a moderate effect and particularly to value, susceptibility and size/scale of effect, and in addition whether the effect is found across a number of receptors or in a pattern that intensifies the overall impact.

## Visual Effects

Visual effects are the effects of change and development on the views available to people and their visual amenity. Visual receptors are the people whose views may be affected by the proposed development. They may include:

- Communities within settlements (i.e. towns, villages and hamlets);
- Residents of individual properties and clusters of properties outside settlements;
- People using nationally designated or regionally promoted footpaths, cycle routes and bridleways and others using areas of Open Access Land agreed under the Countryside and Rights of Way Act 2000;
- Users of the local public rights of way (PRoW) network;
- Visitors at publicly accessible sites including, for example, gardens and designed landscapes, historic sites, and other visitor attractions or outdoor recreational facilities where the landscape or seascape is an important part of the experience;
- Users of outdoor sport and recreation facilities;
- Visitors staying at caravan parks or camp sites;
- Road users on recognised scenic or promoted tourist routes;
- Travellers using other roads who may pass through the study area because they are visiting, living or working there;
- Rail passengers;
- People at their place of work.

Judging visual effects requires a methodical assessment of the sensitivity of the visual receptors to the proposed development and the magnitude of effect which would be experienced by each receptor.

Viewpoints are chosen, in discussion with the competent authority and other stakeholders and interested parties, for a variety of reasons but most commonly because they represent views experienced by relevant groups of people although they may also include specific promoted or otherwise important viewpoints.

### Visual Sensitivity

Sensitivity of visual receptors is assessed by combining an assessment of the susceptibility of visual receptors to the type of change which is proposed with the value attached to the views. (GLVIA3, paragraph 6.30).

### Value Attached to Views

Different levels of value are attached to the views experienced by particular groups of people at particular viewpoints. Assessment of value takes account of a number of factors, including:

- Recognition of the view through some form of planning designation or by its association with particular heritage assets; and
- The popularity of the viewpoint, in part denoted by its appearance in guidebooks, literature or art, or on tourist maps, by information from stakeholders and by the evidence of use including facilities provided for its enjoyment (seating, signage, parking places, etc.); and

- Other evidence of the value attached to views by people including consultation with local planning authorities, some of whom have carried out assessments of valued views, and professional assessment of the quality of views.

The assessment of the value of views is summarised in Table 8 below. These criteria are provided for guidance only.

**Table 8: Examples of Factors Considered in assessing the Value Attached to Views**

Value	Criteria
High	<p>Views from nationally (and in some cases internationally) known viewpoints, which:</p> <ul style="list-style-type: none"> <li>• have some form of planning designation; or</li> <li>• are associated with internationally or nationally designated landscapes or important heritage assets; or</li> <li>• are promoted in sources such as maps and tourist literature; or</li> <li>• are linked with important and popular visitor attractions where the view forms a recognised part of the visitor experience; or</li> <li>• have important cultural associations.</li> </ul> <p>Also, may include views judged by assessors to be of high value.</p>
Medium	<p>Views from viewpoints of some importance at regional or local levels, which:</p> <ul style="list-style-type: none"> <li>• have some form of local planning designation associated with locally designated landscapes or areas of equivalent landscape quality; or</li> <li>• are promoted in local sources; or</li> <li>• are linked with locally important and popular visitor attractions where the view forms a recognised part of the visitor experience; or</li> <li>• have important local cultural associations.</li> </ul> <p>Also, may include views judged by the assessors to be of medium value.</p>
Low	<p>Views from viewpoints which, although they may have value to local people:</p> <ul style="list-style-type: none"> <li>• have no formal planning status; or</li> <li>• are not associated with designated or otherwise high-quality landscapes; or</li> <li>• are not linked with popular visitor attractions; or</li> <li>• have no known cultural associations.</li> </ul> <p>Also, may include views judged by the assessors to be of low value.</p>

Where judgements are made about the value attached to views experienced by residential receptors, the following considerations also apply:

- Views in a rural or designed context (e.g. an avenue of trees or designed view from a parkland), especially if associated with landscapes of national or local authority value, where residential receptors are positioned to take advantage of the views, will generally be considered to be of high value;

- Views in a semi-rural or general townscape context, and/or where locations of residential receptors are not positioned to take full advantage of views, will generally be considered of medium value; and
- Views in an urban/industrial context, and/or where locations of residential receptors are not positioned to take advantage of views, will generally be considered of low value.

### Susceptibility of Visual Receptors to Change

The susceptibility of different types of people to changes in views is mainly a function of:

- The occupation or activity of the viewer at a given viewpoint; and
- The extent to which the viewer's attention or interest be focussed on a particular view and the visual amenity experienced at a given view.

The susceptibility of different groups of viewers is assessed with reference to the guidance in Table 9 below. However, as noted in GLVIA3 *“this division is not black and white and, in reality, there will be a gradation in susceptibility to change”*. Therefore, the susceptibility of each group of people affected is considered for each project and assessments are included in the relevant text in the report.

**Table 9: Visual Receptor Susceptibility to Change**

Susceptibility	Criteria
High	Residents; People engaged in outdoor recreation where their attention is likely to be focused on the landscape and on particular views; Visitors to heritage assets or other attractions where views of the surroundings are an important part of the experience; Communities where views contribute to the landscape setting enjoyed by the residents.
Medium	Travellers on scenic routes where the attention of drivers and passengers is likely to be focused on the landscape and on particular views. People engaged in outdoor sport or recreation, which may involve appreciation of views e.g. users of golf courses.
Low	People engaged in outdoor sport or recreation, which does not involve appreciation of views; People at their place of work whose attention is focused on their work; where the setting is not important to quality of working life; Travellers, where the view is incidental to the journey.

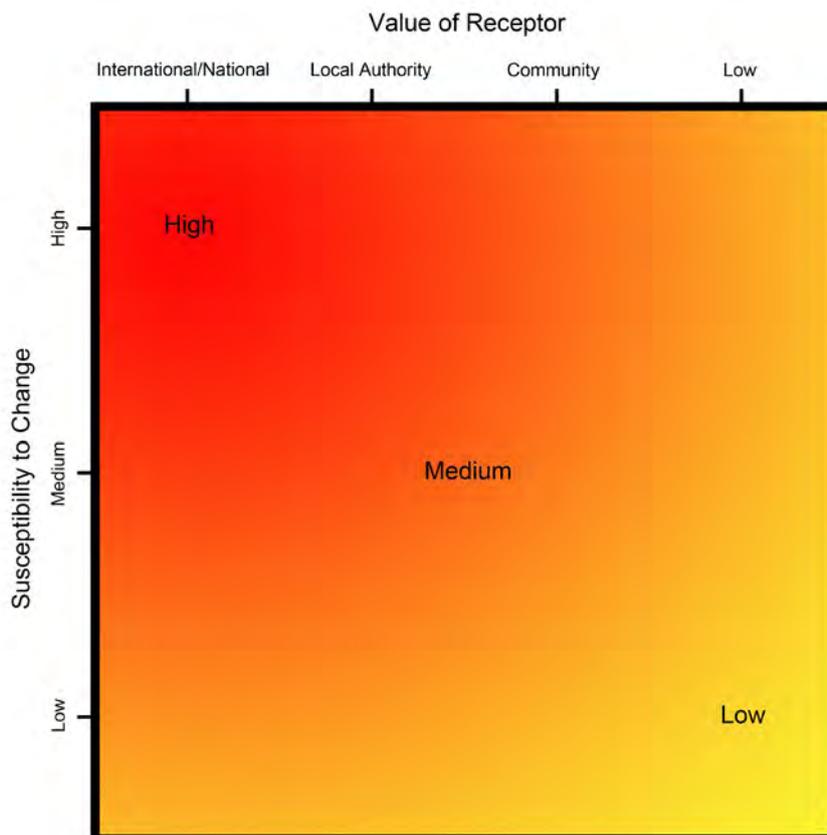
### Defining Sensitivity

As noted above, the sensitivity of visual receptors is defined in terms of the relationship between the value of views and the susceptibility of the different receptors to the proposed change, as indicated in Figure 4 and Table 10. These summarise the general nature of the relationship but the combination of the two factors is not formulaic. Table 10 provides examples of common combinations but is not comprehensive and other combinations may be judged appropriate. Professional judgement is applied on a case by case basis in determining the sensitivity of individual receptors with the diagram and table only serving as a guide.

Where, taking into account the component judgements about the value and susceptibility of the visual receptor, sensitivity is judged to lie between levels, an intermediate assessment of high/medium or medium/low may be

adopted. In a few limited cases a category of less than low (very low) may be used where the visual receptor is of low value and susceptibility is particularly low.

**Figure 4: Levels of Sensitivity Defined by Value and Susceptibility of Visual Receptor Groups**



**Table 10: Example Levels of Sensitivity defined by Value and Susceptibility of Visual Receptors**

Sensitivity	Criteria
High	The visual receptor group is highly susceptible to changes in views and visual amenity and relevant views are of high value OR The visual receptor group has a medium level of susceptibility to changes in views and visual amenity and relevant views are of high value OR The visual receptor group is highly susceptible to changes in views and visual amenity and relevant views are of value at the medium level.

Sensitivity	Criteria
Medium	<p>The visual receptor group is highly susceptible to changes in views and visual amenity and relevant views are of value at the low level</p> <p>OR</p> <p>The visual receptor group has a medium level of susceptibility to changes in views and visual amenity and relevant views are of value at the medium level</p> <p>OR</p> <p>The visual receptor group has a low level of susceptibility to changes in views and visual amenity and relevant views are of value at the high level.</p>
Low	<p>The visual receptor group has a medium level of susceptibility to changes in views and visual amenity and relevant views are of value at the low level</p> <p>OR</p> <p>The visual receptor group has a low level of susceptibility to changes in views and visual amenity and relevant views are of value at the medium level</p> <p>OR</p> <p>The visual receptor group has a low level of susceptibility to changes in views and visual amenity and relevant views are of value at the low level.</p>

### Magnitude of Visual Change

The magnitude of visual change is established by assessing the size or scale of change, the geographical extent of the area influenced and the duration and potential reversibility of the change. Representative viewpoints are used as “*sample*” points to assess the typical change experienced by different groups of visual receptors at different distances and directions from the proposed development.

### Size and Scale of Change

The criteria used to assess the size/scale of visual change are as follows:

- the scale of the change in the view with respect to the loss or addition of features in the view, changes in its composition, including the proportion of the view occupied by the proposed development and distance of view;
- the degree of contrast or integration of any new features or changes in the landscape with the existing or remaining landscape elements and characteristics in terms of factors such as form, scale and mass, line, height, colour and texture; and
- the nature of the view of the proposed development, for example whether views will be full, partial or glimpses or sequential views while passing through the landscape.

The above criteria are summarised in the Table 11 below.

**Table 11: Size/Scale of Change**

Category	Criteria
Large visual change	The proposed development will cause a complete or large change in the view, resulting from the loss of important features in or the addition of important new ones, to the extent that this will substantially alter the composition of the view and the visual amenity it offers.
Medium visual change	The proposed development will cause a clearly noticeable change in the view, resulting from the loss of features or the addition of new ones, to the extent that this will alter to a moderate degree the composition of the view and the visual amenity it offers. Views may be partial/intermittent.
Small visual change	The proposed development will cause a perceptible change in the view, resulting from the loss of features or the addition of new ones, to the extent that this will partially alter the composition of the view and the visual amenity it offers. Views may be partial only.
Negligible visual change	The proposed development will cause a barely perceptible change in the view, resulting from the loss of features or the addition of new ones, to the extent that this will barely alter the composition of the view and the visual amenity it offers. Views may be glimpsed only.
No change	The proposed development will cause no change to the view.

### Geographical Extent of Change

The geographical extent of the visual change identified at representative viewpoints is assessed by reference to a combination of the Zone of Theoretical Visibility (ZTV), where this has been prepared, and field work. The way that geographical extent is assessed varies with circumstances.

Most commonly a number of representative viewpoints are used as “*sample*” points to assess the typical change experienced by a particular group of visual receptors in locations at different distances and directions from the proposed development. In such cases the geographical extent of the visual change is judged for each group of receptors (for example, people using a particular route or public amenity) drawing on the relevant viewpoint assessments, plus information about the approximate number and distribution of that particular group of people in the Study Area. For example, the geographical extent would be small if the change is experienced at only one or two locations and/or by a smaller number of viewers. Community views may, for example, be experienced from a small number of dwellings, or affect numerous properties in the community, or several different communities. Similarly, changes to a view from a public footpath may be visible from a single isolated viewpoint (small geographical extent), or over a prolonged stretch of the route (large geographical extent).

In the case of individual (rather than representative) viewpoints in a specific location, the following factors (as noted in GLVIA), are considered in judging geographical extent:

- the angle of view in relation to the main activity of the receptor;
- the distance of the viewpoint from the proposed development; and
- the extent of the area over which changes would be visible.

For example, from an elevated area of Open Access Land the proposed development may be widely visible from much or all of the accessible area, be close to it and so occupy a wide angle of the view, suggesting large

geographical extent. Alternatively, the proposed development may be visible from only a small proportion of the area, be quite distant from it and so occupy a small proportion of the view, suggesting small geographical extent.

Table 12 describes the most common categories of geographical extent based on these two approaches.

**Table 12: Geographical Extent of Change**

Category	Description
Large extent of visual change	Either: The proposed development is seen by the group of receptors in many locations across the Study Area or from the majority, or a large proportion, of a linear route and/or by large numbers of viewers; Or: The proposed development is visible from much or all of a specific site is close to it and so occupies a wide angle of the view. .
Medium extent of visual change	Either: The proposed development is seen by the group of receptors in several locations across the Study Area or from a moderate proportion of a linear route and/or by moderate numbers of viewers; Or: The proposed development is visible from a moderate part of a specific site, is at a moderate distance from it and so occupies a moderate angle of the view.
Small extent of visual change	Either: The proposed development is seen by the group of receptors at a small number of locations across the Study Area or from limited sections of a linear route and/or by a small numbers of viewers; Or: The proposed development is visible from a small part of a specific site, is at some distance from it and so occupies a small angle of the view.
Negligible extent of visual change	Either: The proposed development is not visible in the Study Area or is seen by the group of receptors at only one or two locations or from a very short length of a linear route and/or by a very small number of viewers; OR: The proposed development is visible from only a very small part of a site, is at a considerable distance from it and so occupies a very small angle of the view.

### Duration and Reversibility of Change

The duration of the visual change at viewpoints is categorised in Table 13 below, which considers whether views will be permanent and irreversible or temporary and reversible.

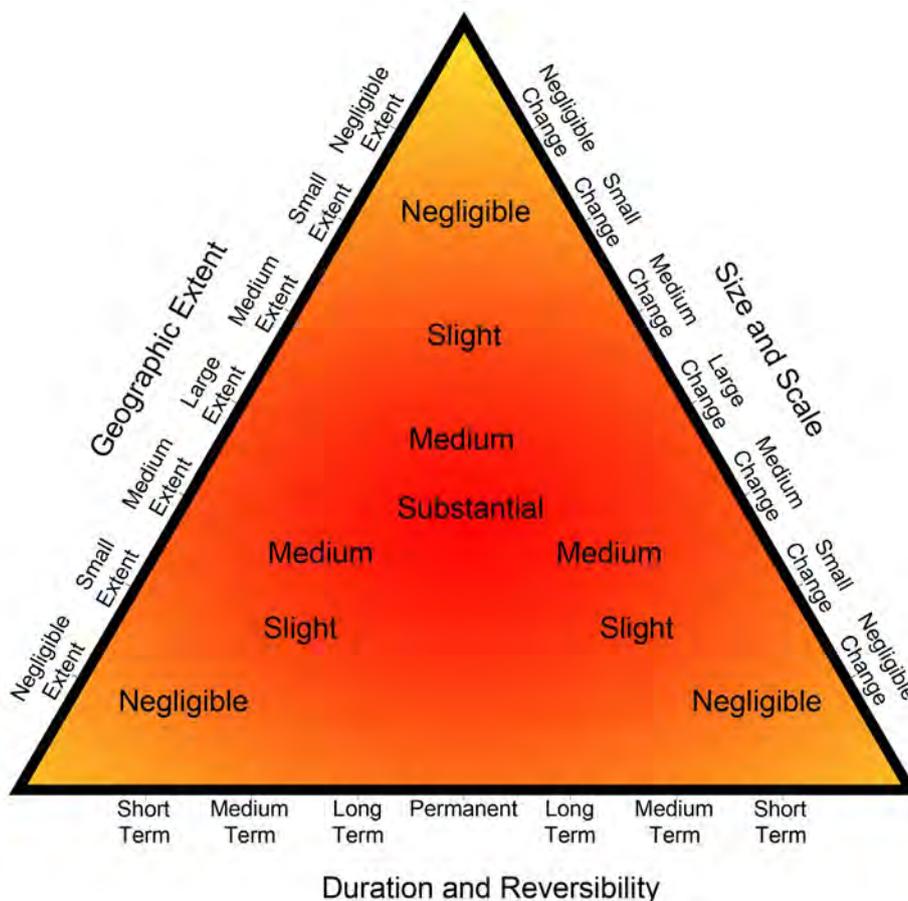
**Table 13: Duration and Reversibility**

Category	Description
Permanent/ Irreversible	Change that will last for over 25 years and is deemed permanent or irreversible.
Long term reversible	Change that will endure for between 10 and 25 years and is potentially, or theoretically reversible.
Medium term reversible	Change that will last for up to 10 years and is wholly or partially reversible.
Temporary/ Short term reversible	Change that will last from 0 to 5 years and is reversible - includes construction effects.

### Deciding on Overall Magnitude of Visual Change

The relationships between the three factors that contribute to assessment of the magnitude of visual effects are illustrated graphically, as a guide, in Figure 5 below. Various combinations are possible and the overall magnitude of each effect is made using professional judgement rather than by formulaic application of the relationships in the diagram.

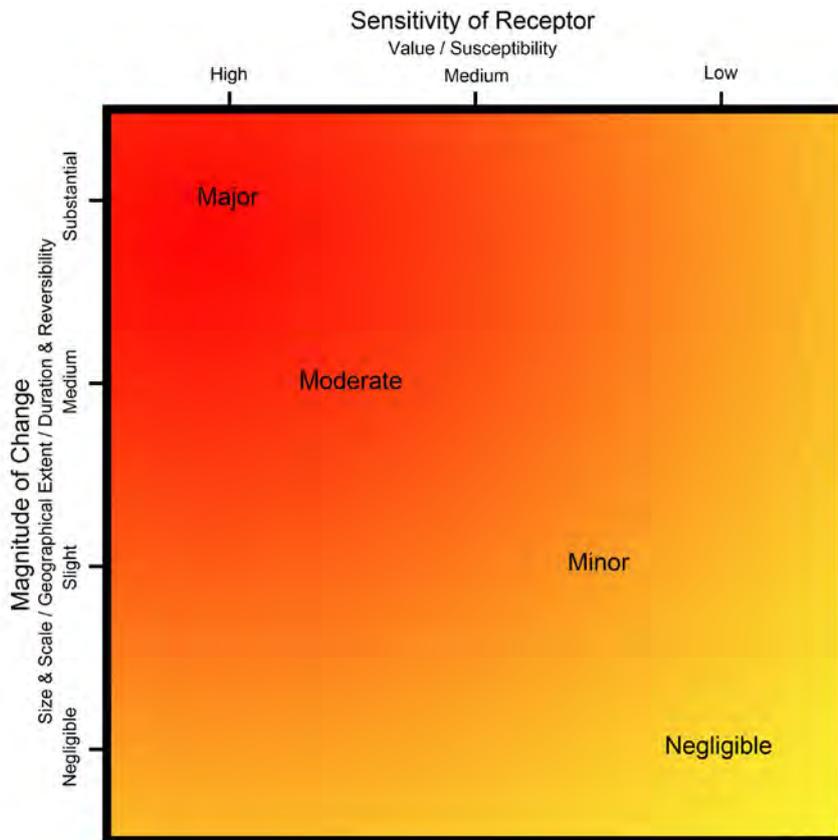
Figure 5: Determining the Magnitude of Visual Change



### Assessment of Visual Effects and Significance

The assessment of visual effects, and whether these are significant or not significant, is defined in terms of the relationship between the sensitivity of the visual receptors and the magnitude of the change. The diagram below (Figure 6) summarises the nature of the relationship but it is not formulaic and only indicates broad levels of effect. Judgements are made about each visual effect using this diagram as a guide.

Figure 6: Assessment of Visual Effects and Overall Significance



Effects that fall in the red (darker) section of the diagram, that is those which are considered to be **major** and **major/moderate** effects by virtue of the more sensitive receptors and the greater magnitude of effects, are generally considered to be the **significant visual effects**. Those effects falling outside the major or major/moderate categories are generally considered to be not significant. However, it should be noted that GLVIA3 states *“there are no hard and fast rules about what effects should be deemed significant”* and in some cases professional judgement may determine that a moderate effect is significant. Moderate effects are considered individually on a case by case basis, to determine whether each effect is considered to be significant or not significant. In determining whether moderate effects are or are not significant, particular attention is given to the constituent judgements leading to the assessment of a moderate effect and particularly to value, susceptibility and size/scale of effect, and in addition whether the effect is found across a number of receptors or in a pattern that intensifies the overall impact.

## APPENDIX B

# Illustrative Layout



Revisions

P01 / 10.12.18 / Initial issue	P07 / 28.03.19 / Layout updated
P02 / 11.12.18 / General updates	
P03 / 12.12.18 / Ready for issue	
P04 / 17.12.18 / Layout updated	
P05 / 17.12.18 / Layout updated	
P06 / 18.12.18 / Layout updated	

**FORMAT** **RE-R**

Site/Format:  
 Blandford Forum  
 Blandford Lane  
 Pimperne  
 Hampshire

Drawn by	Date
RM	10.12.18
Scale at A3 1:2000	
0 20 40 60 80	

Project Title	Status	Stage
Land to Black Lane, Blandford Forum	Preliminary	Feasibility
Document Title	Drawing Number	Revision
Concept layout	18130(AF)00.01	P07

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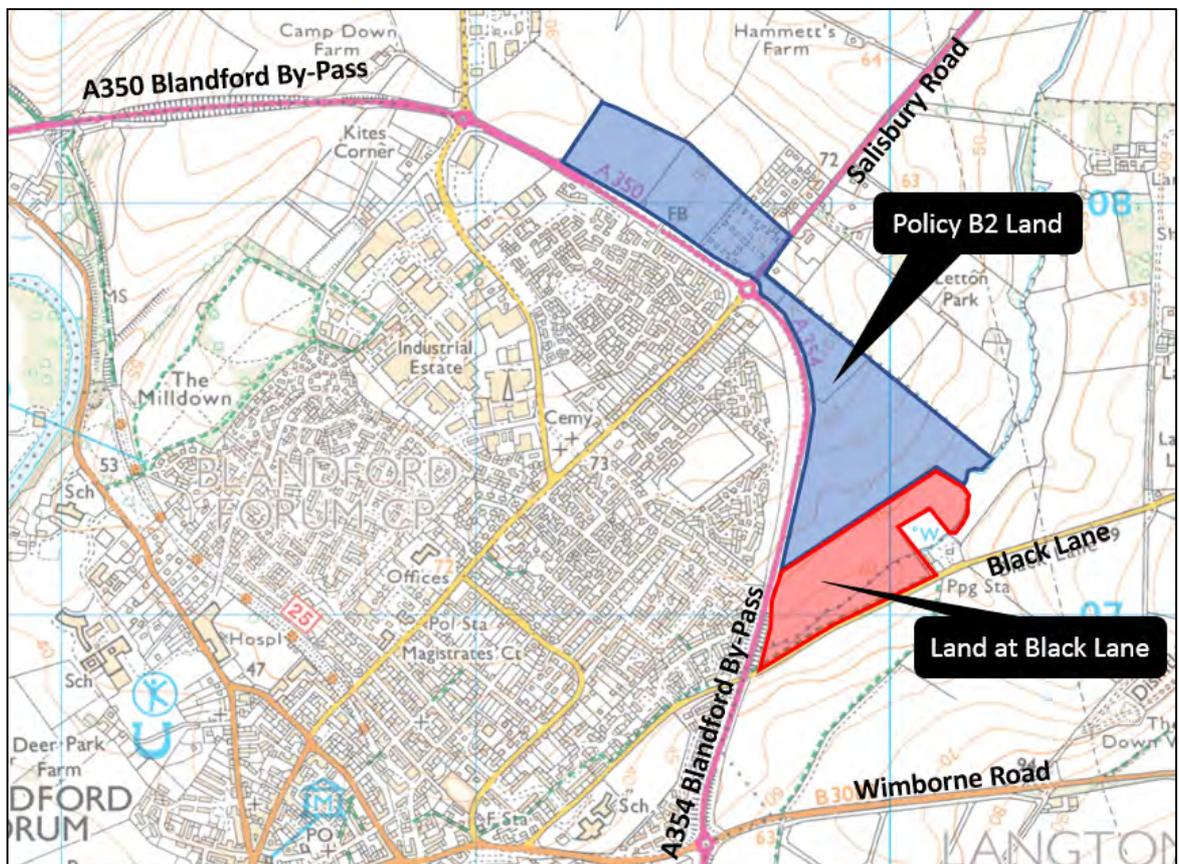
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## Technical Note 2: Transport Representations

Project: Land at Black Lane, Blandford Forum  
Prepared by: Phil de Jongh  
Approved by: Steve Giles  
Date: 25/03/2019

### 1.0 Introduction

- 1.1 Motion has been instructed by Wates Developments Ltd to prepare supporting information to promote future residential development to the east of Blandford Forum in Dorset. This Technical Note reviews the existing parcels of land nearby being promoted as part of Policy B2 in the Neighbourhood Plan and sets out how the land being promoted by Wates Developments Ltd ('Wates land') may compliment the development potential for this part of Blandford Forum.
- 1.2 The site is located to the east of the A354, east of Blandford Forum, Dorset. The site is illustrated in its local context in **Figure 1.1**.



**Figure 1.1: Local Site Location Plan and Potential Development Parcel (Land at Black Lane)**

- 1.3 The land is located immediately north of Black Lane, east of the A354 Blandford by-pass and south of part of the land identified as part of Policy B2 in the Blandford + Neighbourhood Plan 2011 – 2033 published by Blandford Town Council in January 2019.

### 2.0 Review of the Blandford + Neighbourhood Plan 2011 – 2033 (January 2019)

- 2.1 The Submission Version of the Blandford + Neighbourhood Plan (January 2019) identifies some specific infrastructure to be delivered as part of the future development of land to the north & east of Blandford Forum (Policy B2). The land has been identified as mixed-use development and is located immediately to the north of the potential development parcel being considered in this technical note. The land to the North & East of Blandford Forum will accommodate up to 400 dwellings with supporting community and educational provision.

- 2.2 The provisional proposals presented in the Barton Willmore representations for the Policy B2 site seek to create a new roundabout access onto the A354 Blandford by-pass with an additional access serving the land to the north (current allotment site) via an existing access from Salisbury Road.

### 3.0 Review of Policy B2 Land proposals – Land to the North and East of Blandford Forum

- 3.1 The allocation of this parcel of land to the north and east of Blandford Forum provides a solution to increase housing and community facilities for this part of the town but the nature of the proposed vehicle access does not optimise traveller choice by allowing a range of attractive alternative modes of travel to and from Blandford town centre. The potential new roundabout arrangement set out in the Barton Willmore representations seek to connect directly onto the A354 Blandford by-pass road, therefore making it easier to choose a private car for access for local trips to work and shopping uses.
- 3.2 There is little provision for sustainable transport infrastructure to enable any new development to the Policy B2 land to the north and east of Blandford to walk, cycle or use public transport for local trips. A deliverable sustainable transport strategy would be expected as part of addressing current Local and National government policy. Under the existing conditions, the by-pass road has been designed to accommodate cars only to remove traffic flows from Blandford Centre which has helped to improve the environment within the town centre. There is no provision for pedestrians or cyclists on the A354 Blandford by-pass road and justification should be provided regarding a feasible pedestrian connection between the Policy B2 site and the town centre / local residential areas to the south-west of the A354 Blandford by-pass. The Policy B2 land is approximately 2.3 – 2.5 kilometres walk from Blandford Forum town centre.
- 3.3 In summary, whilst the Policy B2 land to the north-east of Blandford Forum offers the potential for new residential and community development, there are no confirmed measures being promoted to minimise the impact on the local traffic network and offer a wide range of sustainable modes of travel. The initial transport strategy focuses on the use of the private car which does not comply with the government strategy that has been promoted over the last 15-20 years. In our view, the Policy B2 site presently falls short in terms of a sustainable transport strategy.

### 4.0 Land at Black Lane – Wates Land

- 4.1 There is the potential to introduce an additional parcel of land for residential development to the south of the Policy B2 land (see red shaded area on **Figure 1.1**) which is being promoted by Wates Developments Limited. The plot has capacity to accommodate circa 90 dwellings and offers the opportunity for improved access to/from Blandford Forum. This section of the note sets out at potential access assessment for the Wates land at Black Lane and identified how a future development of this parcel could help to create improved local public transport connections to the centre of Blandford and provide a fully accessible development parcel that is not over-dependent on vehicle access to local amenities. The promotion of the land at Black Lane would enhance the development opportunity for the Policy B2 land by creating improved public transport access, offering direct pedestrian and cycle routes to Blandford Forum town centre and allowing future traffic movements to be spread across the local road network.
- 4.2 The Wates land for promotion may be considered as a stand-alone site or as an extension to the Policy B2 land.

#### Extension of Policy B2 Land to North and East of Blandford

- 4.3 The promotion of the Wates land for future residential development is considered to be a natural extension of the Policy B2 land. The addition of the plot to the south would offer improved vehicle access to the local road network and would also give future residents for both land parcels a good opportunity to access Blandford Forum by a range of sustainable modes. It would also lessen the interruption of traffic flows on the A354 Blandford bypass. The introduction of the Wates parcel of land has been considered in further detail taking consideration the traffic and transport matters including:

- ▶ Access onto the local road network; and

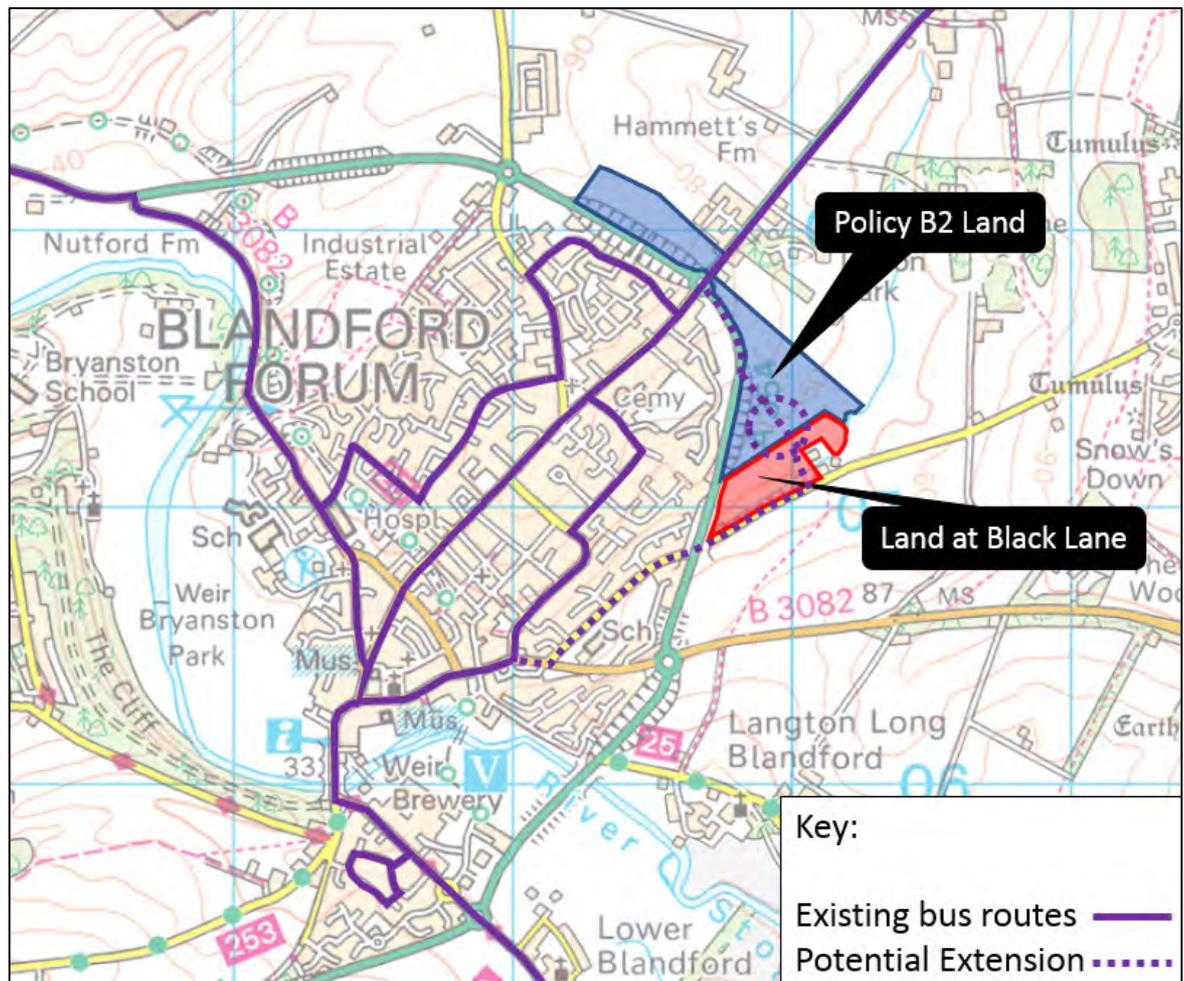
- ▶ Potential access to Blandford Forum by sustainable modes of travel.

#### **Development Access onto Black Lane**

- 4.4 Black Lane runs along the southern boundary of the Wates land and would provide a good connection to Blandford Forum town centre. The new connection would work for the Wates land as a standalone plot and may also provide a good link should the Wates land be combined with the Policy B2 land to the north.
- 4.5 There is the potential for a new access onto Black Lane to be created as well as, or instead of the new roundabout on the A354 Blandford by-pass to serve the Wates site – the connection would create a direct route for local traffic into the town centre via B3082 Wimborne Road without impacting on the by-pass traffic.
- 4.6 The potential access for the Wates land arrangement onto Black Lane includes 3 metre through lanes along Black Lane and a pedestrian drop kerb on both sides of the road to provide pedestrian and cycle linkage into the existing footway network. There is also the potential to upgrade the existing footway alongside Black Lane to a 3-metre foot/cycle facility into Blandford Forum. The general access arrangement proposed to serve the Wates site is presented on **Motion Drawing 1810072-SK01**, which is attached as **Appendix A**.

#### **Public Transport Links to Blandford Forum Town Centre**

- 4.7 The existing bus routes serving Blandford Forum operate along the roads in and out of the town. The routes to/from the north would operate past the northern part of the Policy B2 land but would not be able to serve the southern area without a new or diverted bus route via a suitable access from the A354 Blandford by-pass. The delivery of the Policy B2 site on its own, would just create a service in/out of the town via Salisbury Road/A354 Blandford by-pass.
- 4.8 The addition of bus access to include the Wates land would allow a new service to divert into the Wates site, the neighbouring Policy B2 site, Salisbury Road as well as Black Lane therefore serving many more people in the local community.
- 4.9 The potential access to serve the Wates land would provide the opportunity for a new bus service from Blandford Forum centre to the south-east and east of the town to give existing and future residents the opportunity to access the town amenities without the need to use a private car.
- 4.10 A new service could be run as a local service to link other parts of the town close to the by-pass serving the whole Blandford Forum community. By operating a new service as a local arrangement, the buses could be run more often, and the shorter route would increase service reliability for passengers. A general indication of the existing bus routes and the potential new route is presented on **Figure 4.1**.



**Figure 4.1: Local bus routes and potential opportunity to extend to Wates land**

**Pedestrian and Cycle Connections to Blandford Forum Town Centre**

- 4.11 The Wates land to the north-east of Blandford Forum is approximately 1.9km from the centre of town. It would be possible to walk this in some 20 – 25 minutes or cycle in approximately 10 minutes, therefore making the site easily accessible by walking or cycling to/from the local town centre.
- 4.12 The Policy B2 land is approximately 2.3 – 2.5 km from the centre of Blandford Forum and any cycle/walking routes would be via Salisbury Road or alongside the B354 Blandford by-pass (subject to new infrastructure being provided). Access via walking or cycling would take longer than access via Black Lane and it is likely that the walking/cycling environment would be better utilising access across the Wates land.
- 4.13 Black Lane to the south of the Wates land is provided with a dedicated footway on the southern side of the road, which is wide enough to accommodate two passing pedestrians. There is an existing grass verge on the section between the Wates land and the bridge where Black Lane passes under the by-pass. The development of the Wates site could facilitate either an upgrade of the existing footway to a shared cycleway/footway or a new link within the future development site. To the south-west of the by-pass bridge, the road becomes residential in nature and leads to the centre of Blandford Forum.
- 4.14 There has been a historic policy aspiration in the North Dorset District-Wide Local Plan (2003) for a proposed cycle/footway improvement along Black Lane (Policy BL12), however this is now within the Unsaved Policy list.

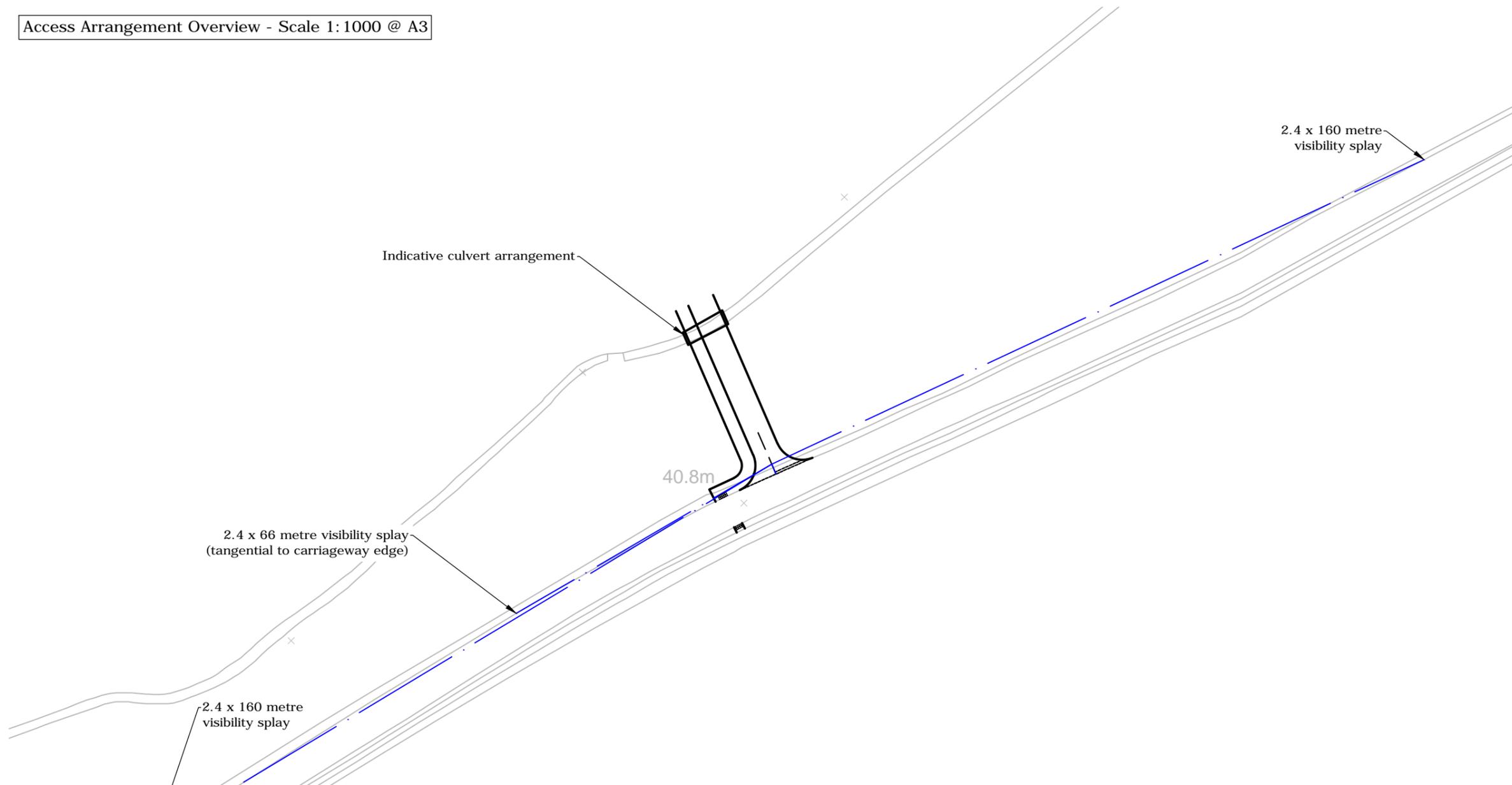
## 5.0 Review of Policy B2 Land/Wates Land Development

- 5.1 The promotion of the Wates land may be considered either as an extension of the proposed Policy B2 allocation or as a standalone development. The Wates land at Black Lane may provide a direct access to the local highway network and offer future residents the opportunity to connect to the amenities provided in Blandford Forum.
- 5.2 The Wates land provides the opportunity to enhance the Policy B2 proposals for the areas to the north and east of Blandford Forum. The key benefits of the Wates land are as follows:
- ▶ The connections for the Policy B2 land would be significantly improved, utilising the potential infrastructure that may be available with the adjoining Wates land.
  - ▶ The potential to create a vehicle access to local areas around Blandford Forum and the surrounding communities, which has the added benefit of minimising disruption to the strategic A354 bypass;
  - ▶ When considered as a standalone site, the Wates land would also offer good cycle and pedestrian connections to Blandford since the town centre is some 10 minutes cycle or 20-25-minute walk;
  - ▶ A potential opportunity to create a new public transport link which could connect with existing local areas as well as the Wates land and the Policy B2 land to the north and east of Blandford Forum;
  - ▶ The Wates land may be delivered as a standalone site or as part of the Policy B2 land to the north; and
  - ▶ Delivery of residential land with a range of sustainable travel opportunities (walking cycling and public transport).
- 5.3 The above points would be evident with or without the Policy B2 land to the north, therefore showing that the Wates land may be considered as an appropriate development site. The proposal to develop the Wates land would provide an enhanced overall solution to the housing/community and transport needs for this part of Blandford Forum. The potential to create pedestrian routes and a new bus route connecting the local communities to centre of Blandford Forum will enhance the accessibility of the site to the town.
- 5.4 In view of the above, it is considered that the Wates land to the north of Black Lane should be actively promoted as a suitable future development plot to enhance the proposals put forwards as part of the land to the north and east of Blandford Forum. The Wates land offers a sustainable solution to the Policy B2 land to the north and could easily link into existing local pedestrian, cyclist and public transport infrastructure.

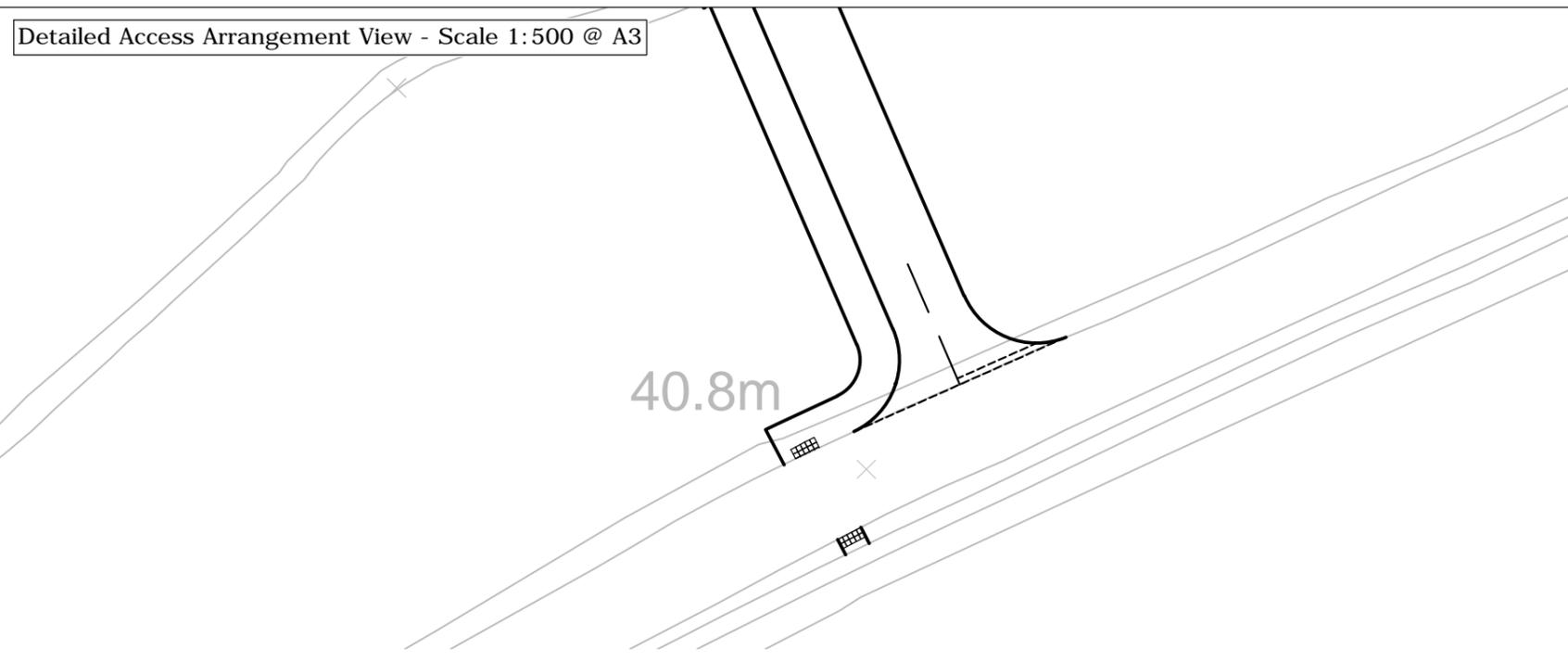
## **Appendix A**

Land at Black Lane – Potential Access Drawing

Access Arrangement Overview - Scale 1:1000 @ A3



Detailed Access Arrangement View - Scale 1:500 @ A3



84 North Street  
 Guildford  
 Surrey  
 GU1 4AU

Golden Cross House  
 8 Duncannon Street  
 London  
 WC2N 4JF

www.motion.co.uk

Project:  
**Land East of Blandford Forum**

Title:  
**Phase 1 Black Lane Access Arrangement**

Scale: 1:1000 (@ A3)

Drawing:  
**1810072-SK01**

Revision:

N:\Projects\wablan\_1810072\Drawings\1810072\_SK01.dwg

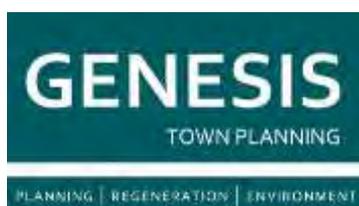
Blandford Forum Town Council, Blandford  
St Mary Parish Council and Bryanston Parish Council

Blandford+ Neighbourhood Plan 2011-2033  
Submission Plan (January 2019)  
Regulation 16 Consultation

Representations submitted on behalf of:

Wates Developments Limited

March 2019



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DRAWINGS

- Concept Layout (Drawing No 18130(AF)00.01 - Rev P07)
- Proposed Context Plan (Drawing No 18130(AF)00.02 - Rev P03)

## 1.0 INTRODUCTION AND SCOPE OF REPRESENTATIONS

### Introduction

- 1.1 These representations on the Blandford+ Neighbourhood Plan 2011-2033 Submission Plan (Regulation 16 Consultation) have been prepared on behalf of Wates Developments Limited which has an interest in about 9 hectares (22 acres) of land located to the north-east of Blandford Forum. This land is edged red on the attached Concept Layout Plan (Drawing No 18130 (AF)00.01 – Rev P07). Approximately three quarters of this land interest is located to the north of Pimperne Stream and falls within the designated plan area of the Blandford + Neighbourhood Plan 2011-2033.
- 1.2 Overall Wates supports the preparation of the Neighbourhood Plan and is generally supportive of the Submission draft plan subject to the Wates land being included as part of an extended Policy B2 - Land North and East of Blandford Forum allocation or as a standalone site to provide additional housing, public open space and new vehicular access onto Black Lane.
- 1.3 Wates Developments is an experienced and reputable residential developer with a good track record of delivering new quality homes and communities where people want to live throughout the United Kingdom. Residential development has been a core part of the Wates Group since it was founded in 1897. Wates is now under the leadership of the fourth generation of the Wates family and is one of the largest privately owned construction and development companies in the UK.

### Scope of Representations

- 1.4 The representations relate to the following:
  - Policy B1/Inset B - Blandford Forum & Blandford St Mary Settlement Boundary
  - Policy B2 - Land North & East of Blandford Forumthe details of which are contained in the next sections of this representations report.

### 2.0 THE NATIONAL PLANNING POLICY FRAMEWORK, BASIC CONDITIONS STATEMENT AND BACKGROUND EVIDENCE

2.1 This section considers the relevant legal and policy framework for the preparation of Neighbourhood Plans and the evidence base for the Blandford+ Neighbourhood Plan. These are as follows:

#### A National Planning Policy Framework/Basic Conditions

2.2 Section 3.0 of the National Planning Policy Framework (NPPF) considers Plan-making. Paragraph 37 confirms that Neighbourhood Plans must meet certain ‘basic conditions’ and other legal requirements (as set out in paragraph 8 of schedule 4B to the Town and Country Planning Act 1990 (as amended) before they come into force.

2.3 Paragraph 8 of Schedule 4B of the 1990 Act confirms that for a draft order to meet the basic conditions it has to:

- a) *Have regard to national policies and advice contained in guidance issued by the Secretary of State;*
- b) *Have special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses;*
- c) *Have special regard to the desirability of preserving or enhancing the character or appearance of any conservation area;*
- d) *Ensure that the making of the Neighbourhood Plan contributes to the achievement of sustainable development;*
- e) *Ensure that the making of the Neighbourhood Plan is in general conformity with strategic policies contained in the Development Plan for the area of the Authority (or any part of that area);*
- f) *Ensure that the making of the Neighbourhood Plan does not breach, and is otherwise compatible with, EU obligations*
- g) *Prescribes conditions that should be met in relation to the order and prescribed matters have been complied with in connection with the proposal for the order*

2.4 In addition to meeting the basic conditions the NPPF confirms in paragraph 29 that Neighbourhood Plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies. Paragraph 31 confirms that the preparation and review of all policies should be underpinned by relevant and up-to date evidence. This should be adequate and proportionate, focused tightly on supporting and justifying the policies concerned, and take into account relevant market signals.

2.5 Paragraph 1.5 of the Submission Plan goes on to state that in addition to the basic conditions:

*“ ....., the Steering Group, on behalf of the Councils as the qualifying body, must be able to show that they have properly consulted local people and other relevant organisations during the process of making the Plan and has followed the Regulations”*

### B Supporting Documents/Background Evidence

2.6 As part of the Submission Plan there are a number ‘Submission Documents’ and associated documents that form part of the Evidence Base. Those of most relevance to these representations include the following:

#### i) Blandford+ Neighbourhood Plan 2011-2033 Consultation Document (January 2019)

2.7 Section 2 – The Consultation Process of this document sets out the dateline of events. These commenced in July 2016 and ended in November/December 2018 when the Steering Group and the respective Town and Parish Councils met to approve the Pre-Submission Plan. Based on the above it is clear that the Qualifying Body has carried out considerable consultation for the Neighbourhood Plan.

2.8 The last two paragraphs of Section 2 refer to regular meetings and updates discussed at the Town and Parish Council meetings and those held with North Dorset District Council (NDDC) and the Steering Group with various hyperlinks. Upon opening these hyperlinks there are no references to the meetings held between the end of Pre-Submission Stage on 18th December 2018 and the Submission of the Plan to NDDC at the end of January 2019. As a result it unclear as to how the representations made by Wates Developments and others to the Pre-Submission Plan were discussed and how these influenced the final form of the Submission Plan.

#### ii) Blandford+ Neighbourhood Plan 2011-2033 Site Selection Background Paper (Updated January 2019)

2.9 This document sets out the spatial options and site selection process for the Neighbourhood Plan and confirms that this should be read alongside the Sustainability Appraisal Final Report (AECOM 2019).

2.10 Paragraph 1.5 of the updated Site Selection background paper confirms that the NPPF requires Neighbourhood Plans to be prepared to support the strategic development needs of the area. It confirms that the principle of a Neighbourhood Plan being brought forward before an up to date Local Plan is in place is established in Planning Practice Guidance (PPG).

2.11 Paragraph 4.11 refers to the Spatial Options 1 to 4 that were validated following an initial high level sustainability assessment. These included

- *Option 1. Focus growth to the north of Blandford Forum in Area A and B to deliver the full specification*
- *Option 2. Focus growth to the south west of Blandford St Mary in Areas F1 and F2 to deliver the full specification*
- *Option 3. Dispersed approach: Accommodating 300 homes and a primary school in Area F1 to the southwest of Blandford with employment land in Area J*
- *Option 4. Dispersed approach: Accommodating 300 homes and a primary school in Area F2 to the south west of Blandford with employment land in Area J*

2.12 These options are the same as the options set out in page 2 of the Preliminary Development Options Report of July 2018 which is clearly before the Pre-Submission Plan was published in November 2018.

### iii) Sustainability Appraisal for Blandford+ Neighbourhood Plan Version 2 (January 2019)

2.13 Version 2 of the Sustainability Appraisal (SA) is the latest document to be produced as part of the SA process and updates the SA Report which accompanied the Regulation 14 consultation on the Pre-Submission version of the Neighbourhood Plan in November 2018. It continues to assess the high level Spatial Options for developments set out in Spatial Options 1 to 4 above and those considered by the SA at the Regulation 14 stage. It is noted that Option 1 remains unchanged. As Area of Search B (forming part of Option 1) is an extensive area of land that includes land between Salisbury Road and Black Lane it is not clear if the revised SA has considered the Wates land to the north of Black Lane which was promoted for housing and open space as part of an extended Policy 2 allocation or as a standalone housing/open space allocation as part of the Wates Regulation 14 representations. The allocation of the Wates land for a housing/open space would accord with the principle of sustainable development as required by the NPPF and is a significant omission in the site selection and SA process. The lack of clarity as to whether the Wates land has been assessed in version 2 of the SA, and if it was why it has been excluded, casts doubt as to how thorough the site selection and SA process has been. This calls into question whether basic condition criteria a) and d) of paragraph 8 to schedule 4B of the Town and Country Planning Act 1990 which requires Neighbourhood Plans to have regard to national policies and advice, and whether it contributes to the achievement of sustainable development.

### iv) Housing Requirement/Objectively Assessed Housing Need

- 2.14 As the Neighbourhood Plan was submitted after 24th January 2019 it will, according to paragraph 214 of the NPPF, need to be examined under the NPPF 2018 which was recently updated on 19th February 2019. This is an important consideration and has two consequences which are:
1. The Ministry of Housing, Communities and Local Government (MHCLG) Standard Methodology for assessing local housing need should apply; and
  2. The MHCLG Housing Delivery Test of 19th February 2019 applies.
- 2.15 In terms of the use of MHCLG Standard Methodology this is acknowledged in the North Dorset Local Plan Review Issues and Options Consultation of November 2017. Paragraph 3.10 confirms that the consultation document proposes a housing need figure for North Dorset that uses the Governments standard methodology which results in a figure of 366 dwellings a year and that this is in excess of the current Local Plan requirement (285 dwellings per year).
- 2.16 In the context of the MHCLG Housing Delivery Test (HDT) of February 2019 this shows that in North Dorset the amount of homes that were required in the three year period 2015/16 to 2017/18 was 638 dwellings and that the total number of homes delivered was 521. This equates to 82% of the HDT 2018 measurement which means that a 20% buffer should be applied to the housing requirement.
- 2.17 The most recently published NDDC 'Annual Monitoring Report 2018' of December 2018 confirms at paragraph 5.40 that at April 2018 there was only a 3.3 year housing land supply. It is important to note that this calculation is based on the existing annual requirement of 285 dwellings per year and a 20% buffer. If the MHCLG Standard Methodology figure of 366 dwellings per year is used the land supply is only 2.74 years.
- 2.18 Owing to the restructuring of Local Government in Dorset which takes place on 1<sup>st</sup> April 2019 with new Urban and Rural Unitary Authorities being established there are likely to be teething problems as to how the new authorities operate and delays with bringing forward new local Plans etc. As a result it is likely that the housing land supply situation will become worse rather than improve over the short to medium term. This reinforces the need to allocate additional housing land in the Blandford+ Neighbourhood Plan which would also reflect paragraph 31 of the NPPF that requires the preparation and review of all policies to be underpinned by relevant and up-to-date evidence.

### Accordance with Basic Conditions

- 2.19 Based on the above it is evident that there is a serious and significant Housing Land Supply shortfall in North Dorset District. Whilst the Blandford+ Neighbourhood Plan provides additional housing (approximately 400 dwellings at the Policy 2 allocation) which will contribute to the

housing land supply it does not take the opportunity to provide additional housing that would help to further reduce the current housing land supply shortfall. The failure to take this opportunity is contrary to Government advice in the NPPF (paragraph 59) which seeks to significantly boost the supply of homes and as such the Neighbourhood Plan does not meet basic condition a) of the basic condition test of paragraph 8 of Schedule 4 of the 1990 Act.

- 2.20 In addition it is not clear whether the Submission draft Neighbourhood Plan considered the option for extending the Policy 2 allocation to include the Wates land to the north of Black Lane or as a standalone site as part of the site selection and SA process. This raises doubts about the consultation process and whether the Plan makes the most of opportunities to secure sustainable development and whether basic condition criteria d) of paragraph 8 to schedule 4B of the Town and Country Planning Act 1990 is complied with.

### 3.0 OMISSION SITE - LAND TO NORTH OF BLACK LANE, BLANDFORD FORUM

- 3.1 To help rectify the concerns raised in section 2 of these representations particularly the need to boost the supply of housing in North Dorset District because of the current housing land supply shortfall the Blandford+ Neighbourhood Plan Area should provide more housing than is currently proposed in the Submission Plan.
- 3.2 As Blandford Forum is the main service centre in the south of the district with an extensive rural hinterland it is by definition a sustainable location for development. This is acknowledged by the North Dorset Local Plan Part 1 which identifies the settlement as one of the main locations of growth which is reflected in Policy 16 which sets out detailed specifications for development in this area. As a result the Neighbourhood Plan should allocate additional housing land at Blandford Forum and include the Wates land to the north of Black Lane as an extension to the Policy B2 allocation or as a standalone site for up to 90 dwellings plus public open space. The merits of this are set out in more detail below.
- 3.3 To inform these representations Wates Developments commissioned specialist consultants to advise on the landscape and transport implications relating to the proposed allocation of the Wates land to the North of Black Lane, Blandford Forum: These include:
- Preliminary Landscape and Visual Appraisal (March 2019) by SLR
  - Technical Note 2: Transport Representations (25<sup>th</sup> March 2019) by Motion
- 3.4 These reports should be read in conjunction with this representation report and are also summarised below.

#### A Preliminary Landscape and Visual Appraisal by SLR

- 3.5 The Landscape and Visual Appraisal (LVA) assesses the landscape implications of a potential residential development and public open space on land immediately to the south of the proposed Policy B2 - Land North & East of Blandford Forum allocation in the Submission Plan.
- 3.6 The LVA confirms that the southern part of the Wates land (to south of the Pimperne stream and north of Black Lane) falls within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (AONB). The northern part of the site (the parts located to the north of Pimperne stream) is not within any designations for valued landscapes, such as local landscape designations or National Parks. It also confirms that the nearest landscape-related designations include:
- A locally designated Important Open or Wooded Area located to the west of the A354 Blandford Forum bypass;

- A grade II Listed building (Langbourne House) located at a distance of approximately 800m to the north-west; and
- Public right of way (PRoW) E13/2 passes along the southern boundary of the site, along Black Lane; and there are other PRoW's in the locality including:
  - PRoW 13/1 which extends from Black Lane in a southerly direction; and
  - PRoW's 13/2 and 13/4 which extend north-south from Black Lane at a distance of approximately 840m to the east of the site.

3.7 It also confirms that the site is formed by a single agricultural field, sub-divided by a stream. The northern boundary is formed by a relatively substantial belt of well-established native trees the subject of a Tree Preservation Order (TPO). The eastern boundary is also formed by native hedgerow and trees. Close to the south-eastern corner of the site there is an existing water treatment works and residential properties which are bounded by mixed native hedgerow and trees with large areas of hard-standing. The southern boundary of the site is formed by mixed, native hedgerow along the edges of Black Lane. The western boundary comprises native trees and shrubs which form the edge of the A354 Blandford Forum by-pass.

3.8 The topography of part of the site forms a plateau at approximately 40m AOD before gently rising to the north towards an elevation of approximately 45m AOD. The land to the north-west of the site and to the south rises reaching elevations of approximately 90m AOD within the residential area of Blandford Forum to the north-west and to an elevation of approximately 95m AOD (The Down Wood) to the south.

3.9 Paragraph 3.4.1 confirms that in terms of the context of the landscape the site has no cultural associations, and there is no formal recreational access across the site. The landscape within the site is not fully representative of the wider landscape characteristics identified for the AONB. Paragraph 3.4.2 notes that the field and gently rising landform would have a high susceptibility to any residential development, as the scale and character of these elements would be changed by built form. It notes however that the site is strongly perceptually influenced by residential areas, on rising ground, to the north-west and would be perceptually affected by any development within the proposed mixed use Policy B2 allocation to the immediate north, both of which would reduce susceptibility to low/medium. In relation to overall character the key characteristics of the East Blandford/Pimperne Downs Landscape Character Area (LCA) would remain largely unchanged since it occupies only a small proportion of the LCA and is already influenced by residential areas within Blandford Forum and by the A354 by-pass.

3.10 In terms of the proposed Concept Layout as shown on Drawing No 18130(AF)00.01 - Rev P07) it is important to note that that majority of the existing vegetation would be retained and reinforced with new, mixed, native tree and shrub planting. Although new housing would be introduced to the site it would take place in an area which is already influenced by the rising settlement edge of Blandford Forum. In addition a significant part of the site would be left undeveloped and a new landscaped parkland would be introduced in the vicinity of the

existing stream, providing publicly accessible open space in character with the surrounding landscape. Although the proposed development would result in increased traffic and noise it would be introduced into an area which is already heavily affected by noise and movement from nearby residential areas and associated with the A354 by-pass.

- 3.11 With regard to the direct effect on the AONB this would be limited to the creation of the new access point onto Black Lane and the proposed pedestrian/cyclepath close to the Pimperne stream. All of the proposed residential development would be set back, to the north of the site, outside of the AONB. A landscaped buffer area would be allocated to the north of the existing stream (which forms the boundary of the AONB) and new landscaped parkland would be designed, taking account of local landscape characteristics and increasing public accessibility to the site by the provision of a pedestrian/cycle track alongside the stream. The new landscape parkland would therefore enhance the existing landscape and reinforce existing features to limit any effect on the setting of the AONB.
- 3.12 In summary the overall potential landscape effects of the proposed development is likely to result in localised landscape effects. These, however, would be limited by sensitive design which positions the proposed residential development to the northern part of the site, towards the proposed mixed use Policy B2 allocation to the north and away from the more sensitive edge of the AONB. The proposed landscape parkland in the larger portion of the site, to the south, would provide a buffer area and would be designed to enhance and reinforce landscape elements and features.

### B Technical Note 2: Transport Representations by Motion

- 3.13 This Technical Note reviews the current draft Policy B2 allocation and considers how the proposed development of the Wates land to south of this allocation could compliment the development potential for this part of Blandford Forum.
- 3.14 The Policy B2 land is in the control of the Wyatt Estate plus others and is being promoted by Barton Willmore on their behalf. Based on previous representation made by Barton Willmore the provisional proposals for the Policy B2 site seek to create a new roundabout access onto the A354 Blandford by-pass to serve the eastern part of the proposed allocation with provision of an additional access from Salisbury Road to serve the northern part of the allocation where the new primary school and relocated allotments are proposed.
- 3.15 Whilst it is acknowledged that the Policy B2 allocation proposes approximately 400 dwellings and community facilities it is not clear whether the policy as currently proposed or worded optimises traveller choice by allowing a range of attractive alternative modes of travel to and from Blandford town centre. The potential new roundabout would connect the east part of the site directly onto the A354 Blandford by pass therefore making it easier to choose a private car for access for local trips to work and shopping uses.

- 3.16 There is, however, little evidence for the current Policy B2 allocation to maximise the amount of sustainable infrastructure to facilitate or encourage walking, cycling or use public transport for local trips. This is a pre-requisite expected by Local and National Government policy. Under the existing conditions, the by-pass has been designed to accommodate cars only with the aim of removing traffic flows from Blandford and thereby improving the environment within the town centre. There is no provision for pedestrians or cyclists on the A 354 Blandford by-pass. Justification should therefore be provided in respect of a feasible pedestrian connection between the Policy B2 east allocation and the town centre/local residential areas to the south-west of the A354 by-pass.
- 3.17 The inclusion of the Wates land to the current Policy B2 allocation creates the opportunity for improved public transport access to this allocation and also creates the opportunity to provide direct pedestrian and cycle routes to/from Blandford Forum town centre. It also allows future traffic movements to be spread across the local road network.
- 3.18 **Development Access to Black Lane:** The main vehicular access to the Wates land could be achieved by creating a new junction onto Black Lane. The proposed access arrangement is shown on Motion Drawing 1810072-SK01 which forms Appendix A of the Motion Technical Note. This shows 3.0 metre through lanes along Black Lane and a pedestrian drop kerb on both sides of this road to provide pedestrian and cycle links into the existing footway network. There is also potential to upgrade the existing footway alongside Black Lane to a 3 metre foot/cycle facility into Blandford Forum. This access arrangement is relatively understated and could be assimilated into the landscape without causing unacceptable harm to the appearance or character of the AONB.
- 3.19 **Public Transport Links:** The current Policy B2 development would only create a service in/out of the town centre via Salisbury Road and the A354 Blandford by-pass. The routes to/from the north would operate past the northern part of the Policy B2 land but would not be able to serve the southern area (i.e. the eastern part of the allocation) without a new or diverted bus route via a suitable access from the A354 Blandford Forum by-pass. The addition of bus access to include the Wates land would allow a new service to divert into the Wates site via Black Lane, then the neighbouring Policy B2 site to the north, and then onto the Salisbury Road/A354 by-pass. Such an arrangement would serve many more people in the local community and reduce the need for residents and visitors of the current Policy B2 allocation to use the by-pass when travelling to the town centre.
- 3.20 **Pedestrian and Cycle Connections to the Town Centre:** The Wates land is approximately 1.9km from the town centre. It would be possible to walk this in about 20 to 25 minutes or cycle in approximately 10 minutes. The current Policy B2 land is approximately 2.3 to 2.5km from the town centre and any cycle/walking routes would be via Salisbury Road or alongside the B354 Blandford by-pass (subject to new infrastructure being provided). Access via walking or cycling would take longer than access via Black Lane and it is likely that the walking/cycling environment would be better utilising access to the Wates land.
-

3.21 Black Lane to the south of the Wates land is provided with a dedicated footway on the southern side of the road, which is wide enough to accommodate two passing pedestrians. There is an existing verge on the section between the Wates land and the bridge where Black Lane passes under the by-pass. The development of the Wates site could facilitate either an upgrade of the existing footway along Black Lane to a shared cycleway/footway or incorporate a new link within the proposed development site such as part of a riverside/streamside walk/cycleway. To the south-east of the by-pass bridge, the road becomes residential in nature and leads to the centre of Blandford Forum.

### Summary on Transport Benefits

3.22 Based on the above it is clear that the incorporation of the Wates land into an extended Policy B2 allocation would provide a number of transport benefits which would enhance the current Policy B2 allocation. These include:

- Significantly improved connections that utilises the potential infrastructure that would be available with the adjoining Wates land
- The potential to create a vehicle access to local areas around Blandford Forum and the surrounding communities with the added benefit of minimising disruption to the strategic A354 bypass
- A potential opportunity to create a new public transport link which could connect with existing local areas as well as the Wates land and the Policy B2 land to the north and east of Blandford Forum
- Good cycle and pedestrian connections to Blandford Forum

3.23 The above points would also be achieved with or without the Policy B2 land to the north which means that the Wates land is an appropriate development site that could be developed as an extension of the Policy B2 allocation or as a standalone development.

## C Flood Risk

3.24 In addition to the landscape and transportation matters discussed above it is acknowledged that parts of Wates land falls within Flood Zones 2 and 3. These flood zones are mainly located to the north and south of Pimperne stream. Whilst this is a constraint that would normally prevent new residential development it would be taken into account in designing a suitable layout so that the new housing areas would be limited to areas falling outside Flood Zone 2 and 3. The parts of the site that fall within the Flood Zones 2 and 3 could accommodate uses that are more compatible with flood risk areas such as informal public open space/landscaped parkland; a riverside walk/cycleway; and works to improve the functionality of Pimperne stream. Although the proposed access road would pass through parts

of Flood Zones 2 and 3 it would be possible for the design of the road to provide a safe access route during normal flood events. An extended Policy 2 allocation that includes the Wates land would also provide another means of access to the local highway network other than just Black Lane.

### D Tree Preservation Order Trees

- 3.25 As noted in the SLR Landscape and Visual Appraisal parts of the northern boundary of the Wates land comprise a row of Tree Preservation Order (TPOs) trees. These trees would be retained as part of a development scheme especially as they provide a natural backdrop to the site and would also partly screen the current Policy B2 allocation. There is also scope to extend the current tree belt further to the east to provide additional screening.

### 4.0 SUGGESTED CHANGES TO THE NEIGHBOURHOOD PLAN

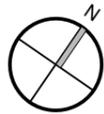
- 4.1 As a result of the comments made in the preceding sections of this report Wates makes the following suggested changes to Policies B1 and B2 of the Neighbourhood Plan:

#### Suggested Change to Policy B2 – Land North and East of Blandford Forum

- 4.2 Wates generally supports the proposed Policy B2 allocation of land to the North and North East of Blandford Forum for a mix of residential, education, community and allotment uses. Owing to the need to provide more housing in North Dorset/Blandford Forum and following consideration of the LVA report by SLR and the Technical Note on Transport matters by Motion there are sound reasons for either extending the existing Policy B2 allocation to the south to include the Wates land north of Black Lane or allocate the Wates land as a standalone development site for up to 90 dwellings, new public open space plus new vehicular, pedestrian and cycle access points onto Black Lane.
- 4.3 The development option described above is shown on the attached indicative drawings prepared by Re-Format. These include:
- Concept Layout (Drawing No 18130(AF)00.01 - Rev P07)
  - Proposed Context Plan (Drawing No 18130(AF)00.02 - Rev P03)
- 4.4 In light of the above the comments my client suggests that the wording of Policy B2 - Land North & East of Blandford is amended to reflect the comments made above.

#### Suggested Change to Policy B1/Inset B - Blandford Forum & Blandford St Mary Settlement Boundary

- 4.5 Based upon the comments made in paragraphs 4.2 to 4.4 above, the Settlement Boundary for Blandford Forum as shown on Inset B of the Policies Map should include the proposed development areas as shown on the Concept Layout (Drawing No 18130(AF) 00.01 - Rev P07) which forms part of these representations.



Revisions

P01 / 10.12.18 / Initial issue	P07 / 28.03.19 / Layout updated
P02 / 11.12.18 / General updates	
P03 / 12.12.18 / Ready for issue	
P04 / 17.12.18 / Layout updated	
P05 / 17.12.18 / Layout updated	
P06 / 18.12.18 / Layout updated	



Re-Format  
Buckmore Studios  
Beckham Lane  
Petersfield  
Hampshire

Drawn by

RM

Date

10.12.18

Project Title

Land to Black Lane, Blandford Forum

Status

Preliminary

Stage

Feasibility

Document Title

Concept layout

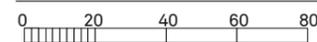
Drawing Number

18130(AF)00.01

Revision

P07

Scale at A3 1:2000





Proposed Neighbourhood Plan allocation

Continuity of linear riverside greener space

New public amenity space with new pedestrian, cycle and vehicular connections into Blandford Forum.



Revisions

P01 / 11.12.18 / Initial issue
P02 / 12.12.18 / Context added
P03 / 17.12.18 / General Ammendment



Re-Format  
Buckmore Studios  
Beckham Lane  
Petersfield  
Hampshire

Drawn by	Date	Project Title	Status	Stage
RM	11.12.18	Land to Black Lane, Blandford Forum	Preliminary	Feasibility
Scale at A3 1:7500		Document Title	Drawing Number	Revision
		Proposed context plan	18130(AF)00.02	P03

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