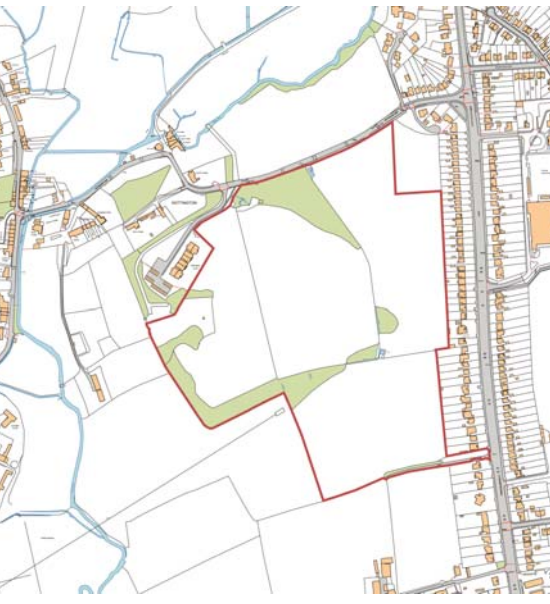


What is the purpose of this event?

Welcome to our consultation event which is designed to give you an opportunity to look at and comment on our proposals for an Outline Planning Application to be submitted in the new year.

The application will seek outline permission for around 340 dwellings with associated access, landscaping and public open space on land south of Nottingham Lane (and west of Dorchester Road).

The application will seek to establish the principle of the development and access but does not deal with the detailed matters such as architecture, design and detailed site layout.



Why this site?

West Dorset and Weymouth & Portland Councils are in the process of preparing a new “Local Plan” to guide planning policy and identify land for housing (and other uses). This Local Plan has been in preparation for some time and is currently being considered by an independent inspector.

The new Local Plan was produced jointly by the two Councils and followed considerable consultation in:

- Autumn 2011 (a launch and series of working groups);
- June & July 2012 (the “pre-submission” draft Local Plan);
- November & December 2012 (on “alternative sites”);
- January 2013 (on an “alternative strategy); and
- August to October 2013 (on proposed modifications).

Throughout that time, this site has been proposed for development and the current situation is that the site is allocated for “in the region of 320 dwellings” by Policy WEY12. Full copies of the policy and supporting text are available in the hall today.

In addition to this, the Councils have accepted, following Betterment Property’s successful Appeal in early 2014 at Curtis Fields (Weymouth) for 180 dwellings that they cannot demonstrate a “5 year housing land supply” as required by National Policy. The proposed development will make an important contribution to the housing land supply.

What have we been doing?

We have been gathering lots of technical information and evidence on the site to properly inform our proposals and have engaged a professional team of consultants to analyse the site and formulate a framework plan.

Site Context



The site is located on the east and south side of the Wey Valley, set between the settlements of Broadway on the higher ground to the east, and Nottington on lower ground to the west.

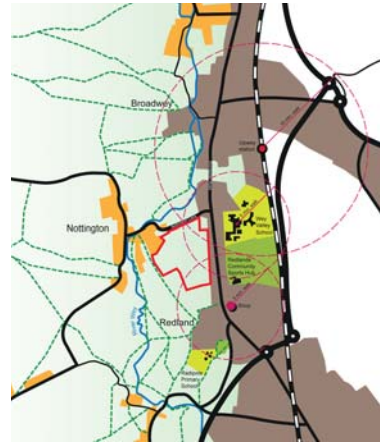
Historically Broadway has grown around the transport links of road and rail extending from Weymouth and now provides a focus for the local community with key facilities such as Upwey Station, Wey Valley School and Redlands Sports Hub, which support this area as sustainable location for new homes.

Set back from the linear development at Broadway, small villages such as Upwey and Nottington sit in the lower sheltered Wey Valley and present distinctive built character qualities within the attractive surrounding countryside.

The site presents the opportunity to reinforce this local context. Dwellings should provide positive frontages to streets and bring added variety through a range of house types and sizes.

New streets and spaces should respond to changes in levels and exploit the dramatic distant views across the landscape towards Hardy Monument.

Pedestrian friendly routes through the site should also connect communities together, providing improved access to existing facilities and the surrounding established network of countryside routes.



The site benefits from its natural setting and proximity to facilities

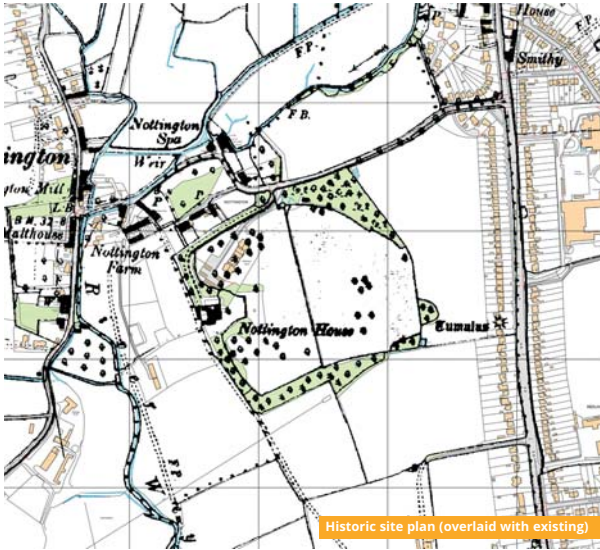


Attractive views and a network of rural routes adjoin the site



Typical local building character

A brief history of the site and its surroundings



Nottingham House and its setting previously adjoining the village



The Conservation Area designation reflects the historic context

The western part of the site is contained within a small 'bowl' of lower lying land, which historically formed part of Nottingham, being the grounds of the former Nottingham House. The house was demolished in the 1960's, but its parkland setting remains.

The parkland is still defined by its woodland enclosure and a shelterbelt of trees, purposely positioned to maximise the enclosure of the landscape. Some large free standing parkland trees also remain within the open field, currently overlooked by Nottingham Court.

The relationship with Nottingham is recognised through the Conservation Area designation which covers the historic core of the village, extending out along Nottingham Lane and

encompassing part of the site.

The development must respond positively to this historic context.

Enabling public access to the area will bring new and existing communities together and allow the parkland characteristics to become a shared feature.

Safeguarding historic parkland features, including the shelterbelt trees along the southern boundary, the wooded enclosures, and the old estate boundary wall are priority opportunities.

The opportunity also exists to reinstate a feature building overlooking the parkland enclosed from outside views.



The former estate wall boundaries are still evident in places



The enclosed 'parkland bowl' to the west



The historic built qualities adjoining the site along Nottingham Lane

What are the key issues?

Whilst the site is proposed for development under Policy WEY12 of the new Local Plan and whilst the Councils may not be able to demonstrate a “5 year housing land supply”, we still need to demonstrate that the site can be developed without significant harm.

The next few panels describe how we have responded to the information we have gathered and we are interested in your views on the issues and whether we have taken these sufficiently into account.

Key Issues include:

- Traffic to and from the site along local roads;
- Controlling surface water run-off and flooding;
- Trees and hedgerows (most trees on the site have a “Tree Preservation Order”);
- The adjoining Conservation Area;
- Wildlife and ecological interest;
- Archaeological interest;
- Landscape impact; and
- The relationship with existing properties (especially privacy and outlook).

A member of the team will be able to discuss any of these issues with you and answer any questions you may have. This list is not exhaustive.

How have we responded to the key issues?

Our designers feel that the overall site can be divided into “character areas” because of how each part of the site looks and feels and relates to its surroundings. We suggest these are:



UPPER WEY VALLEY

A new access will be created to Nottingham Lane, where the ‘green’ approach and rural lane character will be maintained with development set back from the established hedgerow. From arrival, the route will follow the existing contours to gently climb towards the higher ground with enclosed views of the established woodland edge. The route through the site will adopt a ‘street’ based character, drawing positive references from the Wey Valley villages. New buildings will step back and forth to address the street with opportunities for front and side gardens to add greenery to an informal street scene.

HARDY VIEW

The new street will rise up the slope from the north to open into a focal space set on the higher ground. The route and space will be enclosed by new dwellings which frame distant views towards the surrounding countryside and Hardy Monument on Black Down.

A network of informal lanes in this area will access a range of properties, positioned to address the established trees along the southern parkland edge and create an attractive outlook. A pedestrian / cycle priority connection through to Dorchester Road will provide greater movement choice and help integrate new and existing communities.

NOTTINGTON PARK

A public parkland space forms a central feature for the development, where a network of routes will connect the park with new and existing communities and links beyond to the adjoining countryside.

A formal edge to the park will be created by a row of dwellings positively addressing the space to the north. The parkland access street leads into a driveway approach to a feature building enclosing the western edge. The historic row of shelterbelt trees will frame the southern edge and provide further opportunities for natural play.

The Framework Plan

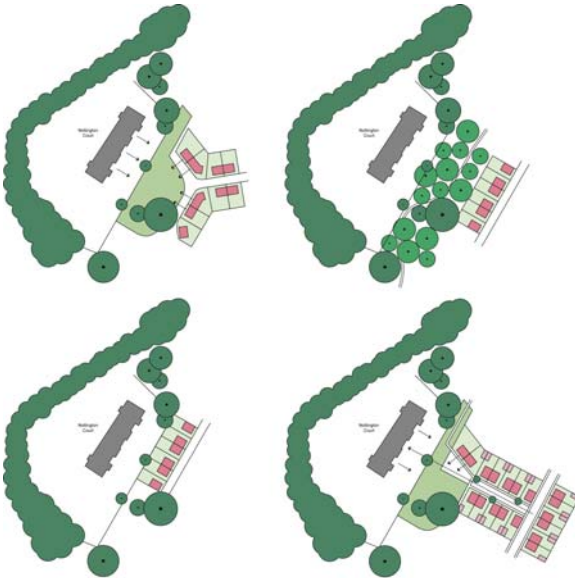
As the application is in “outline” only (with access details) we do not have individual house designs or a detailed site layout. The application will be accompanied by a Framework Plan along these lines:

- **Potential for around 340 dwellings;**
- **Main access from Nottingham Lane;**
- **Secondary access from Dorchester Road;**
- **Open space, retention of trees, new footpaths**

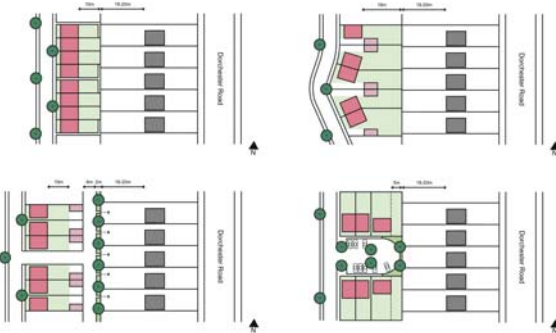


Relationships with adjoining properties

It is difficult to develop a site such as this without some impact on adjoining properties although we are keen to minimise this impact. We have given a lot of thought to how we can do this when we come to future detailed layouts and designs. We would be interested in your views on these ideas.



**Possible ways to lay out development close to Nottingham Court.
Which is most appropriate?**



**Possible ways to address the rear gardens of properties along Dorchester Road showing possible buffers, rear gardens, rear lanes or parking courts.
Again, which is most appropriate?**

Access to the site

Another matter on which we would especially like your views is the access strategy.

We propose a main access from Nottingham Lane that would take the vehicular traffic as well as pedestrians and cyclists. We also propose to re-plan and improve the existing traffic calming along that road.

We also propose a secondary access direct onto Dorchester Road using the existing track and gate. This would give pedestrians and cyclists priority but could also take some vehicles. Should this access be for pedestrians and cyclists only? Should some vehicles be able to use it? This access is indicated on the Framework Plan earlier.

Possible access design for Nottingham Lane:



What Happens Next?

It is our intention to submit an “outline planning application” that seeks to confirm the principles of the development. The application will also include details of site access(es). We anticipate submitting to the Council in January 2015.

The outline application will be accompanied by a Framework Plan similar to the one on an earlier panel, but which also takes into account feedback from this consultation (wherever possible and practical).

Your views will help us understand whether our thoughts and ideas are on the right track.

If outline planning permission is granted, we will consult the local community again on the details (architecture, design, layout, scale and building heights and so on) in the future.

You should be aware that the Emerging Local Plan seeks to establish the principle of development on this site through Policy WEY12.

All feedback received will be summarised in a document called a “Statement of Community Engagement”, so even if you object to the principle, we will include your comments in that document.

How to contact us and make your views known

You are welcome to use the feedback sheets available today and leave these in the box near the exit. Alternatively you can:

- Take a feedback form away and post it back to us;
- Email us with your comments;
- Download a feedback form from our website and send it back to us; or
- Send us your comments directly through our website

Copies of today's exhibition material and feedback form and the opportunity to submit comments online are all available on our website;

www.cgfry.co.uk/info/land+and+planning

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***All comments and feedback to be received by 5.00pm
Tuesday 30th December 2014***