

# Report

**Report subject: MAJOR DEVELOPMENT TO THE EAST OF SHAFTESBURY  
APPLICATIONS TO NORTH DORSET DISTRICT COUNCIL BY PERSIMMON HOMES,  
WESTBURY HOMES(HOLDINGS) LTD, HERON LAND DEVELOPMENT LTD & MRS  
M KAVANAGH, MR R COLES AND THE WILL TRUST OF THE LATE A P  
KAVANAGH**

**LAND AT : NORTH OF THE A30 SALISBURY ROAD AND THE SOUTH OF  
MAMPITTS LANE , EAST OF SHAFTESBURY, GREENACRES, SALISBURY ROAD  
SHAFTESBURY**

**Report to: Western Area Committee**

**Date: 10 November 2005**

**Author: J Howles for Head of Development Services**

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## **Purpose of Report**

To ascertain whether the Western Area Committee wishes to make further representations to the Public Inquiry concerning the above developments.

## **Background**

A consultation from NDDC on the above applications was considered by the Western Area Committee 13/06/02 at which it **RESOLVED** – that a letter be sent to North Dorset District Council endorsing the previous letter sent by the North West Area Team Leader and including the following concerns:-

- (a) The urbanisation of the A30 that would result (especially from 3 storey development)
- (b) Light pollution – the need for lighting installations to be designed to minimise this; and
- (c) That the interests of the occupiers of the three properties in Donhead St Mary Parish be safeguarded, whose sole vehicular access is via this site.

The applications are now the subject of a call in enquiry by the Secretary of State (notification letter attached as appendix 1.)

Copies of all previous representations will be forwarded to the Planning Inspectorate by NDDC.

Any further representations must be sent to the Planning Inspectorate by 15<sup>th</sup> November 2005 .



Awarded in:  
Housing Services  
Waste and Recycling Services



## **IMPLICATIONS**

- **Financial:** None
- **Legal:** None
- **Human Rights:** None
- **Personnel:** - Only if it is necessary for the council to be represented at the Inquiry – otherwise none
- **Community Safety:** Additional population in an area close to the district boundary
- **Environmental implications:** In Environmental Statement
- **Council's Core Values:** Fairness & Equality Protecting the Environment, An open learning council
- **Wards Affected:** Donhead St Mary



## WESTERN AREA COMMITTEE

13 June 2002

# REPORT

Author: Mrs J Howles  
Area Team Leader NW for Head of Development Services  
01722 434379  
developmentcontrol@salisbury.gov.uk

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### CONSULTATION FROM NORTH DORSET DISTRICT COUNCIL IN RESPECT OF MAJOR DEVELOPMENT TO THE EAST OF SHAFTESBURY

#### Report Summary:

The purpose of the report is to seek the views of members on the above proposal .  
An executive summary (submitted by the applicants' agents) of the proposal is attached as appendix I.

#### Introduction

This matter has been brought before the Western Area Committee at the request of councillor Cole Morgan whose ward may be affected by part of the development.

The development is located to the east of Shaftesbury and is an allocated site in the relevant local plan. It lies immediately to the west of the safeguarded line of a proposed Shaftesbury By pass. At the Local Plan Inquiry the Inspector recommended that the access to this site be through the site itself and not from the proposed by pass. He also recommended a mixed use.

An environmental statement has been prepared and an executive summary is attached. A full ( three volume) copy of the document can be found in the members room. The application is in outline but the documents show illustrative details.

The design of the development is being evolved via Enquiry by design workshops , the next one of which will be held on 24<sup>th</sup> June in Shaftesbury ( notice at appendix 3) . An officer of this council (John Hammond) will be attending.

Owing to the short time scale originally given for response to this consultation a 'holding' letter was sent, a copy of which is attached as an appendix.

#### Proposal

The application description is as follows:

#### **APPLICATION NO. 2/2002/0415**

**DEVELOPMENT:** Develop land for residential and mixed use purposes with associated open space , create vehicular and pedestrian access

**LOCATION:** Land north of A30 Salisbury Road north & south of Mampitts Lane

**SHAFTESBURY**

## Issues

These are given in the executive summary but in addition the following issues also need to be considered.

### I. Sustainability.

- ❖ Reducing the need to travel. The proposal as submitted is housing dominated with workshops over garages rather than true mixed use.
- ❖ Access by means other than the private car – the need to provide a route through the site suitable for a bus route – the needs of cycling and walking both on and off site ( the site is within easy cycling distance of Shaftesbury Town Centre)
- ❖ The proposal contains a site for a school

With reference to 13.7 Transport and Traffic the following issues also merit consideration:

- ❖ The site adjoins the proposed by pass route but does not include it.
- ❖ There are two proposed accesses to the A30.
- ❖ It would appear that the principal access (and sole vehicular access) from phase I is from the A30. The landscape impact of this will inevitably lead to a change in character of this stretch of road.
- ❖ Vehicular access to the site is from the north and south with links (undefined but presumably not vehicular) to the residential development to the west. However, the route through the site is indirect and may not be form a practicable route for buses.
- ❖ There are some dwellings in Donhead St Mary Parish whose vehicular access is either adjoining or via this site.
- ❖ There are public footpaths links into Wiltshire that traverse the site.

### 2. Design and landscape impact.

- ❖ The site is not within the AONB but is visible from it.
- ❖ The new development adjoining the site contains some three storey development.
- ❖ The need to safeguard mature hedgerows where possible.

### 3. Phasing

- ❖ As shown Phase I occupies the south eastern, and central sections of the site, thus leaving the tractor storage area adjacent to the built development of Shaftesbury undisturbed in the first instance with the south eastern section appearing physically separate from the town.

## Costs None

## Consultation Undertaken:

This is a consultation exercise by North Dorset District Council

## Recommendations:

**Members views on the proposal are requested to reply to North Dorset's consultation**

## Background Papers:

Copy of application and environmental statement

'Holding' letter to NDDC attached as appendix 2

**Implications:**

- **Financial:** None
- **Legal:** None
- **Human Rights:** None
- **Personnel:** None
- **Community Safety:** Additional population in an area close to the district boundary
- **Environmental implications:** In Environmental Statement
- **Council's Core Values:** Fairness & Equality Protecting the Environment, An open learning council
- **Wards Affected:** Donhead St Mary

**Cliff Lane, BSc(Hons) Dip EP MRTPI, Head of Development Services  
Salisbury District Council, Planning Office,  
61 Wyndham Road, Salisbury SP1 3AH**

Fax: (01722) 434520 DX: 58026 Salisbury  
Reception: 01722 434327  
Email : [developmentcontrol@Salisbury.gov.uk](mailto:developmentcontrol@Salisbury.gov.uk)

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North Dorset District Council  
Nordon  
Salisbury Road  
Blandford Forum  
Dorset  
DT11 7LL

Our Ref: JH/DONHEAD  
Your Ref: Mr A Williams  
Date 14/06/02

Dear Mr Williams

**APPLICATION NO. 2/2002/0415**

**DEVELOPMENT: Develop land for residential and mixed use purposes with associated open space , create vehicular and pedestrian access**

**LOCATION: Land north of A30 Salisbury Road north & south of Mampitts Lane SHAFTESBURY**

Thank you for consulting Salisbury District Council on this application.

Further to my letter of 14<sup>th</sup> May, the Western Area Committee considered this matter on 13<sup>th</sup> June 2002 and resolved to endorse the contents of my letter of 14<sup>th</sup> May 2002 and that I write to you raising the following additional issues

- ❖ The urbanisation of the A 30 that would result ( especially from 3 storey development)
- ❖ Light pollution – the need for lighting installations to be designed to minimise this
- ❖ That the interests of the occupiers of the three properties in Donhead St Mary Parish be safeguarded ,whose sole vehicular access is via this site.

Yours sincerely,

Judy Howles  
Area Planning Officer  
For Head of Unit

cc. Cllr Cole Morgan Donhead Ward  
John Hammond