

Isobel Hollands

From: Amanda Stobbs
Sent: 07 September 2016 18:08
To: Andrew Lewis
Cc: Paul Burrell; Isobel Hollands
Subject: Heyford Park - SBS & Phase 9 - Cumulative Assessment
Attachments: D.0358_23-B Baseline and Cumulative Development.pdf; D.0359_17-B Baseline and Cumulative Development.pdf

Andrew

Further to our discussions of 23 August 2016 and 06 September 2016, please find attached revised plans showing the proposed approach to establishing the baseline and cumulative assessment with regards both the proposed Dorchester Phase 9 residential scheme (dwg: D.0358_23 B) and the Southern Bomb Stores phase 1 commercial/residential scheme (dwg: D.0359_17 B). FYI, there is a minor tweak to the key from that shared at Tuesday's meeting.

We have approached the establishment of the baseline and cumulative development in the same manner for both applications, as set out below:

Baseline:

- Existing buildings/development within the flying field (primarily employment uses within existing buildings including Paragon)
- Existing / new buildings subject to the Outline Consent (10/01642/OUT approved 22/12/2011) as confined to the New Settlement Area and set out within the schedule of development permitted (Condition 5) and the Parameters Plans, specifically Development Uses Plan 023 D (Condition 6) - Excluding future development parcels

Whilst acknowledging that the following have not yet been built or in some cases consented, the nature of development falls within the general scope of the approved Outline Consent as above and therefore would be largely double-counted if considered as cumulative development; we therefore propose that they be considered as part of the baseline or at least excluded from the cumulative assessment:

- Phase 5 comprising 60 dwellings and associated access/infrastructure (13/01811/OUT approved 31/03/2016) - as approved, albeit amends the Outline Consent above.
- Village Centre South comprising Hotel (403m² of D1); Bar/Brasserie (636m² of A3-A5); and Covered Market (1,642m² of A1-A3 & D1) (16/01000/F, yet to be determined) - however, the Outline Consent includes the provision of a Local Centre with A1-A5, D1 and C3 uses (ref Development Uses Parameters Plan) in the broad areas of the proposed VC(S) and to be submitted VC(N); whilst they will add over the existing baseline, they are broadly in line with what is consented and the change is unlikely to be significant in this context.
- Phase 6 comprising 43 dwellings and associated access/infrastructure (16/00263/F, resolved to approve subject to the S106) - however, falls within the general scope of the Outline Consent in terms of residential/urban development within the New Settlement Area.

Cumulative Development:

We propose a two-stage cumulative assessment comprising:

- Stage 1 – Policy Villages 5 Application as CDC Local Plan Policy including Parcel 9: Pye Homes 77 dwellings development (15/01357/F) yet to be determined but excluding Parcels 1 and 2 (as these are included within baseline as set out above). With regards Phase 9, it is also proposed to include the SBS Phase 1 as the application is to be submitted at the same/similar time to Phase 9.
- Stage 2 – Allows for the Policy Villages 5 Application to extend onto adjacent land; the extent of this land has been previously identified through the joint CDC/Dorchester Group master-planning exercise and considered acceptable in principle subject to further assessment. Accordingly, whilst the masterplan has no formal status at this time, it is considered prudent in the context of the ES to consider the proposed development alongside this planned growth.

Both the Barras application and Southern Bomb Stores planning applications would be excluded from the assessment being both contrary to Local Plan policy and subject to objections that have remained unresolved since early/mid 2015; furthermore, to include the Southern Bomb Stores live application would result in some double-counting.

It is acknowledged that there may be some minor differences with regards the Transport Modelling approach and thereby the incorporation of traffic flows into the air quality and noise quality assessments.

Would you please confirm your agreement to the above or advise otherwise?

FYI, I'm on leave next week until Monday 26th September; can you please keep Paul Burrell and Isobel Hollands copied in to any response.

Regards, Amanda

Amanda Stobbs

Principal Planner

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