

LAND AT VEARSE FARM, BRIDPORT

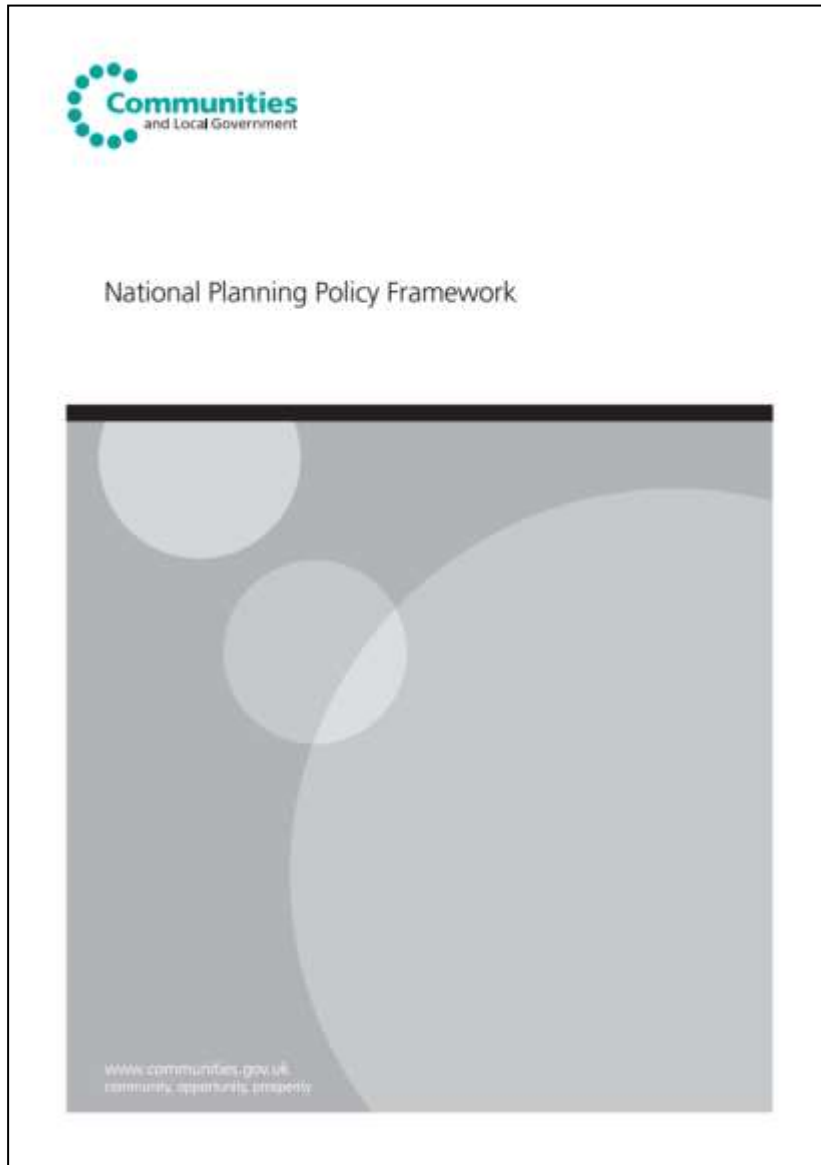
WD/D/17/000986

Outline application for the development of up to 760 dwellings, 60 unit care home (Use Class C2), 4 hectares of land for employment (Use Classes B1, B2, B8), mixed use local centre (Use Classes A1, A2, A3, A4, A5, B1, C3 and D1), primary school and associated playing fields (Use Class D1), areas of public open space and allotments, drainage works, the formation of new vehicular accesses to West Road and the formation of new pedestrian and cycle links.

LAND AT VEARSE FARM, BRIDPORT

What's happening to
WD/D/15/002010?

Housing Need



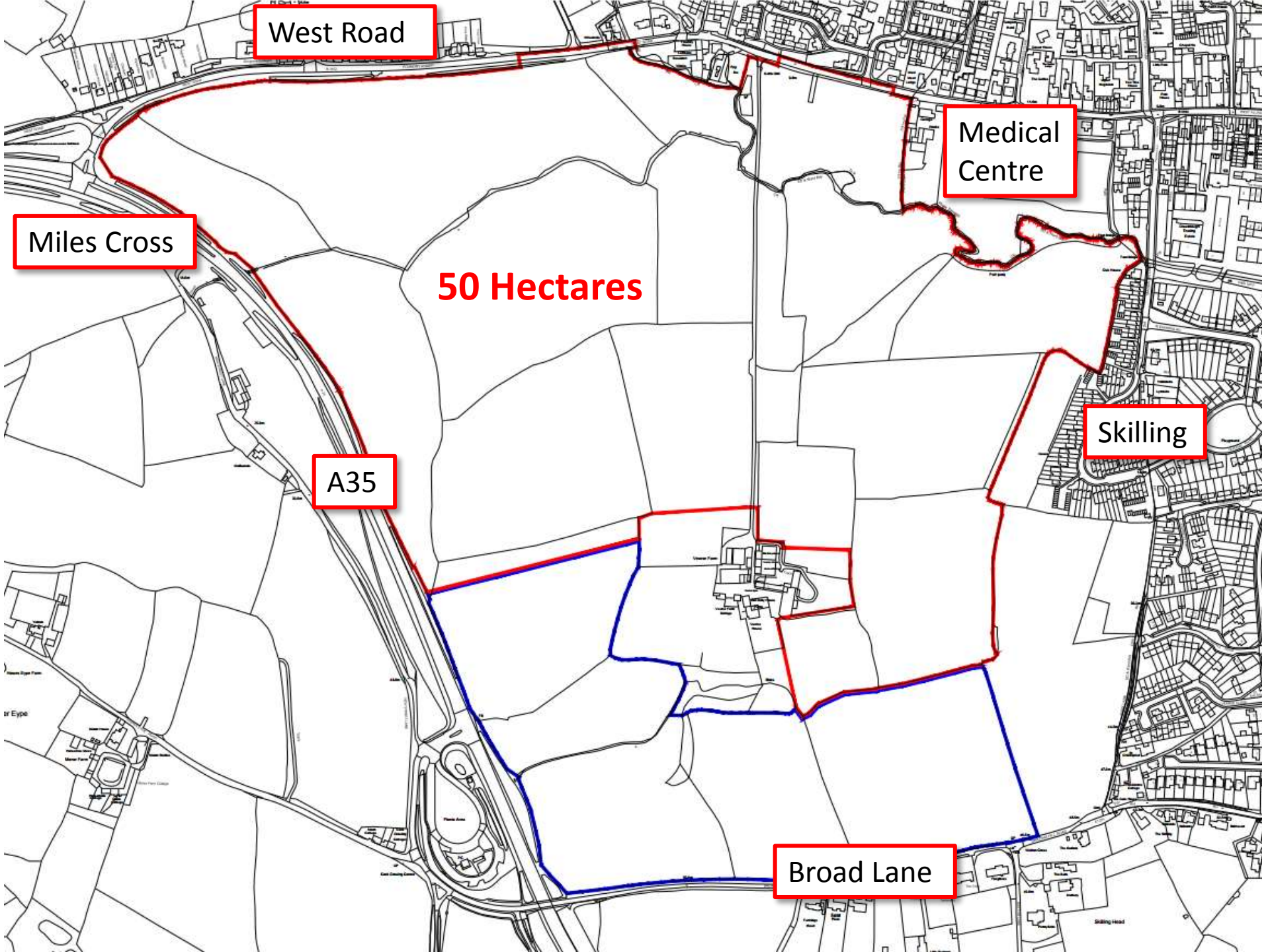
Paragraph 47

To boost significantly
the supply of housing

...

Housing Need

- Local Plans should meet objectively assessed needs for housing;
- 775 dwelling p.a. over 20 years (2011 – 2031) = 15,500 dwellings – 14,855 accepted as sound by Local Plan inspector subject to early review;
- Sustainable growth strategy including Vearse Farm - accepted by Local Plan inspector. Development in AONB justified – NPPF exceptional circumstances;
- Vearse Farm now allocated site in a development plan;
- Must always have five years' worth of deliverable sites (6,240 = 5 x 775 + pre-2011 shortfall + 20%);
- Ryme Road, Yetminster, only 4.63 years including Vearse Farm;
- Issue and options for taking Local Plan forward to 2036.



West Road

Medical Centre

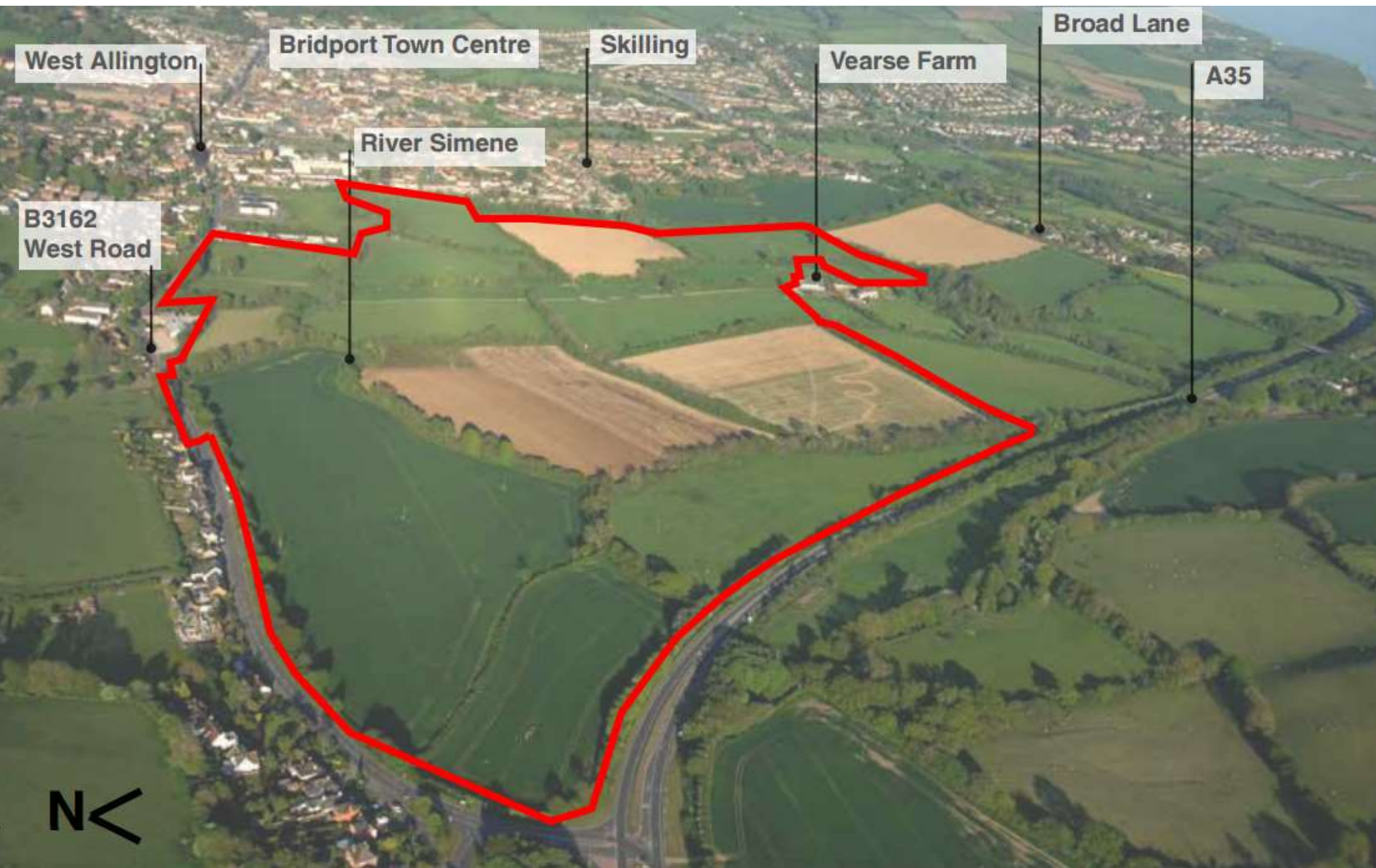
Miles Cross

50 Hectares

Skilling

A35

Broad Lane



West Allington

Bridport Town Centre

Skilling

Vearse Farm

Broad Lane

A35

River Simene

B3162
West Road



OUTLINE APPLICATION



Access



Appearance



Landscaping

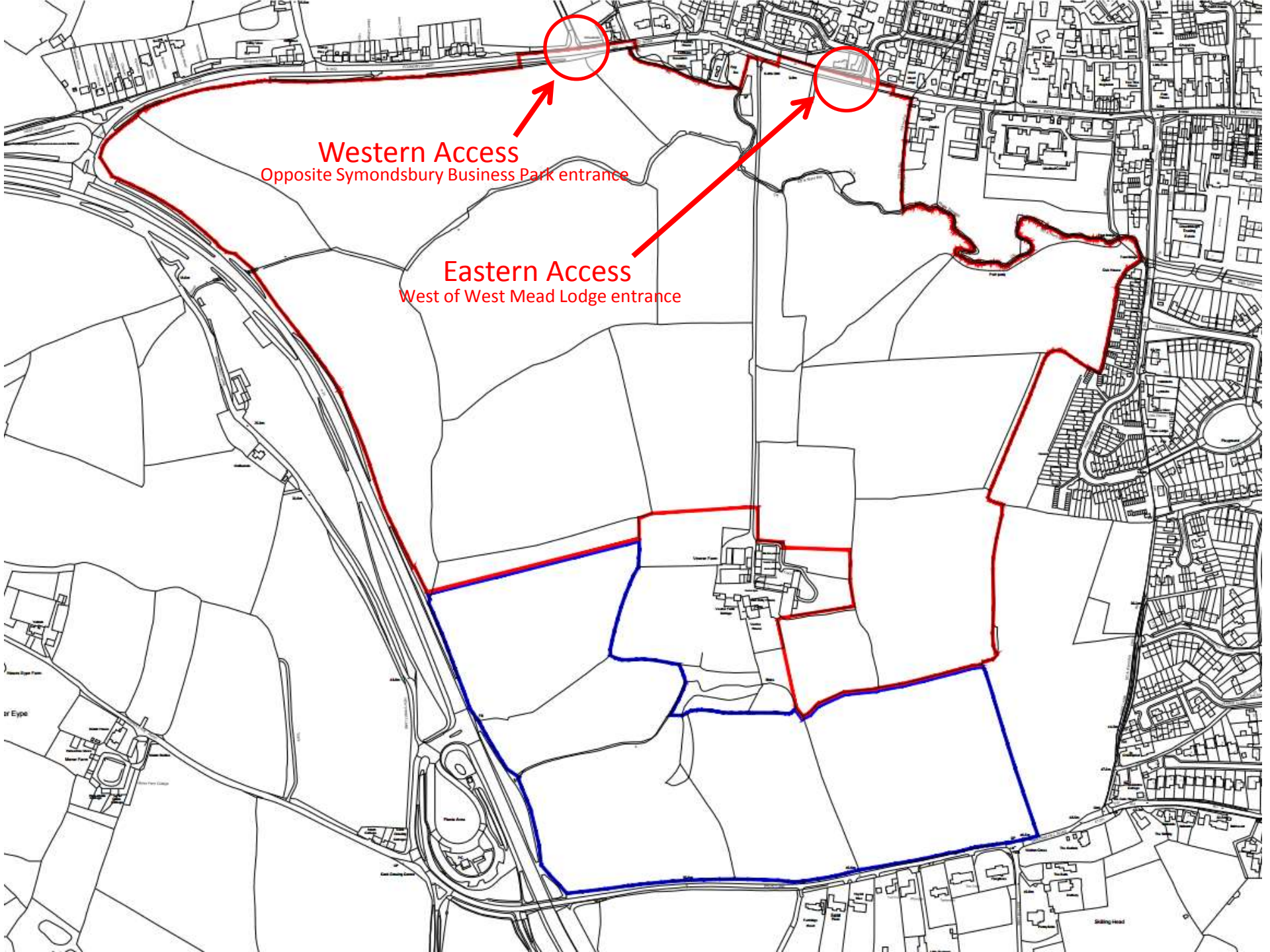


Layout



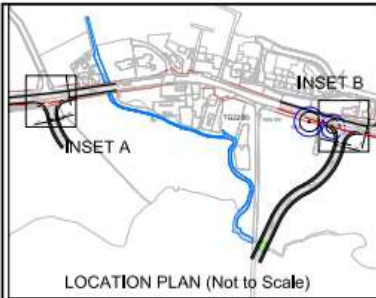
Scale

Reserved for
Further
Approval

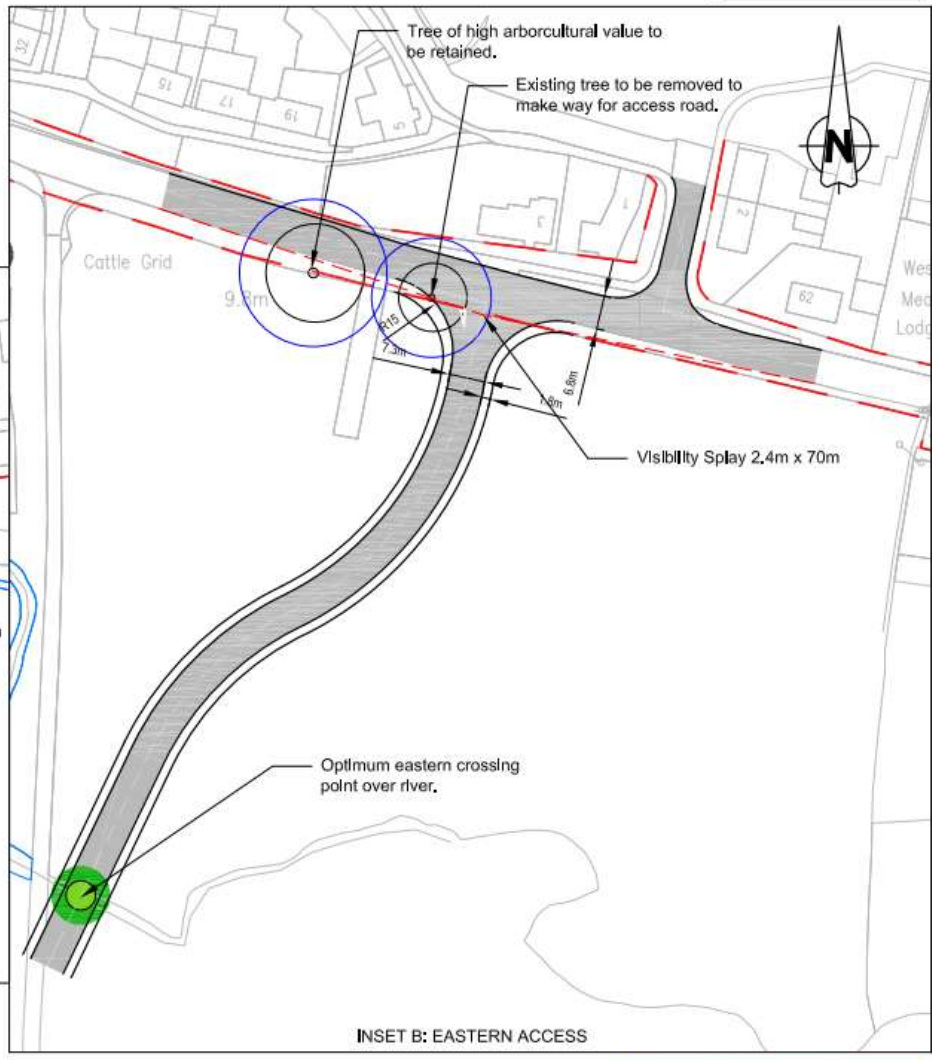
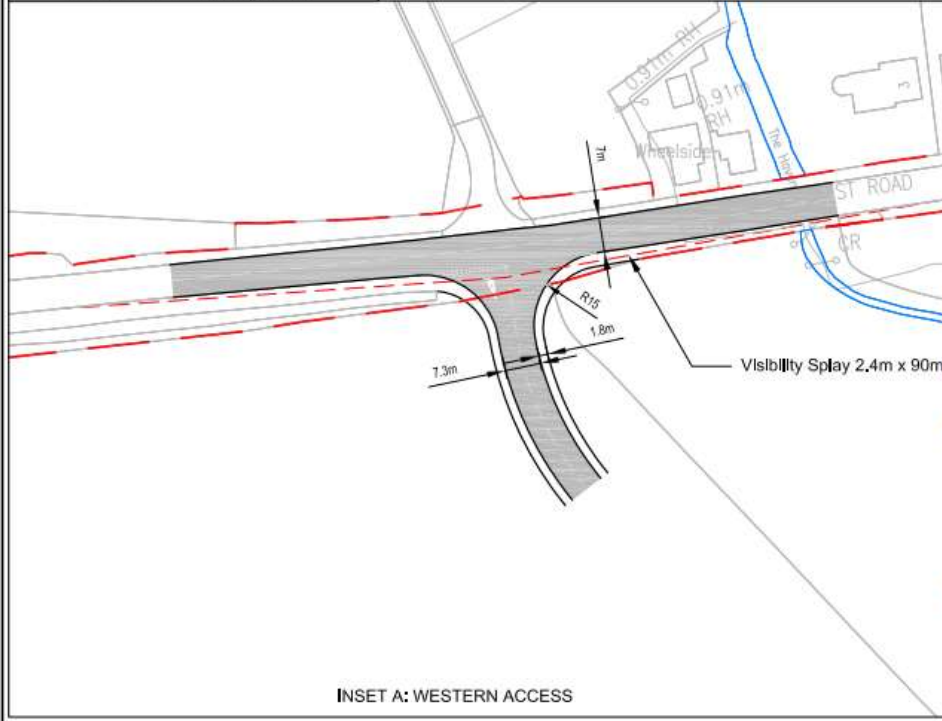


Western Access
Opposite Symondsby Business Park entrance

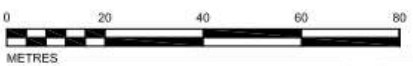
Eastern Access
West of West Mead Lodge entrance



- Notes:**
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 2. This drawing has been based on survey data provided by a third party. Brookbanks Consulting Ltd cannot be held responsible for the accuracy of this information.
- Key:**
- Highway Boundary



C	Access altered and raised to final issue	DMS	PAB	PAB	Jul 13
Rev	Revision Details	Drawn	Checked	Approved	Date
	FINAL				25.11.14
	Issue Status	Approved			Date
Drawn	MDM	Checked	PAB	Date	25.11.14



Land at Bridport

Preliminary Priority Junction
Layout

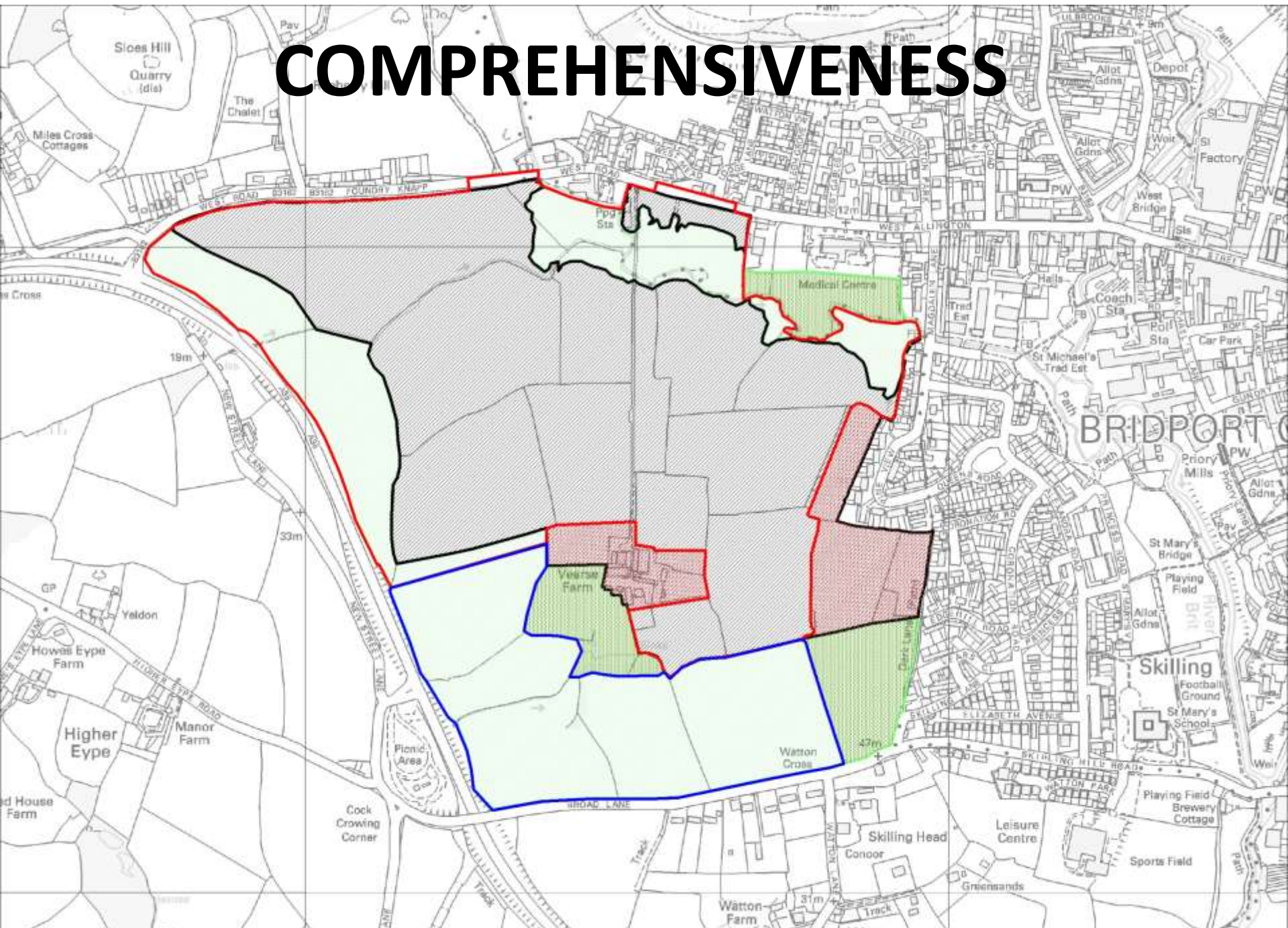
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Scale at A3	Drawing No.	Rev.
1:1000	10006-SK-09	C

COMPREHENSIVENESS



WHAT'S NEW?

- Vearse Farm Masterplan;
- Updated Flood Risk Assessment;
- Updated Transport Assessment;
- Progress on affordable housing;
- Progress on section 106 negotiations.

Vearse Farm Masterplan



Vearse Farm Masterplan

Policy BRID1. LAND AT VEARSE FARM

The site should be developed in accordance with a masterplan prepared by the developer / landowner in conjunction with Symondsburry Parish Council, Dorset County Council, Bridport Town Council and the local community, and agreed by West Dorset District Council.

Vearse Farm Masterplan

Initial introductory session (November 2015) ...

- All West Dorset District Councillors
- All Bridport Town Councillors
- Symondsburry Parish Council
- Bothenhampton and Walditch Parish Council
- Bradpole Parish Council
- Allington Parish Council
- Bridport Local Area Partnership
- Planning Officers at West Dorset District Council
- Neighbourhood Planning Group

4 subsequent workshop sessions

Vearse Farm Masterplan

Part 1 Background

- Introduction: Outlining the content and function of this document.
- Site & Context Appraisal
- Feedback from Public Consultation
- Policy Overview

Part 2 Site Masterplan

- Concept Rationale / Design Evolution
- Framework Plan / Development Parameters

Part 3 Delivering the Masterplan

- Access and Movement
- Green Infrastructure
- Allotments
- Flood Risk and Drainage
- On-Site Community Infrastructure
- Employment
- Affordable Housing
- Phasing
- Layout Principles
- Next Steps
- S106
- Illustrative Layout Plan

Vearse Farm Masterplan

Allotments / Community Growing Area

The Vearse Farm Development will encourage sustainable living by providing a variety of options for individual and community food growing. There are five areas spread around the development site which will be made available for residents and community groups.



Vearse Farm Masterplan

KEY PRINCIPLES: ALLOTMENTS AND COMMUNITY GROWING AREAS



The Vearse Farm Development will deliver:

- Three areas for allotments or community growing areas
- One area for a community orchard
- One area for an urban community garden

The areas will be made available through the Section 106 legal agreement or delivered by the developers.



Vearse Farm Masterplan

Consultee Responses

Flood Risk Assessment

Planning Permission

- Plans
- Planning Conditions
- Planning Obligations

Masterplan

Third Party
Representations

Transport Assessment

Updated Flood Risk Assessment

MARCH 2017

LAND AT VEARSE FARM, BRIDPORT

FLOOD RISK ASSESSMENT

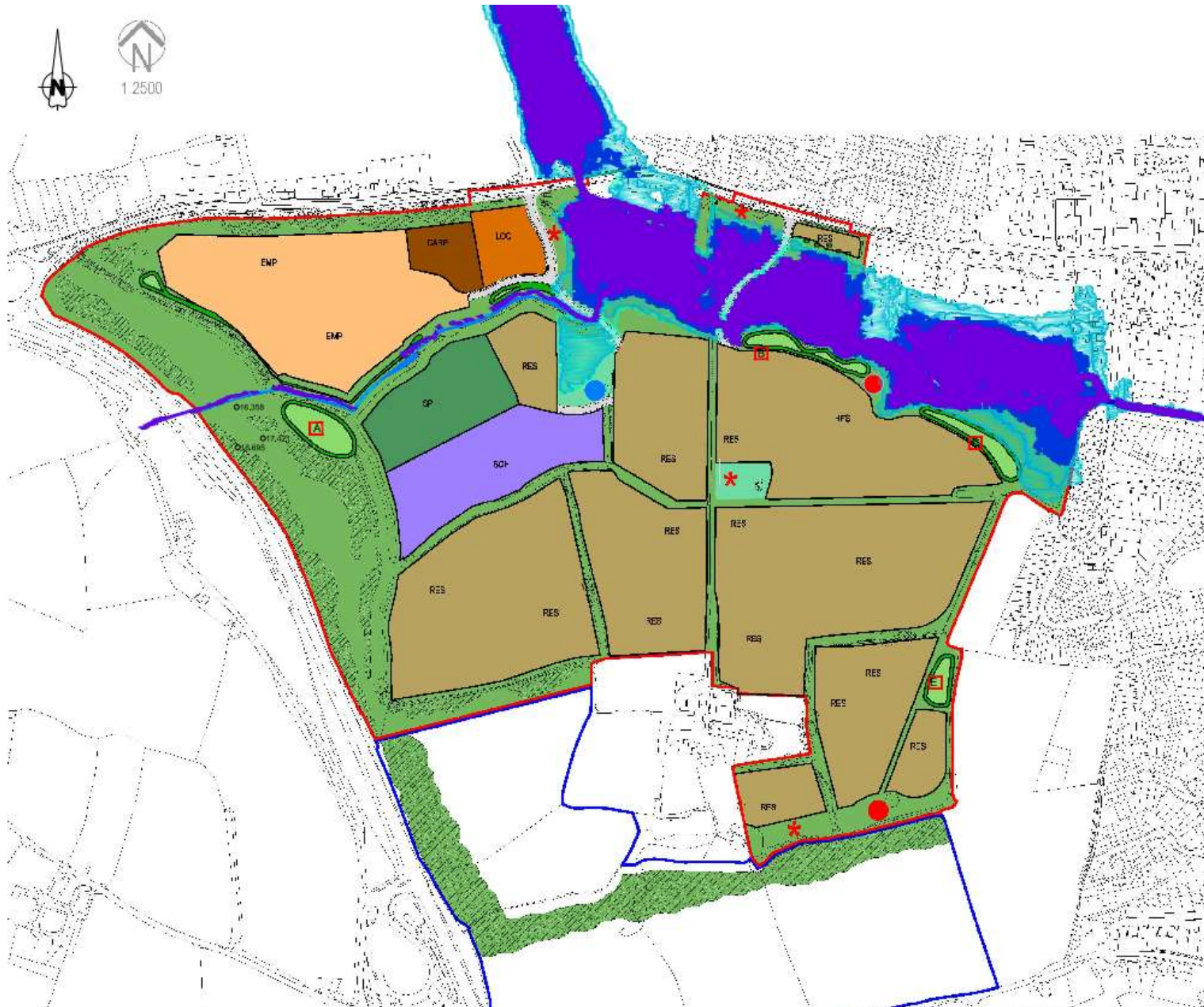


Updated Flood Risk Assessment

10006-DR-11



1:2500



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4. The existing services shown are not necessarily complete nor is their location with regard to position and depth precise. It is the Contractor's responsibility to follow up all relevant services complete to ensure that all services are accurately located, marked out and adequately protected during all works.

Legend:

- Existing Utilities Site Boundary
- Existing River
- Proposed Development
- 100 year - 100% Annual Exceedance Probability Flood Zone
- 100 year - 20% Annual Exceedance Probability Flood Zone
- 20 year - 20% Annual Exceedance Probability Flood Zone
- 10 year - 10% Annual Exceedance Probability Flood Zone
- 100% AEP Flood Zone
- 1000 year - 1000 year Return Period Flood Zone

No.	Revision Description	Date	Checked	Approved	Date
PRELIMINARY					
Issue Status	Approved	Date			
Drawn	SO	Checked	DS	Date	Nov 16

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Hollam Land Management

Proposed Development
Vearse Farm, Bridport

Illustrative Surface Water
Drainage Strategy

Illustrative Masterplan



KEY

- ① Residential Units (providing up to 760 new homes across the entire site)
- ② Provision of area of 0.5ha within the development for a Care Home
- ③ Provision of area of 2ha within the development for a Primary School
- ④ Sports Pitches
- ⑤ Multi Use Games Area (MUGA)
- ⑥ Changing Facility Building and Car Parking associated with Sports Pitches.
- ⑦ Provision of area of 4ha within the development for Employment Use
- ⑧ Local Centre including Public House and Classification A1 Shops with Residential at first floor
- ⑨ Children's Equipped Play (LEAP)
- ⑩ Sustainable Drainage System (SuDS) Attenuation Feature
- ⑪ New Strategic Planting
- ⑫ Community Orchard
- ⑬ Existing Vease Farm
- ⑭ Existing Public Rights Of Way
- ⑮ Footway Connections
- ⑯ Combined Cycle and Footway Connections
- ⑰ North - South Avenue
- ⑱ East - West Avenue
- ⑲ Eastern non-motorised user route to Bridport town centre
- ⑳ Village Green Focal Point
- ㉑ Children's Equipped Play (NEAP)
- ㉒ Allotment Growing Spaces

Updated Flood Risk Assessment

- Hydraulic modelling for the River Simene and its tributary shows that the majority of the site lies within Flood Zone 1, outside both the 1 in 100 (1% AEP) + 30% climate change and 1 in 1,000 (0.1% AEP) year flood events.
- Only essential infrastructure within Flood Zones 2 & 3;
- The FRA includes details and the location of the compensatory floodplain storage required to mitigate for the proposed road.
- No objection from Environment Agency, subject to conditions;
- Holding objection from Lead Local Flood Authority.

Updated Transport Assessment

Land at Bridport
Dorset

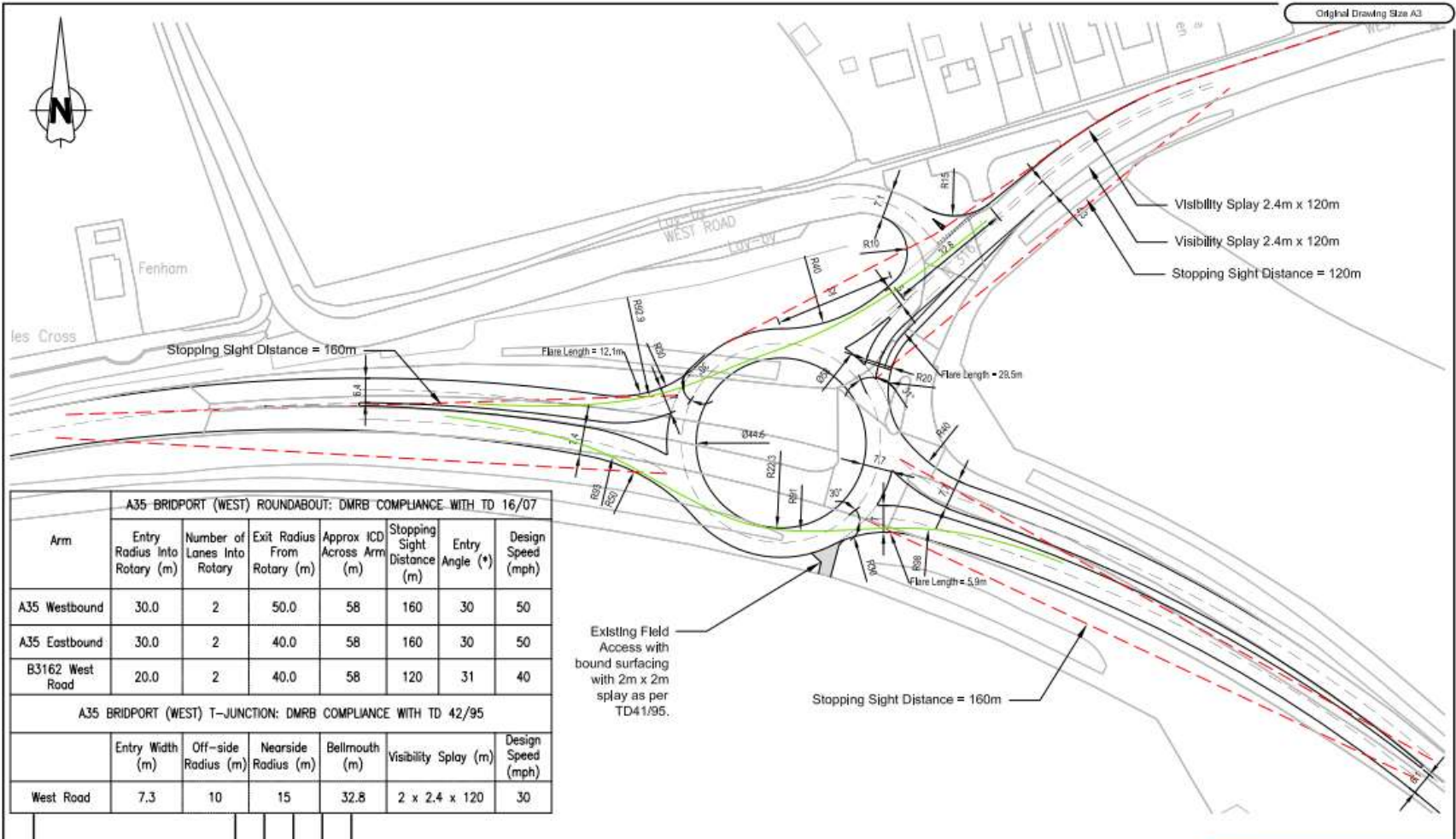
Transport Assessment



Brookbanks

Miles Cross

Original Drawing Size A3



A35 BRIDPORT (WEST) ROUNDABOUT: DMRB COMPLIANCE WITH TD 16/07							
Arm	Entry Radius Into Rotary (m)	Number of Lanes Into Rotary	Exit Radius From Rotary (m)	Approx ICD Across Arm (m)	Stopping Sight Distance (m)	Entry Angle (°)	Design Speed (mph)
A35 Westbound	30.0	2	50.0	58	160	30	50
A35 Eastbound	30.0	2	40.0	58	160	30	50
B3162 West Road	20.0	2	40.0	58	120	31	40
A35 BRIDPORT (WEST) T-JUNCTION: DMRB COMPLIANCE WITH TD 42/95							
	Entry Width (m)	Off-side Radius (m)	Nearside Radius (m)	Bellmouth (m)	Visibility Splay (m)	Design Speed (mph)	
West Road	7.3	10	15	32.8	2 x 2.4 x 120	30	

Existing Field Access with bound surfacing with 2m x 2m splay as per TD41/95.

Stopping Sight Distance = 160m

E	Central Island Enlarged	DPN	DS	DS	16.05.10
Rev	Revision Details	Drawn	Checked	Approved	Date
PRELIMINARY				22.08.13	
Issue Status		Approved	Date		
Drawn	MM	Checked	PB	Date 22.08.13	



Land at Brlport

A35 Junction Improvement
Land Plan



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1:1000	10006/SK06	E

West Allington

Original Drawing Size A3



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3. The junction and links have been designed in accordance with the relevant DMRB standards TD 9/93 and TD 42/95.
 4. The markings have been designed in accordance with the Traffic Signs Manual Chapter 5.
 5. The road signs have been designed and positioned in accordance with the Traffic Signs Manual Chapters 3 and 7.

Rev	Revision Details	Drawn	Checked	Approved	Date
	PRELIMINARY				06.02.15
	Issue Status		Approved		Date
Drawn	MM	Checked	PAB	Date	06.02.15



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Land at Brlport

Give Priority Bullout
Option 1

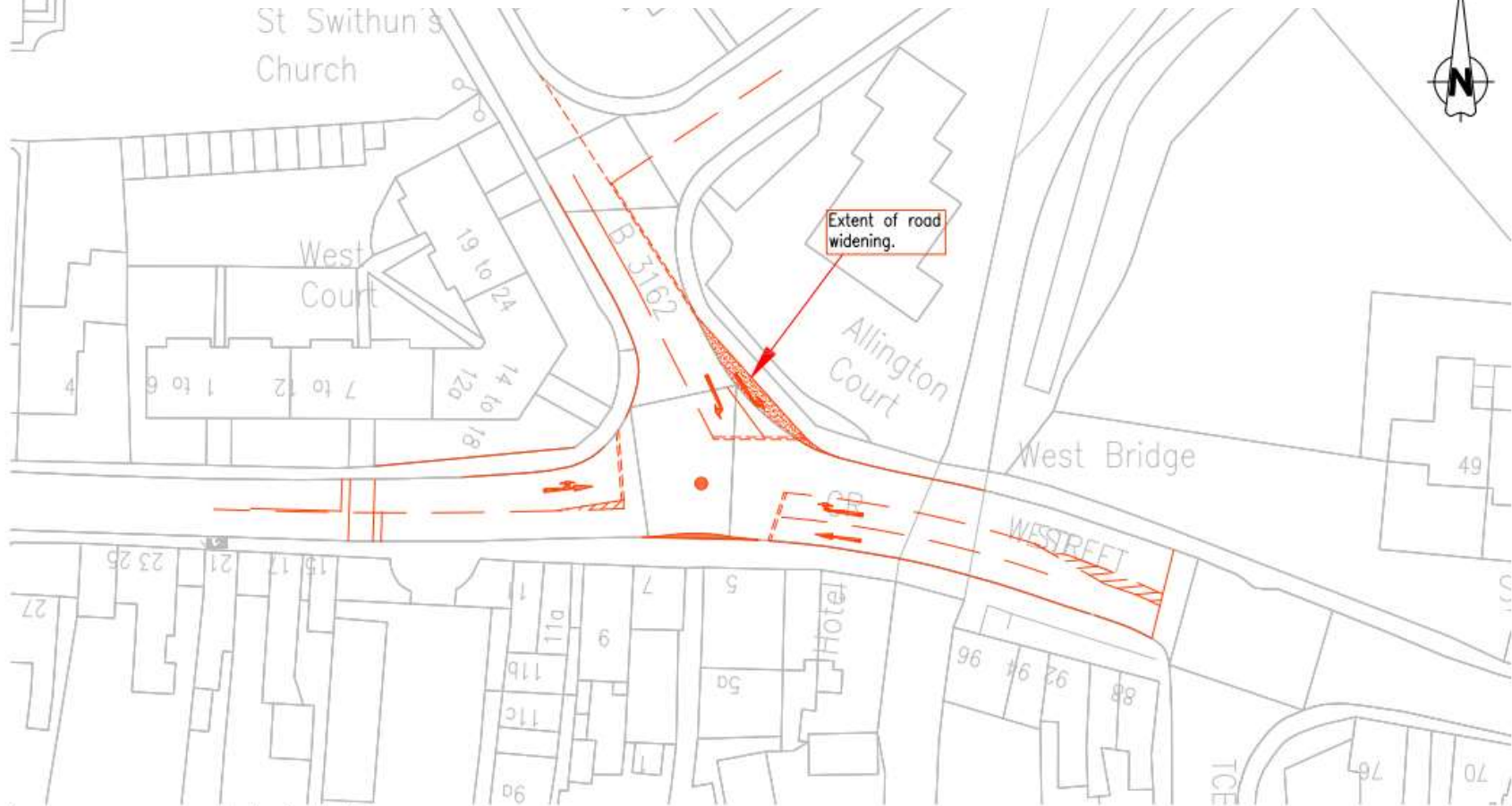


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Scale of A3	Drawing No.	Rev.
1:250	10006-SK-12	-

West Allington

Initial Drawing Size A3



Rev	Revision Details	Drawn	Checked	Approved	Date
	PRELIMINARY				31.10.12
	Issue Status	Approved			Date
Drawn	AE	Checked	PAB	Date	31.10.12



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Land at Biddport

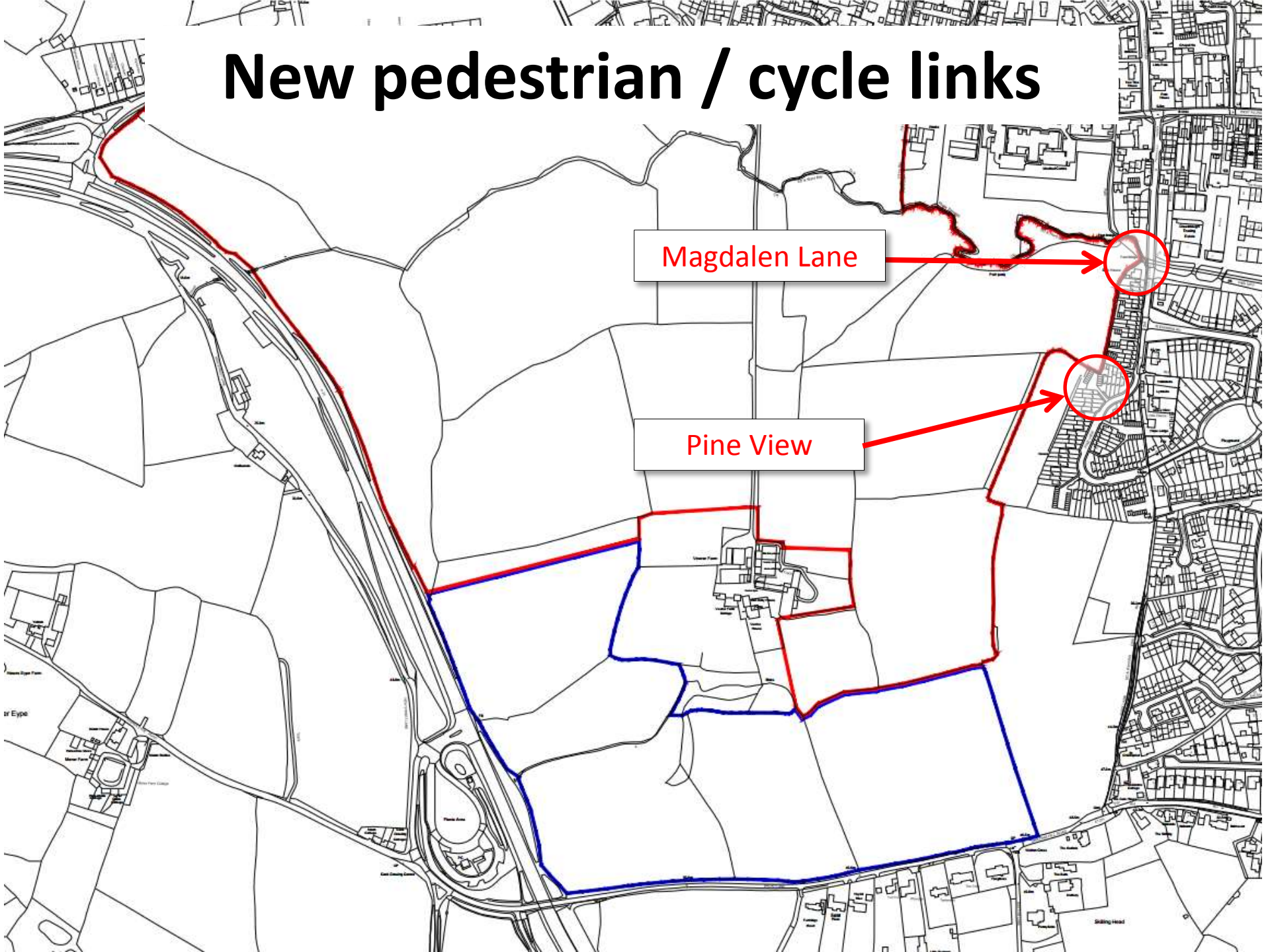
Preliminary Junction Layout



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1:500	10006/SK07	-

New pedestrian / cycle links



Magdalen Lane

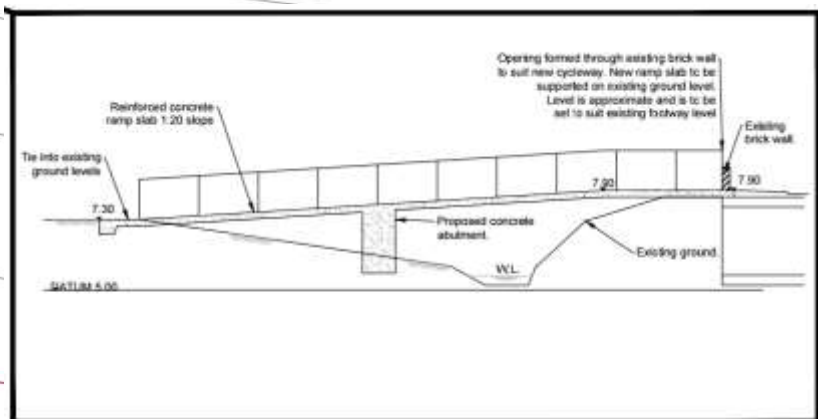
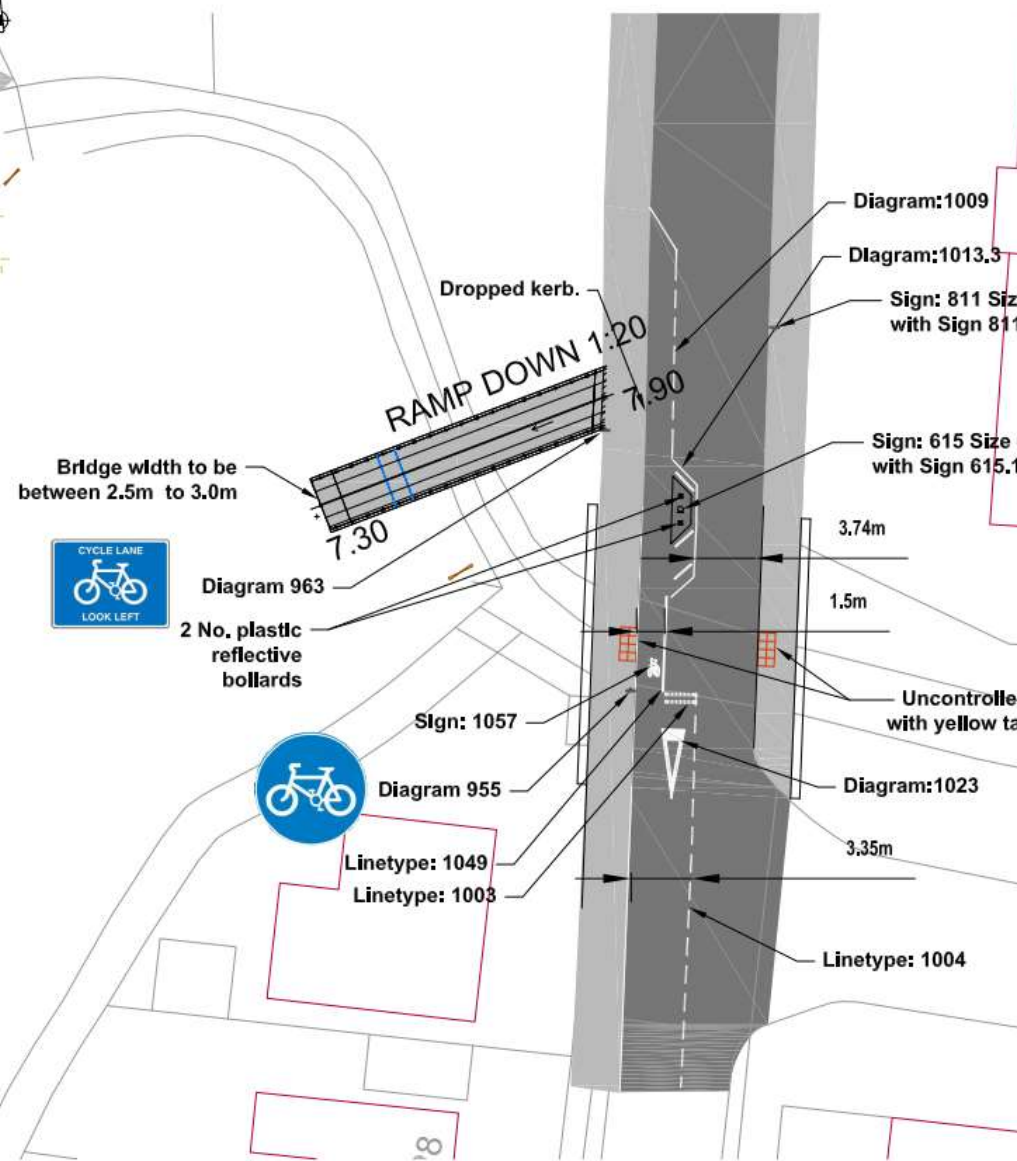
Pine View

Magdalen Lane

Brookbank Design and Management (BDM)
Key Symbols
 Contractors working on the site and to give to the relevant road users and to the public, including on the site of any Contractor and to be responsible for the condition and the safety of the site and to the public. The information on this drawing is for the use of the client and is not to be used for any other purpose without the express permission of Brookbank Design and Management (BDM).

- 1) Overhead and underground services
- 2) Road Markings
- 3) Working adjacent to water courses and floodable
- 4) Utility services
- 5) Working adjacent to buildings and structures
- 6) Environmental factors
- 7) Working adjacent to protected natural areas

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 7. The road signs have been designed and positioned in accordance with the Traffic Signs Manual Chapters 2 and 7.



Drawn	Checked	Date
AM	DS	03.03.17
Scale	Number	Rev
1:200	10006-SK-28	-

0 4 8 12 16 20 METRES

Pine View



Additional 4m approximate clearance between existing field boundary and carriageway edge to retain hedge with resident dormice.

3m Shared footway/ cycleway with 0.5m separation strip between carriageway.

Two trees as well as all hedgerow to remain in place.

Detention Basin with 1m working width to hedgerow to remain.

Shared footway/cycleway to development from Pine View.

Notional Line of Road In Development

3m Shared footway/cycleway with minimum 25m radii.

Edging Kerbs
Full construction as per local design standards.

Existing surface to be cored and assessed for overlay for footway/cycleway.

LInetype 1049

LInetype 1057

Footway to connect into Pine View.

Sign 956

Sign 957

Sign 956

Sign 966

Footway and bellmouth to be resurfaced

Uncontrolled crossing with yellow tactile slabs. Dropped Kerb.

Existing footway to be cored and overlaid if sound entry required

Construction Design and Management (CDM)
Key Residual Risks
Contractors entering the site should gain permission from the relevant land owners and/or provide contractor working on site at the time of entry. Contractors shall be responsible for carrying out their own risk assessments and for liaising with the relevant services companies and authorities. Listed below are the Specific key risks associated with the project.

- 1) Overhead and underground services
- 2) Street Lighting Cables
- 3) Working adjacent to water courses and flood plain
- 4) Soft ground conditions
- 5) Working adjacent to the highways and railway line
- 6) Uncharted services
- 7) Existing buildings with potential asbestos hazards

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 5. Signs and lines have been informed in accordance with the Traffic Signs Manual.

KEY:

- Site Boundary
- ▨ Full Construction
- ▩ Overlay



- First Issue	AM MDM DS	09.03.17
Status		09.03.17
Drawn	AM	March 2017
Checked	MDM	
Scale	1:500	
Number	10006-SK-29	
Rev		



Proposed Development
Land at Bridport

Pedestrian/Cycle Access from
Pine View to Development



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Affordable housing

- 35% affordable housing accepted;
- 70/30 split accepted (70% social/affordable rent & 30% intermediate housing);
- Very positive discussions with local CLTs. Good prospect first 50 rented units transferring to CLT:
 - WDDC community led housing funding;
 - A local connection to Bridport/Symondsburry would apply to CLT homes;
 - Added protection from Right to Buy;
- Self-build.

Section 106 Negotiations

- New roundabout at Miles Cross;
- New pedestrian/cycle links;
- New 1FE primary school (capacity to expand to 2 FE);
- 35% affordable housing accepted (70% social/affordable rent & 30% intermediate housing);
- Element of self-build housing;
- 4 hectares of employment (inc. community led units);
- On-site provision of allotments and community growing areas & children's play;
- Contributions to off-site infrastructure: education, leisure centre; medical centre; and museum.
- Strategic landscaping; landscape mitigation and recreation (woodland trail).

Next Steps

- Await outstanding consultation responses;
- Prepare report;
- Committee.

