

WELCOME

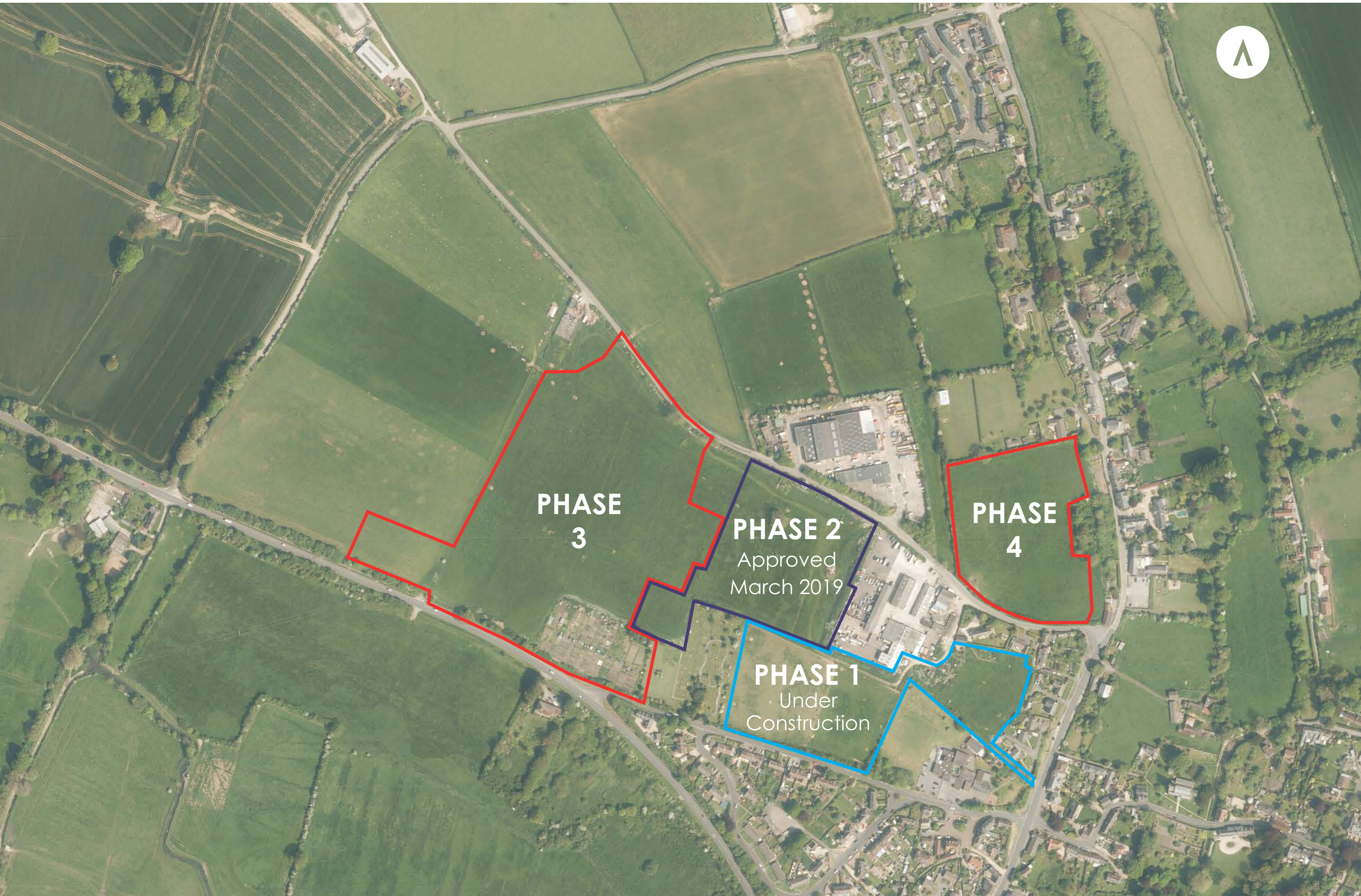
Welcome to our public exhibition for the proposed development at Charminster Farm (Phase 3 & 4).

Who We Are

Wyatt Homes is a locally based house builder with an outstanding reputation for delivering attractive and successful developments built to the highest standards of quality and design.

Your Views

We are keen to share our proposals with you and hear your views. All feedback is very important to us and will be considered carefully prior to the submission of an application.



Site Location Plan



Wyatt Homes Project Images

WHAT WE ARE DELIVERING IN PHASE 1 & PHASE 2



COMMUNITY HALL



£633,924

COMMUNITY INFRASTRUCTURE FUNDING



122 HOMES

35% AFFORDABLE

(Shared Ownership and Rent)

70

HOMES IN PHASE 1

52

HOMES IN PHASE 2



OPEN SPACE,
LANDSCAPING & TREE
PLANTING, ACCESS
IMPROVEMENTS



Community Hall



Phase 2 Layout (approved March 2019)

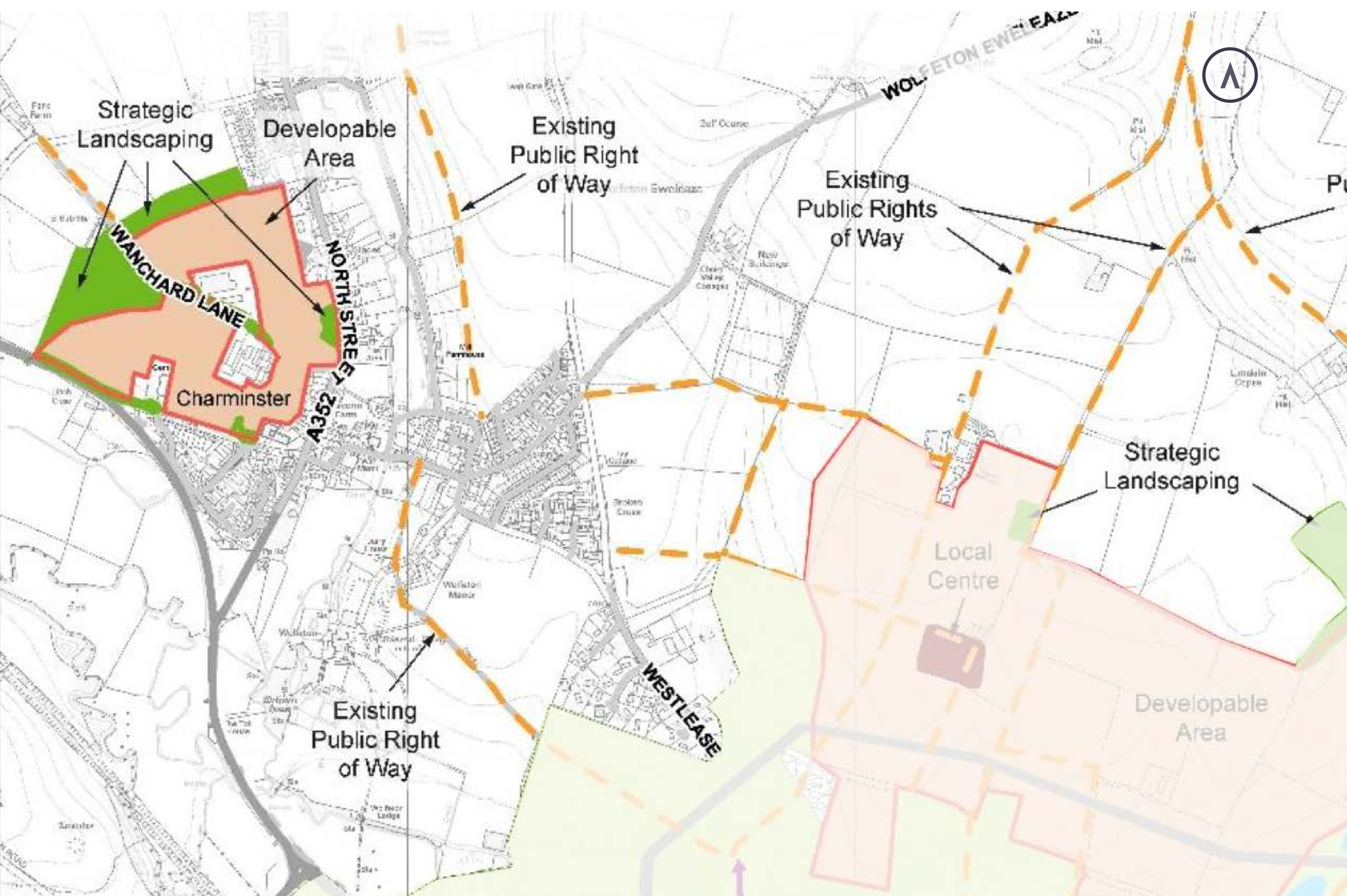
WHY NOW?

Local Planning Policy

Councils are required to prepare a Local Plan to guide new development.

On 1 April 2019, a major local Government re-organisation took place, resulting in one main Council being formed in Dorset, known as Dorset Council. It is understood that the Council will now prepare a Dorset wide Local Plan for adoption in 2023.

The current Local Plan for this area is the adopted West Dorset, Weymouth and Portland Local Plan (2015). In accordance with national legislation, the Council (formerly West Dorset District Council) have been reviewing this Plan to ensure that there is sufficient housing land to meet current and future demand. Following public consultation in October 2018, land to the west of Charminster (Allocation: DOR16) has been identified as a preferred option for housing development, of which this site is a part.



DOR16 Allocation Plan

Dorset's Housing Land Supply

The Council is required to demonstrate that it has a supply of 5 years worth of deliverable housing land. The Council acknowledges that it cannot currently demonstrate 5 years worth of supply and as such needs additional sites to come forward to boost its housing land supply.

The proposed development would contribute approximately 130 new homes to the Council's supply.

THE SITE & ITS CONTEXT

The site is located on the western edge of Charminster in two parcels of land, located north and south of Wanchard Lane. The site lies adjacent to the village cemetery, Dorset's Highways Depot and the Charminster Farm Industrial Estate. The proposed development areas are contiguous with the existing (Phase 1) and recently permitted residential development on Wanchard Lane and North Street (Phase 2).



Site Location Plan



CHARMINSTER



POPULATION OF APPROXIMATELY
2,940
RESIDENTS
(CHARMINSTER PARISH)



71%
OF THE POPULATION
(AGED 16-74) ARE
ECONOMICALLY
ACTIVE

CHARMINSTER HAS THE FOLLOWING FACILITIES & SERVICES



VILLAGE HALL



PLAY AREAS



ORCHARD



NATURE RESERVE



POST OFFICE & VILLAGE SHOP



ALLOTMENTS



CHURCH



PUBLIC HOUSE

LOCAL ISSUES

HGVs & TRAFFIC USING NORTH STREET



PARKING & TRAFFIC ON WANCHARD LANE



WE ARE KEEN TO HEAR IF THERE ARE ANY OTHER LOCAL ISSUES WE NEED TO BE AWARE OF.

WHAT WE KNOW ABOUT THE SITE



Constraints & Opportunities Plan



TOPOGRAPHY

The Phase 3 site slopes from north to south.

The Phase 4 site slopes from west to east.



ECOLOGY

The site is mainly improved grassland and arable farmland, with hedgerows and trees along field boundaries. An extended Phase 1 survey has been carried out and further protected species surveys are underway.

A Biodiversity Mitigation and Enhancement Plan will be prepared to identify opportunities for ecological improvements that will deliver a net gain in biodiversity.



LANDSCAPE

There are no landscape designations on the site.

The Dorset Area of Outstanding Natural Beauty is located approximately 700m south-east of Phase 3.

HIGHWAYS RELATED PROPOSALS

Phase 3

- New priority junction with ghost island righthand turn-lane on the A37
- Creation of new access on Wanchard Lane
- New link road through the development between Wanchard Lane and the A37

Phase 4

- New priority junction onto Wanchard Lane
- Pedestrian access in the south east portion of the development site, allowing future residents to access the footway into the centre of Charminster

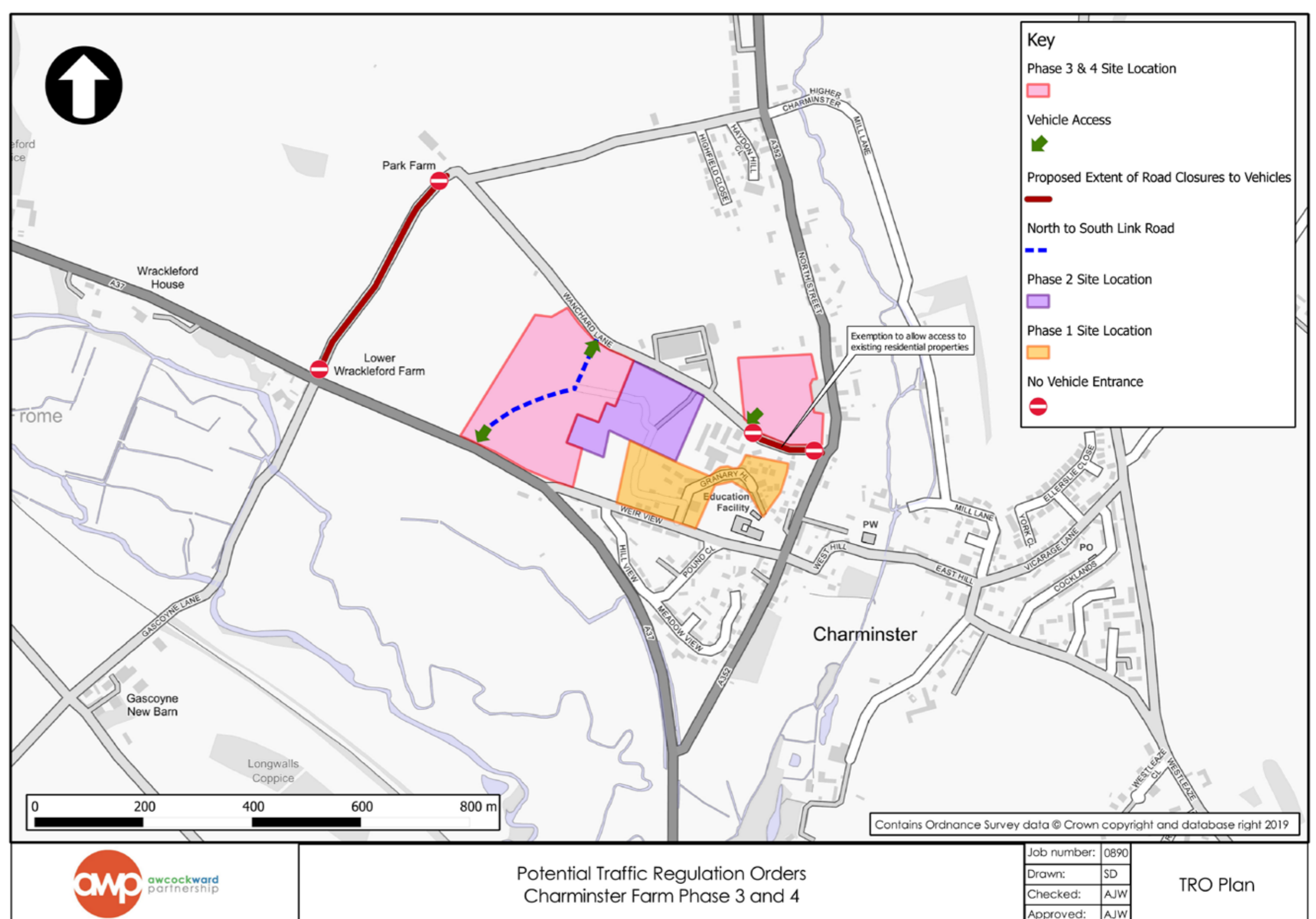
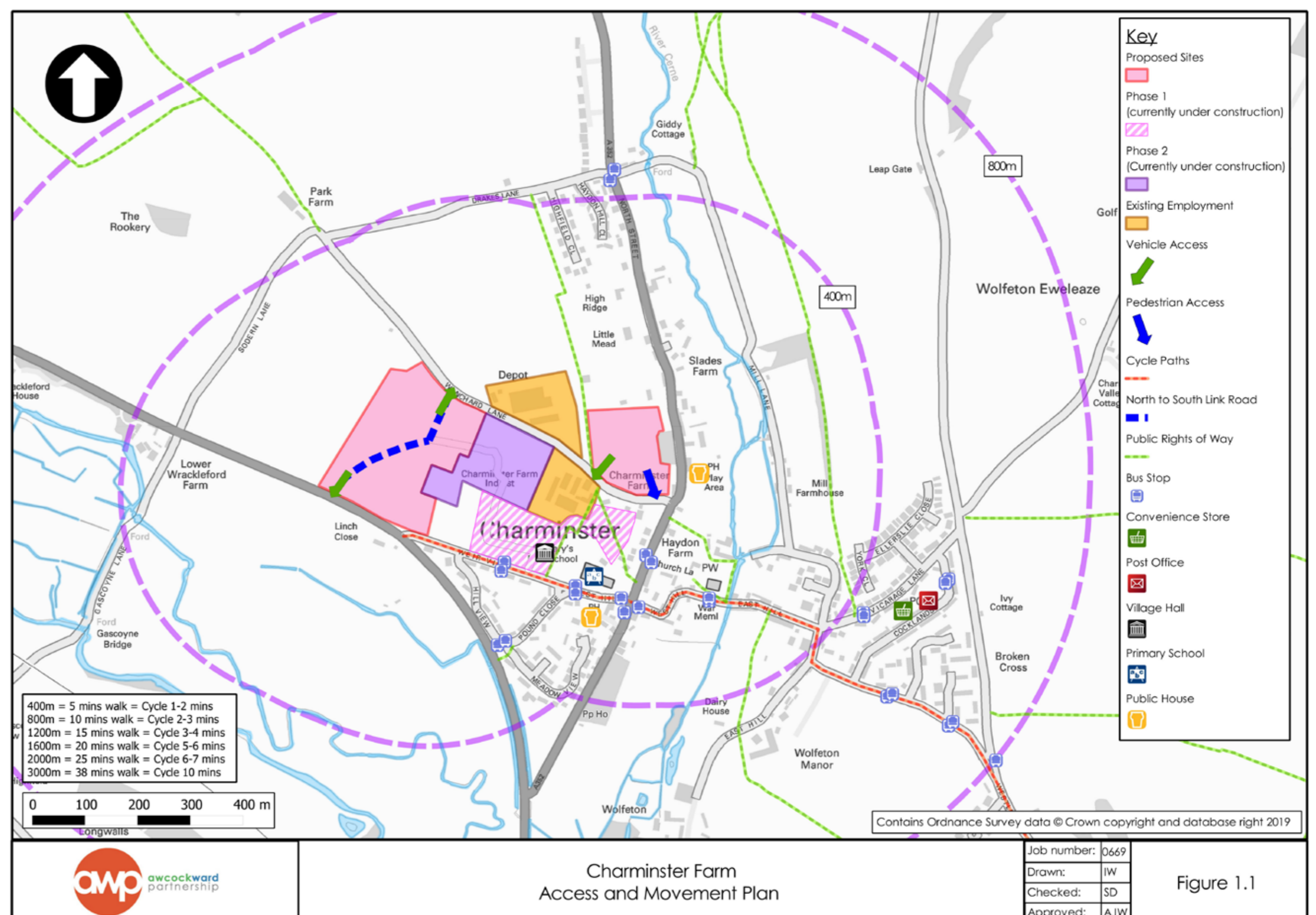
Wider Highways Works

Following feedback from Dorset County Highways Authority, the potential for a series of traffic regulation orders to be implemented to improve road safety and pedestrian connectivity are being considered. These include:

- Closing Sodem Lane to vehicular traffic. This would restrict the junction to use by cyclists and pedestrians only
- Closing A352/Wanchard Lane junction to vehicular traffic, up to the site boundary. This would prevent vehicular traffic from using the current junction that has limited visibility for emerging traffic. Existing traffic would be then be re-routed through the Phase 3 development site to access the A37. The closure of this junction would also prevent vehicles from Dorset Council's depot from using the junction and travelling through the centre of Charminster. Cyclists and pedestrians would still be able to travel along this section of road allowing them a convenient and safe route to the centre of the village

Car Parking

Car parking will be provided with reference to Dorset County Council's optimum standards. This will include a mix of on-plot parking, garages and on-street parking.



THE PROPOSED DEVELOPMENT - PHASES 3 & 4

We are in the process of developing proposals for approximately 130 new homes, comprising a mix of open market and affordable housing, a new link road from A37 to Wanchard Lane, allotments and an area of public open space.



Typical Corner Units

PHASE 3

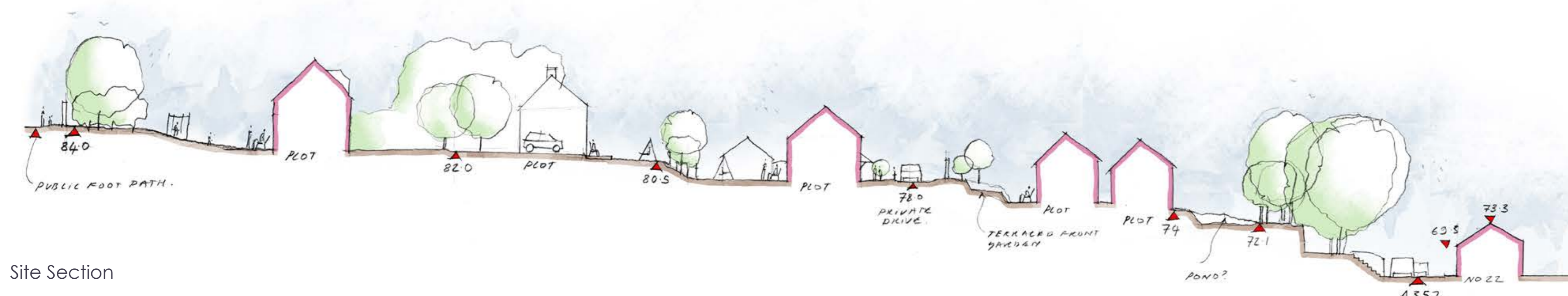


Site Area 6.92ha	Open Space 3.84ha
----------------------------	-----------------------------

USE
78 dwellings comprising:
51 market units, 20 affordable rented and 7 shared ownership. These are in apartments and houses

- New and retained boundary hedgerows
- Allotment land
- New woodlands
- New community orchard & wildlife habitat
- New Sustainable Drainage Systems
- Vehicular access via junction off the A37
- Various pedestrian links to other parcels
- Key note building at the entrance from A37
- Existing vegetation retained and enhanced

Phase 3 Proposed Layout



Site Section



Typical House Types

PHASE 4



Typical House Types



Illustrative View



Site Area
2.34ha

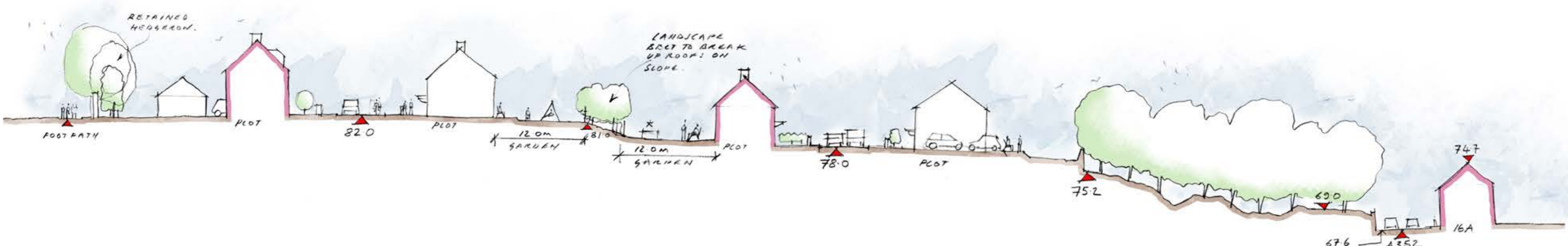
Open Space
0.69ha

USE

52 dwellings comprising:
34 market units, 13 affordable rented and 5 shared ownership

- A strong movement route hierarchy to follow the contours of the land
- Principal access via Wanchard Lane
- Central open space
- Two key open space areas to the north east and south east
- New Sustainable Drainage Systems
- Existing vegetation retained and enhanced

Phase 4 Proposed Layout



Site Section

WHAT WILL THE PROPOSAL DELIVER FOR CHARMINSTER?

- Housing to meet identified local needs
- Much needed affordable housing for local people
- New link road from A37 to Wanchard Lane to alleviate traffic on North Street
- An attractive development that complements the character and appearance of the surrounding area and is well integrated into the landscape
- Sustainably located scheme including footpaths and cycleways that connect to the local area
- Conveniently located near school and local facilities and services
- New areas of public open space
- Ownership of relocated allotments transferred to Parish Council



YOUR VIEWS COUNT

Thank you for taking the time to attend our exhibition and view our proposals today. We are happy to discuss the proposals with you and answer any questions.

ANY COMMENTS?

Please complete our feedback forms or visit our website where you can comment online.

HELP US DESIGN THE AREA OF PUBLIC OPEN SPACE.

Create your ideal public open space by using the interactive activity. We will photograph your layouts on the day and use them to inform the final design!



CHARMINSTERFARM@BARTONWILLMORE.CO.UK



WWW.WYATTHOMES.CO.UK/NEWS

NEXT STEPS

We will carefully consider all feedback received prior to submission of a planning application to Dorset Council.

Once the application has been submitted, a formal consultation period will be undertaken where the Council will request views from the local community and statutory consultees.



INDICATIVE PHASING / DELIVERY PROGRAMME