

# Response to Local Plan Issues and Options Consultation

V1 5/11/20

## 1 Introduction

This document is the response by Rooksdown Parish Council (RPC) to the consultation on Issues and Options for the Local Plan Update, closing 9 November 2020. This response is based on the Promoted Sites Document dated September 2020 and the documents referenced within it.

The sites that directly affect Rooksdown Parish are:

- The Hollies (RO002)
- Land Adjacent to Weybrook Golf Course, Rooksdown (RO001)
- Weybrook Golf Club (north of Rooksdown Lane) (SSJ001).

## 2 The Hollies (RO002)

RPC makes no comment on this site.

## 3 Land Adjacent to Weybrook Golf Course, Rooksdown (RO001)

RPC objects to development on this site for the following reasons:

1. It is outside the settlement boundary.
2. As the site is separated from Rooksdown by “The Spinney” woodland and path, it would effectively be cut off from the rest of Rooksdown - unless access were provided through The Spinney, which would threaten the integrity of this much-valued resource.
3. It is in the Strategic Gap between Rooksdown and Sherborne St John.
4. Access to the site:
  - a. The current access routes are via Rooksdown Lane from the A339 or through a residential area via Gillies Drive, Florence Way and Nightingale Gardens.
  - b. Access via Rooksdown Lane is limited by the ability for traffic to turn right from the A339. It is likely that the vast majority of traffic will wish to approach from the south east, but the right turn lane on the A339 has very limited capacity. During the discussions concerning the redesign of the junction for the Manydown development in 2019, we were informed that there is a danger that right turning traffic will back up on the A339 and block the new roundabout.
  - c. During the consultation on the new roundabout in 2019, RPC showed that access via Gillies Drive/Nightingale Gardens was not practical, due to the unsafe flow of traffic through a residential area (see “Further Response to Planning Application 17/00818/OUT” dated 22/5/19, submitted by RPC as part of the Manydown Consultation).
  - d. Widening of Rooksdown Lane to accommodate extra traffic would threaten the integrity of The Spinney.
5. It is likely that a large area of brownfield land will become available in Rooksdown over the next few years. Development on greenfield sites should not be considered in a period during which this land may become available.

## 4 Weybrook Golf Club (north of Rooksdown Lane) (SSJ001)

RPC objects to development on this site for the following reasons:

1. It is outside the settlement boundary.

2. As the site is separated from Rooksdown by “The Spinney” woodland and path, it would effectively be cut off from the rest of Rooksdown - unless access were provided through The Spinney, which would threaten the integrity of this much-valued resource.
3. It is in the Strategic Gap between Rooksdown and Sherborne St John.
4. Development would be against the Sherborne St John Neighbourhood Plan.
5. Access to the site:
  - a. Although the main access to the site would most probably from the A340, it is likely that traffic approaching from the north west, west and south west would do so via Rooksdown Lane, or from the A339 or through a residential area via Gillies Drive, Florence Way and Nightingale Gardens.
  - b. Access via Rooksdown Lane is limited by the ability for traffic to turn right from the A339. It is likely a significant amount of traffic will wish to approach from the south, but the right turn lane on the A339 has very limited capacity. During the discussions concerning the redesign of the junction for the Manydown development in 2019, we were informed that there is a danger that right turning traffic will back up down the A339 and block the new roundabout.
  - c. During the consultation on the new roundabout in 2019, RPC showed that access via Gillies Drive/Nightingale Gardens was not practical, due to the unsafe flow of traffic through a residential area (see “Further Response to Planning Application 17/00818/OUT” dated 22/5/19, submitted by RPC as part of the Manydown Consultation).
  - d. Widening of Rooksdown Lane to accommodate extra traffic would threaten the integrity of The Spinney.
6. It is likely that a large area of brownfield land will become available in Rooksdown over the next few years. Development on greenfield sites should not be considered in a period during which this land may become available.

**Martin Whittaker**  
Clerk and RFO