

An aerial photograph of the Kingston Maurward estate. In the center, a large, multi-story stone house with a flag flying from a pole stands on a green lawn. A dark pond is situated in the foreground, surrounded by a dense forest of trees with autumn foliage. The background shows rolling green hills under a cloudy sky. A grey rectangular box in the upper right corner contains the title text.

Kingston Maurward
Masterplan 2019-2029

Prepared by A&Q Partnership
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Kingston Maurward
Masterplan 2019-2029

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1. Executive Summary

The last campus Masterplan was produced in 2009, following which a number of projects have been brought forward, including the Learning Resource Centre, new Animal Science centre and agricultural training building. The future educational aspirations will place pressure on the current building stock, particularly as a number of buildings are nearing the end of their lifespan. This, together with expanding student numbers and courses, will mean new development will be necessary to facilitate improvement and expansion to secure continued success.

The masterplanning exercise has been moved forward as a way of providing a framework to guide the direction of future development and at the same time express to the Local Planning Authority – and thereby to all stakeholders - the intention of the College to provide a sustainable future for the establishment. The masterplan exercise is to be parallel to the current Local Plan review, in to which the College will seek to establish its position as an important part of the local community and economy, something which at present has little acknowledgement.

This masterplan is complementary to the college's Property Strategy 2106 – 2021, extending this to 2029.

Kingston Maurward College is a designated Specialist College in Land-based Studies, one of only 14 such colleges nationally and one of only two remaining independent land-based colleges in the entire SW region. The nearest similar provision is 60 miles away in any direction. Founded in 1949 the College meets the needs of the rural communities of Dorset and the South-West region as well as responding to national and global concerns around the sustainability of our natural world. Differentiation of the provision over the last few years has widened the breadth of provision, and students regularly travel from across the county and from the urban areas of Poole and Bournemouth to study within a rural context. The College Estate is yet another jewel in Dorset's rich landscape, and is significantly more than the sum of its parts. From traces of the Roman road running through fields, to the later 1720 Grade I listed mansion, there is history at every turn and this heritage allows the College to operate commercially as a country estate as well as a pure academic institution. This diversification of income enables the academic provision to be enhanced and any surpluses made from commercial activities support further improvement of the student experience, alongside the natural curriculum opportunities to allow for genuine engagement with the public and commercially live activities such as the Dairy or Animal Park, Conferences or Weddings and Catering. This history is not purely architectural or archaeological. Thomas Hardy was a regular visitor and wrote in *Desperate Remedies* of a house "regularly and substantially built of clean, grey freestone throughout". Augusta Way, the dairyman's daughter upon whom *Tess of the D'Urbervilles* was based, lived within the bounds, and during World War 2 the house and estate were used by American Forces prior to D Day. The stewardship and communication of this heritage, as well as the opening up of the estate to the public locally and further afield, is also a primary aim of the College. Capital investment on the Estate over the last 3 years has been significant and totals some £8M. These developments include the Dorset Studio School for students in years 9-11 who wish to study a comprehensive education alongside practical environmental and agricultural skills, a £3.3M Animal Science building and, most recently, a £1.2M Agri-

tech building which was supported by £900k funding from the Dorset Local Enterprise Partnership (LEP).

The College is primarily an education provider and in the current economic environment has taken on the challenge to diversify its income to benefit the College. However, in order to capture opportunities the College knows that development needs to be sensitive and that bodies such as Historic England and Natural England need to be engaged to develop sustainable opportunities for the College and local area that still protect and enhance the historic estate.

Like all colleges, the availability of Capital from government is severely limited, and the main external source for this is now the Local Enterprise Partnership (LEP), from which the College has to bid for funds against other projects such as road and housing, rather than a ring-fenced national fund. Up until 2015 colleges had the opportunity to bid for capital grants from what was the Skills Funding Agency. This body was subsumed into the Education & Skills Funding Agency and its government funded capital budget re-directed to the LEPs. Therefore now it is only the LEP whom the College can approach for capital grants.

Any capital bid to the LEP would be expected to be on the basis of some form of match funding, which again is higher than previous government practices. The LEP normally expects 50%, but this has been negotiable dependent on the project.

The Dorset LEP's core themes are, unsurprisingly, the development of economic prosperity and therefore successful bids to the LEP will need to match either raw commercial development (eg Animal Park shop etc) or alignment with Agri-tech. Wider student needs may be supported by the LEP, but support is less likely unless directly aligned to skills (the Principal also sits on the LEP Skills Board and chairs the LEP Rural Enterprise Group).

The core purpose of this masterplan is to set out a plan of sustainable development that will secure a viable and successful future for Kingston Maurward College and hence for the region.

2.

Preface by the College Principal



Luke Rake- Principal

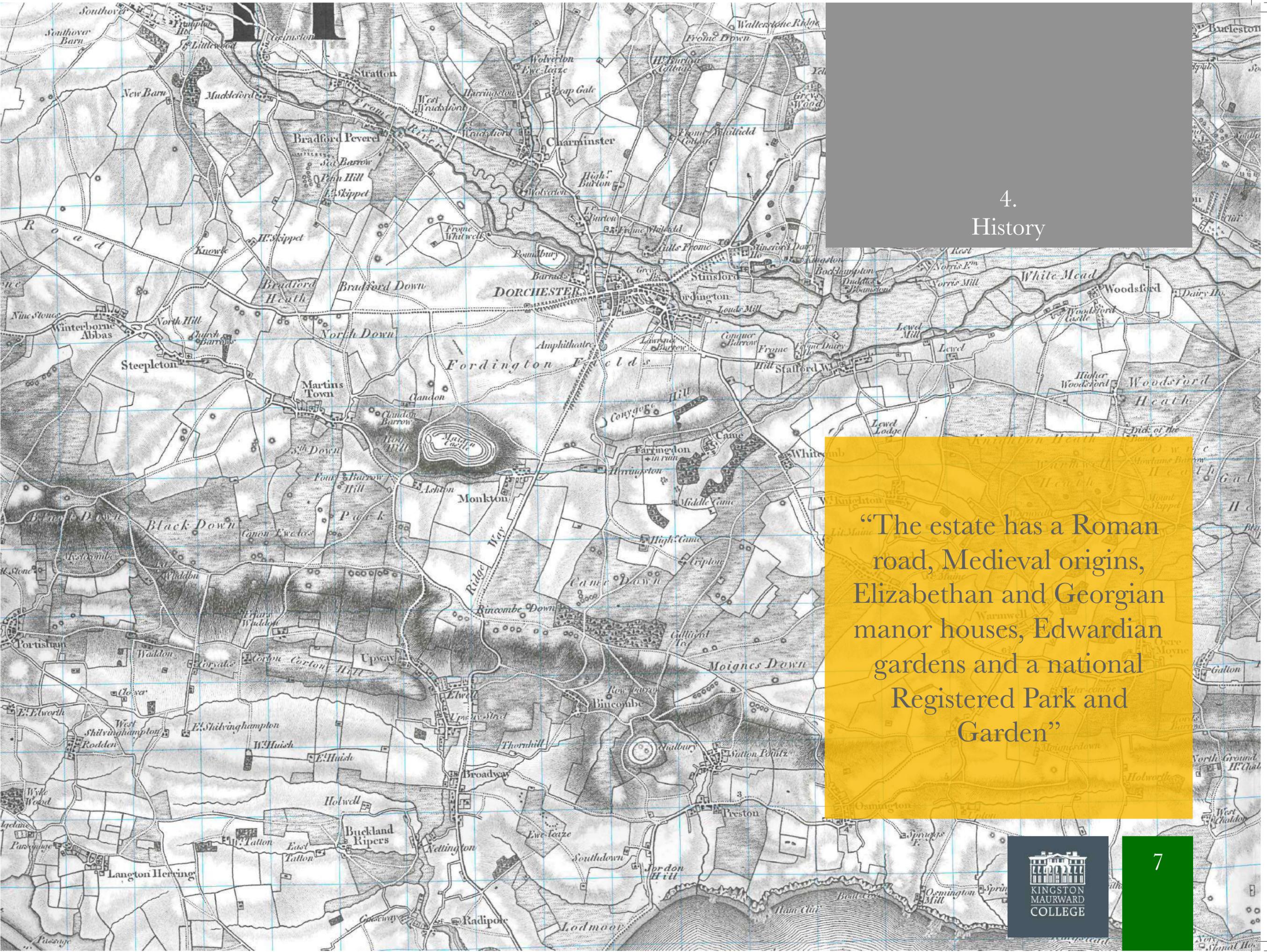


3. Scope of Masterplan- Strategic aim

The strategic aim of this masterplan is to secure the long term future of Kingston Maurward College and remain a viable and vital part of the Stinsford Parish in which it sits.

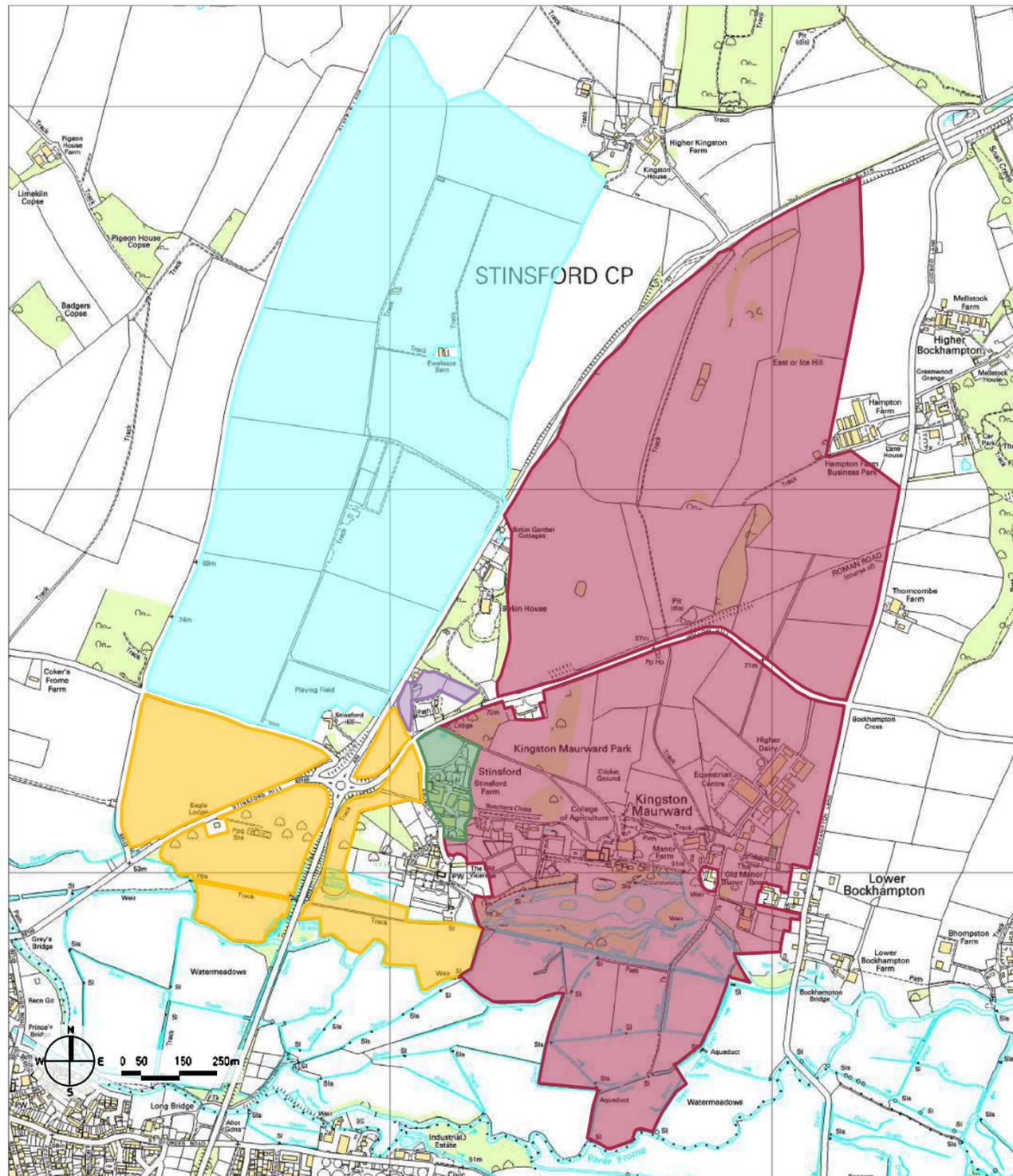
The masterplan sets out the aspiration of Kingston Maurward College to remain a class leader in skills teaching education, to enhance the standing of the college in the local, regional and national educational community and to maintain the special historic environment of the college.

It will provide a brief history of the estate, assess the historic and landscape settings, explain the economic position of the College, assess the land uses and possible re-assignments and, finally, set down the future aspirations of the College. The masterplan will encompass the treatment of existing building stock and explain the expansion needs of the College, as well as small areas of enabling development to provide some of the necessary funding.



4.
History

“The estate has a Roman road, Medieval origins, Elizabethan and Georgian manor houses, Edwardian gardens and a national Registered Park and Garden”



Kingston Maurward
Figure 4 - Ownership

- | | |
|--|--|
| Land owned by Kingston Maurward College | 999 year lease |
| 47 year Farm Business Tenancy Ilchester Estate | Annual licence |
| 10 year Farm Business Tenancy Ilchester Estate | |

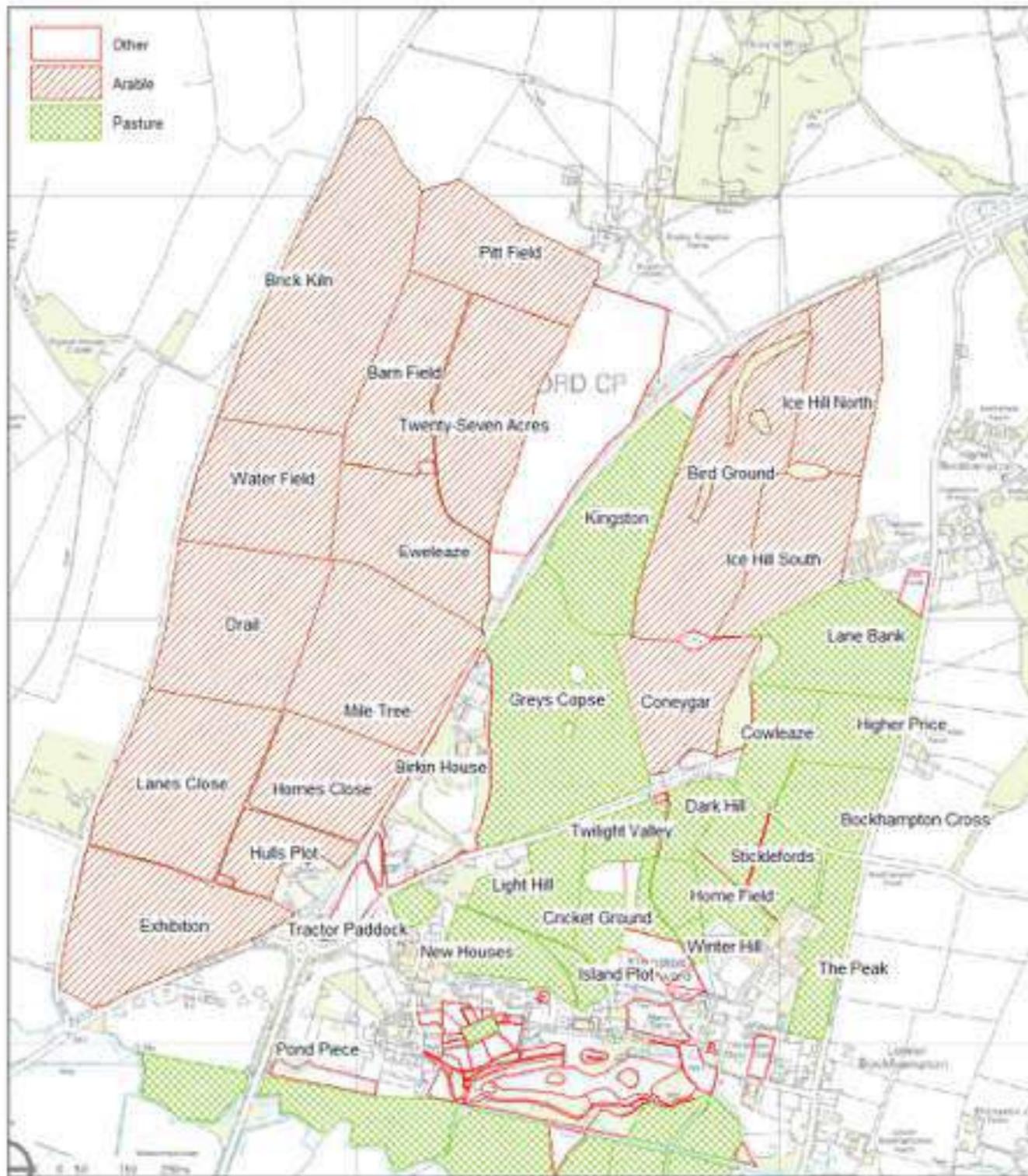
The origins of the estate are pre-1700's with the medieval start of the estate and the Tudor Greys Manor, with the Pitt family developing Kingston Maurward House between 1700 and 1844. A number of ownerships followed as private estates and as a World War II base, until it was acquired by Dorchester Council in 1949.

The Dorset Farm Institute, the predecessor to the present Kingston Maurward College, opened in 1949 and began a long term renovation based on historic records. Today the majority of the park remains under College ownership, with the exception of the 16th century manor house.

A more detailed chronology is described in the accompanying document, 'Landscape and Heritage Assessment' (Lichfields 13375970v3) which gives a detailed description of the various historical phases, together with the added value of literary associations from Thomas Hardy links.

The College estate has a rich history recognised by the Registered Parks & Gardens status and the number of listed buildings across the estate. These are identified on plan in Fig. 3.3 Heritage Assets Plan contained within the accompanying document, 'Landscape and Heritage Assessment' (Lichfields 13375970v3)

The extent of the estate is shown on the plan, Figure 4 – Ownership (from the Debois Landscape Survey Group, February 2011)



(information supplied by David Cottrell, farm manager)

Kingston Maurward, Dorset
Fig.24 Ownership and fields in 2011

Debois Landscape Survey Group
 January 2011

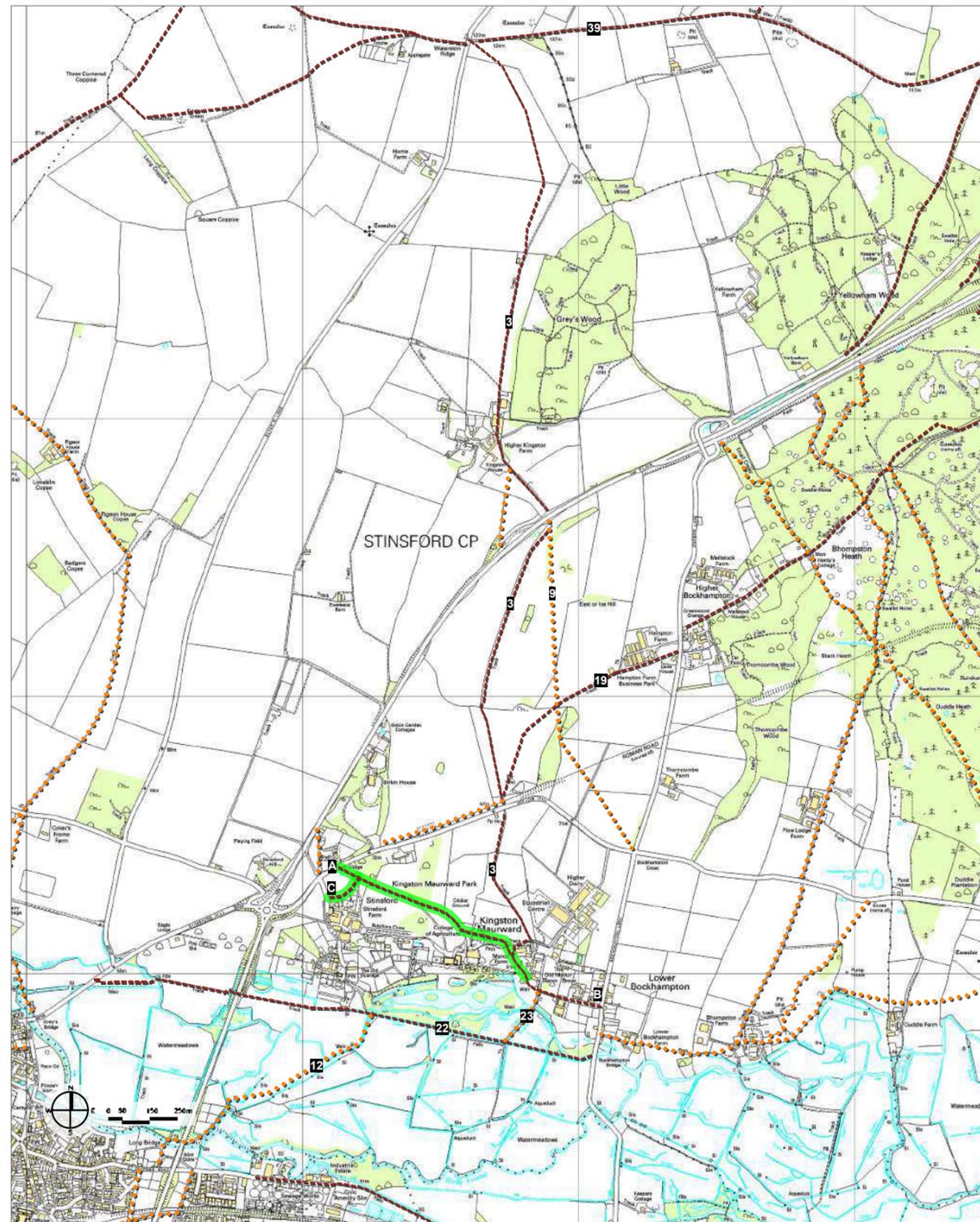
Scale 1:12,500

The current field names which are used as identifiers to the various parts of the estate and from which many of the current buildings are named is shown on the plan, Figure 24 – Modern Fields (from the Debois Landscape Survey Group, February 2011)

The supporting document, ‘Landscape & Heritage Assessment’ (Lichfields document 13375970v3) describes the heritage assets on and around the estate and makes an assessment of the relative significance. It characterises the landscape regions of the estate and relates them to historic sensitivities.

An accompanying ‘Gazetteer’ (Lichfields document 13375948v2) schedules all current buildings noting their present condition, their historic significance and contribution they make to the wider estate setting.

These documents have informed the masterplan decisions to relocate, re-purpose or remove various existing buildings with the aim of serving the college future needs and enhancing the historic environment.



Kingston Maurward
Figure 8 - Public rights-of-way

-  Footpaths
-  Bridleways
-  Permissive Bridleway

There are several public rights of way designated as footpaths or bridleways across the estate, all of which are open and signposted. The network is shown on the plan, Figure 8 – Public Rights of Way (from the Debois Landscape Survey Group, February 2011)

The relationship to Dorchester has grown from the establishment of the college in 1949 to being an important part of the area’s educational provision, together with the influence the college has on the local economy. The College has strong links with the historical tourism offer promoted jointly with Dorchester Town and continues to provide an extremely attractive open space for local people and visitors alike to enjoy.

Kingston Maurward is a specialist provider serving the needs of land-based and allied industries in Dorset and the South West. It is a 'Learning Plus' environment, in which an excellent academic education is supplemented by the unique outdoor vocational opportunity to develop a skill. It is the College's aim to ensure all learners achieve the highest level qualification possible and to take one main qualification that is recognised by both employers and universities.

The College majors in skills creation with its range of practical facilities for agriculture, machinery & animals, forestry, glasshouses for horticulture and trade learning such as construction and blacksmithing.

In addition, the College occupies a campus that is largely within a Registered Park together with several important Listed Buildings that provide a unique and special learning environment.

The College has some of the best facilities of any land-based college in the country including:

- 750 acre estate, landscaped gardens and lake
- Commercial farm
- Blacksmith forge and welding workshops
- £3M Animal Science centre (2014)
- International-sized indoor and outdoor equine arena
- Stables with 36 horses
- Grooming Salon and kennels
- Learning Resources Centre
- Library
- Modern laboratories
- Construction workshops
- High ropes courses/climbing wall
- 5 acre lake
- Sports pitches
- Contemporary glasshouses
- Agri-tech centre
- Fleet of ten John Deere Tractors
- Animal Park
- Formal landscaped gardens

The College passionately believes that the qualitative credentials of the institute will be as influential in the choice of students to study here, as the quantitative statistics on courses, access and successes. In order to maintain its leading edge, the College sees it as essential that future planning for a quality provision is aligned with the continually developing skill needs of employers. Capital funding has been restricted from central government for several years and is likely to remain so for some time. The principle funding comes through the Local Enterprise Partnership (LEP), a body who responds to well structured investment plans with a sound basis such as will be provided by this masterplan.

There is a Studio School (part of the national Studio Schools Trust) on campus that has extended the age range on campus and has provided a link between academic early years and practical experience utilising the College's outdoor facilities. Studio schools offer 14 to 19-year-olds a traditional academic curriculum of GCSE study, alongside a work-related curriculum in which students receive vocational and academic qualifications, as well as work experience. The School has exceeded its Pupil Admissions Number (PAN) and is effectively over-subscribed, and now also has plans to extend its range from students in year 7 (11 years old), which will necessitate investment in staff and building space.

5. Educational Context

“97% of students leaving in 2017 gained employment or went into further education or training, well above the national rate.”

Kingston Maurward is one of only three colleges in Dorset and as a specialist provider of skills and training its national profile exceeds that which its modest size would indicate.

For example, the College currently has 230 students of sixth form age studying Animal Sciences alone, a figure in excess of the total number within the majority of Dorset sixth forms (Area Review Data).

Student numbers reflect demographic trends, as the catchment is county wide and sub-regional, and whilst demography has been falling in recent years there is clear data that this is set to dramatically reverse in the coming years, both nationally and in the immediate environs (see graph below) with the projected growth in both rural and urban populations. However despite the current trend, the College's profile has increased due to better promotion, and student recruitment for September 2017 was up 4.5% in the 16-18 age range, some 2.5% above the demographic curve.

Advancement of learners onwards from the College supports this high profile. 97% of students leaving in 2017 gained employment or went into further education or training, well above the national rate. Completion rates on core programmes are also in excess of national rates.

In terms of academic range, the College provides educational programmes from Entry Level 2 (Foundation Studies) through to Degree, with the bulk of provision at Level 2 (GCSE equivalent) and Level 3 (A Level equivalent).

Currently the total number of full-time students is 800 (600 age 16 – 18yrs, 100+ adult learners, 80 degree level). The College also provides several hundred courses annually to adult learners on short course provision (Licence to Practice certification such as Pesticide Application, or upskilling programmes in Horticulture, Arboriculture, Equitation etc)

The bulk of College provision lies within Sector Skills Area 3 – Agriculture, Animal Studies & Horticulture, but also includes a growing provision within Construction, Sport, Outdoor Adventure and Military Preparation, the latter with very strong local and regional partnerships with the MOD at Bovington and Exeter Barracks.

The College currently offers 38 full time courses, 145 part time courses and 48 apprenticeships. Full-time areas of study offered (at a range of levels) include Agriculture, Animal Welfare and Science, Arboriculture, Welding & Blacksmithing, Business & Professional, Construction, Countryside Management, Equine Studies, Floristry, Foundation Studies, Horticulture, Outdoor Adventure, Public Services, Military Preparation and Sport & Fitness.

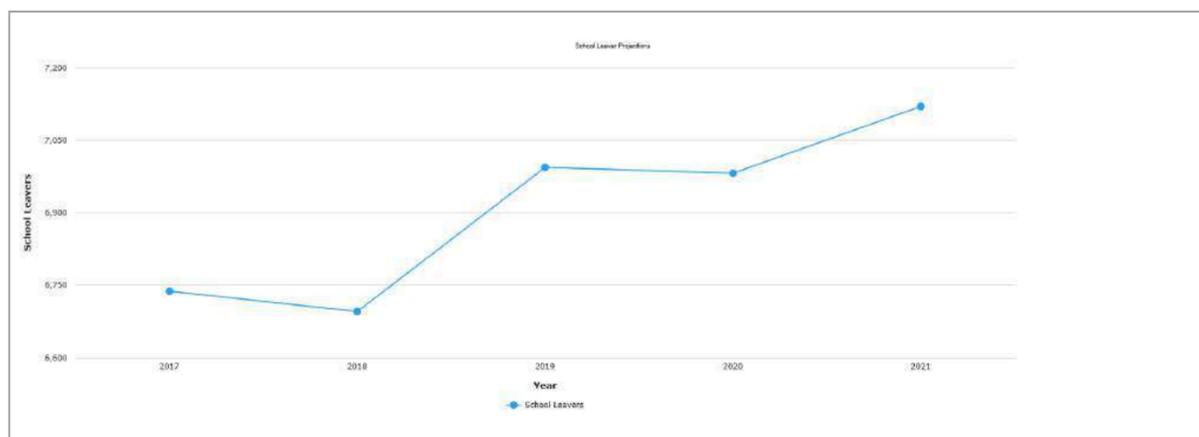
The current Ofsted inspection is Grade 2 (Good) demonstrating the positive outcomes from young people at the College. Similarly a Grade 2 was awarded after the most recent Care Standards (Safeguarding/Residential) inspection.

The College is thus well placed with a growing reputation and population upon which to draw its growth.

The College's place in the educational provision of Dorset & UK

Demographic Analysis- School Leaver Projections

Area: Dorset LEP



2017	2018	2019	2020	2021
6738	6696	6994	6982	7120

RCU FE Market Intelligence, 2017

OBJECTIVE 1

To maintain and improve on the current Ofsted rating by driving the educational offer higher with improved and new provisions



At the Foundation stage, the College provides significant opportunity for learners with Special Educational Needs and Disabilities (SEND), as the quality of delivery and environment are favoured by both learners and parents.

In 2017/18 the College was allocated 56 funded places for students with an Education Health and Care Plan (EHCP) but actually enrolled 120 due to demand. Sadly delays in government funding meant the College delivered aspects of this provision unfunded for the majority of the academic year, placing significant demands on in-year cash flow. The College wishes to grow SEND provision significantly, but clearly this may be limited if funding is not available, either in terms of funding but also for developing sufficient capital capacity to support and develop learners with SEND.

The County Council's preference is for these learners, often with complex needs, to be educated locally, the alternative being residential provision out of county at a significantly higher cost. The aspirations of Kingston Maurward College to grow the SEND provision should therefore be a welcome goal, but as described above the funding needs to be in place both from County and from within our own resources.

At higher levels of academic study, Kingston Maurward offers HE provision in Countryside Management, Animal Conservation and Welfare, Marine Ecology and Conservation, Equine Studies and Tourism Parks Management. These are validated by two partners, The Royal Agricultural University (RAU) in Cirencester, and Bournemouth University (BU). Whilst HE provision is small (80 learners) it provides useful progression in Dorset as most HE learners are from within 30 miles of the college with the exception of Parks Management which recruits nationally.

Significantly a recent analysis of the Education & Skills Funding Agency HE Level 4 training (HNC, Level 4 NVQ, etc..) shows an almost complete absence in national provision. This has not been a priority for further education funding, but neither has it been for higher education funding. This represents a real gap in provision at precisely the level at which the industry needs skills and Kingston Maurward has adopted this challenge as part of the development plan over the next ten years.

OBJECTIVE 2
To create a locally driven and flexible higher education provision meeting the needs of Dorset

Working with partner Universities is a long-term process, and validation of pathways takes more time than simply choosing an, ‘off-the-shelf’ BTEC or A Level. We are currently in further discussions with Royal Agricultural University and have validated a new Foundation Degree in Agricultural Sciences, which would lead to a top-up year for Honour Degree at Cirencester. This pattern will support flexible learning locally and enable students to remain in employment rather than leaving the county.

Apprenticeships have been growing significantly with the Government’s encouragement and are offered nationally across 20 areas, 38 frameworks and currently engage over 200 employers and businesses. This matches current government strategies to increase work-based training, and is also part of the College’s plans to broaden its reach.

Primary delivery is within agriculture, business administration, outdoor activity leadership and early years, alongside a developing provision in Fabrication and Welding, Construction and groundworks. The College holds a national contract for Holiday Parks Management with the British Holiday Home Parks Association. Close links also exist with Dorset and Wiltshire Fire Service with whom we partner to deliver an Advanced Apprenticeship in Emergency Services.

Land-based National Context

It is self evident in Dorset’s rural economy, as well as of national importance, that land based industries are of key strategic importance and we need to retain sufficient capacity in the further education system to provide the specialist skills training that employers need, both now and for the future.

Employment in the land based sector is growing more quickly than the average across all sectors and pre-entry education and training, apprenticeships and Continuous Professional Development need to grow in response to that growth.

It is a fact that employers in the land-based enterprises are less likely than in other industries to provide training for their workers. This is partly

explained by the relatively small size of agricultural employers and hence, where training is provided, more use is typically made of external providers than elsewhere.

Just like other areas of employment where the sustained trend is towards a high-tech digital economy, the land based and Agri-Tech industries have an increasing need for workers who can apply scientific and technological skills in a land based environment. The industries require a wide range of skills in a variety of different occupational sub sectors that will serve widely dispersed businesses. Many such business units are small in terms of employee numbers, making the supervision of untrained recruits in potentially hazardous situations difficult. Concerted pre-entry training such as that offered at Kingston Maurward College is therefore of high value. LANDEX the sector organisation that represents a significant number of colleges which deliver land based provision, reports in their, ‘Dorset Area Review Final Report, August 2017:

The land based and agri-tech industries have an ageing workforce and an increasing need for workers who can apply scientific and technological skills in a land based environment. And, while agriculture and land based engineering have relatively small provider bases compared to their significance to the industries they serve, there may be risk with loss of provision in either area.

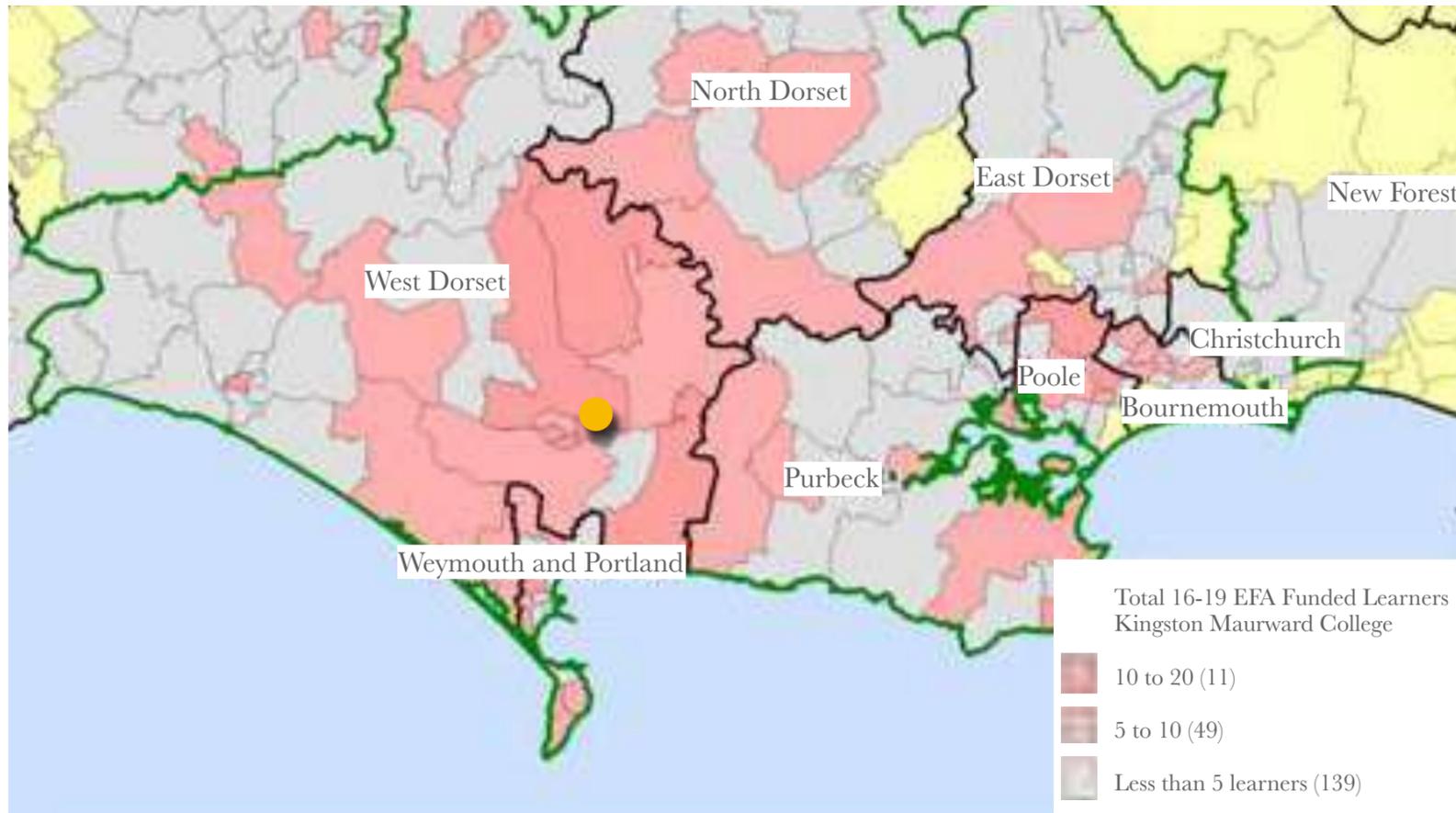
Providing appropriate pre-employment education and training to allow new entrants to safely enter land based industries requires substantial and specialist physical resources. The College has a unique demand for educational facilities that enable and encourage the use of the latest technology of a progressive industry, where applied learning is vital to the understanding of various methodologies and processes.

It is essential, therefore, that sufficient capital funding is made available in the future to maintain state of the art facilities that reflect technological changes in the industry as they happen. *(Mix and Balance of Land Based Provision in England – March 2016; Landex)*



OBJECTIVE 3

To be able to provide the facilities that will develop new skills-based education that is nimble enough to meet changing technological applications in the agri-tech future.

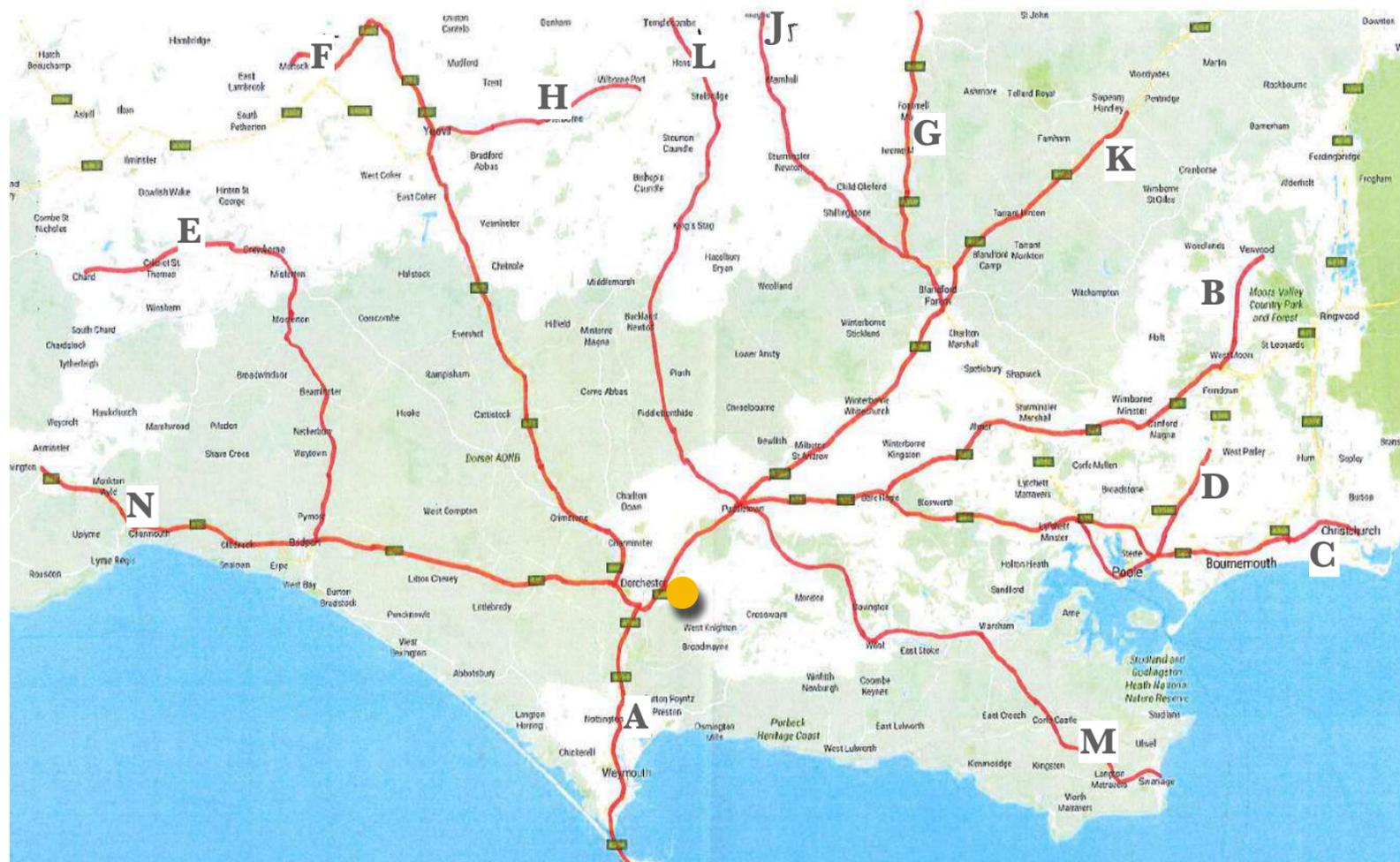


Catchment

The considerable spread of the College's sixth form age learners is dramatically illustrated opposite:

In comparison to a GFE College, Kingston Maurward has a supra-regional catchment area, driven by the specialist nature of the provision.

Students regularly travel great distances to attend the College demonstrating the importance of the College and its attraction. This provides both an opportunity and a challenge, as effective transport systems need to be in place as well as high quality residential accommodation for those who wish to stay. At present the College provides a bus transport network shown in the diagram opposite.



OBJECTIVE 4

To continue to provide and improve skills training to a wider geographic area

Making the future on campus – ensuring access

The College provides a bus transport service that the majority of older students make use of. The cost for this service is £650,000 per annum which the College subsidises by some £150,000 due to the financial position of some students.

Increasing the offer of residential accommodation at the College is possible which will reduce the travel subsidy and generate increased revenue.

Accommodation on-site for students is provided for some to mitigate the burden of travel, and also attract students from further afield. Currently the College has 45 boarders and this is projected to grow as the College's reputation spreads, partly due to rebranding and improved marketing, but also by leveraging the position as the only SW independent land-based college south of Bristol and an enviable rural heritage location 15 minutes from the coast.

Having an increase in residential provision has obvious economic local benefits, particularly for Dorchester retail and leisure outlets.

The challenge of having students travel from so far, is that there is a need for further enhancement of their experience and facilities whilst they are here. Whilst the College has excellent facilities for education within Animal Science and Agriculture, provision for Sport is basic at best, and there is a general lack of recreational space and wider student facility. This is a high priority for the College, especially when considering the development of the Dorset Studio School (next page)

OBJECTIVE 5

To improve development and progression through an improved student experience

6. Future College development plan

“The future of the college is to position itself at the leading edge of agri-technology and through links with business provide experience for students to occupy the forthcoming high-tech jobs in the food industry.”

Dorset Studio School

The Dorset Studio School is based on the estate and is sponsored by the College and local High School (The Thomas Hardy School). This is a new secondary academy which opened in its current building in 2015, providing education for Year 9-11 year-olds (mirroring the local three phase (First, Middle, High) model, with a small provision for year 12 and 13 in conjunction with the College. The School was inspected in September 2017 for the first time and received a 'Good' grade in all areas, with several areas of outstanding practice.

The curriculum as a Studio School is largely that of the national curriculum but with more flexibility. As a result, students at the school study a full range of GCSE subjects, alongside vocational courses in Land-based Studies, Animal Science and Travel and Tourism. There is no similar school located in the SW.

Students tend to be rural children, sons & daughters of those already working in the agricultural and environmental industries, but also a growing number of parents looking for small school, environmentally delivered provision incorporating aspects of Forest Schools etc.

Learners at the school currently number 200, an increase of 45 on the preceding year, and this is projected to grow further. The school has a planned Pupil Application Number (PAN) of 375 students. The Ofsted rating will attract more students and evidence shows that first choice selections by parents has increased significantly. Students use the College buses for transport and the catchment, like the College, is countywide.

DSS is currently undertaking a consultation to move its age range from 14-19 to 11-16, a move supported by both sponsors and one which aligns to more traditional points of exit from primary school; the rest of Dorset follows the two phase system (Primary, Secondary) and also will enable greater financial resilience and charity post-16 for both sponsors and the school itself. However, the demands of having a younger cohort will apply further pressure to the existing building and this is now widely accepted to be not fit for purpose for the original PAN of 375, in particular the lack of isolated assembly and sports space, and toilet and changing facilities.

The school is to some extent independent of the College, so is already exploring some options for expanding its current building, and the possibility of a Sports Hall for use by both institutions, as it can access DfE capital funds the College cannot. These are in an early stage, and the Head teacher is now a member of the College Governing Body, and the Principal of the College is the Vice Chair of the School's board, to ensure sensible overall coherence of plans for the estate. This strengthening of partnership can only provide a positive outcome and both partners now routinely refer to 'The Estate' rather than their own institution.



OBJECTIVE 6

To make provision for future expansion of the Studio School

OBJECTIVE 7

To improve sports facilities for students of all age groups

Estate Farm – Dairy & arable

Whilst the farm itself exists as an educational resource, it is also a commercial unit with 150 cow dairy, 400 Lleyn ewes and significant arable production. The dairy has a contract to provide milk for M&S which brings additional revenue and is testament to not only the quality of product, but also animal welfare standards, where the College holds M&S Gold standard, the highest possible.

However, the Dairy location is now sub-optimal as the College has grown around it – the space it occupies is not conducive to either effective operation of the College or its commercial enterprise and in an ideal world the College would move it wholesale to another site – freeing up both its footprint for educational space and at the same time creating a state of the art farm facility for teaching. Indeed the dairy would want to provide a robotic dairy installation to include future methods of farming.

The future plan is to move the existing dairy to a site to the north of the main estate buildings, on farmland adjacent to Hollow Hill and outside of the Registered Park.

Relationship between business and the College

The College has a regional position as a focus for Agri-tech and allied industries, and in 2017 hosted a significant conference supported by the LEP which attracted a local MP and senior figures from DEFRA, and included a presentation by The Institute of Agricultural Engineers and Academics working on cutting edge research in robotic and self-sustaining systems to support agriculture.

The Conference, entitled ‘Game Changing Technologies’, attracted over a hundred delegates during the course of the day and reinforced the challenges of

food security within the 21st Century, how technologies might be deployed to meet them, and how colleges such as Kingston Maurward are best placed to support the development of skills and knowledge to help communities thrive.

As a result of this the Principal sat on a regional joint LEP project during the summer of 2017, The SW Rural Productivity Commission which provided a very clear steer on how LEPs might enable rural development, and in doing so gained sufficient traction to be named in the Government’s own Industrial Strategy. This work has allowed KMC to further position itself as a conduit for rural development as a whole, with the Principal attending a DEFRA roundtable with Lord Gardiner in December 2017, representing all LEPs, and a major conference held in March this year.

The future of the college is to position itself at the leading edge of agri-technology and through links with business provide experience for students to occupy the forthcoming high-tech jobs in the food industry.

Investing in teaching & the estate

As explained elsewhere the Local Enterprise Partnership targets its capital funding towards development of economic prosperity in the form of commercial and agri-tech projects. The estate by its nature has a wide remit to protect and preserve the landscape and heritage assets. It also has a large number of poor quality buildings that started life as the original Dorset Agricultural College in the mid to late 1900’s, many of which are reaching the end of their useful lives (the Outdoor Activities timber building for instance). Furthermore the reach of Government austerity has encouraged all education providers to look at making their assets generate additional income. One chief way has been the selling off of land for re-development, which in the present planning climate means housing land.

To release capital therefore, the College is considering selling small parcels of land for development to free up investment funds for the wider estate. With much of the estate within a Registered Park such opportunities are necessarily small and for only a few houses. Moreover all of the college lands are in sensitive settings and thus the value of residential land is reduced due to the potentially high development costs.

Described above is the desire of the College to grow its educational provision to attract more students by investment in facilities and services. There is a relationship between capital investment in education projects in higher education and the ability of the establishment to attract additional learners.

“The quantitative analysis found that every £1 million of capital expenditure is associated with between approximately 62 and 86 additional learners per year (in 2012 prices).”

(Department for Business Innovation & Skills, BIS Research Paper No 99, ‘Evaluation of the Impact of Capital Expenditure in FE Colleges’ – December 2012.)

(Department for Business Innovation & Skills, BIS Research Paper No 99, ‘Evaluation of the Impact of Capital Expenditure in FE Colleges’ – December 2012.)

Attracting more students is also significant in terms of regional wealth creation, as government research shows how state expenditure per student qualification is reflected in the potential earnings and therefore expenditure in the local economy. Across the range of college and apprenticeship qualifications on average, for every one pound spent on higher education, £20 of economic value is created (higher wages, employment prospects, employer benefits).

(Department for Business Innovation & Skills, BIS Research Paper No 228, ‘Measuring the Net Present Value of Further Education in England – June 2015).



7.
Local Economic Impact

“Kingston Maurward provides greater returns to the immediate area due to its scale and scope outside of education alone”

The Collab Group is an organisation that represents leading Colleges across the UK by way of collaboration with a wide range of stakeholders. The group focuses on professional and technical training provision within the economy by facilitating partnerships with employers and by providing leadership assistance in the education sector in the form of training, research and peer cooperation.

A Collab Group study demonstrates that state investment in education provision at their colleges provides real benefits over lifetimes, with a recent study suggesting a £5.3 return for every £1 invested in college learners over their working lives in the form of increased taxes and savings through reduced unemployment, reduced crime and greater health and well-being. (Collab Group report, Investment Analysis 2014-15, February 2017, <https://www.aoc.co.uk/about-colleges/research-and-stats/surveys-and-research/economic-impact-studies>)

In addition Kingston Maurward provides greater returns to the immediate area due to its scale and scope outside of education alone and for this reason developments for aspects other than purely educational will bring real and immediate benefits to the Western Growth Corridor plans of Dorchester and Weymouth, alongside the putative plans for Dorset Superfast and Mobile 5G, where the College is named as one of the rural sites for development alongside the Agri-tech offer.

Kingston Maurward currently employs over 300 members of (140 full time, 195 part time), who reside largely within the Dorchester – Weymouth area, but also drawing in staff from the Poole area, Purbeck to the East, Bridport to the West, and towards Yeovil and Sherborne.

Annual expenditure in staffing is £5.929m (2016/17) and this spend naturally has a gross local impact. The College also has an economic impact locally through the purchase of external services and

expenditure totalling £3.971m (2016/17). The main areas of expenditure are repairs, maintenance contracts, energy, student transport, teaching resources, professional fees, examination fees, insurance, food and drink purchases, marketing, fire & security systems, equipment leasing, IT software and maintenance contracts, IT consumables, animal feed, Vet fees, interest and bank charges and vehicle running costs.

The College caters for over 40 weddings annually which provides both casual labour at the most basic level, but affects local suppliers of food and drink, and also includes providers of accommodation as, like tourism, a wedding in Dorset is unlikely to be a day visit affair.

The heritage value of the estate also brings visitors who contribute further ancillary benefits to the local economy through local spend directly from the tourism and commercial ‘visitor’ value of the estate.

An Animal and Farm Park and 35 acres of formal gardens are fully enclosed within the Estate, and provide a tourism attraction for the area. Growth in this component of the business has been significant in the last financial year with an 80% increase in revenues, and a significant increase in footfall. Discussions are already ongoing with Dorchester attractions to develop a coherent Heritage Offer for the town and locale as a whole, including the County Museum, Town Council, Shire Hall etc, to further attract inward spending.

Kingston Maurward’s June Open Day in 2017 attracted in excess of 10,000 visitors in a single day and apart from the engagement of local services, the event brought visitors to the region, creating additional local spend.

Similarly, the provision of agriculture at the College impacts locally through services for agricultural contractors, feed and suppliers or auction/abattoir/veterinary services, milk for M&S and arable crops to grain merchants. Quantified, the annual spend of the

College Farm is c£450k, primarily in Dorset, so is significant to the rural economy.

The Principal also chairs the Rural Enterprise Group, a sub-group of the LEP, which brings together stakeholders across a range of rurally located industries. As part of this role, the Principal is a nominated ‘Invest in Dorset’ ambassador, and Agri-tech/Food and Drink is one of Dorset LEP’s four core development areas for inward investment and growth; the College is uniquely situated to support this aim and bring this locally.

Placed at the centre of gravity of Dorset, the College acts as a venue for a large number of organisations to meet, such as the NFU, CLA, and Local Nature Partnership. This link with the environmental sector is important for the College by demonstrating its commitment to the environment, but is also important for the County as Dorset’s Environment Economy contributes some £1.5B GVA and supports approximately 30,000 jobs and 8-10% of the County’s total economic output. (Dorset’s Environment Economy– 2016; DCC)

The College also hosts Dorset Food and Drink to support local producers who work in the AONB and this has had real benefits for both partners in raising profile and encouraging business growth. Again, in acting as a focal point for activity, the College has brought together funding partners such as LEADER with small businesses and start-ups to the benefit of the local economy.

The majority of the estate is a Registered Park and is a private estate, and apart from public paths there is no right of access for the public.

This is not however the approach adopted by the College which does allow free access across the estate for the enjoyment of the public. The college estate forms nearly one quarter of the parish of Stinsford and is by far the largest area of public access land. This is a valuable resource and one which the College intends to protect.

The College does of course have to function as a thriving educational establishment and this masterplan sets out the direction of travel to maintain this. There are villages on the periphery of the estate and adjacent development will need to be particularly sensitive to the views inwards from these.

The park landscape is maintained at considerable annual cost and reinstated where possible within budget constraints (for instance the replanting of the original avenue of trees).

It is clear that the College benefits from the environment in practical terms for the students teaching, from a unique selling point for attracting students and staff and from revenue generation by promoting its setting for weddings and conferences. It is, therefore, understandable why the College continues to protect and maintain the listed buildings and landscape, but all within the budget constraints of a secondary education establishment.

However, development is needed to take the College forward with its future educational aims, and to this end the College is keen to work with Partners such as Historic England, Natural England etc to continue to develop in a sustainable way that maximises opportunity for the College and local area, whilst at the same time minimising negative effects on a historic estate, enhancing it where possible.

Recent work has also involved on partnership with DCC and The National Trust to support 'Park & Stride' developments, including new leaflets in collaboration with the National Trust, promoting walks from the Estate to help relieve traffic pressure at Higher Bockhampton and Max Gate.

A full Ecological assessment has been undertaken and is available as a supporting document.

The estate is well placed to measure, monitor and protect wildlife species of flora and fauna as part of their educational courses. The agri-environment emphasis of the college means the estate is a valuable teaching resource that demonstrates the link between agricultural production and biodiversity, exemplifying how through countryside skills both income generation and wildlife conservation are possible.

The assessment reports that there are no species in need of urgent protection and in the areas where new development is proposed, straightforward and well tested measures can be put in place to safeguard the ecology.



8. Enhancing our Environment



9. Preserving our architecture and heritage

Heritage is a resource; it brings considerable cultural and educational benefits to the area and to its visitors. The College's estate is of significant heritage value, and as such is a tourist and local visitor attraction in its own right. Being a large part of the parish of Stinsford the estate's upkeep to maintain its attraction status is also of considerable value to the parish, providing a well maintained and pleasing environment benefitting the local home owners' amenity.

Equally the mature and attractive streetscape of the principal villages on the estate's periphery adds to the favoured setting of the College.

Discussions are already ongoing with Dorchester attractions to develop a coherent Heritage Offer for the town and locale as a whole, including the County Museum, Town Council and Shire Hall.

There exists a partnership with DCC and The National Trust to support 'Park & Stride' developments including new leaflets in collaboration with the National Trust promoting walks from the Estate, with the aim of both increasing awareness of the heritage assets and to help relieve traffic pressure at Higher Bockhampton and Max Gate.

The Principal sits on the Hardy Country Steering Group and the College has also supported the South Dorset Ridgeway Project.

Placed at the centre of gravity of Dorset, the College acts as a venue for a large number of organisations to meet, such as the NFU, CLA, and Local Nature Partnership. This link with the environmental sector is important for the College by demonstrating its commitment to the environment.

10. Consultations 11. Scoping studies

10. Consultations

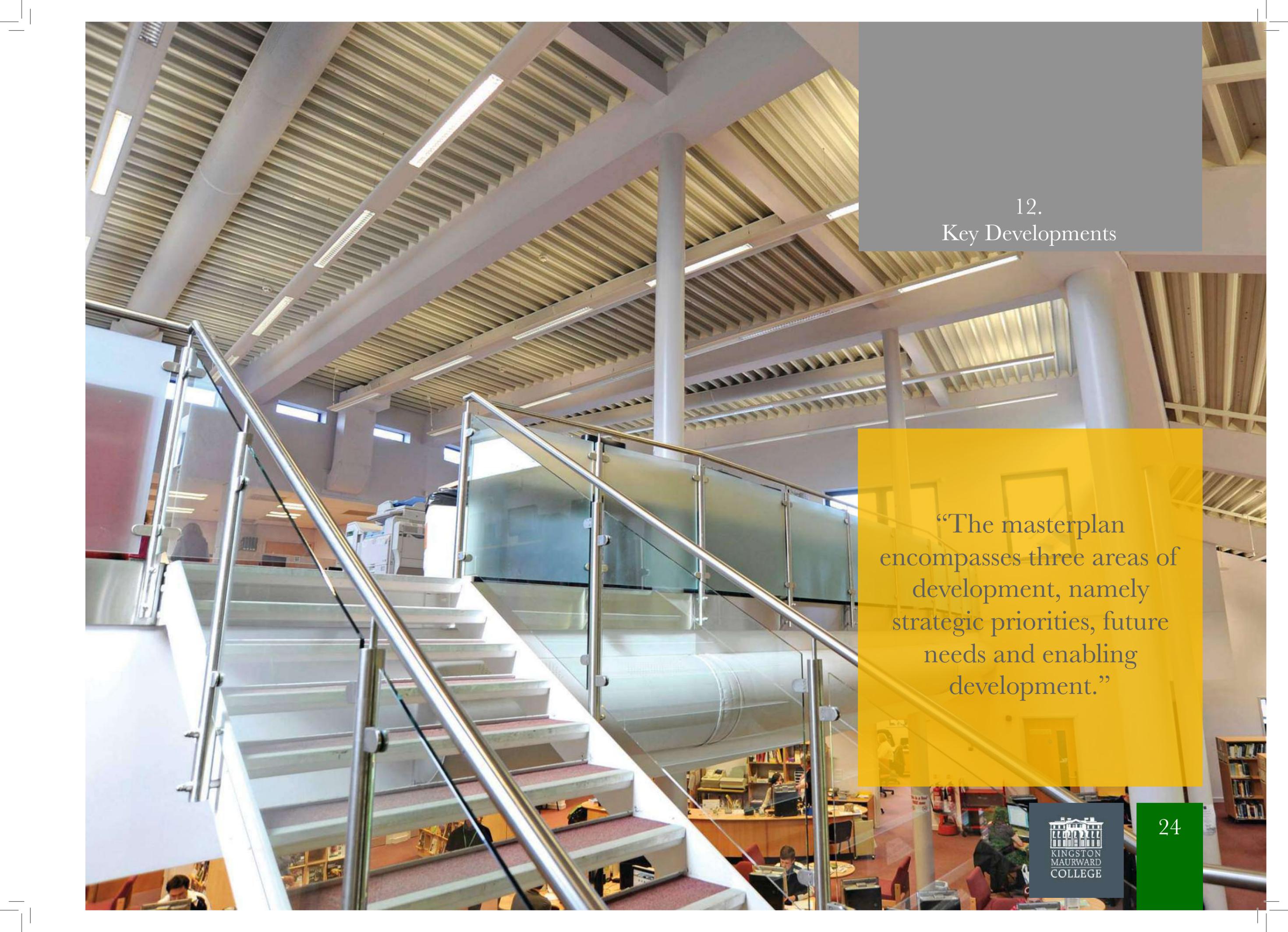
- June 2018 Dorset Councils Partnership proposed Local Plan policy entry DOR13 referring to a masterplan to be agreed for Kingston Maurward College.
- 16 July 2018 Early meeting with Dorset Councils Partnership to discuss form and content of a masterplan.
- 7 August 2018 Initial meeting with Historic England.
- 13 August & 3 September 2018 Presentations to Stinsford Parish Council.
- 17 October 2018 Meeting with Neighbourhood Plan Steering Group, leading to the issue of draft documents for comment to both Neighbourhood Group and Stinsford Parish Council.
- 11 October 2018 Draft masterplan document v2 distributed for consultation to:
Dorset Councils Partnership
Dorset County Council
Historic England
Natural England
Dorset LEP

A summary of the consultations is included in the supporting documents.

11. Scoping studies

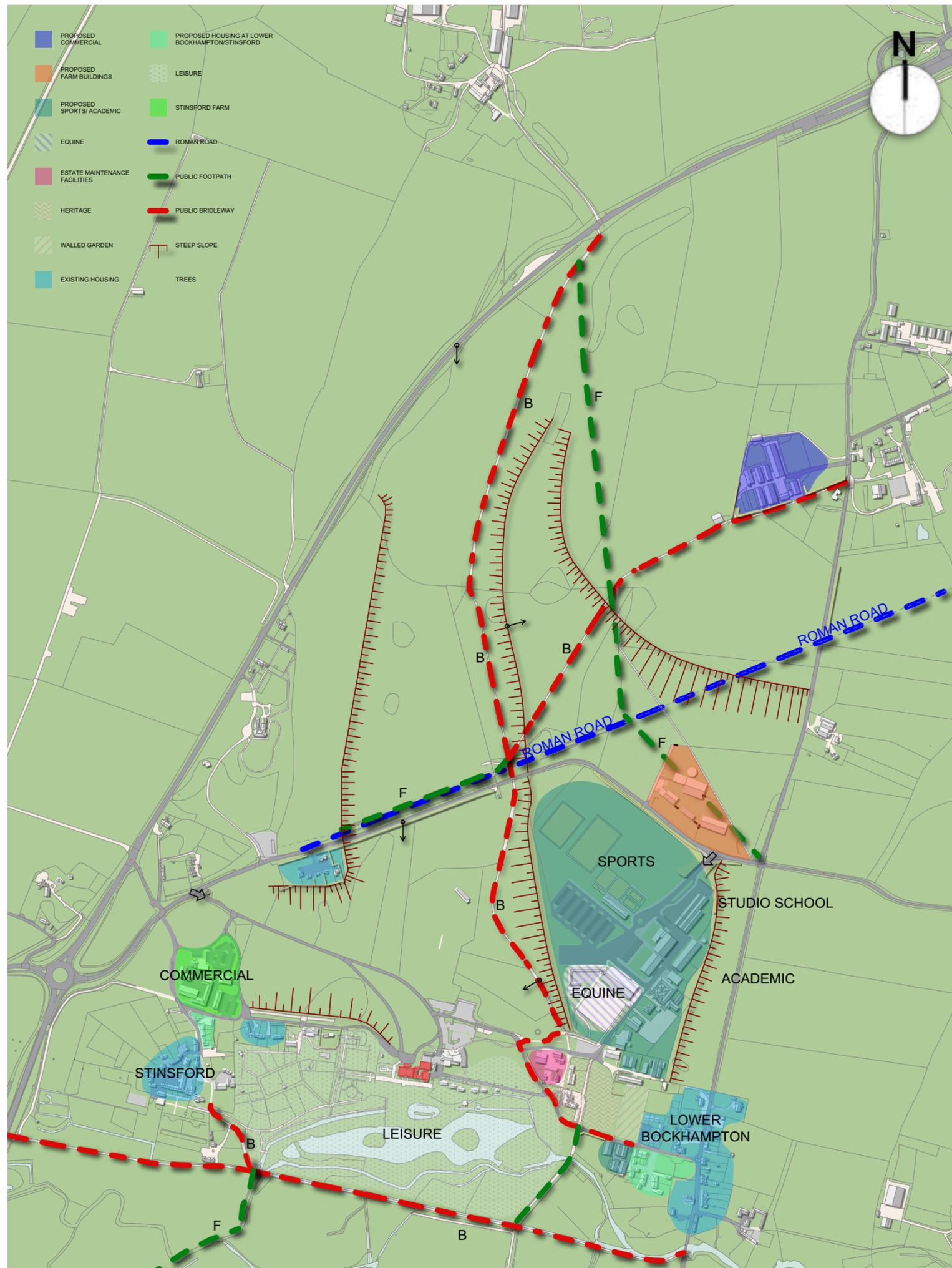
The following supporting studies have been prepared for the college and accompany this masterplan document separately:

- A. Landscape & Heritage Assessment – Lichfields June 2017. (document 13375970v3)
- B. Landscape & Heritage Assessment – Gazetteer - Lichfields June 2017. (document 13375948v2)
- C. Building Conditions Survey & Building Reinstatement Cost Assessments – Savills October 2015.
- D. Ecological Appraisal- Lindsey Carrington Ecological services, February 2019



12.
Key Developments

“The masterplan encompasses three areas of development, namely strategic priorities, future needs and enabling development.”



Site constraints & opportunities

The estate is defined by the historic parkland setting with the major scheduled buildings in a broad band across the south of the park. The area known as Higher Dairy is set on a raised plateau and is concealed from the principle buildings by a steep scarp slope and mature trees and hedgerows. Nevertheless some of the proposed developments are along the southern flank and the scale and form will need to be carefully considered.

The parkland slopes gently upwards away from Kingston Maurward House after an initial drop down from the frontage. The valley along which the protected park is situated is bisected by one road, Hollow Hill, which at that point is parallel to the line of a Roman road. A major trunk road, the A35, marks the northern edge of the parkland and the estate land.

The earlier manor house, Greys Manor, is linked to the main house by a tree-lined avenue. Further to the east of Greys Manor the land rises steeply to a walled garden before sloping gently downwards again past the Knapwater sheltered housing to the village of Lower Bockhampton. This area is part of the Registered Park but is divorced from the main parkland by the contours and belts of existing mature trees.

A ridge runs westwards from Kingston Maurward House, to the south of which are the formal gardens to the house and the animal park venture of the College. The open fields run down from this ridge towards the north as part of the parkland, with avenues of historic and mature trees.

The ridge terminates at Stinsford Farm where the downward sloping land to its north is populated by a variety of poor quality farm buildings, with the boundary of the college estate adjacent to a highway that serves Stinsford village.

There are principal views of Kingston Maurward House from a great distance which was how it was set out. Greys Manor has much more closely defined views, closed in by rising contours or dense woodland. Proposed developments therefore need to respect the distant and close views respectively.

The analysis of the constraints has led to the expression of the opportunities which provides guidance on the potential uses of various areas of the estate. The uses described as commercial, agricultural, historic setting, academic, recreation and enabling housing land are shown on the accompanying plan.

PERMEABILITY OF THE ESTATE

Part of the overall proposals are to maintain and enhance the permeability of the estate. As has been described in 'Enhancing our environment' (section 8 above) the estate does permit free access for the public. There are designated footpaths and bridleways across the college lands shown on page 8 of this document.

There is now no vehicle thoroughfare through the estate to prevent such short cuts being abused by motorists, to provide a safer environment for students and staff, and address safeguarding of students. This reduces the amount of vehicular traffic traversing the Parkland, limiting this to staff and maintenance traffic. The proposed new parking for cars and buses at the north eastern point of the estate further reduces any need for transit across the Park. Finally the relocation of the equine and farm activities from near Stinsford and near the Manor House will also mean no transit traffic will be necessary.

The public has access from the western entrance to visit the heritage assets, the Animal Park and future Enterprise Park.

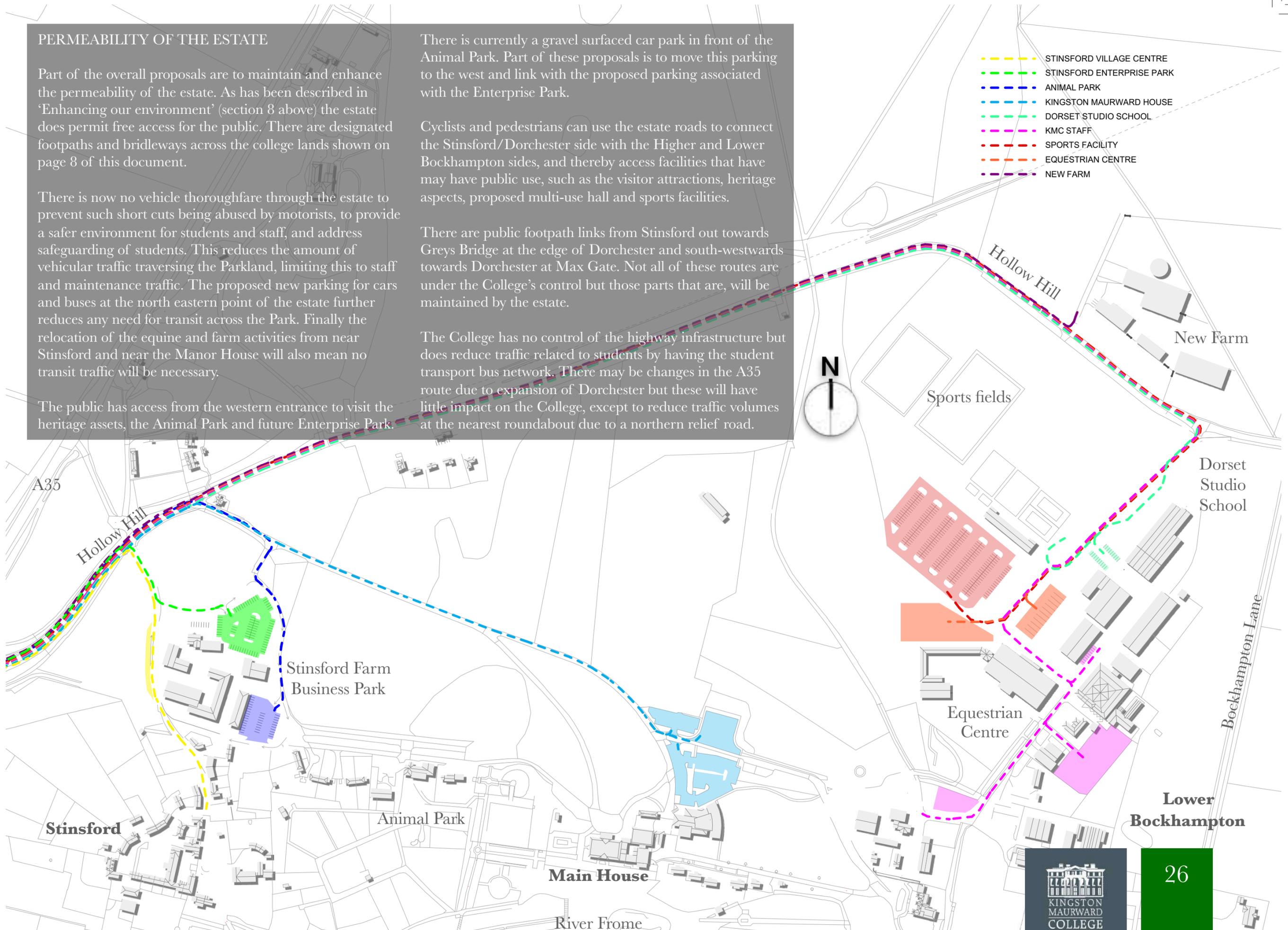
There is currently a gravel surfaced car park in front of the Animal Park. Part of these proposals is to move this parking to the west and link with the proposed parking associated with the Enterprise Park.

Cyclists and pedestrians can use the estate roads to connect the Stinsford/Dorchester side with the Higher and Lower Bockhampton sides, and thereby access facilities that have may have public use, such as the visitor attractions, heritage aspects, proposed multi-use hall and sports facilities.

There are public footpath links from Stinsford out towards Greys Bridge at the edge of Dorchester and south-westwards towards Dorchester at Max Gate. Not all of these routes are under the College's control but those parts that are, will be maintained by the estate.

The College has no control of the highway infrastructure but does reduce traffic related to students by having the student transport bus network. There may be changes in the A35 route due to expansion of Dorchester but these will have little impact on the College, except to reduce traffic volumes at the nearest roundabout due to a northern relief road.

- - - STINSFORD VILLAGE CENTRE
- - - STINSFORD ENTERPRISE PARK
- - - ANIMAL PARK
- - - KINGSTON MAURWARD HOUSE
- - - DORSET STUDIO SCHOOL
- - - KMC STAFF
- - - SPORTS FACILITY
- - - EQUESTRIAN CENTRE
- - - NEW FARM



Strategic Priorities

The College's eight strategic priorities for development are:

- A. Commercial development of the Animal Park to enable a larger cafeteria and retail option, alongside further tourism and heritage appreciation of the wider estate.
- B. Replacement of Outdoor Activity building with multi-use space for college and community use.
- C. Development of improved sports facility including sports hall and improved indoor space for student recreation.
- D. At Stinsford Farm the commercial development for creation of business incubation units for small businesses to support local entrepreneurial development and links with college syllabus (Stinsford Enterprise Park).
- E. Future development space for student accommodation
- F. Development of the Dairy, with higher spec facility to highlight best practice
- G. Relocation of stables to alongside equine centre.
- H. Relocation of estate maintenance.

Future needs

Additionally the masterplan covers the following future needs:

- I. Studio School expansion
- J. Widen access to highway
- K. Improvement of Student Centre
- L. Expansion space for materials sciences

Enabling development

The masterplan covers the following enabling development:

- M. Housing at Lower Bockhampton
- N. Housing at Church Lane
- O. Housing at Maurward Close
- P. Existing staff housing
- Q. Hardy Heritage footway



Registered park landscape



Fig 1



Fig 2



Fig 3



Fig 4



Fig 5



Fig 6

Kingston Maurward's June Open Day in 2017 attracted in excess of 10,000 visitors in a single day and footfall on the estate from paid visits to those who walk/cycle/ride through utilising the footpath and bridleway network will certainly exceed 70,000 visits annually. The college wishes to leverage this opportunity by developing a much more coherent commercial offering at the Animal Park with a potential development of a café.

There is a current development for an Interpretation Centre in the Farm Park, and together with the appointment of a designated Education Coordinator to work with Primary Schools on day visits, the visitor and educational aspects will be prime drivers.

Proposals for the existing Visitor's Centre and Animal Park entrance will enlarge the entrance and ticketing foyer, offer a larger café area with improved toilets, include space to focus on the historical presentation of the estate and include a retail shop for souvenir and own farm shop products.

The masterplan includes the proposal to relocate the present car parking to an area adjacent to the Stinford Farm redevelopment. There will still need to be some limited disability parking nearer the entrance. Fittingly the pedestrian route from the parking would then take the opportunity to capitalise on views across the parkland valley en route to the visitors centre.



A. Animal park



Details

Single storey extension to existing
 Area: 220sqm extension
 Height to eaves: 2.75m
 Height ridge: 5.5m
 Wall finish: part timber cladding, part painted render.
 Roof finish: reconstituted slate
 Window finish: Aluminium colour coated glazing

A. Animal Park



Fig 7



Fig 8



Fig 9



Fig 10



Fig 11

The building presently on this site has passed its life and the timber frame and cladding has failed. It was used as a large space for adventure training and outdoor riding arena.

The college lacks any tiered lecture hall space and without the present building also lacks a large hall suitable for a variety of indoor activities. The proposal is for a multi-use space comprising a hall with retractable seating with digital presentation equipment together with a small number of meeting rooms. All of the building will provide a flexible provision for the college and the college will also offer the building for community uses. The local parish does not have a village hall or similar space and at present uses the main Kingston Maurward house for meetings. The new building will be accessible by all of the parish as well as serving a current need in teaching provision.

Details

- Single storey replacement building
- Area: 400sqm
- Height to eaves: 5.5m
- Height to ridge: 8m
- Wall finish: part timber cladding, part painted render.
- Roof finish: Profile metal.
- Windows: aluminium colour coated glazing



B. Multi-use building



B. Multi-use building



Fig 12



Fig 13

The college utilises the level part of the central parkland for outdoor sports at present where there is insufficient space to lay out full size pitches. Rugby posts would also be out of keeping in such a location. With the desire to provide student facilities that would be comparable to contemporary colleges and universities, Kingston Maurward aspires to provide modern sports pitches. The Studio School with its secondary pupil cohort also lacks any sports facilities at present.

The College proposes to provide the land for an up to date sports area incorporating rugby and football pitches, two tennis courts and one all-weather multi-use games area (MUGA), together with changing rooms. The land adjacent to the present Studio School is fairly level, outside of the Registered Park and concealed from view from the adjacent highway by existing high hedges and treeline. The proposal also includes the realignment of the existing access road from the Hollow Hill junction to provide better access to the equine and vehicle parking, safer access to the Studio School and removal of the current through road adjacent to the teaching buildings.

There will be adequate parking for coaches and cars directly from Hollow Hill to allow a wider community to use the facilities. The College joins with the Parish Council in supporting a need to improve the Hollow Hill road. Traffic appears to travel too fast both along the straight sections and approaching the bend downhill from the east. The road is a restricted width in places yet there is adequate width between the boundary fences and hedges. The College will support the case to County Highways to propose a combination of a 30mph speed limit, easing the bend in the middle and widening where possible to ease passing traffic. Should there be evidence that A35 traffic is by-passing queues by taking this lane, then perhaps priority restrictions might also be part of a solution.

The land space created by the removal of the current dairy buildings will be released for re-development for an indoor sports hall to complement the sports provision, as well as providing available land for future teaching space buildings. The whole of the sports pitch extent will be screened from the adjacent highway both by the existing hedgerow and by a commitment to plant a new native species woodland of some 7 -10m depth as indicated on the plan proposal.

The present indoor sports building will be re-purposed for use by Outdoor Activities teaching.

The cricket pitch will remain where it is at present, using the level area to the north of the main house. This does seem in keeping with a pastoral use for a parkland setting and provides a good setting from which to appreciate Kingston Maurward House. What is needed is a cricket pavilion to improve the enjoyment and this plan includes such a proposal. It is envisaged as a traditional single storey timber building with covered balcony and score board on the roof.

There will be no artificial lighting of the pitches. There are likely to be bollard lights to lead from the parking area to the sports hall, changing building and studio school to provide a measure of safety for pedestrians.

C. Sports Facilities

C. Sports Facilities

Details

Outdoor facilities

Area inc. Car parking: 4.89 Ha

Changing room building, single storey building:

Height to eaves: 2.6m

Height to ridge: 3.5m

Wall finish: timber cladding

Roof finish: Profiled metal

Windows: Aluminium colour coated

Sports Hall facilities

Single storey building

Area: 1500sqm

Height to eaves: 8m

Height to ridge: 12.5m

Wall finish: Flat metal cladding

Roof finish: Profiled metal

Windows: Aluminium colour coated



C. Sports Facilities



Fig 14



Fig 15



Fig 16



Fig 17



Fig 18

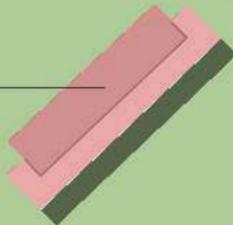


Fig 19



C. Sports Facilities

New cricket pavillion



Existing cricket strip



Existing overflow parking

Existing parking

Kingston Maurward House



The existing area of Stinsford Farm has grown organically over many years, without any overall plan. The result is an area of the estate where many buildings are of dubious architectural value and arguably detrimental to the wider heritage aesthetic of the estate. This has an impact on the visual appearance of the College's entrance and on the resident's approach to Stinsford village, as well as the visitors to Hardy's church.

The College would like to develop a rural business area to offer incubation units for fledgling micro-businesses related to the food production interests of the college, which is described in this masterplan as the Stinsford Enterprise Park. The LEP can support the concept of lab-to-field and from field-to-table businesses as it meets a national drive in future food initiatives. The college is developing a link with Southampton University to work on bio-science projects which are in their trial application stages, which will need a small business to run and assess. The new space will focus on agri-exports and test-bed applications for agri-sciences which will benefit the wider region.

The College has functional links with over 300 employers within the landbased sector and allied areas such as Food & Drink and Tourism. The College is also working to develop a 'living lab' concept around the One Health agenda, which looks at the inter-relationships between environmental, animal and human health. As such there is a growing need to provide a hub for knowledge exchange and business liaison within Dorset and the site at the College would work well for this, potentially bringing together start-up and entrepreneurial micro-business alongside the national accelerators such as the Centre for Environment Fisheries and Aquaculture Science, statutory bodies such as the AONB or Natural England, and other partners such as the Royal Veterinary College, who already have their regional office based on site. This agglomeration on the Stinsford site would allow these organisations to benefit from geographical proximity and support from central services such as the College's IT and HR functions, alongside small public facing businesses to generate employment opportunities such as a bakery, farm shop, floristry or specialist animal feeds all created from local products, together with artisan producers such as the College's own blacksmith.

The growth of viticulture in the wider region presents an opportunity for horticultural and food production research and development and the college is keen to develop a link with its courses. Available space for an enterprise will encourage this link.

The estate is also currently engaged with a 5G full-fibre provider to act as a network centre for the area. This would offer ultra-fast internet links for creative and other digital businesses and be a further driver for space at any new business centre.

The majority of the buildings are concrete block or timber/steel clad sheds with asbestos roofing, and have long outgrown their original uses. Most have been kept in use by the addition of quite basic fitting out internally to make a usable space for maintenance or teaching. However their useful life has long been exceeded and now present a tired and obsolete appearance out of keeping with the college's aspirations. Of value to retain is the 19th century brick workshop building near the centre, and even this will need a new roof to replace the asbestos sheeting at present.

Stinsford Farmhouse, situated at the northern edge, is Listed Grade II. Both the listing and the building itself is uninspiring, but with an appropriate extension it is felt it can offer suitable business accommodation.

The setting of the farmhouse and of the redevelopment in general will be enhanced by the opening up the field opposite by managing the existing hedgerows that exist on three sides to a reduced height to reveal a green sward of grass that sweeps down from the estate entrance and the Lodge building. In addition a new avenue of trees, oak or maple, would be planted along the northern access road, enhancing and directing the view towards the narrowing gap before the reveal of the main parkland beyond.

The whole re-development will replace the unsightly buildings with a mixture of single and two storey new brick/render/timber clad buildings with slate/tiled roofs and larger volume buildings of timber cladding with metal roofs, utilising the considerable site slope to provide access at different levels. The arrangement on site will provide a courtyard setting with pedestrian spaces linking the existing farmhouse and forge buildings, and provide a more pleasing and coherent viewpoint from the College entrance and along the Church Lane frontage.

On site circulation and parking will be arranged off a one-way system of roads with a reformed exit only onto Church Lane. There would be parking to the north and east of the development.

In connection to the expanded Animal Park Visitors Centre described above, and once the farm buildings are removed to enable the Enterprise Park development to proceed, the visitor parking for the Animal Park can be located to the south of the Enterprise park, offering expandable parking provision for the Animal Park. The present Animal Park parking running parallel with the staff housing can then be removed, except for a limited number of disabled parking spaces opposite the Visitor's building.

Church Lane itself will remain as two way exactly as now for access to the village. The widened layby that currently exists will remain for the parking of coaches visiting the village.

D. Stinsford Farm



Details

Existing two storey farm house, existing single storey 'Forge' building. New single storey workshops, business units. New two storey business unit.

Areas: Existing converted 950sqm

New 2000sqm

Height to eaves: 2.8m single storey; 5.5m two storey

Height to ridge: 4.8m single storey; 8.5m two storey

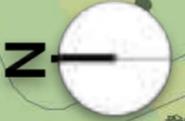
Wall finish: part timber cladding, part painted render, part brickwork

Roof finish: Reconstituted slate or profiled metal

Windows: aluminium colour coated glazing



D. Stinsford Farm



D. Stinsford Farm



Fig 20



Fig 21



Fig 22



Fig 23



Fig 24



Fig 25



Fig 26



Fig 27



Fig 28



Fig 29



Fig 30



Fig 31

D. Stinsford Farm



Fig 32

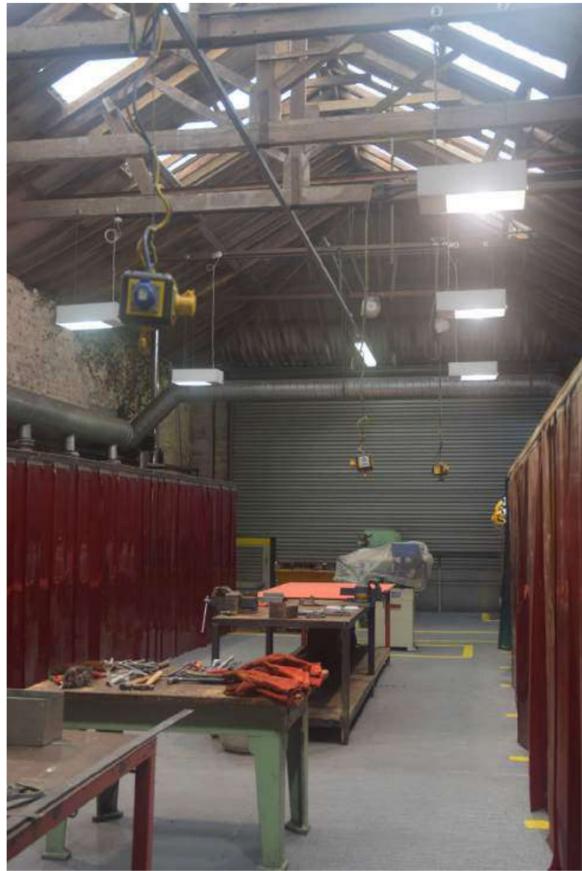


Fig 32



Fig 33



Fig 34



Fig 35

E. Student accommodation

The present student accommodation is adequate for present needs and the College does not envisage a need for expansion in the ten year plan. However with growing student numbers being forecast it may be that additional accommodation will be required in the further future. The potential development site near the student centre and nearby teaching spaces seems appropriate.

In the meantime the existing accommodation will be upgraded to a higher specification to remain attractive to students.

E. Student accommodation



Equestrian outdoor riding arena

Existing equestrian centre

The build structure

Staff offices

Traffic control gate location

Existing Taylors RSPCA centre

Sticklefords

E. Potential student residential accommodation

Peak fitness centre

Outdoor Activities Centre

New Multipurpose Hall



The Higher Dairy area was the original farm serving the early Agricultural College. It serves as the animal housing, milking and teaching space for the dairy syllabus. This area is outside of the Registered Parkland, is a level site and new teaching buildings have grown around it in recent years. The masterplan shifts the centre of student teaching to this area and for this reason the business of a working farm at this location is no longer compatible. The removal of the dairy will release potential development space and can allow the creation of a pedestrian area around the teaching space by the re-alignment of the roadway, which at present passes between the dairy, the Studio School and the teaching buildings. This will improve safety for students from both the school and the college whilst at the same time establish a 'campus' style environment around the teaching buildings and the student centre.

The proposed location for a new dairy and related farm buildings is an area immediately to the north of Hollow Hill opposite the current estate entrance. The location is not visible from the Kingston Maurward house area or the Registered Park, or from Hardy's Cottage location.

The development will be set behind the substantial existing hedgerow which will be reinforced with additional tree planting. Similarly from Bockhampton Lane the existing hedgerow is dense and high enough to already screen any new buildings.

Access will be from the existing gated access off Hollow Hill, which also links with an existing track that permits land access to other College farmland.

The new farm will comprise a new state of the art dairy, feed stores, machinery and slurry stores and barns for animal husbandry, along with a farm office.

There is an existing public footpath that crosses the area which can be maintained to form the farm boundary, the edge of which will be defined by a new native species hedgerow.

Viewed from the north along public footpaths the new buildings would be seen against the backdrop of the existing college buildings, principally the Studio School, which already has an agricultural styling of metal roof and timber cladding.

F. Dairy Farm Relocation

Details

All single storey buildings

Area: Dairy barn 2250sqm

Animal barn 1125sqm each

Farm office 300sqm

Feed and hay store 2250sqm

Machinery 1750 sqm

Height to eaves: range between 2.5m to 6m

Height to ridge: range between 4.5m to 9m

Wall finish: part timber cladding, part profiled metal cladding, part facing blockwork.

Roof finish: Profile metal.



F. Dairy Farm Relocation



Fig 36



Fig 37



Fig 38



Fig 39



Fig 40

F. Dairy Farm Relocation



Fig 41



Fig 42



Fig 43



Fig 44



Fig 45



Fig 46

The present horse stables occupy a mixture of timber and steel barns in an area to the north-west of the Manor House. These have a steep and difficult road access for horseboxes which brings these vehicles deep into the estate.

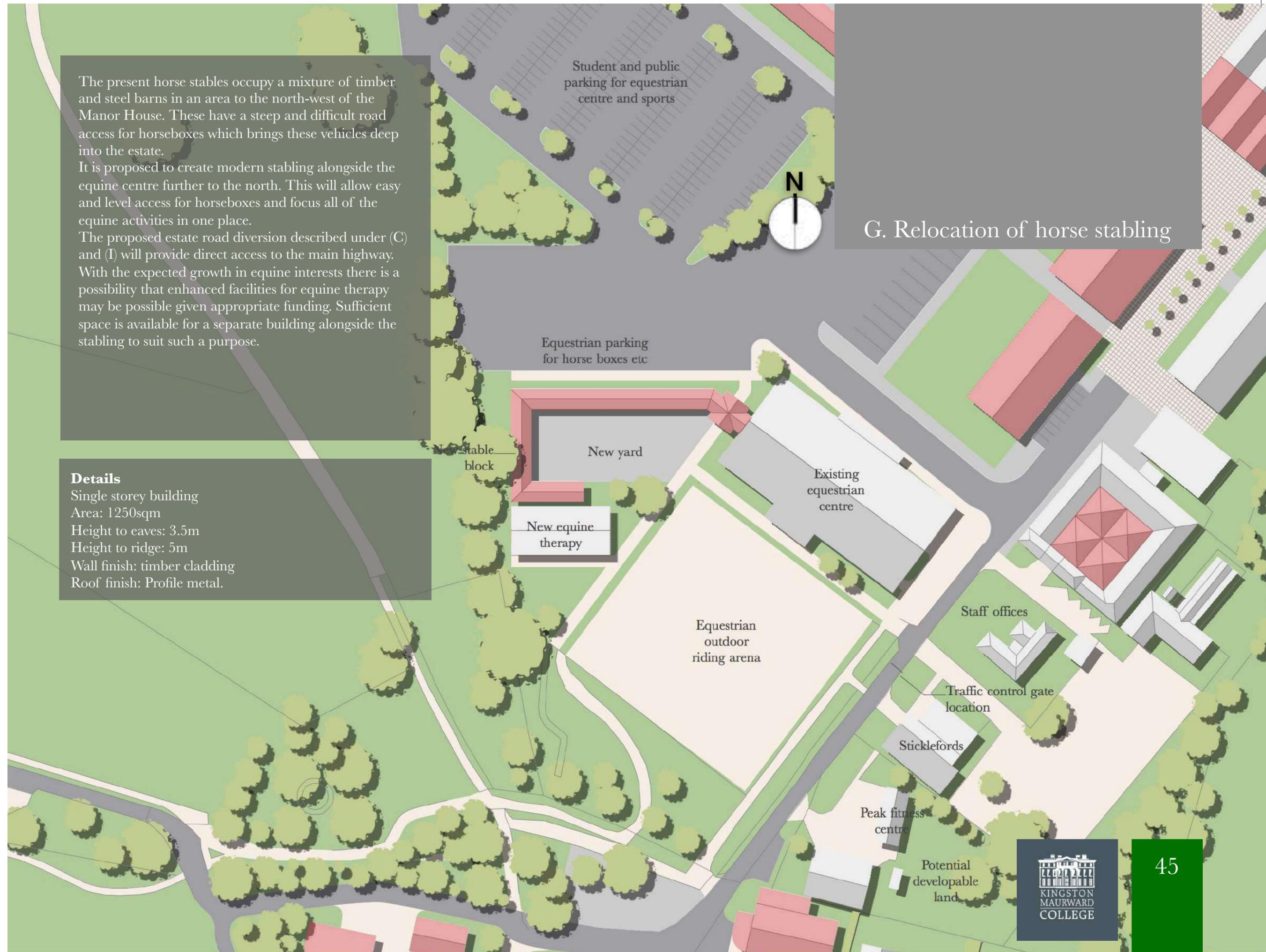
It is proposed to create modern stabling alongside the equine centre further to the north. This will allow easy and level access for horseboxes and focus all of the equine activities in one place.

The proposed estate road diversion described under (C) and (I) will provide direct access to the main highway. With the expected growth in equine interests there is a possibility that enhanced facilities for equine therapy may be possible given appropriate funding. Sufficient space is available for a separate building alongside the stabling to suit such a purpose.

Details

Single storey building
Area: 1250sqm
Height to eaves: 3.5m
Height to ridge: 5m
Wall finish: timber cladding
Roof finish: Profile metal.

G. Relocation of horse stabling



G. Relocation of horse stabling



Fig 47



Fig 48



Fig 49

The estate maintenance utilises a number of spaces spread around the existing buildings that make up Stinsford Farm as well as a number of diverse spaces across the estate which have grown out of necessity. With the proposed re-development of this area, the estate maintenance will need new facilities. The proposal is to create a dedicated estate maintenance facility with all buildings grouped together. With the moving of the horse stabling from adjacent to the Manor House there is space released to create a maintenance facility. At present the various existing buildings used for horses are accessed from the existing estate road that passes in front of Greys Manor. Historically there have long been buildings in this vicinity (1929 OS map shows an early layout), some originally associated with Greys Manor as stables and outbuildings originally titled Manor Farm (on 1956/58 OS map).

There is an opportunity to divert the main estate road so that it passes to the north of the current stables, such that the estate maintenance buildings are accessed from the north. There is an existing footpath and bridleway along this line which will be retained. This will prevent the majority of traffic passing in front of the Manor House. With the reduced traffic strategy for the whole of the estate, the proposed new road will serve the limited uses of maintenance and staff movements.

There is also an opportunity to enhance the setting of the Manor House by forming a stone boundary wall between the existing Manor House boundary wall and continuing this westwards, thus providing a frame for the house, linking the existing open space between the Manor and Kingston Maurward House.

Details

Existing buildings retained as well as new buildings. All single storey
 Area: 385sqm; 170sqm; 130 sqm
 Height to eaves: Range between 3.5m and 6m
 Height to ridge: Range between 5m and 8.5m
 Wall finish: part timber cladding, part profiled metal
 Roof finish: Profile metal.

H. Estate Maintenance Facilities



H. Estate Maintenance Facilities



Fig 50



Fig 51



Fig 52



Fig 53



Fig 54



Fig 55

I. Studio School expansion

The present school is proving highly successful with an expanding student cohort. The school is over-subscribed and numbers have outgrown the teaching space for which an expansion is being sought by the independent Governors. There is also the issue of a lack of any sports space for the students.

The building plan is linear with classrooms on each side. To expand in width would mean a significant re-planning of the internal space as some classrooms would end up internal. Expanding lengthwise is more economic and would give a more efficient layout.

The masterplan therefore includes space to allow linear expansion, which will also expand the playground area as well.

The sports facilities described above under (C) will provide essential student sports space.

As has already been referred to in (C) above there is a proposal to re-align the existing access road from the Hollow Hill junction to provide better access to the equine and vehicle parking. This same proposal will take the road further away from the school building and incorporate a child drop off/pick up area and roundabout turning area. The re-alignment will also take the road away from the north of the school and create a safer pedestrian area for students of both college and school.

J. Widen access to highway

Current access to the site is straightforward as KMC is next to the A35 trunk road, but on site this provides more challenges. The safety

aspects and safeguarding of students dictates that traffic traversing the estate is not desirable. The protected nature of the Estate also means creating a bus terminal for the best student experience may be challenging. However the centre of gravity for the College teaching and for the Studio School is shifting in this masterplan to the north of the estate, around what is now called Higher Dairy. There are opportunities to explore for creating a bus park and student car park at this end of the estate which will have far less impact on the protected elements of the estate, be far more convenient for students and be far safer for where students and vehicles interface. These proposals are shown on the plans related to the proposed Sports facilities (referred to as C, above).

The existing access point on to Hollow Hill will remain the same, but need re-orientating to suit a revised site road. The opportunity to improve visibility lines at the road junction will be taken, particularly the visibility to the east.

K. Student Centre

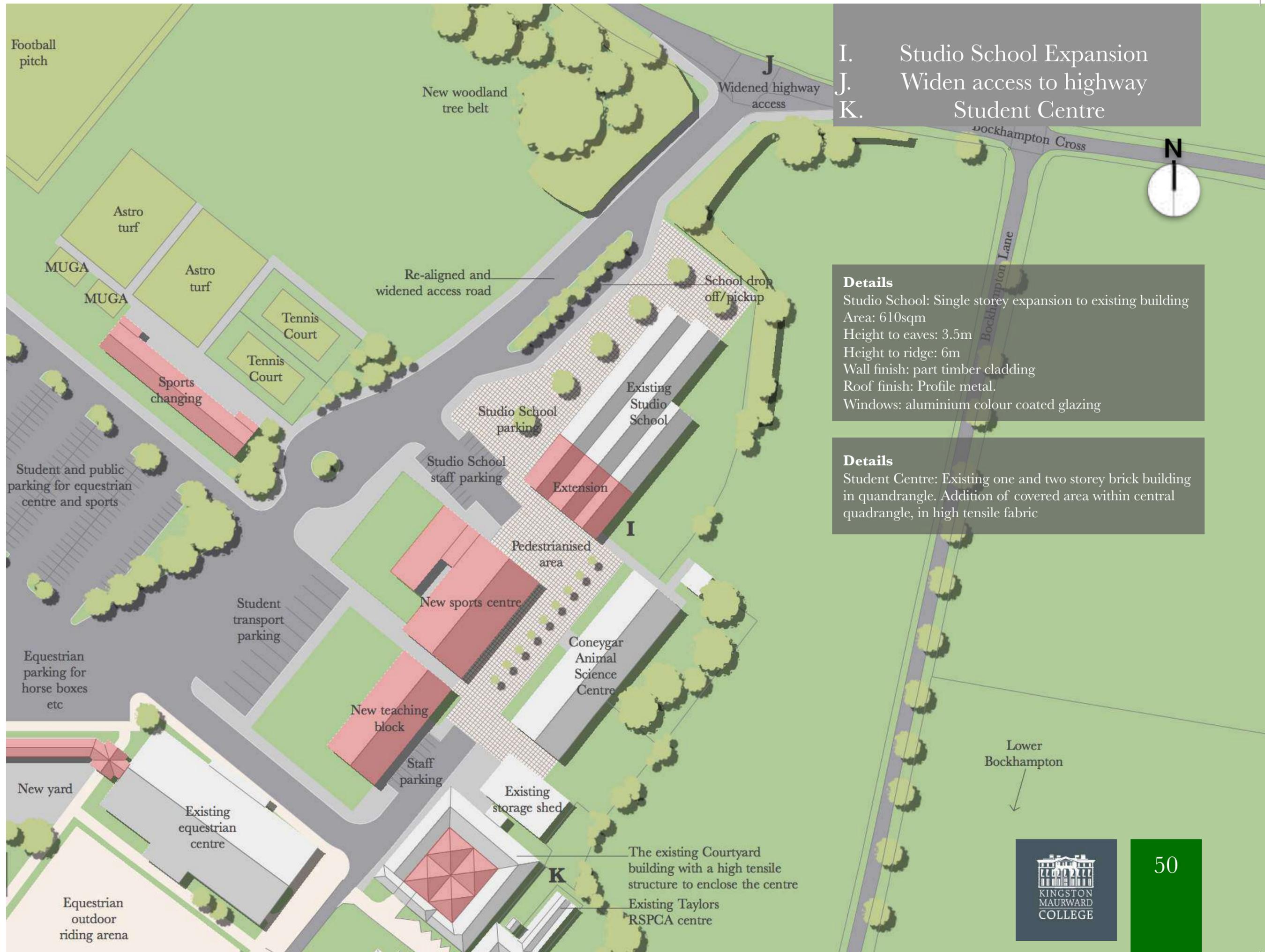
The existing facilities for what might be termed 'Students Union' are very limited at present. There is an existing courtyard of buildings near the Higher Dairy complex, which the college would like to use to create a student area for the expected growth in student numbers. The present teaching space is being replaced elsewhere and the proposal would see the refurbishment of the buildings together with a tented canopy over part of the courtyard. The canopy would not extend higher than the ridgeline of the existing buildings and could not be seen from outside of the courtyard.

- I. Studio School Expansion
- J. Widen access to highway
- K. Student Centre

I. Studio School Expansion
 J. Widen access to highway
 K. Student Centre

Details
 Studio School: Single storey expansion to existing building
 Area: 610sqm
 Height to eaves: 3.5m
 Height to ridge: 6m
 Wall finish: part timber cladding
 Roof finish: Profile metal.
 Windows: aluminium colour coated glazing

Details
 Student Centre: Existing one and two storey brick building in quadrangle. Addition of covered area within central quadrangle, in high tensile fabric



I. Studio School Expansion



Fig 56



Fig 57



Fig 58

J. Widen access to highway



Fig 59



Fig 60



Fig 61



Fig 62



Fig 63



Fig 64



Fig 65



Fig 66

K.

Student Centre



Fig 67



Fig 68



Fig 69

L. Materials Sciences

The present construction and materials sciences teaching is within the Stafford Centre buildings to the east of the main house. The proposals to redevelop Stinsford Farm will mean the forge and metalsmithing facility will require a new home and grouping with the other material sciences would seem strategic. The masterplan therefore incorporates a new building alongside the current ones to provide the replacement teaching space. This would be within the environs of the Manor House and thus careful choice of materials and an appropriate scale would be essential, and the way in which the existing timber clad buildings have settled in to the landscape would need to be emulated.

There are open views to the south but these are well shielded from distant views inward by a dense treescape. Appropriate new landscaping including new hedgerows between the proposed building and views from the west in particular the Manor House, will be essential.

M. Housing at Lower Bockhampton

The fields to the east of the Stafford Centre teaching buildings are part of the Registered Parks & Gardens but is a separate section to the main part relating to Kingston Maurward House. The contours of the land means that this land is not visible from the Manor House and the walled garden which intervenes between the Manor and the site is surrounded by 3.5m high brick walls. There is contemporary development in the Stafford Centre itself and the sheltered housing scheme called, 'Knapwater'. Historically the

village of Lower Bockhampton has grown with infill development against which the listed buildings along the main street are seen and this new development would need to respect the grain and mixed density of the existing village housing. The proposed site infills the space between the existing college buildings, the Knapwater housing and the existing housing fronting Bockhampton Lane.

The site is opposite the Old School House and the proposals would need adopt a layout that provided an open setting in front of this, with public realm and new landscaping, especially as the existing lane would need widening and the existing hedgerow lost. Negotiations would need to be entered into with 'Fields in Trust' who own the existing play space, to gain approximately 2m. of width on the lane in order to achieve a better highway junction, in return for a larger play space, also linked to the much greater public realm to the west.

The exact nature of the housing has not yet been determined. It is likely that the types of housing are subject to any community need in the Neighbourhood Plan, together with open market housing. The layout would be adjacent to the existing Stafford Centre with some housing facing the existing social housing and the remainder in a linear layout orientated to the grain of the existing village street. The southernmost terraces would be directly off the road frontage, with a widened end to the street scene, to allow the space to bleed into the southern meadows. The form would be two storey with a low eaves, cottage style in stone with brick detailing and slate roofs in keeping with the village setting.

Details

Materials Sciences: Single storey building to match adjacent buildings.
Area: 325sqm
Height to eaves: 4m
Height to ridge: 7.5m
Wall finish: Timber cladding
Roof finish: Profile metal.
Windows: aluminium colour coated glazing

Details

Housing: Two storey housing and single storey garages
Areas: 2 bed 82sqm
3 bed 95sqm
4 bed 104sqm
Height to eaves: 5.5m
Height to ridge: 8m
Wall finish: Part stonework, part painted render
Roof finish: Reconstituted slate

L.
M.

Materials Sciences Housing at Lower Bockhampton



N. Housing at Church Lane

The expansion of Stinsford village with ten new houses in 1997/8 is evidence that development can take place in an historically sensitive location, adjacent to the listed assets around the church.

The site is inside the Conservation Area, outside of the Registered Park & Garden and outside of the Locally Designated Garden.

The proposed redevelopment of Stinsford Farm described in (D) above will release land along its southern edge, which, combined with a site opposite the start of the earlier village development (presently a copse of conifer trees) will provide an opportunity for new housing. An additional six houses can capitalise on the open views to the north and west from the raised ground and be contained to the east by the existing dense

landscaping. Early thoughts are for a mix of low-cost and open market dwellings. By sensitive design matching the existing cottages in scale and materials, the new housing can shape the entrance to the village without detriment to the existing character. The plan form attempts to contain the space at the village entrance emulating the current houses fronting the highway, and thereby retain the feeling as the space expands in front of the church.

It is recognised that there are many visitors to the Stinsford Church of Saint Michael, and the access is via Church Lane. Cars currently park in the open space north of the Vicarage; this will remain available. Tourist coaches will be able to park in the layby retained near the start of Church Lane, using the proposed one way traffic route to park in the exit direction, avoiding the need to reverse at any point.

Details

Housing: Two storey housing and single storey garages
Areas: 2 bed 82sqm
3 bed 95sqm
Height to eaves: 5.5m
Height to ridge: 8m
Wall finish: Part stonework, part painted render
Roof finish: Reconstituted slate
Windows: Timber

N. Housing at Church Lane



N. Housing at Church Lane



Fig 70



Fig 71



Fig 72

O. Housing at Maurward Close

There are four existing houses at present on the site served by Maurward Close cul-de-sac. These all originally belonged to the Kingston Maurward estate but three have been sold to private owner occupiers. There is retained the eastern dwelling and all of the undeveloped land to the eastern end.

The proposal is for a small number of low-cost houses, comprising two three-bed and one four bedroom size. There is adequate space for parking and houses can have reasonable size gardens.

The access off the highway is at present a gap in the existing hedge, with wide verges providing good visibility from the junction. Subject to County Highway comments there may be some slight widening of the access through the hedgeline required and maintenance of the verges.

The existing houses are situated within the Registered Park, and they all are visible from the parkland area towards the south-west. The new proposed siting adds one house on the same line as the existing, with the other two set back on the northern side.

The additional house to the front is on ground currently concealed behind an existing dense belt of trees along the eastern edge of Maurward Close. It therefore adds little change to the current views from the parkland.

From an easterly perspective the existing houses are again visible from the open parkland, adjacent to the highway and hence the proposed houses will also be. Any proposal for development will include new hedge and tree planting on the eastern boundary to shield the housing.

Additionally, at the northern edge of the historic copper beech double avenue, rising from the formal gardens of the main house, there are two or three gaps in the avenue against the highway boundary, which will be replanted.

Details

Housing: Two storey housing

Areas: 2 bed 82sqm

3 bed 95sqm

Height to eaves: 5.5m

Height to ridge: 8m

Wall finish: Part stonework, part painted render

Roof finish: Reconstituted slate

Windows: Timber

O. Housing at Maurward Close



O. Housing at Maurward Close



Fig 73



Fig 74



Fig 75



Fig 76



Fig 77



P. Existing staff housing

The existing staff housing along Butchers Close was erected in the 1940's and comprises six semi-detached residences. This has a visual impact on the parkland and would not be supported were they to be proposed today. Yet they are essential facilities to the College to offer staff, particularly those staff who have duties beyond the regular working day, such as security, events management, maintenance and farm/equine duties.

The masterplan includes the aspiration to return the present housing land to parkland. This would need to be supported by new staff housing elsewhere on the estate. This type of development will not be supported by any LEP grant and would have to be a capital expenditure by the college, neither can the land released generate any receipt. Therefore this transformation remains an aspiration of the College and for reasons explained must be well into the end of this masterplan's life.

Once the housing is removed the visitor parking for the Animal Park can be connected via a pedestrian footway leading to the Visitors Centre.



- | | |
|---|--|
| <ul style="list-style-type: none"> 1 Kingston House
(Knapwater House in, <i>'Desperate Remedies'</i>.) 2 Kingston Manor
(Old Knapwater House in, <i>'Desperate Remedies'</i>.)
Barn
(<i>'The Harvest Supper'</i>.)
Byre
(<i>'Tess of the D'Urbervilles'</i>.) 3 Greenwood Grange
(<i>'At Mid-Field gate'</i>.) 4 Higher Brockhampton Farm
(<i>'The Oxen'</i>.) 5 Hardy's Cottage
(<i>'The Life'</i>, <i>'Under the Greenwood Tree'</i>,
<i>'Desperate Remedies'</i>, <i>'The Self-Unseeing'</i>.) 6 Rushy Pond
(<i>'At Rushy Pond'</i>.) 7 The Heath | <ul style="list-style-type: none"> 8 Lower Bockhampton
(<i>'Under the Greenwood Tree'</i>.)
Post Office
(<i>'Thing Unplanned'</i>.)
School
(<i>'He Revisits His First School'</i>.) 9 Bockhampton Cross
(<i>'To Louisa in the Lane'</i>.) 10 Kingston Moor 11 Stinsford Church
(<i>'Voices from Things Growing in a Churchyard'</i>,
<i>'Far from the Madding Crowd'</i>) 12 Vicarage
(<i>'Under the Greenwood Tree'</i>.) 13 Stinsford Farm
(<i>'Dairy'</i>.) 14 Dairy at Higher Kingston Farm |
|---|--|

Trail suggested by the Hardy Society in Tony Fincham (2010) *'Hardy's Landscape Revisited'*.

Q. Hardy Heritage Footway

Hardy Heritage Footway

There are several footpaths through the estate that are referenced in historic documents, many of which are now public rights of way. Hardy's Cottage is at the north-eastern edge of the estate and his house, Max Gate, is to the south-west of the estate nearer Dorchester, with the church of St. Michael, where Hardy's heart is buried, near the middle, none of which are on estate land.

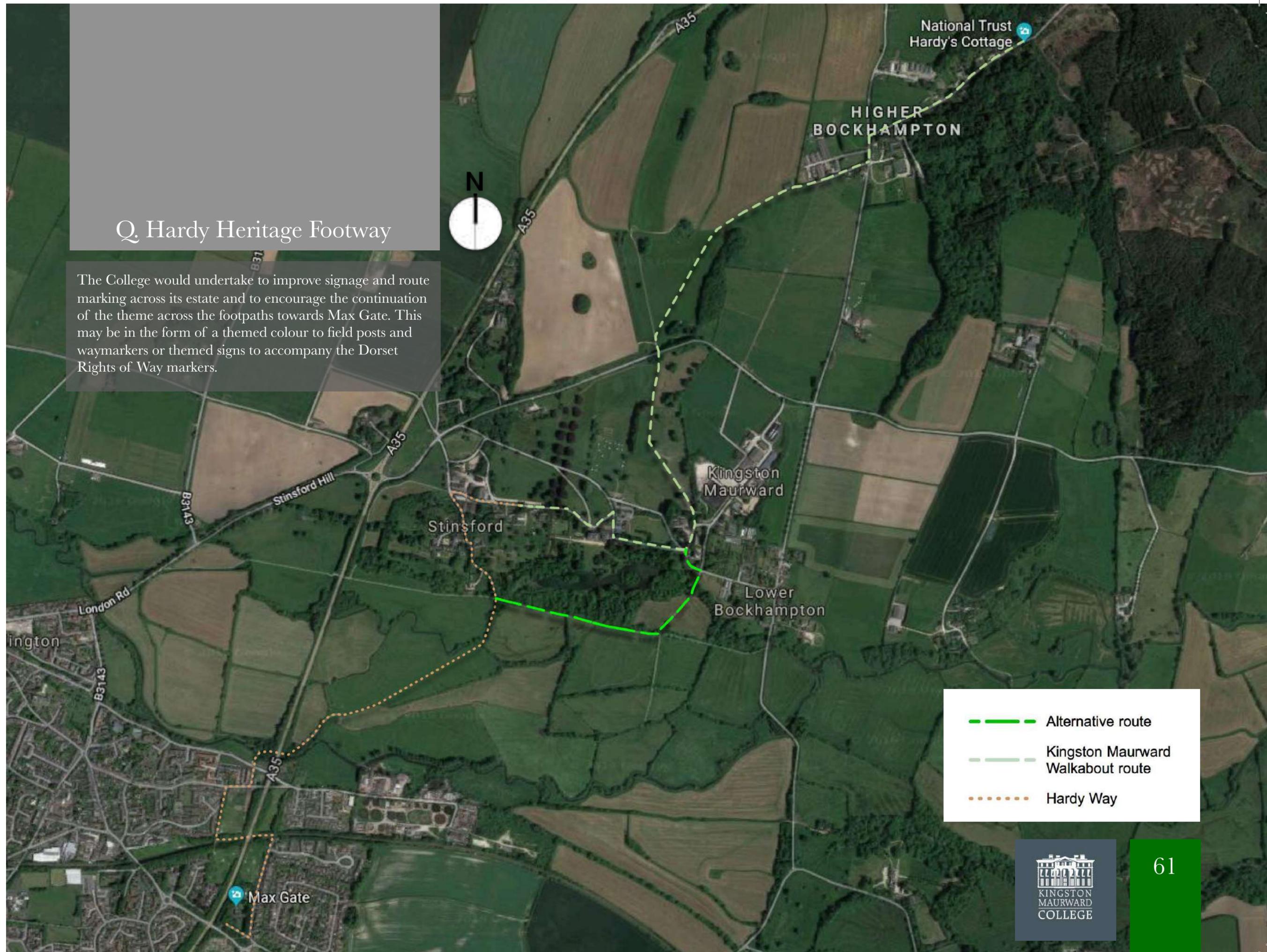
A footway does provide a continuous link between the two houses and there is an opportunity to enhance the various footpaths and provide a link for visitors to walk between the two houses, passing through the church yard, whilst at the same time experiencing views of Kingston Maurward House, parkland and gardens. The route is well maintained at present but lacks a unifying signage or indication for visitors to confidently follow.

The College would undertake to improve signage and route marking across its estate and to encourage the continuation of the theme across the footpaths towards Max Gate. This may be in the form of a themed colour to field posts and waymarkers or themed signs to accompany the Dorset Rights of Way markers.

The route and significant features relating to the Hardy literature are shown the plan, Figure 13 – Places of Importance in the Life and Novels of Thomas Hardy (from the Debois Landscape Survey Group, February 2011).

Q. Hardy Heritage Footway

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- Alternative route
- - - Kingston Maurward Walkabout route
- ... Hardy Way



Fig 78



Fig 79



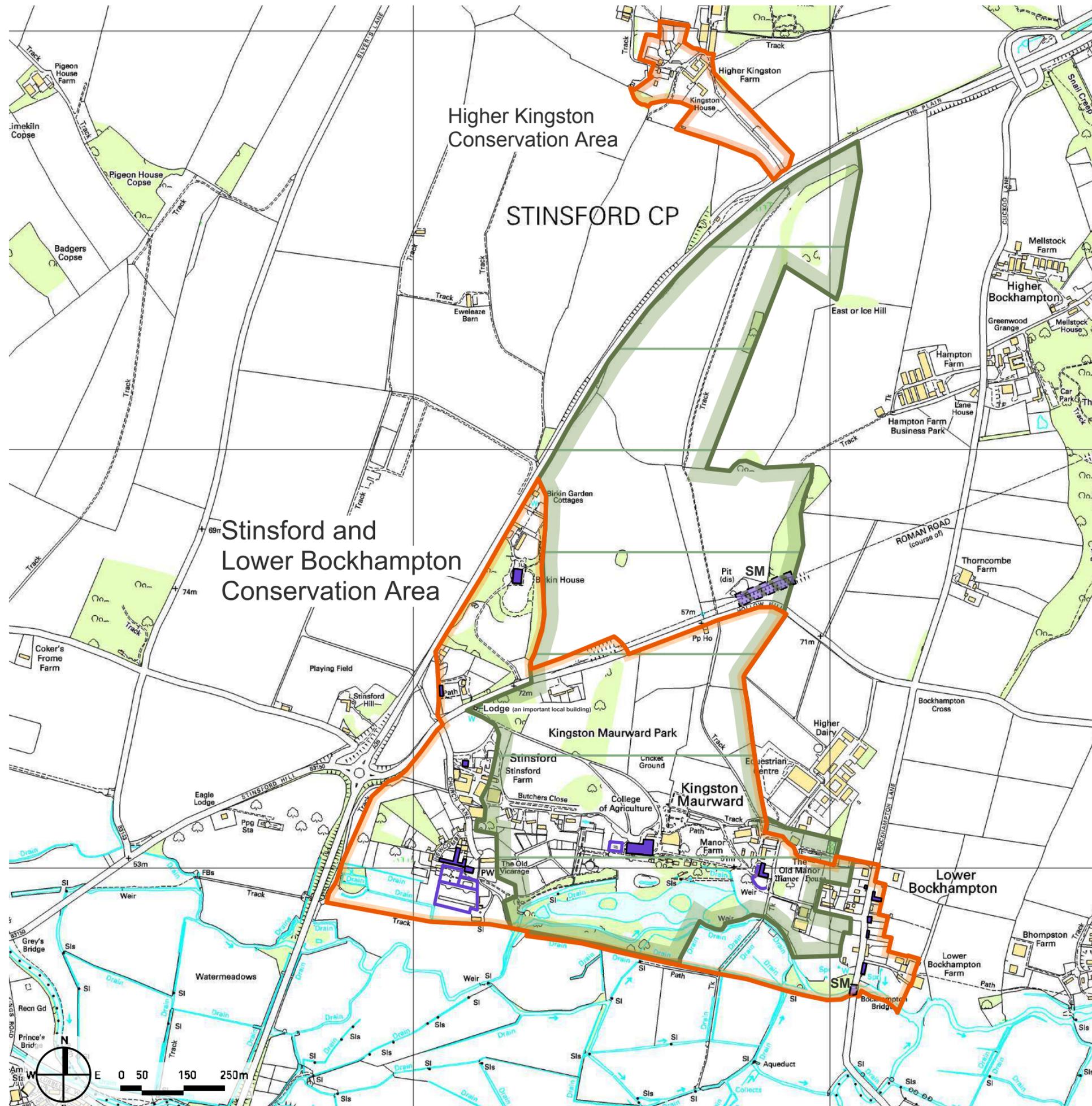
Fig 80



Fig 81

An aerial photograph of a rural landscape featuring rolling green hills, a small farmstead with a red-roofed building, and a town visible in the distance under a clear sky. The foreground shows some brownish vegetation on a hillside.

13. Relationship with Current Planning Policies



-  Registered Park and Garden
-  Conservation Areas
-  Listed Building
-  Scheduled Monument

Kingston Maurward College and the surrounding estate is situated within the administrative area of West Dorset District Council. The West Dorset, Weymouth and Portland Local Plan 2011-2031 (Adopted October 2015) is the current development plan for the area. The document provides the main basis for making decisions on planning applications.

The adopted plan is under review and the West Dorset, Weymouth & Portland Local Plan Review – Preferred Options document was published by the Local Planning Authority (LPA) in May 2018. The Preferred Options document sets out the overarching vision, strategic priorities, strategic approach and draft policies for the plan area. The document sets out a preferred approach to meet development needs and proposes to revise some other policies in response to changes in national planning policy and legislation.

The Preferred Options document was subject to public consultation from 13th August 2018 to 15th October 2018 and a Draft Local Plan Review document is expected to be published by the LPA in 2019. The soundness of the Draft Local Plan Review document will then be examined by the Planning Inspectorate. If the document is found to be ‘sound’ it will be adopted by the LPA and the Local Plan Review will replace the current local plan. This process takes approximately 12 to 18 months and the Local Plan Review document is expected to be adopted in 2019/20.

The Local Plan Review – Preferred Options documents sets out a ‘Vision for West Dorset, Weymouth and Portland’ as follows:

- The environmental quality of the area – its spectacular landscape, undeveloped coastline and picturesque settlements – is what makes the area special and an attractive place to live and do business.
- The settlements in the area each have their own character – from small rural villages in West Dorset to the larger market towns with links to their past and coastal communities such as Weymouth with extensive maritime and tourist heritage.
- Looking forward, the rich natural environment, heritage and links to the past need to be considered and respected, and where possible enhanced.
- Within this context, in 20 years time, we want to be proud of the area in which we live. We want more and better paid jobs, more affordable homes, improved access to public transport and a network of community facilities that enable

all ages and abilities to contribute to their community enabling a real sense of community belonging and engagement.

- We wish to see significant investment and regeneration providing infrastructure to encourage businesses across the area to start and grow. It is important that we have a thriving and resilient economy, capitalising on the linkages between Weymouth, Dorchester and Portland as the key driver of economic activity in the area and capitalising on the opportunities at the market and coastal towns to provide for sustainable growth to serve the more rural areas

To realise the ‘vision’, the following strategic priorities have been identified, which provide a concise expression of the objections of the local plan review.

STRATEGIC PRIORITIES:

- Support the local economy to provide opportunities for high quality, better paid jobs
- Meet local housing needs for all as far as is possible
- Regenerate key areas including Weymouth and Dorchester town centres to: improve the area’s retail, arts, cultural and leisure offer; and increase employment opportunities
- Support sustainable, safe and healthy communities with accessibility to a range of services and facilities
- Protect and enhance the outstanding natural and built environment, including its landscape, biodiversity and geodiversity, and the local distinctiveness of places within the area – this will be the over-riding objective in those parts of the plan review area which are particularly sensitive to change
- Reduce vulnerability to the impacts of climate change, both by minimising the potential impacts and by adapting to those that are inevitable – this will be the over-riding objective in those parts of the plan review area which are at highest risk
- Provide greater opportunities to reduce car use; improve safety; ensure convenient and appropriate public transport services; and seek greater network efficiency for pedestrians, cyclists and equestrians
- Achieve high quality and sustainability in design, reflecting local character and distinctiveness of the area

The Local Plan Review recognises that the future development and expansion of Kingston Maurward College will contribute to strategic priorities of the plan. In recognition of its importance the plan proposes to introduce a new planning policy that

supports the future development of the Kingston Maurward College through a comprehensive masterplan.

The Local Plan Review states “The importance of Kingston Maurward College to Dorchester and West Dorset as a training and education establishment is acknowledged, as is its role as a tourist attraction. To help with the long-term viability of the college it is recognised that the college will need to evolve and grow. However, the important historic environment the college sits within should be reflected in any future development proposals, with a view to preventing harm to the area’s heritage assets. To enable this development, the Council requires a master plan to be produced which identifies the key heritage assets within the estate and highlights where development could be successfully integrated within this environment. The master plan should also seek to establish better footway and cycleway connections with the town. The master plan will need to be produced in consultation with the Council and Historic England and agreed by both organisations” (Para’s 11.4.26 – 11.4.28).

Policy DOR13 states “i) The future development and expansion of Kingston Maurward College within the college estate will be supported in accordance with a masterplan agreed by Historic England and the Council.”

Prior to the preparation of the masterplan, extensive consultation was undertaken between Kingston Maurward College, the Council and Historic England. The Council advised that the Local Plan Review identifies that consolidating and strengthening Dorchester’s role as a market town as a key objective for West Dorset as a whole. The aim is to achieve a sustainable balance between available employment opportunities and available local skills. It was agreed that the masterplan would recognise that Kingston Maurward College is the leading specialist of land-based skills and agri-food higher education institute in the south west. To secure continued success of the College, several key education and tourism developments are necessary to improve and expand upon the College’s current facilities. To fund the proposals, the College is proposing employed related development and residential enabling development, the latter will be developed through the forthcoming Stinsford Neighbourhood Plan.

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In addition to the College’s contribution to the education and tourism sector, it also makes a substantial contribution to the local economy of £10 million per year, and as part of its training and education offer it works closely with industry nationally to support its education and research endeavours. To continue and built upon this relationship it was agreed that the Council would support the principle of employment development within the campus of the College. It was advised by the Council that the District is one of dispersed, rural, employment with a number of existing large-scale employers and the Council should seek to support their continuing operation, as these organisations make an important contribution to the local economy.

To continue and build upon this relationship it was agreed that the Council would support the principle of employment development within the campus of the College. This accords with Policy ECON1 ii) of the West Dorset, Weymouth & Portland Local Plan Review – Preferred Options which states “Employment development in rural areas may be permitted: through the re-use of an existing building; as part of a farm diversification scheme; or where a rural location is essential for the type of business proposed”.

The proposed employment development within the College campus, which from its core educational functions has diversified into research and development activity in the fields of food technology, agriculture, animal welfare and tourism, with on-site facilities which can attract related businesses, should be set out within the masterplan along with the intended users. It is anticipated that the College, working in partnership with the Local Authority, the Town Council the Local Enterprise Partnership (LEP) and a group of industrial partners will continue to act as a catalyst in the development of new agri-tech and agri-food related businesses and jobs that will contribute to the local economy.

The Council advised that the overall masterplan should recognise the overall benefits that the proximity of the College brings to Dorchester. The various benefits of the proposed developments are set out throughout the masterplan document and it is clear the future development and expansion of Kingston Maurward College will benefit Dorchester and the wider area throughout the plan period.

Once adopted, the masterplan will provide the framework for planning decisions relating to development within the Kingston Maurward Estate.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that “*planning applications must be determined in accordance with the development plan for an area, except where material considerations indicate otherwise*”. On that basis, if applications are in accordance with the masterplan and other relevant local and national planning policies and supplementary documents, planning permission should be granted by the Local Planning Authority.

To ensure that the Masterplan is sound policy document, and thus can be used by the Local Planning Authority as a basis for determining planning applications, the Masterplan been prepared in accordance the relevant policies of National Planning Policy Framework 2018, the emerging policies within the West Dorset, Weymouth & Portland Local Plan Review – Preferred Options Document and other relevant documents. The following sections of this chapter examine each in turn.

NATIONAL PLANNING POLICY FRAMEWORK (2018)
Paragraph 2 of the National Planning Policy Framework (NPPF) introduction states, “Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan and is a material consideration in planning decisions”.

Paragraph 7 states that “The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs”.

Paragraph 8 states “Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and
- c) **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Paragraph 9 states “These objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against

which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.”

MASTERPLAN MEETING THE NPPF SUSTAINABILITY CRITERIA

The purpose of the Masterplan is to set policies and objectives which will develop and enhance the Kingston Maurward Estate in a sustainable manner to ensure that needs of present and future students and members of the local community are met without harm to the natural and built environment.

The proposed developments set out under the masterplan are considered to represent sustainable development. Firstly, the proposals would deliver economic benefit during the construction phase and upon completion of works thorough the creation of local jobs and an improved tourism offer. In addition, occupiers of the proposed dwellings would spend money within the local economy, which would improve the vitality and viability of local facilities. Secondly, the proposals would deliver social benefit through the provision of improved educational and training facilities, community use of the grounds and new mixed-use building and through the provision of family housing. Finally, the future expansion of the College would provide environmental benefit by allowing the College to remain in viable use and therefore continue their high-quality management of the surrounding landscape and registered park and garden. As such, when considering the overall planning balance, it is considered the proposals represent sustainable development.

Paragraph 10 states “So that sustainable development is pursued in a positive way, at the heart of the Framework is a **presumption in favour of sustainable development** (paragraph 11).

Paragraph 11 states “Plans and decisions should apply a presumption in favour of sustainable development. For **decision-taking** this means c) approving development proposals that accord with an up-to-date development plan without delay; or d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless: i. the application of policies in this Framework that protect areas or

assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”

Chapter 3 is titled Plan-making. Paragraph 15 states “The planning system should be genuinely plan-led. Succinct and up-to-date plans should provide a positive vision for the future of each area; a framework for addressing housing needs and other economic, social and environmental priorities; and a platform for local people to shape their surroundings.”

Paragraph 23 states, “Broad locations for development should be indicated on a key diagram, and land-use designations and allocations identified on a policies map. Strategic policies should provide a clear strategy for bringing sufficient land forward, and at a sufficient rate, to address objectively assessed needs over the plan period, in line with the presumption in favour of sustainable development. This should include planning for and allocating sufficient sites to deliver the strategic priorities of the area (except insofar as these needs can be demonstrated to be met more appropriately through other mechanisms, such as brownfield registers or non-strategic policies)”.

MASTERPLAN MEETING THE NPPF ‘PLAN MAKING’ CRITERIA

The Masterplan accords with the NPPF’s requirement for plan-led growth. It provides a clear vision for the future of the Kingston Maurward College Estate, which has been developed through extensive consultation with the local community and key stakeholders. To deliver the vision, the Masterplan provides measurable objectives and allocates sites which can be developed in a sustainable manner.

Chapter 4 is titled Decision Making. Paragraph 38 states “Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.”

Paragraph 39 states “Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.”

Paragraph 42 states “The participation of other consenting bodies in pre-application discussions should enable early consideration of all the fundamental issues relating to whether a particular development will be acceptable in principle, even where other consents relating to how a development is built or operated are needed at a later stage. Wherever possible, parallel processing of other consents should be encouraged to help speed up the process and resolve any issues as early as possible”

MASTERPLAN MEETING THE NPPF ‘PLAN MAKING’ CRITERIA

The Masterplan outlines the framework for the future growth of Kingston Maurward College. In accordance with Chapter 4 of the NPPF it would be the College’s intention to seek pre-application advice from the Council and other bodies, such as Historic England, prior to the submission of complex planning applications. This approach will encourage early engagement between all parties and improve planning outcomes for the applicant and local community.

Section 5 is titled Delivering a sufficient supply of homes.

Paragraph 59 states “To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.”

Paragraph 68 states “Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should: a) identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved; b) use tools such as area-wide design assessments and Local Development Orders to help bring small and medium sized sites forward; c) support the development of windfall sites through

their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes; and d) work with developers to encourage the sub-division of large sites where this could help to speed up the delivery of homes.”

Paragraph 69 states “Neighbourhood planning groups should also consider the opportunities for allocating small and medium-sized sites (of a size consistent with paragraph 68a) suitable for housing in their area.”

Paragraph 77 states “In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs, and consider whether allowing some market housing on these sites would help to facilitate this.”

Paragraph 78 “To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.”

Paragraph 79 “Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply: a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside; b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets.

c) the development would re-use redundant or disused buildings and enhance its immediate setting; d) the development would involve the subdivision of an existing residential dwelling; or e) the design is of exceptional quality, in that it: is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.”

MASTERPLAN MEETING THE NPPF ‘SUPPLY OF HOMES’ CRITERIA

The masterplan includes limited elements of enabling development for housing on carefully considered sites, which will provide economic gains to the benefit of the college’s future. The details of the respective sites, including the unit mix and tenure type will be developed through the neighbourhood planning process.

Chapter 6 is titled Building a strong, competitive economy. Paragraph 80 states “Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential.”

Paragraph 83 states “Planning policies and decisions should enable: a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings; b) the development and diversification of agricultural and other land-based rural businesses; c) sustainable rural tourism and leisure developments which respect the character of the countryside; and d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.”

Paragraph 84 states “Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.”

MASTERPLAN MEETING THE NPPF 'BUILDING A STRONG, COMPETITIVE ECONOMY' CRITERIA

A key objective of the Masterplan is to support the local economy and provide a sustainable income source for the College. The proposed rural business area at Stinsford Farm will support local micro-businesses and artisan trades, whilst at the same time complementing the agri-tech industries and rural skills being taught at the college. It is envisaged that the College will retain ownership of the commercial units and earn an income from leases.

Chapter 7 is titled Ensuring the vitality of town centres.

Paragraph 88 states “This sequential approach should not be applied to applications for small scale rural offices or other small-scale rural development.”

'MASTERPLAN MEETING THE NPPF 'TOWN CENTRES, COMMUNITIES, SOCIAL & RECREATIONAL FACILITIES' CRITERIA'

The proposed employment uses would be classified as small-scale rural development and therefore the LPA should not apply the sequential test when assessing the commercial proposals.

Chapter 8 is titled Promoting healthy and safe communities.

Paragraph 91 states “Planning policies and decisions should aim to achieve healthy, inclusive and safe places which: a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages; b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas; and c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.”

Paragraph 92 states “To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should: a) plan positively for the provision

and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments; b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community; c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs; d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.”

MASTERPLAN MEETING THE NPPF 'EDUCATIONAL FACILITIES, ACCESS & TRANSPORT' CRITERIA'

The masterplan proposes the creation of a community use meeting place and a modern sports facility, it describes the holistic approach to maintaining a thriving college and thereby protecting the open spaces for the public and it commits to protecting and enhancing the historic assets. The masterplan coalesces around an integrated set of proposals that relates education with employment, social, recreational and workplace opportunities.

Paragraph 94 states “It is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should: a) give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and b) work with schools promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.”

Paragraph 98 states “Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.”

There are several public rights of way throughout the campus. To improve permeability and encourage further use by the local community the Masterplan propose signage and route marking improvements as part of ‘Hardy Heritage Footway’ scheme.

Section 9 is titled ‘Promoting sustainable transport’. Paragraph 102 states “transport issues should be considered from the earliest stages of plan-making and development proposals, so that opportunities to promote walking, cycling and public transport use are identified and pursued.”

Paragraph 105 states “If setting local parking standards for residential and non-residential development, policies should take into account: a) the accessibility of the development; b) the type, mix and use of development; c) the availability of and opportunities for public transport; d) local car ownership levels; and e) the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles.”

Paragraph 109 states “Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.”

Paragraph 110 states “Within this context, applications for development should: a) give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use; b) address the needs of people with disabilities and reduced mobility in relation to all modes of transport; c) create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards; d) allow for the efficient delivery of goods, and access by service and emergency vehicles; and e) be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.”

Paragraph 111 states “All developments that will generate significant amounts of movement should be required to provide a travel plan, and the application should be supported by a transport statement or transport assessment so that the likely impacts of the proposal can be assessed.”

MASTERPLAN MEETING THE NPPF 'PROMOTING SUSTAINABLE TRANSPORT' CRITERIA

The Masterplan includes an examination of educational needs and the way in which Kingston Maurward College offers a unique land-based environment for teaching. Furthermore it sets down proposals to protect and enhance connectivity by way of footpaths and bridleways, some of historic significance, together with student access via a network of school buses.

Chapter 11 is titled Making effective use of land. Paragraph 117 states "Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land."

Chapter 12 is titled Achieving well-designed places. Paragraph 124 states "The creation of high- quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process."

Paragraph 127 states "Planning policies and decisions should ensure that developments: a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities); d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high

standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience."

Paragraph 128 states "The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process."

Paragraph 130 states "Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development. Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used)."

Paragraph 131 states "In determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings."

'MASTERPLAN MEETING THE NPPF 'LAND USE, CREATION OF PLACES & DESIGN' CRITERIA

The proposals set out within the Masterplan are considered to be an appropriate form of development within the context of the Kingston Maurward Estate. The proposals are currently an outline stage, but when they come forward regard will be given to following factors; minimum technical standards, the character and design of the buildings in the area, layout of original plots, street patterns, open spaces, trees and other features which contribute to the special character and appearance of the area and wider landscape.

Chapter 14 is titled Meeting the challenge of climate change, flooding and coastal change. Paragraph 148 states "The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure."

Paragraph 150 states "New development should be planned for in ways that: a) avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure; and b) can help to reduce greenhouse gas emissions, such as through its location, orientation and design. Any local requirements for the sustainability of buildings should reflect the Government's policy for national technical standards."

'MASTERPLAN MEETING THE NPPF 'CLIMATE CHANGE' CRITERIA

The design and layout of the proposed buildings will ensure that carbon dioxide emissions are minimised through energy efficiency measures, renewable and low carbon energy. For instance, buildings will be constructed from materials which have a lower environmental impact though their lifetime. It is intended to use materials that in future years can be recycled for alternative uses when the life cycle of the properties have ended. For example, the doors, skirting's, some of the finished flooring and the roof rafters will be likely made from a renewable wood source.

Chapter 15 is titled Conserving and enhancing the natural environment. Paragraph 170 states “Planning policies and decisions should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan); b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland; c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate; d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures; e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.”

‘MASTERPLAN MEETING THE NPPF ‘NATURAL ENVIRONMENT’ CRITERIA’

The design and layout of the proposed developments will be sensitive to the site’s rural context and the special character of the Stinsford Conservation Area and Registered Park and Gardens. To ensure that protected species and habitats are safeguarded, Kingston Maurward College will work closely with Natural England and Dorset County Council’s Natural Environmental Team as part of the planning process.

Chapter 16 is titled Conserving and enhancing the historic environment and aims to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

Paragraph 184 states “Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value⁶¹. These assets are an irreplaceable resource, and should

be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.”

Paragraph 189 states “In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”

Paragraph 190 states “Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.”

Paragraph 192 states “In determining applications, local planning authorities should take account of: (a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.”

Paragraph 193 states “When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”

Paragraph 194 states “Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.”

Paragraph 196 states “Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”

Paragraph 197 states “The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”

Paragraph 200 states “Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.”

Paragraph 201 states “Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.”

Paragraph 202 states “Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.”

‘MASTERPLAN MEETING THE NPPF ‘HERITAGE’ CRITERIA

The masterplan focuses particularly on the unique heritage assets present on the College estate, seeking to protect and enhance the resources by considered placing of new development, their quality of design and setting and to preserving the existing historic domain. The proposed enabling development i.e. the housing proposals, will secure the site’s optimum viable use and therefore the principle of open-marketing housing with the College Estate is considered to be acceptable.

RELEVANT LOCAL PLAN POLICIES

The following local planning policies from the West Dorset, Weymouth & Portland Local Plan Review – Preferred Options document would be relevant to the determination of applications and therefore have been considered as part of the master planning process.

INT 1 – Presumption in favour of sustainable development: When considering development proposals the councils will take a positive approach that: reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF); and takes account of the extent to which the proposal positively contributes to the vision and strategic priorities of the local plan review. ii) Planning applications that accord with the local plan review (and where relevant, with neighbourhood plans) will be approved wherever possible, unless material considerations indicate otherwise.

ENV1 – Landscape and seascape: vi) All development proposals should be sensitively sited and designed and, where necessary, include appropriate mitigation measures to reduce any adverse impacts on the character and quality of the landscape and seascape. Proposals that: would visually enhance an existing development of poor visual quality; or conserve, enhance or restore a locally distinctive landscape feature; will be encouraged.

ENV3 – Wildlife habitats and species: i) European and International wildlife sites (including proposed sites and sites acquired for compensatory measures), will be safeguarded from

development that could adversely affect them, in accordance with national and international legislation, national policy and, where relevant, any local strategy to prevent further deterioration in the condition of these sites.

ENV4 – Green infrastructure network: i) The primary function of any element of the green infrastructure network will be protected from the adverse impacts of development and, where appropriate enhanced, by relevant policies in the development plan. ii) Where opportunities are available, developers will be expected to incorporate enhancements to any element of the green infrastructure network which performs, or could perform, other functions to deliver multifunctional green infrastructure benefits. v) Development proposals should make adequate provision for the long-term management and maintenance of the green infrastructure network.

ENV5 – Heritage assets: i) A proposal for development affecting a heritage asset be will assessed having regard to the desirability of sustaining and enhancing the significance of that asset and securing a viable use for it that is most consistent with its conservation. Any such proposal must be accompanied by an assessment of: the significance of the asset (including its setting); and the impact the proposed development will have on that significance. It should include sufficient information to demonstrate: how the proposal would positively contribute to the asset’s conservation; and / or justify any harm / loss. ii) Great weight will be given to the conservation of a designated heritage asset when considering the impact of a proposal on its significance. Any harm or loss, whether directly or through an impact on its setting, will require clear and convincing justification. viii) In exceptional circumstances, a proposal for enabling development may be supported if it would secure the long-term conservation and enhancement of a heritage asset considered to be at risk. Such development will only be permitted if: it can be demonstrated that it would not be possible to secure the long-term conservation and enhancement of the heritage asset in ways that are more consistent with relevant planning policies; it can be demonstrated that the enabling development is the minimum necessary to secure the long term conservation and enhancement of the heritage asset; and the benefits of the enabling development outweigh the dis-benefits of departing from relevant planning policies.

ENV6 – Flood risk: New development or the intensification of existing uses should be planned to avoid risk of flooding (from

surface water run-off, groundwater, fluvial and coastal sources) where possible. The risk of flooding will be minimised through the application of the sequential test by: steering development towards the areas of lowest risk and avoiding inappropriate development in the higher flood risk zones; ensuring development will not generate flooding through surface water run-off and/or exacerbate flooding from all sources elsewhere.

ENV12 – The landscape and townscape setting: i) All development proposals should contribute positively to the maintenance and enhancement of local identity and distinctiveness. Development should respond to the character of a site, the surrounding built environment and its landscape setting. Provision should be made for the retention, protection and future maintenance of features that contribute to an area’s distinctive character. ii) Development will provide for the retention, protection and future maintenance of existing woodlands, trees of high amenity value and important hedgerows. If the loss of trees, woodlands or hedgerows cannot be avoided, new native and locally appropriate trees and hedgerows will be secured as mitigation / compensation to ensure they contribute to a net gain. iii) Development will only be permitted where it provides sufficient hard and soft landscaping to successfully integrate with the character of the site and its surrounding area.

ENV14 – The siting and design of buildings: i) Development will only be permitted if the siting and design (in terms of scale, mass, architectural quality and materials) of buildings would: complement and respect the character of the surrounding area; reinforce the sense of place; or actively improve legibility. ii) Any alterations to, or extensions of, buildings should be well related to, and not overpower, the original building or neighbouring properties, unless they achieve significant visual enhancement to both the building and surrounding area.

ENV15 – Achieving high levels of environmental performance: i) New buildings and alterations / extensions to existing buildings are expected to achieve high standards of environmental performance.

ENV17 – Effective and efficient use of land: ii) The potential of any development site should be optimised and efficient use should be made of the land, subject to the limitations inherent in the site and impacts on local character and amenity.

ECON13 – Diversification of land-based rural businesses: i) Diversification projects (for agricultural and other land-based rural businesses) for the use of land or buildings for non-agricultural employment purposes will be supported, provided they are in keeping with the rural character and comprise: the use of land; or the re-use of an existing building, or the replacement of an existing building which does not make a positive contribution to the local character; or new ancillary development that relates well to existing development provided that there are no redundant buildings capable of re-use / suitable for replacement. ii) The proposed diversification project must make an on-going contribution to sustaining the existing enterprise.

ECON14 – Equestrian development: i) Equine-related developments will be permitted provided that: adequate provision has been made for the exercising of horses without causing harm to rights of way, other equestrian routes, or other areas, such as open land, that will be used for exercise; vehicular access to the site and the road network in the vicinity are capable of accommodating horse-related transport in a safe manner; the cumulative impacts of concentrations of equine-related developments, for example on the character of the countryside or on highway safety, have been considered. ii) In the case of a new field shelter or stable used for private recreation or leisure use: it will be for the exclusive use of the horses that are grazed or kept on site and should be of a scale that reflects the number of horses to be kept or grazed on site; it should be built of materials that are capable of being easily removed if the equine-related use ceases; and any ancillary use, such as a tack room or food storage structure, should be the minimum required to meet the functional needs of the horses on site and should not give rise to security issues. iii) In the case of commercial recreation, leisure, training or breeding enterprises, the development should re-use an existing building (or group of buildings) in the countryside. An element of new building or buildings may also be permitted alongside the re-use of an existing building (or group of buildings), provided that: it can be demonstrated that no other building (or group of buildings) is available that is capable of accommodating the proposed equine-related use; the element of new building is the minimum required to accommodate the proposed equine-related use (over and above the requirement to re-use the existing building or group of buildings); and any new buildings and ancillary facilities would be erected to integrate with the existing building (or group of buildings). iv) In the case of a riding arena or other exercise facility: it is of a size and scale appropriate to the existing commercial enterprise, or the number

of privately kept horses that will use the facility; and it is located close to other buildings on the site and is not visually intrusive in the landscape. v) Proposals to re-use or adapt substantial purpose-built equestrian holdings for non-equestrian uses will only be permitted where it can be demonstrated that continued equestrian use is inappropriate or unviable. Proposed alternative uses must accord with other policies in the local plan review.

HOUS1 – Affordable housing: i) Housing on major sites (including sites providing 10 or more net additional dwellings) will contribute to the provision of affordable housing. In ‘designated rural areas’ on a development of 6 to 9 net additional dwellings, financial contributions towards the provision of affordable housing will be sought.

HOUS3 – Open market housing: i) Wherever possible, residential developments should include a mix in the size, type and affordability of dwellings proposed, taking into account the current range of house types and sizes and likely demand in view of the changing demographics in that locality.

COM2 – New or improved local community buildings and structures: i) Proposals for new, replaced or improved local community buildings or structures will be permitted providing the proposal is within or adjoining an existing settlement, or where it involves the re-use of rural buildings, provided that: the proposal would be well-located to be accessible to its main catchment population and would not generate significant additional single purpose trips by private transport; and the proposal would not undermine the commercial viability of nearby community facilities which may be better placed to service the needs of the surrounding community. ii) Regard will be to the desirability of concentrating new community buildings and structures in settlements, especially where new housing development is permitted, and also ensuring that, where practicable, the design allows for a range of current and future uses.

COM3 – The retention of local community buildings and structures: i) Planning permission for proposals, including change of use, which result in the loss of local community buildings or structures (including sites which were most recently used for this purpose where the use has ceased or the building has been demolished), will not be permitted unless: it can be demonstrated that there is no local need for the facility or that such a facility is no longer likely to be viable; and an appropriate

alternative community use to meet local needs is not needed or likely to be viable.

COM6 – The provision of education and training facilities i) Proposals for the provision of new/replacement facilities or the expansion of existing education and training facilities will be supported, provided that: the location is well linked in terms of accessibility to the local catchment (taking into account how this may change through the development of strategic housing sites); and any loss of facilities consequential to the development is re-provided to the same or higher standard.

COM7 – Creating a safe and efficient transport network: i) Development that generates significant movement should be located where the need to travel will be minimised and the use of sustainable transport modes including public transport, walking and cycling can be maximised. ii) Development should be located where the volume of traffic likely to be generated can be accommodated on the local highway network without exacerbating community severance. iii) Development will not be permitted where the residual cumulative impacts on the efficiency of the transport network are likely to be severe. iv) Development will be permitted if it can be demonstrated that it would not have a severe detrimental effect on road safety, or measures can be introduced to reasonably mitigate potentially dangerous conditions. v) The delivery of a strategic cycle network and improvements to the public rights of way network will be supported. Development should not result in the severance or degradation of existing or proposed routes. Where development degrades the attractiveness of a route, compensatory enhancements will be sought such that there is a net improvement to the public right of way network. Where development proposals provide the opportunity to significantly improve links within the public rights of way network, an appropriate link through the development will be required.

COM8 – Parking standards in new development: i) Parking should be provided in association with new residential development. The amount of car parking to be provided will be assessed under the methodology set out in the Bournemouth, Poole & Dorset Residential Car Parking Study (or its replacement), taking account of the following factors: levels of local accessibility; historic and forecast car ownership levels; the size, type, tenure and location of the dwellings; the appropriate mix of parking types (e.g. unallocated, on-street, visitor etc.). ii) Cycle parking facilities should be provided where suitable private storage is not provided, at a ratio of one cycle space per 2 dwelling units. iii) Parking standards for non-residential development should be agreed through joint discussions between the Local Highway Authority and the Local Planning Authority in accordance with published local parking guidelines.

Other development plan documents:

- Puddletown, Stinsford & Lower Bockhampton & Tolpuddle Conservation Area Appraisal (West Dorset District Council, 2007)
- Supplementary Planning Document – Design and Sustainable Development Planning Guidelines (West Dorset District Council, 2009)
- West Dorset Landscape Character Assessment (West Dorset District Council, 2009)
- Residential Car Parking Provision – Local Guidance for Dorset (Dorset County Council, 2011)
- Non-Residential Parking Guidance (Dorset County Council, Unknown Date)
- The Nitrogen Reduction in Poole Harbour Supplementary Planning Document (Borough of Poole, 2017)

Historic England documents:

- GPA 1 – Local Planning Making (Historic England, 2015)
- GPA 2 – Managing Significance in Decision-Taking in the Historic Environment (Historic England, 2015)
- GPA 3 – The Setting of Heritage Assets (2nd Edition) (Historic England, 2017)
- GPA 4 – Enabling Development (Historic England, Forthcoming Publication)
- HEAN 1 – Conservation Area Designation, Appraisal and Management (Historic England, 2016)
- HEAN 2 – Making Changes to Heritage Assets (Historic England, 2016)
- HEAN 10 – Listed Buildings and Curtilage (Historic England, 2018)

Consultations with WDDC and Historic England.

The Local Plan identifies consolidating and strengthening Dorchester’s role as a market town as a key objective for West Dorset as a whole. The aim is to achieve a sustainable balance between available employment opportunities and available local skills. The Local Plan should recognise that Kingston Maurward College is the leading specialist of land based skills and agri-food higher education institute in the south west. It makes a substantial contribution to the local economy of £16 million per year, and works closely with industry nationally to support its education and research endeavors. The Plan should recognise the benefits that the proximity of the College brings to Dorchester.

It is anticipated that the College, working in partnership with the Local Authority, the Town Council the Local Enterprise Partnership (LEP) and a group of industrial partners will continue to act as a catalyst in the development of new agri-tech and agri-food related businesses and jobs that will contribute to the local economy.

The Council should support employment-related development within the campus of the College.

The Council’s suggested inclusion of a supporting Policy related to the College should specifically admit new employment development within the College campus, which from its core educational functions has diversified into research and development activity in the fields of food technology, agriculture, animal welfare and tourism, with on-site facilities which can attract related businesses.

A draft statement in the Local Plan perhaps recognises Kingston Maurward College campus as a major employer in the rural area, and a major contributor to the rural economy. It is hoped that appropriate development, including employment-related development, within the campus will be encouraged.

This district is one of dispersed, rural, employment with a number of existing large scale employers and the Council should seek to support their continuing operation, as these organisations make an important contribution to the local economy.

The Council should recognise the importance of skills, creativity and research developed through the education sector, employment opportunities generated by the education sector, its

role in the local economy, and its importance in the life of Dorchester and its hinterland.

In April 2019 the local district and borough authorities were merged into one administrative area, now served by one authority called Dorset Council. The policies and Local Plan review remain the same, albeit now under a different authority name.



14.
Protection of Heritage Assets

“The value of the historic setting of the college is not underestimated and it is in the College’s self interest to maintain it.”

The estate takes its responsibilities seriously to maintain the environment that they live and work in, for the enjoyment of students, staff and the public at large. There is clearly a benefit in having skillsets on site which are part of the teaching experience but also mean the landscape, trees and horticulture are maintained to a very high standard. Grounds maintenance, horticulture, farming, animal welfare, arboriculture, construction, events management all play their role in the up keep of the estate as a whole. These do come at a cost and there is a fine balance between student funding, revenue generation and the costs of staff and estate management, particularly as the estate maintenance cost is higher due to the protected nature of the estate.

The listed buildings are maintained as they are used in the everyday functioning of the college by students, staff and visitors and it is the case that repairs and renovations of listed assets are more costly. Kingston Maurward house provides the administrative offices and public rooms for conferences and weddings. These buildings are often not ideal for contemporary teaching or working in, as new methods have become the norm for digital teaching, requiring modern workshops or where new techniques require specific environments. Thus it is that existing buildings have rooms which are too low for interactive whiteboards, too subdivided for larger group lectures, too small for larger machinery/equipment and often poorly served with daylighting. This is where new development is essential to meet contemporary needs. For example the erection of a dedicated animal science building in 2013 provided much needed leading edge facilities which transformed the student experience. The two storey workshop building in which Animal Sciences were formerly housed in is still maintained and provides an example of how new development can enhance the college facilities whilst still maintaining the setting of the historic assets.

The Registered Park provides a valuable asset to the college as a working and studying environment. The tree planting is being maintained and replaced as age and weather take a toll in order to keep the settings of the historic buildings and conserve the landscape character.

The Walled Garden to the east of Greys Manor is a superb example of an English walled garden which is maintained to an exceptionally high standard by the students of horticulture and construction. The value of the historic setting of the college is not underestimated and it is in the college's self interest to maintain

it. Yet the college needs to march with the time of new teaching techniques, new courses and the increasing expectations of students and staff. The new developments described with the masterplan are a means to secure the future of the college and thus of the historic assets.

The area around Greys Manor House is significant. The manor is privately owned within the Kingston Maurward estate. Historically there have long been buildings in the vicinity, some originally associated with Greys Manor as stables and outbuildings (1929 OS map shows an early layout) and titled Manor Farm.

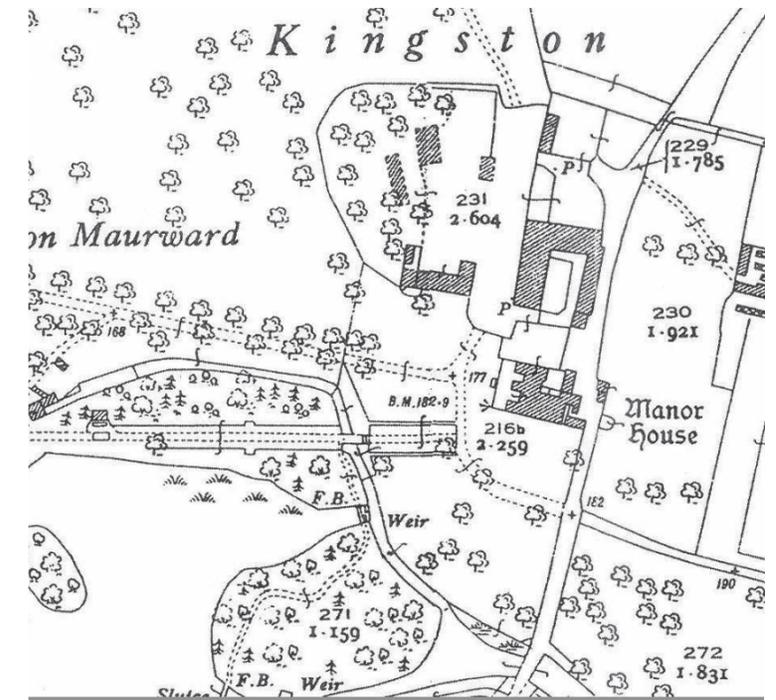
There are proposals in this document to enhance the setting of the Manor House by cutting off through traffic and the construction a stone wall to the northern corner of the Manor. This should better define the space in front of the Manor and emphasise the link across to the tree-lined avenue called 'The Drive'.

The proposed Materials Science building falls within the setting of Manor House and is within the Registered Park. It is recognised that in bringing forward detail proposals for this development, the visual impact will be paramount, needing details of landscaping, massing and materials in order to demonstrate a careful assessment.

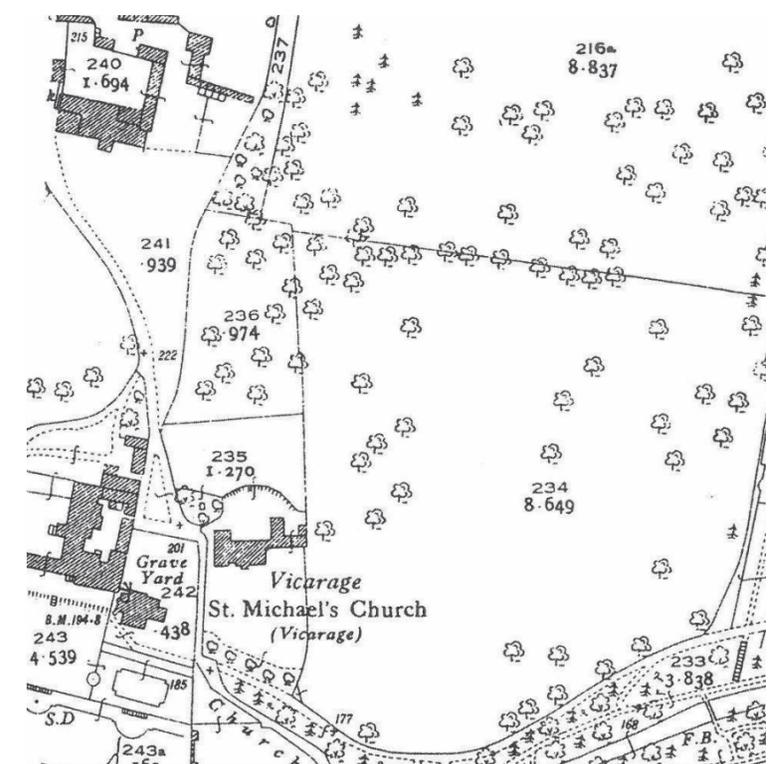
Stinsford farmhouse is a Grade II listed building which has become lost against the large agricultural sheds that have spread behind it, up the slope to the south. Originally there were a range of farm buildings to the south arranged in a quadrangle layout, with an outlying building to the east, and from its width a single storey range of outbuildings attached to the farmhouse (see 1929 OS plan).

The proposals include the relocation of the visitor parking for the Animal Park to the west and outside of the Registered Park which will benefit the historic setting. A pedestrian footpath, linking the parking with the Visitor's Centre, would then afford attractive views into the parkland across the valley towards the north-east.

One part of the proposals describe new housing at Maurward Close, as an extension to the housing that currently exists within the Registered Park. Many of the existing houses are in private ownership and there can be no plans to remove/relocate. The enabling development proposed adds three more houses which from their locations will not further diminish the parkland setting and which would include additional screen planting and tree restoration to enhance the landscape from a wider perspective.



Above: Extract from 1929 OS Map of Old Manor



Above: Extract from 1929 OS Map of Stinsford Farm

15. Sustainability

15. Sustainability

The enabling development will help maintain the investment level required for the college to meet its ambitious targets by providing match funding with grant aided projects. It will also aid in supporting the extensive maintenance and restoration work that is a constant need for the estate.

The college has a number of sustainable initiatives in place, namely:

- A. Installation of solar power generation on buildings. In 2017, 1320sqm of PV panels were installed on roofs, contributing to the energy requirements of the college.
- B. Solar thermal for hot water on a building with high demand.
- C. The estate provides its own water supply from ground source and treatment.
- D. The estate treats its own sewage waste with on site plant.
- E. Recycling schemes for waste from office and kitchen sources, from equine and agricultural sources, from horticultural and estate maintenance sources and from workshops.
- F. Provision of an extensive student transport network, bringing students as a group rather than being driven to/from College individually.



16.
Programme of Development

“This masterplan is for
the ten year period 2019
to 2029”

16. Programme of development

- This masterplan is for the ten year period 2019 to 2029. The strategic priorities have been set down in 16 Key Developments, above, and their implementation is dependent on the following factors:
 - priority by College management and the Board of Governors;
 - potential benefits for developing the academic portfolio of the college in accordance with its strategic plan;
 - potential for developing the student experience, in order to support the college's strategic aims for the recruitment of and support of students;
 - the availability of adequate infrastructure to support the development;
 - the way in which the project addresses issues of sustainable development;
 - the overall financial case for investment, together with the availability of funding.
- At this point the planned programme is:
 - Within the first five years:
 1. Commercial development of the Animal Park.
 2. Replacement of Outdoor Activity building with multi-use space for college and community use.

3. Development of improved sports facility including sports hall and improved indoor space for student recreation
4. At Stinsford Farm commercial development for creation of business incubation units for small businesses to support local entrepreneurial development.
5. Refurbishment of student accommodation offer to encourage student growth
6. Development of the Dairy, with higher spec facility to highlight best practice, and ultimately a planned move to a separate location
7. Widen access to highway
8. Relocate equine facilities
9. Relocation of estate maintenance facility
10. Sale of first phase of housing land

Within the following five years:

11. Studio School expansion
12. Expansion space for materials sciences
13. Improvement of Student Centre
14. Further sale of housing land

		2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
1	Animal Park development	■										■
2	Lecture hall / community building		■									
3	Sports facilities					■					■	
4	Stinsford Innovation & Enterprise Park							■	■	■		
5	Refurbish student accommodation		■						■			
6	Relocation of Dairy Farm			■	■							
7	Amend highway access					■						
8	Relocation of equine facilities					■						
9	Relocation of estate maintenance						■					
10	Sale of housing land	■	■				■					
11	Studio School expansion						■					
12	Expansion of material sciences										■	
13	Improvement of Student Centre									■		

17. Economic context

Financial situation of College.

The College's financial health has improved over the last year to a stable base. For 2016/17 the College produced an operational profit of £206k and was assessed as by the Education & Skills Funding Agency as having a 'Satisfactory' financial health rating. For 2017/18 this rating is anticipated to improve to a 'Good' rating.

The income that the College receives from government funded sources represents 65% of the college total income. The College has had to grow its non-government income to provide surpluses to help address revenue shortfalls to fund necessary estate maintenance and repair, and essential equipment for teaching requirements. On average colleges receive approx. 80% of their income from government funded activity and Kingston Maurward conforms to this profile.

20% of the College income relates to activities not directly related to education, with revenue streams from the Animal Park, house and gardens, weddings and events. Last year there were 30 weddings and 100 conferences held at the estate and 25,000 visitors.

Of course these activities do all have a relationship with the educational purpose, as students gain experience working at these events and venues.

The College anticipates its income to grow from £10.5 million to £14 million in ten years' time. This reflects an expected student number growth per annum on average of 3% for all student funding streams and the same level of growth from its commercial activities. Of course the annual student growth will be matched by increases in costs for staff, teaching resources and maintenance of all buildings.

Two years ago the Chief Executive of the ESFA (Education & Skills Funding Agency) highlighted that where colleges had surplus assets or surplus land they would be expected to consider selling these before seeking capital support from the ESFA or the LEPs. Kingston Maurward College has limited land to gain capital development income from, but where thought possible these sites are included in this masterplan as future proposals.

It is thought that the type of development envisaged will not have a negative effect on the economy of existing businesses by displacement, but rather enhance the regional attraction to visitors.

Funding for the planned development is, therefore, likely to come from various sources:-

- Capital grants from the LEP.
- Disposal of land to "a developer" which will represent 'enabling development' in planning and policy terms, as the land receipts will be recycled into the development and refurbishment of educational/visitor/accommodation facilities on the Kingston Maurward College campus
- Third party private sector investment;
- Bank borrowing;
- College generated cash balances over time.

17. Economic Context

“On average colleges receive approx. 80% of their income from government funded activity and Kingston Maurward conforms to this profile.”

18. Delivery & summary

Kingston Maurward College's strategic plan acknowledges wider aspirations for the development and enhancing of educational opportunities. The College is committed to the continuing development of their estate, driven by passion and vision to provide an exceptional learning experience for students and a great working environment for staff, and in which they actively promote participation with local and national partners in order to bring about improved facilities and extended courses.

This aspiration has to be seen against the current economic climate of limited national funding, and encouragement by Central Government of raising funds through making existing assets work harder. This dictates that active consideration of cross-funding is essential, whereby realisation of current asset values can help fund the strategic plan. In particular there are opportunities for match-funding, a process which can bring in a leveraged source of funds for the College. As part of this goal, enabling development of market housing is being sought to provide a capital income for the College. This small scale housing development will provide vital funding which can be reinvested into the future growth of the College, which in turn will secure the future of the heritage assets within the estate.

There is an outcome to doing nothing. Failure to capitalise on the opportunity presented by the expansion will constrain the College in its aspiration to

increase productivity and gross value added by increasing levels of innovation and stimulating the growth of an important economic sector. It has also been explained that the College on its present estate is not sustainable simply on the income from its primary educational function. It requires additional income derived from revenue earning activities such as the Animal Park, weddings, etc.. to maintain the estate.

The College benefits from its situation adjacent to Dorchester and from the resources accruing from residing within a large parkland setting. However this is an educational establishment and the siting of the College could equally be elsewhere in the region to serve the same purpose. Moreover the added burden of maintaining listed buildings and landscape might well be avoided elsewhere. It should be appreciated that the College provides a safe, green recreational space on the doorstep of the local community, open to all, bringing benefits of health & well-being to local people. If the College fails, it may become a private estate and there are regional examples of where an estate has been sold as a hotel concern who have closed off public access (Cricket St Thomas, Hadspen House).

The College does see its future where it is and yet its primary purpose is to function as a 21st century provider of land-based education. This masterplan is the tool to demonstrate that all stakeholders are being considered when setting down the future needs of the College to remain at-and maintain-the Kingston Maurward estate.

18. Delivery & Summary

19.
Supporting Documents

20.
Source Material

19. Supporting documents

Lichfields 'Landscape and Heritage Assessment' (June 2017). Document 13375970v3.

Lichfields 'Landscape and Heritage Assessment - Gazetteer' (June 2017). Document 13375970v2.

Lindsay Carrington Ecological Services – Ecological Appraisal (February 2019).

Summary of consultations referred to in Section 10.

20. Source materials:

Debois Landscape Survey Group, February 2011

RCU Market Intelligence – Further Education, 2017

Collab Group report, Investment Analysis 2014-15, February 2017

Department for Business Innovation & Skills, 'Measuring the Economic Impact of Further Education', Research Paper No 83.

Department for Business Innovation & Skills, 'Evaluation of the Impact of Capital Expenditure in FE Colleges', Research Paper No 99.

Department for Business Innovation & Skills, 'Measuring the Net Present Value of Further Education in England', Research Paper No 228.

Department for Education, 'Dorset Area Review – Final Report (August 2017)'