

# Broadwindsor Group Parishes **Draft Neighbourhood Plan**

---



April 2018 Pre-Submission Draft for Consultation  
Prepared by the Neighbourhood Plan Steering Committee  
on behalf of Broadwindsor Group Parish Council

---

# Foreword

---

It is very widely accepted, by policy makers and the public, that at least 300,000 new houses need to build every year across England to provide appropriate and affordable homes for the future. Above all our large towns and cities need them, but so do smaller, country towns and rural areas. The Broadwindsor Neighbourhood Plan (covering Broadwindsor, Burstock and Seaborough parishes) is no exception.

Equally, there is broad agreement that development in the past has sometimes been disorganized, and often inappropriate to the different places people live in as well as to the real needs of the population.

Under the Neighbourhood Planning Act of 2017, local communities have been given the chance to influence planning decisions, that impact on how and where new housing and employment is built. And in early 2015, Broadwindsor Parish Council decided to set up a committee of local people to consult and then bring forward for approval by the community a Neighbourhood Plan. This Plan is the result of all that work.

This Neighbourhood Plan includes a housing target of between 4 and 5 new homes per year on average, in the period up to 2031. This equates to 0.6% growth in dwellings every year. This is not as ambitious as the overall target for West Dorset, as a lot of the planned growth will happen in and adjoining the main towns.

This Plan defines where development may happen. New housing sites are focused at Broadwindsor, but also around Drimpton as the next largest village, and through the conversion of existing buildings in the wider countryside. The AONB advisor, County Highways Team and District Conservation Team have been involved in the selection of all the sites, which were all brought forward for approval by landowners.

This Plan identifies an employment site at Axe Mill that could be expanded if space is required for new businesses. This is in addition to the employment sites that already exist locally – such as Horn Park Quarry. Opportunities to set up new business enterprises may also exist within or adjoining the settlements across the area, and through the conversion of existing buildings.

It also sets out the type of housing needed, which is in line with local residents' wishes. This was for mainly two and three-bedroom homes, starter homes and homes specifically designed for older residents such as those who may have more limited mobility. The design guidance also highlights the need for renewable energy and sustainable drainage solutions.

The community facilities that are currently enjoyed by local residents are shown on the Policies Map, so that they are known and earmarked for protection. The Parish Council may make use of its share of the Community Infrastructure Levy funding (from developments) to support their improvement, as well as for other infrastructure improvements.

It hopefully goes without saying that this Plan contains policies and proposals aimed specifically at protecting the many valued features of the local landscape, its AONB status, dark skies, local green spaces and the distinctive character of the various settlements.

This Plan was drawn up by local people, to reflect the wishes of the community that live and work here. Before it is finalised it will be put to a local referendum, to make sure it has local support.

# Contents

---

|          |  |           |
|----------|--|-----------|
| <b>1</b> | <b>INTRODUCTION.....</b>   | <b>1</b>  |
|          | Why a Neighbourhood Plan is important .....  | 1         |
|          | The Neighbourhood Plan Area .....  | 1         |
|          | The Planning Context.....  | 2         |
|          | The Vision and Objectives for our Neighbourhood Plan .....                               | 3         |
|          | 'Should' and 'Will' .....  | 5         |
|          | Plan Period and Review .....   | 5         |
|          | Supporting Evidence .....  | 5         |
| <b>2</b> | <b>THE LANDSCAPE AND HERITAGE OF THE AREA .....</b>                                      | <b>6</b>  |
|          | Local Landscape Character.....   | 6         |
|          | <b>Policy BGNP1. Local Landscape Features .....</b>                                      | <b>6</b>  |
|          | Dark Skies .....   | 7         |
|          | <b>Policy BGNP2. Dark Skies .....</b>  | <b>7</b>  |
|          | Local Green Spaces and Green Corridors .....   | 7         |
|          | <b>Policy BGNP3. Local Green Spaces.....</b>   | <b>8</b>  |
|          | <b>Policy BGNP4. Green Way Community Path and Common Water Lane .....</b>                | <b>9</b>  |
|          | Important views .....  | 9         |
|          | Distinctive settlements and important gaps .....   | 11        |
|          | <b>Policy BGNP5. Important Gaps.....</b>   | <b>13</b> |
|          | Built character – locally distinctive places through design .....                        | 15        |
|          | <b>Policy BGNP6. Built character .....</b>   | <b>17</b> |
| <b>3</b> | <b>COMMUNITY FACILITIES AND TRANSPORT INFRASTRUCTURE.....</b>                            | <b>18</b> |
|          | Important community buildings, public open space and recreational facilities .....       | 18        |
|          | <b>Policy BGNP7. Important community facilities .....</b>                                | <b>20</b> |
|          | Creating safer roads and pedestrian routes.....  | 20        |
| <b>4</b> | <b>HOUSING AND EMPLOYMENT NEEDS .....</b>  | <b>21</b> |
|          | Housing and employment needs .....   | 21        |
|          | <b>Policy BGNP8. Meeting the area's housing needs .....</b>                              | <b>23</b> |
|          | <b>Policy BGNP9. Meeting the area's employment needs .....</b>                           | <b>23</b> |
|          | Locations for sustainable growth and site-specific allocations .....                     | 24        |
|          | Minimising environmental impacts.....  | 27        |
|          | Sites in and around Broadwindsor village (including Hursey).....                         | 27        |
|          | <b>Policy BGNP10. Land south of Fullers, opposite Redlands Lane, Broadwindsor .....</b>  | <b>28</b> |
|          | <b>Policy BGNP11. Land at Manor Farm, Common Water Lane, Broadwindsor .....</b>          | <b>29</b> |
|          | <b>Policy BGNP12. Land North of Hillside, Drimpton Road, Broadwindsor .....</b>          | <b>31</b> |
|          | <b>Policy BGNP13. Small-scale exception sites adjoining Broadwindsor and Hursey.....</b> | <b>32</b> |
|          | Sites in and around Drimpton village (including Greenham, Netherhay and Sandpit) .....   | 32        |
|          | <b>Policy BGNP14. Land East of Netherhay Lane, adjoining Drimpton .....</b>              | <b>33</b> |
|          | <b>Policy BGNP15. Land East of Manor Farm, Bridport Road, Drimpton.....</b>              | <b>34</b> |

|  |           |
|--|-----------|
| <b>Policy BGNP16. Land at Brent Paddock, Netherhay .....</b>   | <b>36</b> |
| <b>Policy BGNP17. Land at Axe Mill, Netherhay .....</b>  | <b>37</b> |
| Opportunities for growth in the remaining hamlets (Blackdown, Burstock, Childhay, Kittwhistle, Littlewindsor and Seaborough) and wider countryside ..... | 37        |
| <b>Policy BGNP18. Rural Conversions .....</b>  | <b>38</b> |
| <b>5 POLICIES MAP .....</b>  | <b>39</b> |
| Broadwindsor area .....  | 39        |
| Drimpton Area .....  | 40        |
| Rural Areas .....  | 41        |
| <b>APPENDIX 1: LOCAL GREEN SPACES ASSESSMENTS .....</b>  | <b>42</b> |

### *With thanks to....*

Thanks go to the work of the Neighbourhood Plan Group and volunteers in their efforts to collect the evidence and engage widely with local residents, businesses, service providers and planning / specialist advisors in the drafting of the plan. Their names are as follows:

- |                  |                         |
|------------------|-------------------------|
| > David Allerton | > Rowland Hibbard       |
| > Tim Bassett    | > Charles Lawrence      |
| > Sandra Burrows | > Robin Loudon          |
| > Steve Chubb    | > Tim Marshall          |
| > Dave Chumbley  | > Brian Ridley          |
| > Martin Coulson | > Martin Rowan-Robinson |
| > Prue Davies    | > Jacqui Sewell         |
| > David Glossop  | > John Wallis           |
| > Brian Hesketh  |                         |

Thanks also go to those who took the time to come along to the many consultation events or respond in writing, this plan is much richer for having everyone's input.

### *Consultation event on the Neighbourhood Plan*



# 1 INTRODUCTION

## *Why a Neighbourhood Plan is important*

- 1.1 The Neighbourhood Plan is the community's Plan. It has been prepared by a steering group of local residents, overseen by the Parish Council. The group have met regularly since May 2015, collecting evidence and consulting on the issues that were identified as important to the community, before agreeing the draft plan for consultation.
- 1.2 The Plan sets out the vision and priorities for how the community would like to see the area develop and change in the coming years, and in doing so it sets out planning policies which will be taken into account as and when any planning proposals and developments come forward in the Plan area - which comprises the three parishes of Broadwindsor, Burstock and Seaborough.
- 1.3 The Plan cannot deal with every issue identified as being important to the community: it has a focus on responding to proposals for development and the appropriate use of land. In this way, it puts us as a community in the driving seat when it comes to having a say over what, how and where any development should take place when it needs planning permission.
- 1.4 The Plan covers the period 2018 to 2031. The Plan and its policies reflect our area's own characteristics while recognising that it has a lot in common with other parts of the Dorset Area of Outstanding Natural Beauty (AONB)

## *The Neighbourhood Plan Area*

Map 1. Designated Neighbourhood Plan Area



© Crown copyright and database right. All rights reserved (100051431) 2017

- 1.5 The Neighbourhood Plan area follows the parish boundaries of Broadwindsor, Seaborough and Burstock. It covers an area of approximately 34 km<sup>2</sup> (13 square miles). It was designated by West Dorset District Council in September 2015
- 1.6 The recorded population for the Neighbourhood Plan area at the last Census (2011) was 1,498 'usual residents', living in 662 dwellings and other residential establishments (a further 82 dwellings were unoccupied – such as holiday and second homes). Although the area has a slightly older population profile than typical for West Dorset, most residents (79%) considered themselves to be in good or very good health, compared to 6% in bad health, which is in line with the district average.
- 1.7 About two-thirds of working age adults (65%) are economically active, and unemployment levels have been low (2.9%). What is notable is the greater reliance on self-employment (33% being self-employed, compared to 22% across the district).
- 1.8 Average house prices (2016: approximately £275,000) are nearly 8 times greater than typical wage levels and household incomes (estimated at around £35,000).
- 1.9 The Plan area sits largely within the undulating hills feeding the River Axe and its tributaries. Much of the area (with the exception of the north-western part) lies within the Dorset Area of Outstanding Natural Beauty – a nationally valued landscape. Lewesdon Hill Fort is a nationally important scheduled monument within the plan area, and Pilsdon Pen and Waddon Hill (also scheduled monuments) lie just outside the area to the south.
- 1.10 There is an extensive network of public rights of way and unclassified roads criss-crossing the area. Hursey Common (west of Broadwindsor) and the area of Burstock Down within the parish below Lewesdon Hill are registered common land. Significant tracts of land are locally important nature conservation sites.
- 1.11 Broadwindsor Conservation Area was designated in 1993, and in total there are 95 Listed buildings or structures within the Neighbourhood Plan area, 10 of which are Grade II\*. Seaborough Court is a locally listed historic garden.

**RURAL** villages and hamlets  
**1,500 people**  
**750 homes** wildlife areas  
**landscape beauty** historic buildings  
 footpaths and bridleways  
**farming**  
 self-employment  
**high house prices**

*Seaborough Court*



### *The Planning Context*

- 1.12 When made, the Neighbourhood Plan, together with the adopted West Dorset and Weymouth Local Plan and the Dorset Minerals and Waste Plans, will form the development plan. By law (section 70(2) of the Town and Country Planning Act 1990) decisions on planning applications should be made in accordance with the development plan, and any deviation from the plan must be justified.
- 1.13 The strategy set out in the Local Plan (adopted in October 2015) recognises that the distribution of development in the area should be influenced by:

- > the needs, size, and roles of the area's settlements, taking into account any current imbalances of housing or jobs;
- > the benefits of concentrating most development in locations where homes, jobs and facilities will be easily accessible to each other and there is a choice of transport modes;
- > the availability of land, and whether it has been previously developed (brownfield); and
- > the environmental constraints of the plan area.

- 1.14 As a result most of the growth is directed towards the main towns. Within the Neighbourhood Plan area, development opportunities are to be focused primarily at Broadwindsor as it is one of the West Dorset's larger villages, and to a lesser extent at other existing settlements, at an appropriate scale to the size of the village. Away from existing settlements, development opportunities will be more limited to those activities that will help to continue to support the rural economy or help in the long-term management of the countryside and its unique character.
- 1.15 The Local Plan does not set a specific housing target for this area, although changes to national planning policy may require this in the future. The District Council has provided support to the Parish Council in assessing likely housing need. This research indicates that the provision of about 4 to 5 dwellings on average each year would be an appropriate basis on which to prepare this Neighbourhood Plan, provided that suitable, sustainable locations can be found.
- 1.16 Similarly there is no target for economic growth, other than to consider information on local need for jobs and facilities, to reduce the need to travel and promote economic growth and social inclusion.



### *The Vision and Objectives for our Neighbourhood Plan*

**Our vision is that during the next twenty years residents will have enough suitable and environmentally friendly homes, which fit into the Area of Outstanding Natural Beauty which they value so highly; and that there will be good schools, safe roadways and support for local employment and local services which ensure that all ages, in every part of our parish, are able to enjoy life to the full.**

|  |  |
|--|--|
| <p><b>Objective 1:</b><br/><b>Care for the Area of Outstanding Natural Beauty</b></p> <ul style="list-style-type: none"> <li>– Maintain, protect and enhance the beautiful landscape, built heritage, rural character and environmental diversity of the Neighbourhood Plan Area.</li> <li>– Ensure that all sites identified and needed for development preserve the Area of Outstanding Natural Beauty.</li> </ul> | <p><i>This Plan contains policies aimed specifically at protected valued features of the local landscape, its darks skies, local green spaces and the distinctive character of the various settlements. The AONB advisor and Conservation Team at the District Council have been involved in the selection of sites.</i></p>                     |
| <p><b>Objective 2: Plan for enough suitable and environmentally friendly homes</b></p> <ul style="list-style-type: none"> <li>– Provide the types of housing that the community needs, in appropriate locations.</li> <li>– Support development which is undertaken to recognised environmental and sustainability standards.</li> </ul>   | <p><i>This Plan contains a specific policy on the number and type of housing needed. New sites are focused at Broadwindsor, but also around Drimpton, and through the conversion of rural buildings. The design guidance highlights the need for renewable energy and sustainable drainage solutions.</i></p>                                    |
| <p><b>Objective 3: Support local services and employment</b></p> <ul style="list-style-type: none"> <li>– Support the vitality of the local economy and extend opportunities for established local and appropriate new businesses, including: agriculture, arts, cafes, crafts, equestrian, horticulture, leisure, offices, pubs, restaurants, shops, small businesses, and tourism.</li> </ul>                      | <p><i>This Plan identifies an employment site at Axe Mill that could be expanded if space is required for new businesses, in addition to the existing business area at Horn Park Quarry. Opportunities may also exist within or adjoining the settlements across the area, and through the conversion of existing buildings.</i></p>             |
| <p><b>Objective 4: Encourage the improvement of transport and communications</b></p> <ul style="list-style-type: none"> <li>– Seek opportunities to improve access for residents and visitors, particularly through increased passing places and improved safety for all road users.</li> <li>– Promote access to high quality telecommunications, for residents, business and visitors.</li> </ul>                  | <p><i>These elements fall largely outside the remit of a Neighbourhood Plan. The Parish Council will consider how to take these forward, liaising with the highways and other infrastructure providers. This may be through lobbying and the use of its share of the Community Infrastructure Levy funding from new housing development.</i></p> |
| <p><b>Objective 5: Support the quality of social life and community spirit</b></p> <ul style="list-style-type: none"> <li>– Protect, support and improve community facilities including allotments, common land, playing fields and play grounds, the school, village halls and the village stores.</li> </ul>   | <p><i>This Plan identifies all the community facilities, so that these are given a suitable level of protection. When the Parish Council receives its share of the Community Infrastructure Levy funding it will fund improvements to these facilities.</i></p>  |

1.17 Where policies are site-specific, their location is shown on the Policies Map in Section 5

### ***'Should' and 'Will'***

1.18 This plan has been drafted in the knowledge that all sorts of different proposals will be judged against the policies it contains. This means that some flexibility is needed at times. Where the word "will" has been used to set out a requirement in a policy, failure to comply with the policy is not envisaged as acceptable under any circumstance, and this failure should be given significant weight in the decision. The word "should" does not imply that the policy is optional or simply something the Parish Council desires if offered. Where the word "should" is used, this is because it was thought conceivable that a proposal may not be able to fully comply with that policy's requirements, but that if it aligned with the policy intention as far as possible, it may still on balance be found to be acceptable (depending on the reasons why complying wholly was not possible, and the extent to which the proposal aligned with that policy and the development plan as a whole). Therefore, where the word "should" is used, if an applicant considers that there are good reasons why their proposal cannot meet the policy requirements, they should explain why as part of their application, and show how they have aligned with that policy's intention as far as possible.

### ***Plan Period and Review***

1.19 Our Neighbourhood Plan looks forward to 2031. To maintain the relevance of the Neighbourhood Plan, the Parish Council, as the body responsible for leading the Neighbourhood Plan process, will listen to the views and opinions of local residents in considering when a review needs to take place. It is anticipated that the plan may need to be reviewed by 2026, or sooner if significant changes have occurred locally or nationally.

### ***Supporting Evidence***

1.20 A significant amount of research and consultation has gone into the preparation of this plan. A list of the key documents is provided below:

- > Basic Conditions Statement (to be drafted)
- > Broadwindsor Conservation Area Appraisal – West Dorset District Council
- > Consultation Summary (to be drafted)
- > Dorset AONB Management Plan 2014-2019 – Dorset AONB Partnership
- > Dorset Gardens of National and Local Significance – Seaborough Court - Dorset Garden Trust
- > General Design Guidelines for Broadwindsor, Drimpton, Seaborough, Kittwhistle – AECOM report
- > Housing Needs Assessment – Dorset Planning Consultant Limited report
- > Local Green Spaces assessments
- > National Character Area profile: 140. Yeovil Scarplands – Natural England and 147. Blackdowns – Natural England
- > National Heritage List for England – Neighbourhood Plan area extract – Historic England
- > Strategic Environmental Assessment – Dorset Planning Consultant Limited report (including Environmental records data and site surveys – Dorset Environmental Records Centre)
- > West Dorset Landscape Character Assessment – West Dorset District Council
- > West Dorset, Weymouth and Portland local plan – West Dorset District Council and Weymouth and Portland Borough Council

## 2 THE LANDSCAPE AND HERITAGE OF THE AREA

### *Local Landscape Character*

- 2.1 From the consultations on the Neighbourhood Plan, there was almost unanimous agreement that the landscape and scenery of the area was the most important factor in making the place special.
- 2.2 Much of the area falls within the undulating hills of Axe Valley, as described in the West Dorset Landscape Character Area Assessment (2009), which includes detailed descriptions of the characteristics of the area. It highlights the importance of deep, narrow winding lanes with their deep hedge banks, the predominance of grazed pastures that lead up to the open and undeveloped skylines, which afford long views over the rural landscape. These features can come under threat from both natural and human causes.

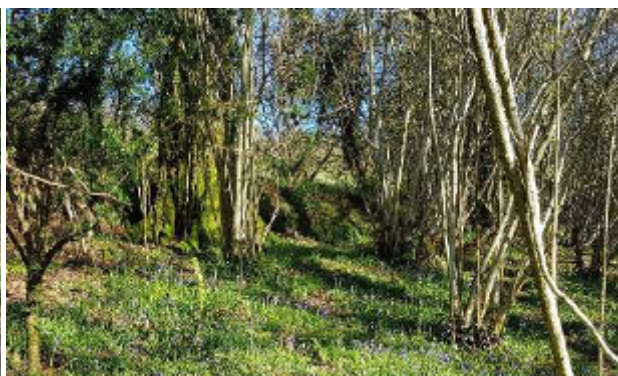
*Table 1. Important landscape characteristics and features*

- |   |
|---|
| <ul style="list-style-type: none"><li>→ Open hilltops and dramatic hillforts, visible in the landscape and providing long views</li><li>→ Narrow lanes with deep hedgebanks</li><li>→ Traditional finger post signing</li><li>→ Strips of woodlands and a patchwork of small hedged pastures on valley floors</li><li>→ The rivers, streams and ditches providing ecological interest and diversity</li><li>→ Veteran and hedgerow trees, and small oak and ash coppice woodlands</li><li>→ Locally distinctive building stones, imbuing distinctive local vernaculars</li><li>→ Historically agricultural character of villages / farmsteads</li><li>→ Occasional manor houses and parkland, and small rural settlements</li></ul> |
|---|

*Narrow country lanes*



*Coppiced woodlands*



- 2.3 The following policy does not seek to prevent development but to ensure that it integrates successfully within the area. However, in some cases alternative locations for development should be considered where the degree of harm to features of local landscape character would be substantial and cannot be avoided through sensitive design or mitigation. One such example might be where development would generate significant levels of pedestrian movements along narrow lanes with deep hedgebanks – where alternative off-road pedestrian routes may need to be considered as opposed to road widening.

#### **Policy BGNP1. Local Landscape Features**

Development should reinforce the local landscape character and its typical features, as noted in Table 1. Development that would result in the removal or degradation of these features without mitigation, will be resisted.

## Dark Skies

- 2.4 The intrinsically dark skies, that are a result of the rural nature of the area away from the main towns and other sources of light pollution, is a special quality of the Dorset AONB. Most towns (and many villages) in the UK have a 'glow' of light above them, caused by wasted light escaping upwards from street lights, flood lights and other light sources.
- 2.5 Outside of the area impacted by lighting from Broadwindsor village, the Neighbourhood Plan area enjoys some of the darkest night skies in the country (<http://nightblight.cpre.org.uk/maps/>). Although not all lighting falls within the control of planning, it is possible for Neighbourhood Plans to make clear the stance that should be taken where such development would require planning consent.
- 2.6 In response to the household questionnaire, the consensus view was that more road and street lighting was necessary, although not everyone agreed (the divide was about 60% in favour, 40% against). Therefore the following policy isn't looking to prevent lighting that may be required for safety or crime prevention reasons, but to ensure that unnecessary light pollution is prevented through considered and careful design in keeping with the rural character of the area.

### Policy BGNP2. Dark Skies

Development should be designed to retain the dark skies, through minimising exterior lighting / illuminations and including measures to control light spillage and glare, particularly in areas of open countryside or on the edge of settlements. Street lighting should not be provided in developments unless required to address site-specific safety or operational issues. Where street lighting is required, heritage designs are to be preferred.

## Local Green Spaces and Green Corridors

- 2.7 Local communities are encouraged to identify for protection those spaces within or close to settlements that are particularly valued, due to their recreational use, their historic significance, their wildlife value, or simply because they make such a strong contribution to the character of the area. The list of such spaces is provided in Table 3 that follows. These spaces can be designated as Local Green Spaces, which means that development in these locations will only be allowed in exceptional circumstances. Such a designation is meant to last beyond the lifetime of this Neighbourhood Plan.

*Holy Trinity Churchyard, Blackdown*



*Bernards' Place, Broadwindsor*



*Table 2. Proposed Local Green Spaces*

| Ref         | Description                                | Settlement           | Reason for importance*  |
|-------------|--|----------------------|---|
| LGS 02      | Bridge Farm Green Space                    | Drimpton             | Small roadside greenspace by stream, used for poppy memorial and on church processions                |
| LGS 03      | St Mary's Churchyard                       | Drimpton             | A tranquil, secluded churchyard forming the setting of the church, a place for quiet reflection       |
| LGS 05      | St John's Churchyard                       | Seaborough           | An attractive churchyard forming the setting of this historic church, a pleasant and tranquil place   |
| LGS 07 / 08 | Axe Riverside - Crewkerne Road - NE and SW | Drimpton / Netherhay | Managed farmland alongside the Little Axe River – attractive and wildlife-rich river corridor         |
| LGS 09      | Netherhay Chapel Burial Ground             | Netherhay            | An attractive burial ground around a Grade 2 listed chapel, a tranquil spot to relax and reflect.     |
| LGS 13      | St John the Baptist's Churchyard           | Broadwindsor         | An attractive churchyard forming the setting of this historic church, a place for quiet reflection.   |
| LGS 14      | Bernards' Place                            | Broadwindsor         | An area bequeathed to the community, used for community events and a children's playground.           |
| LGS 16      | Hursey Playing Fields & Sports Ground      | Hursey               | Local playing fields and football pitch especially popular with village children and dogwalkers.      |
| LGS 17      | Land adj Hyrst Down, Hursey                | Hursey               | An attractive, quiet area of land adjacent to Hyrst Down renowned for its wild flower meadow.         |
| LGS 18      | St Andrew's Churchyard                     | Burstock             | An attractive churchyard forming the setting of this historic church, a pleasant and tranquil place   |
| LGS 19      | Hursey Common                              | Hursey               | Common Land designated DWT as a wildlife site, it is valued by villagers as a pleasant place to walk. |
| LGS 22      | Holy Trinity Churchyard                    | Blackdown            | An attractive churchyard forming the setting of this rebuilt church, a pleasant and tranquil place    |

*See Appendix 1 for further details on each site, and Policies Map for their locations*

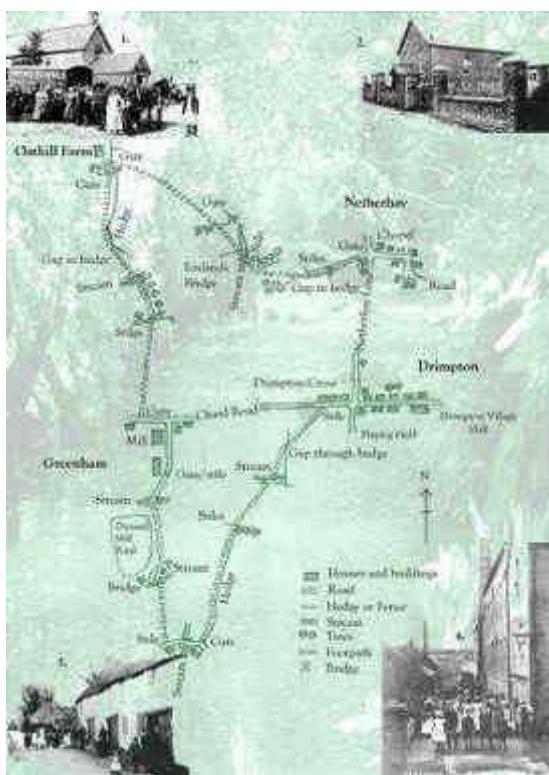
- 2.8 The following policy sets out to protect these local green spaces from inappropriate development. This takes into account the fact that development adjoining these spaces can potentially impact on this enjoyment. For example, the introduction of a use that generates noise adjoining a local green space designated for its peace and tranquillity. However other forms of development, such as new housing adjoining play areas, could provide a degree of natural surveillance that would improve the feeling of safety.
- 2.9 Local Green Space designation is not appropriate for community spaces where it is the use, but not the exact location, which is important. This is particularly relevant if the use could be relocated to another (and possibly better) site. As such, Broadwindsor School field, Drimpton recreation ground and play area, Broadwindsor Cricket Ground and Pavillion, Broadwindsor Allotments, and Oathill Allotments are protected, but under Policy BGNP7. The grounds of Broadwindsor House were also considered for designation as a Local Green Space, but instead have been included as a community space to allow this facility to expand and adapt – any such development would need to be carefully designed to avoid harm to the setting of the Listed building.

### **Policy BGNP3. Local Green Spaces**

The local green spaces listed in Table 2 and shown in the Policies Map will be given special protection. Development within these areas will only be supported where it would enhance the enjoyment of the space and not undermine its importance. Development adjoining these areas must respect their reason for designation and should not significantly detract from their enjoyment.

- 2.10 There are many rural lanes and tracks which perform a similar role to the local green spaces, providing public access to enjoy the beautiful views and tranquillity of the Dorset AONB, with hedgebanks and verges home to local wildlife.
- 2.11 The Green Way Community Path is particularly notable. The definition of this path was a community group initiative from 1999, using sections of existing footpaths, to highlight the historic importance of this Green Way and its potential as an accessible circular recreational route. Crossing fields, the Green Way joins together Drimpton and its neighbouring hamlets of Oathill, Greenham, Childhay and Netherhay leading over land walked in the past by the hundreds of workers at Greenham Flax Mill, by the congregation of Netherhay Chapel, and by the farmworkers who worked the many farms.

*Green Way community path*



*Common Water Lane*



- 2.12 Common Water Lane is the other notable track which is much enjoyed by local walkers, as part of the pre-Roman Wessex Ridgeway and the Monarch's Way. There are many wonderful views from this lane, and the Dorset Wildlife Trust has designated the verges on both sides as a Site of Nature Conservation Interest. There is a group (Friends of Common Water Lane) dedicated to its well-being.

#### **Policy BGNP4. Green Way Community Path and Common Water Lane**

Development should not result in the diversion or significantly detract from the enjoyment of the Green Way Community Path or Common Water Lane as shown in the Policies Map

#### **Important views**

- 2.13 The AONB Management Plan makes particular reference to areas of higher ground that allow the observer uninterrupted panoramic views to appreciate the complex pattern and textures of the surrounding landscapes. Such views exist in the Neighbourhood Plan area, and although too many to mention, examples include:

- > views from Pilsdon Pen, from the Jubilee Trail, Monarch's Way and the Wessex Ridgeway recreational routes;
- > views from Lewesdon Hill, from the Wessex Ridgeway and footpaths leading to and from Broadwindsor;
- > views from Seaborough Hill including the descent towards Seaborough on Footpath W41/6;
- > views from Conegar Hill on the lane heading south from Littlewindsor to Broadwindsor.

2.14 Within the Conservation Area, the 2015 Appraisal notes the following important key views and vistas:

- > from the east on the approach from Beaminster, where the Redlands Lane development and the old core are very visible;
- > along West Street in both directions across the watercourse;
- > into The Square from all four of its road entrances;
- > from High Street west towards The Square;
- > up Church Path to the Church;
- > from the Hollis Hill road west across the churchyard; and
- > from the eastern extremities of the Conservation Area along Common Water Lane and the B3163 towards the hills behind Beaminster.

2.15 Large-scale and otherwise obtrusive developments can detract from the quality of views into, within and from the Dorset Area of Outstanding Beauty, and the Local Plan includes a policy to prevent harm to the special qualities and natural beauty of this valued landscape, including its uninterrupted panoramic views. Likewise the Local Plan policy on heritage assets makes clear that planning decisions should prevent harm to the key views and vistas within the Conservation Area.

*Panoramic views across the AONB*



## *Distinctive settlements and important gaps*

2.16 The following descriptions are taken from the 2012 Parish Plan, updated to 2018:

2.17 **Blackdown** is a hamlet on the south-western part of the plan area. In mediaeval times, it was part of the 'liberty' of Broadwindsor and the 'tithing' of Childhay. It has a Chapel of ease, consecrated in 1840 and until 1938 had its own school. Blackdown house started life in 1647 as a modest farm and has gradually been changed into the fine, large house it is today. There are various other farms and a structural steel construction company, which provide employment for the local population.

2.18 **Broadwindsor** nestles beneath Lewesdon hill, the highest point in Dorset. A lovely and lively community, and the largest settlement in the Neighbourhood Plan area, it clusters around the four roads that meet in the village square. When the church bells ring on a Sunday, three of them are so old they would have been heard in the 15th century, well before King Charles II stopped off in the village on his dramatic flight from the Battle of Worcester in 1651. Today, Broadwindsor has a thriving primary school, the White Lion pub, a renowned Craft Centre, and a community-run village shop. It is close to the much smaller hamlet of Hursey.

### *Broadwindsor*



2.19 **Burstock** ('Burewinestock' in the Domesday Book) is a small hamlet, located halfway up the south slope of the Axe valley west of Broadwindsor. Its single street has, at one end, a fine farmhouse with a 17th-century front and mullioned windows and at the other, the 13th century church of St. Andrew. Paintings of the village on the church's south wall suggest Burstock has always been much the same size. Many of the families whose names can be read on the gravestones in the churchyard still farm or live in the area. Those who have moved away often come back to visit, or to be christened, married or buried here.

2.20 **Childhay** is a small hamlet linked to the Manor of Childhay, which belonged to the de Crukerne family in the time of Edward III. That manor house is built of stone, with a main hall-block and a kitchen wing dating from the C15, and the east porch is a good example of the late medieval period. The house was the scene of a skirmish during the Civil War. There is also a C16 barn and a C17 dairy. Childhay is a well-run farming enterprise and today incorporates small businesses premises including the famous Black Cow vodka producers and previously the well-respected Childhay Manor Ice Cream.

2.21 **Drimpton** is the second largest village in the parish and lies on the Little Axe, and close to the hamlets of Netherhay, Greenham and Sandpits. The village has a pub, the Royal Oak, with home cooked food and a skittle alley, and a place of worship, St Mary's Church.

Drimpton village hall is a vibrant social centre for clubs and local entertainment, and has a play area and sports field outside. The hall itself has showers and changing facilities.

- 2.22 **Greenham** was built around a large flax mill (1824). At its peak the mill employed over 100 workers supplying the local Bridport rope industry. The mill is now much smaller and makes animal bedding. The workers cottages, Greenham house and Lower Greenham farm make up this small hamlet.
- 2.23 **Hursey** has a mixture of old and newer houses along the single lane that runs through this quiet settlement and past a working farm in to the countryside. The ancient Hursey Common is home to wildlife and wild flowers, but also boasts a much-loved sports field.

*Hursey*



*Littlewindsor*



- 2.24 **Kittwhistle** is a very small hamlet that lies along the B3165 just north of its slightly larger neighbour Blackdown. It has two farms, a few houses and, famously, a garage which has been operating for over 70 years.
- 2.25 **Littlewindsor** is a hamlet, one mile north of Broadwindsor village. It is centred on a Manor farm, which is shown in the Domesday Book as one of a large number granted by the Conqueror, for services rendered, to William de Mohun of Dunster in North Somerset. A century later the Abbots of neighbouring Forde Abbey were tenants of the Mohuns, but at the beginning of the C15, the Crown had become the Chief Lord with the Abbots continuing as tenants until the Dissolution, after which there was a succession of owners until the Cox family of Cheddington acquired the Manor in about 1790. Littlewindsor remains an agricultural and equine community.
- 2.26 **Netherhay** is a small hamlet with records back to the 16th century. Built around Netherhay Farm (now Old Netherhay) in 1683 by the Paul family. A chapel (now the Methodist Church) was built in 1838 for all the farm labours and workers at the flax mill in nearby Greenham.

*Netherhay*



*Seaborough*



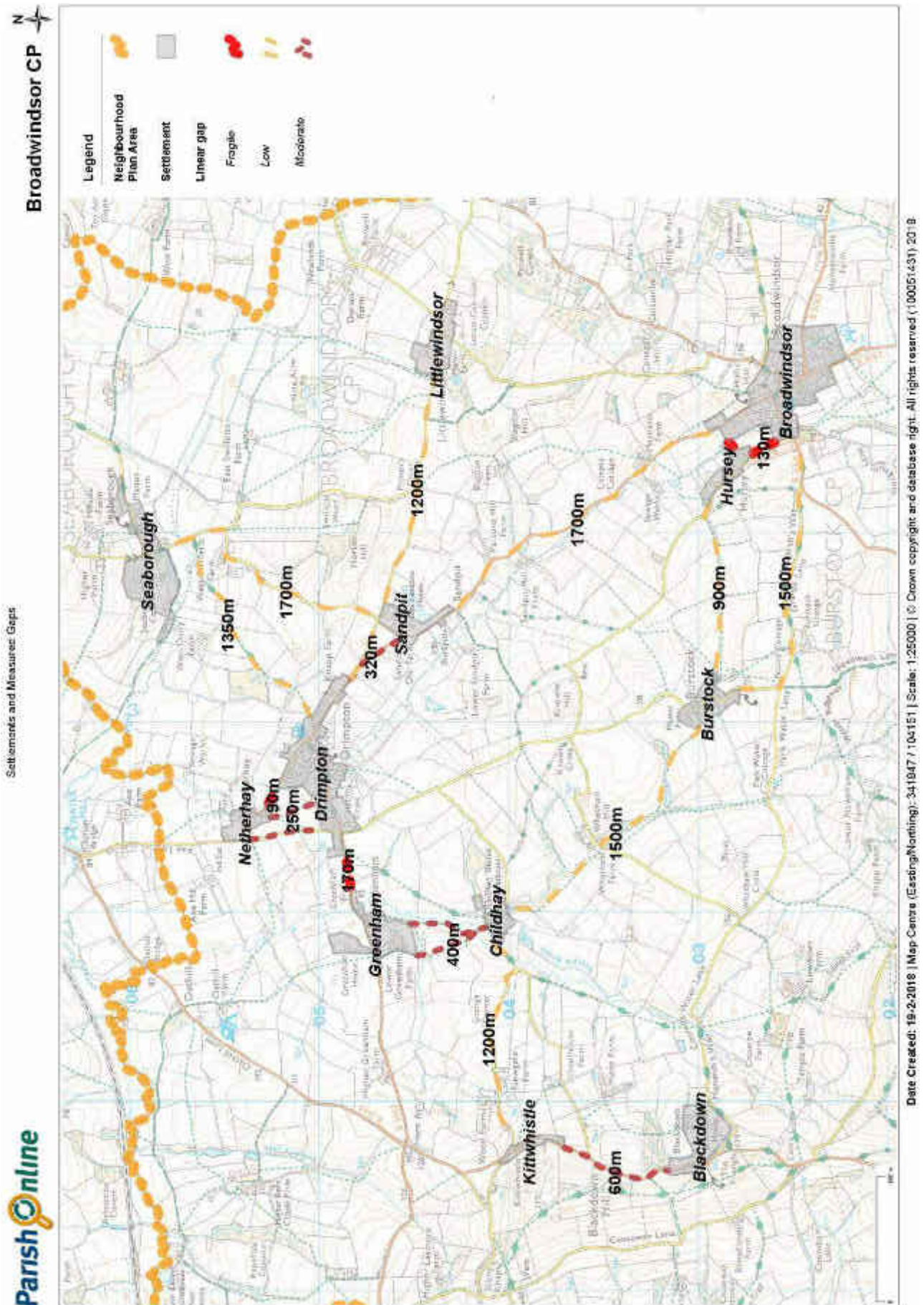
- 2.27 **Sandpits** covers most of the farmland between Broadwindsor and Drimpton. It is a collection of traditional family farms and historic farmhouses, some of which are listed.
- 2.28 **Seaborough** is a 'frontier' hamlet and small parish in its own right, on the River Axe on the border with Somerset. Before 1896, it was in Somerset, and at that time it had only one farm and its steep main street would have required great skill to manoeuvre with a horse and cart. Horses are intrinsic to Seaborough and it is home to several farms and a very successful racehorse training stable which provides welcome employment in the parish.
- 2.29 The importance of keeping the distinctive character of the different settlements was a clear theme that came out of the earlier consultations. Local residents were canvassed their opinion on the relative importance of gaps (as shown in Map 3, with the length of the gap measured as the distance travelled along public routes or where clearly inter-visible) and whether insensitive development could potentially undermine the feeling of separation provided. The majority said that they considered the fragile and moderate gaps to be important or very important.
- 2.30 It is clearly evident that the gaps between Broadwindsor and Hursey, Drimpton and Netherhay and Drimpton and Greenham are the most fragile due to the very limited separation. As such an important gap area has been defined on the Policies Map, within which development should not be permitted unless it would maintain the openness of these gaps. The moderate gaps between Drimpton and Sandpit, Greenham and Childhay, and Kittwhistle and Blackdown, are greater but still potentially vulnerable to erosion if significant development were to take place, and as such although some development may be permissible in these gaps, the impact on the gap should still be considered in the case of major development proposals. The impact of development on these gaps will be monitored to establish whether this issue needs to be included in any future review.

#### **Policy BGNP5. Important Gaps**

New buildings, structures or land uses that would undermine the rural, undeveloped and open nature of the countryside, will not be permitted within the defined gaps shown on the Policies Map.

Major development in the countryside in the moderate gaps between Drimpton and Sandpit, Greenham and Childhay, and Kittwhistle and Blackdown (as indicated on Map 2) should be carefully considered to ensure that it would not compromise the clear distinction between these settlements.

Map 2. Assessment of Settlements and Gaps




See Policies Map for more detailed definition of Important Gaps

## ***Built character – locally distinctive places through design***

- 2.31 With the many different types of buildings, settlements and materials used across the plan area, it is not an easy job to provide clear design guidance. The starting point should be to understand the characteristic of the settlement (or wider rural area) in which the development is planned, and develop a style that reinforces what is positive about that area's local character. In some cases this will mean a building that blends in with its neighbours, in other cases it may be appropriate to introduce modern or innovative styles that still sit comfortably within their context, but add to that area's character in a positive way.
- 2.32 A detailed Conservation Area Appraisal was adopted for Broadwindsor in October 2015 and provides much more detailed guidance for this particular area. As this area is designated for its historic and architectural interest, the guidance in the appraisal should be used.
- [www.dorsetforyou.gov.uk/article/387608/Netherbury-and-Broadwindsor-conservation-area](http://www.dorsetforyou.gov.uk/article/387608/Netherbury-and-Broadwindsor-conservation-area)
- 2.33 Elsewhere, the following table provides general guidance based on the typical characteristics found across the plan area, which should be considered in designs. The main thread running through all of these is the rural nature of the settlements, which have developed incrementally over many centuries, slowly evolving to changes in day-to-day living, such as the introduction of the motor car.

*Table 3. Design Guidance*

| Settlement Pattern and Layout   |  |
|---|--|
| <p>a) The general settlement pattern across the area is one of dispersed, scattered, linear settlements, except the larger settlements of Broadwindsor and Drimpton, both of which are more concentrated in nature.</p> <p>b) Streets and lanes tend to be linear, with gentle meandering to provide interest and evolving views. The building line, where one exists, tends to be broadly aligned but with depressions and protrusions adding variety and character</p> <p>c) Within the settlements, the main façade and access to properties tends to face onto the street, with the main exception being farm buildings and courtyards. The inclusion of small front garden or paved areas with planters can avoid potential problems where buildings would otherwise exit directly onto the street</p> <p>d) The provision of external storage (for bins etc) and service boxes / meters etc should not appear unduly prominent.</p> |  |
| Building Type, Scale and Forms  |  |
| <p>e) There is variation in building typologies, with groupings generally made up a good variety, and reflecting the slow pace of growth and incremental changes typical of small rural settlements. There are examples of a range of terraced, semi-detached and detached dwellings in most settlements, including historic gentry houses and workers cottages alongside more</p>  |  |

modern-day equivalents, converted farm buildings and other building types evolved from the various rural industries that have taken place locally.

- f) Building heights are generally between one to two storeys, with occasional two-and-a-half (ie with 2 storeys plus dormer windows in the roof) and three storey (or equivalent) buildings including large barns, manor houses and congregational buildings.
- g) The typical roofline is pitched, some with gabled terminations, hips and half-hips and a comparative absence of gablets. Chimneys (often relatively simple and unadorned), have variation in pitch or height, and differentiated coping and kneelers, all adding interest.
- h) Breaks between buildings and in the roofline allow views of mature trees within gardens, and also out to the surrounding hills.



### Building Materials

- i) The main traditional building materials noted in the Conservation Area appraisal for Broadwindsor are Upper Greensand chert and rich orange colour Inferior Oolite limestone. Ham Hill Stone, Forest Marble and Chalk / Cob are also present in the plan area. Ashlared stone and dressed stone is commonly used in detailing such as ashlared window and door lintels or quoining. Fuller's Earth clay has been used for brick making, and can be used to form of lintels and quoins, in combination with stone rubble. Sheet materials are also encountered in commercial and farm buildings.
- j) There tends to be a hierarchy of stone quality according to the status of buildings: ashlar on the Church and gentry houses; dressed stone or squared and coursed rubble on cottages; and rubble on agricultural buildings and boundary walls.
- k) Roof coverings include tile, slate, thatch, pantiles and sheet materials, including metal and fibre-cement. Thatch roofs are less common in the eastern part of the plan area. Chimneys are typically brick.
- l) Boundary treatments that complement local character tend to be low walls made of brick or stone (typically uncoursed rubble), wrought or cast ironmongery or hedgerows or a combination of these. The use of cheap panel fencing in publicly visible boundaries tends to detract from the streetscene.



## Architectural Details

- m) Porches and canopies are relatively common and varied, the Conservation Area appraisal notes solid stone and rendered types with slate or tile roofs to bracketed flat and gabled canopies.
- n) Door types and materials are mixed, with more traditional buildings typically wooden, with vertical planks, plain or with expressed or studded muntins, with and without glazed openings; including rectangular, segmental or semi-circular fanlights over.
- o) Depending on the age and style of building, windows may be spaced at regular intervals or more randomly placed. Sash and casement windows are most common, but the Conservation Area appraisal notes the use of hollow-chamfered stone mullions, horizontally hung wooden casements, vertically sliding sash windows, with varying numbers of glazing bars. Lintels vary from stone, wood and brick, and include cambered arches.



- 2.34 In respecting local character, it is important to remember that many of the older buildings would not meet today's more rigorous building regulations for modern living, and were not necessarily designed with today's requirements for servicing and infrastructure in mind. Half of all households own 2 or more cars, and therefore will require space to park. Storage requirements mean that households have at least two wheelie bins, plus other containers, required for rubbish and recycling. Meter boxes etc should be discretely placed.
- 2.35 Patterns of energy use and generation will continue to develop, spurred on by rising energy costs, and lack of mains gas as a viable alternative. As a result, options for renewable energy will increasingly be investigated on existing buildings and as part of new developments. Such options, whether PV panels, or even plug-in points for electric cars, are best considered at the start, when they can be sensitively included in a scheme.

### Policy BGNP6. Built character

Development should be designed to complement and reinforce the distinctive local character of the settlement or outlying rural area to which it relates. This should include reference to and consideration of all of the following key characteristics, as described in more detail in Table 3:

- Settlement Pattern and Layout;
- Building Type, Scale and Forms;
- Building Materials; and
- Architectural Details

The sensitive inclusion of renewable energy and other eco-friendly measures will be supported in the design of new buildings and extensions to existing buildings, subject to avoiding harm to nearby heritage assets and views from within the AONB

The incorporation of parking and turning areas, service, utility and storage provision, including waste and recycling, should be designed to avoid being prominent in the streetscene.

### 3 COMMUNITY FACILITIES AND TRANSPORT INFRASTRUCTURE

#### *Important community buildings, public open space and recreational facilities*

- 3.1 The Parish Plan and the results of the household questionnaire showed that having local services and shops, community facilities that support a good social life and community spirit, a good school and leisure, sport and recreation facilities, were all important factors in making this area a good place to live.

*White Lion pub and Church in Broadwindsor*



*Broadwindsor Community Stores*



- 3.2 The opening of the **Broadwindsor Community Stores** illustrates this community's tenacity for continuing the many local services that are valued by local residents. When the original shop in the Square closed at the end of August 2011, the return of a shop to Broadwindsor was the highest immediate priority for most people, as recorded in the Parish Plan. A team of residents, with tremendous backing from the community, embarked on the road to prove that there could be another shop in the village. Unsuccessful attempts were made to buy or rent the original shop, and despite setbacks, the breakthrough came when planning approval was given to turn the Old Telephone Exchange in Drimpton Road into a shop. Many local volunteers are now helping to run it, and we need to ensure it continues to thrive.
- 3.3 The various community halls similarly play a key role in the social life of many local residents. Activities available include social clubs, film shows, pantomimes and Artsreach events, short mat bowls, skittles, keep fit classes, coffee mornings, youth club activities and much more. There is broadband available in all three village halls.
- 3.4 The Local Plan includes policies that protect local community buildings and structures, public open space and recreational facilities, unless they will be replaced elsewhere with equal or better facilities, or the facility is no longer needed or viable to run (in which case alternative community use of the facilities should be considered first). In the Neighbourhood Plan area, important community facilities that existed at the time this Plan was written are listed in Table 4 that follows, and their locations shown on the Policies Map.

*Table 4. Community buildings, public open space and recreational facilities*

| Facility  | Ref  | Description   |
|---|--|---|
| <b>Local shops</b>  | CF10<br>CF24   | Broadwindsor Community Stores<br>Shops and Services at Broadwindsor Craft Centre  |
| <b>Post offices</b>   | CF21   | Post Office outreach held at Comrades Hall (Broadwindsor)   |
| <b>Banks / building societies</b>                                 |  | none at present   |
| <b>Cafes, restaurants and public houses</b>                       | CF12<br>CF11<br>CF24   | White Lion Pub (Broadwindsor)<br>Royal Oak Pub (Drimpton)<br>Craft Centre café / restaurant (Broadwindsor)  |
| <b>Petrol stations</b>  | CF17   | Kittwhistle Garage  |
| <b>Education and training</b>                                     | CF15   | Broadwindsor CE, VC Primary School  |
| <b>Healthcare facilities</b>                                      | CF06   | Nursing home at Broadwindsor House  |
| <b>Community halls, cultural facilities and places of worship</b> | CF21<br>CF04<br>CF02<br>CF13<br>CF03<br>CF09<br>CF22<br>CF18<br>CF05 | Comrades Hall (Broadwindsor)<br>Drimpton Village Hall<br>Blackdown Village Hall<br>St John the Baptist's Church (Broadwindsor)<br>St Mary's Church (Drimpton)<br>Netherhay Methodist Chapel<br>Holy Trinity Church (Blackdown)<br>St Andrew's Church (Burstock)<br>St John's Church (Seaborough)    |
| <b>Open space and recreational facilities</b>                     | CF04<br>CF20<br>CF23<br>CF01<br>CF15                                 | Drimpton Recreation Ground and Play area<br>Broadwindsor Cricket Ground and Pavilion<br>Broadwindsor Allotments<br>Oathill Allotments<br>Playing fields associated with Broadwindsor Primary School<br><i>Hursey Football Field and Bernards' Place are both protected as a Local Green Spaces.</i> |

*Broadwindsor Allotments*



*Drimpton Village Hall, play area and recreation ground*



- 3.5 The main concerns with local facilities raised through the earlier scoping consultations on the Neighbourhood Plan related to the need for improvements to the existing play areas (and a new Multi Use Games Area is being planned by the Parish Council) and allotment spaces.
- 3.6 Local Service Providers who operate in the area were contacted in May / June 2017, and responses were received from Broadwindsor Community Store; Broadwindsor CE VC Primary School; Kittwhistle Garage; the Royal Oak Pub Drimpton and the White Lion Pub, Broadwindsor. The survey asked whether the services would cater with an increase of up to 30 homes; up to 60 homes; and up to 100 homes.

- 3.7 No concerns were raised in catering for up to 30 more homes – although the school is broadly at capacity a small number of its pupils come from outside the local catchment area. There could be a need to invest in on-site improvements to the school and shop or even to expand / relocate with a more sizeable increase in population (although as house prices become less affordable to young families there is also the risk that the school roll could decline).
- 3.8 Both pubs felt that they would have capacity to take increased customers from up to 60 new homes. The Kittwhistle Garage noted a need to invest in facilities for hybrid / electrical vehicles regardless of housing growth.
- 3.9 Any improvements to these facilities should be supported in principle, although consideration will still need to be given to avoiding any adverse impacts – such as amenity, road safety and environmental harm as set out in other policies.

#### **Policy BGNP7. Important community facilities**

Community facilities (as listed in Table 5) should be retained where possible. The local community should be consulted on proposals to remove, diminish or replace an important community facility. Proposals that allow existing facilities to modernise and adapt for future needs, or to diversify in a manner that would support a new or improved community facility to become viable, will be supported.

#### ***Creating safer roads and pedestrian routes***

- 3.10 From the first consultation a lot of comments were about transport. In rural areas such as here, investment in public transport solutions is limited, and the rural nature of the highway network does not readily accommodate the larger vehicles used by modern industries, increasingly higher traffic speeds, or provide safe passage for pedestrians, cyclists and equestrians that share the road with these motor vehicles.
- 3.11 Our neighbourhood plan is limited in what it can achieve, but one project that was identified was the provision of passing places where this could improve safety for all road users. The Parish Council are happy to receive suggestions and work with the Highway Authority to bring about such improvement works where these may be supported.

*Examples where passing places could be beneficial – Sandpit to Broadwindsor*



## 4 HOUSING AND EMPLOYMENT NEEDS

### *Housing and employment needs*

- 4.1 The Local Plan for West Dorset, Weymouth and Portland does not identify a specific housing development figure for the Neighbourhood Plan area, nor does it specify a target for individual settlements in the area. Its strategic allocations provide the main development opportunities, and these are located at the main towns such as Beaminster, Bridport and Lyme Regis. It also anticipates that the larger villages where the majority of services are located (ie those with defined development boundaries, such as at Broadwindsor) will also provide a considerable supply of smaller sites through redevelopment and infill opportunities.
- 4.2 The Local Plan makes clear that Neighbourhood Development Plans can be used to help bring forward new development, and may allocate additional sites, or extend an existing (or add a new) development boundary to help deliver this growth. It also includes policies to ensure that where new homes are built, these provide a mix of housing types and sizes. The proposed mix is based on district-level housing need information, but this may be varied if justified by local circumstances.
- 4.3 Our research into the level of housing need suggested that if an average of between 4 to 5 dwellings were built each year over the Plan Period, this would be an appropriate level of housing growth for the Neighbourhood Plan area. Through the household survey it was established that most local residents would be prepared to support this level of growth if the type and mix of housing was suitable. Support was also indicated for small as opposed to large sites. Houses for sale on the open market and sites for private rental were not generally supported, however, adaptable, shared ownership and housing association homes, homes suitable for young, local people and for 'final purchase' downsizing, all attracted support. This mirrored the findings from the Census data and market research, which flagged up the ageing population profile and 'over-provision' of larger detached properties available on the open market.
- 4.4 Our research into local employment needs was based on a business survey in late 2016 (to which 52 local businesses responded), a review of Census data and feedback from the household questionnaire. This showed that although farming occupies the largest part of this Area of Outstanding Natural Beauty and still accounts for a significant proportion of local employment, the biggest employers are in construction and light engineering. Horn Park Quarry, between Broadwindsor and Beaminster, is the main business park in the area and considered to be a key employment site. Most (71%) of businesses in the Parish are people working from home, and where



people do employ staff, about half of these live locally within the Neighbourhood Plan area. There is also a significant amount of synergy between local businesses, with about half of the businesses in the Parish buying goods or services from each other.

- 4.5 Only 5% of businesses said that they would be likely to look for new, improved or expanded premises during the next 5 years. The key requirement (mentioned by two thirds of respondents) was for faster broadband and a much better mobile signal, with many indicating that this was essential to their survival.
- 4.6 From the household survey, the consensus view was that the Neighbourhood Plan should seek to protect existing employment sites, encourage home working, support conversions of existing buildings to employment. There were more mixed views over whether further land should be allocated for employment, with a 44:56 split for and against.
- 4.7 As with housing, the Local Plan for West Dorset, Weymouth and Portland does not identify a specific employment development figure for the Neighbourhood Plan area. The strategy set out in the Local Plan is to ensure that there is a continuing supply of land and premises suitable for employment uses, of a type and scale appropriate to the characteristics of the local area. It anticipates that new sites will mainly be needed in the towns, but also includes flexible policies to allow development to come forward on other suitable sites, including:
  - > within or on the edge of a settlement;
  - > through the intensification or extension of existing premises;
  - > as part of a farm diversification scheme;
  - > through the re-use or replacement of an existing building; or
  - > in a rural location where this is essential for that type of business
- 4.8 All of this research points towards a figure of about 4 to 5 dwellings on average each year over the 14 years of the Plan Period to 2031, but is less clear-cut on the need for further employment if the existing stock is maintained. The housing figure is not in itself a definitive requirement nor a limit for growth in the local area. It is a starting point for determining the need and benefit of making site allocations and changes to the defined development boundaries through this Neighbourhood Plan.
- 4.9 Housing types should be focused on delivering smaller and more affordable housing types, and homes specifically designed for residents with more limited mobility. There is no apparent need for larger, detached properties other than to provide specifically for home-working. The only circumstance where this may be readily justified is in the case of large barn conversions– although even in such situations thought should be given to whether the barn could be subdivided to create more flexible accommodation – such as the possibility to split into two units or allow for home working or annexed accommodation. Given the lower density of development appropriate in a rural area, it may also be appropriate to limit future extensions and alterations of the smaller homes that are built, to prevent them from becoming unaffordable to local residents in years to come.
- 4.10 Support for new employment is broadly in line with the policies contained in the Local Plan, that focuses on the retention and potential extension of existing sites, and the potential for new sites within or on the edge of an existing settlement. Given the rural nature of the Neighbourhood Plan area, the latter is to be applied to all the settlements listed in section

2, provided that such sites are small-scale in nature so as not to significantly impact on the characteristics of those settlements.

#### **Policy BGNP8. Meeting the area's housing needs**

The amount of housing growth supported over the Plan Period will be an average of 4 to 5 dwellings per annum, from:

- site allocations;
- infill sites within the defined development boundary of Broadwindsor;
- rural affordable housing exception sites;
- conversion of existing buildings; and
- rural workers' dwellings where there is an essential need for the worker to live on-site

Affordable housing for local needs should be provided on all housing sites of 5 or more dwellings as 35% of the total dwelling floorspace. Sites providing a higher level of affordable housing and starter homes than required will be supported. The type and size of affordable homes should reflect the current local need as evidenced in the affordable housing register. Financial contributions equivalent to any shortfall will be required on completion of the open market units. Legal agreements will be sought with the developers and providers of affordable housing to ensure that it remains affordable in perpetuity.

The type and size of open market housing should primarily provide two and three bedroom homes, starter homes and homes specifically designed for residents with more limited mobility. Larger homes (with the equivalent space for four or more bedrooms) will require special justification and should be designed to allow for potential future subdivision (as two dwellings / annexed accommodation or workspace / studio). Where appropriate, conditions will be attached to any planning permission granted for new dwellings to restrict future extensions and alterations, in order to maintain the stock of smaller, more affordable homes.

#### **Policy BGNP9. Meeting the area's employment needs**

There should be no net loss of employment land. This should be achieved through:

- the retention, intensification and extension of existing business premises where possible, including the key employment site of Horn Park Quarry;
- employment site allocations;
- small-scale employment sites within or on the edge of Broadwindsor, Drimpton or one of the smaller hamlets (as identified in section 2), in keeping with the character of that settlement;
- farm diversification schemes and rural-based employment opportunities where a countryside location is essential.

- 4.11 In all cases, further detailed consideration of the impact of development on the local area, such as flood risk, heritage assets, traffic impacts etc will be required at planning application stage.

### *Locations for sustainable growth and site-specific allocations*

- 4.12 The distribution of housing and population has historically been spread between the various larger and smaller settlements and rural area. Estimates from Census data suggest about 40% of the population is based in or around Broadwindsor, about 25% in or around Drimpton, with the remaining population in the smaller settlements and scattered farmsteads, including places like Blackdown, Seaborough and Littlewindsor. In contrast, the Local Plan identifies Broadwindsor as the main focus for new development, and on this basis it would follow that most, if not all, new housing and employment should be located at this village.
- 4.13 Through the options consultation we asked local residents about whether some development should take place at some of the smaller settlements. There was no clear consensus view, although marginally higher support for locating over 70% of the development at Broadwindsor and for avoiding development at that the smallest settlements which have no facilities.
- 4.14 Following a call for available sites in April 2017, potential sites were confirmed as available by the landowners. There were far more sites put forward for the Drimpton area and more remote locations than in or around Broadwindsor. All the sites were assessed against a range of sustainability criteria and technical checks with the District and County Councils and the AONB team regarding landscape, heritage, highways, flooding, and land contamination.
- 4.15 The results of the initial technical and sustainability checks were shared with the landowners, and a number of sites that performed poorly were voluntarily withdrawn from the process at that stage. The strategic environmental assessment of the remaining site options did not suggest that there would be significant harm arising from any one site, with the possible exception of site 7 (Land east of Netherhay Lane, between Drimpton and Netherhay) and site 14 (Land at Axe Mill Industrial Estate, Netherhay) where the assessment identified the potential loss of a sizeable area of Grade 2 farmland. Sites 09 (Land south of the Mill House, Kittwhistle) and 15 (Land at Beck's Field, Netherhay) were also noted as performing poorly with a number of topic areas, where possible (though not significant) harm was identified.
- 4.16 The results of the assessments were then subject to consultation with local residents, through road show exhibitions, held in Blackdown, Drimpton and Broadwindsor, resulting in the return of 175 feedback forms. The general consensus through the consultation was that six of the proposed sites were acceptable and likely to be supported by local parishioners. There was no clear consensus on three of the options, and clear opposition to the remaining three sites.

### *Sites at or close to Broadwindsor village (including Hursey)*

- 4.17 Three sites have been identified at Broadwindsor to accommodate housing growth.
- 4.18 The largest site put forward in Broadwindsor was land south of Fullers (site 01). An outline planning application (ref WD/D/17/000800) had been submitted for this site in April 2017 (at the same time as the call for sites). The application was initially for up to 32 dwellings, but subsequently reduced to up to 22 dwellings.
- 4.19 There were a considerable number of objections to the plans, most notably regarding the impact on the Dorset AONB and highway network / site access.

- 4.20 The Local Planning Authority considered the application at its Planning Committee on 22 March 2018.

|  |
|--|
| <b>Planning Committee</b><br>22 March, 2018<br>WD/D/17/000800  |
| <b>Application Number: WD/D/17/000800 Outline</b>  |
| <b>Registration Date:</b> 5 April, 2017  |
| <b>Application Site:</b> LAND SOUTH OF FULLERS, BRIDPORT ROAD,<br>BROADWINDSOR   |
| <b>Proposal:</b> Outline planning application for the erection of up to 22 dwellings, formation of access, on-site parking provision and associated works (amended scheme) |

- 4.21 Despite the continued concerns raised by the AONB landscape officer (who advised that a further reduction in density should be made to allow further landscaping within the site), the case officer and committee considered that the site was large enough to accommodate appropriate landscaping and that any adverse impacts would not outweigh the benefits of allowing the application. The application will therefore be approved once a legal agreement has been signed to secure the affordable housing and the provision and maintenance / management of the surface water drainage and landscaping areas.
- 4.22 However due to the various concerns, the Neighbourhood Plan has assessed the capacity for the development of the site to be considerably less (at up to 10 dwellings on the area closest to the road) than the outline planning application proposed. Given that, at the time of drafting, the outline consent had yet to be issued or implemented, the allocation included in this Plan reflects this lower level of development, which was broadly supported by the community in the options consultation in late 2017.
- 4.23 As comparatively few sites were put forward for consideration in and around Broadwindsor, an additional policy has been included that would allow other small-scale sites to be considered for a mix of open market and affordable homes. The Local Plan policy would also allow employment and community uses to be considered on land adjoining the settlement.

***Sites at or close to Drimpton village (including Greenham, Netherhay and Sandpit)***

- 4.24 The largest site put forward in Drimpton was the field off Netherhay Lane (site 7). Part of the field - the south west corner – had been identified by the Broadwindsor Group Parish Community Land Trust as their preferred site for an affordable housing development (in late 2016). They require about 1.5 acres to build 15 homes (1-bed, 2-bed-3-bed), mainly for rent but also 1 or 2 as shared ownership, reflecting the requirements of families currently on the Affordable Housing List. It is anticipated that a planning application for this development will be submitted in Spring / early Summer 2018.
- 4.25 Two smaller housing sites have also been included – one on the eastern side of Drimpton the other at the nearby hamlet of Netherhay. Altogether, these three sites meet the level of growth considered to be appropriate to a settlement of this size, and no further housing sites are needed in this general location.
- 4.26 One other site was put forward for employment and housing (Axe Mill), but as it is more removed from the settlement and less suited for housing, it has been allocated for

employment. This would complement the existing Horn Park Quarry business site on the eastern side of the plan area. No other employment sites were offered through the call for sites.

***Sites in the wider rural area including the smaller hamlets of Blackdown, Burstock, Childhay, Kittwhistle, Littlewindsor and Seaborough***

- 4.27 Although a number of sites were put forward by landowners, these were all some distance from the larger and more sustainable settlements, and the advice received from the Local Planning Authority was that greenfield sites in these locations would not accord with the Local Plan strategy.
- 4.28 The potential for the conversion of an existing rural building however was a possible option, and an assessment of one such example at Horn Ash (which had been submitted as part of the call for sites) was tested. As a result, the 'in principle' acceptability of such conversions has been considered and a general policy covering this type of development has been included in the Plan.

***Table 5. Potential sites for inclusion - outcomes***

| Site reference   |   | Suggested amount                                 | Public support | Neighbourhood Plan |
|--|---|--|----------------|--------------------|
| <b>Sites at or close to Broadwindsor village (including Hursey)</b>                      |   |  |                |                    |
| 01   | Land south of Fullers                       | up to 10 houses close to the road                | Marginal       | Allocated (part)   |
| 03   | Land at Manor Farm                          | up to 5 houses, inc replacement                  | YES            | Allocated          |
| 06   | North of Hillside, Drimpton Road            | up to 5 houses on lower ground                   | YES            | Allocated (part)   |
| <b>➔ total potential: up to 20* homes plus infill &amp; exception sites</b>              |   |  |                |                    |
| <b>Sites at or close to Drimpton village (including Greenham, Netherhay and Sandpit)</b> |   |  |                |                    |
| 05   | Land at Brent Paddock, Netherhay            | up to 2 houses                                   | YES            | Allocated (part)   |
| 07a  | Land E of Netherhay Lane (S end)            | up to 15 units (all affordable)                  | YES            | Allocated (part)   |
| 12   | East of Manor Farm, Bridport Rd             | up to 10 houses                                  | Marginal       | Allocated          |
| 14   | Land at Axe Mill, Netherhay                 | employment only                                  | YES            | Allocated          |
| <b>➔ total potential: up to 27 homes, including the CLT site</b>                         |   |  |                |                    |
| <b>Sites in the wider rural area and smaller rural hamlets</b>                           |   |  |                |                    |
| 08   | Barn rear of Ashleigh, Horn Ash             | (conversion)                                     | YES            | general policy     |
| <b>➔ total potential: rural conversions</b>  |   |  |                |                    |
| <b>➔➔ Overall potential: up to 47** homes plus windfall</b>                              |   |  |                |                    |
| <b>Sites assessed but excluded as unsuitable for development</b>                         |   |  |                |                    |
| 07b  | Land E of Netherhay Lane (N end), Netherhay | Little public support, adverse heritage impacts  |                |                    |
| 11   | Land west of Netherhay Lane, Drimpton       | Little public support, adverse landscape impacts |                |                    |
| 15   | Land at Beck's Field, Netherhay             | Little public support, adverse heritage impacts  |                |                    |
| 09   | Land S of Mill House, Kittwhistle           | Marginal support, isolated and landscape impacts |                |                    |

\* If the outline application for 22 dwellings on land south of Fullers is implemented, this figure rises to 32 homes plus infill & exception sites

\*\* Similarly, if the outline application for 22 dwellings on land south of Fullers is implemented, this figure rises to 59 homes plus potential windfall from conversions, infill & exception sites

- 4.29 Although the above distribution of growth does not mirror the type of split that the Local Plan strategy would suggest (i.e. with at least 70% of growth within or close to Broadwindsor as the largest and most sustainable settlement in the area, with more limited growth at the smaller settlements), this distribution was not in practice deliverable due to the lack of available and suitable sites around Broadwindsor. The above is considered deliverable, and broadly in conformity with the strategy as set out in the Local Plan.

## *Minimising environmental impacts*

- 4.30 The following site allocations and the associated policy criteria have taken account of the potential environmental impacts and how such harm can be avoided or mitigated.
- 4.31 The strategic environmental assessment that accompanied the drafting of this plan focused on minimising harm to biodiversity, landscape, heritage, soils, minimising flood risk, and directing development towards locations which were safe and accessible. Where mitigation can provide multiple benefits, such as the planting of trees within catchments to reduce surface water runoff and strengthen local landscape character, create wildlife and recreational areas, this is to be encouraged.

## *Sites in and around Broadwindsor village (including Hursey)*

### *Site 1: Land south of Fullers, opposite Redlands Lane: Housing*

*As noted above, at the time of drafting the Local Planning Authority has decided to approve the outline planning application ref WD/D/17/000800 for up to 22 dwellings on this land (and the adjoining area to the west) subject to a legal agreement securing the affordable housing and the provision and maintenance / management of the surface water drainage and landscaping areas. As this outline consent had yet to be issued or implemented, the allocation included in this Plan reflects a smaller scale of development that was broadly supported by the community in the options consultation in late 2017 and would be less harmful to the AONB.*

### *Site Description and Access*

- 4.32 The site comprises the roadside portions of two relatively flat agricultural fields on the southern edge of Broadwindsor village. The allocated area extends to about 0.5ha. The fields begin to slope downwards further away from the road, and adjoin residential areas to the north and east. The site fronts onto the B3162. The existing access to the south is inadequate, with poor visibility, and therefore a new access will need to be created closer to the village. There would be scope to improve pedestrian safety along this stretch of road through a suitable traffic calming scheme or other measures.



### *Heritage, Landscape and Local Features*

- 4.33 This is a potentially prominent site within the Dorset AONB, visible from lower slopes of Lewesdon Hill and wider footpath network to the south-west. Careful consideration of density, landscaping and design will be needed. The hedges along the field boundaries are quite ecologically diverse and if affected by the proposed development would require an assessment under the Hedgerow Regulations Act (1997). Where hazel is present this can provide suitable habitat for the dormouse. They are likely to be worthy of retention and enhancement.

- 4.34 No major risks identified, however nearby springs suggest that ground water may be high, and the sloping nature of site could result in run-off increasing flood risk to properties down-stream from surface water run-off. There are domestic-scale pylons along the road frontage. An 8" water main crosses through the southern section of the site before heading north-west – and will need to be taken into account (or diverted) in the detailed design. The site is also partly within Minerals Safeguarding Area, and therefore extraction of this minerals resource in advance of the site's development should be considered.

**Policy BGNP10. Land south of Fullers, opposite Redlands Lane, Broadwindsor**

Land south of Fullers, opposite Redlands Lane, as shown on the Policies Map, is allocated for up to 10 dwellings, including affordable housing, subject to all of the following requirements:

- a) new buildings are limited to the area closest to the road (the allocated area);
- b) the overall height of the development should not exceed the ridge heights of the surrounding buildings, and buildings designed to complement and reinforce the distinctive local character in line with Policy BGNP6;
- c) the provision of affordable housing should comprise 35% of the total dwelling floorspace, and the type and size of open market housing should primarily provide two and three bedroom homes, starter homes and homes specifically designed for residents with more limited mobility, in line with Policy BGNP8;
- d) a landscape scheme is secured to reduce the visual prominence of development from long distant views from footpaths accessing Lewesdon Hill, to include landscaping on the western boundary and landscaped areas of sufficient size to incorporate mature trees within the site;
- e) a new vehicular access onto the B3162 is provided with a suitable visibility splay achieved;
- f) improved pedestrian access from the site into the village is secured;
- g) a surface water and drainage strategy is implemented to ensure run-off from the site is adequately dealt with without increasing flood-risk off-site, taking into account the underlying geology, down-stream flood records and potential for high groundwater in this location;
- h) the retention of the existing hedgerow boundaries as far as practical, and the provision of biodiversity mitigation to secure a net biodiversity gain (in line with the Dorset Biodiversity Protocol).

### Site 3: Land at Manor Farm, Common Water Lane: Housing

#### Site Description and Access

4.35 A small site of about 0.2ha that comprises existing outbuildings and garden / orchard area of Manor Farm, on the northern edge of Broadwindsor village accessed from Common Water Lane. The site slopes down from the east and adjoins Common Water Lane.

4.36 Vehicular access is from Common Water Lane, which is a narrow rural lane with no pavements. There should be scope to improve access and incorporate adequate on-site parking and vehicle turning space within the site. There are limited options for safe pedestrian access.



#### Heritage, Landscape and Local Features

4.37 The site lies within the Dorset AONB and partly within the Broadwindsor Conservation Area. It is intimate and busy in character, opening out to wider countryside to east. Potentially visible in distant views from higher ground to the south. There is an Area Tree Preservation Order over the land immediately to the south. The hedgebank bordering Common Water Lane is likely to be an old hedgerow and would need to be assessed under the Hedgerow Regulations (1997). Manor Farmhouse is considered a Locally Important Building as a mid C19 stone and slate, coped gables, replacement windows, of group value with converted barns and the Mews further to the south, and the context of these buildings will need to be respected. The Conservation Area Appraisal notes key view / vista from the eastern extremities of the Conservation Area along Common Water Lane and the B3163 towards the hills behind Beaminster. The stone boundary wall bordering Common Water Lane is also worthy of retention.

#### Flood Risk, Contamination and other matters

4.38 No major risks identified. The sloping nature of site could result in run-off. Water mains reinforcement may be required to provide satisfactory service levels (with associated development cost implications). There is also potential for over-looking / loss of privacy that can be avoided through sensitive design.

#### **Policy BGNP11. Land at Manor Farm, Common Water Lane, Broadwindsor**

Land at Manor Farm, Common Water Lane, as shown on the Policies Map, is allocated for up to 5 dwellings (including the redevelopment of outbuildings), subject to all of the following requirements:

- a) The scale and design is sensitive to its context in line with Policy BGNP6 - in particular, the height of any new buildings should not to exceed current height of development and

their design will need to ensure any overlooking / loss of privacy to adjoining properties is avoided;

- b) The vehicular access onto Common Water Lane will require a suitable visibility splay to be achieved, whilst retaining the rural nature of the lane with its stone boundary wall and hedgebank;
- c) The type and size of open market housing should primarily provide two and three bedroom homes, starter homes and homes specifically designed for residents with more limited mobility, in line with Policy BGNP8;
- d) On-site parking and vehicle turning space for residents and visitors should be provided to meet the likely anticipated need, taking into account the lack of available parking spaces nearby;
- e) Improved pedestrian access from the site into the village is secured, if practical and achievable;
- f) A drainage strategy is secured to ensure run-off from the site is not increased over existing levels;
- g) The provision of biodiversity mitigation to secure a net biodiversity gain (in line with the Dorset Biodiversity Protocol).

#### ***Site 6: Land North of Hillside, Drimpton Road: Housing***

##### *Site Description and Access*

- 4.39 Sloping agricultural land rising up from the road, on the western edge of Broadwindsor heading towards Drimpton. The site allocation extends to about 0.2ha of the field. There is an existing vehicular access onto the B3162, but the visibility splay can become obscured by the roadside hedge and there are no pavements at this point along the B3162.



##### *Heritage, Landscape and Local Features*

- 4.40 This is a potentially prominent and open site within the Dorset AONB, with the higher ground likely to be visible in distant views from Lewesdon Hill and Pilsdon Pen, whereas the area closest to the road is much less prominent and partly screened by the strong hedgerows. The area of grassland is semi-improved and species-poor. The road bank hedge is shaded somewhat by mature trees. The eastern hedge on the higher ground could well qualify as an Important Hedgerow under the Act. Where hazel is present this can provide suitable habitat for the dormouse. No heritage or other features were noted that could be impacted by the development.

- 4.41 No major risks identified. The sloping nature of site could result in run-off. The existing water mains network servicing Broadwindsor will need to be extended to serve this development.

**Policy BGNP12. Land North of Hillside, Drimpton Road, Broadwindsor**

Land North of Hillside, Drimpton Road, as shown on the Policies Map, is allocated for up to 5 dwellings, subject to all of the following requirements:

- a) New buildings are limited to the lower ground (the allocated area) with no buildings or structures permitted within any residential curtilages that may extend onto the higher ground, and designed to complement and reinforce the distinctive local character in line with Policy BGNP6;
- b) The type and size of open market housing should primarily provide two and three bedroom homes, starter homes and homes specifically designed for residents with more limited mobility, in line with Policy BGNP8;
- c) The vehicular access onto Drimpton Road will require a suitable visibility splay to be achieved;
- d) A landscape scheme is secured to strengthen the screening provided by the hedgerows and trees along the site boundaries in long distant views;
- e) Improved pedestrian access from the site into the village is secured, if practical and achievable;
- f) A drainage strategy is secured to ensure run-off from the site is suitably managed to avoid impacting on properties off-site;
- g) The retention of the existing hedgerow boundaries and mature trees as far as practical, and the provision of biodiversity mitigation to secure a net biodiversity gain (in line with the Dorset Biodiversity Protocol).

***Land adjoining the defined development boundary***

- 4.42 It is clear from the call for sites that there were only limited options put forward in and around Broadwindsor village. It is feasible that other sites may come forward during the lifetime of the plan that could continue to meet local needs in what is the area's largest village, that are not unduly constrained by environmental designations or other factors.
- 4.43 The Local Plan allows for rural exception sites to be promoted, but the requirement for 100% affordable housing may be prohibitive, and a slightly more flexible approach is therefore suggested to encourage landowners to consider offering their sites to help meet these local needs in this particular location (in and around Broadwindsor village).
- 4.44 This policy extends to land around the hamlet of Hursey, which has a very close relationship with Broadwindsor village. A defined development boundary was suggested as a possible option for Hursey, but has not been adopted due to the complex nature and relationship between the dwellings and garden areas. Instead reference is made to the 'built-up area' which should be interpreted as areas where buildings are situated and the curtilages associated with those buildings, extending as far along the lane as Moorlands (where Spillers Lane exit joins the track).

- 4.45 Any open market housing allowed as part of this exception site policy should comply with the dwelling requirements (which in themselves are aimed at providing more affordable forms of open market housing).

**Policy BGNP13. Small-scale exception sites adjoining Broadwindsor and Hursey**

Small-scale exception sites for affordable housing with a limited element of open market housing will be supported, provided that all of the following requirements are met:

- a) the site adjoins or is otherwise closely related to the defined development boundary of Broadwindsor and the built-up area of Hursey, and is not within an area at risk of flooding, or a designated local green space or important gap;
- b) the scheme is of a character, scale and design appropriate to the location, new buildings are designed to complement and reinforce the distinctive local character in line with Policy BGNP6, and appropriate landscaping is included to avoid the development being prominent in long-distance views;
- c) the provision of biodiversity mitigation is achieved to secure a net biodiversity gain (in line with the Dorset Biodiversity Protocol);
- d) the provision of a drainage strategy to ensure run-off from the site is suitably managed to avoid impacting on properties off-site;
- e) the affordable housing will meet an identified, current, local need arising from within the parish and restrictions will be included that these homes are prioritised and remain affordable to local people (with a connection to the neighbourhood plan area) in perpetuity, in line with Policy BGNP8;
- f) any element of market housing must not exceed the level required to make the scheme viable and the application should be supported by an assessment which demonstrates this, taking into account that the open market house types should comply with policy BGNP8 (dwelling types).

***Sites in and around Drimpton village (including Greenham, Netherhay and Sandpit)***

***Site 7: Land East of Netherhay Lane: exception site for affordable housing***

***Site Description and Access***

- 4.46 About 0.8ha of a gently sloping, large agricultural field, forming part of the gap between Drimpton and Netherhay. Netherhay and the Crewkerne Road lies to the north, the Little Axe tributary runs to the east (with part of Drimpton's residential area beyond), and to the south the site backs onto residential properties off the B3162. The site is accessed from Netherhay Lane which



runs up its western boundary, with agricultural fields beyond. There are no pavements at this point, the lane is not heavily trafficked and is currently part of a local bus route. Public rights of way cross the field, linking south to Chard Road, west to Netherhay Lane and north to Axe Lane.

#### *Heritage, Landscape and Local Features*

- 4.47 An open, calm landscape character within the Dorset AONB with moderate visibility and having views to surrounding hills. The road hedge which alongside Netherhay Lane has a large bank (and on the road side this supports a varied flora) although the hedgerow itself is patchy with only small sections with shrubs. As part of any Biodiversity Mitigation Plan the hedge should be replanted with native species to enhance this important ecological and landscape feature. There are several mature trees along this boundary. There is a small section of intact hedge in the south of the site which will need to be assessed under the Hedgerow Regulations (1997). Where hazel is present this can provide suitable habitat for the dormouse.
- 4.48 There are two Listed buildings visible from the site: Grade II Listed Netherhay Methodist church to the north that faces onto the site; and a Grade II Listed c17 Old Netherhay farmhouse that lies to the north-east. Development in proximity to these buildings could harm their setting and would need careful consideration. The field also separates Drimpton and Netherhay and a significant gap should be maintained between the two settlements.

#### *Flood Risk, Contamination and other matters*

- 4.49 The area near the Little Axe (outside the proposed site allocation) is prone to water-logging and is part of a mapped flood risk area. The field slopes down towards the Little Axe, so the flood risk area does not extend over much of the field – however consideration will be needed to avoid increased surface-water run-off impacting on properties down-stream. There is no local water mains available, and network reinforcement may be necessary.

#### **Policy BGNP14. Land East of Netherhay Lane, adjoining Drimpton**

Land east of Netherhay Lane, adjoining Drimpton, as shown on the Policies Map, is allocated for a rural affordable housing exception site, subject to all of the following requirements:

- a) the scheme comprises no more than 15 dwellings, and the exact type and number of dwellings provided must meet an identified, current, local need within the neighbourhood plan area which cannot otherwise be met, and restrictions are included to ensure that these homes are prioritised and remain affordable to local people (with a connection to the neighbourhood plan area) in perpetuity;
- b) the scheme is of a character, scale and design appropriate to the location, new buildings are designed to complement and reinforce the distinctive local character in line with Policy BGNP6, and appropriate landscaping is included to avoid the development being prominent in long-distance views and to provide a soft landscaped edge to the remaining field;
- c) the layout should be designed to avoid impinging on the protection area of the mature trees along the site boundaries, and retain the hedgerow as far as practical;
- d) any vehicular access onto Netherhay Lane must be provided with a suitable visibility splay achieved;

- e) the provision of a drainage strategy to ensure run-off from the site is suitably managed to avoid impacting on properties off-site;
- f) the retention and enhancement of the existing hedgerow boundaries and mature trees as far as practical, and the provision of biodiversity mitigation to secure a net biodiversity gain (in line with the Dorset Biodiversity Protocol).

#### **Site 12: Land East of Manor Farm, Bridport Road, Drimpton: Housing**

##### *Site Description and Access*

- 4.50 A broadly flat meadow of about 0.5ha, with residential to either side, farmland to rear, where linear development continues along the Bridport Road (B3162) heading out of Drimpton towards Sandpit. There are no pavements at this point, the road width is relatively narrow, and the existing field access has poor visibility. However there is potential to create a new access and also to provide a safe pedestrian route along this stretch of road.

##### *Heritage, Landscape and Local Features*

- 4.51 An open, exposed and unusually regular shaped field with a hedgerow boundary to the roadside, but just post and wire fence to south. The site is within the Dorset AONB with moderate to high visibility from Blackdown Hill to the south-east and Pilsdon Pen to the south, and therefore careful consideration will need to be given to the scale and form of dwellings and landscaping along the southern boundary. No notable heritage assets likely to be affected. At the time of writing an ecology survey had yet to be undertaken, but site observations suggest that unless the field is particularly species-rich, the main interest will be confined to the roadside hedge.



##### *Flood Risk, Contamination and other matters*

- 4.52 No major risks identified. It is likely that infiltration / soakaways will be needed to manage drainage and surface-water run-off given the apparent lack of any receiving system to drain into.

#### **Policy BGNP15. Land East of Manor Farm, Bridport Road, Drimpton**

Land East of Manor Farm, Bridport Road, Drimpton, as shown on the Policies Map, is allocated for up to 10 dwellings, including affordable housing, subject to all of the following requirements:

- a) the provision of affordable housing should comprise 35% of the total dwelling floorspace, and the type and size of open market housing should primarily provide two

and three bedroom homes, starter homes and homes specifically designed for residents with more limited mobility, in line with Policy BGNP8;

- b) buildings are designed to complement and reinforce the distinctive local character in line with Policy BGNP6;
- c) a landscape scheme is secured to screen the development from long distant views from Pilsdon Pen and Blackdown Hill;
- d) the roadside hedge is retained as far as practical, or a replacement hedge of equal value provided, and the provision of biodiversity mitigation to secure a net biodiversity gain (in line with the Dorset Biodiversity Protocol);
- e) a new vehicular access onto the B3162 is provided with a suitable visibility splay achieved;
- f) vehicular access to the field to the south is retained to enable its continued agricultural use;
- g) a safe pedestrian route along the B3162 is provided, potentially to the south side of the roadside hedge.

#### ***Site 5: Land at Brent Paddock, Netherhay: Housing***

##### *Site Description and Access*

- 4.53 A small, level paddock between residential developments on the northern edge of Netherhay hamlet where linear development continues northwards along the eastern side of Axe Lane. The roadside area allocated extends to just over 0.1ha. There is potential to either share the existing vehicular access or create a new access onto this road. There are no pavements at this point, but the lane is not heavily trafficked.



##### *Heritage, Landscape and Local Features*

- 4.54 A low-lying site of modest character within the Dorset AONB with limited visibility - mainly from hills to north. Hedgerow boundaries along the roadside and to the north side of the site, are on distinct banks and also host occasional mature trees. There is an active badger sett in the roadside hedge, and suitable habitat does exist for nesting birds. The hedgerows may qualify as important and if they are to be affected by the proposed developed will need to be assessed under the regulations. As well as disturbing the badger sett, the creation of a new vehicular access could also impact on the tree root protection area, and therefore access to the site may need to rely on sharing the existing access. The Netherhay Methodist chapel to the south is Grade II Listed - however its setting is unlikely to be affected given intervening development.

#### *Flood Risk, Contamination and other matters*

- 4.55 No major risks identified. It is likely that infiltration / soakaways will be needed to manage drainage and surface-water run-off.

#### **Policy BGNP16. Land at Brent Paddock, Netherhay**

Land at Brent Paddock, Netherhay, as shown on the Policies Map, is allocated for up to 2 dwellings, subject to all of the following requirements:

- a) new buildings are limited to the area closest to the road (the allocated area), and respect the building line (although any residential curtilages may extend further to the rear), and are designed to complement and reinforce the distinctive local character in line with Policy BGNP6;
- b) the type and size of housing should be in line with Policy BGNP8;
- c) vehicular access onto Axe Lane should be via the existing access (shared with Brent Paddock);
- d) the retention of the existing hedgerow boundaries and mature trees, including sufficient clearance from the badger sett to avoid disturbance, and the provision of biodiversity mitigation to secure a net biodiversity gain (in line with the Dorset Biodiversity Protocol).

#### **Site 12: Land at Axe Mill, Netherhay: Employment**

##### *Site Description and Access*

- 4.56 A flat agricultural parcel of land extending to some 1.75ha, within a rural setting but also adjoining the existing industrial units at Axe Mill. The existing vehicular access has been previously widened to accommodate employment uses, but the earlier planning consent for a larger industrial estate lapsed.



##### *Heritage, Landscape and Local Features*

- 4.57 Two regular shaped fields within the Dorset AONB with moderate visibility from hills to north and east. Along the southern boundary is a mature hedgerow on a large bank and supports a wide variety of woody trees and shrubs, and suitable habitat does exist for nesting birds and the dormouse. The roadside hedges appear less diverse, but due to their age all of the hedgerows will need to be assessed under the Hedgerow Regulations Act (1997). No notable heritage assets likely to be affected.

#### *Flood Risk, Contamination and other matters*

- 4.58 No major risks identified. It is likely that infiltration / soakaways will be needed to manage drainage and surface-water run-off given the apparent lack of any receiving system to drain into.

#### **Policy BGNP17. Land at Axe Mill, Netherhay**

Land at Axe Mill, Netherhay, as shown on the Policies Map, is allocated for employment, subject to all of the following requirements:

- a) the employment use is B1 (light industrial), B2 (general industrial), B8 (storage and distribution) or other similar uses. Retail uses will not be supported;
- b) applications for development that would generate significant traffic movement will need to be accompanied by a transport assessment to demonstrate that the volume of traffic likely to be generated can be safely accommodated on the wider highway network;
- c) applications for B2 uses that may give rise to pollution will need to demonstrate that any necessary mitigation measures are included to avoid adverse impacts on the environment;
- d) the hedgerows and trees along the site boundaries are retained, and landscaping is provided to screen any outdoor storage or parking areas in long-distant views;
- e) the scale and massing of any buildings, materials used, takes into account the rural setting and desire to minimise the site's impact on long-distant views;
- f) the provision of a traffic impact assessment to identify and secure any appropriate mitigation in relation to any significant increase in vehicle movements arising from the development;
- g) the retention of the existing hedgerow boundaries and mature trees as far as practical, and the provision of biodiversity mitigation to secure a net biodiversity gain (in line with the Dorset Biodiversity Protocol).

#### ***Opportunities for growth in the remaining hamlets (Blackdown, Burstock, Childhay, Kittwhistle, Littlewindsor and Seaborough) and wider countryside***

##### ***Rural conversions***

4.59 The adopted Local Plan allows open market housing to be provided through the re-use of existing rural buildings. This is subject to a number of conditions, including that the existing building must be of permanent and substantial construction, and would not need to be substantially rebuilt or extended; the proposed form, bulk and design will make a positive contribution to the local character; the building was in existence in 2011; and the building either:

- is used to provide affordable housing, or
- is used to provide a rural workers' dwelling where it is essential for a worker to be resident on site to oversee the operation of the enterprise, or
- adjoins a settlement with a defined development boundary at Broadwindsor, or
- is within or adjoining Drimpton, or
- will be tied to the wider holding / main property (which in effect restricts its use to family, renting privately or as a holiday let)

4.60 Although in many parts of the country there are now permitted development rights for converting farm buildings into new homes, these do not apply within the AONB or where the building no longer forms part of a working farm. The example put forward through the

call for sites (a barn at Horn Ash within the curtilage of someone's home) could therefore only have come forward if it were not sold off separately from the main house, which potentially prohibits perfectly suitable barns from being converted to residential use. As such, the restriction that away from the main settlements, such buildings need to be tied to the wider holding, is proposed to be lifted. The inclusion of a clause used in the permitted development rights (that the location should be neither impractical or undesirable) has been adopted to ensure a consistent approach is taken to avoid locations that would be particularly detrimental, such as hill-top locations with no road access or utility services, or adjacent to unneighbourly uses such as a silage store or general industrial estate.

4.61 This policy applies across the Neighbourhood Plan area

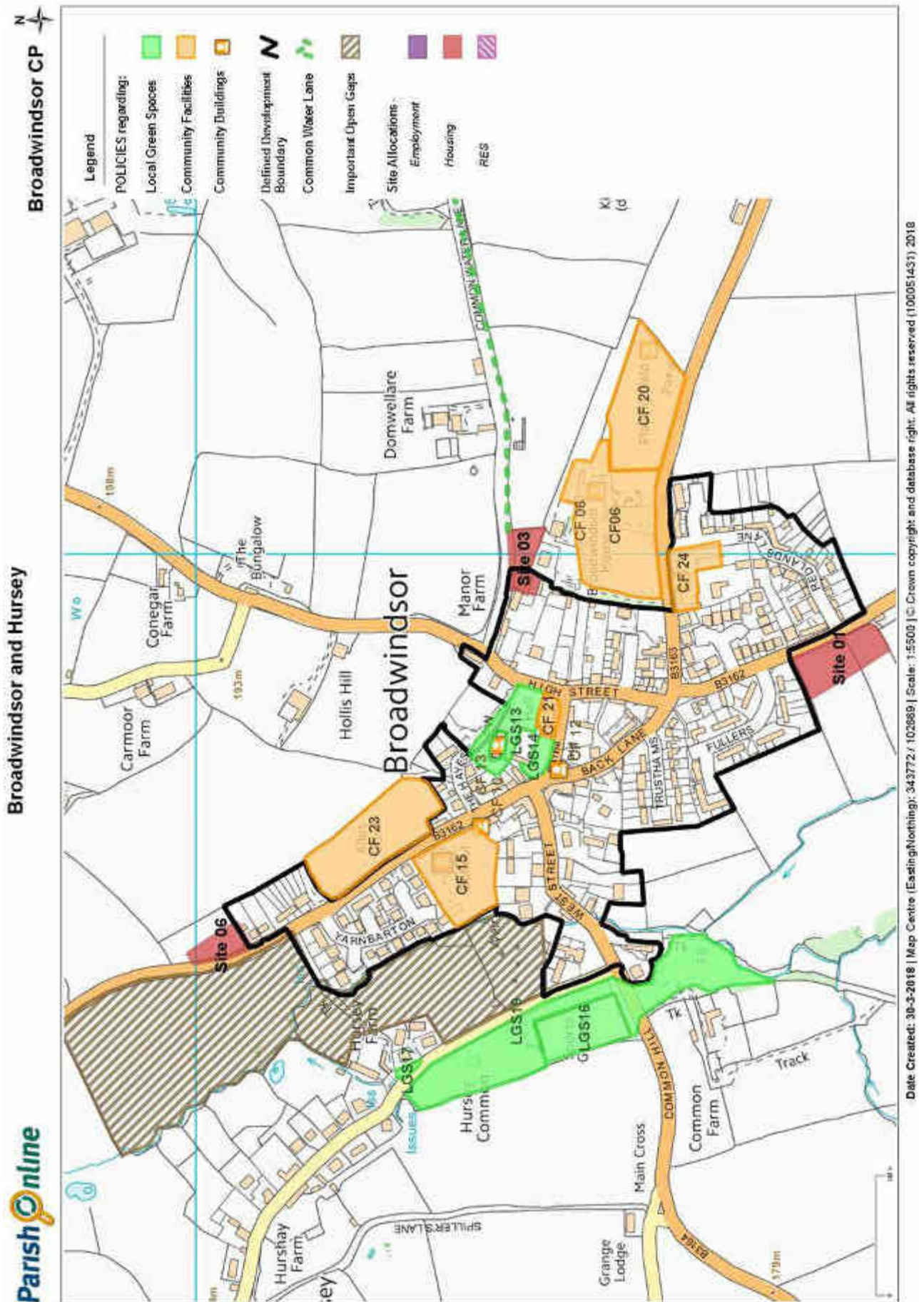
**Policy BGNP18. Rural Conversions**

The adaptation and re-use of rural buildings for open market housing will be supported, provided that all of the following criteria are met:

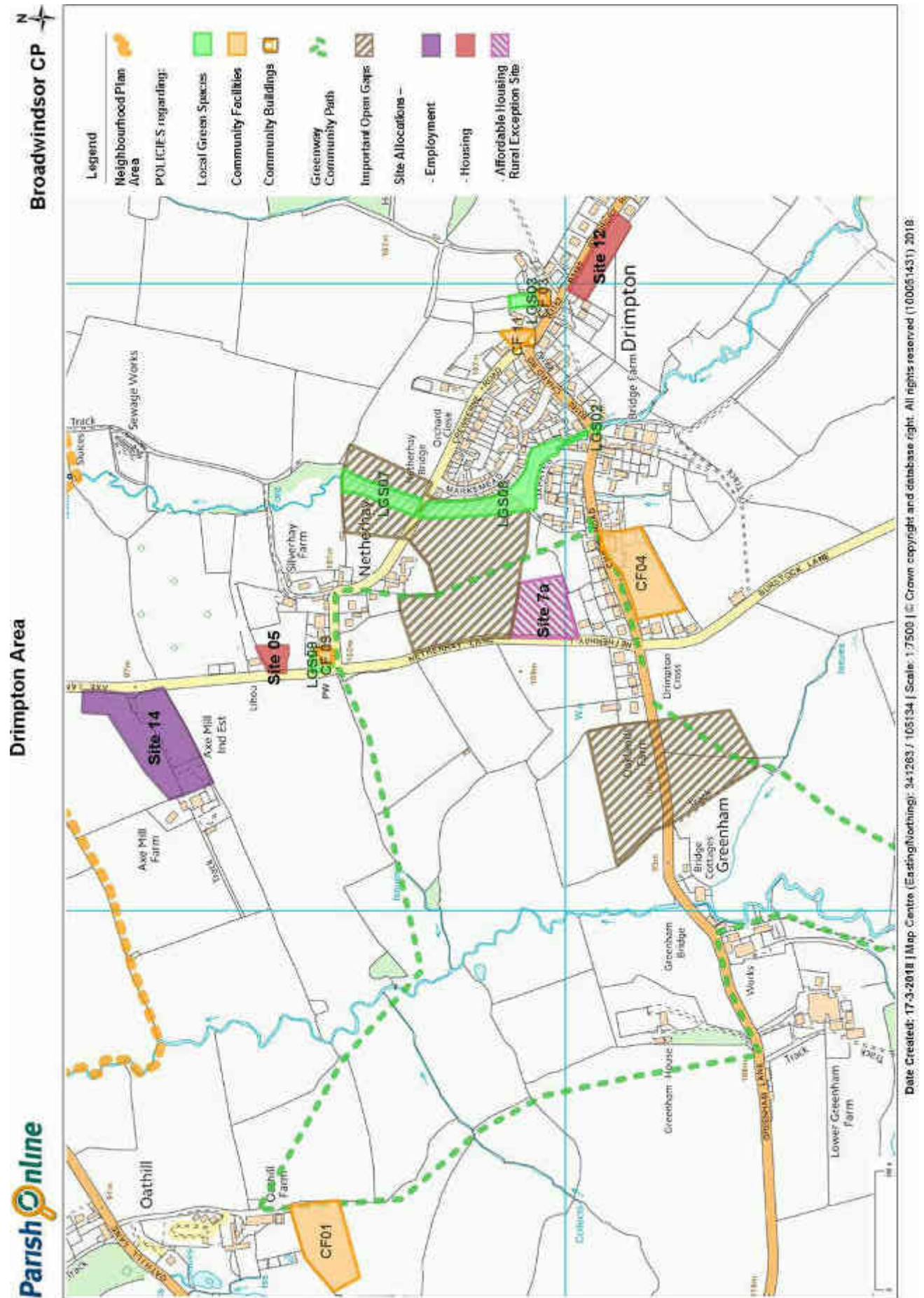
- a) the existing building must be of permanent and substantial construction, and would not need to be substantially rebuilt or extended;
- b) the building was in existence in 2011;
- c) the proposed form, bulk and design will make a positive contribution to the local character;
- d) the type and size of housing provided should accord with Policy BGNP8; and
- e) the location is neither impractical or undesirable.

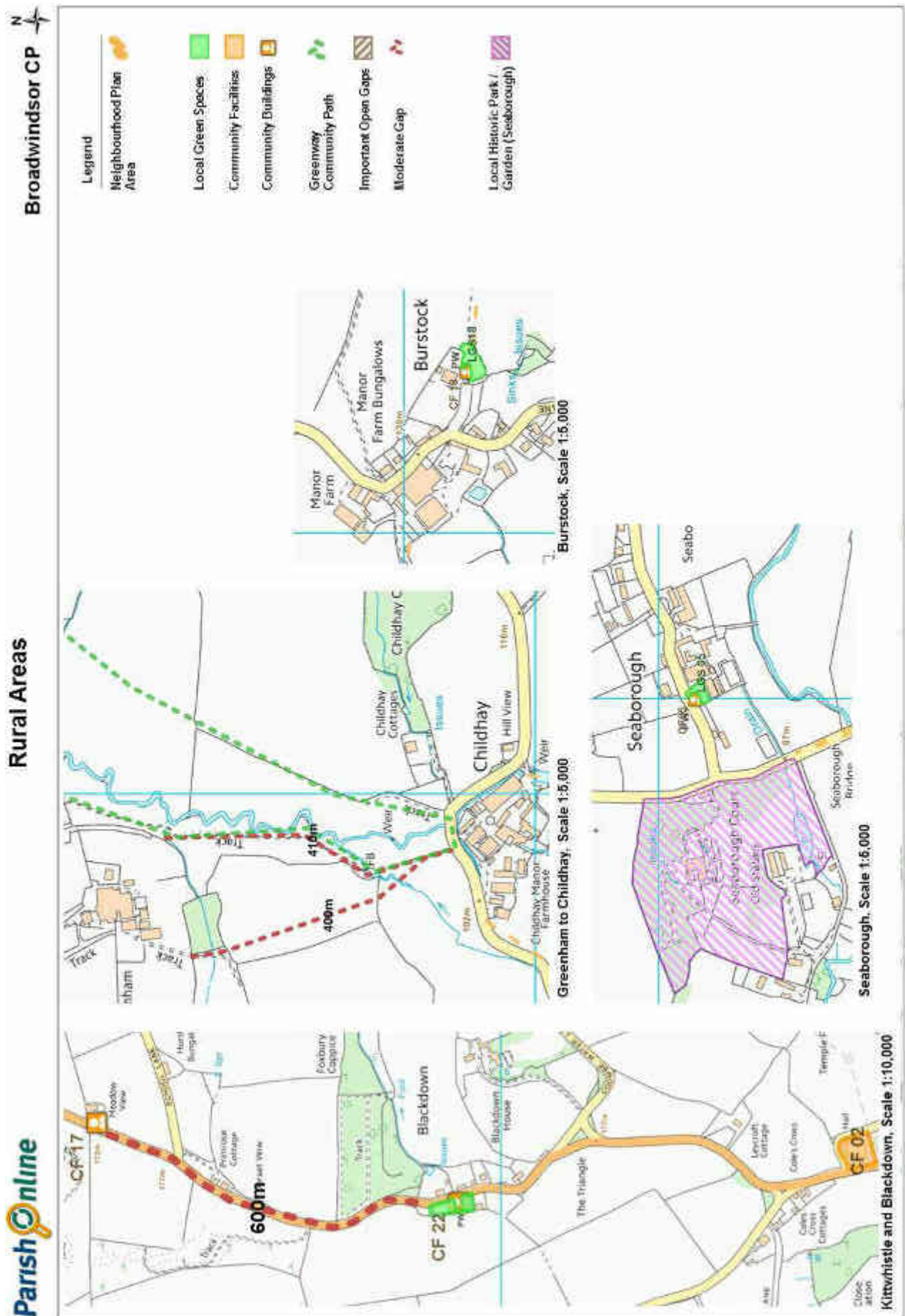
4.62 The Local Plan also allows the provision of rural worker's dwellings, where a need is justified for that person to be located on site. There is no need to duplicate that policy in this Neighbourhood Plan.

### *Broadwindsor area*



## Drimpton Area





## APPENDIX 1: LOCAL GREEN SPACES ASSESSMENTS

| #         | Name                                       | Size (ha) | Proximity to Settlement      | Attributes                       | Description   | Vote of Support |
|-----------|--|-----------|------------------------------|----------------------------------|---|-----------------|
| 02        | Bridge Farm Green Space                    | 0.01      | Within Drimpton              | Recreation, Cultural, Wildlife   | Small roadside greenspace by stream, used for poppy memorial and on church processions  | 91%             |
| 03        | St Mary's Churchyard                       | 0.09      | Within Drimpton              | Heritage, Wildlife, Tranquillity | A tranquil, secluded churchyard forming the setting of the church, a place for quiet reflection                                 | 95%             |
| 05        | St John's Churchyard                       | 0.05      | Within Seaborough            | Heritage, Wildlife, Tranquillity | An attractive churchyard forming the setting of this historic church, a pleasant and tranquil place                             | 95%*            |
| 07/<br>08 | Axe Riverside - Crewkerne Road - NE and SW | 1.15      | Adjoins Drimpton / Netherhay | Landscape, Wildlife              | Managed farmland alongside the Little Axe River – attractive and wildlife-rich river corridor                                   | 92%             |
| 09        | Netherhay Chapel Burial Ground             | 0.06      | Within Netherhay             | Heritage, Wildlife, Tranquillity | An attractive churchyard forming the setting for Grade 2 listed chapel, a tranquil spot to relax and reflect.                   | 97%             |
| 13        | St John the Baptist's Churchyard           | 0.38      | Within Broadwindsor          | Heritage, Wildlife, Tranquillity | An attractive churchyard forming the setting of this historic church, a place for quiet reflection.                             | 95%             |
| 14        | Bernards' Place                            | 0.10      | Within Broadwindsor          | Recreation, Cultural             | An area adjoining Comrades Hall bequeathed to the community, used for community events and the site of a children's playground. | 96%             |
| 16        | Hursey Playing Fields & Sports Ground      | 0.54      | Adjoins Hursey               | Recreation                       | Local playing fields and football pitch especially popular with village children and dogwalkers.                                | 96%             |
| 17        | Land adj Hyrst Down, Hursey                | 0.03      | Within Hursey                | Wildlife, Tranquillity           | An attractive, quiet area of land adjacent to Hyrst Down renowned for its wild flower meadow.                                   | 91%             |
| 18        | St Andrew's Churchyard                     | 0.10      | Adjoins Burstock             | Heritage, Wildlife, Tranquillity | An attractive churchyard forming the setting of this historic church, a pleasant and tranquil place                             | 92%             |
| 19        | Hursey Common                              | 1.81      | Adjoins Hursey               | Recreation, Wildlife, Cultural   | Common Land designated DWT as a wildlife site, it is valued by villagers as a pleasant place to walk.                           | 94%             |
| 22        | Holy Trinity Churchyard                    | 0.15      | Within Blackdown             | Heritage, Wildlife, Tranquillity | An attractive churchyard forming the setting of this rebuilt church, a pleasant and tranquil place                              | 95%*            |

\* Not included in options consultation – based on support for similar churchyards