

Broadwindsor Group Parishes **Draft Neighbourhood Plan**

2018 - 2031



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

Our Vision and Objectives

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.

Objective 1:

Care for the Area of Outstanding Natural Beauty

- Maintain, protect and enhance the beautiful landscape, built heritage, rural character and environmental diversity of the Neighbourhood Plan Area.
- Ensure that all sites identified and needed for development preserve the Area of Outstanding Natural Beauty.

Objective 2: Plan for enough

suitable and environmentally friendly homes

- Provide the types of housing that the community needs, in appropriate locations.
- Support development which is undertaken to recognised environmental and sustainability standards.

Objective 3: Support local services and employment

- 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.

Objective 4: Encourage the improvement of transport and communications

- Seek opportunities to improve access for residents and visitors, particularly through increased passing places and improved safety for all road users.
- Promote access to high quality telecommunications, for residents, business and visitors.

Objective 5: Support the quality of social life and community spirit

- Protect, support and improve community facilities including allotments, common land, playing fields and play grounds, the school, village halls and the village stores.

Foreword

It is very widely accepted, by policy makers and the public, that at least 300,000 new houses need to be built every year across England, to provide appropriate and affordable homes for the future. Whilst our large towns and cities need them, so do smaller, country towns and rural areas. The Broadwindsor Neighbourhood Plan seeks to answer that need for the parishes it covers: Broadwindsor, Burstock and Seaborough.

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 Localism Act of 2011, 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 suggested 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. Once it is finalised and is put to a local referendum, it will then be used when determining planning applications within the Neighbourhood Plan area.

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Policy BGNP12. Land North of Hillside, Drimpton Road, BroadwindsorError! Bookmark not defined.

Policy BGNP13. Small-scale exception sites adjoining Broadwindsor and Hursey . Error! Bookmark not defined.

Sites in and around Drimpton village (including Greenham, Netherhay and Sandpit)**Error! Bookmark not defined.**

Policy BGNP14. Land East of Netherhay Lane, adjoining Drimpton Error! Bookmark not defined.

Policy BGNP15. Land East of Manor Farm, Bridport Road, Drimpton ...Error! Bookmark not defined.

Policy BGNP16. Land at Brent Paddock, NetherhayError! Bookmark not defined.

Policy BGNP17. Land at Axe Mill, NetherhayError! Bookmark not defined.

Opportunities for growth in the remaining hamlets (Blackdown, Burstock, Childhay, Kittwhistle, Littlewindsor and Seaborough) and wider countryside..... **Error! Bookmark not defined.**

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APPENDIX 1: LOCAL GREEN SPACES ASSESSMENTS ERROR! BOOKMARK NOT DEFINED.

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:

- | | |
|------------------|-------------------------|
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| > 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



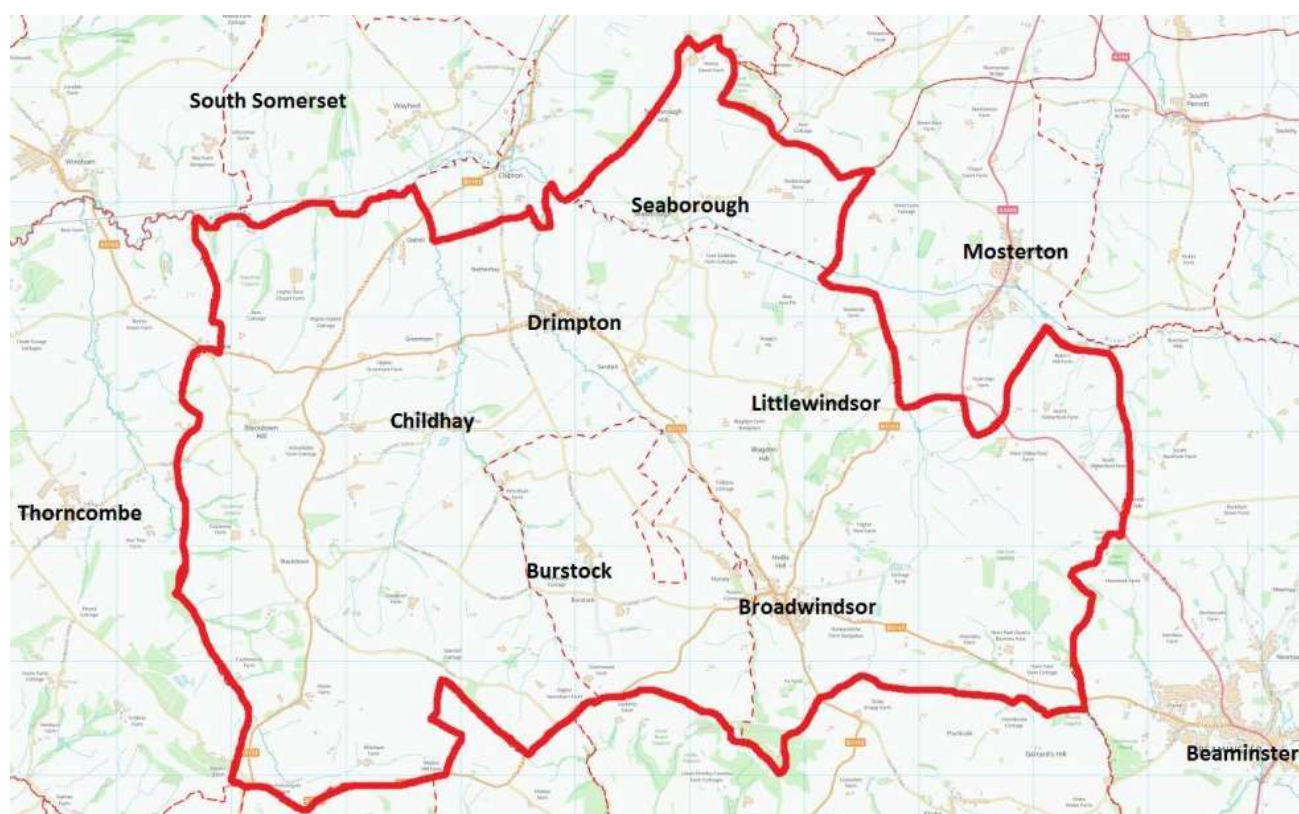
1 INTRODUCTION

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 has 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



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- 1.5 The Neighbourhood Plan area follows the parish boundaries of Broadwindsor, Seaborough and Burstock. It covers an area of approximately 34 km² (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 settlements. 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>Objective 1: Care for the Area of Outstanding Natural Beauty</p> <ul style="list-style-type: none"> – Maintain, protect and enhance the beautiful landscape, built heritage, rural character and environmental diversity of the Neighbourhood Plan Area. – Ensure that all sites identified and needed for development preserve the Area of Outstanding Natural Beauty. 	<p><i>This Plan contains policies aimed specifically at protected valued features of the local landscape, its dark 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>Objective 2: Plan for enough suitable and environmentally friendly homes</p> <ul style="list-style-type: none"> – Provide the types of housing that the community needs, in appropriate locations. – Support development which is undertaken to recognised environmental and sustainability standards. 	<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>Objective 3: Support local services and employment</p> <ul style="list-style-type: none"> – 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. 	<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>Objective 4: Encourage the improvement of transport and communications</p> <ul style="list-style-type: none"> – Seek opportunities to improve access for residents and visitors, particularly through increased passing places and improved safety for all road users. – Promote access to high quality telecommunications, for residents, business and visitors. 	<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>Objective 5: Support the quality of social life and community spirit</p> <ul style="list-style-type: none"> – Protect, support and improve community facilities including allotments, common land, playing fields and play grounds, the school, village halls and the village stores. 	<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 – Dorset Planning Consultant Limited
- > Broadwindsor Conservation Area Appraisal – West Dorset District Council
- > Consultation Summary - Broadwindsor Neighbourhood Plan Group
- > 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">→ Open hilltops and dramatic hillforts, visible in the landscape and providing long views→ Narrow lanes with deep hedgebanks→ Traditional finger post signing→ Strips of woodlands and a patchwork of small hedged pastures on valley floors→ The rivers, streams and ditches providing ecological interest and diversity→ Veteran and hedgerow trees, and small oak and ash coppice woodlands→ Locally distinctive building stones, imbuing distinctive local vernaculars→ Historically agricultural character of villages / farmsteads→ Occasional manor houses and parkland, and small rural settlements |
|---|

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 majority 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 2 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

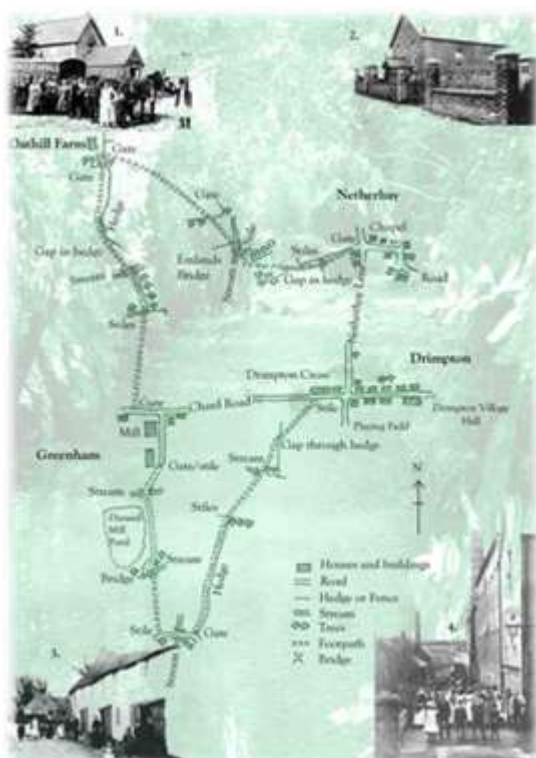
- 2.8 The following policy sets out to protect these local green spaces from inappropriate development. This takes into account the fact that development adjoining these spaces can potentially impact on this enjoyment. For example, the introduction of a use that generates noise adjoining a local green 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

Local wildlife areas

- 2.13 There are nearly 150 different protected or notable species recorded by the Dorset Environmental Record Centre in or close to the Neighbourhood Plan area. These include various birds (Black Kite, Red Kite, Short-eared Owl, Kingfisher), various species of Bat, and mammals such as the Hazel Dormouse, Water Vole, European Otter, Eurasian Badger and Polecat.

- 2.14 Two Sites of Special Scientific Interest have been designated in the area, noted for their geological formations (Horn Park Quarry and Conegar Road cutting). There is a much more extensive network of locally important nature conservation sites, as shown on the following map.

Map 2. Sites of Special Scientific Interest and Ecological Networks



Policy BGNP 4A. Local Wildlife Corridors and Protected Species

All new development should have due regard for the local ecological network (existing and potential) as identified on Map 2, and potential presence of protected species; taking into account national policy to provide net gains in biodiversity where possible.

To achieve this, the potential adverse or beneficial impact of the development on these ecological networks should be fully evaluated, and presence of protected species checked. A Biodiversity Mitigation and Enhancement Plan must be submitted with any Planning Application on sites over 0.1Ha or which are likely to give rise to an adverse impact on biodiversity.

Important views

- 2.15 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.

2.16 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.

2.17 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

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

2.19 **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.

2.20 **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



2.21 **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.

2.22 **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.

2.23 **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.

- 2.24 **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.
- 2.25 **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



- 2.26 **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.
- 2.27 **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.
- 2.28 **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



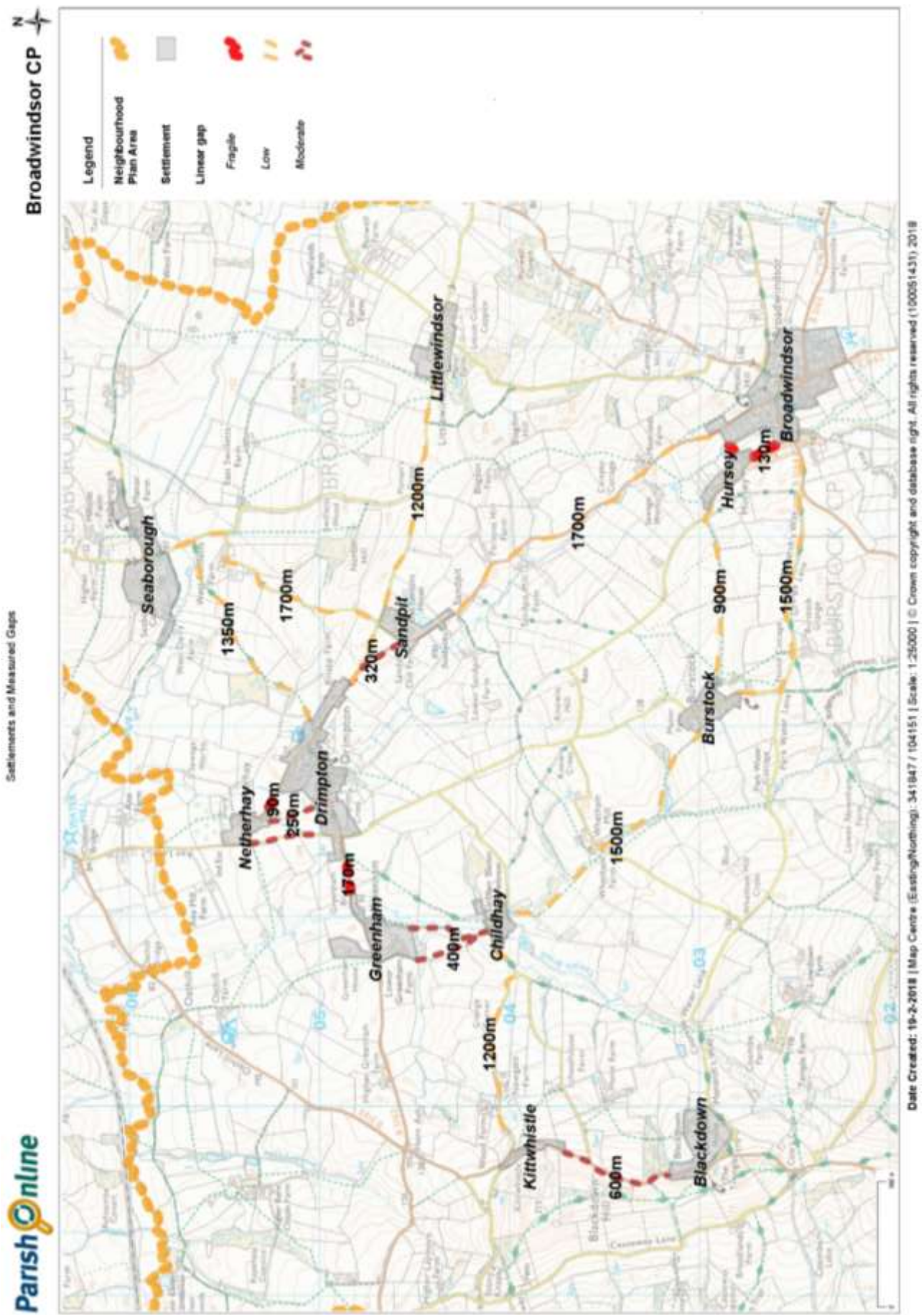
- 2.29 **Sandpits** covers most of the farmland between Broadwindsor and Drimpton. It is a collection of traditional family farms and historic farmhouses, some of which are listed.
- 2.30 **Seaborough** is a 'frontier' hamlet and small parish in its own right, on the River Axe on the border with Somerset. 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.
- 2.31 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 indicated 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.
- 2.32 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 minor development may be permissible in the gaps between these settlements, the extent to which this may cumulatively impact on the distinction between settlements and their rural setting should still be considered, as should also be the case in the assessment of major development proposals (particularly in the context of the AONB where major development will be refused unless there are exceptional circumstances and the proposed development is in the public interest). The impact of any development on these gaps will be monitored to establish whether more clearly defined gaps between these larger settlements needs to be made in any future review of this Neighbourhood Plan.
- 2.33 There may be occasions where development in the gaps is unavoidable and in the public interest (for example infrastructure improvements where the location is fixed by other factors), in which case the landscaping and design of the development will require careful consideration.

Policy BGNP5. Important Gaps

New buildings, structures or land uses that would undermine the rural, undeveloped and open nature of the countryside, should not be permitted within the defined gaps shown on the Policies Map. Exceptions to this will only be supported where there are no alternative sites and the development would be in the overriding public interest, and providing that the landscaping and design of the development retain the rural character and function of the gap as far as possible.

Development in the countryside between Drimpton and Sandpit, Greenham and Childhay, and Kittwhistle and Blackdown, and the cumulative impact of minor development, should not compromise the rural setting of, and clear distinction between, these settlements.

Map 3. Assessment of Settlements and Gaps



See Policies Map for more detailed definition of Important Gaps

Built character – locally distinctive places through design

2.34 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.

2.35 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

2.36 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 comprising 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 ashlar window and door lintels or quoining. Fuller's Earth clay has been used for brick making, and can be used to form 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	
<p>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.</p> <p>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.</p> <p>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.</p>	

- 2.37 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.
- 2.38 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
Local shops	CF10 CF24	Broadwindsor Community Stores Shops and Services at Broadwindsor Craft Centre
Post offices	CF21	Post Office outreach held at Comrades Hall (Broadwindsor)
Banks / building societies		none at present
Cafes, restaurants and public houses	CF12 CF11 CF24	White Lion Pub (Broadwindsor) Royal Oak Pub (Drimpton) Craft Centre café / restaurant (Broadwindsor)
Petrol stations	CF17	Kittwhistle Garage
Education and training	CF15	Broadwindsor CE, VC Primary School
Healthcare facilities	CF06	Nursing home at Broadwindsor House
Community halls, cultural facilities and places of worship	CF21 CF04 CF02 CF13 CF03 CF09 CF22 CF18 CF05	Comrades Hall (Broadwindsor) Drimpton Village Hall Blackdown Village Hall St John the Baptist's Church (Broadwindsor) St Mary's Church (Drimpton) Netherhay Methodist Chapel Holy Trinity Church (Blackdown) St Andrew's Church (Burstock) St John's Church (Seaborough)
Open space and recreational facilities	CF04 CF20 CF23 CF01 CF15	Drimpton Recreation Ground and Play area Broadwindsor Cricket Ground and Pavilion Broadwindsor Allotments Oathill Allotments Playing fields associated with Broadwindsor Primary School <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 4) 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 FLOODING

- 4.1 Two streams flow through the Broadwindsor parish, Temple Brook and The Little Axe (named locally). Water levels, in both streams, rise quickly after heavy rain. The level drops after the rain stops so flooding does not remain for extended periods. Keeping the road bridges clear of stones and detritus washed down in the floods reduces the risks of flooding.
- 4.2 Temple Brook flows from Pilsdon Pen north to join the Axe River. It passes under the B3162 road bridge in Greenham and there are recent records of flooding at the bridge with a number of cottages being flooded. The Little Axe starts on Lewesdon Hill, passes through both Broadwindsor and Drimpton and again joins the River Axe to the North of the parish. In Broadwindsor the Little Axe floods at the B3164 (West Street) bridge and cottages have been affected. In Drimpton it floods at the B3162 Chard Road (though significantly ameliorated since the bridge was rebuilt to a single span from 3 narrow culverts), again threatening properties. In addition heavy rain causes road flooding with the B3163 at Honeycombe Farm, Crewkerne Road between Drimpton and Netherhay plus the Broadwindsor to Mosterton Road being the critical areas.
- 4.3 Broadwindsor and Drimpton have separate foul sewage systems and the rest of the parish have private systems. There are no reports of problems with the foul sewer in Broadwindsor. In Drimpton flood water from the Little Axe enters the foul sewer causing it to overfill and discharge sewer water into the stream. South West Water say this is due to the poor state of old pipes, that pass under the stream, and are working to reduce the amount of flood water entering the sewer. The overfull sewer causes some problems to residents but South West Water are working to reduce this and have installed additional sewer vents on 3 properties in Marksmead.

Map 4. Flood risk from rivers

