

5 HOUSING AND EMPLOYMENT NEEDS

Housing and employment needs

- 5.1 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.
- 5.2 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.

- 5.3 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, small (1 or 2 bedroom) starter homes suitable for first time buyers (what constitutes a starter home is defined in more detail in legislation¹), small (2 or 3 bedroom) family homes and small (1 or 2 bedroom) homes 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.

¹ Broadly speaking, a Starter Home is expected to be priced below the average price paid by a first time buyer, and should have restrictions imposed in terms of sale price and eligibility (in terms of age and income) for a minimum 15 year period.

- 5.4 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.
- 5.5 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.
- 5.6 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.
- 5.7 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
- 5.8 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.



- 5.9 Housing types should be focused on delivering smaller and more affordable housing, and homes specifically designed for residents with more limited mobility. Affordable housing would include affordable housing for rent (at levels substantially below the open market level); discounted market sales housing (with the discount retained for future eligible households); and other forms of affordable home ownership (including, for example, shared ownership). More affordable open market housing options would include self-build plots and smaller properties that would have a comparatively low open market value. Homes that meet the higher optional building regulation standards for accessibility (Category 2 accessible and adaptable dwellings and Category 3: wheelchair user dwellings) would clearly meet the needs of residents with more limited mobility.
- 5.10 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.
- 5.11 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 BGNP1. 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 6 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 the housing 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) unless it can be demonstrated that this would not be practicable.

Policy BGNP2. 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.

5.12 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

5.13 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.

5.14 Through the options consultation we asked local residents about whether some development should take place at some of the smaller settlements. We gave four options and asked whether they agreed (or not) with each one, and to rank their preference:

- > Most new homes (eg over 70%) should be at Broadwindsor;
- > The distribution should mirror the current population spread (with about 40% of the growth at Broadwindsor and Hursey, 25% at Drimpton and Netherhay and the remainder at smaller settlements);
- > All settlements could benefit from some growth;
- > The smallest settlements with no facilities are not suitable for new homes.

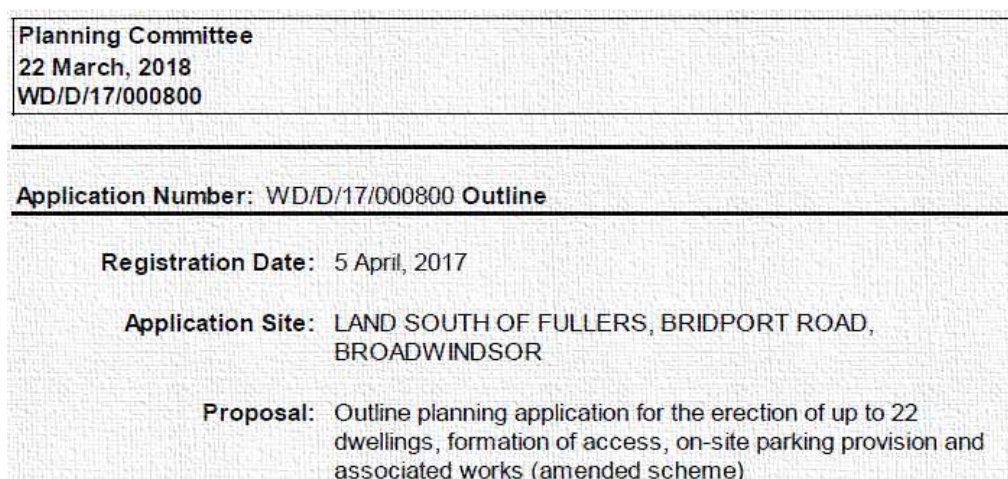
There was no clear consensus view, although marginally higher support for the option of locating over 70% of the development at Broadwindsor and for the option of avoiding development at the smallest settlements which have no facilities.

5.15 Following a call for available sites in April 2017, potential sites were submitted 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.

- 5.16 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.
- 5.17 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)

- 5.18 Three sites have been identified at Broadwindsor to accommodate housing growth.
- 5.19 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.
- 5.20 There were a considerable number of objections to the plans, most notably regarding the impact on the Dorset AONB and highway network / site access.
- 5.21 The Local Planning Authority considered the application at its Planning Committee on 22 March 2018.



- 5.22 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.

- 5.23 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.
- 5.24 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)

- 5.25 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.
- 5.26 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.
- 5.27 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 is 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

- 5.28 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.
- 5.29 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 1. Potential sites for inclusion - outcomes

Site reference	Suggested amount	Public support	Neighbourhood Plan	
Sites at or close to Broadwindsor village (including Hursey)				
o1	Land south of Fullers	up to 10 houses close to the road	Marginal	Allocated (part)
o3	Land at Manor Farm	up to 5 houses, inc replacement	YES	Allocated
o6	North of Hillside, Drimpton Road	up to 5 houses on lower ground	YES	Allocated (part)

→ total potential: up to 20* homes plus infill & exception sites				
Sites at or close to Drimpton village (including Greenham, Netherhay and Sandpit)				
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
→ total potential: up to 27 homes, including the CLT site				
Sites in the wider rural area and smaller rural hamlets				
08	Barn rear of Ashleigh, Horn Ash	(conversion)	YES	general policy
→ total potential: rural conversions				
→→ Overall potential: up to 47** homes plus windfall				
Sites assessed but excluded as unsuitable for development				
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

- 5.30 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

- 5.31 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.
- 5.32 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

5.33 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

5.34 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.

Flood Risk, Contamination and other matters

5.35 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 BGNP3. 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 practicable, 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

5.36 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.

5.37 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

5.38 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

5.39 No major risks identified. The sloping nature of site could result in run-off. Although water mains reinforcement is unlikely to be necessary, the development will need internal pumping to provide satisfactory water pressure levels (with associated development cost implications). There is also potential for over-looking / loss of privacy that can be avoided through sensitive design.

Policy BGNP4. 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 - this will require a detailed heritage impact assessment to identify appropriate mitigation, but as a minimum, 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) Safer pedestrian access from the site into the village is secured, if 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

5.40 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

5.41 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.

Flood Risk, Contamination and other matters

5.42 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 BGNP5. 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) Safer pedestrian access from the site into the village is secured, if 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 practicable, 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

- 5.43 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.
- 5.44 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).
- 5.45 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). Closely related means visible from buildings within the built-up area, and not separated by an undeveloped area in which more than two houses could subsequently be built.
- 5.46 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 BGNP6. 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

5.47 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

- 5.48 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.
- 5.49 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

- 5.50 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 BGNP7. 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 practicable;
- 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 practicable, 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

- 5.51 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

5.52 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. The grassland is semi-improved but herbs form a significant percentage of the sward although no Dorset Notable Grassland plant species were recorded. The hedgerow along the frontage is species-rich and qualifies as a priority habitat under the UK Biodiversity Action Plan.



Flood Risk, Contamination and other matters

5.53 No major risks identified. However there is anecdotal evidence of localised surface water flooding impacting on adjoining land, and therefore run-off from the site should be considered in detailed design so as to not exacerbate this. 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 BGNP8. 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 practicable, 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

5.54 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

5.55 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 development 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 and provided the building height does not exceed the existing house on Brent Paddock.

Flood Risk, Contamination and other matters

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

Policy BGNP9. 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), respect the building line (although any residential curtilages may extend further to the rear), do not

exceed the height of Brent Paddock, 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

5.57 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

5.58 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

5.59 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 BGNP10. Land at Axe Mill, Netherhay

Land 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 practicable, 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

- 5.60 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)
- 5.61 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 nor 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.

5.62 This policy applies across the Neighbourhood Plan area

Policy BGNP11. Rural Conversions

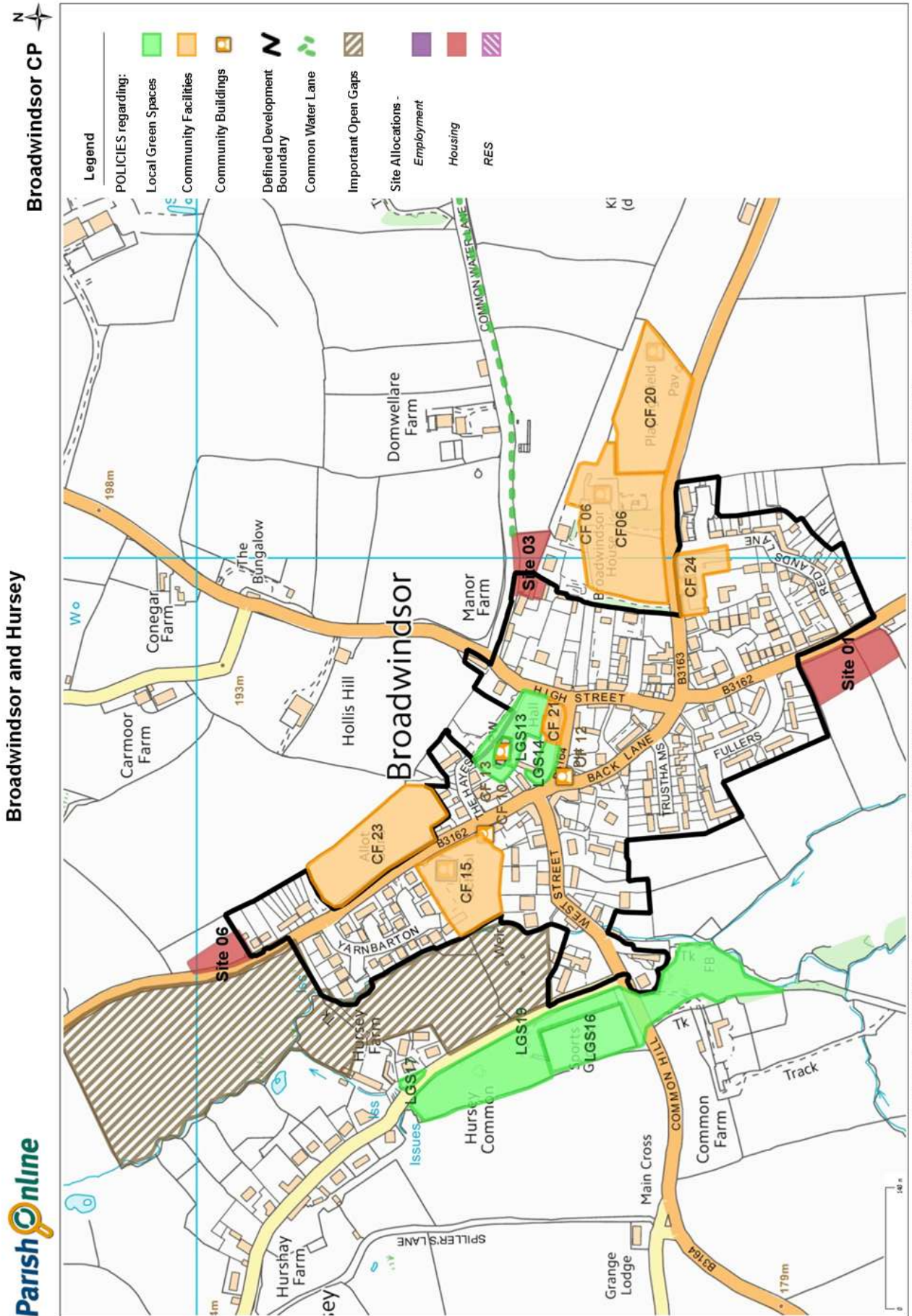
The adaptation and re-use of rural buildings for open market housing will be supported, provided that all of the following criteria are met:

- 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 nor undesirable.

5.63 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.

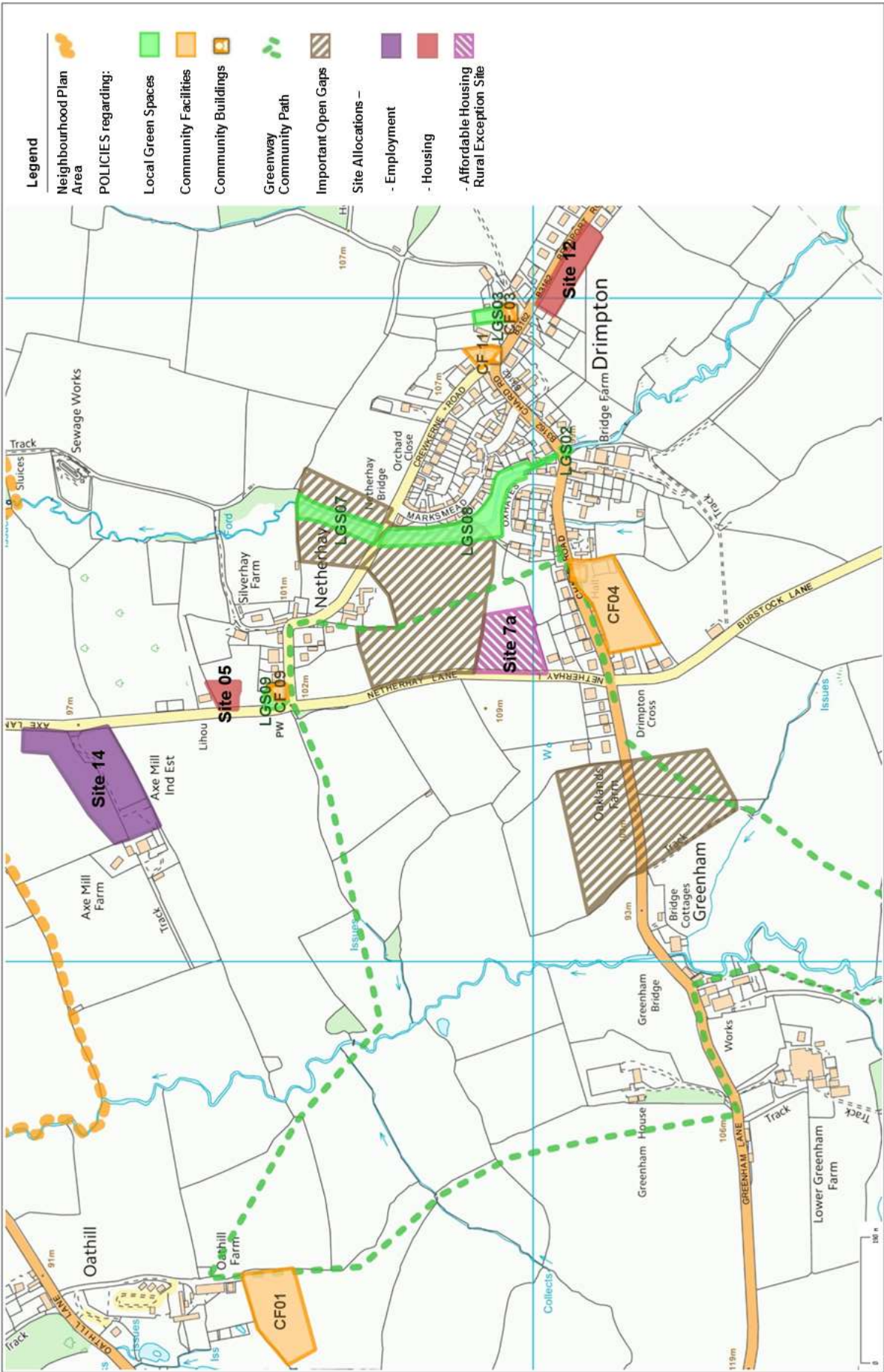
6 POLICIES MAP

Broadwindsor area



Drimpton Area

Parish Online
Drimpton Area
Broadwindsor CP

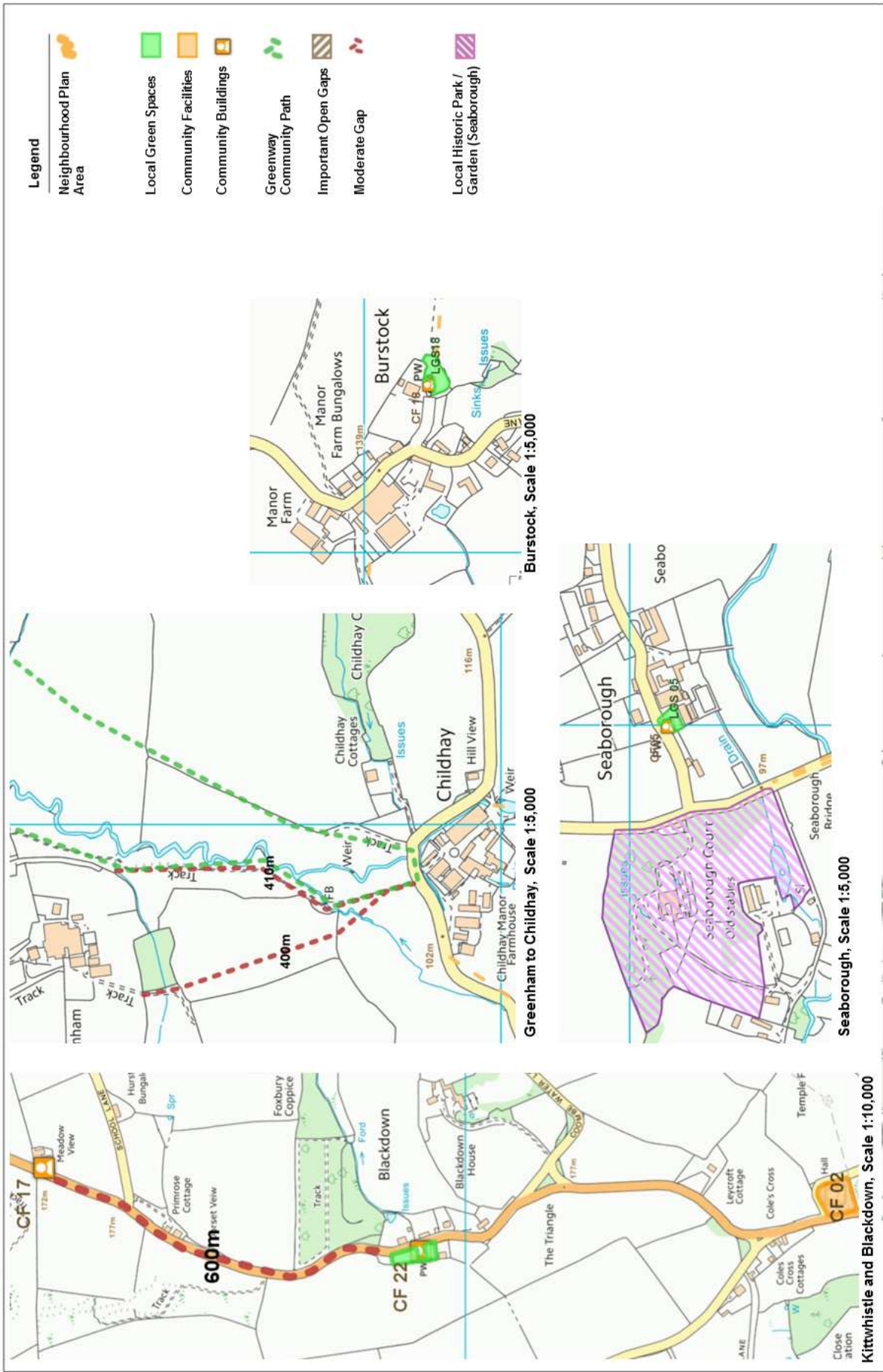


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Rural Areas

Broadwindsor CP

Rural Areas



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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/ 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 by 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