

INTRODUCTION

Initial analysis of population projections, past build rates and general opinions from local residents, service providers and estate agents suggests that an appropriate level of development for the neighbourhood plan area is about **4 to 5 homes per year**. This means from now (2017) to 2031, an overall total of about 60 new homes would be a reasonable level of development.

The strategy in the Local Plan would be to focus this housing at Broadwindsor, as the largest and most sustainable settlement in the three parishes. The more isolated locations should be avoided.

Whether the Neighbourhood Plan process can direct where and how this growth takes place, depends upon finding sites that would be acceptable to the local community, acceptable on environmental grounds, and broadly in line with national and local planning policies. The area lies within the Dorset AONB (an Area of Outstanding National Beauty), and other factors such as flooding, heritage sites, access and protected species can all rule out possible development sites.

THE PROCESS

To establish what sites local landowners would be prepared to put forward for possible development, an initial ‘**call for sites**’ was run in April 2017. Some 15 sites were submitted as part of this process, amounting to about 17 hectares (42 acres) of land. Given that this would provide enough land for about 350 new homes (at a relatively modest density of 20 dwellings per hectare) it was clear that only a small proportion of these sites is likely to be needed.

Members of the neighbourhood plan working group, together with their planning advisor, visited all of the sites, and took notes of possible issues. Technical expertise was also sought from the District and County Councils and the AONB team regarding landscape, heritage, highways, flooding, contaminated land. The following site summaries show the main findings. The focus of this consultation is to obtain your views on the suitability of these sites. We are also asking you for your views on the overall approach to where new housing should be focused.

We have grouped the sites into the following areas:

- **Broadwindsor / Hursey area**
 - Site 1 – Land south of Fullers, Broadwindsor
 - Site 3 – Land at Manor Farm, Common Water Lane, Broadwindsor
 - Site 6 – Land North of Hillside, Drimpton Road, Broadwindsor
- **Drimpton / Netherhay area**
 - Site 5 – Land at Brent Paddock, Axe Lane, Netherhay
 - Site 7 – Land east of Netherhay Lane, between Drimpton and Netherhay
 - Site 11 – Land west of Netherhay Lane, Drimpton
 - Site 12 – Land west of Manor Farm, Bridport Road, Drimpton
 - Site 14 – Land at Axe Mill Industrial Estate, Netherhay
 - Site 15 – Land at Beck’s Field, Netherhay
- **Blackdown area**
 - Site 8 – Barn to rear of Ashleigh, Horn Ash crossroads
 - Site 9 – Land south of the Mill House, Kittwhistle.

DISCARDED OPTIONS

Four sites submitted through the ‘call for sites’ have been withdrawn by the respective landowners. Following the initial site assessments these were proposed to be excluded from further consideration primarily due to their comparatively isolated location away from any recognized settlement or facilities, and prominence within the AONB, with no substantive identified benefits / mitigating circumstances.

In addition, a site included as having potential in the District Council’s Strategic Housing Land Availability Assessment (SHLAA), known as “WD/BROA/003 - Land west of B3162, Broadwindsor”, has not been included in the above assessment as the relevant landowners (of the site and site access) have confirmed that they have no intention of making the site available for development within the Neighbourhood Plan period. Excluded SHLAA sites (none of which were submitted to the Neighbourhood Plan call for sites) have similarly been rejected.

SUSTAINABILITY CHECKS

The District Council have confirmed that due to the possible scale of development and the environmental constraints that apply across much of the area, the Neighbourhood Plan should have a ‘Strategic Environmental Assessment’, which means that the policies and proposals it contains are tested against agreed sustainability objectives relevant to the area.

The following table highlights the agreed objectives and how sites were considered

Objective	Assessment basis for site allocations
Ecology - Ensure no ecological interests would be harmed, and where opportunities arise, enhance habitats and biodiversity	Is the site close to nature conservation designations and is there likely to be protected species / habitats on site, or potential for enhancement?
Landscape - Ensure development respects and reinforces the area’s rural landscapes and character	Is the site within / close to the Dorset AONB, is It visible in public views, and does it contain local landscape features?
Heritage - Protect the area’s heritage assets, and where opportunities arise, enhance the historic character of the area	Is the site close to existing heritage designations and could harm their setting and significance?
Pollution - Ensure development does not result in an unacceptable risk of pollution.	Is there any knowledge of contamination and does the site lies close to the sewage treatment works?
Flooding - Reduce flood risk	Is the site in proximity to existing flood risk zones or is there local knowledge of flooding incidences?
Soils and Minerals - Ensure development does not result in sterilisation of minerals resources or high quality agricultural land	Is the area within a minerals safeguarding area? Would significant area or Grade 1 or 2 farmland be developed?
Local Needs - Provide housing, employment and community facilities to help meet local needs	How much housing could be provided (or might be lost) including affordable homes, and could the site to accommodate new jobs or community facilities?
Safe Access - Ensure safe access and a pedestrian-friendly environment	Is the site safe and accessible?

All sites were scored as follows:

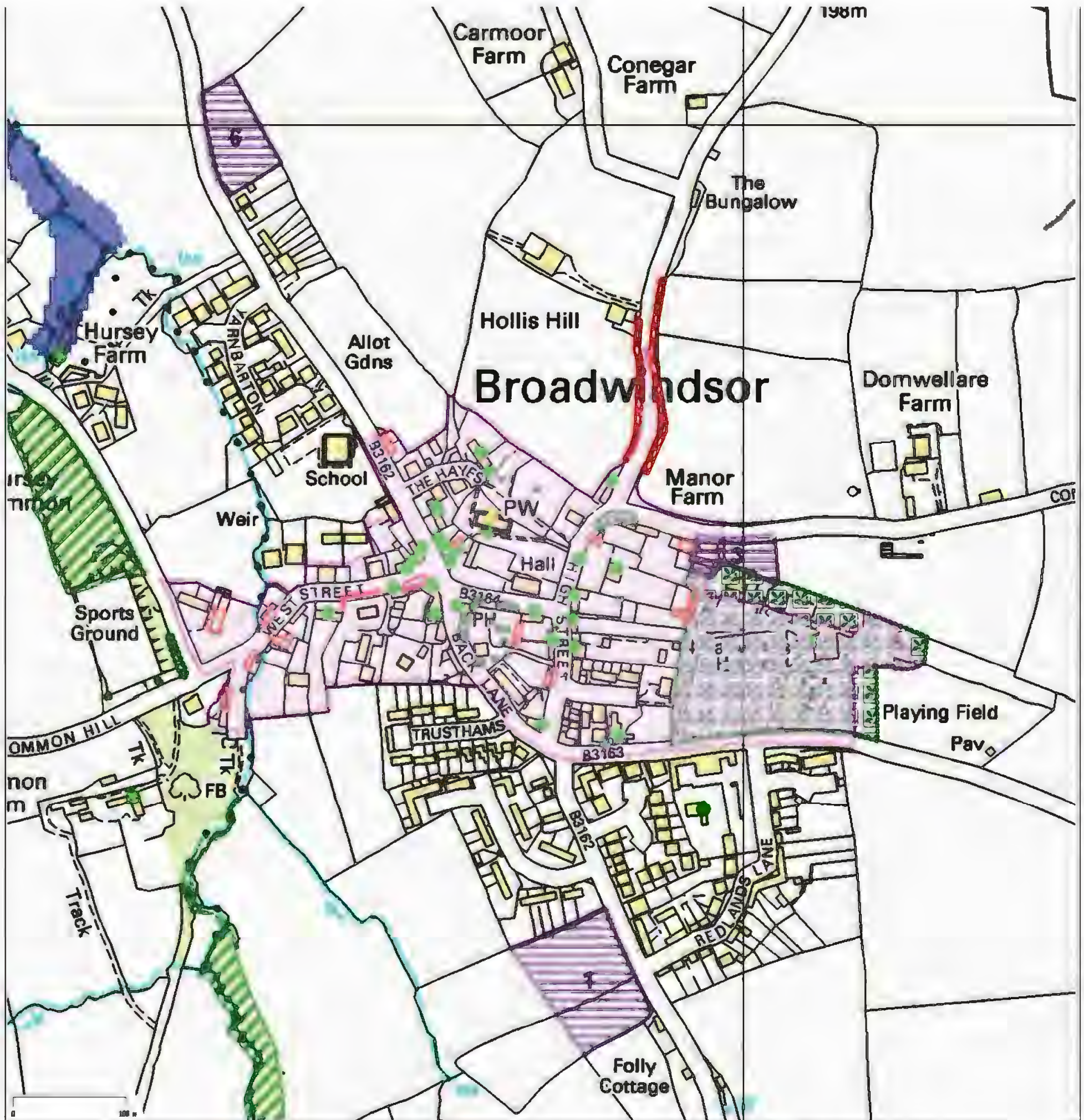
++ significant positive effect	-- significant negative effect	An explanation of the scores is provided in the following sections, with the ‘overview’ shown in the table below (in the order the sites are displayed). Likely mitigation measures have been taken into account.
+ positive effect	- negative effect	
0 neutral effect	? uncertain effect	

Topic↓ and Site→	Broadwindsor				Drimpton / Netherhay					Blackdown	
	1	3	6	5	7	11	12	14	15	8	9
Ecology	?	?	?	?	?	?	?	?	?	?	?
Landscape	-	0	0	0	-	-	-	-	-	0	-
Heritage	0	-	0	0	-	0	0	0	-	0	0
Pollution	0	0	0	0	0	0	0	?	0	0	?
Flooding	0	0	0	0	0	0	0	0	0	0	0
Soils / Minerals	-	0	0	-	--	-	0	--	-	0	-
Local Needs	++	+	+	+	++	++	++	++	+	+	+
Safe Access	0	0	0	-	0	0	0	0	-	-	-

Broadwindsor / Hursey	Drimpton / Netherhay	Blackdown
→ 1 – Land south of Fullers	→ 5 – Land at Brent Paddock, Netherhay	→ 8 – Barn at Ashleigh, Horn Ash
→ 3 – Land at Manor Farm	→ 7 – E of Netherhay Lane	→ 9 – S of the Mill House, Kittwhistle
→ 6 – Land N of Hillside, Drimpton Rd	→ 11 – W of Netherhay Lane	
	→ 12 – W of Manor Farm, Drimpton	
	→ 14 – Land at Axe Mill, Netherhay	
	→ 15 – Land at Beck’s Field, Netherhay	

BROADWINDSOR / HURSEY AREA SITE OPTIONS

Three sites were submitted in relation to the village of Broadwindsor



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Site 1 – Land south of Fullers – part of previously included SHLAA site and also subject to live outline planning application for the erection of up to 32 dwellings WD/D/17/000800. The larger area has not been put forward for consideration at the current time.

Site 3 – Land at Manor Farm, Common Water Lane is a newly identified site, and would include the replacement or re-use of existing buildings, with some new buildings to the east.

Site 6 – Land North of Hillside, Drimpton Road is a newly identified greenfield site

The Craft Centre was an identified SHLAA site within the defined development boundary and has gained planning consent.

Land west of B3162 was an identified SHLAA site, but the landowner has confirmed that do not intend to make the site available for development at the current time.

BROADWINDSOR Site 1: Land south of Fullers

SITE DESCRIPTION

Two relatively flat fields that begin to slope further away from the road, used for agriculture / rough grazing. Adjoins residential areas to north and east.
Site size (entire area): 0.86ha

PROPOSED USE

Housing

ACCESS

Existing access from B3162 is inadequate for an increase in vehicular traffic, with poor visibility and no pavements. There should be scope to provide an improved vehicular access onto the road and pedestrian safety along the B3162.



DCC comments: just inside the 20mph limit; there is an existing agricultural access, visibility would need improving to provide 2.4m x 25m. There is no footway for quite a stretch and no scope to provide one (any significant development would require traffic calming scheme)

HERITAGE, LANDSCAPE AND LOCAL FEATURES

Potentially prominent site within the Dorset AONB, visible from lower slopes of Lewesdon Hill and wider footpath network to the south-west. Hedges along site boundaries worthy of retention and enhancement. Further landscaping likely to be required to soften visual impact.

AONB comments: In principle, this site may be acceptable, but careful consideration of density and a high quality design are needed. Overdevelopment of the site is likely to result in an adverse visual impact affecting receptors of the footpaths between Broadwindsor and Lewesdon Hill

Conservation Team comments: no significant heritage impacts identified

FLOOD RISK, CONTAMINATION AND OTHER MATTERS

No major risks identified. Sloping nature of site could result in run-off. Partly within Minerals Safeguarding Area. Domestic-scale pylons along road frontage.

DCC FRM comments: No modelled fluvial or pluvial risk, however, nearby springs suggest that ground water may be high - which may prevent the use of soakaways, although BGS layers suggest that the ground may support infiltration subject to ground water levels. There is no access to a watercourse for discharge purposes.

WDDC comments: no potential contamination issues identified

PROPOSED MITIGATION

Limit development to northernmost field’s road frontage (part area) with landscaped edge to S side. Provide traffic calming / safe pedestrian links to existing pavement on B3162

ASSESSMENT OF CAPACITY

1 self build plot	2 – 5 units	6 – 10 units	11 – 16 units	Other
		✓		

SUSTAINABILITY SUMMARY TABLE:

Topic	Scoring	Key findings
Ecology	?	No sites within 200m. Potential grassland and hedgerow habitats.
Landscape	-	Site lies within the AONB and is potentially prominent in views but may be acceptable with careful consideration of density / high quality design
Heritage	0	No heritage assets identified as likely to be impacted
Pollution	0	No potential contamination issues identified
Flooding	0	No potential flooding issues identified, subject to surface water drainage
Soils / Minerals	-	Partly within safeguarding area. Agricultural grade tbc but could be G2.
Local Needs	++	Scope to provide >5 houses securing some affordable housing provision
Safe Access	0	Subject to securing improvements to access and B3162 pedestrians

BROADWINDSOR Site 3: Land at Manor Farm, Common Water Lane

SITE DESCRIPTION

Farmhouse and outbuildings with garden / orchard area. The site slopes down from the road. Adjoins residential areas to south and west. Site size (entire area): 0.23ha

PROPOSED USE

Housing, including redevelopment of outbuildings and new dwelling/s to east

ACCESS

Existing vehicular access from Common Water Lane poor, narrow rural lane with no pavements. There should be scope to improve access and incorporate adequate on-site parking within the site.



DCC comments: in a 40mph limit; no possibility for any safe pedestrian routes. Visibility of 2.4m x 79m would need to be achieved

HERITAGE, LANDSCAPE AND LOCAL FEATURES

Site lies within the Dorset AONB and partly within the Broadwindsor Conservation Area. Intimate and busy in character, opening out to wider countryside to east. Potentially visible in distant views from higher ground to the south. Area Tree Preservation Order covers land immediately to the south. Possible wildlife habitats (compost heap and hedgerow boundary). Existing buildings intended for re-use / redevelopment do not appear to be of historic merit. Unlikely to impact on setting of nearby Listed Buildings due to intervening development, however 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 such 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. Stone boundary wall may be worthy of retention.

AONB comments: this is a sensitive 'backwater' location, which is relatively elevated in the landscape. However, the visual impact of developing here may be quite localised due to the trees to the south of the site. I would suggest that there may be limited capacity, but that extending the site further to the east is likely to be problematic due to access and potential visual impact.

Conservation Team comments: Existing buildings intended for re-use/redevelopment do not appear to be of historic merit, and would be unlikely to impact on setting of nearby Listed Buildings due to intervening development. Manor Farmhouse is a Locally Important Building of group value with converted barns and the Mews further to the south, and the context of these buildings will need to be respected. There is a grade II Listed building (Old Manor House/Vicarage) in close proximity to the proposed site and its setting may be affected if the existing buildings on-site are replaced or increased in height. 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 should be retained.

FLOOD RISK, CONTAMINATION AND OTHER MATTERS

No major risks identified. Sloping nature of site could result in run-off and potential for over-looking / loss of privacy.

DCC FRM comments: No obvious theoretical flood risk, however, there appears to be no obvious receiving system to discharge into. The ground may support infiltration based on BGS mapping, but subject to ground investigation.

WDDC comments: no potential contamination issues identified

PROPOSED MITIGATION

Height of buildings not to exceed current height of development and designed to avoid overlooking / loss of privacy. Retain rural character of lane. Parking to be provided on-site. Provide safe pedestrian links into centre.

ASSESSMENT OF CAPACITY

1 self build plot	2 – 5 units	6 – 10 units	11 – 16 units	Other
	✓			

SUSTAINABILITY SUMMARY TABLE:

Topic	Scoring	Key findings
Ecology	?	Geological site within 75m. No identified ecology sites within 200m. Potential compost and hedgerow habitats.
Landscape	0	Site lies within the AONB but not considered likely to be prominent in views
Heritage	-	Within Conservation Area and potential impact on Locally Important Buildings and character of and views along Common Water Lane.
Pollution	0	No potential contamination issues identified
Flooding	0	No potential flooding issues identified, subject to surface water drainage
Soils / Minerals	0	Just outside minerals safeguarding area. No potential issues identified
Local Needs	+	Scope to provide up to 5 houses unlikely to secure affordable housing
Safe Access	0	Subject to securing off-road parking and safe access for pedestrians

BROADWINDSOR Site 6: Land north of Hillside, Drimpton Road

SITE DESCRIPTION

Sloping market garden / grazing land rising up from the road, with residential to south.

Site size (entire area): 0.44ha

PROPOSED USE

Housing.

ACCESS

Existing vehicular access onto B3162, visibility splay partly obscured by hedge. No pavements at this point on B3162. Public right of way runs along top of site in adjoining field provides alternative route into the village.

DCC comments: this is just inside 20mph limit as you have come around a bend; visibility would need improving. There is only a short distance to pedestrian links



HERITAGE, LANDSCAPE AND LOCAL FEATURES

Potentially prominent and open site within the Dorset AONB, higher ground likely to be visible in distant views from Lewesdon Hill and Pilsdon Pen, whereas road frontage would be much less prominent. Wooded boundary to north and strong hedgerows. Likely wildlife interest (grassland and hedgerows). No heritage or other features noted.

AONB comments: This is a peripheral location, although adjacent to the settlement boundary and reasonably in keeping with the pattern of development. I would therefore consider there to be some scope in this location.

Conservation Team comments: no significant heritage impacts identified

FLOOD RISK, CONTAMINATION AND OTHER MATTERS

No major risks identified. Sloping nature of site could result in run-off.

DCC FRM comments: No obvious flood risk, however, there appears to be no obvious system to drain into and infiltration will therefore be relied upon. Should the ground not support infiltration then it will likely prove difficult to drain this site.

WDDC comments: no potential contamination issues identified

PROPOSED MITIGATION

Limit built development to lower corner adjoining existing entrance. Improve visibility splay, retain / strengthen hedgerows and trees along boundaries. Provide safe pedestrian links into centre.

ASSESSMENT OF CAPACITY

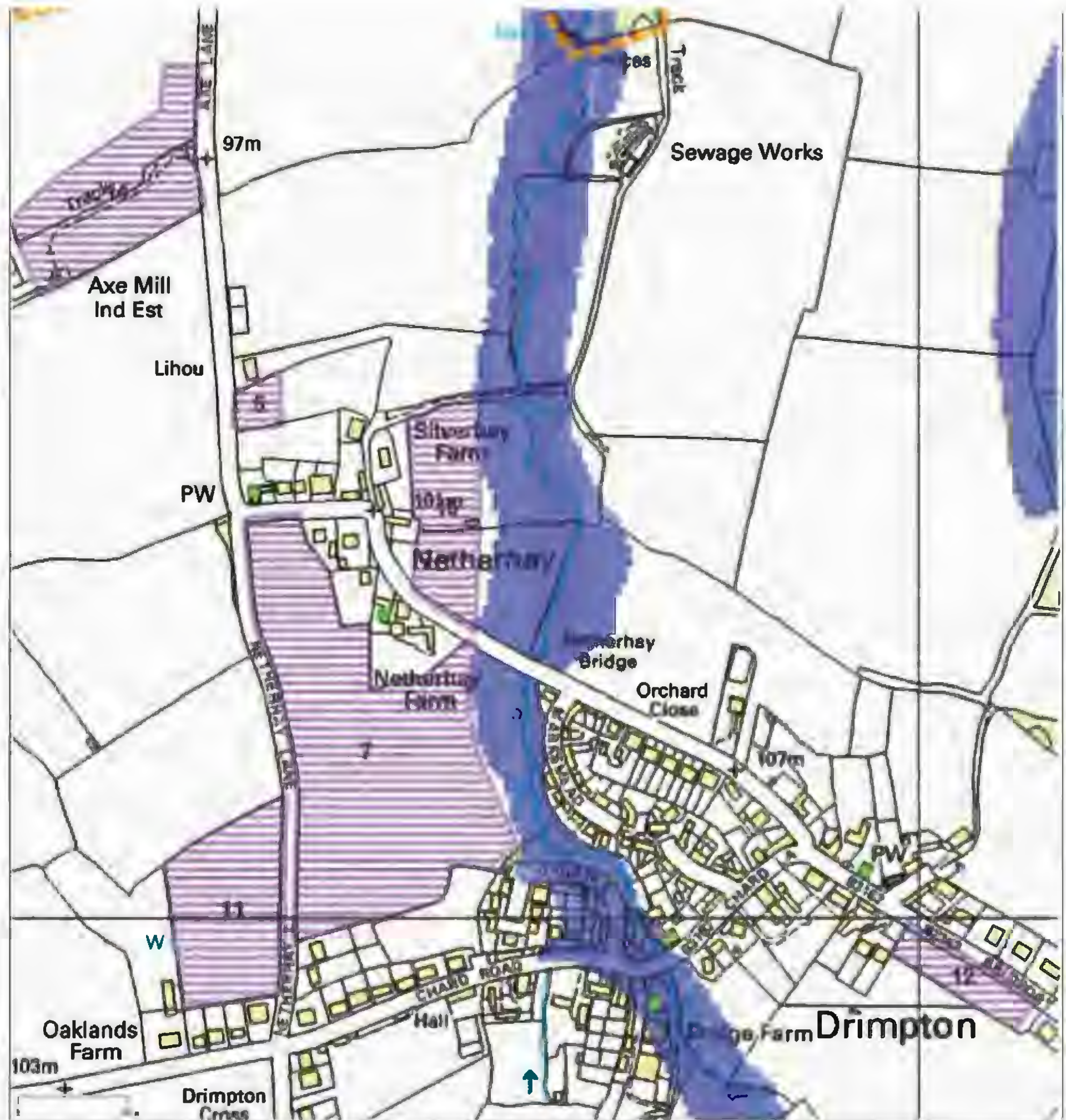
1 self build plot	2 – 5 units	6 – 10 units	11 – 16 units	Other
	✓			

SUSTAINABILITY SUMMARY TABLE:

Topic	Scoring	Key findings
Ecology	?	No identified ecology sites within 200m. Potential grassland and hedgerow habitats.
Landscape	0	Site lies within the AONB, but lower ground not considered likely to be prominent in views, subject to strengthening tree / hedgerow boundary
Heritage	0	No heritage assets identified as likely to be impacted
Pollution	0	No potential contamination issues identified, subject to condition regarding unexpected contamination
Flooding	0	No potential flooding issues identified, subject to surface water drainage
Soils / Minerals	0	No mineral safeguarding issues. Agricultural land take relatively small.
Local Needs	+	Scope to provide 2-5 houses unlikely to secure affordable housing
Safe Access	0	Subject to securing improvements to access and for pedestrians

DRIMPTON / NETHERHAY AREA SITE OPTIONS

Six sites were submitted in relation to the village of Drimpton and nearby Netherhay



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Site 5 – Land at Brent Paddock, Axe Lane, Netherhay is a newly identified greenfield site.

Site 7 – Land east of Netherhay Lane, between Drimpton and Netherhay – is an included SHLAA site (area closest to Drimpton previously excluded) and part of which is being investigated as the preferred site for the Community Land Trust.

Site 11 – Land west of Netherhay Lane, Drimpton, is a newly identified greenfield site.

Site 12 – Land west of Manor Farm, Bridport Road, Drimpton, is a newly identified greenfield site

Site 14 – Land at Axe Mill Industrial Estate, Netherhay, is a newly identified site promoted for employment and housing. The previous employment consent lapsed.

Site 15 – Land at Beck's Field, Netherhay, is a newly identified greenfield site.

NETHERHAY Site 5: Land at Brent Paddock, Axe Lane

SITE DESCRIPTION

Level paddock fronting onto road, with residential to either side and agricultural land opposite.
Site size (entire area): 0.17ha

PROPOSED USE

Housing.

ACCESS

Potential to share existing vehicular access or create new access onto road frontage. No pavements at this point onto C43 Axe Lane, but not heavily trafficked. No public rights of way crossing or adjoining site.

DCC comments: in national speed limit, but is close to 30mph limit; hedging would need cutting back to be able to achieve visibility, 2.4m x 151m for 60mph. No pedestrian route

HERITAGE, LANDSCAPE AND LOCAL FEATURES

Low-lying site of modest character within the Dorset AONB with limited visibility - mainly from hills to north. Hedgerow boundary with occasional trees. Likely wildlife interest (grassland and hedgerows).

Methodist church to south (far side of) Grade II Listed - however setting unlikely to be affected given intervening development. No local features noted.

AONB comments: This site would be a form of infill between the older property and new dwelling. I do not consider that the use of this site would have a significant impact on the AONB.

Conservation Team comments: no significant heritage impacts identified

FLOOD RISK, CONTAMINATION AND OTHER MATTERS

No major risks identified. Low level pylons / cables across site.

DCC FRM comments: No flood risk concern and BGS mapping suggests that infiltration may prove viable.

WDDC comments: no potential contamination issues identified

PROPOSED MITIGATION

Access to avoid root zone of mature trees. Retain mature trees and hedgerows (subject to access provision).

ASSESSMENT OF CAPACITY

1 self build plot	2 – 5 units	6 – 10 units	11 – 16 units	Other
	✓			

SUSTAINABILITY SUMMARY TABLE:

Topic	Scoring	Key findings
Ecology	?	No identified ecology sites within 200m. Potential grassland / hedgerow habitats.
Landscape	0	Site lies within the AONB, but not prominent in views
Heritage	0	No heritage assets identified as likely to be impacted
Pollution	0	No potential contamination issues identified
Flooding	0	No potential flooding issues identified
Soils / Minerals	-	Rear portion of site within a minerals safeguarding area. ALC likely G2
Local Needs	+	Scope to provide 2-5 houses unlikely to secure affordable housing
Safe Access	-	Difficulty securing improvements for pedestrians, but not significant risk



DRIMPTON / NETHERHAY Site 7: Land east of Netherhay Lane

SITE DESCRIPTION

Gently sloping, large agricultural field, with residential to three sides and agricultural land across Netherhay Lane to west.
Site size (entire area): 4.9ha excluding flood risk area

PROPOSED USE

Housing, including CLT (Community Land Trust) affordable housing scheme being progressed.

ACCESS

Potential to create access points onto road frontage (D road). No pavements at this point, but not heavily trafficked. Public rights of way crossing site, linking south to Chard Road, west to Netherhay Lane and north to Axe Lane.



DCC comments: in national speed limit, depending on where access is could be ok as long as visibility could be achieved (2.4m x 151m); no safe pedestrian routes, but possibility of connecting through the site

HERITAGE, LANDSCAPE AND LOCAL FEATURES

Open, calm landscape character within the Dorset AONB with moderate visibility - mainly from Blagdon / Seaborough hills. Hedgerow boundaries with occasional trees. Likely wildlife interest (hedgerows and river corridor). Field provides separation between Drimpton and Netherhay infilling of entire gap would remove this historic distinction.

There are two Listed buildings visible from the site - most notably Methodist church to north Grade II Listed that faces onto the site, Old Netherhay c17 farmhouse Grade II Listed to NE, whose setting would be affected. No other local features noted.

AONB comments: This is a large area, crossed by footpath. Need to maintain a significant gap between the two settlements, however, there may be some very limited capacity.

Conservation Team comments: development within this site would likely affect the setting of both listed-buildings within Netherhay, and infill the historic gap between Drimpton and Netherhay and therefore remove the physical and visual gap between these settlements.

FLOOD RISK, CONTAMINATION AND OTHER MATTERS

No major risks identified, area by stream prone to waterlogging, however within flood plain excluded from site.

DCC FRM comments: No flood risk identified. With respect to drainage there is a nearby watercourse flowing south to north, which likely takes greenfield runoff from this site. There may also be some scope for infiltration since the site is mapped to sit on sandstone bedrock according to BGS layers.

WDDC comments: no potential contamination issues identified

PROPOSED MITIGATION

Retain significant gap between Drimpton and Netherhay as informal recreation area. Development to respect the setting of chapel and Old Netherhay. Provide safe vehicular access, access points and layout to retain hedgerows and boundary trees as far as possible. Footpaths to be made all-weather standard.

ASSESSMENT OF CAPACITY

The CLT requirement is for up to 15 dwellings, likely to be adjoining Drimpton. It may be possible to accommodate up to 10 additional dwellings (possibly at the Netherhay end opposite the Chapel) whilst keeping a large area undeveloped.

1 self build plot	2 – 5 units	6 – 10 units	11 – 16 units CLT: ✓	Other
	Additional: ✓	✓		

SUSTAINABILITY SUMMARY TABLE:

Topic	Scoring	Key findings
Ecology	?	No identified ecology sites within 200m. Potential hedgerow habitats.
Landscape	-	Site lies within the AONB, moderately visible in views. Would need to retain sufficient gap between Drimpton and Netherhay.
Heritage	-	Potential impact on setting of 2 Grade II Listed buildings, and impact on important historic gap, which could be moderated by layout and design
Pollution	0	No potential contamination issues identified
Flooding	0	No potential flooding issues identified, subject to avoiding flood risk areas
Soils / Minerals	--	Part of site within a minerals safeguarding area. ALC likely G2 and significant area could be affected
Local Needs	++	Scope to secure affordable housing and possible informal recreation benefits
Safe Access	0	Subject to securing improvements to pedestrian links

DRIMPTON Site 11: Land west of Netherhay Lane

SITE DESCRIPTION

Rolling agricultural field, sloping down to west, with residential to south.
Site size (entire area): 1.6ha

PROPOSED USE

Housing.

ACCESS

Potential to create access point onto Netherhay Lane (D road). No pavements at this point, but not heavily trafficked. Chard Road (B3162) provides access into Drimpton, but no pavements and would require improvement to be a safe pedestrian route.

DCC comments: in national speed limit, no safe pedestrian routes and visibility could be an issue (2.4m x 151m).

HERITAGE, LANDSCAPE AND LOCAL FEATURES

Open, curving and calm landscape within the Dorset AONB with moderate visibility (increasing towards western edge) - from Blackdown Hillas and also Pilsden Pen. Hedgerow boundaries with strong tree line along eastern boundary. Likely wildlife interest (hedgerows and grassland). No notable heritage assets likely to be affected. No other local features noted.

AONB comments: Strong rural character of the site and its environs, and relatively detached and peripheral nature, suggests this site may not be suitable. Would as a minimum require the retention of the mature trees along the site boundaries and limiting developable area, scale and density.

Conservation Team comments: no significant heritage impacts identified

FLOOD RISK, CONTAMINATION AND OTHER MATTERS

No major risks identified, sewage drain noted along southern boundary.

DCC FRM comments: Limited prevailing risk, however, any developer would need to ensure that infiltration functions here, since there does not appear to be any receiving system to drain into.

WDDC comments: no potential contamination issues identified

PROPOSED MITIGATION

Access point to retain hedgerows and boundary trees as far as possible - removal of a significant number of mature trees would not be acceptable. Avoid western portion of site and ensure layout and scale also minimise visual impact in wider views. Provide alternative safe pedestrian link (potentially via Site 7) to Chard Road or traffic calming measures

ASSESSMENT OF CAPACITY

1 self build plot	2 – 5 units	6 – 10 units	11 – 16 units	Other
	✓	✓		

SUSTAINABILITY SUMMARY TABLE:

Topic	Scoring	Key findings
Ecology	?	No identified ecology sites within 200m. Potential hedgerow / grassland habitats.
Landscape	-	Site lies within the AONB, moderately visible in views and development here would need to retain mature trees and avoid westwards spread.
Heritage	0	No heritage assets identified as likely to be impacted
Pollution	0	No potential contamination issues identified
Flooding	0	No potential flooding issues identified
Soils / Minerals	-	No minerals safeguarding issues. ALC likely G2, moderate site area
Local Needs	++	Scope to secure affordable housing if 6+ units provided
Safe Access	0	Subject to securing improvements to pedestrian links



DRIMPTON Site 12: Land west of Manor Farm, Bridport Road

SITE DESCRIPTION

Broadly flat meadow, with residential to either side, farmland to rear.
Site size (entire area): 0.45ha

PROPOSED USE

Housing.

ACCESS

Existing field access point has poor visibility to west, potential to create new access point onto Bridport Road (B3162). No pavements at this point, and relatively narrow, so footpath would also be needed to provide safe pedestrian route.

DCC comments: in 30mph speed limit, visibility of 2.4m x 43m could probably be achieved; no safe pedestrian routes. Would suggest 6-10 units.

HERITAGE, LANDSCAPE AND LOCAL FEATURES

Open, exposed and unusually regular shaped field within the Dorset AONB with moderate to high visibility from Blackdown Hills, Pilsden Pen, Wayford. Hedgerow boundaries to roadside, post and wire fence to south. Likely wildlife interest (hedgerows and grassland). No notable heritage assets likely to be affected - the Yews (Grade II Listed) approx 60m to NW with surrounding buildings forming its setting. No other local features noted.

AONB comments: In principle this site appears acceptable, although careful consideration as to scale/form of dwellings would be required.

Conservation Team comments: no significant heritage impacts identified

FLOOD RISK, CONTAMINATION AND OTHER MATTERS

No major risks identified.

DCC FRM comments: Limited prevailing risk, however, any developer would need to ensure that infiltration functions here, since there does not appear to be any receiving system to drain into.

WDDC comments: no potential contamination issues identified within the site. The adjoining site to the east has been identified as having a medium risk of contamination due to its previous use for the maintenance and repair of motor vehicles. This use ceased and the site and the workshop was converted to ancillary living accommodation (approved October 2000)

PROPOSED MITIGATION

Improved vehicle access, retention of hedgerow and creation of new pedestrian link. Landscaping scheme to southern edge to minimise wider views from within AONB

ASSESSMENT OF CAPACITY

1 self build plot	2 – 5 units	6 – 10 units	11 – 16 units	Other
		✓		

SUSTAINABILITY SUMMARY TABLE:

Topic	Scoring	Key findings
Ecology	?	No identified ecology sites within 200m. Potential hedgerow / grassland habitats.
Landscape	-	Site lies within the AONB, moderate to highly visible in views, but could be moderated by suitable landscaping and scale / form of dwellings.
Heritage	0	No heritage assets identified as likely to be impacted
Pollution	0	No potential contamination issues identified
Flooding	0	No potential flooding issues identified
Soils / Minerals	0	No minerals safeguarding issues. ALC likely G2, but very limited site area
Local Needs	++	Scope to secure affordable housing
Safe Access	0	Subject to securing improved vehicular access and footpath



NETHERHAY Site 14: Land at Axe Mill Industrial Estate

SITE DESCRIPTION

Flat agricultural land adjoining industrial units at Axe Mill and surrounding farmland. Access widened for employment use, but previous consent for larger industrial estate has lapsed. Site size (entire area): 1.75ha

PROPOSED USE

Employment and housing.

ACCESS

Existing access onto C43 Axe Lane has been upgraded to serve industrial units. No pavements at this point, no safe pedestrian routes into nearby settlements, but not heavily trafficked.

DCC comments: in national speed limit. The existing access is fine and would suggest business rather than residential.

HERITAGE, LANDSCAPE AND LOCAL FEATURES

Open, regular shaped fields within the Dorset AONB with moderate visibility from hills to north and east. Hedgerow boundaries with occasional trees. Likely wildlife interest (hedgerows and grassland). No notable heritage assets likely to be affected. No other local features noted.

AONB comments: there may be some scope for further small scale employment uses to the east of the existing facilities.

Conservation Team comments: no significant heritage impacts identified

FLOOD RISK, CONTAMINATION AND OTHER MATTERS

No major risks identified.

DCC FRM comments: Limited prevailing risk, however, any developer would need to ensure that infiltration functions here, since there does not appear to be any receiving system to drain into.

WDDC comments: no potential contamination issues identified

PROPOSED MITIGATION

Employment only - retention of trees / hedgerows and depending on scale may require traffic impact assessment.

ASSESSMENT OF CAPACITY

1 self build plot	2 – 5 units	6 – 10 units	11 – 16 units	Other employment

SUSTAINABILITY SUMMARY TABLE:

Topic	Scoring	Key findings
Ecology	?	No identified ecology sites within 200m. Potential hedgerow / grassland habitats.
Landscape	-	Site lies within the AONB, moderately visible in views.
Heritage	0	No heritage assets identified as likely to be impacted
Pollution	?	No potential contamination issues identified, but will depend on nature of business use given groundwater vulnerability (major aquifer) and potential for mitigation
Flooding	0	No potential flooding issues identified
Soils / Minerals	--	Part of site within a minerals safeguarding area. ALC likely G2 and significant area could be affected
Local Needs	++	Scope to secure employment provision
Safe Access	0	Subject to employment only use



NETHERHAY Site 15: Land at Beck’s Field, Netherhay

SITE DESCRIPTION

Gently rolling grassland with residential to W and S.
Site size: 1.10ha (excluding flood risk area to east)

PROPOSED USE: Housing

ACCESS

Existing access onto C43 Axe Lane relatively poor visibility. No pavements at this point, but not heavily trafficked. Opposite existing public right of way linking to Chard Road (across site 7)

DCC comments: in 30mph speed limit, no safe pedestrian routes; visibility could be an issue, would need to be able to achieve 2.4m x 43m visibility splay.

HERITAGE, LANDSCAPE AND LOCAL FEATURES

Calm and intimate character within the Dorset AONB with relatively low visibility - possibly visible from Seaborough hills to north east. Hedgerow boundaries with occasional trees including mature oaks. Likely wildlife interest (hedgerows and grassland, plus streamside margins). Field provides separation between Drimpton and Netherhay infilling of entire gap would remove this historic distinction. Opposite Old Netherhay c17 farmhouse Grade II Listed, whose setting would be affected. No other local features noted.

AONB comments: there may be some limited capacity where site 15 has its interface with the public highway provided this would not appear as a disjointed form of development.

Conservation Team comments: the field provides separation between Drimpton and Netherhay - infilling of entire gap would remove this historic distinction. The site it opposite Old Netherhay c17 farmhouse which is Grade II Listed, whose setting would be affected. No other local features noted.

FLOOD RISK, CONTAMINATION AND OTHER MATTERS

No major risks identified. Sewage treatment works approximately 240m to north

DCC FRM comments: The current fluvial flood maps do not appear to extend to the site, but this may vary with climate change and local knowledge could help verify typical extents. Discharge into the river may be possible. Drainage via infiltration may prove difficult if the river's flood plain results in raised ground water, which might hinder the effective functioning of any soakaway on infiltration basin.

WDDC comments: no potential contamination issues identified

PROPOSED MITIGATION

Improved vehicular access, retention of mature oaks and hedgerows, and limit development to southern part of site. Restrict further building within the important gap through provision of informal recreation space to east

ASSESSMENT OF CAPACITY

1 self build plot	2 – 5 units	6 – 10 units	11 – 16 units	Other
	✓			

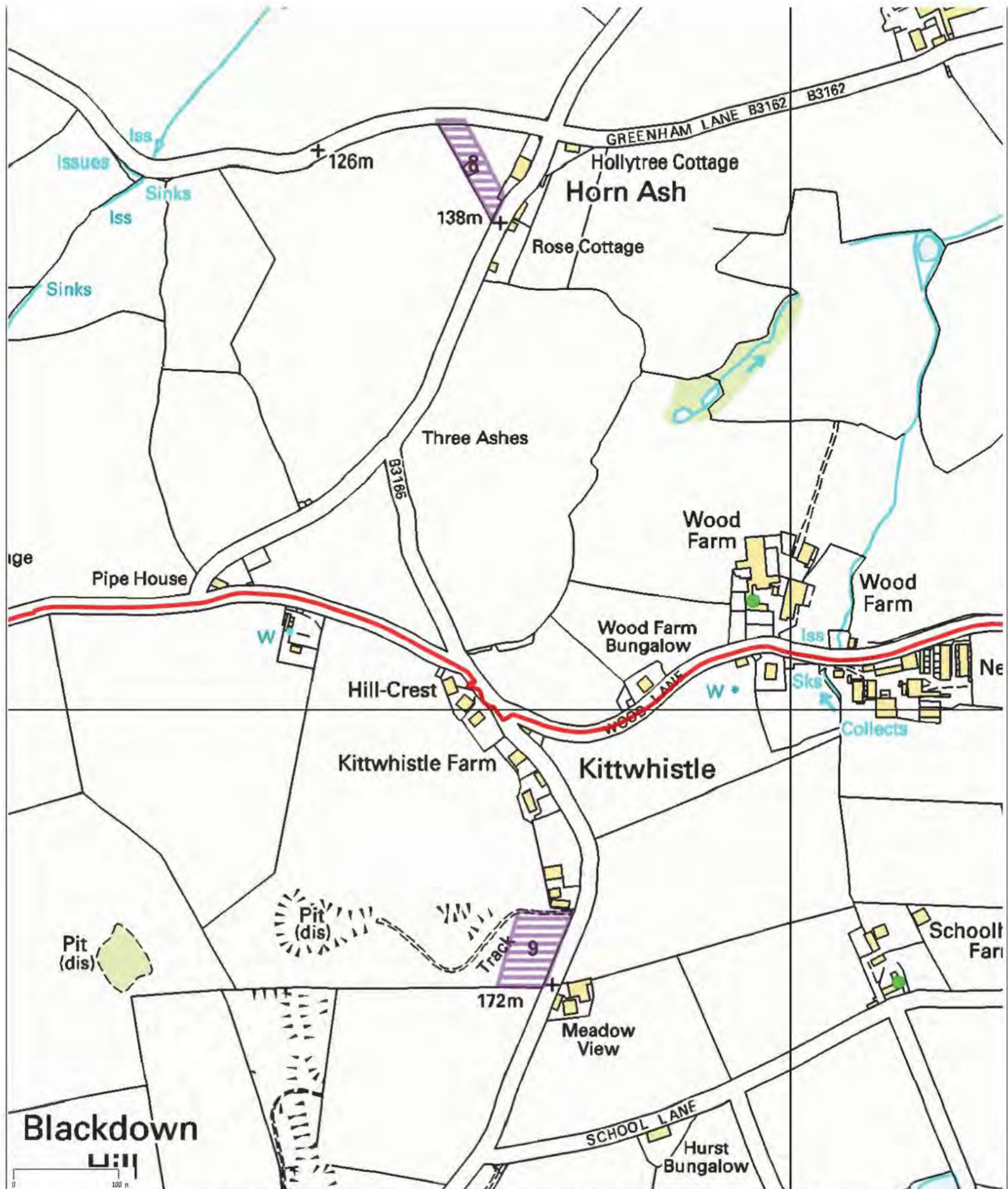
SUSTAINABILITY SUMMARY TABLE:

Topic	Scoring	Key findings
Ecology	?	No identified ecology sites within 200m. Potential hedgerow / grassland habitats.
Landscape	-	Site lies within the AONB, development here would need to retain sufficient gap to define separate identities of Drimpton and Netherhay.
Heritage	-	Potential impact on setting of 2 Grade II Listed building and diminishment of important historic gap, could be moderated by layout and design
Pollution	0	No potential contamination issues identified, subject to avoiding northern area closest to STW
Flooding	0	No potential flooding issues identified, subject to avoiding flood risk areas and confirming discharge arrangements
Soils / Minerals	-	Adjoins minerals safeguarding area. ALC likely G2, moderate area affected
Local Needs	+	Unlikely to secure affordable housing, possible informal recreation benefits to be confirmed
Safe Access	-	Difficulty securing improvements for pedestrians, but not significant risk



BLACKDOWN AREA SITE OPTIONS

Two sites were submitted in relation to the area around Blackdown



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Site 8 – Barn to rear of Ashleigh, Horn Ash crossroads - outside of the Dorset AONB (boundary runs as shown east - west along Wood Lane).

Site 9 – Land south of the Mill House, Kittwhistle.

A further site to the south, at Coombe Lake Farm, was also submitted but has not been included as a reasonable alternative due to its likely environmental impacts and degree of isolation.

HORN ASH Site 8: Barn to rear of Ashleigh, Horn Ash crossroads

SITE DESCRIPTION

Barn on relatively level paddock associated with residential use of Ashleigh. Residential to east, farmland to remaining sides.

Site size (entire area): 0.20ha (NB assessment based solely on conversion / replacement potential and no additional new build)

PROPOSED USE

Housing (barn conversion / replacement).

ACCESS

Existing access onto B3165 has poor visibility, potential to create new access further to south. No pavements and any trips would be vehicle-reliant.

DCC comments: in national speed limit, although there is an existing access, visibility could be an issue. No safe pedestrian routes.

HERITAGE, LANDSCAPE AND LOCAL FEATURES

Intimate character outside the Dorset AONB with relatively low visibility / potential for impact. Possible wildlife interest (potential for bats). No other local features noted as likely to be impacted.

AONB comments: it is unlikely that conversion would result in significant impact on the AONB.

Conservation Team comments: no significant heritage impacts identified

FLOOD RISK, CONTAMINATION AND OTHER MATTERS

No major risks identified.

DCC FRM comments: Limited prevailing risk, however, any developer would need to ensure that infiltration functions here, since there does not appear to be any receiving system to drain into.

WDDC comments: no potential contamination issues identified

PROPOSED MITIGATION

Improve vehicular access to provide safe access. Re-use or replacement of barn within existing footprint and scale.

ASSESSMENT OF CAPACITY

1 self build plot	2 – 5 units	6 – 10 units	11 – 16 units	Other
✓				

SUSTAINABILITY SUMMARY TABLE:

Topic	Scoring	Key findings
Ecology	?	No identified ecology sites within 200m. Possible bat roosts (barn).
Landscape	0	Site lies outside of the AONB, no notable impact from re-sue / replacement of existing barn.
Heritage	0	No heritage assets identified as likely to be impacted
Pollution	0	No potential contamination issues identified
Flooding	0	No potential flooding issues identified
Soils / Minerals	0	Outside any minerals safeguarding area. No loss of agricultural land.
Local Needs	+	Unlikely to secure affordable housing.
Safe Access	-	Location would require dependency on private motor car, and subject to improvements to access



KITTWHISTLE Site 9: Land south of the Mill House, Kittwhistle

SITE DESCRIPTION

Relatively steeply sloping field, agricultural and part scrap storage. Residential to south, diagonally opposite garage, farmland to remaining sides. Site size (entire area): 0.33ha (exact extent dependent on where boundary is drawn)

PROPOSED USE: Housing

ACCESS

Existing access onto Oathill Lane (B3165) has poor visibility. No pavements and any trips would be vehicle-reliant.

DCC comments: in national speed limit, very steep gradient and visibility could be an issue. No safe pedestrian routes.



HERITAGE, LANDSCAPE AND LOCAL FEATURES

Open, exposed hillside character with high visibility from most directions (S -E - N) including Pilsden Pen and Lewesdon Hill. Roadside hedgerow with occasional mature trees (ash) also screens existing storage. Possible wildlife interest (hedgerows and grassland habitats). No other local features noted as likely to be impacted.

AONB comments: relative isolated location and would require special circumstances to be supported.

Conservation Team comments: no significant heritage impacts identified

FLOOD RISK, CONTAMINATION AND OTHER MATTERS

No major risks identified, although current use may potentially have given rise to contamination. Gravel pits (disused) noted to west. Due to the steeply sloping nature of the site the general advice from DCC’s Flood Risk Management team regarding possible sheet runoff during intense storms may apply, and layouts should consider exceedance routing away from new development

DCC FRM comments: Whilst there appears to be no mapped risk, the site is surrounded by steep slopes, during intense storms there is a risk that sheet runoff will run into the back of any development at this location, if levels and exceedance routing is not considered. In addition, there are no mapped receiving systems to discharge into, although the presence of sandstone may allow for some infiltration.

WDDC comments: no potential contamination issues identified in relation to the site itself. There is a low risk contaminated land site approximately 20m to the west, which is unknown filled ground.

PROPOSED MITIGATION

Introduction of speed limit or other road safety measures to provide safe access, site cleared of scrap, retention of hedgerow and boundary trees.

ASSESSMENT OF CAPACITY

1 self build plot	2 – 5 units	6 – 10 units	11 – 16 units	Other
	✓	✓		

SUSTAINABILITY SUMMARY TABLE:

Topic	Scoring	Key findings
Ecology	?	No identified ecology sites within 200m. Possible hedgerow / grassland habitats.
Landscape	-	Site lies within the AONB, highly visible in views. Potential mitigation through removal of scrap, retention and strengthening of hedgerow / trees and modest scale and limiting development to lowest site level
Heritage	0	No heritage assets identified as likely to be impacted
Pollution	?	Impact of existing scrap storage to be considered
Flooding	0	No potential flooding issues identified, subject to advisory regarding possible sheet run-off
Soils / Minerals	-	Within minerals safeguarding area. ALC likely G3 and relatively limited area affected.
Local Needs	+	Unlikely to secure affordable housing.
Safe Access	-	Location would require dependency on private motor car, and subject to improvements to access