

# **Neighbourhood Plan**

## ***OPEN DAY***

**“Have  
your  
say”**

The following pages contain the information from all the display panels used on the Neighbourhood Plan Open Day on Saturday 7<sup>th</sup> July 2018. Their purpose was to give some background to the Plan and to also enable the community to see the various sites that had been submitted by landowners in addition to those identified by the NP working Group as potentially suitable for development.

Additionally, the site evaluations from the Strategic Environmental Assessment (SEA) were also made available.

A questionnaire was provided for those who attended to comment as to whether or not it was felt that a particular site was suitable and to also comment on elements of the SEA.

Panel 1

So what is the background to our Neighbourhood Plan?

**What is the Neighbourhood Plan?**

The Neighbourhood Plan sets out the community’s vision for the area and whilst primarily addressing the development and use of land it also considers the wider community aspirations to improve the neighbourhood. The Vision, objectives and specific actions and policies to deliver this development of land and improvements have now been identified. Once adopted the Plan has legal status and plays an important part in the local planning process

What  
is our

**Our Vision**

By 2036 we will be living in a vibrant, supportive community which will value its historic environment and rural setting. Local people’s requirements will have been met by providing a variety of housing, business opportunities and community facilities. Changes will have retained the distinctive characteristics of the individual villages and will have made a genuinely positive contribution to our environment in terms of the scale, design, materials, layout and density of development.

Vision?

Panel 2

What are the Objectives and Policies?

**Environment:**

Objectives:

- To protect and maintain the NP area’s green spaces and views.
- To protect and maintain the NP area’s footpaths and wildlife areas.

Policies: Policies have been included that identify those environmental features that will be protected, including important gaps, views and local green spaces, features of historic interest and important wildlife habitats.

## **Community:**

### **Objectives:**

- To maintain and encourage a range of services and facilities to ensure the neighbourhood is a thriving community.
- To create a safe and supportive environment to encourage a healthy lifestyle and the well-being of residents by the provision of open spaces, sport and other leisure facilities.

**Policies:** The community policies in the plan lists the important community assets (such as the school and village hall) and tries to make sure that these are retained and not developed for other uses. It also makes clear that proposals to improve these facilities will generally be

## **Business:**

### **Objective:**

- To support existing businesses, expand local employment opportunities and retain the Parish as a working community

**Policies:** The business policies recognise that supporting businesses is important and it also highlights the opportunities that exist to convert or replace redundant rural buildings.

## **Traffic, Transport & Infrastructure**

### **Objectives:**

- To make the roads and pavements safe for the community and others to use.
- Ensure that transport and other services are sufficient and satisfactory for the community

**Policies:** The traffic, transport and infrastructure policies recognise the importance of keeping the community safe and to work towards providing good transport and infrastructure within the community areas.

## **Housing:**

### **Objectives:**

- To establish how much new housing is required in the Neighbourhood Plan area in the period to 2036;
- To consider where new housing could be located;
- To identify what type of housing is required; and
- To consider what form it should take.

**Policies:** The housing policies set out the level of housing that will be needed and supported within the development boundary of the main village. Specific sites will be included together with the type of housing and its design. The development boundary takes into account the opportunities for incremental growth, some of which may well come forward

### Panel 3

So what is our plan area and how much new housing is needed?



**Our Neighbourhood Plan Area**

### Our calculations

Under the adopted West Dorset District Council's 2011 - 2031 Local Plan, development in settlements like Yetminster with a Defined Development Boundary should be 'at an appropriate scale for the size of the settlement' but this is not defined in numerical terms.

The review of the WDDC Local Plan (due to be completed in the near future) proposes a total of 15,500 new homes over the revised plan period 2016-2036.

Against this background a pro-rata assessment has been made of housing needs for our Neighbourhood Plan area. The conclusion is that a total of 144 dwellings are required for the 25-year period 2011-2036 (covering the adopted plan and its roll-forward through the review). Of these, 21 have already been completed and 87 have been approved and are about to be built on land at Thornford Road, Yetminster.

This leaves a notional requirement for an additional **36 dwellings by 2036** but this figure does not take account of:

- environmental constraints within the Neighbourhood Plan area;
- the availability of suitable land;
- the needs, size and role of other settlements in the wider housing market area;
- the strategic benefits identified in the Local Plan Review of concentrating development in the main towns.

## Panel 4

### Where will this new housing go?

Following the “Call for Sites” 11 proposals were put forward. A further 4 sites were added comprising those identified by WDDC and by the Steering Group.

One site has subsequently received planning permission and there is therefore now a total of 14 sites to be considered although not all will be included in the final Neighbourhood Plan.

### How will the sites for new housing be chosen?

We want to give the landowners the opportunity to talk to us about their proposals but first want to ask the community to tell us what sites they think are feasible and this is the reason for this Open Day.

Once we understand how they both feel we will be in a position to complete the selection process.

Broadly, the selection assessment criteria take into account: -

- any planning history;
- the existing use of the site and neighbouring land;
- the relationship of the site to the conservation area, listed buildings and flood risk areas;
- the topography and natural features of the site;
- existing and proposed vehicular and pedestrian access
- the existing Defined Development Boundary round Yetminster and the implications of modifying or extending the boundary so as to maintain clarity and certainty, and to ensure a robust approach to speculative planning applications during the lifetime of the Neighbourhood Plan.
- ensuring that new housing is integrated into the existing fabric of the villages in order to maintain a strong and unified community. This means that peripheral self-contained housing estates should be avoided; and
- ensuring that new housing respects the historic environment, distinctive character and rural setting of the two villages and make a positive contribution to local

So how do

### we give you our feedback?

The following display panels describe the individual sites and include comments and a summary based on the assessment criteria.

You are asked to complete the questionnaire which enables you to select whether or not you think a site is feasible and can be included. You can also indicate if you “don’t know”. The initial question helps us with our demographic profile and further questions help indicate whether the person completing the form has, or has had, any involvement with a site or a landowner.

Please use the sticky note pad for comments on a site if you want to tell us something.

## 11 Old Gran Store Ryme

### SITE DESCRIPTION

This is a relatively exposed site within Downfield slightly beyond the outskirts of Ryme Intrinseca, inside the area where the former agricultural grain store is undergoing conversion to two dwellings (under permitted development rights). There is residential development to the east and agricultural land to the other sides.

There are mature trees, including native oak, along the roadside frontage.

The broadly level site rises slightly away from the road and there are no nearby public rights of way. The scale and materials used to clad the converted grain store make this visible in approach along the road into Ryme Intrinseca, although this may lessen with weathering. The further development of this site is unlikely to significantly alter the landscape impact of the existing development, subject to avoiding the area closest to the road.

There are no designated heritage assets within 400m of the site and no obvious heritage harm identified.

The existing access is shared with the grain store currently being converted to residential. Pedestrian access into the village would be along roads with no pavements (potentially using the permissive off-road path for part of the route). There are no key community facilities within walking distance (800m). Although surrounded by countryside there is no ready access via the local Rights of Way network.

Site size (entire area): 0.12ha

Proposed use: housing – 1 additional dwelling

#### Constraints: -

- Agricultural land to west and north with conversion of adjoining building and existing houses to the east
- Contamination requires investigation, bearing in mind previous use of the site
- Hedges and fencing to boundary
- Vehicular access shared with buildings currently being converted
- Traffic impact not felt to be significant
- Existing pedestrian access

#### Summary: -

The site is outside the main part of Ryme Intrinseca, but the conversion of the adjoining building has extended the westward limit of housing and has set a precedent for 'rounding off' this small residential area. Careful design would be necessary to achieve development of an appropriate design and scale in relation to adjoining housing and the newly converted buildings. The dwellings under construction are substantial and the land to the east should form part of their curtilage. The land between the new dwellings and the road might accommodate one further dwelling of a similar design.





## 12 Old Forge Ryme

### SITE DESCRIPTION

Situated on the roadside within Ryme Intrinseca with access leading into a field at the rear wrapping around its southern and eastern side. The site is opposite Lilac Cottages (Grade 2) and the west side of the site adjoins the Church which is a Grade 2\* Listed Building. There is residential development to the east with agricultural land to the remaining side.

Due to its age there is a potential that the building may be used by bats. The rear field appears to be largely unimproved grassland and is bordered by hedgerow and hedgerow trees, including yew within the churchyard, which contribute to the local landscape character.

The site rises slightly away from the road, with the field providing a green gap in the built-up frontage on either side adding to the character of the settlement. The front portion of the site is developed and includes an area of hardstanding to the rear of the Old Forge building.

There is a disused lime kiln on Common Lane, approx. 150m to south, which is of potential archaeological interest. The original forge is a stone building which, although neglected, is of local interest and again contributes to the character of the area. It could probably be converted to residential use with the later additions that do not contribute to its character being removed / replaced.

Existing vehicular access has reasonable visibility. Pedestrian access into Yetminster would be along roads with no pavements (potentially using the permissive off-road path for part of the route). There are no key community facilities within walking distance (800m). The site lies opposite footpath N29/3 which provides access to the countryside.

Site size (entire area): 0.2ha

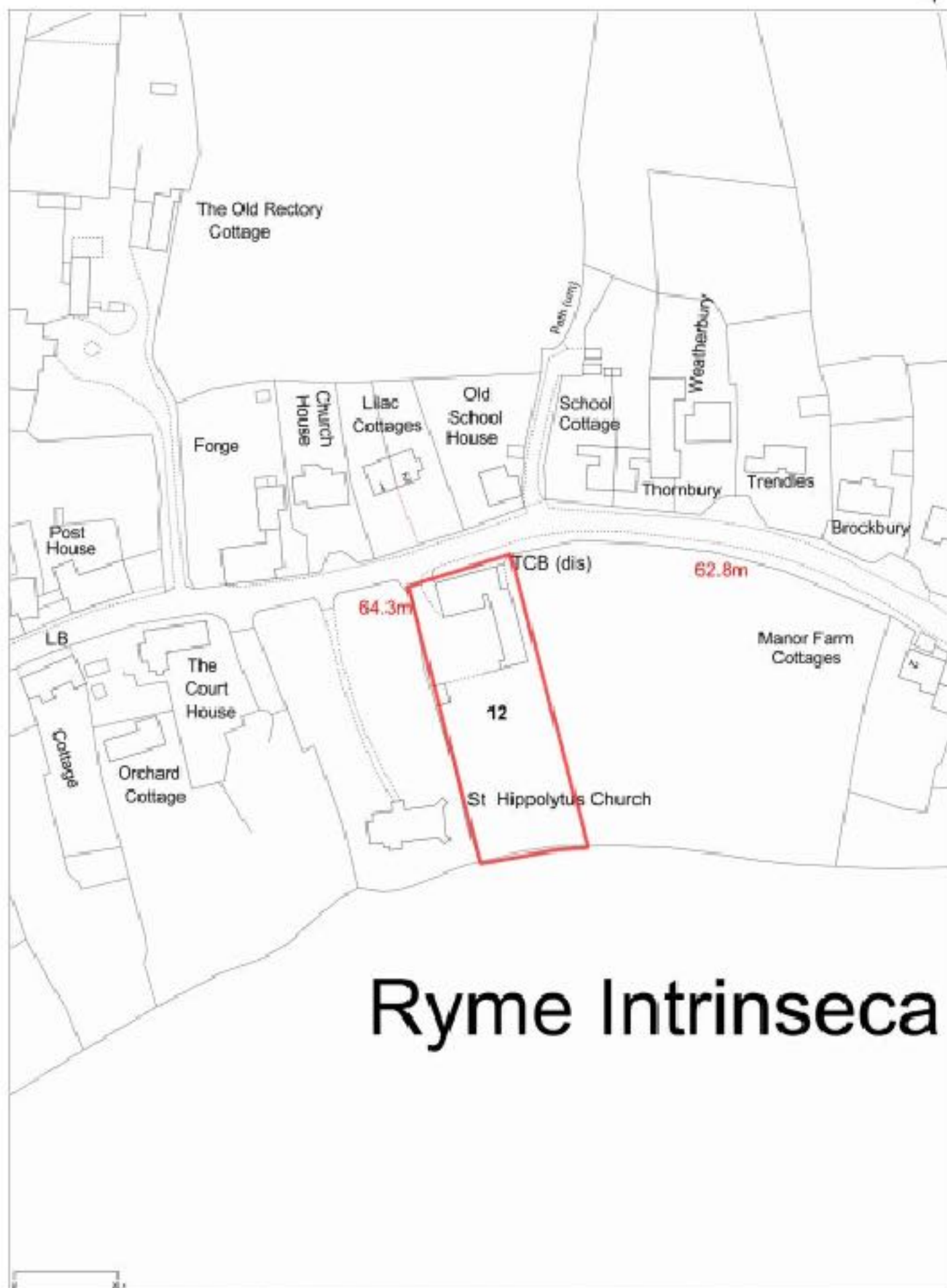
Proposed use: housing – number of dwellings not specified

#### **Constraints: -**

- Part agricultural land, part brownfield site – old forge and existing yard
- Adjoins Church LB Grade 2 to the west and opposite Lilac Cottages LB Grade 2 to the north
- Development within the rear field would be likely to have an adverse impact on the setting of the church, although trees within the church grounds and on the site boundary provide a degree of screening. Limited development would however be possible without giving rise to substantial harm.
- This rear development (beyond the hardstanding) would comprise backland development which would be uncharacteristic of the settlement but providing this did not extend significantly beyond the existing hardstanding, it would largely be screened by the existing buildings to the front.
- Retaining the Forge in active use in keeping with its historic character is considered to provide an overall positive benefit
- Contamination requires investigation

#### **Summary: -**

The original forge is a stone building which, although neglected, could probably be converted to residential use subject to a structural survey. This would, however, result in a loss of small workshop accommodation. The land behind the forge could accommodate a small 'courtyard' development of up to 5 small dwellings. Although there is no DDB for Ryme Intrinseca small scale housing development on this site would have limited visual impact on the village street or the adjoining church and would not set a precedent for further ribbon development. Limited development would be possible without giving rise to substantial harm to the setting of the Grade 2\* church, and the trees within the church grounds and on the site, boundary provide a degree of screening. Development to the rear would comprise uncharacteristic backland development, providing this did not extend significantly beyond the existing hardstanding, it would largely be screened by the existing buildings to the front.



# Ryme Intrinseca

## **Site 1 – Mill Lane A**

### **Site Description**

This is a relatively small, gently sloping site which is part of the field below The Garden House. A newly planted hedgerow provides a new boundary to divide it from the remaining part of the field and it adjoins agricultural land leading down to the river to the east. It is near to St Francis Cottage, a Listed Building (Grade 2).

It falls largely outside of the potential ecological network which follows the river floodplain and has not been intensively farmed. There is a hedgerow to the south (lane frontage), a wall to the west and hedge and fencing to gardens to the north. The hedgerows are of potential local wildlife interest. There is no known contamination.

The site is within the Conservation Area and in the Conservation Area Appraisal, the view along Mill Lane is marked as important, although this is likely to be seasonal depending on the vegetation. 60% of the site is within the Designated Development Boundary with the remainder being outside. With the exception of the area within the development boundary, the site falls within the designated Land of Local Landscape Importance.

It adjoins the garden of Greystones, a Listed Building (Grade 2), although due to the intervening development of The Garden House is unlikely to impact significantly on its setting.

The proposal involves using the existing field access for a new dwelling. Vehicle visibility further along Mill Lane (leading to the junction with Birch Lane / Church Street) is particularly poor, with no obvious scope for improvement.

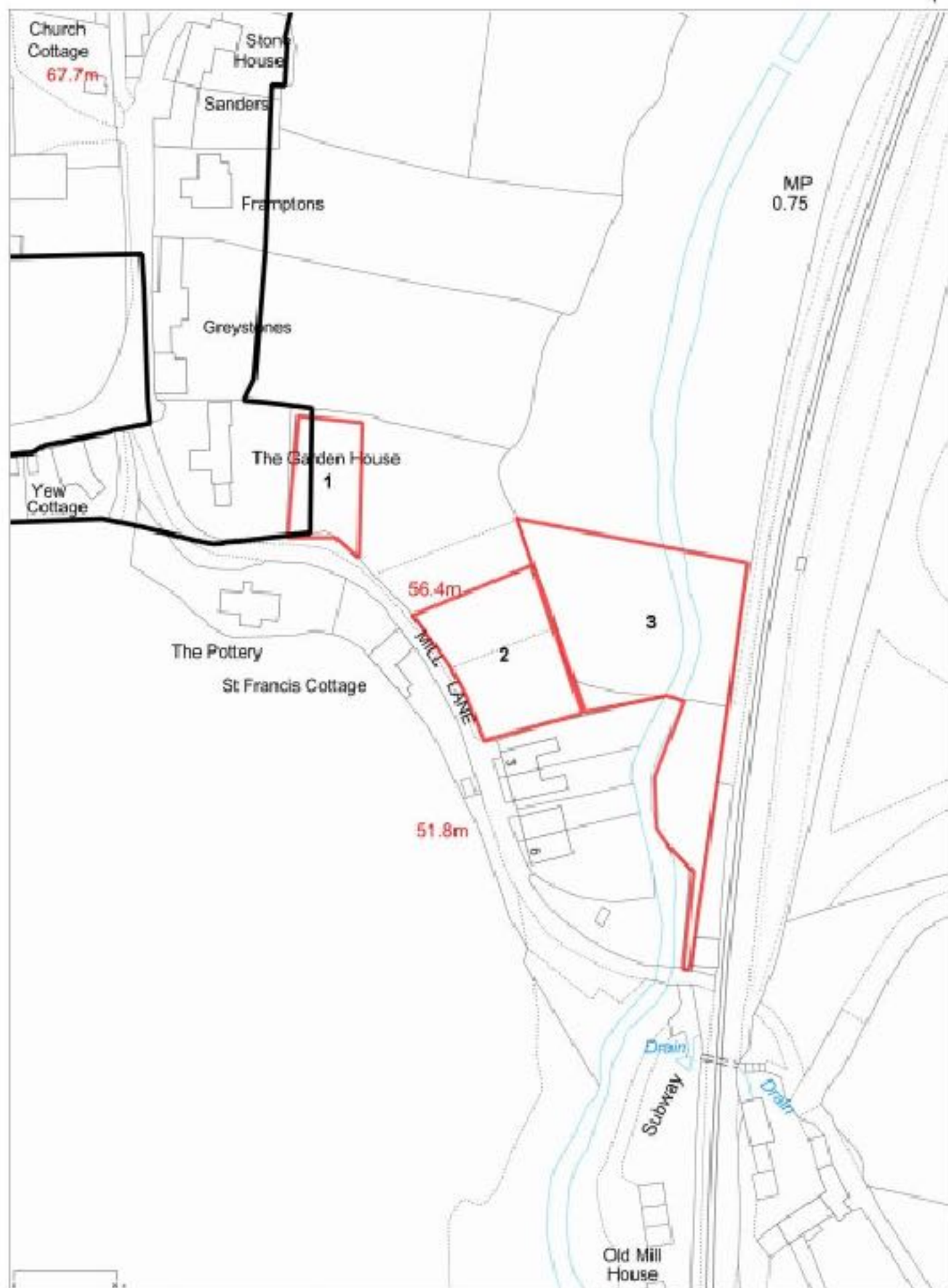
Pedestrian access into the main settlement would be along Mill Lane which is without a pavement.

### **Constraints:**

- There are no wildlife designations impacting directly on the site
- None of the sites have been intensively farmed
- The hedgerows, are of potential local wildlife interest
- Falls within the designated Land of Local Landscape Importance
- Part of the site is outside the Designated Development Boundary
- Potential impact on the character of Mill Lane, within the Conservation Area
- Potential adverse impact on the setting of St Francis Cottage
- Vehicle visibility along Mill Lane at Junction with Birch Lane
- Updated Strategic Housing Land Availability Assessment (WD/YETM/007) identifies the site as 'unsuitable for development because it would be prominent in views along Mill Lane'

### **Summary**

The updated Strategic Housing Land Availability Assessment makes it difficult to consider this site for development unless there has been a change in circumstances to justify a change of policy and this would appear not to be the case at this time.



## **2 Mill Lane B**

### **Site Description**

This is a relatively small site. The ground slopes down towards the river although the southern section (closest to the row of existing cottages) is less steep. It is part of the field adjoining and to the north of 3 - 6 Mill Lane and opposite St Francis Cottage, a Listed Building (Grade 2), with agricultural land to the north and a floodplain to the east.

It falls largely outside of the potential ecological network, which follows the river floodplain and has not been intensively farmed. There is a hedgerow to the south (lane frontage) with mature native deciduous trees. The hedgerows and also the mature trees within the site are of potential local wildlife interest. There is no known contamination.

The site is within the Conservation Area and in the Conservation Area Appraisal, the view along Mill Lane is marked as important, although this is likely to be seasonal depending on the vegetation. It falls within the designated Land of Local Landscape Importance. It is outside of the Designated Development Boundary and adjoins Flood Risk Zone 3 to the east.

There is a separate field access to Mill Lane adjacent to the existing cottages. Vehicle visibility further along Mill Lane (leading to the junction with Birch Lane / Church Street) is particularly poor, with no obvious scope for improvement.

Pedestrian access into the main settlement would be along Mill Lane which is without a pavement.

The site is within easy walking distance (400m) of the village hall and health centre and within walking distance (800m) of the station and shop. It is just over 800m walking distance to the school.

Site size: 0.10ha

Proposed use: pair of affordable houses

### **Constraints: -**

- Careful design necessary to prevent adverse impacts upon wider landscape.
- High quality low density development necessary under 2014 Strategic Housing Land Availability Assessment (WD/YETM/006) for the site
- Outside the Designated Development Boundary
- Within the Conservation Area
- Opposite Listed Building (Grade 2)
- Falls within the designated Land of Local Landscape Importance
- Mature native deciduous trees would need to be protected
- There are no wildlife designations impacting directly on the site
- Sloping ground would make development difficult on the northern portions
- Potential for development in the southern portion of the site next to 3 Mill Lane

### **Summary: -**

This is considered (under the 2014 SHLAA) as a developable site. However, the constraints placed by the Conservation area and the recognition that the views from Mill Lane need to be protected mean that this needs to be appropriate within the wider context. The hedgerows, and the mature trees are of potential local wildlife interest.

### Site 3 - Mill Lane Site C – Open Space

#### Site Description

This site is not proposed for potential development but is put forward as a potential public open space in the form of a circular walk with river views. You are therefore asked to indicate YES or NO as to whether the site should be used in this way taking into account the various constraints

It is the largest of the three submitted sites and is broadly level with the Wriggle river running through it with hedges to some site boundaries. The railway line forms the boundary to the eastern edge.

It falls within the potential ecological network, which follows the river floodplain and has not been intensively farmed. There is no known contamination.

The hedgerows and the mature trees within the site are of potential local wildlife interest. The banks of the river are noted as likely to be of local wildlife interest and potentially to host protected species.

The site adjoins the Conservation Area and in the Conservation Area Appraisal, the view along Mill Lane is marked as important, although this is likely to be seasonal depending on the vegetation. The majority of the site falls within the designated Land of Local Landscape with the exception of the southern part which is outside of this.

It is within Flood Risk Zones 2 & 3 and the site is known to flood.

The proposed circular walk would run from a new pedestrian access to Mill Lane between housing sites 1 and 2 and an existing access adjoining the old crossing keeper's cottage. The walk would be in the form of a "permissive" path and would be on either side of the Wriggle with the western part opening into the wider open space. It would be necessary to construct a pedestrian bridge over the river to provide the necessary link between the two and create the circular walk. The proposed open space is adjacent to the Millennium Woods.

Vehicle visibility further along Mill Lane (leading to the junction with Birch Lane / Church Street) is particularly poor, with no obvious scope for improvement. There is no parking space available although it is unlikely that people would use their cars.

Pedestrian access into the main settlement would be along Mill Lane which is without a pavement.

The site is within easy walking distance (400m) of the village hall and health centre and within walking distance (800m) of the station and shop. It is just over 800m walking distance to the school.

Site size 0.0.25ha

Proposed use: public open space and circular walk with river views

#### Constraints: -

- Site has not been intensively farmed
- The hedgerows and open space are of potential local wildlife interest
- Apart from the southern part, the site falls within the designated Land of Local Landscape Importance
- The site is adjacent to the Millennium Woods
- The Environment Agency have guidelines and requirements relating to river bank use
- The site is within the Flood Zone and is known to flood
- Any bridge would have to be constructed to cope with the flooding and not restrict the river

## **4 Land Adjacent to Basils**

### **SITE DESCRIPTION**

The proposed site is part of an open agricultural field in a relatively elevated position and is to the rear of a strip of unmanaged land (in separate ownership) which previously contained a dwelling (now demolished).

There is residential development to the north and south and agricultural land to the east and west. The rear boundary of the area under consideration is not defined.

The site lies just outside the Conservation Area. It is not marked as significant in terms of views in or out of the Conservation Area, although it is opposite the junction with Birch Lane.

The view of this site from along Birch Lane is potentially sensitive and would require careful design

The existing field access has poor visibility, and a new access point would be required, using the third-party land to the front (in separate ownership). There is no existing footway along this part of Melbury Road / Birch Lane.

However, there is potential to link through the land adjoining Upbury Farm (within the same ownership) to connect to Queen Street to provide an alternative off-road route. There is access to nature via the nearby public rights of way, and an off-road link to the south could be secured. The site is within easy walking distance (400m) of the village shop, the village hall and the health centre and within walking distance (800m) of the station and school.

Given the surrounding character, there is the potential for approx. 4 – 6 dwellings along the road front, depending on arrangements for access and parking. However, additional dwellings would require backland development which although feasible would need careful consideration in terms of how this might service a larger area.

Site size (entire area): 0.26ha (approx.)

Proposed use: Housing - 4 dwellings

### **Constraints: -**

Inclusion of the strip of land in separate ownership would be essential.

- Development would fill in a gap in the frontage of Melbury Road and would therefore tend to accentuate the ribbon of development leading out of the village. However, subject to careful design this could be seen as appropriate 'rounding off' of development on this side of Yetminster.

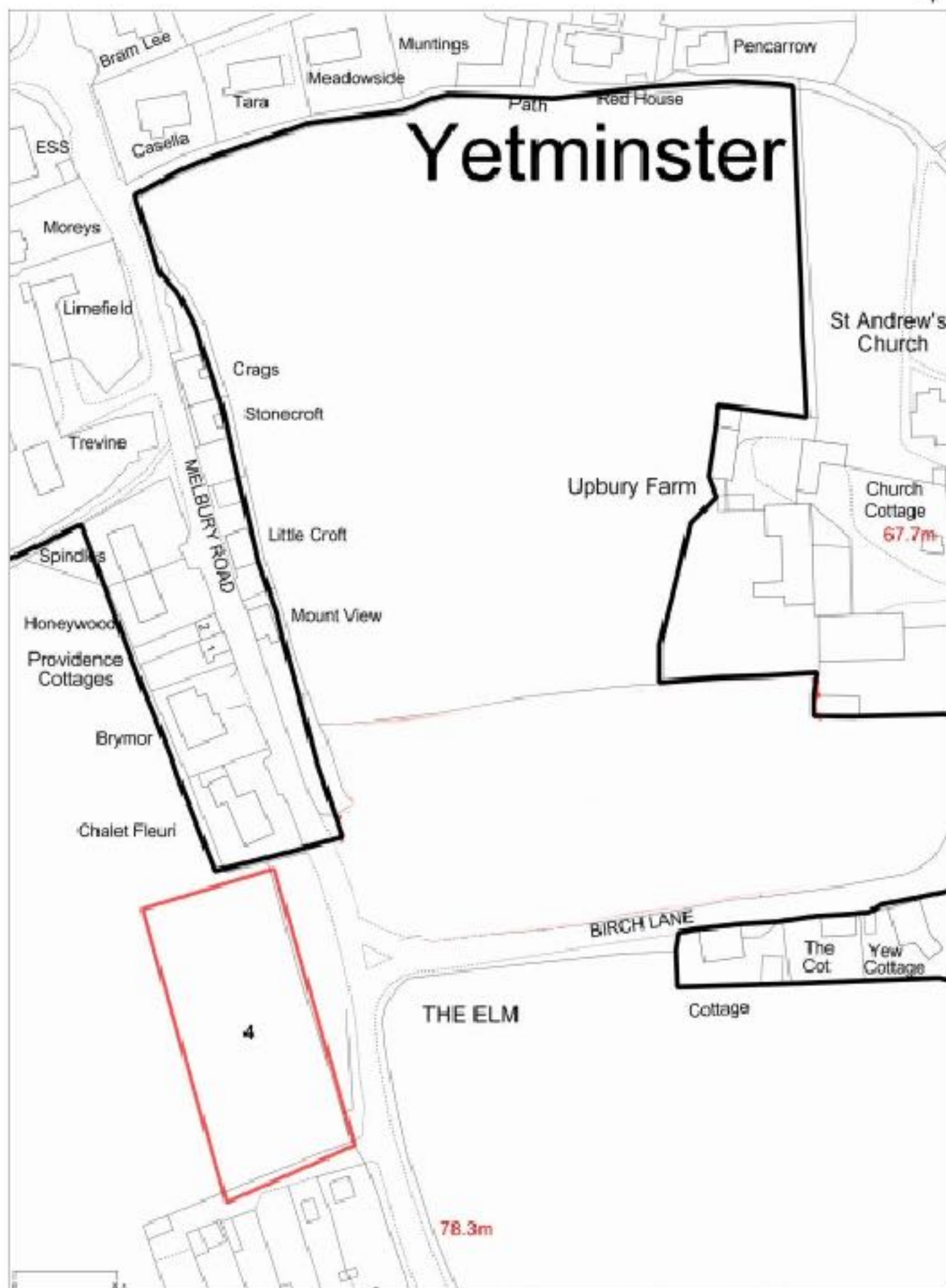
- The site is at a higher level than the adjoining road and careful design will be needed to ensure that houses here do not dominate the skyline.

- The submitted site is within the same family ownership as Upbury Farm and development here could, subject to a legal agreement, be used to fund repairs and maintenance of the listed farmhouse.

### **Summary: -**

Development is subject to careful design to avoid conflict with the surrounding area, to the inclusion of land on the road frontage, agreement about the depth of the site for development, agreement of a single point of vehicular access, and agreement about applying proceeds from the development to the restoration of Upbury farmhouse and buildings.







## 5 Land Adjacent to Shearstones

### SITE DESCRIPTION

A relatively level agricultural field rising gently from Brister End towards the centre of the site (approximately where the pylons cross) and then falling away gently, with distant views of the hills to the south. There is residential development to the eastern boundary at Shearstones and to the north with farmland to the other sides.

Development in the front portion of the field would fill in a gap, and subject to landscaping to the south would be unlikely to be harmful in landscape terms.

The site lies approximately 140m from the eastern end of Conservation Area and there are no Listed Buildings nearby. It is outside of the established Defined Development Boundary. There is a disused Lime Kiln on Downs Lane, to the western edge of the site, of archaeological interest, but this is unlikely to be impacted by any development. On this basis, no potential heritage harm is identified

There is an existing field access from Brister End, but this would need to be improved and potentially relocated eastwards to provide the necessary visibility splays. Pedestrian access into the village would be along Brister End (potentially via Downs Lane), which has no pavements. The site is within walking distance (800m) of the station, but other key facilities (the village hall, the village shop, the school and healthcare centre) are further than 800m distance. Any development here is therefore likely to significantly increase trips by car to local facilities. There is the potential to link to Downs Lane and bridleway N34/19 to provide easy access to the Vecklands (Woodland Trust site) and the countryside.

Site size (entire area): 2.0ha (approx.)

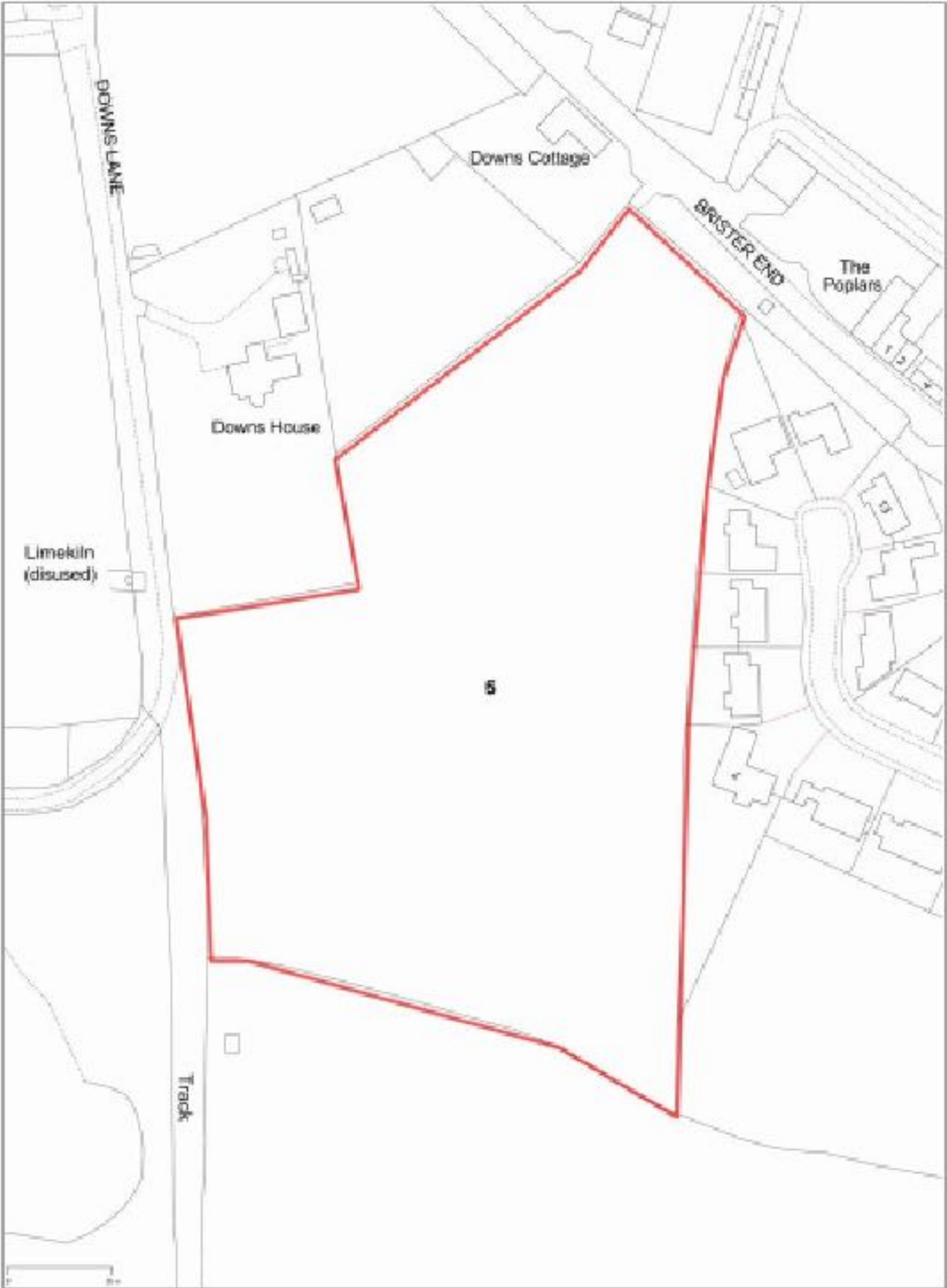
Proposed use: Housing – number not specified

#### Constraints: -

- Mainly agricultural. Part of eastern boundary adjoins existing housing in Shearstones
- Land rises from Brister End towards the centre of site and then falls away to the southern boundary
- Outside existing Designated Development Boundary
- Outside the existing village core
- Existing field access from Brister End but a new access would be required
- Significant additional traffic to Brister End

#### Summary: -

The Neighbourhood Plan strategy is to consolidate the existing village core. Despite the scope for pedestrian access via Down Lane, this site would be a large self-contained peripheral estate of potentially 60 or more dwellings which would be entirely contrary to this strategy.



## **7a Land Adjacent to Yew Tree Cottage**

### **SITE DESCRIPTION - Land Adjoining Yew Tree Cottage**

Land to the rear of Yew Tree Cottage, forming part of the large residential garden and including the potential to use the converted garage for residential use (currently subject to holiday occupancy condition). Residential land to the west and the south, farmland to the north and the east.

Yew Tree Cottage is Grade 2 Listed and development within the grounds would be likely to detract from the semi-rural setting of Yew Tree Cottage and cause potentially significant harm. The garage adjoining the cottage has been converted for holiday letting but extending this is likely to compromise the setting of the listed building. The site is outside of the existing Designated Development Boundary but within the extended Conservation Area.

There is existing vehicular access to Yew Tree Cottage (serving house and holiday let conversion). Pedestrian access into the village would be along Brister End, which has no pavements. The site is within walking distance (800m) of the station, the village hall and the healthcare centre but the village shop and school are both more than 800m distance. The site is reasonably well located to access Vecklands (Woodland Trust site) and the countryside (via bridleway N34/19).

Site size (entire area): 0.24ha

Proposed use: Housing – 3 over the three submitted sites

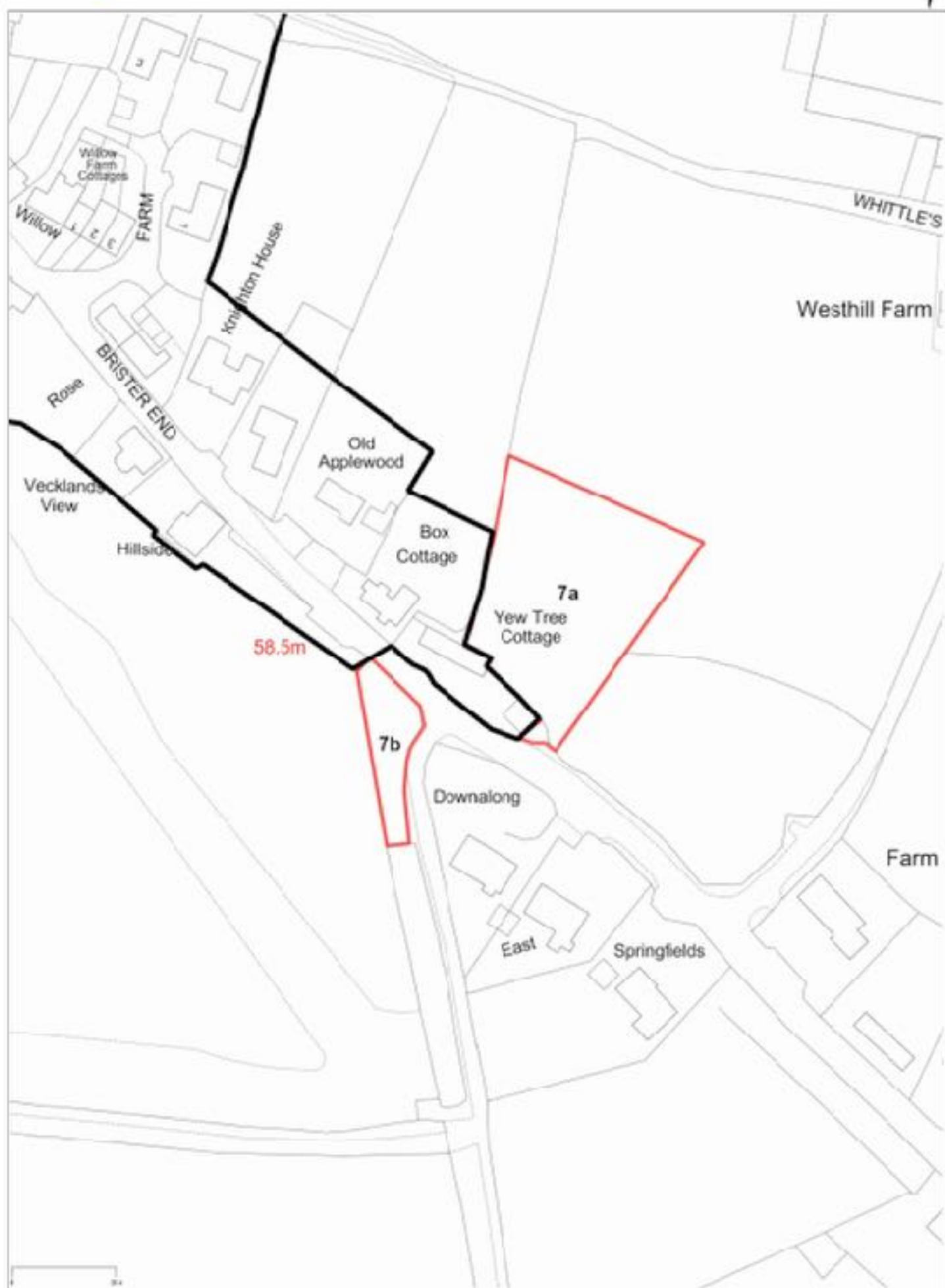
### **Constraints: -**

Three proposals have been submitted – development in the garden of Yew Tree Cottage (7a), conversion of existing garage (7a) and opposite the cottage on the corner of Downs Lane (7b)

- Permission given in 2017 for conversion of the garage to holiday let and ancillary accommodation.
- Adjacent building is Yew Tree Cottage which is LB Grade 2
- Several small trees on site south of Brister End. Small trees in garden of Yew Tree Cottage.
- The garden slopes gently away from Brister End.
- The site south of Brister End is at a generally higher level than the adjoining road and lane.
- Existing access to Yew Tree Cottage
- Outside the existing Designated Development Boundary & within the Conservation Area
- Development may detract from semi-rural setting
- Extending the existing garage / holiday let is likely to compromise the setting of the listed building

### **Summary: -**

Housing development in the rear garden of Yew Tree Cottage would constitute back land development which would be outside the defined development boundary and would present an intrusion beyond the line of existing buildings along Brister End. It would also detract from the setting of Yew Tree Cottage itself which is a listed building. The garage adjoining the cottage which is currently being converted for holiday letting and ancillary accommodation is very small, and it is difficult to extend it sufficiently to make it suitable for permanent occupation without compromising the setting of the neighbouring listed building.



## **7b Land Opposite to Yew Tree Cottage**

### **SITE DESCRIPTION - Land Opposite Yew Tree Cottage**

This is a small, intimate site opposite Yew Tree Cottage which is currently used as a garden / orchard. There is residential development to the north and east, with farmland to the south and west.

The two yew trees on the road frontage (which appear to be of limited stature) are subject to Tree Preservation Orders and form a matching pair to those opposite. Hedgerow boundaries including small hedgerow trees contribute to the rural character of the road and lane to the side. The development of this site would impact on this rural character, particularly if a substantial length of the hedgerow were removed, although the impact would be limited to the immediate area.

The site is outside the existing Designated Development Boundary but inside the extended Conservation Area. There appears to be an old pump and, potentially, the remains of a former building on the site. It is opposite Yew Tree Cottage which is Grade 2 Listed. Although a very small-scale development here should be possible, it would be likely to cause a degree of harm to the character of the area,

There is no existing vehicular access. Given Tree Preservation Orders and the setting of Yew Tree Cottage, new vehicular access would need to be formed off Downs Lane. Pedestrian access into village would be along Brister End, which has no pavements. The site is within walking distance of the station, the village hall and healthcare centre but the shop and school are both more than 800m distance. The site is reasonably well located to access Vecklands (Woodland Trust site) and the countryside (via bridleway N34/19).

Site size (entire area): 0.04ha

Proposed use: one dwelling

#### **Constraints: -**

- No designated sites or sites identified as having ecological potential within 200m.
- Hedgerow may be of local wildlife interest
- The two yew trees on the road frontage are subject to Tree Preservation Orders and form a matching pair to those opposite.
- The development of this site would impact on the rural character of the road although the impact would be limited to the immediate area
- Given the site size and character it is unlikely that any affordable housing or other community benefits would result
- There is no existing vehicular access. Given the Tree Protection Orders and the setting of Yew Tree Cottage, new vehicular access would need to be formed off Downs Lane
- Outside the existing Designated Development Boundary and within the extended Conservation Area
- Development may detract from semi-rural setting

#### **Summary: -**

The land opposite Yew Tree Cottage on the corner of Downs Lane was apparently once occupied by two cottages. Although small in area, subject to careful detailed design, it could probably accommodate one small dwelling with vehicular access from Downs Lane (assuming that the owners have a right of access and that an access can be designed to have minimal impact on the character and appearance of the lane).

## 8 Land NE of Brister End

### SITE DESCRIPTION

The site is a roadside field on Brister End between increasingly scattered / sporadic development consisting of residential dwellings on the road front on either side, and farmland (and stable complex) to the rear.

It is a broadly level site with hedgerows to the road boundary. Due to the road running along a slightly elevated ridge, there are long distance views to the north (but no public rights of way nearby). Housing on this site would fill a gap between an isolated house and the farm access, forming a ribbon of development extending well beyond the core of the village. It is outside the existing Defined Development Boundary.

There are no designated heritage assets within 400m of the site.

There is an existing field access, but this is likely to be improved for any housing development. Pedestrian access into village would be along Brister End, which has no pavements. There are no key community facilities within walking distance (800m). Although surrounded by countryside there is not ready access via the local Rights of Way network.

Site size (entire area): 0.34ha (front part of field)

Proposed use: housing – number not specified

#### Constraints: -

- Site area not defined (assuming frontage development only, about 0.3ha)
- Neighbouring land use is agricultural with a dwelling on one side
- Boundary Roadside hedge and rear boundary undefined
- A ribbon of development would probably require multiple access points
- Traffic impact felt to be moderate, depending on number of dwellings
- There is no pavement along this part of Brister End
- Outside existing Designated Development Boundary
- Outside existing village core

#### Summary: -

Housing on this site would extend a ribbon of development well beyond the core of the village.

Development would be outside of the existing Designated Development Boundary and against the plan strategy.



## 9 Land NE of Brister End “Windyridge”

### SITE DESCRIPTION

The proposed site is on the very outskirts of the village and consists of an agricultural field behind an established hedgerow. There is residential development on the road front to the west and farmland on all other sides.

The site appears broadly level with hedge rows to the road boundary and is felt likely (although the site is enclosed by a high hedge and cannot be easily be seen from the highway) to be similar in character to the other submitted site North East of Brister End.

Housing on this site would extend a ribbon of development well beyond the core of the village

There are no designated heritage assets within 400m of the site and no heritage harm is identified.

There is no existing field access from Brister End but there is the potential to incorporate a new entrance providing the necessary sight lines can be incorporated. Pedestrian access into the village would be along Brister End, which has no pavements. There are no key community facilities within walking distance (800m). Although surrounded by countryside there is not ready access via the local Rights of Way network.

Site size (entire area): 0.27ha (front part of field)

Proposed use: housing – number not specified

Constraints: -

- Site area not defined (assuming frontage development only, about 0.3ha)
- Neighbouring land use is agricultural with house on one side
- Boundary Roadside hedge and rear boundary undefined
- A ribbon of development would probably require multiple access points
- Traffic impact felt to be moderate, depending on number of dwellings
- There is no pavement along this part of Brister End
- Outside existing DDB
- Outside existing village core

Summary: -

Housing on this site would extend a ribbon of development well beyond the core of the village. Development would be outside of the existing DDB





## 10 Kilbernie

### SITE DESCRIPTION

An existing site consisting of a concrete bungalow and concrete paving situated within the village. Neighbouring uses include residential development, a Methodist Chapel, an industrial unit and a small industrial estate with a railway station serving the Weymouth to Bristol line.

The site is prominent because it is elevated above the adjoining highway, with views primarily over the small industrial estate to the station. Development would have the potential to provide buildings more in keeping with the local character.

The site is partly within the Conservation Area and is opposite Lower Farm House and adjoining barns (LB Grade 2) and the Methodist Church which has been identified as an important local building.

There is existing vehicular access serving the bungalow. Pedestrian access into the village would be along Chapel Lane, which has no pavements on the section immediately adjoining the site. The site is within easy walking distance (400m) of the station, the village hall and healthcare centre, and within walking distance (800m) of the village shop. The school is just outside walking distance at approximately 900m. There is ready access to the countryside via the nearby footpath.

Site size (entire area): 0.09ha

Proposed use: housing – the owner proposes replacement of the existing bungalow with a small development of 3 dwellings

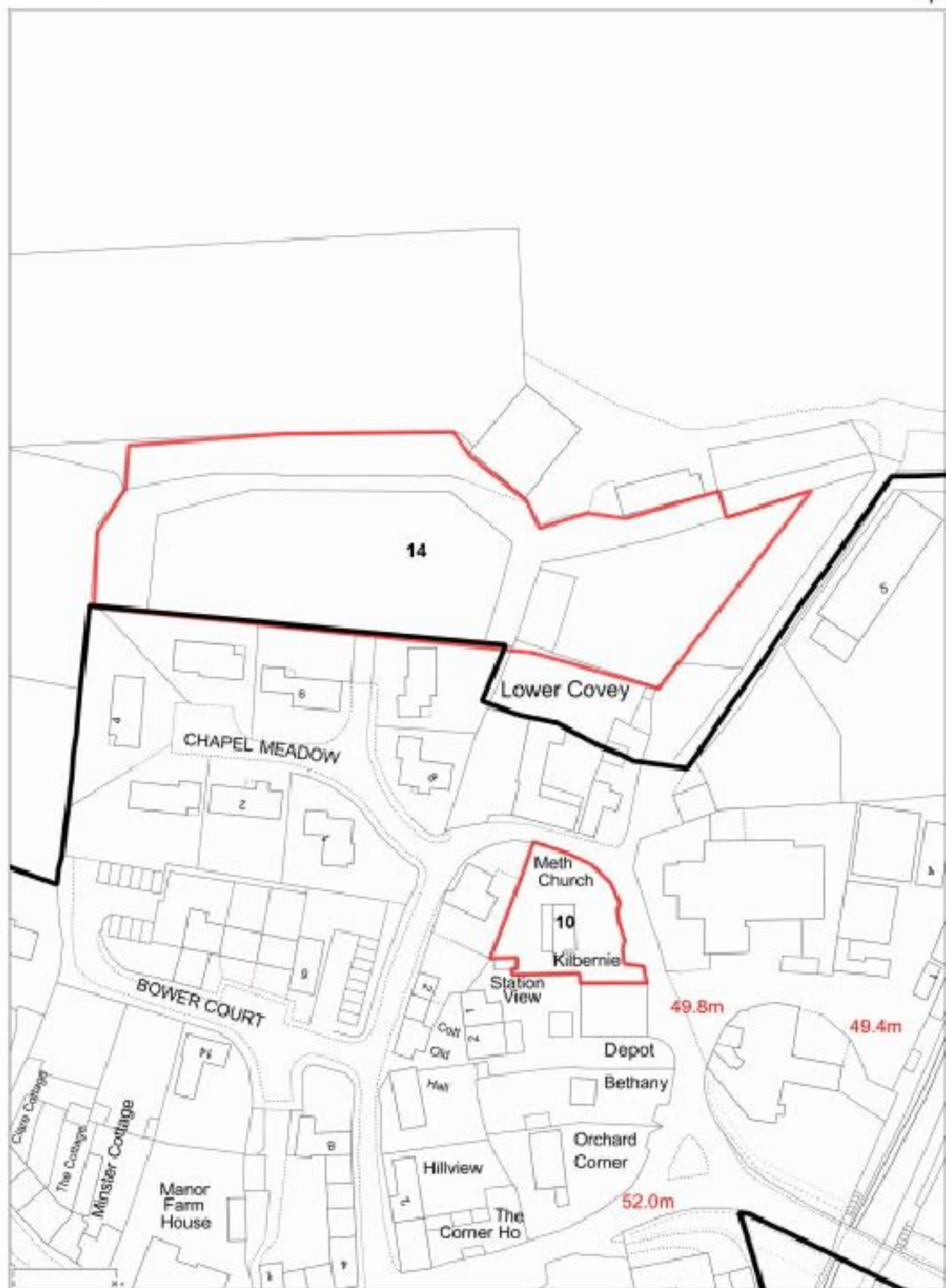
#### Constraints: -

- Part of the site is within the existing conservation area
- Opposite Lower Farm House and adjoining barns LB Grade 2
- Adjoins Methodist Church which is identified as an important local building
- Existing concrete panel bungalow and concrete paving to be cleared
- The site is prominent because it is elevated above the adjoining highway
- Existing vehicular access
- Minimal traffic impact
- Existing pedestrian access
- Overlooks small industrial estate and is adjacent to an industrial unit
- Neighbouring use is residential
- Within Conservation Area

#### Summary: -

The existing concrete panel bungalow detracts from the character and appearance of the area, particularly because of its relationship to listed buildings and the conservation area, and the site would benefit from sensitive redevelopment.

DO NOT COPY



### 13 Land West of Thornford Road

#### SITE DESCRIPTION

This site is a broadly level roadside field adjoining the recently developed affordable housing exception site. There is residential development to the south, and St. Andrew's Primary school and Folly Farm, the newly consented estate, to the east with farmland to the north and west.

It is currently used as pasture and may be unimproved grassland. There are hedgerow boundaries with occasional native hedgerow trees (including Ash) which are a potential source of local wildlife interest. A public footpath crosses the northern part of the site, and would become urbanised in character, unless the northern extent of any development is limited to the south side of the footpath.

There is a roadside milestone marker (Listed G2) approx. 140m north of site. and the Conservation Area extends to the rear of school / Stoneycres approx. 200m east of site. Development of this site is felt unlikely to impact on the setting of either, and no harm is therefore identified.

The existing field access is likely to require improvement to provide a satisfactory entrance. There are no pavements, but there is a potential to extend the existing footpath along the west side of Thornford Road to provide safe pedestrian access. The site is within easy walking distance (400m) of the village shop and school but other key facilities (the village hall, station and healthcare centre) are just beyond 800m walking distance. The site has access to the countryside via footpath N34/8.

Site size (entire area): 1.21ha

Proposed use: housing – no numbers provided

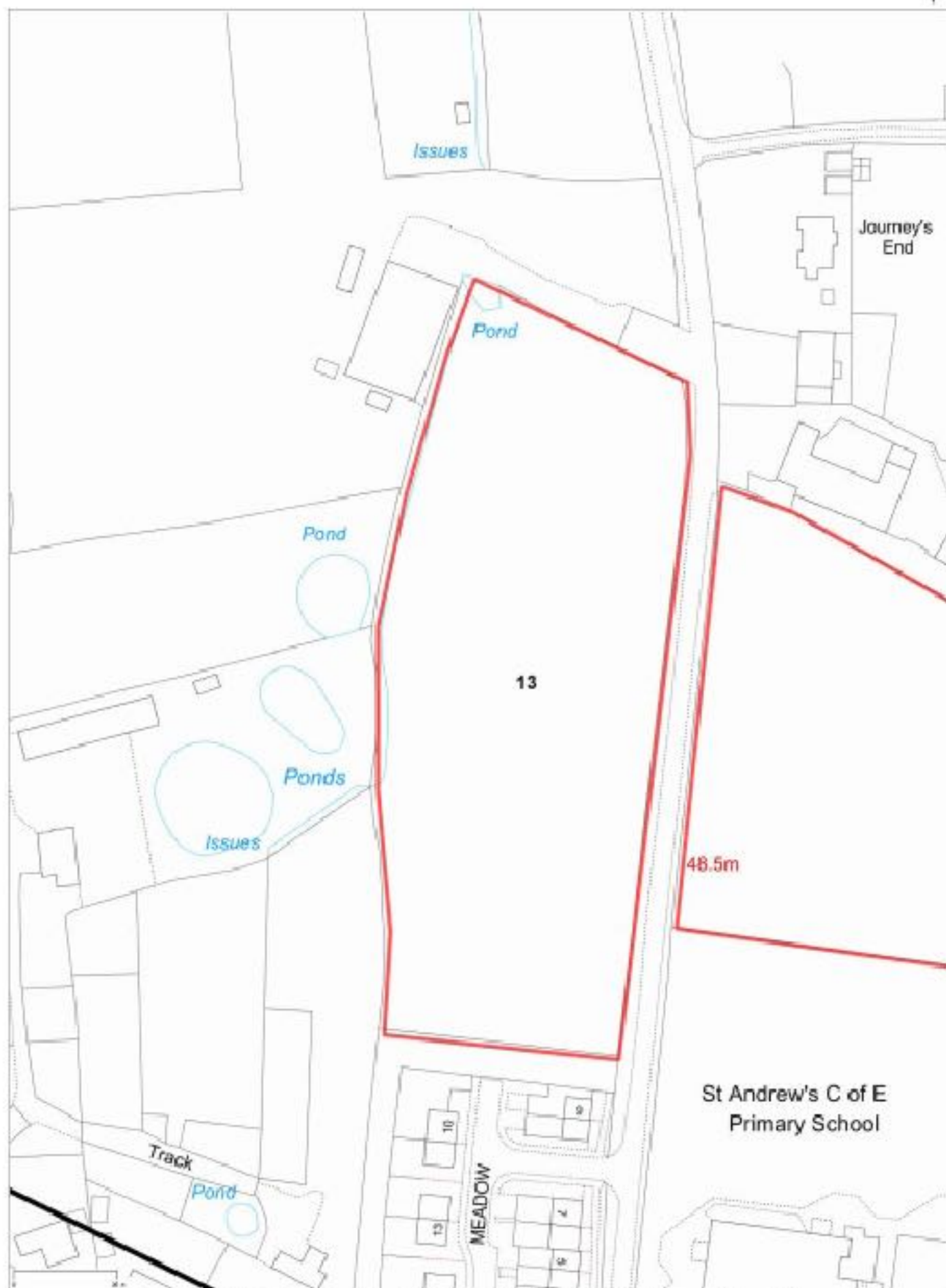
**Constraints: -**

- Agricultural land
- Adjoins Frylake Meadow and is opposite the recently approved Folly Farm development
- Hedges and hedgerow trees to boundary
- Vehicular access via existing field access which would require improvement
- Significant traffic generation
- An extension of the footpath along the west side of Thornford Road would be required

**Summary: -**

The West Dorset District Council's Strategic Housing Land Availability Assessment (SHLAA) analysis concluded that this is a developable site subject to retention of the natural boundary features, provision of a roadside footway and acceptable design and layout.

The anticipated development of the Folly Farm site on the opposite side of Thornford Road will introduce a significant increase in traffic and will alter the character of the area. These changes should be allowed to mature before any further development is considered in this part of the village.



## 14 Land North of Chapel Meadow

### SITE DESCRIPTION

The site consists of two small fields and two barns on the site's northern edge. It is a broadly level and low-lying site with no notable landscape features, well contained in wider views. It adjoins Land of Local Landscape Importance to the west and a public footpath runs to the east. There is residential development to the south and agricultural land to the remaining sides. The site could be expanded to include the barns within the development area if they are no longer required in connection with the farming operations.

There is a river corridor approximately 60m to the east which is of local wildlife importance. The hedgerows and occasional hedgerow trees are likely to be of local wildlife interest.

The development could be visible from the wider footpath network but is unlikely to cause significant landscape harm subject to careful design and could result in improvements to the site through clearance of the existing clutter.

The Conservation area includes fields to west. The site also lies to the rear of Lower Farm House (to south) which is a Listed Grade 2 building, however the garden area to its rear provides a degree of buffer.

The existing farm access track east of Lower Farm House would need to be upgraded. Pedestrian access into the village would be along Chapel Lane, which has no pavements on the section immediately adjoining the site. The site is within easy walking distance (400m) of the station, the village hall and healthcare centre, and within walking distance (800m) of the village shop. The school is just outside walking distance at approximately 900m. There is ready access to the countryside via the nearby footpath.

Site size (entire area): 0.7ha

Proposed use: housing

### Constraints: -

- Site included in 2016 update of Strategic Housing Land Availability Assessment (SHLAA) as a suitable site for housing as modified (see below)
- Eastern end is within flood zone 2 and is excluded from the SHLAA update.
- Flat Site
- Agricultural land with agricultural buildings
- Potential land contamination
- Hedges and hedgerow trees to boundary + some fencing
- Nearby property is a listed building
- Vehicular access - SHLAA report proposed vehicular access from upgrading the farm access track east of Lower Farm House.
- Minimal traffic impact

### Summary :-

A much larger site was put forward in the original SHLAA 2014. The current site is not within the flood zone and, if suitable access can be obtained from the existing farm track, the site could accommodate housing.

Further information is required about access and number of dwellings, measures to protect the environment of the neighbouring Listed Building and the houses in Chapel Meadow and more information is needed about site contamination.







## 15 Land East of Stoneyacres

### SITE DESCRIPTION

This site consists of a Paddock on gently sloping land. There is residential development to the south and to the west and recent planning consent for housing at Folly Farm on land to the north with extended gardens / paddocks to the east side. It is currently grazed and may be unimproved grassland.

The site falls within a designated Land of Local Landscape Importance (LLLI). The current footpath along the west edge of the site is permissive. With development to the High Street and the consented development at Folly Farm, the outlook has, and will become, more enclosed in the wider views.

The site is also within the Conservation Area and to the rear of Boyle's Old School (a Grade 2 Listed Building situated on the High Street). The gardens and crofts behind the North side of the High Street properties represent an early field system and are observable from the public footpath and from approaches off the High St. The rear setting of other Listed Buildings on the High Street could also be affected by development of the Paddock. However, intervening vegetation and development provides some screening, and importantly, the site is no longer as closely associated with the frontage building because of the intervening development of two houses in the Boyles School yard area. Although a visual connection to the High Street remains, this is also much narrowed.

There is a potential for the northern section of the eastern boundary to be subject to surface water flooding, but the known flood risk zones (as mapped) do not extend across the site.

The existing access from the High Street is not suitable for additional traffic. Potential alternative vehicular access is available from Stoneyacres. The Permissive footpath could be extended to link the Folly Farm development to the High Street. The site is within easy walking distance of the school, the village shop, the village hall and healthcare centre, and within walking distance of the station.

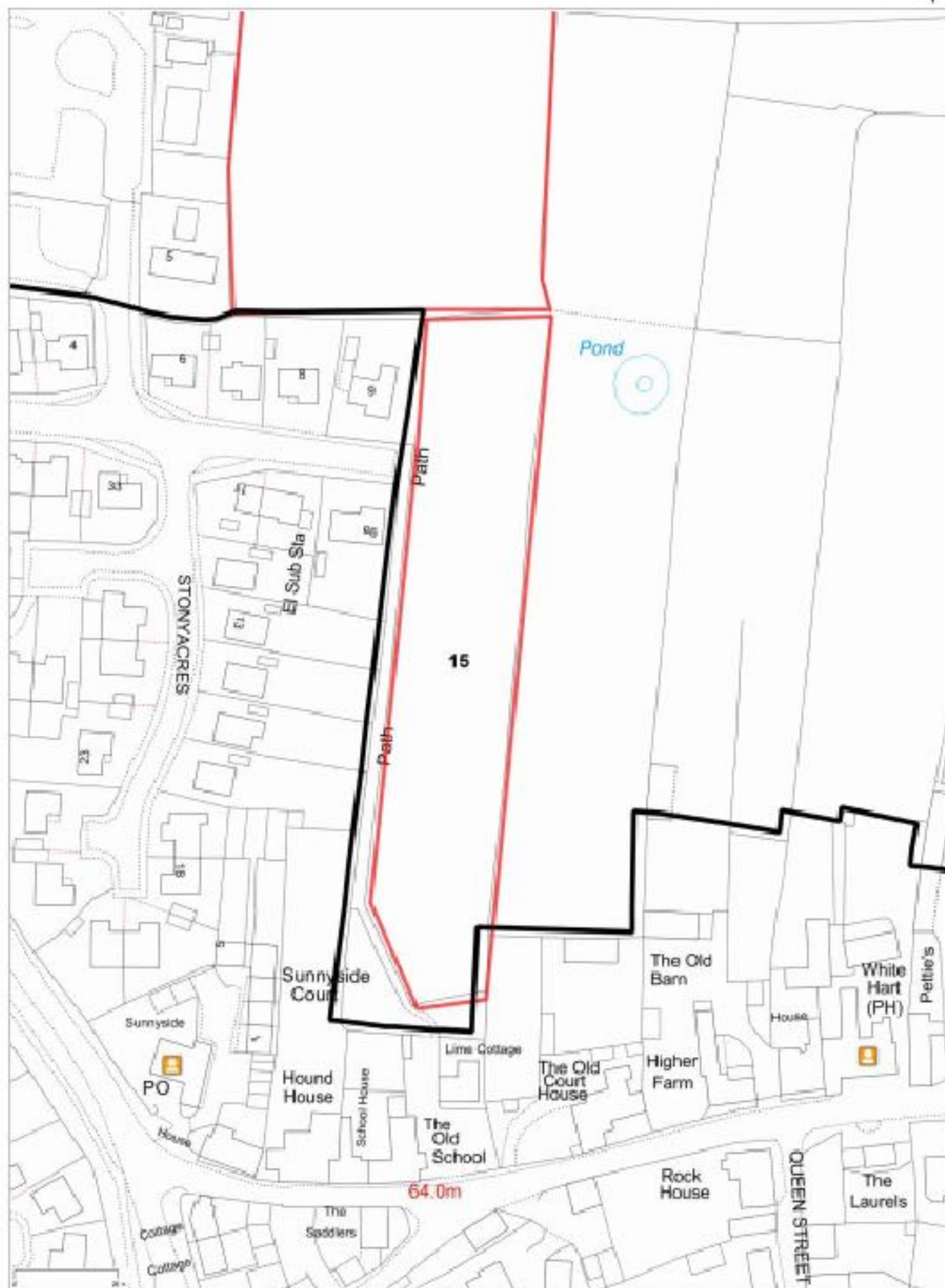
There is potential to improve access to the countryside by linking into the Folly Farm development that in turn links to the Public Right of Way network.

Site size (entire area): 0.52ha

Proposed use: no landowner contact but assessed for housing

### Constraints: -

- Site is owned by an Educational Trust
- The site was included in the conservation area as part of a review in 2010 to recognise gardens and crofts historically associated with properties fronting High Street
- Land quality not known – presently used as grazing for horses
- Site slopes gently to the North
- Hedges and hedgerow trees to boundary
- Residential to west, garden land to east, approved housing (Folly Farm) to the north, buildings in the High Street to the south. Nearby properties are listed buildings
- Site is within the Conservation Area
- Site is within the Defined Development Boundary
- There is a potential for the northern section of the eastern boundary to be subject to surface water flooding, but the known flood risk zones (as mapped) do not extend across the site.
- There is permissive fenced footpath to the western side



## 16 Land at Upbury Farm

### SITE DESCRIPTION

The site is a largely hidden field on the edge of the Conservation Area, screened by high hedges from the surrounding lanes. There is residential development to the east and south with farmland to the remaining sides

It slopes gently from west to east and lies outside of the designated (Land of Local Landscape Importance (LLLI), which covers adjoining land to the north (seen as a valuable 'green wedge' at the heart of the village).

The Church grounds are approx. 80m to NW.

The site falls within the Conservation Area and adjoins Upbury farmhouse Listed Building (Grade 2) and barns (Grade 2) and near Greystones (Grade 2) to the East. Development could have an impact on their setting, although intervening vegetation provides some screening. Upbury Farmhouse is noted in the Conservation Area Appraisal as likely to be the oldest house (a late medieval hall house) and home to Benjamin Jesty, a pioneer of vaccination against smallpox. The associated 'infields' related to Upbury Farm are considered important historically.

Concerns are raised in the Conservation Area Appraisal over the condition of Upbury Farm and its outbuildings, with the latter, in particular, at risk. As ownership is the same, repair conditions similar to site 4 could be stipulated.

Existing field access onto Melbury Road is unsuitable due to poor visibility, and any new vehicular access would be problematic without removal of a substantial length of the boundary hedge. There is no existing footway along this part of Melbury Road / Birch Lane. There is potential to link through the site north (on land within same ownership) to connect to Queen Street to provide an alternative off-road route. The site is within easy walking distance (400m) of the shop, village hall and health centre. Within walking distance (800m) of station and school. It is also well located to access to the countryside via the footpath network.

Site size (entire area): 0.7ha (approx.)

Proposed use: no landowner contact but assessed for housing

### Constraints -

- Land quality not known
- Housing and agricultural land behind Upbury Farm
- Adjoins Upbury farmhouse Listed Building (Grade 2) and barns (Grade 2)
- Site slopes gently to the West and to the East
- Substantial hedges and hedgerow trees to boundary
- Residential development to the south, east and west
- Development could be visible above hedge height, and if the hedgerow were removed the site would potentially be prominent in views.
- Site is within the Conservation Area
- Site is within the Designated Development Boundary
- Vehicular access – an assessment of potential access point would be required
- Traffic impact subject to above
- Pedestrian access subject to above

### Summary: -

The Birch Lane boundary is a substantial hedge, and, with careful layout, housing here would not significantly affect other local residents although vehicular access would be problematic without significant removal of the boundary hedges. Any development here would be effectively screened from the land behind the farmhouse by a further existing hedge and this would protect the setting of the listed buildings. It would, however, reduce the area of land associated with the historic farmhouse and buildings and this could, in turn, make them less viable in future.

