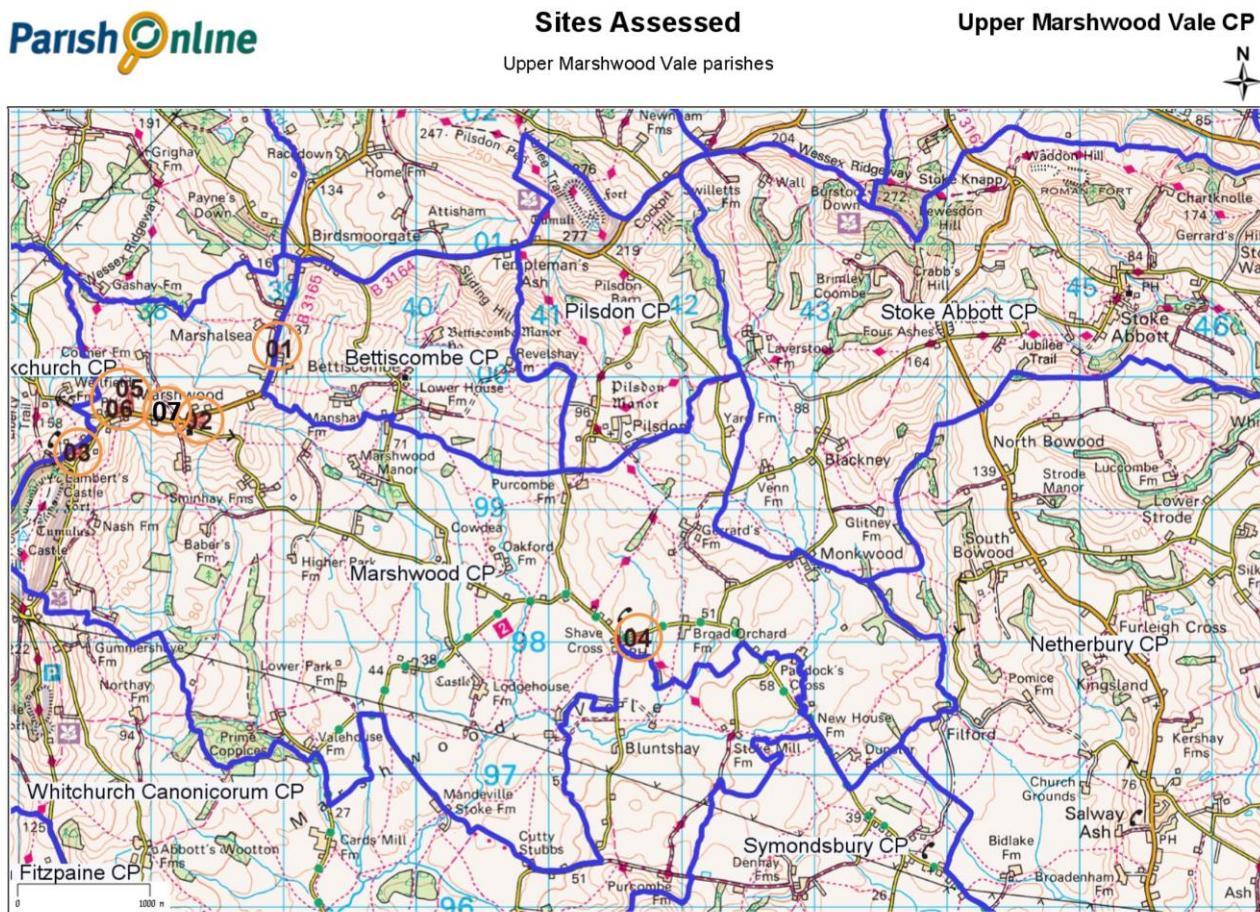


SITE OPTIONS ASSESSMENT

Report drafted by Jo Witherden BSc(Hons) DipTP DipUD MRTPI of Dorset Planning Consultant Ltd, with the support of the Upper Marshwood Vale Neighbourhood Plan group.

Four sites were submitted in relation to the January 2018 call for sites. A further 3 late submissions have been accepted and assessed.



Site 1 – The Dungeon, Marshalsea, DT6 5QE

Site 2 – Land adjoining Gramarye Lodge, Marshwood, DT6 5QA

Site 3 – Three Counties Nursery, Marshwood, DT6 5QJ

Site 4 – Land adjoining Penn View, Shave Cross, DT6 6HW

Site 5 – Land to east of Bottle Inn, Marshwood, DT6 5QJ

Site 6 – Land adjoining Bottle Inn to west side, Marshwood, DT6 5QJ

Site 7 – Land opposite Marshwood Primary School, Marshwood, DT6 5QJ

Site visits were held by members of the Neighbourhood Plan group (having no declarations of interest) on 27 March 2018 and subsequently on 7 June 2018 and 6 August 2018, to record site features, and a desktop check was also undertaken of potential site constraints.

The sites were also sent to Dorset County Council (Highways), West Dorset District Council (Conservation team and Environmental Assessment Officer), and Dorset AONB (Landscape advisor) with a request for comments in relation to highways, heritage and landscape matters. Their feedback has been incorporated into this report.

SUSTAINABILITY CHECKS

Due to the rural character and environmental constraints that apply across much of the area, the sites have been tested against the following sustainability objectives:

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 of 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 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
+	positive effect	-	negative effect
0	neutral effect	?	uncertain effect

Overview	Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	Site 7
Ecology	?	0	0	0	0	0	0
Landscape	0 *	-	0	-	0	0	-/-
Heritage	0 *	--	0 *	0 *	0 *	0 *	-/-
Pollution	?	0	0 *	0	0	0	0
Flooding	0	0	0	0	0	0	0
Soils / Minerals	0	-	-	-	-	0	-
Local Needs	+/++	+/++	+/++	?	+/++	+/++	+/++
Safe Access	-	-	-	-	-	-	- / 0 *

* Subject to inclusion of mitigation measures / sensitive design

It is also noted that Dorset County Council made a general observation querying the sustainability (in transport terms) of all the sites, based on their relative isolation and difficulty supporting pedestrian trips.

Site 1: The Dungeon, Marshalsea, DT6 5QE



Marshwood CP



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SITE DESCRIPTION

A site adjoining the main road (B3165) on the edge of the village. No current active use (other than occasional use for parked cars).

Neighbouring uses: adjoins residential areas to south (backing onto site) and west (across the road). Dilapidated structure and evidence of scrap immediately to north.

Site size (road frontage area): 0.20ha

PROPOSED USE

Landowner suggestion: housing

NPG assessment: potential economic / community use eg farm shop outlet with small workshops / office rooms for hire, with limited housing if needed for site viability

ACCESS

Existing access from B3165 is good for vehicular traffic. No pavements immediately adjoining site, within 30mph zone in village context. Link to Marshwood (church / school, approximately 1km distance) does not include sufficient verge width along its entire width to provide scope to 'step off' the road at all times, although all within 30mph zone.

DCC comments: achievable from a highways perspective, and preferable to sites 3 and 4

LANDSCAPE, HERITAGE AND LOCAL FEATURES

Landform and visibility: relatively level adjoining, but falls away to the east becoming more open. The site would be visible from the east in wider long-distance views (nearest public rights of way generally over 400m distant), but seen against context of the existing built-up area of the village. Pilsdon Pen visible landmark (2.5km distant). Within the Dorset AONB.

Local biodiversity and landscape features: mature trees on southern site boundary and on sloping group east of site. Adjoins site of local nature conservation interest (to north-east).

Local heritage features: none on or immediately adjoining site. Backwell Cottage and Thimble Cottage (both Grade II Listed) on opposite side of the main road approximately 80m to the north of the site.

Upper Marshwood Vale Neighbourhood Plan – Site Assessments August 2018

AONB comments: this is a greenfield site that is adjacent to 2 storey housing at Marshalsea (which benefits from some screening by mature trees) and opposite predominantly single storey development. Given its close relationship with this existing development, it is unlikely that the use of this site would cause significant harm to the character and appearance of the wider area. It would be preferable for any new housing to be arranged in a linear manner, parallel to the roadside, rather than being set back in an estate layout. Furthermore, the housing numbers would need to be limited (perhaps to a pair of semi-detached homes) and careful consideration given to the height of the dwellings.

Conservation Team comments: Development on this site may impact upon the rural setting of three Grade II listed buildings Thimble Cottage, Yew Tree Cottage and Backwell Cottages, but is unlikely to cause substantial harm. Any proposed development on this site should reflect the scale, material, form and density of existing settlement in the immediate vicinity.

FLOOD RISK, CONTAMINATION AND OTHER MATTERS

No flood risk identified.

Potential contamination to be investigated – local knowledge of previous tipping as ‘village dump’ used up to the 1980s. There are no West Dorset District Council records of contamination at the site.

Domestic-scale telegraph poles along road frontage.

PROPOSED MITIGATION

Limit development to road frontage (part area) with design appropriate to village edge / entrance transition and setting of Listed buildings. Avoid root protection zone of trees on southern boundary. Investigation and remediation of any contamination risks. Retain suitable distance / landscaping to south side to avoid impacting on neighbouring residential privacy.

ASSESSMENT OF CAPACITY

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

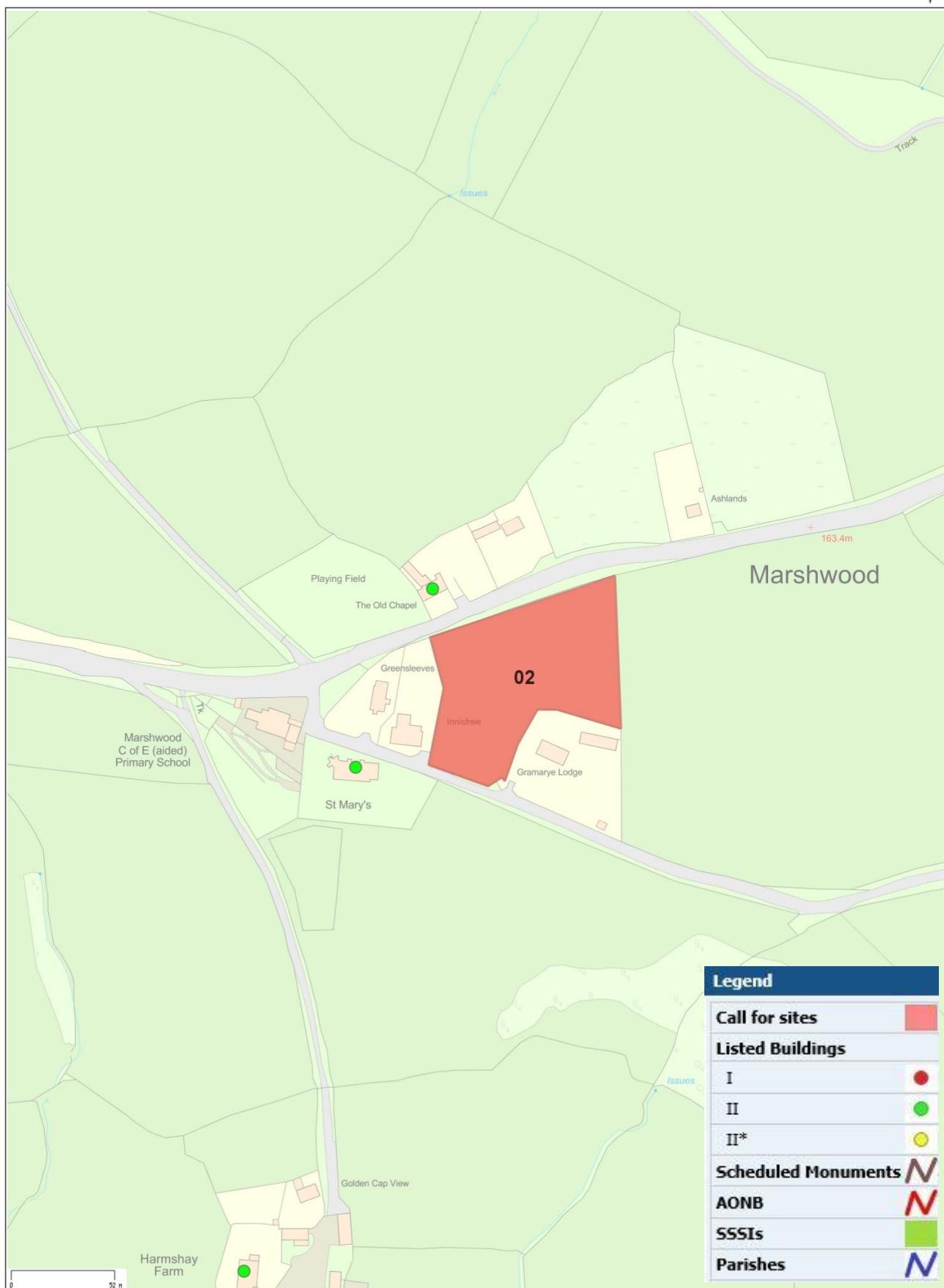
SUSTAINABILITY SUMMARY TABLE:

Topic	Scoring	Key findings
Ecology	?	Adjoins site of local nature conservation interest (to NE). Largely undisturbed nature of site may provide some ecological interest. Further checks advisable to fully assess potential to avoid harm.
Landscape	0 *	Site lies within the AONB and is potentially visible in long-distant views, but seen within context of existing village. Subject to sensitive design no harm considered likely to arise.
Heritage	0 *	Potentially visible from but outside immediate setting of nearest heritage assets (2No. Grade II Listed buildings approx. 80m distant). Subject to sensitive design no harm considered likely to arise.
Pollution	?	Potential contamination issues identified. Further checks advisable to fully assess potential to avoid harm.
Flooding	0	No potential flooding issues identified
Soils / Minerals	0	Outside of minerals safeguarding area. Not in agricultural use
Local Needs	+//	Potential scope to provide >5 houses securing some affordable housing provision, or possible employment or community use. Further investigation of landowner requirements needed.
Safe Access	-	No potential highway safety issues identified. Within village well-located in relation to village shop, but safe pedestrian access and distance to school / church raises potential concerns.

Site 2: Land adjoining Gramarye Lodge, Marshwood, DT6 5QA



Marshwood CP



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SITE DESCRIPTION

A site adjoining the main road (B3165) and Mutton Street, within a cluster of buildings around the church and school in Marshwood. Current use agricultural (pasture).

Neighbouring uses: adjoins residential areas to west (backing onto site), south-east, and north (across the road). No current field boundary to west (as part of larger field in separate ownership).

Site size: 0.64ha

PROPOSED USE

Landowner suggestion: housing / other (eg village hall)

NPG assessment: parking area for school / church, play area (including equipped play) and modest amount of housing to help fund the community facilities.

ACCESS

Existing access from Mutton Street is shared with Gramarye Lodge and does not appear suitable for increased vehicular traffic due to visibility splay and narrow nature of that road. It should be possible to create an additional access onto either road, although there is a drop down to the main road which would need to be accommodated.

No pavements immediately adjoining site, although within 30mph zone. Link to Marshalsea (shop / PO, approximately 700m distance) does not include sufficient verge width along its entire width to provide scope to 'step off' the road at all times.

DCC comments: achievable from a highways perspective, and preferable to sites 3 and 4

LANDSCAPE, HERITAGE AND LOCAL FEATURES

Landform and visibility: relatively level site, simple and open in character. Within the Dorset AONB. The site is not particularly prominent, but higher development would be visible from the north in wider long-distance views (eg Paynes Down generally over 1km distant). Church tower to west provides local landmark.

Local biodiversity and landscape features: hedgerows to roadside boundaries

Upper Marshwood Vale Neighbourhood Plan – Site Assessments August 2018

Local heritage features: Church of St Mary approximately 25m to west (with some intervening development) and Old Chapel to north (across main road, directly opposite the site) both Grade II Listed. Harmshay Farm (approx 280m to south-west) not clearly visible due to intervening hedgerows and landform.

AONB comments: the site is elevated and visible from all directions. It is in close proximity to the landmark church building and sits between two notable listed buildings (the church and the chapel). Although the use of this site would constitute a form of 'infilling', given these sensitivities there are some considerable constraints. The northern and particularly the northeastern portion of the area appears to jut out, away from the existing pattern of development and toward an area of undeveloped countryside. Occupying this area would foreseeably result in a significant change to the character and appearance of the village and would likely impinge on the setting of the church and chapel and would require a highly sensitive design of superior quality.

Conservation Team comments: this site is really quite sensitive to both the setting of the Grade II listed St Mary's Church and the Old Chapel. Both sit within a rural landscape with a limited number of buildings around them. There is likely to be substantial harm to nearby heritage assets from the development of this site, and any proposed development on this site would need to be of a single building (or maybe two), which reflects local scale, form and materials of adjacent buildings. Any proposed building must be subservient in scale to the Church of St Mary and use materials so as to be less prominent in views than the stone of the church (for example, a building covered entirely with white render would be inappropriate).

FLOOD RISK, CONTAMINATION AND OTHER MATTERS

No flood risk identified.

No contamination risk identified. There are no West Dorset District Council records of contamination at the site.

Domestic-scale telegraph poles cross the site, and septic tank (serving Gramarye Lodge) sited adjoining the pole.

PROPOSED MITIGATION

Development would need to be sensitive to their context to avoid competing with the church tower as a local landmarks or significantly impacting on the rural setting of the Old Chapel. Scale of any buildings to remain low to avoid being prominent in the wider landscape or competing with church tower / Old Chapel. Also suggest setting and development back from the B3165 opposite the Old Chapel and retaining the hedgerow in that location. New vehicular access from main road to be provided to north-east end of the site, existing link to Mutton Street could then be closed. Options to provide a safe pedestrian route along or as alternative to using the B3165 should be investigated and secured if feasible. Native hedgerow planting along field boundary. Retain suitable distance / landscaping to east and south-west side to avoid impacting on neighbouring residential privacy.

ASSESSMENT OF CAPACITY

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

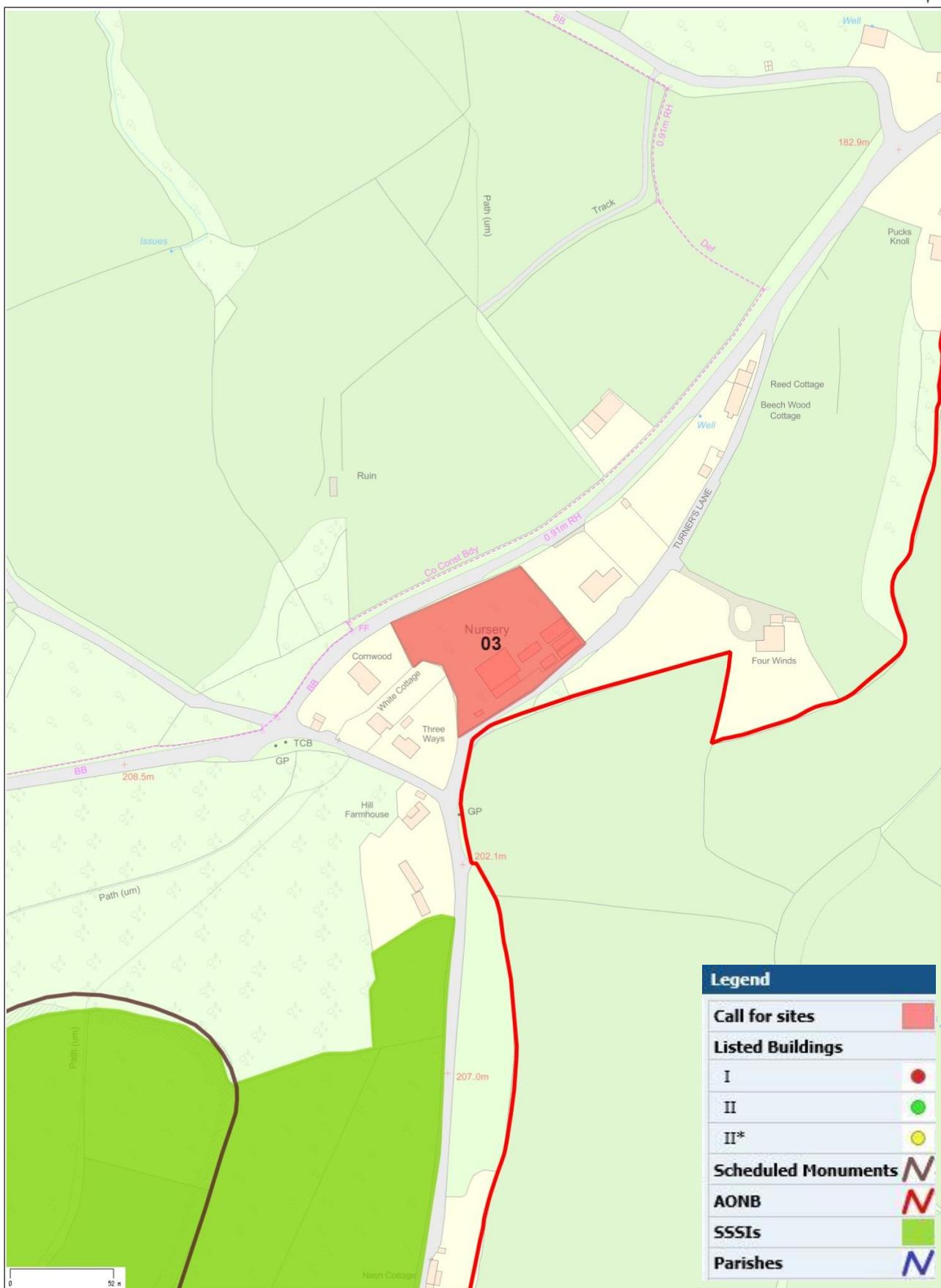
SUSTAINABILITY SUMMARY TABLE:

Topic	Scoring	Key findings
Ecology	0	Nearest ecological site (of local nature conservation interest) some 450m distant. Farmed nature of site suggests ecological interest likely to be limited to hedgerows.
Landscape	-	Site lies within the AONB and is potentially visible in long-distant views, but seen within context of existing cluster of development. Loss of some of roadside hedgerow required to form new access. Subject to sensitive design significant harm considered unlikely to arise, other than to setting of heritage assets.
Heritage	--	Potential impact on setting of Old Chapel and Church (both Grade II Listed). Likely to cause potentially substantial harm, although this could be limited by severely curtailing the level of development and through the use of sensitive design.
Pollution	0	No potential contamination issues identified.
Flooding	0	No potential flooding issues identified
Soils / Minerals	-	Outside of minerals safeguarding area. Loss of land in agricultural use, but not of significant size or Grades 1/2.
Local Needs	+/++	Potential scope to provide some affordable housing provision, and potential alternative parking area for school / church use or alternative community use. Further investigation of landowner requirements needed.
Safe Access	-	Existing access unsafe, requiring new access to overcome potential highway safety issues. Well-located in relation to school / church but safe pedestrian access to village shop raises potential concerns.

Site 3: Three Counties Nursery, Marshwood, DT6 5QJ



Marshwood CP



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SITE DESCRIPTION

A site adjoining the main road (B3165) and Turners Lane, within a cluster of buildings around the foot of Lambert's Castle. No current active use (previous use as garden nursery providing some local employment).

Neighbouring uses: adjoins residential areas to west and east (backing onto site).

Site size: 0.42ha

PROPOSED USE

Landowner suggestion: housing / mixed use

NPG assessment: housing as self-build or live-work options

ACCESS

Existing access from Turners Lane does not have good visibility splay and exits onto narrow road (although has previously been actively used as a business). It should be possible to create an additional access onto the main road.

No pavements immediately adjoining site, within 40mph zone. Link to nearest community facilities (Bottle Inn) approximately 500m, distance to school approximately 900m. Highway does not include sufficient verge width along its entire width to provide scope to 'step off' the road at all times.

DCC comments: achievable from a highways perspective, but sites 1 and 2 are more suitable in sustainable terms

LANDSCAPE, HERITAGE AND LOCAL FEATURES

Landform and visibility: sloping site (sloping down to north towards main road), diverse and exposed in character, part cleared and part overgrown. The site and existing structures are visible from the main road, and potentially visible from the north-west in wider views on ascent up Wellfield / Hawkmoor Hill. Wooded hillside of Lamberts Castle to south-west provides local landmark, but views from the monument are likely to be largely screened by vegetation. Just outside but related to potential views into the Dorset AONB.

Upper Marshwood Vale Neighbourhood Plan – Site Assessments August 2018

Local biodiversity and landscape features: mature deciduous trees dotted along site boundaries. Lamberts Castle approximately 200m to south-west is a site of local nature conservation interest.

Local heritage features: Lamberts Castle approximately 200m to south-west (with some intervening development and vegetation). No other heritage assets clearly visible due to distance and intervening landform.

AONB comments: This site is not within Dorset AONB and it is also a brownfield site. Its location is such that visibility of new housing would be relatively contained. In terms of views from within the AONB, it would be unlikely that housing would be visible from publicly accessible locations to the south. There may be some visibility from elevated land toward Paynes Down, but the distance involved is such that this would be unlikely to be a significant issue. The site is within the setting of Lambert's Castle, which is a notable landscape feature located outside of the AONB. Although the site is quite large, the quantum of housing appropriate at this location may be relatively limited considering the wider context, which predominantly contains individual dwellings set within relatively generous plots.

Conservation Team comments: Development on this site may impact upon the setting of Lambert's Castle scheduled monument, but is unlikely to cause substantial harm. Any proposed development on this site should reflect the scale, material, form and density of existing settlement in the immediate vicinity.

FLOOD RISK, CONTAMINATION AND OTHER MATTERS

No flood risk identified.

West Dorset District Council's contaminated land strategy indicates the presence of low risk contaminated land adjacent and to the west of the site, appearing to occupy the extent of the properties marked 'White Cottage' and 'Three Ways' as a result of 'Unknown Filled Ground (pit quarry etc)'. There may also be potential contaminated land associated with the use of the site as a nursery, and as such conditions are likely to be attached to any consent requiring a contaminated land investigation.

Would require removal of existing site structures.

PROPOSED MITIGATION

New vehicular access from main road to be provided. Avoid root protection zone of mature deciduous trees on site boundaries. Retain suitable distance / landscaping to east and west sides to avoid impacting on neighbouring residential privacy.

ASSESSMENT OF CAPACITY

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

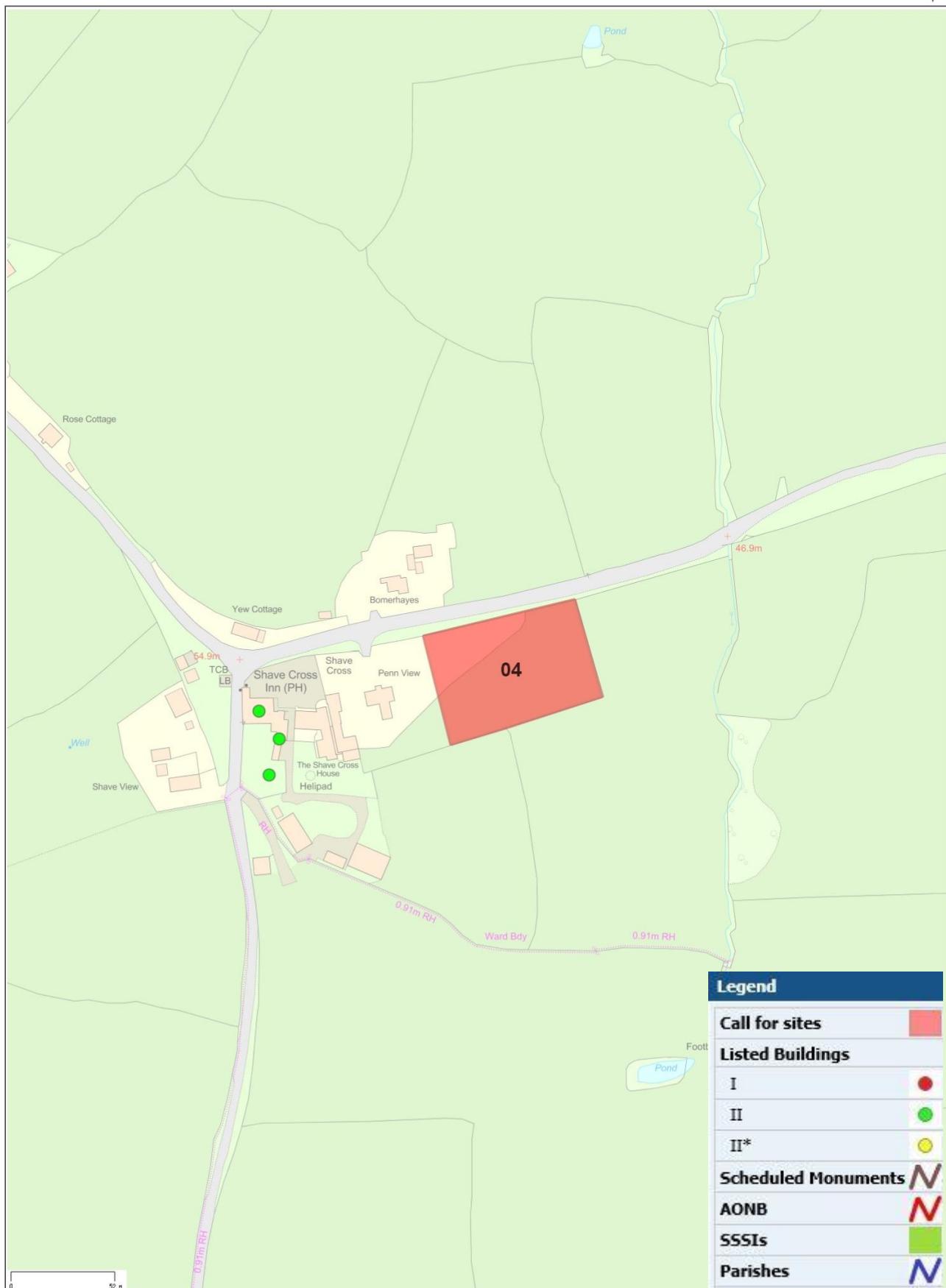
SUSTAINABILITY SUMMARY TABLE:

Topic	Scoring	Key findings
Ecology	0	Nearest ecological site (of local nature conservation interest) some 200m distant. Previous land use suggests ecological interest likely to be limited.
Landscape	0	Site lies just outside of the AONB but seen in context of Lamberts Castle (within the AONB), potentially visible from public rights of way to north. As a previously developed site, subject to sensitive design no harm considered likely to arise.
Heritage	0 *	Potential impact on setting of Lamberts Castle (scheduled monument). However subject to sensitive design it should be possible to avoid substantial harm, plus off-set by removal of derelict greenhouse structures.
Pollution	0 *	No potential contamination issues identified subject to including site checks during development.
Flooding	0	No potential flooding issues identified
Soils / Minerals	-	Outside of minerals safeguarding area. Land last in horticultural use, but not of significant size or Grades 1/2.
Local Needs	+//+	Potential scope to provide some affordable housing provision, potentially as self-build or starter homes. Further investigation of landowner requirements needed.
Safe Access	-	Existing access unsafe, requiring new access to overcome potential highway safety issues. Poorly located in relation to school / church and village shop increasing reliance on car-based trips, raises potential concerns.

Site 4: Land adjoining Penn View, Shave Cross, DT6 6HW



Marshwood CP



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SITE DESCRIPTION

A site adjoining Penn View on the outskirts of the small hamlet of Shave Cross, on the lane to Broadoak (C18). Current use paddock associated with residential dwelling.

Neighbouring uses: adjoins residential areas to west. No current field boundary to west (as part of larger field in separate ownership).

Site size: 0.42ha

PROPOSED USE

Landowner suggestion: housing

NPG assessment: not suitable for development due to remote location, unless clear link to sustaining the local community facilities demonstrated

ACCESS

Existing field access, gradient to road relatively steep but passable.

No pavements immediately adjoining site. Significant distance from community facilities with the exception of Shave Cross Inn.

DCC comments: achievable from a highways perspective, but sites 1 and 2 are more suitable in sustainable terms

LANDSCAPE, HERITAGE AND LOCAL FEATURES

Landform and visibility: relatively level site, slightly elevated compared to road, simple and open in character on edge of hamlet within rolling agricultural landscape. The site is potentially visible in wider views with public footpaths 100m to south and 300m to east. No visible local landmarks. Within Dorset AONB.

Local biodiversity and landscape features: hedgerow / small hedgerow trees to roadside boundary. Highway verges adjoining the site are of local ecological interest.

Local heritage features: Shave Cross Inn and associated outbuildings are Grade II Listed, 80m to the west of the site (with some intervening development) and not clearly intervisible. No heritage assets clearly visible due to distance and intervening landform.

Upper Marshwood Vale Neighbourhood Plan – Site Assessments August 2018

AONB comments: the identified area is partly a residential curtilage and partly a greenfield site presently delineated by a post and rail fence. The site is adjacent to a dwelling on the edge of a small settlement. It may be difficult to successfully integrate new homes into the existing settlement in this location, due to the small scale of the settlement, the projection of the site into open countryside and the limited extent of natural landscape boundary features surrounding the site. Although these matter may not be insurmountable, particularly if housing numbers are limited, of high quality and laid out in a linear manner, parallel to the road.

Conservation Team comments: Development on this site may impact rural setting of the Grade II listed Shave Cross Public House and associated outbuildings, but is unlikely to cause substantial harm. Any proposed development on this site should reflect the scale, material, form and density of existing settlement in the immediate vicinity.

FLOOD RISK, CONTAMINATION AND OTHER MATTERS

No flood risk identified.

No contamination risk identified. There are no West Dorset District Council records of contamination at the site.

PROPOSED MITIGATION

Key issue relates to distance to community facilities along relatively minor roads. Development here would need to be related to the location in terms of particular community benefits. Retain and strengthen native hedgerow planting along site boundaries. Retain suitable distance / landscaping to west side to avoid impacting on neighbouring residential privacy.

ASSESSMENT OF CAPACITY

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

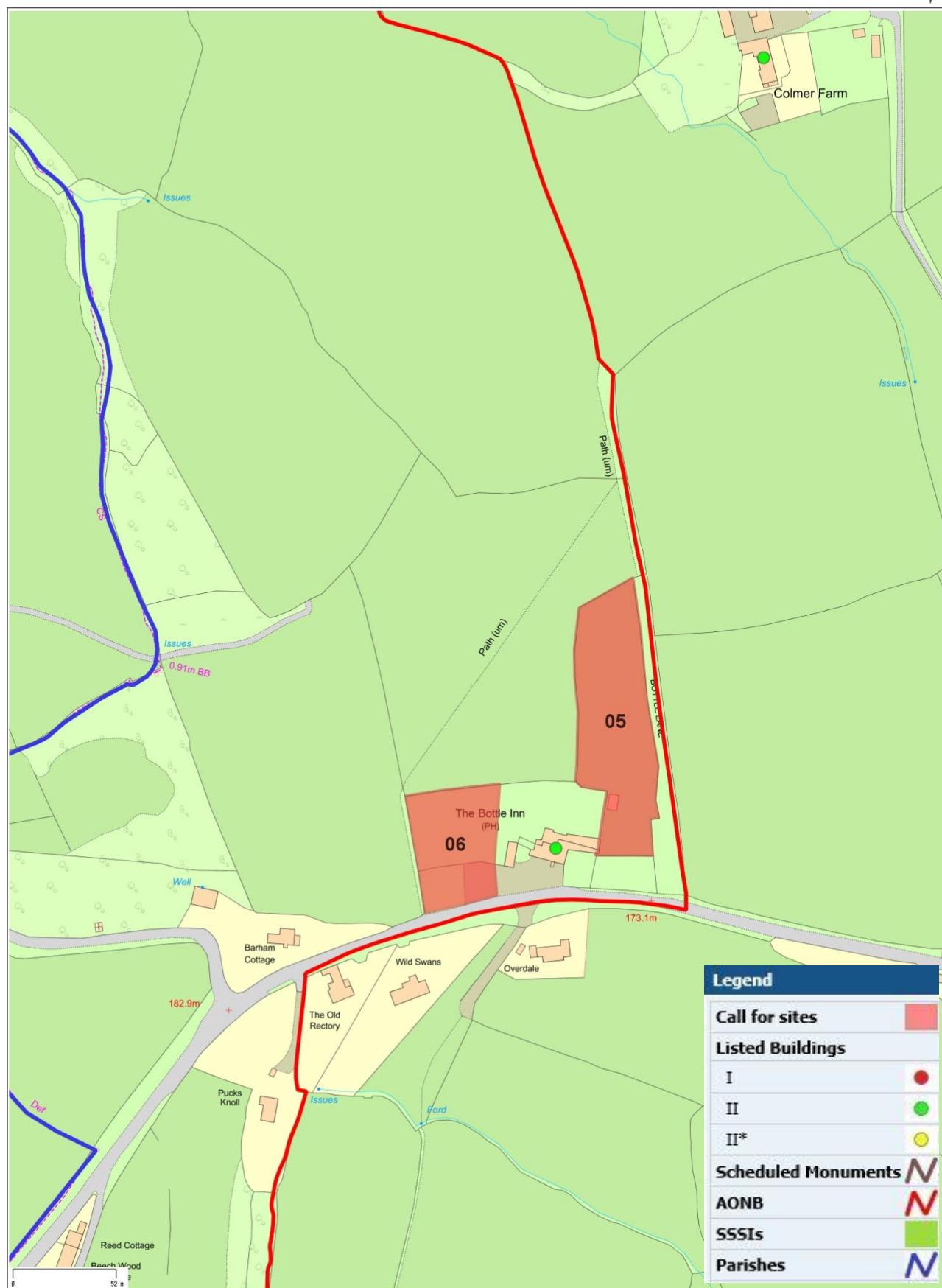
SUSTAINABILITY SUMMARY TABLE:

Topic	Scoring	Key findings
Ecology	0	Highway verges of local nature conservation interest but unlikely to be disturbed by development of site. Cultivated nature of paddock suggests ecological interest likely to be limited to hedgerows.
Landscape	-	Site lies within the AONB and is potentially visible in wider views, as outward extension to the existing hamlet. Sensitive low-key design together with retention and strengthening of native hedgerow planting along site boundaries would help mitigate impact in views.
Heritage	0 *	Not readily visible from Shave Cross Inn and associated outbuildings (Grade II Listed buildings approx. 80m distant). Subject to sensitive design no harm considered likely to arise.
Pollution	0	No potential contamination issues identified.
Flooding	0	No potential flooding issues identified
Soils / Minerals	-	Outside of minerals safeguarding area. In low-key agricultural use as domestic paddock, and not of significant size or Grades 1/2.
Local Needs	?	No current identified local need for / benefits from housing in this location
Safe Access	-	Existing access unlikely to give rise to highway safety issues. However poorly located in relation to community facilities, with the exception of the local pub.

Site 5: Land to east of Bottle Inn, Marshwood, DT6 5QJ



Upper Marshwood Vale CP



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SITE DESCRIPTION

A field primarily used as grazing land and some ancillary storage, to the rear of the pub garden area of the Bottle Inn.

Neighbouring uses: adjoins Bottle Inn public house, farmland to remaining sides.

Site size: 0.44ha

PROPOSED USE

Landowner suggestion: housing

NPG assessment: tourist accommodation in order to support the ongoing viability of the pub

ACCESS

Existing field access onto B3165. Adjoining landowner has established access along Bottle Lane to fields to rear.

No pavements immediately adjoining site, within 30mph zone. Distance to school approximately 400m.

DCC comments: the lack of footways and access to services is of concern

LANDSCAPE, HERITAGE AND LOCAL FEATURES

Landform and visibility: relatively level site, slightly sloping down away from road. Simple, calm and intimate in character, due to significant screening provided by mature trees around site. The site is not readily visible in wider views such as from the public footpath crossing the field within 20m of the site. No visible local landmarks other than the rear view of the Bottle Inn. Just outside the Dorset AONB, and previous appeal decisions have concluded that the natural beauty of the AONB would also be conserved..

Local biodiversity and landscape features: hedgerow / hedgebank and trees to site boundaries, with the potential to support nesting birds (based on 2016 biodiversity survey).

Local heritage features: the Bottle Inn is Grade II Listed, but the site is separated from the Listed Building, by a large building to the rear of the public house, and previous appeal decisions have concluded that the setting of that building would be preserved..

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AONB comments: the introduction of any form of cul-de-sac or estate style development, set back from the road, would be considered an incongruous addition to the existing form of the village

Conservation Team comments: Development on this site may impact upon the rural setting of the Grade II listed Bottle Inn. Any proposed development on this site should reflect the scale, material, form and density of existing settlement in the immediate vicinity. Likely to be very low density.

FLOOD RISK, CONTAMINATION AND OTHER MATTERS

No flood risk identified.

No contamination risk identified.

PROPOSED MITIGATION

Key issue raised in previous appeal decisions (2016/17) relates to distance to community facilities and likely reliance on the private car. The retention of the trees and hedgerow boundaries is critical to ensuring no landscape harm.

ASSESSMENT OF CAPACITY

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

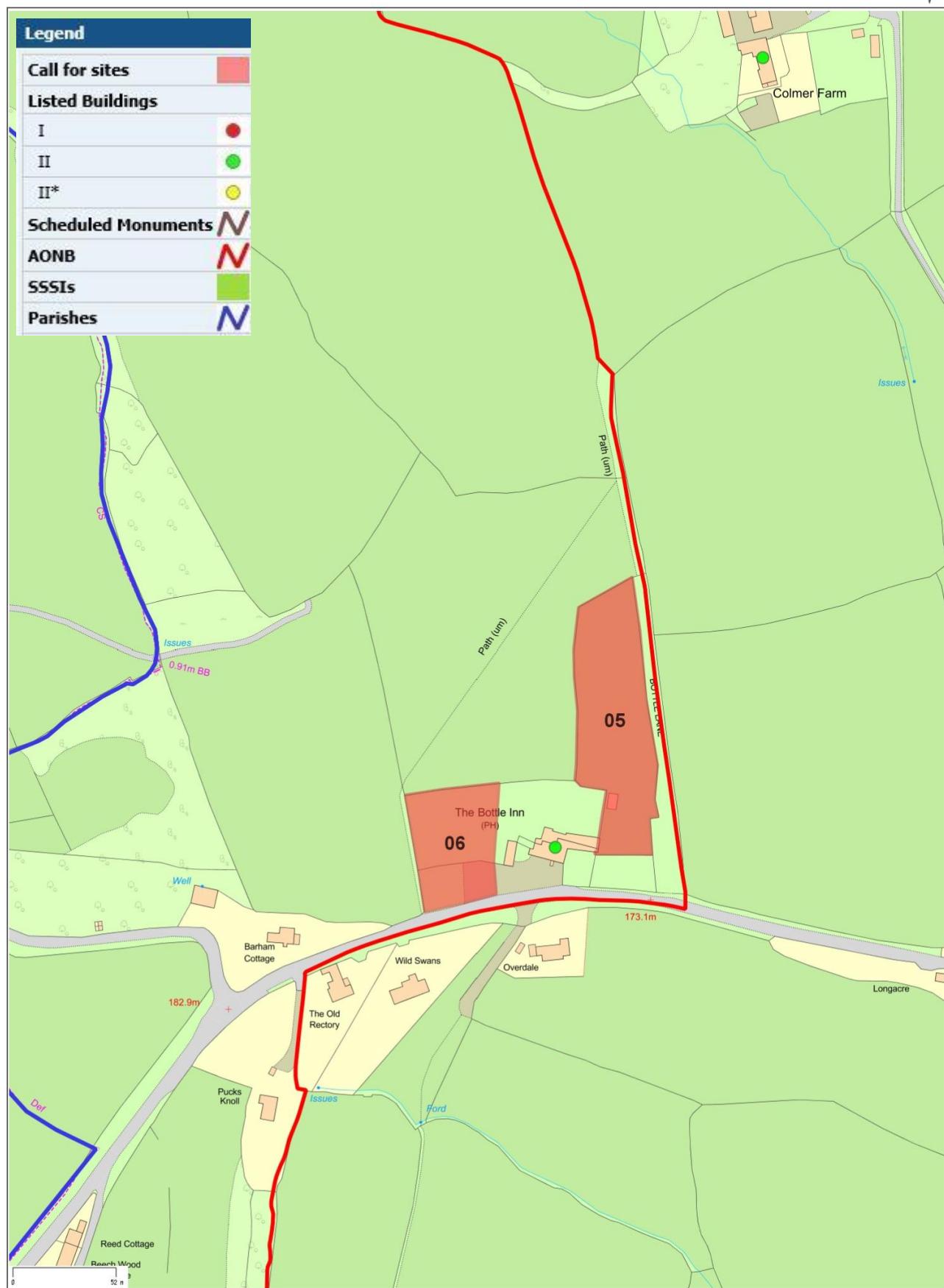
SUSTAINABILITY SUMMARY TABLE:

Topic	Scoring	Key findings
Ecology	0	Cultivated nature of paddock suggests ecological interest likely to be limited to site boundaries, which should be retained.
Landscape	0	Site lies outside of the AONB and is not readily visible in wider views due to extensive screening. Trees and hedgerow planting along site boundaries should be retained to mitigate potential impact in views.
Heritage	0 *	Although adjoining the Bottle Inn (Grade II Listed buildings) due to intervening development and subject to sensitive, low density design, and harm should be avoided.
Pollution	0	No potential contamination issues identified.
Flooding	0	No potential flooding issues identified
Soils / Minerals	-	Outside of minerals safeguarding area. In low-key agricultural use as paddock, and not of significant size or Grades 1/2.
Local Needs	+//+	Potential scope to provide some affordable housing provision, potentially as self-build or starter homes. Further investigation of landowner requirements needed.
Safe Access	-	Existing access unlikely to give rise to highway safety issues. However poorly located in relation to school / church and village shop increasing reliance on car-based trips, raises potential concerns.

Site 6: Land adjoining Bottle Inn to west side, Marshwood, DT6 5QJ



Upper Marshwood Vale CP



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SITE DESCRIPTION

Part pub car park and part paddock area to rear used for occasional events / camping ancillary to the pub.

Neighbouring uses: part of plot containing the Bottle Inn public house, farmland to remaining sides.

Site size: 0.24ha

PROPOSED USE

Landowner suggestion: housing

NPG assessment: tourist accommodation in order to support the ongoing viability of the pub

ACCESS

Existing wide access onto B3165 serving pub car park.

No pavements immediately adjoining site, within 30mph zone. Distance to school approximately 400m.

DCC comments: the lack of footways and access to services is of concern

LANDSCAPE, HERITAGE AND LOCAL FEATURES

Landform and visibility: relatively level site, slightly sloping down away from road. Simple, modest paddock, with hedgerow boundary to north and west sides. The site is not readily visible in wider views but buildings would potentially be visible above the hedgeline from the public footpath that runs along the adjoining field boundary and crosses the field to the rear of the site. No visible local landmarks other than the Bottle Inn. Just outside the Dorset AONB.

Local biodiversity and landscape features: hedgebank and occasional mature Ash tree to site boundaries.

Local heritage features: the Bottle Inn is Grade II Listed, but the site is separated from the Listed Building by a largely derelict single storey shed (previously used as local store).

AONB comments: I do not consider that the use of this site for a limited number of well designed homes, built with high quality materials, would be considered to have a significant effect on the

Upper Marshwood Vale Neighbourhood Plan – Site Assessments August 2018

character and appearance of the AONB. Despite there being views from the road, the building line of the pub could be extended into the site area, thereby augmenting the existing pattern of development, subject to Conservation Team comments

Conservation Team comments: Development on this site may impact upon the rural setting of the Grade II listed Bottle Inn. Any proposed development on this site should reflect the scale, material, form and density of existing settlement in the immediate vicinity. Likely to be very low density.

FLOOD RISK, CONTAMINATION AND OTHER MATTERS

No flood risk identified.

No contamination risk identified.

PROPOSED MITIGATION

As with the site to the east side of the Bottle Inn, a key issue raised in previous appeal decisions (2016/17) relates to distance to community facilities and likely reliance on the private car. Sufficient parking will need to be retained on the road front to allow the continued operation of the pub. The retention of the hedgerow boundaries and mature trees along site boundaries to limit potential, plus layout and design to be sensitive to the setting of the Bottle Inn.

ASSESSMENT OF CAPACITY

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

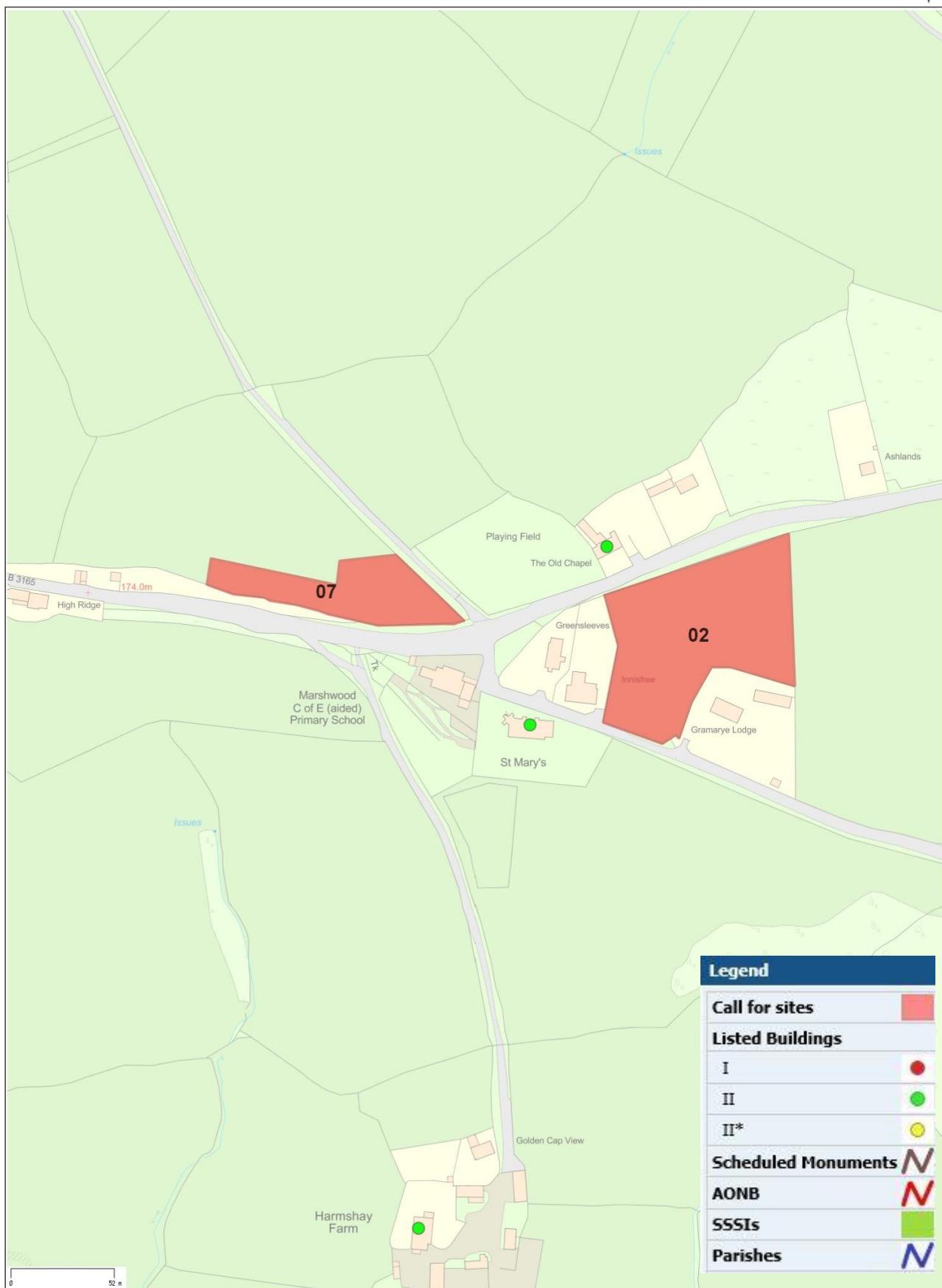
SUSTAINABILITY SUMMARY TABLE:

Topic	Scoring	Key findings
Ecology	0	Cultivated nature of paddock suggests ecological interest likely to be limited to site boundaries, which should be retained.
Landscape	0	Site lies outside of the AONB and is not readily visible in wider views due to hedgerow planting and mature trees along site boundaries, which should be retained to mitigate potential impact in views.
Heritage	0 *	Although adjoining the Bottle Inn (Grade II Listed buildings) subject to sensitive, low density design harm may be avoided.
Pollution	0	No potential contamination issues identified.
Flooding	0	No potential flooding issues identified
Soils / Minerals	0	Outside of minerals safeguarding area. Not in agricultural use, and not of significant size or Grades 1/2.
Local Needs	+//	Potential scope to provide some affordable housing provision, potentially as self-build or starter homes. Further investigation of landowner requirements needed.
Safe Access	-	Existing access unlikely to give rise to highway safety issues. However poorly located in relation to school / church and village shop increasing reliance on car-based trips, raises potential concerns.

Site 7: Land opposite Marshwood Primary School, Marshwood, DT6 5QJ



Upper Marshwood Vale CP





SITE DESCRIPTION

Agricultural pasture used for grazing horses at Colmer Stud Farm.

Neighbouring uses: opposite primary school and adjoins school playing field to east side, farmland to remaining sides.

Site size: 0.26ha approx (whole field 1.27ha)

PROPOSED USE

Landowner suggestion: housing and parking area for school

NPG assessment: as above or possibly including local shop

ACCESS

Existing access onto B3165 has poor visibility to the west. A new entrance would be required further to the west to provide suitable visibility splays.

No pavements immediately adjoining site, although within 30mph zone. Link to Marshalsea does not include sufficient verge width along its entire width to provide scope to 'step off' the road at all times. Potential to provide an off-road pedestrian route linking west to the Bottle Inn.

The track is a public right of way (footpath W32/65) and shows as deviating across the field, although it physically signposted as running along the track the entire length.

DCC comments: as site 2 - achievable from a highways perspective, and preferable to sites 3 and 4.

LANDSCAPE, HERITAGE AND LOCAL FEATURES

Landform and visibility: relatively level site, although remainder of field to north begins to slope away to the north and east. Within the Dorset AONB. The site is not particularly prominent from the road due to the roadside hedge, and trees have been planted along the track (a public right of way) and these provide a degree of screening, but development would be visible from the north in wider long-distance views (eg Paynes Down generally over 1km distant). The Church tower to the south of the existing junction provides a local landmark.

Local biodiversity and landscape features: hedgerow and occasional hedgerow trees to roadside boundary.

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Local heritage features: Church of St Mary approximately 50m to south-east (with school building and mature tree providing some intervening screening) and Old Chapel approximately 80m to east (across school playing field) both Grade II Listed. Harmshay Farm (approx 300m to south) and Colmer Farm (approx 500m to north) not clearly visible due to intervening hedgerows and landform.

AONB comments: The land is elevated and widely visible, including from the road, adjacent footpath and in wider views, e.g. toward Payne's Down. It is in close proximity to the school and landmark church and would need to avoid impinging on the significance of the church. Unlike site 2, the use of this area would not constitute 'infilling', although the proximity of the site to school and the playing field somewhat reduces the degree to which the area would be regarded as isolated from the wider built environment. The local context is loosely clustered individual dwellings that are generally arranged in plots that directly interface with the road. Introducing anything other than a row of properties aligned with the road in this location would not reflect the established pattern of development.

Conservation Team comments: Development likely to affect the setting of the Grade II listed Church of St Mary, and any proposed buildings would need to be subservient in scale and materials to the Church.

FLOOD RISK, CONTAMINATION AND OTHER MATTERS

No flood risk identified.

No contamination risk identified.

No utility infrastructure noted within the site.

PROPOSED MITIGATION

Development would need to be sensitive to their context to avoid competing with the church tower as a local landmarks or significantly impacting on the rural setting of the Old Chapel. The scale of any buildings should remain low to avoid being prominent in the wider landscape or competing with church tower / Old Chapel. New vehicular access from main road would need to be provided to the west of the existing entrance, and also designed to facilitate the pedestrian crossing of the road to reach the school. The adjoining fields to the west are in the same ownership and there is an opportunity to provide a safe pedestrian route connecting close to the Bottle Inn. Any hedgerow / hedgerow trees lost to provide new access and visibility splays should be mitigated by compensatory planting, including strengthening the planting along the track and providing a landscaped edge to the north to soften the impact of any development in longer views.

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	0	Nearest ecological site (of local nature conservation interest) some 470m distant. Farmed nature of site suggests ecological interest likely to be limited to hedgerows.
Landscape	- / --	Site lies within the AONB and is potentially visible in long-distant views, although adjoining an existing cluster of development. Loss of some of roadside hedgerow required to form new access. Subject to landscaping and sensitive design it may be possible to avoid significant harm.
Heritage	-/--	Potential impact on setting of Old Chapel and Church (both Grade II Listed). Harm could be limited by curtailing the scale and level of development and through the use of sensitive design.
Pollution	0	No potential contamination issues identified.
Flooding	0	No potential flooding issues identified
Soils / Minerals	-	Outside of minerals safeguarding area. Loss of land in agricultural use, but not of significant size or Grades 1/2.
Local Needs	+/++	Potential scope to provide parking area for school / church use or alternative community use. Likely to require some open market housing to be viable.
Safe Access	- / 0 *	Existing access unsafe, but new access would overcome potential highway safety issues. The site is well-located in relation to school / church and has the potential to provide safe pedestrian access to the Bottle Inn (a potential benefit). However pedestrian access into Marshalsea raises potential concerns.