

Iwerne Minster  
Neighbourhood Development Plan  
2011-2031

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The Draft Plan





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# *Iwerne Minster Neighbourhood Development Plan*

## *2011-2031*

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### **Plan Introduction**

In 2011, we produced a Village Design Statement (VDS). The objective of the VDS was simply:-,

“To protect, maintain and enhance the village environment, its surroundings and the quality of life for the people who live there”.

We have adopted this as our Vision for the Neighbourhood Plan.

Throughout this project, the original VDS document has remained as the protector of the village and the Neighbourhood Development Plan (NDP) teams’ ethos. It is included as a standalone supporting document (VDS guidelines), and elements of that original document have been included in the NDP.

It must be noted that the IM VDS is purely a guidance document and stands as a SPD or Supplementary Planning Document and has no statutory basis.

It is not in place to stop development but is there to aid managing change in the settlement not about preventing it.

At the presentation made to the village in April 2016, we stated that the original VDS objective shown above is equally true today, so why do we need a NDP in 2017? It is because the UK Government has decreed that Dorset provides 5,700 new houses before 2031 of which 851 have to be built in the larger villages. Because Iwerne Minster has been designated as a large village we have been given a pro rata target of building in excess of 35 houses before the end of 2031.

We were given two very clear choices

1. We define our own future
2. We will have our future decided for us by remote bodies

We made two public presentations to 100+ people in the Parish in April 2016 and at those meetings we were given a unanimous mandate to produce a NDP with clear objectives which were:-

1. Ensure that the community has a real say in what is suitable development in the area
2. Make sure that any development enhances the village environment and its surroundings
3. Protect the places and spaces that are highly valued by the community
4. Help meet the housing and other needs of the local community by identifying the type and number of homes and other facilities needed
5. Identify the most suitable sites for this to happen and for this to cover the next 15 years to 2031.

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Since those public meetings, we have:-

1. Requested landowners who wish for their land to be developed to contact us
2. We have met with those landowners and shared our thoughts with them
3. We have identified those areas that would be worthy of pursuing, and also those that were deemed to be unsupportable
4. We asked for, and in the main have got, proposals on how the land could be developed and the type of housing that could be accommodated on the land
5. We have taken a long hard look, and reviewed and enhanced the environmental requirements of the community as identified in the VDS
6. We have shared with 90+ members of the community, our findings at three open meetings in September 2016
7. We have created a website [www.imndp.org.uk](http://www.imndp.org.uk) so we can share our findings with our community and receive feedback.
8. We have created an email communication link with 115 parishioners.
9. We have received 110 questionnaires that were given out at the open sessions and were available on-line
10. We have received 50 comments on the late submissions. Both questionnaire replies had many very useful comments.

This document summarises our work, the input given to us as a result of the questionnaires that the people in the Parish submitted, our findings and our recommendations. It must be noted that the NDP committee does not have the power to endorse or refuse a proposal to build. However, based on the replies that will be shared with the proposers, we expect some of the proposals to be withdrawn by the proposers on the grounds that they will have difficulty getting planning permission. This document includes all proposals submitted.



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### **Plan Glossary**

This is an abridged version of the supporting document called Glossary.

#### **Affordable Housing**

Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market.

#### **AONB**

Areas of Outstanding Natural Beauty are areas of high scenic quality that have statutory protection in order to conserve and enhance the natural beauty of their landscapes.

#### **Conservation Areas**

Areas designated by the Local Planning Authority under the Planning (Listed Buildings and Conservation Areas) Act 1990 Section 69 as being of special architectural or historic interest, the character of which it is desirable to preserve and enhance. (See also: Development Plan Supporting Documents).

#### **Dorset Core Strategy (Local Plan)**

A Development Plan Document setting out the spatial vision and strategic objectives of the planning framework for an area. A development plan prepared by district and other local planning authorities. (See also: Development Plan Supporting Documents).

#### **CSW**

Community Speed Watch

#### **DCC**

Dorset County Council

#### **DERC**

Dorset Environmental Records Centre

#### **Heritage Assets**

Parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest.

#### **IM**

Iwerne Minster

#### **IMPC**

Iwerne Minster Parish Council

#### **IOWA**

Important Open or Wooded Area

This is a saved policy Policy 1.9 from the NDDC LOCAL PLAN 2003 and as they generally accord with the principles of the Local Green Spaces designation (LGS) it is advised that these designations are taken into account when LGS designation is being considered. These will continue to be saved until they are deleted either: through the North Dorset Local Plan-Part2:site allocations or a neighbourhood plan.

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If communities do not want to risk losing the protection from development that existing IOWA designation provide, it is recommended that they give consideration to designating these areas where appropriate as Local Green Spaces.

#### **LGS**

Local Green Space

See note above re IOWAs and re-designation.

LGS are designed to contribute to the local Green Infrastructure Strategy.

Examples of Local Green Spaces are:

Sports pitches and greens, playgrounds, urban parks and formal gardens, informal recreational spaces, housing green spaces, country parks, landscape planting, green roofs, domestic gardens, trees, village greens, urban commons and other incidental places, Nature reserves, woodland and scrub, grasslands, heathlands, wetlands, ponds, open and running water, rivers, canals, inc. their floodplains and banks, hedgerows, dry stone walls, road and rail corridors, cycling routes, pedestrian paths and rights of way.

#### **Listed Building**

A building of special architectural or historic interest. Listed buildings are graded I, II\* or II

#### **NDDC**

North Dorset District Council

#### **NDO**

A Neighbourhood Development Order can specify that a certain type of development can take place in an area without the need for a planning application to be submitted. It can cover a single location (e.g. permitting the building of 2 dwellings on a plot of land) or apply to a much larger area (e.g. permitting upward extensions to bungalows within a settlement boundary). The scope of what is permitted is set out in the order, together with any conditions that would apply. The process for producing a Neighbourhood Development Order is like that for a Neighbourhood Plan.

#### **NDP**

A Neighbourhood Development Plan is prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004). Under the National Planning Policy Framework (NPPF), the NDP can address the following issues:

- The type and quantity of housing, including where they should be built
- How they should be built, e.g. design and adhering to Conservation Area character zones,
- Protecting and enhancing the environment

#### **PC**

Parish Council

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#### Rural Exception Site

According to the National Planning Policy Framework (NPPF), rural exception sites are currently defined as “small sites used for affordable housing in perpetuity where sites would not normally be used for housing”.

#### Settlement Boundary

This is the dividing line between areas of built/urban development (the settlement) and non urban or rural development. Traditionally known as a village envelope.

#### SSSI

Sites of Special Scientific Interest are the country's very best wildlife and geographical sites, designated under the Wildlife and Countryside Act 1981 (as amended) by Natural England.

#### SEA

Strategic Environmental Assessment is a system of incorporating environmental considerations into policies, plans and programmes. SEA is a mechanism for considering and communicating the impacts of an emerging plan, and potential alternatives in terms of key environmental issues. The aim of SEA is to inform and influence the plan-making process with a view to avoiding and mitigating negative impacts.

#### TPA

Tree Preservation Area

#### TPO

Tree Preservation Order

#### VDS

Village Design Statement

This is an SPD or supplementary planning document to be used by the local authority and potential developers as a design guide to assist in future development.

The VDS must:

- Have been developed, researched, written and edited by local people;
- Have involved a wide selection of the community in its production;
- Represent the views of the community as a whole;
- Describe the visual character of the entire settlement;
- Demonstrate how local character and distinctiveness can be protected and enhanced in new development;
- Be suitable for approval as a SPD;
- Be applicable to all forms and scales of development.
- Be about **managing change in the settlement , not preventing it.**



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## *Section 1 – Environment*

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**Objective:** To protect and enhance the overall environment in which Iwerne Minster and the Parish are situated.

### **Environment Section Introduction**

An NDP questionnaire (see Questionnaire in the Supporting Documents) was issued to the Parish and produced results that show clearly that the community is keen to preserve the environmental integrity of the Parish whilst at the same time recognising that some development and changes are necessary to ensure the future viability of the Parish and village.

### **Policy 1.1 - Landscape Setting**

Development that respects and will enhance the unique landscape setting of the Parish and village of Iwerne Minster will be supported. Particular regard should be had to:

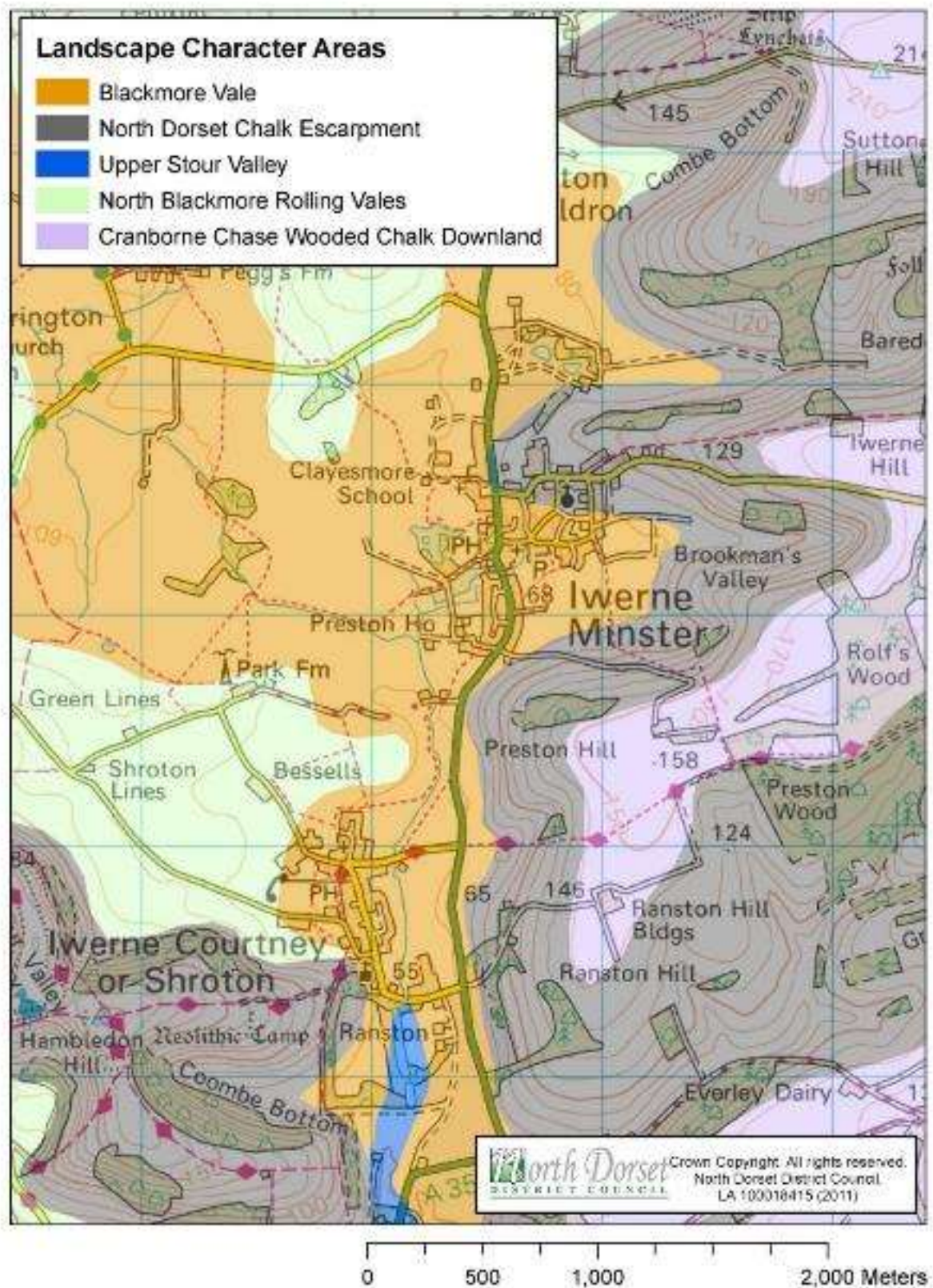
- the sensitive transition between village and countryside to maintain the setting of both the village and the parish in the rural landscape and its sensitive edges
- the important views of the countryside from the village, views of the village from the surrounding countryside or important views within the village and parish
- the value of trees, hedges and open spaces in the settlement and the contribution they make to the character of the village and parish
- the enclosed nature of the sunken lanes, formed by the high banks, hedges and trees

### **The surrounding countryside**

The location of Iwerne Minster at the foot of the chalk hills gives the village a close relationship, both physical and visual, to the wider landscape setting and together with the various footpaths is a great asset for local residents. The North Dorset Landscape Character Area Assessment shows how Iwerne Minster is uniquely placed between the North Dorset Chalk Escarpment that can be clearly seen encircling the village and the flatter Blackmore Vale.



## Section 1 – Environment



Map 1 - Landscape character assessment

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## *Section 1 – Environment*

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Unlike other Chalk escarpments to the east the North Dorset Chalk Escarpment is settled. The settlement focus is along the lower undulating slopes of the escarpment and forms a series of nucleated pre 1800 settlements, which have the original Medieval church and demesne (or manorial land holdings) at their core. These settlements have expanded in the 20th century especially up the combes leading to the downland to the east but have in general maintained their nucleated structure. Several are associated with prominent historic designed landscapes.

The North Dorset Chalk escarpment is less steep in some locations and wider than other escarpments to the east and demonstrates a greater range of historic landscape types including historic parklands, 20th century fieldscapes, 18th and 19th century parliamentary enclosure and also pockets of pre 1800 fields.

The historic villages are on a divide in historic landscape character and are sited on the springlines at the base of the chalk. The landscape to the west of the villages is an area with older pre 1800 enclosure and veteran copses (pre 1750) and historic farms associated with the Blackmore Vale. This contrasts with the slopes of the escarpment to the east and the downland beyond. Much of this eastern area was open chalk downland until the parliamentary enclosure acts of the 18th and 19th centuries started the process of enclosing the land. The expansion into downland areas is also characterised by the presence of a series of 19th century farms on the top of the escarpments. Pre 1750 Veteran woodland is located along the combes of the escarpment and plantations (dating to the 19th and 20th century) are situated along its crest.

An ancient routeway, later a turnpike, runs north south along the top of the escarpment, marked by the line of the modern C13. This is connected to the wider landscape by parallel drove ways which connect to the villages at the bottom of the escarpment. The north south A350 that runs along the bottom of the escarpment and bisects many of the villages is also the route of a 19th century turnpike, with probably much older origins.

The known archaeological record is dominated by prehistoric archaeology including Bronze Age round barrows and Iron Age hillfort, associated with surviving chalk grassland.

The historic landscape character of Iwerne Minster fits well within the wider historic pattern described above. The historic landscape setting of the village is dominated to the North and East by the large designed landscape of East Park and House. The historic core of the settlement is focused on St Marys Church and the manor house (now Clayesmore School).

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## *Section 1 – Environment*

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However, unlike other settlements along the chalk escarpment the structure of the historic core of the village is not centred on one main thoroughfare but instead has a cellular form. This consisting of a series of groups of properties surrounded by circular systems of lanes, many of which are hedged and sunken. The 19th century historic ordnance survey map indicates that the centres of many of these cells are associated with orchards. The origins of this pattern is difficult to determine without further study but it may be that the settlement pattern developed around a series of 'closes', or Medieval ad hoc enclosures. The main settlement expansion in the 20th century has occurred along the A350 to the south and to the east of the village.

The chalk escarpment was enclosed to the north in the 18th and 19th century through parliamentary enclosure while the escarpment to the south was not enclosed until the 20th century. This escarpment, especially in its steepest sections retains a substantial area of unimproved chalk grassland including open access land. This grassland contains a number of substantial archaeological earthworks including Medieval strip lynchets. The majority of the woodlands on the eastern side of the village are later post 1800 plantations before at the top of the chalk escarpment the western extent of the Medieval Cranborne Chase woodlands are reached. An exception to this pattern of enclosure is Brookman's valley that was enclosed before 1750. There are a series of east west droves through the Parish linking the village to the downland beyond but only one is a modern road.

Many of the above features are clearly evident in Iwerne Minster and can be seen on the aerial photograph of the village below.



*Picture 1 - Aerial photograph of Iwerne Minster taken on 5th August 2007*



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## Section 1 – Environment

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### Policy 1.2 - Water Heritage

Development should respect and, where feasible, allow for the public enjoyment of water features relevant to the heritage of the village and Parish. Particular regard should be had to

- Devine House Garden Pond
- The River Iwerne
- Tap House
- The Village Pump
- Tilhayes Drinking Trough

Surrounded on all sides by open countryside and farmland the village enjoys a truly rural location that owes its existence to the springs around which it has developed. Indeed Thomas Hardy spoke admiringly of the Vale of Blackmore in The Wessex Novels and described it as a *“fertile and sheltered tract of country in which the fields are never brown and the springs never dry”*.



Picture 2 – River Iwerne, Watery Lane looking West

Today the water heritage is most visible on Watery Lane where after rising in the grounds of Devine House the River Iwerne runs along the road and on through, as well as under, the village westwards to the trout farm and beyond.

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## Section 1 – Environment

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*Picture 3 - Tap House in the Chalk*



*Picture 4 - The village pump*



*Picture 5 - Drinking trough at Tilhayes*

The stream is seen as an attractive and particularly valued village feature together with the Tap House in the Chalk, the village pump on the corner of Higher Street/ Shute Lane and the drinking trough outside Tilhayes on Church Hill. All are reminders of the importance of the spring to village life in the past and even today, the importance of water to the community is evident from the number of wells that can still be found in many of the private gardens, although they are now decorative features rather than the important source of water they once were.

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## Section 1 – Environment

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### Policy 1.3 - Local Green Spaces

Local green spaces as listed below and shown on the Green Spaces map will be protected from any development that would detract from their open or wooded character and reason for designation.

Currently an IOWA\*\*\*

- The children's play area\*\*\*
- The Parish field\*\*\*
- The Church Yard\*\*\*
- The Old Bakery\*\*\*
- Devine House\*\*\*
- River Cottage\*\*\*
- The Paddock\*\*\*
- Tree stand\*\*\*
- The cricket field in Brookman's Valley SE of the village (new)
- The Chalk(new)
- The three open grass areas in Oakwood Drive(new)
- The grass area at the centre of The Glebe(new)
- The green space around the War Memorial Cross(new)

All of the current 8 designated open spaces (Important Open and Woodland Areas or IOWA's) were seen to have high value (between 63% & 98% in favour), except part of the garden opposite the Tithe barn (49% in favour) and the garden of the Old Bakery adjoining the churchyard (37% in favour). All landowners were consulted, with some suggesting adjustment or removal of the designation altogether.

## Section 1 – Environment



Map 2 - Current & Proposed Local Green Spaces



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## Section 1 – Environment

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A brief description of each of these is given below with the LGS forms available in the supporting document 'Local Green Spaces'.

### 1.3.1 The children's play area

The children's play area is owned by the Iwerne Minster Parish Council (IMPC). It is of significant landscape quality as it acts as a green space between housing developments to the north, west and east and borders onto the cricket field. It provides significant views of Preston Hill and has very high recreational value as it is used by the majority of children, both resident and visiting. It is recognised as an Important Open or Wooded Area in the 2003 Local Plan saved policies. To be re-designated as an LGS.



*Picture 6 - Children's play area*

### 1.3.2 The Parish field

This is owned by the IMPC. This field is used by most of the Parish for shows, recreation and sport. It is an important asset set in the AONB and the views in and out are significant, particularly of Preston Hill and Brookman's Valley. Recognised as an Important Open or Wooded Area in the 2003 Local Plan saved policies. To be re-designated as an LGS.



*Picture 7 - The Parish Field*

### 1.3.3 The Church Yard

Owned by St Mary's Church. St Mary's church is a grade 1 listed building and the church yard is of significant landscape quality and has historic significance. It is an important green space in the Conservation Area, provides a significant haven for flora and fauna and the trees and church tower provide roosting for birdlife, bees and bats. Agreement has been reached with the landowner for its designation as a LGS.



*Picture 8 - The Church Yard*

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## Section 1 – Environment

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### 1.3.4 The Old Bakery

This garden adjoins St Mary's church yard and is separated by a substantial and old wall. Recognised as an Important Open or Wooded Area in the 2003 Local Plan saved policies. This garden adds to the spatial value of the whole area and is important in terms of landscape quality and significant views of the church and its environs. Whilst the landowner has put forward an outline plan to develop part of the site in the top NE corner it has been agreed that the remainder of the site will be re-designated as an LGS.



*Picture 9 - The Old Bakery*

### 1.3.5 Devine House

The garden contains the old fish pond used in medieval times and fed from a spring which emanates from under the house, which is Listed. Recognised as an Important Open or Wooded Area in the 2003 Local Plan saved policies. The landowner cannot agree to re-designation as an LGS on the grounds that as a charity, it is required by law to realise on the asset if required as a development area. The LGS has been drawn to exclude the building, which may be suitable for sensitive conversion, but the importance of the grounds in terms of their heritage and ecological nature is considered to merit its re-designation as a LGS.



*Picture 10 - Devine House Garden*

### 1.3.6 River Cottage

Recognised as an Important Open or Wooded Area in the 2003 Local Plan saved policies, the area is important to the character and setting of the Chalk. The landowner has objected to its re-designation as an LGS on the grounds that as the property and garden are on the market and having received advice, it would devalue the property, however this is not considered to outweigh the merits of its re-designation as a LGS.



*Picture 11 - River Cottage Garden*

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## Section 1 – Environment

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### 1.3.7 The Paddock

The paddock at Home Farm opposite the Tithe Barn. Recognised as an Important Open or Wooded Area in the 2003 Local Plan saved policies, this high quality green space provides significant views and recreational value to visitors to the Tithe Barn when it is open to the public. The landowner is currently not keen on re-designation, however it is considered to merit this protection.



*Picture 12 - The Paddock at Home Farm*

### 1.3.8 Tree stand

The tree stand at corner of Shute Lane and Church Path. Recognised as an Important Open or Wooded Area in the 2003 Local Plan saved policies, this area provides an important natural green background as one approaches the junction of Higher Street, Shute Lane and Tower Hill. The landowners have already agreed to its re-designation as an LGS.



*Picture 13 - The tree stand*



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## Section 1 – Environment

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### Newly identified Local Green Spaces

Nine other green spaces were originally identified and after discussions with the landowners concerned and further consideration of the criteria for LGS, five of these were deemed to merit designation as LGS. The other four sites, at Longacre Garden, Brookside Farm, Deanland Garden and 1-4 Church Path\* were deemed not to meet the relevant criteria (these are coloured purple on Map 2).

#### 1.3.9 The cricket field in Brookman's Valley SE of the village

Positioned in the heart of Brookman's Valley the cricket field is a considerable asset to the community both visually with important views looking out and into the valley itself that forms part of the West Wilts and Cranborne Chase AONB.

It is an important amenity regularly used for cricket by both Claysmore School and other local and visiting cricket teams throughout the summer season. The cricket field has the reputation of being one of the finest in Dorset because of its location.

This recommendation is opposed by the landowner who has leased the field until 2020 to the IM Cricket Club and may wish to return it to agricultural land in due course.

As a community asset, the cricket field is important for the Parish, currently used by Claysmore School and other local and visiting teams. The views both in and out from here are outstanding and relate closely to the whole valley and AONB. Footpath number N651 borders the pitch on two sides.



*Picture 14 - Brookman's Valley 1*



*Picture 15 - Brookman's Valley 2*



*Picture 16 - Brookman's Valley 3*



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## *Section 1 – Environment*

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### **1.3.10 The Chalk**

This is the central open space and is used as a community meeting area and for short-term car parking.

The Chalk provides a good green open area and is located next to the IOWA that is at Riverside Cottage. With its iconic beech tree and “Wolverton” terrace of cottages, it represents much of the special character of the village. It is also the point where key village roads and lanes meet and is used for open-air events and community singing.



*Picture 17 - The Chalk 1*



*Picture 18 - The Chalk 2*

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## *Section 1 – Environment*

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### **1.3.11 The three open grass areas in Oakwood Drive**



*Picture 19 - Oakwood Drive 1*

There are three areas in Oakwood Drive that deserve more permanent protection and thus add to the general amenity of the area. They act as softeners to the otherwise built up nature of this mature estate on the SW side of the A350.



*Picture 20 - Oakwood Drive 2*



*Picture 21 - Oakwood Drive 3*

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## Section 1 – Environment

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### 1.3.12 The grass area at the centre of the Glebe

This is an open area with trees and is surrounded by the Glebe development that dates from the 1970's. The development is situated west of the Parish Field. This helps soften the whole aspect of this estate and provides a pleasant green space for the residents and anyone passing through. There is also a concern that if it is not protected it may be used for car parking and thus detract from the amenity value it currently provides.



*Picture 22 - The Glebe*

### 1.3.13 The green space around the War Memorial Cross

Situated at the Northern end of the village and already a protected and listed (grade II) memorial cross, it is felt that the green space around the monument itself needs protection from any ingress from the highways and to help protect the monument itself. Three large stones have already been strategically placed to deter large vehicles trying to cut the corners or even turn round in this area as used to happen regularly.



*Picture 23 - The War Memorial*

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## Section 1 – Environment

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### Policy 1.4 - Built character

Development must respect the built character of the Parish and village of Iwerne Minster, and retain and protect features of local heritage interest. Particular regard should be had to:-

- the character and appearance of surrounding developments in terms of type, height, form, scale and density, architectural qualities and materials (and also the host building when considering alterations)
- the relation with the road frontage, to ensure any new buildings are designed in a manner appropriate to the locality, with garages and outbuildings in keeping with the style of the property and off road parking and driveways designed to be sympathetic to the surroundings using shingle, brick and set finishes where appropriate to maintain the rural character
- the importance of features of local character, such as the war memorial, war office, gates, walls, milestones and fingerposts
- the design of street furniture and signage to be in keeping with the locality and rural character of the area, with power lines and other services placed sensitively (and underground where possible) and external and security lighting sited and designed so as not to cause light pollution or inconvenience neighbours or pedestrians

### Historic Buildings

As mentioned previously Iwerne Minster is a village that enjoys a high proportion of listed buildings and within the settlement area, there are some 48 in total, of which some 46 are within the Conservation Area itself. The Listed Buildings are plotted on the Map below. A full list of these can also be found in the supporting document titled Listed Buildings, but a number of the most notable buildings are numbered and listed below together with a brief description.

**1. The Parish Church of St Mary's** dates from the 12th century with the present form based on Norman design with the Arcade, Nave, North Aisle and Transept all dating from this time together with the lower walls of the South Transept and Aisle. Built from local ashlar and flint quarried locally from the chalk escarpment the church has a mix of stone and tile roofs. The church has a banded wall on three sides also built from ashlar and flint and the West wall of the North Aisle has a small window that may date from an earlier Saxon building. The South porch dates from the 14th century; the Clerestory above the Norman arcade is 16th century.

The East window was designed by Christopher Whitworth Whall and is one of the outstanding Arts & Crafts stained glass windows in England. The church has one of only three medieval ribbed towers in Dorset and dates from the 14th century although much refurbishment and a height reduction of 60 feet took place in the mid 19th century with a further 16 feet being removed in 1933. The chiming clock was made in Blandford in 1690.

The original Carillon that dates from the 18<sup>th</sup> century has recently been restored.

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## Section 1 – Environment

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**2. Abingdon Memorial Hall** (formerly the Baptist Chapel) is a single storey building with rendered walls and a tiled roof. Built in 1810 and enlarged in 1860, it originally contained a West End gallery constructed of wood panels resting on iron columns. The tiled roof and plain rendered exterior is subdivided into replicated bays by pilasters and features round headed windows, which reinforces its ecclesiastical character in contrast to the neighbouring buildings. Although single storey it is of substantial proportions and early extensions emphasise its original importance to the village and its historic value.

**3. West Lodge** is situated on the northern boundary of the parish and is based on an early 18th century building that was partly one and partly two storey building with cellars. It has early 19th century single storey wings to the S.W. and N.E. The site is believed from local maps to have had a building on it from 1618 and that it is one of the ancient lodges of Cranborne Chase. (This building is not shown on Map).

**4. Peggs Farm** in the north west of the parish is comprised of a farmhouse cottage, water mill and barn. The farmhouse dates from the beginning of the 18th century and the cottage was built slightly later in the same century. The mill was also constructed in the 18th century, but evidence suggests that the barn was probably built in 17th but rebuilt in the 18th. (This building is not shown on map).

**5. Preston House** is located to the south west end of the village and dates from the 17th century. Built with ashlar and rubble walls it is two storeys in design with an attic. It has been considerably altered in the 19th century from its original “L” –shape layout.

**6. The Chantry** on Old School Lane is of a 3 storey building with attics and has walls of banded flint and ashlar with chamfered plinths, ashlar dressings and stone-slatted roofs. The house dates from the first half of the 17th century and includes an original oak staircase although some additions were made to the property during the 18th century in the form of window enlargements on the west elevation and a chimney stack on the east gable that was replaced during the 20th century. The central chimney stack is original.

**7. Bay House** on Hobgoblin is a two storey building with attics and whilst not listed, is noteworthy. It dates largely from the 19th century and incorporates features from an earlier building on this site and is adjacent to the Chantry. The key feature is the upper storey of the west wing that on the north side has a gable with 15th century barge boards.

**8. The Barn**, also on Hobgoblin, has been converted into 3 dwellings. It has a tiled roof with rubble walls that probably date from the 16th and 17th centuries. It has ashlar buttresses of two stages with weathered offsets on the north west elevation.

**9. Brookman’s Farm** on Dunn’s Lane dates from the 18th century with 19th century additions. Originally, a single storey thatched building with walls made of comprised rubble with a brick dressing it is now known as Brookman’s Old Farm and has two floors.

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## Section 1 – Environment

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*Picture 24 - Brookman's Farm*

**10. Devine House** on Church Road was previously the vicarage. A large two storey house with attics it is constructed of ashlar stonework with crow-stepped gables that are unusual for this village. With its stone mullioned and transomed windows, it appears earlier than its 1836 construction date.

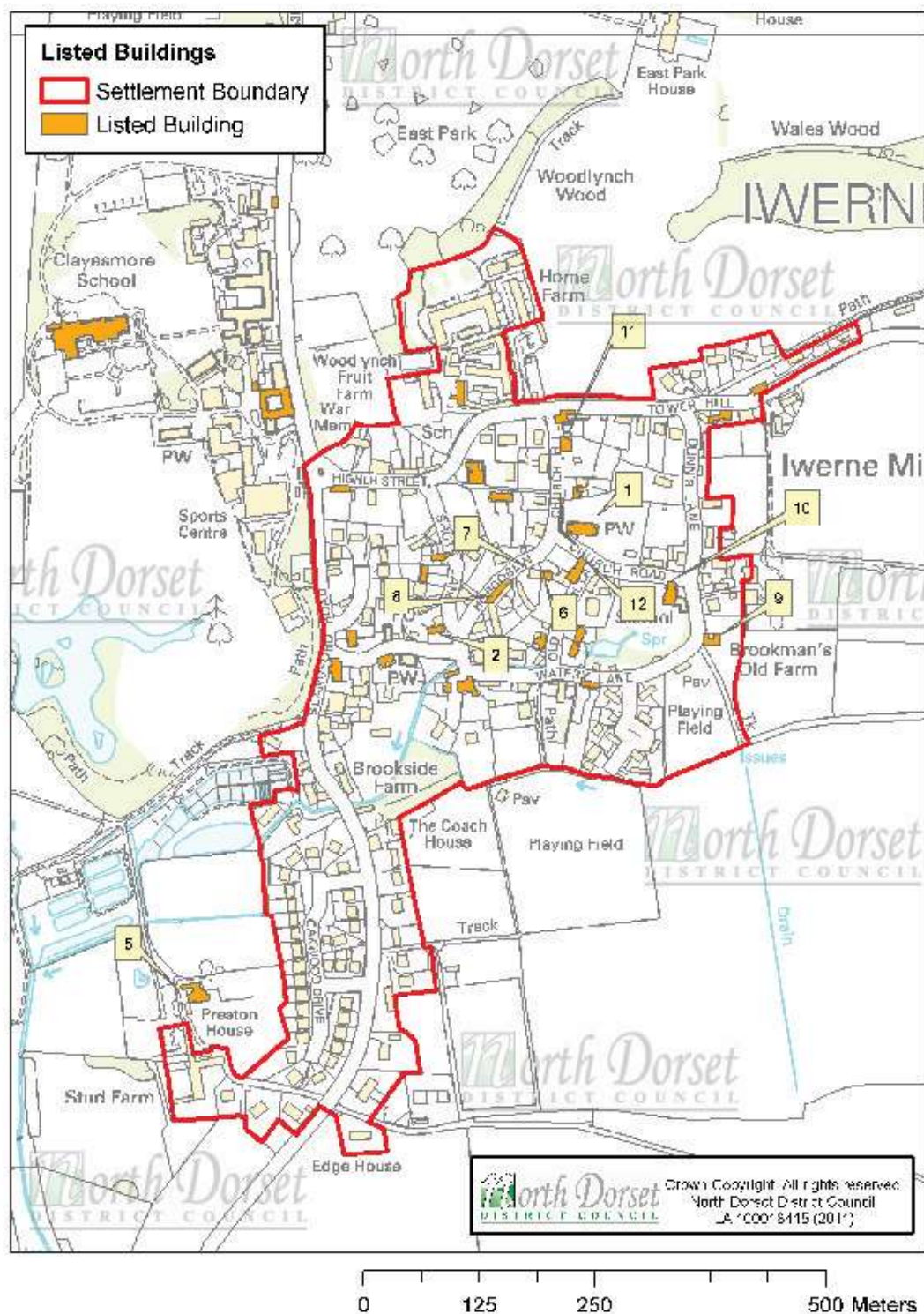
**11. Tilhayes** The current building that stands on the foundations of a house called Tilhayes was noted in the Domesday Book.

**12. The Oak House** was completed in 1921 by James Ismay as a club for the village. Designed by M. H. Baillie Scott it is a classic example of the Arts and Crafts movement.

Other listed and older buildings of note are:- Applegarth Cottage, Barbers Cottage, Bowhay, Brook Cottage, Dipwell, Dwell Deep, Knapps Close (formerly the Butchers), The Tithe Barn at Home Farm, The War Office, The Pump, The War Memorial and Wetherby (now called Noel Cottage). This list is by no means exhaustive and there are many other buildings which are considered important and which contribute to the character and appearance of the village.



## Section 1 – Environment



Map 3 - Key listed buildings within the Village







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## Section 2 – Community

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### Policy 2.1 - Parish facilities

The improvement of existing Parish facilities, as listed below and identified on Map 4, will be supported.

- Abingdon Hall
- Children's Play Area
- Clayesmore School Sports Facilities
- Cricket Pitch and Pavilion
- St. Mary's Church
- The Talbot Pub
- The Village Club and Parish Field
- Village Shop and Post Office

The loss or reduction of such facilities will be resisted, and should only be supported if, after involving the local community in assessing potential solutions, it is clear that their retention would be unreasonable on the grounds of viability, or the change proposed has the community's backing.

### Community Spirit

The village community pride themselves on the area in which they live and the importance of having the above facilities. Not only has the village won Dorset's 'Best Kept Village' award in previous years they have won Dorset's 'Neighbourliness award' of 2016. Volunteers play the greatest part around the village, as it is they who generate social events and who keep the locals informed with a diary and newsletter.



Picture 25 - Dorset Community Action Winner

### Abingdon Hall

The Abingdon Hall is a Grade 2 listed ex chapel in the middle of the village that is owned in trust by the village and provides space for a wide range of village activities. There is a well-appointed kitchen that allows meals to be served.

### Children's Play Area

The Iwerne Minster Parish Council own, maintain and insure the play area. It is a fenced area safe for children, and prohibited to dogs. The equipment is inspected every year, and maintained as necessary to keep it safe for village children and visitors alike.

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## Section 2 – Community

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### Clayesmore School

This is an independent school that provides schooling and employment for many members of the village and local area. Their sports centre is available for use by the local community.

### Cricket Pitch and Pavilion.

The facilities are used by 'The Dorset Knockers', who are a Iwerne Valley team, for practice and matches. Clayesmore School also use the ground for matches and maintain the pitch.

### St. Mary's Church

This 12th Century Grade 1 listed building is one of the five churches in the Iwerne Valley Benefice. The Benefice supports a full time vicar. A varied programme of services and events is organised and offered every week by the church community. The church is strongly supported and fully funded by the village community. It is open every day for worship and individual contemplation, and for visitors to appreciate the beautiful building.



*Picture 26 - St Mary's Church*

### The Talbot

A public house rich in design complimenting other 19<sup>th</sup> century buildings within the village. It was purchased in October 2016 by Heartstone Inns Ltd, who intend to build it into a viable business. This Grade 2 listed building provides the area with seven B&B rooms and serves the village and callers 7 days a week for drinks and catering by request.

### The Village Club & Parish Field

The Club is an integral asset to the village, particularly as it is located on the large Parish Council owned field. Both are used by diverse groups and for hosting various events. Entry is via a substantial metal gate, and the grass is kept cut. Commemorative trees are planted on the East side. The Village Club occupies one end, and the remainder is normally set out with goal posts, for football.

### Village Shop and Post Office

The shop is the focal point of the village, and serves the community very successfully. The proprietor listens to and acts on feedback, therefore providing a wide range of products and services.

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## Section 2 – Community

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### Policy 2.2 - Communications

Proposals to improve Mobile Phone and Internet Communications will be supported, unless the benefits would be significantly outweighed by harm to the environment.

The Parish currently has a restricted connectivity to mobile frequencies. St. Mary's Church has agreed to receivers being installed in its tower. As of April 2017, this work is still to be done. When it is complete, it will provide a strong network for Vodafone and O2 in the Parish. We will encourage other network providers to also install a similar level of service using the receivers in the spire, once installed.

### Community Project 2.3 - Roads

The Parish Council will work with the County Highway Authority and local residents to continue to strive to reduce speed, improve safety and examine vehicle weight and size limits.

The Parish is located on the busy A350 and Tower Hill is a feeder route from the C13.

#### Speed watch

Concerns over the safety of all residents in the village owing to high traffic speeds, lead to the '20's plenty' campaign. The 20mph speed restriction for the vast majority of the village should be finalized and in place by the end of 2017. There is a very active and successful Community Speed Watch team (CSW) that is part funded by the IMPC and this will continue to be supported by the IMPC and the community.<sup>1</sup>



Picture 27 – Community Speed Watch

#### Future Possibilities

There is a small percentage of the community that has expressed an interest verbally in having allotments here in the village. Should a greater amount of people come forward and formal interest shown, this can be looked into further.

#### Accommodation

The village offers B&B for 7 rooms. A further room is located 1 mile from the centre. Several more are offered in Fontmell Magna, nearly 2 miles away and then beyond. The village may benefit from increased services such as self-catering or Airbnb.

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<sup>1</sup> Photo copyright © Geoff Peters

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## Section 3 - Housing

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**Objective:** To allow the development of identified sites to meet the anticipated requirements for housing, as part of a genuinely plan-led system shaped by local residents.

### Housing Policy Introduction

As a result of the questionnaire circulated prior to the open presentations in April 2016 the type of housing that people would prefer was smaller more affordable housing. The number of properties that we needed was predetermined for us by allocating a portion of the overall target for rural properties in North Dorset. Their target was 825 and we were given a pro rata allocation of between 30 and 39. We were warned that this number would increase and our understanding is that our pro rata target has been increased by 15% to 35-45. Infilling was given a green light on condition that it was sensitive as well as development on the edge of the village and conversion of use, of preferably redundant farm buildings.

We show here an extract of questionnaire results first displayed at presentations made at two public meetings in April 2016.

**Q1 Do you agree that it is better for the community to decide where housing and other developments should go, rather than leave the decision to the District Council**

Yes	100
No	9

**Q5 What type of housing do you think the village needs?**

	Very Likely				Not likely
	5	4	3	2	1
Low Cost Starter	37	24	17	4	19
Shared Ownership	20	15	20	10	21
Affordable Rented	24	24	25	11	16
Retirement Accommodation	27	24	20	11	16
Assisted living retirement	17	21	16	9	26
Smaller accommodation	29	32	27	6	5
Larger accommodation	9	8	23	13	31

**Q10 Please identify where additional houses should be built sensitive within gardens**

Sensitive within gardens	37
Sensitive in undeveloped gaps	77
Land on edge of village	59
Farmland	12
Conversion of farm buildings	79
Relaxation on existing buildings	28



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## Section 3 - Housing

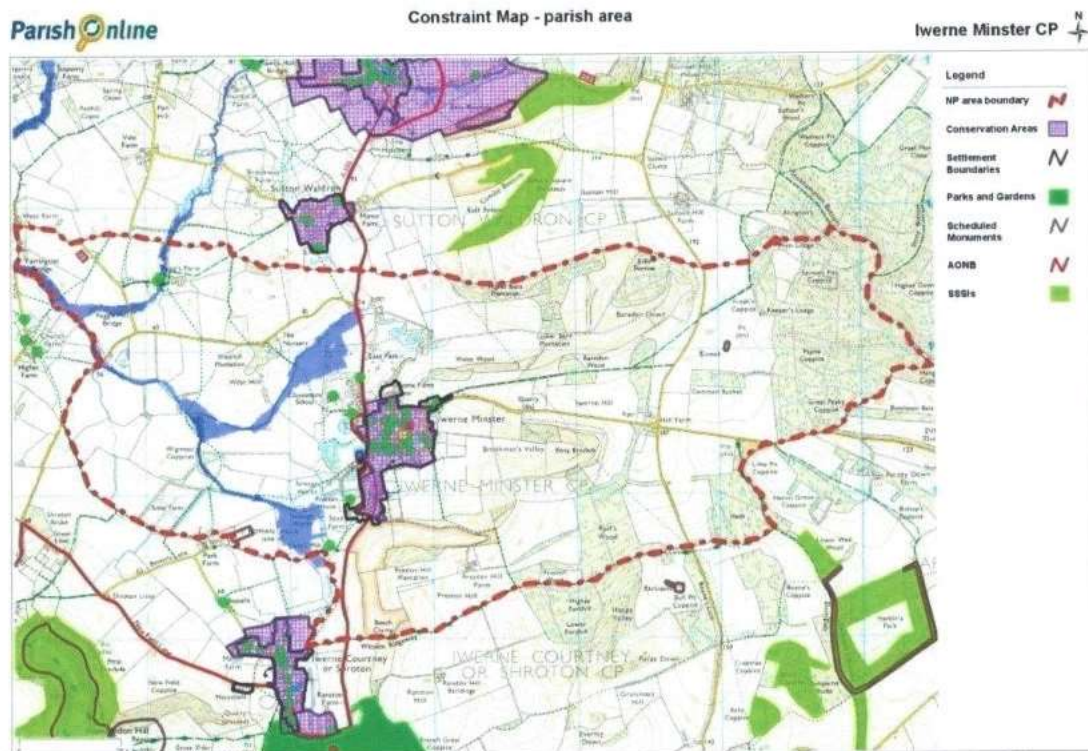
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Bearing in mind these preferences, a call for land for possible development was heavily advertised using the Iwerne Minster Newsletter, Iwerne Minster notice boards and an advert in the Blackmore Vale Magazine, the local weekly publication for news and official public notices.

Not all of the land offered was deemed suitable and was not pursued.

Some of the lands offered were deemed suitable, but not in their entirety due to different restrictions including site access and environmental constraints.

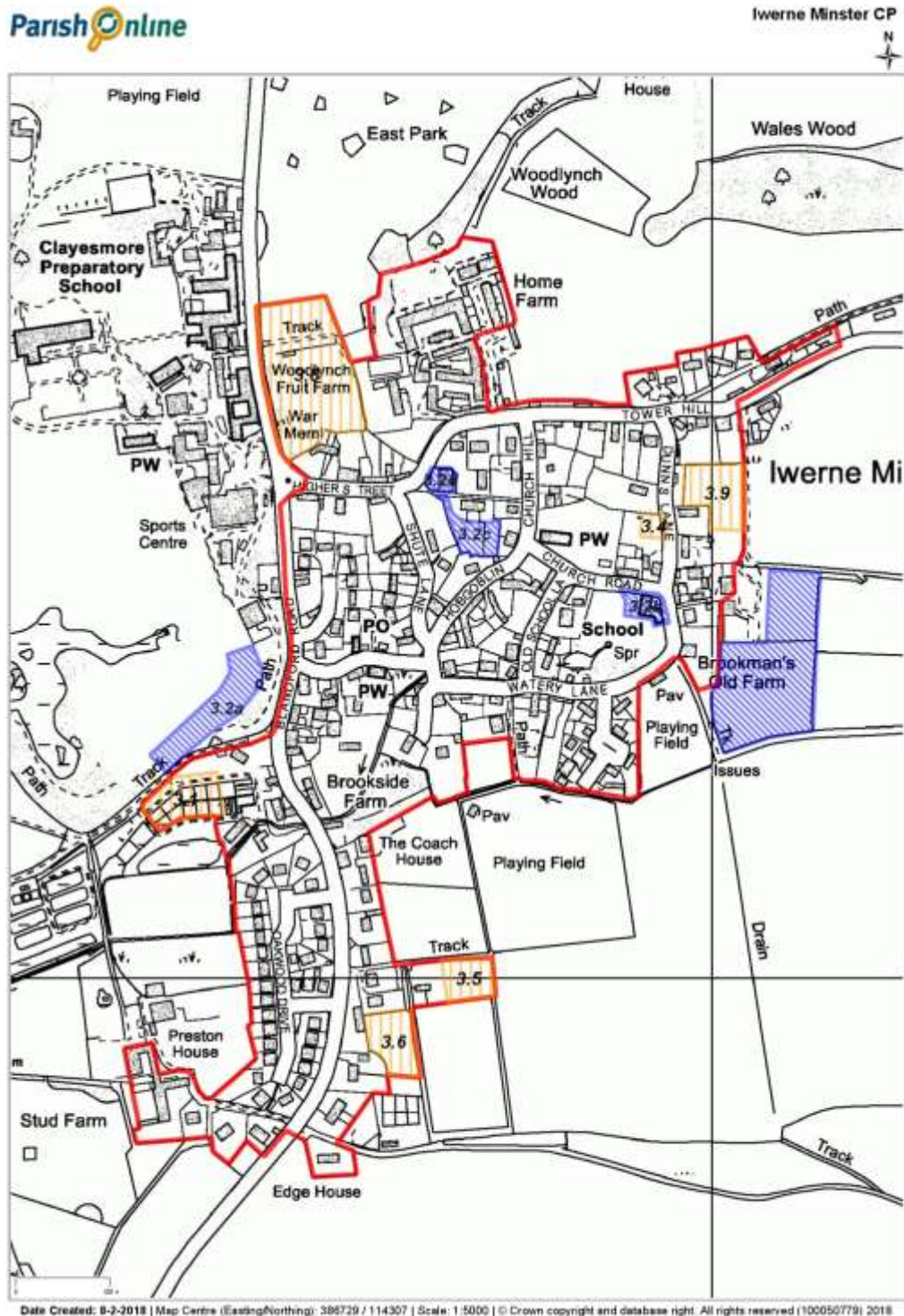
We must also take into account the conflict that exists between protecting our green and pleasant land, in particular to enhance our quality of life in an outstanding village to the best of our ability, against the national need to build more properties. We have taken a pragmatic approach with respect to our recommendations in that we have pointed out both the desire to build and our desire to protect the environment. The NDP covers the entire Parish area and is not confined to the settlement area. See map below.



Map 5 - The Parish

## Section 3 - Housing

To understand the location of the various offerings, please refer to the map below. The sites are numbered and referenced in the policies.



Map 6 - Land Sites  
Those coloured blue may be subject to NDOs

## Section 3 - Housing

### Policy 3.1 The Trout Farm

Land at the Trout Farm, as shown on Map 6, is proposed for a small courtyard development to provide six, single storey modest-sized one, two or three bedroom homes.

The owners of the Trout Farm will continue to farm trout in the area furthest from the A350 and nearest to the Sewage Plant. The owners of the Trout Farm will continue to live on site and have proposed a small courtyard development of six single storey, 1, 2 or 3 bedroom properties, effectively in their front garden. The designs proposed so far are for very sympathetically designed accommodation reflecting the fact that they will be in 'our front garden'.

The Trout Farm is not in a flood risk area. The Trout Farm is an area identified as being with surface water flood risk and are purely the areas that currently hold the fishponds. Clearly once the fish ponds are filled in the ground level will be raised and surface water flooding will be removed. Care will be taken to ensure that a sustainable drainage scheme is put in place but this is all achievable. Certainly surface water flooding is not an insurmountable problem and does not stop development from taking place.

A positive odour assessment has been obtained and therefore there is no odour issue as far as planning is concerned. The odour report, flood and surface water maps are shown in Appendix B.



Plan 1 - The Trout Farm



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## Section 3 - Housing

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### Policy 3.2 Clayesmore School

The Parish Council will work with Clayesmore School as they develop and implement their 20 year campus refurbishment plan. This may result in the preparation of a neighbourhood development order, if supported by the school and local community.

Clayesmore School originally offered four sites as part of exploring the feasibility for transferring all of their operations that are in the village onto their campus, namely:-

- a. Marsh Lane
- b. Devine House
- c. Grounds of Church Path Cottages
- d. The original village school, now used as their art department

The school's plans are heavily dependent on it being a financially viable opportunity for them. They then have to get the approval of the Board of Governors and then they have to get the approval of the Charities Commission, as Clayesmore is a registered charity. They have a lot of hard work ahead of them and many hurdles to overcome before we will see any firm proposals, one way or another. With the exception of the wood, the sites are within the existing development boundary and therefore could, if acceptable, come forward under existing policies. Because of the current uncertainty over the plans and possible number of new buildings these could provide, we have not made any firm allocations in our neighbourhood plan, but instead look forward to working with the school as these develop. (See letter in Appendix A). In the interim, we have simply recorded the conclusions reached through the early assessments and consultation on these options.

**3.2a. Marsh Lane.** The school intends to build 5 properties on Clayesmore Campus that may be used for staff accommodation. The land is a strip of land, parallel to Marsh Lane, west of Clayesmore Wood.

**3.2b. Devine House.** The grounds of this house are an Important Open or Wooded Area (IOWA), and Devine House is a listed building. Interestingly, in 1987, Clayesmore were granted planning permission to convert Devine House into 5 luxury apartments (still a possibility) and to build 4 properties in the gardens. That planning permission has lapsed. Although the conversion may be possible, the view of the conservation officers at North Dorset District Council was that development within the grounds would be likely to cause harm to the setting of Devine House and the character of the Conservation Area, unless the development is undertaken sensitively

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## Section 3 - Housing

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**3.2c. Grounds of Church Path Cottages.** Church Path Cottages are currently used for student accommodation and some staff accommodation. The grounds are within the Conservation Area and may impact the setting of nearby Listed buildings. The view of the conservation officers at North Dorset District Council was that some limited development of an appropriate scale set within a strong landscape framework may be possible here, which suggests perhaps 2 or 3 sympathetically designed houses could be built in the gardens as well as converting student accommodation into dwellings.

**3.2d. The Old Village School.** This property is Listed, and therefore any conversion would need to be sensitively done, but could yield perhaps 2 – 4 apartments as starter homes or retirement apartments. This option was not included in the site options consultation, and therefore we do not know whether this may be supported by the community. Other areas within the grounds of Clayesmore School could also be explored as options, and the Parish Council and local residents would welcome working with the School to help achieve a scheme that benefits the school, its pupils and local residents alike.

If the solution would require a change in local policy, one option would be for all parties to work together to prepare a neighbourhood development order, that, like this plan would be subject to examination and a referendum before coming into effect.

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## *Section 3 - Housing*

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### **Policy 3.3 Cleff House**

The Parish Council will work with the owners of Cleff House, which may result in a Neighbourhood Development Order thus recognising the longer term possibility of developing mixed dwelling and village facilities, if it is supported by the local community.

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## *Section 3 - Housing*

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### **Policy 3.4 The Old Bakery**

The site to the rear of the Old Bakery, as shown on Map 6, is allocated for the development of one low level dwelling. A sensitive design will be required to avoid harm to setting of the Church and character of the Conservation Area, and any application will need to be accompanied by a heritage impact assessment.

Access to this plot, from Dunn's Lane, has been improved both for the existing property and in order to accommodate a further dwelling within the grounds. The proposal is that the family wants to build one low level, ecological friendly home, for their own use. The proposal will clearly have to have regard to the setting of the Listed Church, as the Conservation Officers at the District Council have advised that development within this area has the potential to undermine the character and appearance of this part of the conservation area. Limited development, subject to appropriate design and landscaping could be considered without substantial harm being caused. It would be for any future planning application to demonstrate this, especially as a more substantial scheme was robustly defended at appeal previously.

The part of the site that is not planned to be built on is proposed to be re-designated as a Local Green Space with the support of the landowner.

## Section 3 - Housing

### Policy 3.5 Land east of Orchard House

Land east of Orchard House, as shown on Map 6, is allocated for housing to provide three single storey, modest-sized one, two or three bedroom dwellings. The design and layout will need to include any necessary mitigation identified from the biodiversity mitigation assessment and landscape impact assessment. Improvements to the access will be required to the satisfaction of The County Highway Authority.

There were several tracts of land offered in the area where the existing barn is located. It was not possible to proceed with them all as access is extremely limited on the track that leads from the A350 to the cricket field. Steve Savage from The County Highway Authority visited the site and advised that only a very limited amount of development (possibly up to 3 dwellings) could be supported due to the restricted access, and that the visibility splays would need to be improved.

As a result of Steve Savage's visit to the site (see Appendix A email 1}, we have rejected several sites that were offered but it still allows for the Barn Conversion for which planning approval has already been granted, followed by a development within the field – which the owner proposes could be a small courtyard development of three 3 bedroom small houses.

It should be noted that caveats for access from the site onto the A350 may still hinder/delay approval of the additional 3 properties by the planning process.



Plan 2 –Land to the east of Orchard House

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## Section 3 - Housing

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### Policy 3.6 Thatchways

Land east of Thatchways, as shown on Map 6, is allocated for housing to provide up to three modest-sized one, two or three bedroom homes. The design and layout will need to include any necessary mitigation identified from the biodiversity mitigation assessment and landscape impact assessment.

A revised submission was made so that access would be via the existing entrance to Thatchways, from the A350, to avoid overloading the access serving land east of Orchard House.

A planning application for this site was made in March 2017 (2/2017/0583/FUL) but due to the substantial size of the proposed dwellings and lack of suitable landscape mitigation, the AONB landscape advisor raised concerns, and the application has subsequently been withdrawn.

A further small courtyard development of three, three bedroomed properties is now being considered, see plan below:-



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## Section 3 - Housing

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### Policy 3.7 Lower Field Barn

The redundant agricultural buildings at Lower Field Barn are allocated for redevelopment as housing to provide modest-sized one, two or three bedroom homes and may include workshop units as part of a live-work scheme. The design and layout will need to include any necessary mitigation identified from the biodiversity mitigation assessment and suitable access for the intended use. The substantial enlargement of the buildings, or provision of additional garaging or outbuildings, would not be supported in this relatively isolated location.

The original questionnaire sent to all parishioners indicated a strong desire for the conversion of redundant farm buildings. This property plus the barn conversion already approved in Land east of Orchard House on page 39, were the only two farm buildings identified through the call for sites.

The main redundant agricultural building on the site is a solid barn measuring approximately 40x5metres. This may allow between 1 to 3 dwellings, dependent on their size.

Given that the farm building lies outside of the AONB, the building would already potentially be allowed under permitted development rights to convert to up to three dwellings. In such circumstances, it is not necessary to specifically allocate the site for development. However, given that additional options such as a workshop plus accommodation could be explored, a policy has been included. It is also noted that the site is set in a very rural location and access is via a hard-core track and therefore would only be suitable for users with suitable transport.



*Picture 28 – Lower Field Barn*



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## *Section 3 - Housing*

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### **Policy 3.8 Woodlynch Fruit Farm**

This is a site where planning permission was refused several years ago to completely redevelop the site. The current owner does not wish to pursue that failed planning permission and instead wants to build a single low storey building for his own personal use.

This site is on the North side of the A350, opposite Clayesmore School. An application was submitted many years ago to develop this site with multiple houses. That application was turned down at the time. We half expected the original application to be resubmitted. The proposal is now for the building of a single storey property for the owner's personal use and he has made it very clear that he will resist any attempt to build multiple properties on his site. We have included this application.

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## Section 3 - Housing

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### Policy 3.9 Brookman's Farm Bungalow

This site will access onto Tower Hill. Subject to the access road being widened and adopted, it will allow us to allocate this site for the development of four low level properties.

The proposal is for 4 properties to be built on the land, with access via the Miles Field entrance. We contacted The County Highway Authority; see Appendix A The County Highway Authority email 2 on page 48.

Their biggest concern was site access looking up Tower Hill, suggesting that part of the bank be removed. Iwerne Estates have indicated their willingness to allow the proposed alterations.

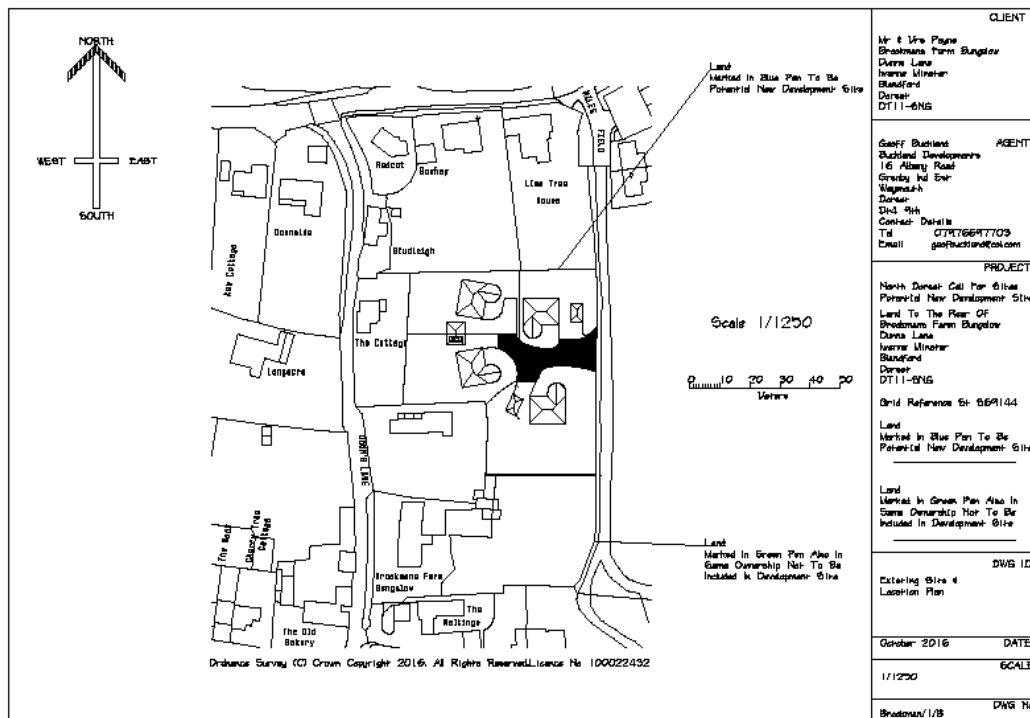


*Picture 29 - Miles Field Access*

From the comments received from the 50 replies to this late submission, there appears to be considerable concern, mainly from direct neighbours. These negative comments lead us to believe that when planning permission is applied for, there will be lot of opposition.

## Section 3 - Housing

A revised layout showing more clearly the desire to build bungalows on the land and also the slight moving of the proposed buildings boundary was obtained and is included. The properties will now be inside the revised settlement boundary,

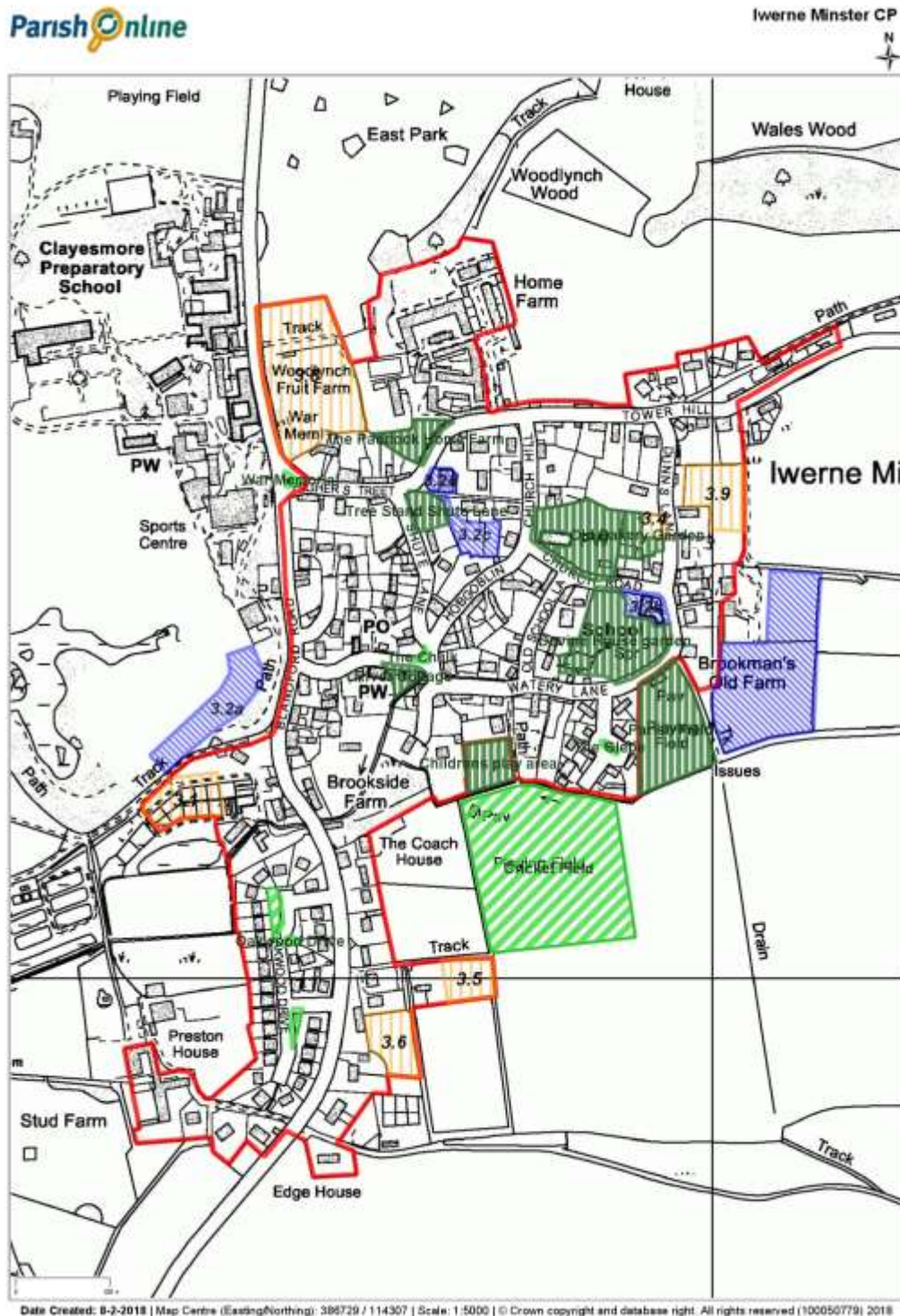


Plan 4 - Brookmans Farm Bungalow

## Section 3 - Housing

### Policy 3.10 Settlement area

We plan to extend the settlement area to include the land that we have deemed suitable to be allocated for development. The revised map is shown below.



*Map 7 - Proposed Settlement Boundary*

## Section 3 - Housing

### Summary of Housing Policy Numbers

Policy No	Place Name	Probable no of houses in plan	Maximum no of houses that may be in future plans or future phases of this plan	
3.1	Trout Farm	6		
3.2	Clayesmore School			
	Marsh Lane	0	5	NDO
	Devine House	0	9	NDO
	Church Path	0	3	NDO
	Art School	0	4	NDO
3.3	Cleff House	0	11	NDO
3.4	Old Bakery	1		
3.5	Land east of Orchard House	3		
3.6	Thatchways	3		
3.7	Lower Field Barns	2		
3.8	Woodlynch	1		
3.9	Brookman's Farm Bungalow	4		
	<b>Totals</b>	<b>20</b>	<b>32</b>	
	<b>Already built/approved</b>	<b>12</b>	<b>12</b>	
	<b>Probable Total</b>	<b>32</b>	<b>64</b>	

*Table 1 - Housing Summary*

The target given to us was a minimum of 38. 32 is less than this target but this target has now been removed.

The spread of new houses still to be approved and built in the medium term is 5 in the east; 1 in the north; 6 in the west; 6 in the south; 2 rural barn conversions.

*Subject to the NDO's being given the go-ahead we have enough long term contingency to keep potential predatory builders at bay.*

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## Section 3 - Housing

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### Housing Appendix A

#### The County Highway Authority email 1

**From:** Steve K Savage <[s.k.savage@dorsetcc.gov.uk](mailto:s.k.savage@dorsetcc.gov.uk)>

**Date:** 15 July 2016 at 09:38:52 BST<sup>[1]</sup><sub>SEP</sub>

**To:** Arthur Evans <[w\\_arthur\\_evans@hotmail.com](mailto:w_arthur_evans@hotmail.com)>

**Subject: RE: Professional guidance needed**

Dear Arthur

Having visited the site yesterday, I will respond as follows.

In its existing form, I don't feel that this access can support any further development. This is primarily due to visibility issues at the junction with the A350.

Should the visibility splays be provided in accordance with the recommendations of **Manual for Streets** - from a 2.4m driver position (measured from the nearside carriageway edge back into the centre of the access) you need to be able to see 43m in each direction along the road (with the sight line taken to the nearside carriageway edge) - a limited level of development might be achievable (2 or 3 dwellings)?

Any greater number of dwellings than this will probably need the access track widened to allow two vehicles to pass as they enter and exit the main road. The normal requirement for this is a 5m width for a 10m distance measured back from the nearside carriageway edge.

The final matter for consideration is that a development of more than 5 dwellings should ideally be served from an adopted (public) highway. Upgrading the access track to an adopted road requires further width to be utilised - typically 7m (a 5m wide road with 1m service margins on either side). If the access road isn't offered for public adoption, there will be a need for statutory utilities to be able to service the site and for refuse to be collected.

I hope that this helps and if you require any clarification of the above, please don't hesitate to contact me.

Regards

Steve



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## Section 3 - Housing

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### The County Highway Authority email 2

Dear Arthur

Having visited the site, I will respond as follows.

I have assumed that the Site 11 that you refer to is actually Site 3 on the map. Thus, both Sites 3 and 12 will be served from the existing Miles Field access. There would appear to be sufficient space available for an adopted estate road to be built to serve either site. However, my main concern is that the existing access visibility to the east is obscured by the adjacent hedge and bank:



The sight line would need to be improved in this direction, providing a clear line of sight for a distance of 43m (to the centre of the approach carriageway) from a driver position measured 2.4m back into the centre of the access from the nearside road edge.

I feel that it would be difficult to resist the low level of development proposed on the grounds of Tower Hill being unsuited to carry any additional traffic so see the visibility issue being the only one that needs to be addressed.

I'm happy to answer any further questions or to clarify the above.

Kind regards

Steve



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## Section 3 - Housing

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### Clayesmore School letter



From the Bursar

August 2016

#### CLAYESMORE SCHOOL AND THE NEIGHBOURHOOD PLAN

The school's land and buildings within the village, east of the main road, comprise the Old School House, Church Walk cottages and the land to the rear, as well as Devine House and grounds. Whilst we do not have specific plans or a timescale in mind for these sites, we will be addressing them as we progress our overall strategy for Clayesmore and its facilities.

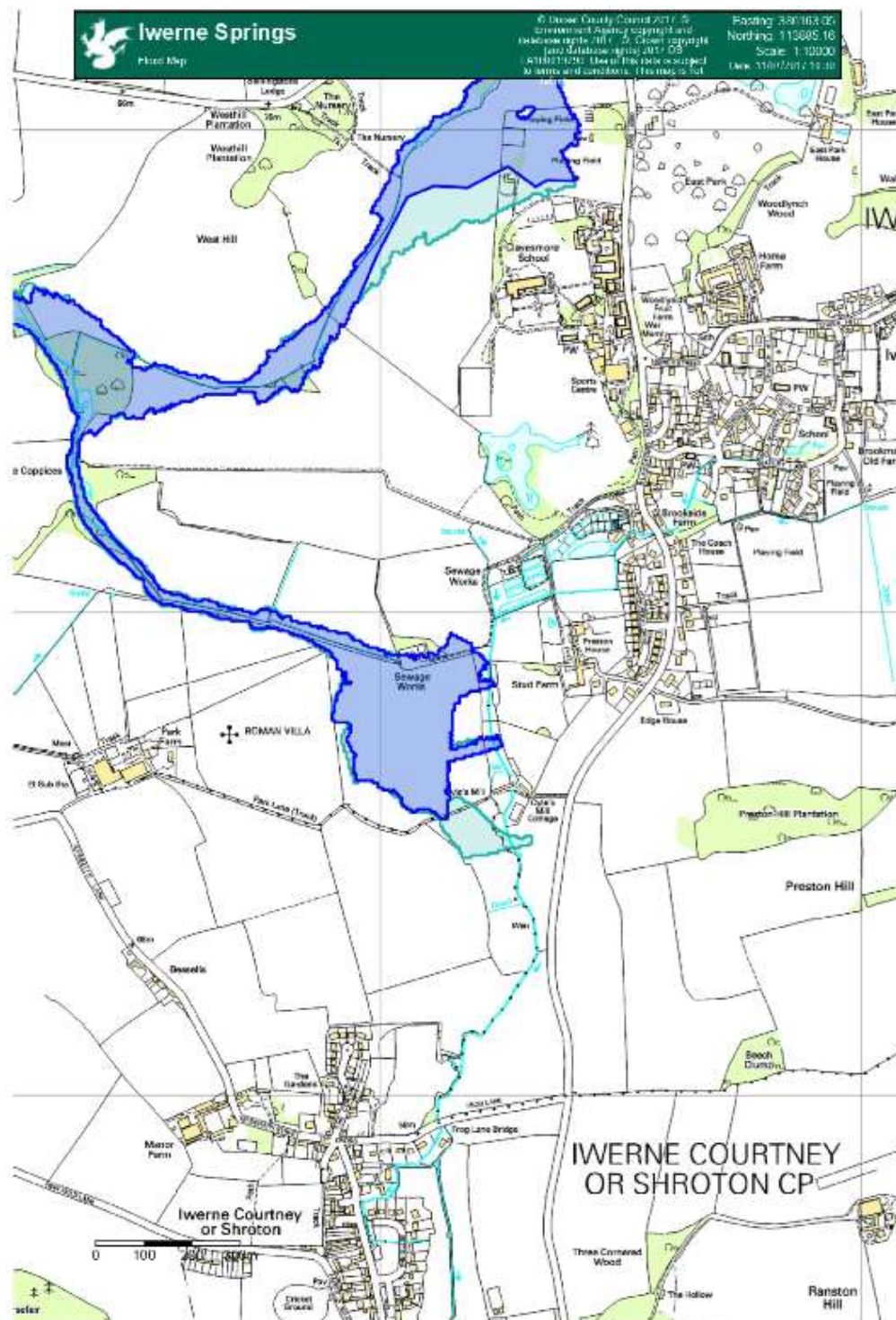
As the Parish Council is now moving forward with the Neighbourhood Plan, however, we feel that we need to mention these sites now, so that they can be appropriately considered and suitable policies embodied in the Plan to allow them to be comprehensively assessed for modest and appropriate forms of development in the future, particularly as they may assist the Parish in identifying suitable options for the delivery of additional housing in the village.

As part of the District Council's 2010 Strategic Housing Land Availability Assessment (SHLAA), the land to the rear of Church Walk cottages was assessed (SHLAA planning reference 2/29/0522). The District Council in their assessment at the time found; *'No reason to exclude an acceptable scheme for this site although the access issue needs to be resolved therefore longer term potential'*. Whilst the land is within the conservation area and close to listed buildings (and hence a careful and sensitive design, which fully considers the need to "preserve and enhance the character and appearance of the conservation area" will be essential, as specified in the relevant planning guidance), we believe that subject to resolving an appropriate means of access, the site offers some potential. We hope to shortly commence a detailed assessment of the capacity of this site from the heritage, planning, access and local amenity perspectives and we would therefore wish to engage with the Parish Council in that process. In the meantime, we would specifically request that you take this site into account as you move forward with the Neighbourhood Plan.

Clayesmore School (HMC, IAPS, ISBA) is a registered company in England and Wales registered at Iwerne Minster, Blandford, Dorset, DT11 8LL. (Registered Company No: 359779 - Charity Registration No: 306214 – VAT No: 186834226). Tel: 01747 812122 Fax: 01747 813187 Email: [bursar@clayesmore.com](mailto:bursar@clayesmore.com) website: [www.clayesmore.com](http://www.clayesmore.com)

## Section 3 - Housing

### Housing Appendix B Flood Risk Areas

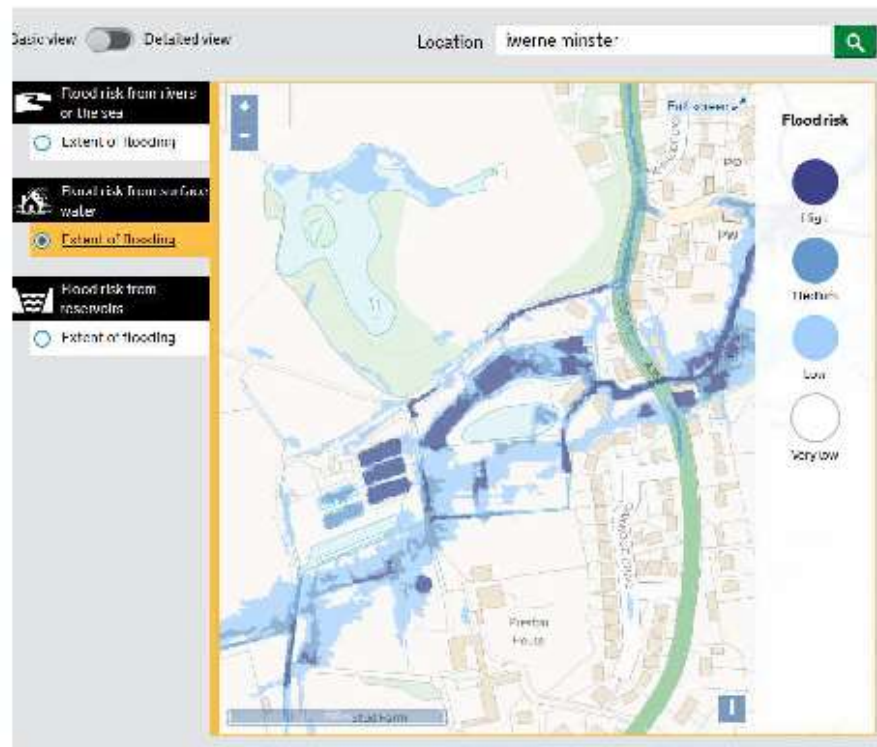


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## Section 3 - Housing

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### Surface Water Flood Risk

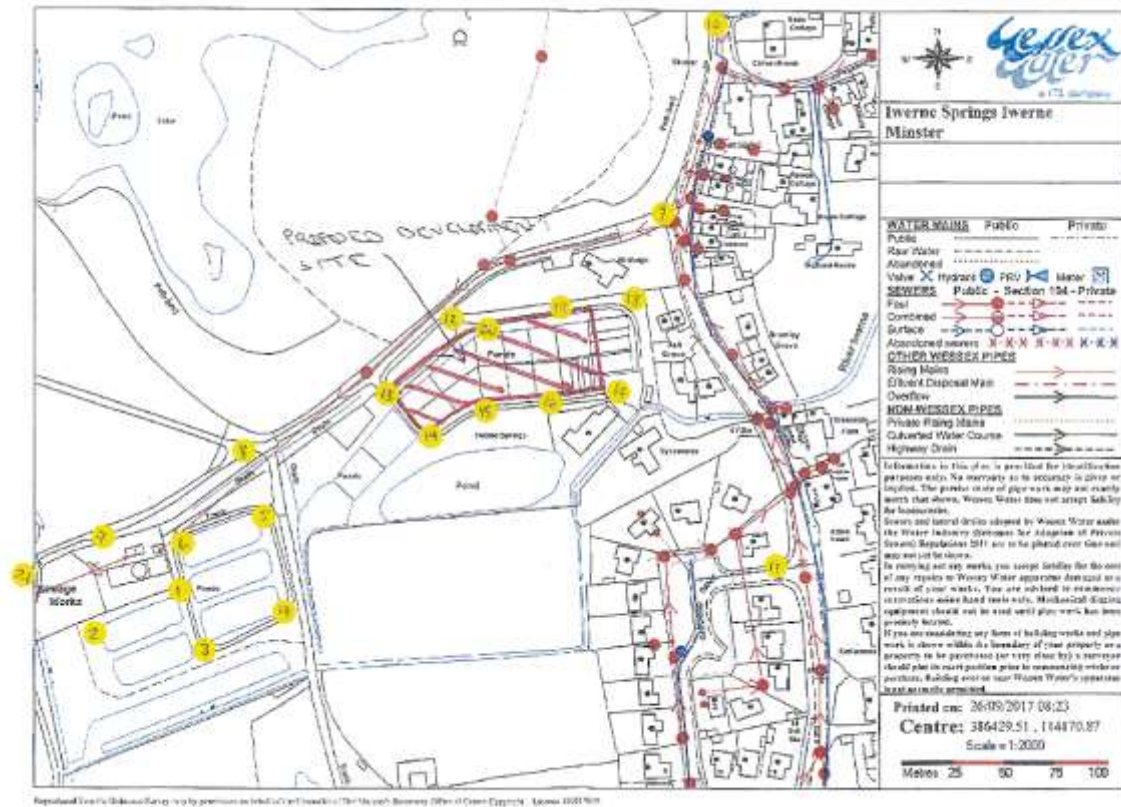


Map 9 - Surface Water Flood Risk

## Section 3 - Housing

### Odour Assessments

#### Odour Sample Locations



Map 10 - Odour Assessments



## Section 3 - Housing

### Odour Report



#### ERG APC Maintenance Ltd.

Enviro-centre Enterprise House Foundry Lane Horsham West Sussex RH13 5PX  
tel: 01403 221000 fax: 01403 221051  
e-mail: [info@ergapc.co.uk](mailto:info@ergapc.co.uk) web site: [www.ergapc.co.uk](http://www.ergapc.co.uk)

visit

### Visit Report: December 2017

Project name	Iwerne Springs	Project number	AM4929
Visited	Iwerne Minster	Report By	Stuart Birch
Company	Timpany Ltd.	Tel	01403 221000
Contacts	Graeme Watling	Mobile No	07769 943055
		Date	19/12/2017
		Checked By	DB, KD
		Copy To	DB, KD
Purpose of Visit	Carry Out Odour Survey of Proposed Development Site and Area		

#### 1. Scope of report:

This survey was requested by Iwerne Springs in order that the air quality in and around the proposed residential development site could be measurably proven not to suffer nuisance occurs from the neighbouring Wessex Water pumping station.

#### 2. Gas (odour) detection:

For the purposes of the survey it was agreed that sampling would focus one of the main component gases of sewage related odour, hydrogen sulphide (or H<sub>2</sub>S), typically characterised by its rotten egg smell. Hydrogen sulphide can be detected in a number of ways depending on the concentrations present and ERG utilised two methods as described.

##### 2.1. Honeywell SPM Flex Gas Detector (tape monitor):

- Detector serial N°: 12650500A104170008
- Tape type: Flex CC-S XP Hydrides  
H<sub>2</sub>S detection range: 0.001 – 9.999ppm  
Part number: 12SS-4000  
Expiry date: 2<sup>nd</sup> May 2018

The Honeywell tape monitor pumps the sampled air through chemically impregnated paper with any staining of the tape measured by an optical gas detection system and converted to a value displayed locally and stored for retrieval via USB. The results of this survey were downloaded, converted to Xl spreadsheet and included as an additional datalog file.

##### 2.2. Gastec GV-1005 (hand pump with gas specific detection tubes):

- Tube type: Gastec N°4LB  
H<sub>2</sub>S detection range: 0.07 – 12ppm  
Part number: 60559  
Expiry date: June 2018

The Gastec hand pump draws a metered volume of air through a reagent tube to cause a colour change along the tube length to give a concentration level read from the scale printed on the tube.



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## Section 3 - Housing

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### 3. Conditions on day of survey:

- Date of survey: 19<sup>th</sup> December 2017
- Time of survey: 09:57 - 11:12
- Weather conditions: bright / calm
- Wind direction: North-westerly
- Temperature: 3°C
- Humidity: 85%

### 4. Findings of the survey:

Please refer to the PDF Iwerne Springs OS Map Sample Locations and see sample points 1 thru 21.

	Time	H <sub>2</sub> S (ppm)	*1CC Type	*2Gas Index
Sample point 1:	10:00	0	18	5
Sample point 2:	10:03	0	18	5
Sample point 3:	10:06	0	18	5
Sample point 4:	10:08	0	18	5
Sample point 5:	10:10	0	18	5
Sample point 6:	10:12	0	18	5
Sample point 7:	10:14	0.002	18	5
Sample point 8:	10:18	0.002	18	5
Sample point 9:	10:21	0.001	18	5
Sample point 10:	10:24	0	18	5
Sample point 11:	10:27	0	18	5
Sample point 12:	10:30	0.001	18	5
Sample point 13:	10:35	0	18	5
Sample point 14:	10:38	0	18	5
Sample point 15:	10:41	0	18	5
Sample point 16:	10:44	0	18	5
Sample point 17:	10:47	0.001	18	5
Sample point 18:	10:50	0.001	18	5
Sample point 19:	10:53	0.001	18	5
Sample point 20:	10:57	0	18	5
Sample point 21:	11:02	0	18	5

\*1CC Type = Honeywell chemical cassette type

\*2Gas Index = Gas type

### 5. Conclusions:

No confirmation of hydrogen sulphide was detected using the more accurate Honeywell tape monitor, the results included as an XL spreadsheet. There was a background H<sub>2</sub>S value of 0.002ppm (2ppb) along the lane to the north of the site which may be attributed to very low agricultural odours. This was cross referenced with several samples taken with Gastec tubes with no staining of the reagent noted indicating H<sub>2</sub>S was <0.07ppm.