

Iwerne Minster
Neighbourhood Development Plan
Supporting Document
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Landscape Assessments

Landscape Assessments

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Landscape Assessments

Introduction

We have taken note of all of the input from the regularity bodies and we have conducted our own landscape assessment of all of the sites that include the comments received.

These will be shared by each of the proposers of developments to make sure all of the comments are taken into account when planning applications are submitted.

Policy 3.1 The Trout Farm

Date and Time: 6th January 2017 – am

Weather: Cold, dry and cloudy

Photographs: See Appendix A

Landform:

The proposed development site will be situated at the east end of a range of fish tanks which commence close to the east boundary of the overall site and extend west to the access road to Preston House to the south, and then continue further to the west beyond the access road.

The site is generally flat and is subject to a small fall from east to west. There is a lake to the south of the existing fish tank area which is to form the development site, separated by a raised bank above the general overall level which extends to the east and in front of the chalet bungalow to the south east corner of the overall site.

The main access to the overall site is from Marsh Lane to the north, and this connects to internal access tracks surrounding the eastern part of the fish tanks to give access to the chalet bungalow and utility buildings adjacent that will be retained separated from the development site. There is an access from Marsh Lane further to the west beyond the proposed development site and this, with a separate existing access track, will serve the chalet bungalow and adjacent buildings.

Although currently the fish tanks, the lake and access track occupy the majority of the overall site area, the remainder is generally laid to grass. Boundary lines are clearly defined to the existing site with the majority of Leylandii or similar evergreen trees grown to some height.

The River Iwerne enters the site from the village centre at the southeast corner and runs west to the south of the bungalow and then south to Oyle's Mill.

Skyline:

The view south from the development site in the gap between the chalet bungalow and the tall Leylandii trees to the south reveals Preston Hill with its wooded ridge and grassy slope beneath. To the north of the site, the land remains at the same level and the skyline has individual mature trees to the centre with dense woodland to the northwest and northeast, all within the grounds of Clayesmore School beyond Marsh Lane.

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To the east, views of the distant landscape and the village centre are obscured by mature trees and a tall Leylandii hedge to the east boundary, but some glimpse of Iwerne Hill may be possible from the western part of the development site once completed.

To the west, due to the existing Leylandii trees to the north and south sides of the site, and other trees between to the west enveloped by ivy, only the faintest outline of Hambledon Hill can be seen to the southwest.

Landcover and Landscape Elements:

The land forming the overall site falls slightly from east to west with the River Iwerne to the south, and the majority of the overall site is occupied by linked fish tanks and a separate lake to the south. The areas around the fish tanks are covered with grass and access tracks to the chalet bungalow and adjacent buildings to the southeast corner of the site, which will be retained as part of the continued operation of the Trout Farm with the remaining fish tanks. The overall site is fairly flat subject to the slight gradient from east to west and a bank to the south of the fish tanks extending from the retained bungalow to the west of the separate lake.

The majority of the overall site is constrained in terms of the landscape by tall Leylandii hedges to the south, east, west and part of the north. These have been encouraged in the past to provide some privacy to the existing commercial enterprise from its immediate residential neighbours. To the south there is a relatively small gap at the east end through which the wooded ridge and grassed uplands of Preston Hill can be seen. Further gaps to the east exist which allow views of Iwerne Hill in the far distance and mature trees in the middle distance fronting the A350 Blandford Road.

To the north, the eastern section of the boundary is shared with the adjacent residential property and as this is formed of fairly low hedging, the landscape is formed in the middle distance by playing fields to Clayesmore School with mature trees beyond in the middle and far distance. The western element of the north boundary is formed by a high Leylandii hedge with the landscape to the north of Marsh Lane framed by the woodland behind surrounding the lake to Clayesmore School.

To the west, any landscape features such as Hambledon Hill and the adjacent ridge, are currently obscured by the high Leylandii hedges to the north and south sides of the overall site, as well as other mature trees enveloped by ivy and low scrub.

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Development Site:

The development site will be formed at the north side of the existing overall site at the eastern end to accommodate two blocks of single storey three bedroomed terraced houses, utilising the existing entrance to the north from Marsh Lane and a short distance from its connection to the A350 to the east.

To create the development site it will be necessary to remove the existing fish tanks and divert existing services to that area with the chalet bungalow to the south east corner of the overall site being retained as well as the remaining tanks to the east and west so that the trout farm operation can continue. There is a further access to the overall site from Marsh Lane to the west of the proposed development site and this will remain as access to the chalet bungalow and elsewhere in the remaining trout farm site.

The proposed development site will utilise the existing boundary to the north of the overall site but new boundaries will need to be formed to the east, south and west to separate it from the retained trout farm operation.

Comments:

- 1) This proposed development will lie in an area beyond current residential buildings to the west side of the A350 Blandford Road and outside the Conservation Area, the Settlement Boundary of the village, and the AONB. This development would be situated within the Blackmore Vale Landscape Character Area and would need only to take into account the agricultural nature of the environment. However, due to the proximity of the existing residential buildings to the east and south of the site, and the extension of the settlement boundary to include this development, it is considered important that Policies IM4, IM5 and IM9 from the Village Design Statement are taken into consideration in the design and planning of this proposed development, although it is appreciated that they will not be obligatory.

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- 2) The east section of the north boundary to the proposed development site, up to the existing entrance gate, is formed as a low level hedge to the east and timber post and rail fencing to the west, with a small section of hedge adjacent to the entrance gate from Marsh Lane. It would appear from the inspection on site that this boundary is in the ownership of the adjacent residential property known as Mistleigh. In order to give some privacy between this property and the site, as well as from Marsh Lane, it is considered important that a new boundary is formed adjacent to the existing, in the form of deciduous hedging, not to exceed 2 metres in height, appropriate to this environment and in accordance with part IM3 of the Village Design Statement.
- 3) The remainder of the north boundary to Marsh Lane, west of the existing entrance gate, to the proposed development, currently exists as a mature Leylandii hedge approximately 5 metres high. Although this might be acceptable for a commercial operation, with the change to residential use the existing hedge would become oppressive having regard to its proximity to the proposed western terrace of buildings. Ideally, this hedge should be removed and replaced with an appropriate new boundary hedge of deciduous type more appropriate for what is effectively an agricultural environment. However, if a decision is made to retain the existing hedge, then it should at least be cut down to 2 metres in height and maintained in the future at this height.
- 4) The proposed development site is indicated as being in an area of potential risk from flooding. New boundaries will be required to the development site to separate it from the overall site to the east, south and west sides. These, as well as the north, should be formed as banks above the main level with hedges appropriate to the agricultural environment. Although the chalet bungalow and other neighbouring existing residential buildings are not particularly close to the proposed dwellings to the development site, the provision of hedges to the three boundaries will provide a degree of privacy for all parties.
- 5) To the south side of the overall site alongside the lake is a line of Leylandii trees that are approximately 6 metres in height. As indicated previously, these prevent a view of Preston Hill except for the existing gap to the southeast. Although this should not be a condition of the proposed development, it would undoubtedly improve the outlook to the south if the existing hedge was reduced to a height of 2 metres.

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- 6) As previously indicated, the outlook to the west is currently obscured and although a reduction in the height of the Leylandii hedges to the north and south would bring parts of Hambledon Hill and the adjacent high ground into views, further works would be required to remove undergrowth and scrub, as well as immature trees, to open up the landscape to the west from the development site.
- 7) The proposed development will comprise 6 no. dwellings and it is very likely therefore that, as part of the planning consent, there will be a requirement for the first part of Marsh Lane from its junction with the A350 to be upgraded and increased in width to 7 metres (a 5 metre wide road with 1 metre service margins on either side). Ideally this section should be offered for adoption but if not, the road will still need to be adequate for statutory utilities to be able to service the development site and for refuse to be collected.

It does appear that the visibility at the existing entrance to the development site will meet the recommendations but it will be important to ensure that there will be adequate space within the development for statutory utility and rubbish collection vehicles to turn around easily.

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Appendix A

View northwest with access track to retained chalet bungalow to southeast, with development site beyond.



Access to development site from Marsh Lane looking southeast with chalet bungalow to be retained in the middle distance and Preston Hill in the far distance.

View of chalet bungalow to be retained with lake in foreground – looking east



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Access gate to north from Marsh Lane to serve chalet bungalow to be retained and the reduced Trout Farm.

Eastern part of development site looking northeast with access track to retained chalet bungalow in foreground



Eastern part of development site looking north

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Fish tanks to be retained east of development site, looking northeast



View of development site looking northwest

View of development site, looking east



Landscape Assessments



Lake adjacent to development site, looking south

Lake adjacent to development site, looking west



Western section of fish tanks, looking southwest

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Existing access from Marsh Lane to be retained to serve development site, looking northwest



View of east part of development site looking south with Preston Hill in the distance

General view from development site, looking west



Landscape Assessments



General view of development site,
looking east

View of chalet bungalow to be retained
adjacent to development site, looking
east



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Policy 3.4 The Old Bakery

Title: Grounds of The Old Bakery

Date and Time: 14th December 2016

Weather: Cold and sunny

Photographs: See Appendix C

Landform:

The land which is to form the site for the proposed development forms the northeast segment of an extensive grassed area to the north of the detached house and ancillary buildings known as The Old Bakery.

The part of the overall rear garden where development is proposed rises slightly from the north east corner in a westerly direction to meet a low bank adjacent to an existing summerhouse at the north boundary. Overall, the site falls from the north boundary in a southerly direction towards the existing house and ancillary buildings, and is generally grassed and open, with some young tree planting to the northeast corner and a partial hedge of laurel bushes to the south east corner adjacent to the entrance driveway off Dunns Lane.

Skyline:

The outlook to the south in the far distance is of Preston Hill with its wooded summit with grassland to the slope beneath. In the middle distance are mature trees to the south of Devine House in the designated IOWA, which rise above the level of the summit of Preston Hill. There are further high individual mature trees visible to the south east and southwest, again finishing higher than the summit of Preston Hill. In the near distance are the north (rear) elevations of The Old Bakery, Devine House and the cottages to Church Road to the south west.

To the west the outlook from the development site is to the church spire, just visible above mature yew trees, close to the flint and stone boundary wall to the graveyard.

Mature hedges, approximately 4 metres high, exist to the north and east boundaries and prevent any outlook in these directions.

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Landscape and Landscape Elements:

The proposed development site, to the northeast section of the existing rear garden forms part of a rough grassed area that has clearly been mowed and maintained as part of the existing residential property. It is evident that individual fruit trees have been planted to the north east corner of the development site and further to the west beyond the summerhouse. Also laurel bushes have been inserted into the hedge on the north boundary which have now matured, it is assumed to plug holes in the hedge and maintain privacy.

Due to the high and dense hedges to the north and east boundaries of the proposed development site, it is only the south and west outlooks which can be considered in respect of landscape. Preston Hill to the south is considered important in the context of views from the village centre and although it is obscured by the mature trees in part to the south of Devine House from the proposed development site, there is a clear gap above the roofline of The Old Bakery and adjacent properties to the east in Dunns Lane where Preston Hill can clearly be seen.

To the west, only the spire of the church, the focal point of the village, is visible from the proposed development site, as there is a belt of mature yew trees just to the west side of the west flint and stone boundary wall which obscures the church and graveyard. There is, however, a small gap to the south west between some of the yew trees where a number of interesting old buildings at the village centre can be seen.

It was noted that a line of high level poles with telephone cables are visible from the proposed development site, passing down Dunns Lane adjacent to the east boundary from north to south. A further telephone cable can be seen above the north boundary passing to the northwest.

Development Site:

A plan has been provided indicating the existing buildings to The Old Bakery and the extensive area of the rear garden to the north, between Dunns Lane to the east and the churchyard to the west. The proposed development site is shown occupying the north east corner of the rear garden. The north and east boundaries to the proposed development site are clearly delineated by the tall existing hedges. The west boundary will be formed running adjacent to the existing summerhouse and the south boundary is shown running east/west parallel with the north boundary from a position just to the south of the vehicular entrance gate off Dunns Lane with this, and part of the entrance drive, being included within the development site.

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The remainder of the rear garden, west of the entrance drive, is indicated on the plan provided as Privately Owned Local Greenspace. The rear garden was previously designated as an important open space in the Village Design Statement mainly due to the view of the church through the gap between the yew trees to the eastern side of the graveyard, from Dunns Lane through the vehicular entrance gate and adjacent low hedges. This important view has been maintained by agreement with the current owners of The Old Bakery.

No details have yet been provided of the proposed residential buildings within the development site, other than it will be centrally positioned, low rise, and with the ground for the building levelled and reduced so that it is set down in the site. It has also been indicated that the proposed development will be ecologically friendly and is intended for the use of the current owners.

Comments:

- 1) This proposed development site is situated within the village centre, the Conservation Area and also the AONB boundary. As a result, any proposals in respect of the building and the site itself will need to take account of the Village Design Statement.
- 2) As previously stated, the view westwards from Dunns Lane to the church (the focal point of the village) at the position where the vehicular gate and lower adjacent hedges are situated on the east boundary is considered important, and with the Local Greenspace designated will be maintained.

Correspondingly, the views from the churchyard eastwards from gaps between the yew trees over the Local Greenspace, is also considered important. With this in mind, it is considered essential that the full length of the west boundary to the proposed development site be formed as a screen in accordance with the recommendations of Good Practice Note 9 related to Areas of Outstanding Natural Beauty. In other words, this boundary screen should not be of non-traditional boundary materials such as a coniferous or evergreen hedge or closeboarded fencing, but sympathetic to traditional materials and species already existing to the north and east boundaries.

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Appendix C

Access gates to The Old Bakery from Dunns Lane, looking west towards the church



View to the northeast area of the proposed development site

View to northwest area of the proposed development site indicating existing summerhouse where the west boundary will extend adjacent in a southerly direction



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View to northwest of existing rear garden and wall to churchyard forming the west boundary

View of central section of the rear garden, looking west to the church and west boundary



General view looking south of house and ancillary buildings to The Old Bakery, with Devine House beyond

General view, looking southwest of the rear garden area with the cottages to Church Road beyond



Policy 3.5 Land east of Orchard House

Title: Land east of Orchard House

Date and Time: 7th December 2016 – late morning

Weather: Cold and sunny with light cloud

Photographs: Appendix D

Landform:

The land to the site is generally level with a small fall to the west overall from the east boundary. To the north of the site the land is fairly level and this is maintained initially to the east but it then rises through two broad valleys in undulating form to meet the generally wooded skyline. To the south, the land rises slightly until it meets the fairly steep slope of Preston Hill.

Skyline:

The skyline to the east is distant at the head of two undulating valleys and then extends to the south to Preston Hill that is closer to the site and in the middle distance. The east skyline is covered with mature trees to the majority with some open spaces to the north end. Preston Hill to the south is heavily wooded to the ridge above an open grassed area.

Landcover and Landscape Elements:

To the east of the site, two broad valleys rise to meet the mainly wooded distant ridge that then extends around to the south to Preston Hill. This reflects the change in landscape where Cranborne Chase meets the Blackmore Vale. The landscape is agricultural with an irregular field pattern separated mainly by hedges of varying heights with relatively small areas of deciduous woodlands within each of the two valleys. A public footpath without a fence or hedge passes from north to south in the foreground across the fields to Preston Hill. Again, in the foreground, there is a line of wooden telephone poles and wires passing from the north east and up Preston Hill to the southwest.

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To the north of the site is an unmade up accessway for agricultural traffic to the fields immediately to the east. This accessway is also a Public Right of Way and at its east end, a public footpath extends northwards towards the village centre, flanked by open level fields to the west behind housing fronting the A350 Blandford Road, and the village cricket pitch to the east, again basically level. Beyond in the middle distance is the church spire and the village centre, with the landscape rising to the north and east. There is again a line of wooden telephone posts and wire extending from east to west, to the north of the fields and cricket pitch in the middle distance.

To the south of the site is an open field currently unused and overgrown but formerly occupied by horses, which rises to meet an accessway to Preston Hill Farm off the A350 Blandford Road, with hedges to both sides. Beyond the accessway, the ground rises steeply to a grassed field and extensive woods to the ridge.

Adjacent and to the west of the site is a small parcel of flat land, within which is a detached barn with a timber clad hipped and pitched tile roof with a smaller pitched roof extension to the west, previously used in conjunction with the horses occupying the field to the south. The barn and extension has recently obtained planning consent for a change of use to a residential dwelling. Beyond the existing barn to the west is residential development to both sides of the A350 Blandford Road.

There are no buildings evident in the landscape to the east and south, but existing housing is evident to the west, and to the north at the village centre in the middle distance.

Development Site:

This is currently formed as part of the open area to the east of the timber clad barn and will need to be separated by a new boundary at the west end extending from south to north. The surface area of the proposed development site exists currently as rough grass with invasions of brambles from the east and north sides. Mature hedges exist to the north and east sides of the proposed development site with many different types of trees and shrubs indicating that they are of some age. However, they have not been maintained or cut for some time and brambles and saplings have been allowed to take hold.

The south boundary currently exists as a post and rail fence with some close boarded fencing panels which was suitable for the previous use of the area by horses.

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Access to the development site will be provided by the existing trackway off the A350 Blandford Road that passes just to the north of the north boundary. Vehicular access to the site is indicated on the drawing by forming an opening in the north hedge towards the west end. The proposals indicate an inner courtyard for cars with one detached residential unit to the west side, approximately in line with the existing barn, and two semidetached residential units to the east and north in an inverted 'L' shape.

Comment:

1) The proposed development site is outside the Settlement Boundary of the village but is within the Area of Outstanding Natural Beauty (AONB). Therefore, the site will need to consider the contents of the Village Design Statement (VDS), particularly item IM1, Development adjoining the Countryside.

2) The wonderful views from the site to the east to the two valleys and Iwerne Hill and to Preston Hill to the south, all within the AONB will continue to be enjoyed by the occupants of the proposed development.

With this in mind, it is considered essential that the existing mature hedges to the north and east sides of the site be pruned and cut back professionally and brought back into a satisfactory order. In addition, it would be desirable for the height of the hedges in the future to exceed no more than two metres in height so that, while screening can be maintained, the views to the east and south can be fully enjoyed.

3) To the north of the site, the view of the fields and cricket pitch in the foreground will be appreciated by the occupants of the development site as a welcome open space in front of the village centre. Although the church spire, which is effectively the focal point of the village, can be seen from the site, it was noted that from this direction a number of mature trees, as well as tops of the beech trees to the west side of the cricket pitch, are obscuring the proper view of the church and consideration should be given, with the consent of the parties involved to arrange for the trees concerned to be lopped or pruned with of course the agreement of the relevant officer at North Dorset District Council.

4) A new boundary will need to be formed to the development site to the west side. It is recommended that in view of the context of this site in the landscape the new boundary should be formed as a deciduous hedge.

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- 5) The south boundary to the development site is currently formed of timber post and rail with closeboarded fencing attached. It is suggested that as part of the development of the site the closeboarded fencing is removed as it does not fit with the traditional village character and would prevent the new development harmonising within the landscape. The post and rail could remain as this is appropriate but it is considered that it would be preferable if a new hedge was formed adjacent so that there is continuity around the site.
- 6) The letter of 15th July 2016 from Steve K. Savage of North Dorset District Council sets out a number of issues that need to be considered for access to the development site. Widening of the access road from the A350 to the site is not an option as consent from the owners adjoining the road would be unlikely. This has therefore led to the conclusion that a development of three dwellings to the development site would be appropriate.

In view of the current development proposals for the site, it does not appear the access road will be offered for public adoption, but clearly improvements to the current surface and provision for possible removal of drainage and surface water will need to take place to allow for statutory utilities to be able to service the site and for refuse to be collected.

- 7) The letter of 15th July 2016 also raises issues regarding visibility at the junction of the access road with the A350 Blandford Road, which clearly will need to be addressed.

To an extent the same comments regarding visibility will need to be applied to the entrance to the development site so that vehicles exiting the site will be able to clearly see other vehicles, pedestrians, dogs etc. Although it is appreciated that the drawings are still at an early stage and have not been worked up, the proposed access to the site does not at present reflect the necessary visibility splays. In addition, the opening will need to be widened to accommodate statutory utilities and rubbish removal vehicles, and an adequate turning area will be needed within the development site for these to operate satisfactorily.

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Appendix D

Existing right of way and access to the site – looking west to the junction with A350 Blandford Road



View north from track adjacent to site to church and village centre

Track adjacent to north boundary of the site, giving current access to fields to the east



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View east from north east corner of the site towards Brookmans Valley and Iwerne Hill

Public footpath off access track, north of the site with village centre beyond.



Existing east boundary to the site looking south to Preston Hill

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View southeast from the site



General view of the site over the east boundary

Overall view from the south with the church and village centre beyond, adjacent to the site



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Policy 3.6 Thatchways

Site No. 9

Title: Land to the rear of Thatchways

Date and Time: 7th December 2016

Weather: Cold and Sunny with some cloud

Photographs: See Appendix E

Landform:

The development site comprises an extensive area of rough ground to the rear of Thatchways that extends to the north to the rear of The Old House up to meet the south boundary of Orchard House to the north.

To the northeast corner of the site is an existing access way with gates at each end passing between Beechdown, Orchard House and the Barn, connecting to the track / public footpath that will provide access to Site No. 8.

The development site falls slightly from the south east corner in a northerly direction and also is subject to a gradual small gradient towards the west boundary.

The development site is currently separated from Thatchways by a low stock fence of timber post and wire with a gate that arcs around from its junction with the south boundary to meet the boundary at the southeast corner of the garden to The Old House. A thick and overgrown mature hedge currently exists to the east boundary with stock fencing to the front edge. The same form of stock fencing exists at the boundary to Orchard House to the north.

To the west boundary, a metal post and wire fence exists in front of the east elevation of The Old House, which is fairly close. A low privet hedge forms the boundary between the garden to The Old House and the development site.

The south boundary currently exists as a timber post and rail fence within the development site area with a hedge to the south planted to the rear area of The Nooks. To Thatchways the boundary is formed as closeboarded fence panels with trellis above.

Skyline:

The skyline to the east of the development site is distant and obscured by the existing dense and overgrown hedge forming the east boundary, but it is possible to see the predominantly wooded ridge to Iwerne Hill.

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To the south, the skyline is formed in the middle distance by the densely wooded Preston Hill with grassed areas beneath and to the west end where the wood ceases. To the north, the skyline is distant and formed with woodland behind the village centre in the middle distance.

Land Cover and Landscape Elements:

To the east of the hedge forming the boundary to the development site, the agricultural land rises gently to the east to two broad valleys that meet the wooded upper level to Iwerne Hill in the far distance. The wooded ridge then extends southwards to form Preston Hill in the middle distance.

The landscape is in agricultural use throughout with an irregular field pattern separated mainly by hedges of varying heights with relatively small areas of deciduous woods within each of the two valleys.

To the north east of the site, the church and village centre can be seen from the development site framed by large mature trees to the east and west, with wooded hills beyond with grassed areas beneath.

To the south beyond the boundary is a grassed area to the rear of The Nooks, and beyond that is an area of land previously occupied by pigs but it is apparent that this area has not been in use for some time.

To the north west and west of the development site, the area is occupied by housing with gardens but in the gap formed by the garden area to the south of The Old House, it is possible to see groups of mature trees beyond Oakwood Drive in the middle distance.

There are no buildings evident in the landscape to the east and south, either of an agricultural or residential nature, from the development site.

Development Site:

This is currently formed as a fenced off open area with an access gate to the rear of Thatchways, a semidetached two-storey house set back to the east of the A350 Blandford Road. The surface area of the development site exists currently as rough grass and the site is clearly defined by its boundaries as described under Landform. It is proposed that access to the development site will be provided utilising the existing route to the double garage to the north east of Thatchways, which will be demolished, with a new smaller garage being constructed to the rear of Thatchways.

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Comment:

- 1) The proposed development site is at present outside the Settlement Boundary and the Conservation Area of the village, but will be within the Area of Outstanding Natural Beauty (AONB). On the basis that this site lies within the AONB it is considered that the contents of the Village Design Statement would need to be considered and its recommendations included in proposals for the site.
- 2) It is evident that the access road to Thatchways from the A350 Blandford Road will not meet the requirements of North Dorset District Council as it currently exists if it is to serve the 4 No. New houses as well as Thatchways.

The first matter that will need to be addressed is the issue of visibility at the junction with the A350 and, to resolve this, alterations will need to be made to the south side involving removal of part of the beech hedge to the frontage and the bank and hedge to the south side of the existing ramped entrance drive with the north side of the entrance remaining in position as it exists, subject to necessary alteration at the junction with the road frontage. It is understood that an application has been made to North Dorset Council to remove the beech tree to the north bank at the entrance. If consent is granted this would undoubtedly assist in providing greater visibility but some further works such as removal of the beech sapling adjacent and grading back the earth bank to a shallower angle above the retaining wall.

The second matter needing consideration is the width of the new proposed access road to serve not only the proposed new development but also Thatchways, as it is assumed that this building will remain as it currently exists. If it is proposed that the access road is to be adopted, then this would need to be seven metres wide (five metre road with one metre service margins on either side). Even if the new access road is not adopted there will still be a need for statutory utilities to be able to service all 5 No. Houses and for refuse to be collected. Therefore, whichever option is chosen it will be necessary for the existing entrance to be made wider than the existing and the hedge and bank to the south side to be removed and a new retaining wall formed. This would form the new north boundary line to Thatchways and continue eastwards to meet the existing position of the boundary fence.

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- 3) The view from the development site to the east of the rising upland of Cranborne Chase, with its agricultural landscape is at present obscured by the existing dense and overgrown hedge. It is evident that no maintenance has been carried out for a considerable period. The reason why the hedge is thicker than normal is because of the additional post and rail fence put up in the area occupied by the Barn and the adjacent paddock, approximately 3 metres to the east of the fence, allowing the gap to be infilled by an unchecked expansion of the hedge over the years.

As indicated in respect of Site No. 8, the view to the east up the two valleys to the wooded ridge is outstanding and it is therefore important that this be reinstated as part of the development of the site. The necessary works to reduce the width and height of the existing hedge will require the cooperation of both owners to achieve the required result, but there will be advantages to both parties. The owner of the development site will be able to enjoy the outstanding view to the east, and the adjoining owner of the Barn and adjacent paddock will be able to remove the post and rail fence and utilise an increased area of land for their own use. Even with the necessary works to the east boundary hedge undertaken, this will still leave it as a screen to the development site from views from Iwerne Hill.

- 4) The view of the church and village centre to the northeast of the development site is framed by two large mature trees. The one to the east stands on the east boundary of the accessway between Thatchways and The Barn and is an important part of the landscape. The tree in question, as stated by the Tree and Landscape Officer, is an Ash and appears to be still in reasonable condition, despite being engulfed in ivy that nearly reaches the top of the tree. It is considered important that this tree continues to play its role in the landscape and therefore the appropriate representative from North Dorset Council should be consulted and his recommendations acted upon in order to allow it to survive.
- 5) It is clear that new boundary treatments will need to be considered to the north and part of the west boundaries as part of the development of this site which is adjoining the rural edge of the village.

Landscape Assessments

The boundary to the north to Orchard House currently comprises a low stock fence of timber posts and wire mesh with shrubs at intervals planted by the owners of Orchard House. The result is that the south elevation of Orchard House will not enjoy any privacy once the two houses are constructed and it is suggested that a beech or other suitable deciduous hedge is planted at the boundary, not to exceed 2 metres in height.

With regard to the west boundary with The Old House, this comprises a metal post and wire stock fence which is effectively open in front of the east elevation of the two storey house and a mature privet hedge is provided to the garden to the south of the house. The hedge is satisfactory as a separating boundary between the properties, but there will be an issue to in respect of a satisfactory solution in front of The Old House. The problem is that The Old House is within one metre of the boundary and at a reduced level, so that the cills of the 3 No. Windows in the east elevation are approximately level with the ground level to the development site. Although a hedge is appropriate to provide privacy for both parties at this position, it is considered that this should not exceed the existing height of the adjacent privet hedge, and the form of hedge agreed after consultation with the owner of The Old House.

Landscape Assessments

Appendix E

Existing access to Thatchways from the A350
Blandford Road looking east



Existing access to Thatchways looking
west towards the A350 Blandford
Road

General view looking east to the rear of
Thatchways



Landscape Assessments



View adjacent to south boundary of development site looking east

View east towards Iwerne Hill



Closer view north east from development site at north east corner

Access to development site at north east corner between Orchard House, Beechdown and the Barn



Landscape Assessments



View north west from the centre of the development site indicating Orchard House and part of The Old House

View west from the centre of the development site indicating The Old House



View west indicating garden to The Old House and part of double garage to Thatchways to be demolished

View south west indicating Thatchways/The Nooks and double garage to be demolished



Landscape Assessments

View south to Preston Hill adjacent to east boundary



Policy 3.7 Lower Fields Barn

Date and Time: 6th January 2017

Weather: Cold, dry and cloudy

Photographs: See Appendix F

Landform:

The proposed development site is situated approximately half a kilometre to the south of the minor road connecting Iwerne Minster to Child Okeford, and is reached by a made-up road through gently undulating agricultural land, subject to an overall gradual slope to the south west from the base of Hambledon Hill, all within the area known as the Blackmore Vale.

Skyline:

To the south of the proposed development site is a chalk ridge significantly raised above the clay soil of Blackmore Vale, with Hambledon Hill at the western limit and this extends into the distance southeast to Hod Hill.

To the north, the ground slopes down to meet a tributary of the Fontmell brook in the middle distance, then rises gently to Pen Hill and Melbury Hill in the far distance.

To the east lies Cranborne Chase with the wooded ridges of Preston Hill and Iwerne Hill continuing north to meet Melbury Hill and Shaftesbury in the distance.

Landcover and Landscape Elements:

The proposed development site comprises a relatively small area of land in a predominantly agricultural landscape, currently occupied by a number of brick built farm buildings with pitched roofs, as well as an independent open sided Dutch barn that is adjacent to the access road to the site on the north side.

Landscape Assessments

Entry to the site is off the access road at the north east corner and this connects to a concreted area between the cart store and cowshed which extends to the full length of the cowshed. To the southwest of the concrete hard standing is an area of rough ground extending southwest to meet the brick boundary wall running northwest from the cart store. Beyond the cowshed, the hardstanding and the rough ground, the area is very overgrown with brambles above waist height and a hedge to the boundary which has not been maintained for a considerable period and has thickened and grown very high. There is a vehicular access gate at the west end of the south boundary wall into this heavily overgrown area from the adjacent field. The east boundary adjacent to the site entry is formed as a high hedge and includes a mature oak tree to the south east corner.

The landscape in all directions from the proposed development site exists as arable land laid to grass with a mixture of low and high hedges punctuated by mature trees generally within, or adjacent to, the hedges, but occasionally in clumps where hedges have been removed to form larger fields. To the southeast of the site are two wooded area in the middle distance known as Wigmoor Coppices which are skirted by a public footpath from Peggs Farm to the north to Iwerne Minster to the east.

A small stream passes to the north of the proposed development site emanating from the lakes to East Park at Iwerne Minster to the east and this connects to the Fontmell Brook to the west that in turn flows south west to connect eventually to the Stour.

The only buildings visible in the predominantly agricultural landscape dominated by Hambledon Hill to the south, are those to Peggs Farm to the north and some to New Field Lane to the south. Park Farm and the recently erected solar farm to the south are not visible from the site, due to the high hedge and trees forming the boundary to the southeast. A line of telegraph poles and cables is visible in the middle distance passing from the southeast to the northwest.

Development Site:

The orientation of the proposed development site is from northwest to southeast with the northeast and southwest boundaries approximately parallel. The site has a slight fall from the southeast boundary and is occupied by a Dutch barn to the north east, a brick built cowshed with pitched roof at the centre, and a brick built cart store with pitched roof to the southeast. There is also a small detached timber clad building with a pitched roof adjacent to the southwest boundary.

Landscape Assessments

The site is open to the northeast boundary where it meets the access road that continues to the southeast to serve nearby fields. Hedges with some mature trees form the northwest and southeast boundaries. The remaining boundary to the southwest is formed by a brick wall to the majority with an area of timber post and rail fencing extending southeast of the cart store. Apart from the concrete hardstanding adjacent and to the south west of the cowshed, the remainder of the site is overgrown with weeds and brambles.

Comments:

- 1) This site lies within the Blackmore Vale Landscape Character Area and any development proposed would need to take into account the agricultural nature of the environment.
- 2) There are no firm proposals in respect of this site other than a proposed conversion to residential use from its current agricultural application. It is assumed that whichever residential option is proceeded with, the Dutch barn to the northeast extent of the site and the timber clad building to the southwest would be demolished, leaving the existing cowshed and cart store to be altered and modernised to provide a maximum number of two units, by converting the cowshed to residential use, with the cart store being used as a garage.
- 3) With the demolition of the Dutch barn, the existing single storey brickbuilt cowshed, which is approximately 40 metres long by 5 metres wide externally will be positioned centrally within the proposed development site

A review of the existing cowshed indicates that the internal headroom would not be sufficient for residential use and therefore any conversion would involve the removal of the existing metal roof covering, and trusses, the raising of the existing brickwork at ground floor level and formation of a new first floor finished with timber boarding to the elevations, and a new pitched tiled roof utilising the existing roof trusses as appropriate. A two storey rear addition to the north side of the cowshed might well be appropriate to provide a balanced internal layout.

This proposal would allow the option of either one large residential dwelling or the possibility of two units with the site split through the north east/southwest axis with separate entrances to the site in the north east boundary at the west and east ends.

Landscape Assessments

The cart store should be overhauled and reroofed with tiles to serve as a garage for either option and the site area to the east of the cart store and cowshed should be formed as hardstanding for a turning area for statutory utility vehicles and for refuse collection.

- 4) It is considered important that the hedges and mature trees forming the existing boundaries to the northwest and southeast parts of the site remain in position subject to removal of excess growth, so that screening of the site is maintained.
- 5) It is considered that the existing brick boundary wall to the southwestern extent of the site is an important feature in the landscape and should be overhauled and repaired as part of the development proposals, and remains in position so that the outstanding views to Hambledon Hill in the distance can be maintained.
- 6) The demolition of the Dutch barn to the north area of the site will leave the boundary open at this position. A new barrier will need to be provided with access vehicular gates at the west and east ends, all in materials suitable for its position in the agricultural landscape and kept at a level so that the outstanding views to Cranborne Chase in the distance will be enjoyed, but screening of the site from the east is provided.
- 7) It is assumed that, with the residential development of this site unlikely to exceed a maximum of 2 No. dwellings, the existing access road will not need to be upgraded to an adopted highway. However, main services will need to be provided to serve the proposed development site utilising the existing access track and there will be a need for statutory utilities to be able to reach the site and for refuse to be collected. It is therefore likely that the access track will need to be upgraded but not to adoption standards.

It has been noted that at the position where the access track crosses the tributary stream connecting to the Fontmell Brook, the area is indicated as likely to be subject to flooding. It is important therefore that any changes to the access track to the development site take the necessary measures to raise the track above the likely floodplain level.

Landscape Assessments

Appendix F

View looking south from access road off road connecting Iwerne Minster to Child Okeford with proposed development site in the middle distance and Hambledon Hill beyond



View of previous cowshed to the left and cart store to the right, looking south east

View of previous cart store with rear addition, looking southeast



Landscape Assessments



Interior of previous cowshed, looking southeast

Interior of previous cowshed, looking northwest



View of previous cart store and cowshed, looking north

Landscape Assessments

View of farmland adjacent to proposed development site, looking northeast



View of farmland adjacent to proposed development site, looking southwest

View of access road to proposed development site and adjacent turf production field, looking north



Landscape Assessments



General view of proposed development site looking east

General view of agricultural landscape adjacent to proposed development site, looking southeast



Policy 3.8 Woodlynch Fruit Farm

Date and Time: 11th January 2017

Weather: Cold, Dry and Sunny

Photographs: See Appendix G

Landform:

The proposed development site comprises the central and largest section of a previous fruit farm, divided into an area north of the access track to the site, a small area to the south, and the central section, all to the east of the A350 Blandford Road.

The area where the development of a single bungalow is proposed is generally covered with grass throughout and slopes gently from the brickbuilt east boundary wall with Home Farm House in a westerly direction to meet a belt of mature trees at the west boundary, above a stone retaining wall at the edge of the A350 which is set at a lower level.

Skyline:

The main outlook from the single dwelling proposed to the site will be to the west where a belt of mature trees exists set back from the west boundary. Beyond, some of the buildings of Clayesmore School are visible in gaps between the trees but such views may not be possible when the trees are in leaf. To the south west, Hambledon Hill and the adjacent ridge is visible in the far distance but again is likely to be obscured in the summer months.

To the east, any skyline is basically obscured by the mature hedge with trees behind and the brick wall to Home Farm House in the near distance and the Leylandii hedge and buildings to Home Farm beyond, but to the northeast the mature trees to a wooded area to East Park are visible.

To the south, no skyline is visible to the majority due to the trees and hedges having been allowed to grow unchecked to this area, although some glimpses of Preston Hill were visible between gaps, but this may not be possible when the trees are in leaf.

No skyline is visible to the north as the boundary is formed by mature trees and high hedging.

Landscape Assessments

Landcover and Landscape Elements:

The proposed development site was previously a fruit farm but little evidence remains of its former use with the majority of the site having been cleared of the trees and laid to grass falling at a slight gradient from east to west, and with the four boundaries clearly evident.

Access to the central section of the overall ownership where the development is proposed is by means of an existing access track from the A350 that passes to the north side of the north boundary, turns and then runs southwards adjacent to the wall and hedge forming the east boundary.

The development site is contained by the mature trees to the north and west occupying the boundaries as well as the mature hedging and growth to the south. Although the mature trees form important features in the landscape, the development itself once completed will not enjoy the views that could exist otherwise to Hambledon Hill, Preston Hill and Melbury Hill. To the east there are some landscape features to be enjoyed at the north and where some woodland to East Park is visible but the remainder is restricted by tall hedging and a brick wall to Home Farm House, although individual trees can be seen in the middle distance. The development site is therefore enclosed, private, and not generally visible to adjoining house owners and, particularly, the general public from the A350, as the site level is raised substantially above the road with a stone retaining wall adjacent.

Development Site:

The overall area of Woodlynch Fruit Farm is approximately 2.5 acres (1 hectare) and is formed by three clearly defined areas to the north, the centre and the south. The development site for a single dwelling has been allocated by the owner of the whole property as the central area of the overall property and, although no drawings have been provided to date, it has been advised that the proposed dwelling will be a single storey chalet bungalow situated in the central area of the site between the north and south boundaries of the central section, towards the east boundary so that it can be connected easily to the existing access track running adjacent to the east boundary.

Comments:

- 1) This proposed development will be outside the existing settlement boundary but will be within the AONB. It is therefore important that the design of the proposed dwelling is appropriate and in accordance with policy IM1 and IM4 of the Village Design Statement, being close to the rural edge of the village.

Landscape Assessments

- 2) The proposed development site will be private and not overlooked from the south, east and north direction due to the height and thickness of the existing mature trees, hedges and wall in the case of part of the east boundary.

However, to the west of the site, although the dwelling will be set back well to the east, due to the rise in the ground, the building will be visible through gaps between the mature trees adjacent to the A350 from the upper levels of some of the Clayesmore School buildings, offices etc. It is therefore suggested that further planting should be considered in the form of hedging to the east of the existing mature trees to provide privacy for both parties and to screen the new building from the school.

- 3) The belt of mature trees to the west of the overall site set back from the A350 behind a stone retaining boundary wall form an important feature in the landscape. It is evident that these trees have not been maintained for a considerable period and are now enveloped with ivy. Other mature trees extending to the south into Higher Street have received due care and attention recently and are showing the benefits of this, with the approval of the appropriate Officer from the North Dorset District Council.

In accordance with IM3 of the Village Design Statement it is therefore important that these trees receive the appropriate care and attention, particularly the removal of unsound branches where there is a danger of them falling onto passing traffic on the A350.

- 4) It would appear that the visibility splays at the access to the A350 from the development site would meet the recommendations of the Manual for Streets. On the basis of only one dwelling proposed for this site, there will be no need to consider that the access road will need to be adopted. However, there will be a need for statutory utilities to be able to service the dwelling and for refuse to be collected. This is therefore likely to involve some provision for widening and upgrading of the existing access track as well as a suitable turning area close to the dwelling for the vehicles involved.

Landscape Assessments

Appendix G

View southwest towards the west boundary with Clayesmore School in the middle distance and Hambledon Hill in the far distance, from the approximate position of the proposed dwelling



View west towards the west boundary to the A350 Blandford Road with Clayesmore School beyond

View south to south west corner of the site with Corner Cottage and Preston Hill in the far distance



View north east to development site with boundary wall to Home Farm House and woodland to East Park beyond

Landscape Assessments

View north west to development site with trees to west boundary and part of north boundary



Access road to development site from the A350 Blandford Road looking west

Access to development site from the A350 Blandford Road looking east



Landscape Assessments

Policy 3.9 Brookman's Farm Bungalow

Date and Time: 14th December 2016

Weather: Cold and Sunny

Photographs: See Appendix H

Landform:

The proposed development site currently forms the northern part of a large generally open area utilised as a garden to the east of The Cottage and Brookman's Cottage, and to the south of the boundary with Bowhay and Lime Tree House.

The proposed site falls gradually from the north to the south as a continuation of the gradient emanating from the north. The proposed site is clearly delineated by existing boundaries except to the south where a new boundary will need to be formed to separate it from the overall site.

The majority of the proposed development site is laid to grass subject to areas currently designated as an apiary and kitchen garden and individual mature trees, shrubs and fruit trees.

Skyline:

The predominant outlook from the proposed development site is to the south to a high hedge to the boundary of the overall site, with the wooded crest and grassed upland to Preston Hill in the far distance. This view is slightly obscured by an existing mature tree within the site.

The view of the eastern extension of Preston Hill around to the east is restricted to an extent by the mature trees forming the east boundary, but there is a gap between the trees where the development site entrance will be formed and through this it will be possible to view Iwerne Hill in the far distance.

To the north, it is currently possible to see the upper parts and rooflines to the adjoining properties of Bowhay, Lime Tree House and Miles Field due to the rising ground, but these are generally obscured by the existing evergreen hedge forming the east section of the north boundary to the site, although this does not continue all the way to the west, where the area is more open.

To the west, the outlook is generally open to the garden of The Cottage in the near distance with mature trees in the middle distance and the church in the far distance. The roof of Brookman's Cottage is visible above high hedges to its north and east boundaries as well as the church in the far distance.

Landscape Assessments

Landcover and Landscape Elements:

The overall site is fairly open with the majority laid to lawn which has been well maintained and mowed on a regular basis. At the north end of the site, part has been utilised as a large kitchen garden area separated by post and rail fencing and mature hedging. To the northeast corner, a further separate area has been formed with fencing parallel with the east boundary to contain beehives. Within the otherwise open area to the north part of the site a number of coniferous, deciduous and ornamental trees have been planted to create interest. To the south part of the site, the area is grassed to the majority and is again subject to the planting of shrubs and fruit trees at intervals.

The main elements in the landscape are Preston Hill to the south, the mature trees forming the east boundary and one spectacular mature tree to the south part of the site close to the west boundary. The church tower and spire can be seen to the west from generally all parts of the proposed development site.

Development Site:

The development site will be formed as the north section of a very large garden currently serving Brookman's Farm Bungalow and still leave a sizeable garden to the east of the Bungalow. The north, south, east and west boundaries are almost parallel and the site would be almost square but for a chunk removed to the south west corner to reflect the boundaries with Brookman's Cottage.

The boundaries to the development site are clearly delineated to the north, east and west and a new boundary will need to be created to the south to separate the development site from the overall site. This new boundary will not result in any impact on the landscape due to the gradual fall in the land from north to south and the site, once developed, will continue to enjoy views of Preston Hill to the south.

It is proposed that access to the site to serve 4 No. detached single storey dwellings with detached garages will be from a gap in a belt of mature trees to the east boundary of an existing track currently serving Miles Field to the north which will need to be upgraded to serve the overall number of dwellings proposed for Miles Field and this development.

Landscape Assessments

Comments:

- 1) The proposed development site is currently outside the Settlement Boundary and the Conservation Area of the village but is within the AONB. In addition, the site is at present zoned for planning purposes as agricultural land but it is understood that an application has been submitted for change of use in order for a residential development to proceed.

Any application for planning consent for the 4 No. detached single storey dwellings and garages would need to consider the subject matter of the Village Design Statement and in particular IM1, Development adjoining the countryside.

- 2) Since the issue of a Draft Neighbourhood Plan in 2016, there has been a change in the positions of the 2 No. proposed single storey dwellings and garages to the west side of the proposed development site, as indicated on the Site and Location Plan. This occurred following an inspection of the proposed development site to prepare this assessment, and after consultation with the owners of The Cottage to the west and Brookman's Farm Bungalow.

Previously, the proposed single storey dwelling to the northwest area of the development site was positioned parallel to the east elevation of The Cottage at an approximate distance of 20 metres. As a result of the changes to the Site and Location Plan, the west elevation to the proposed single storey dwelling has been rotated to align in a north easterly direction so that the distance from the east elevation of The Cottage to the south west corner is approximately 24 metres and 26 metres to the northwest corner. In addition, the garage that was previously shown attached to the north elevation of the proposed single storey house to the north west corner of the development site will now be situated to the south boundary of the house plot as one of a pair of garages.

Landscape Assessments

Although these revisions will improve the outlook from The Cottage, it is considered that to maintain some form of privacy between The Cottage and the development site, a new boundary will need to be created between them. At present a timber post and wire stock fence exists to the west boundary of the development site, which would appear to be in the ownership of The Cottage and, despite shrubs adjacent to the existing boundary fence, the current outlook is fairly open. It would therefore be recommended that an acceptable form of deciduous hedge be installed as part of the development, not to exceed two metres in height, adjacent to the existing west boundary with The Cottage.

- 3) As part of the recent discussions with the owners of Brookman's Farm Bungalow, a suggestion was made that in order to mitigate the impact of the 2 No. single storey houses to the north part of the development site in respect of the neighbouring properties to the north, that these buildings be set down in the sloping landscape at the level of the entrance to the development site from the east.

It is considered that this measure, together with continuing the existing form of hedge to the east section of the north boundary across to the north west corner of the development site at the same height as the existing, would allow the existing views of the landscape to the south to remain substantially unaffected, bearing in mind that all the northerly neighbours are in excess of 40 metres from the nearest proposed single storey dwelling which will have relatively low hipped and pitched roofs.

- 4) The majority of the existing east boundary to the proposed development site is formed by a line of mature trees and hedging. It is important that they remain in position subject to overhaul and maintenance work, as they form an important element in the landscape and act as a screen from Iwerne Hill and the high part of Cranborne Chase to the east.

Access to the development site will be formed where there is an existing gap between the mature trees to the east boundary and it is important that this is finished with satisfactory visibility splays at the exit. In addition, the access and turning area within the development site will need to be sufficient for vehicles from statutory utilities to service the site and for rubbish to be collected.

Landscape Assessments

- 5) A new boundary will need to be formed to the south of the development site to separate it from the existing garden area. This should be in the form of a deciduous hedge in accordance with IM3 of the Village Design Statement.
- 6) Although the proposed development site is currently mainly open grassland, there are a considerable amount of deciduous, coniferous, fruit and ornamental trees and shrubs planted at intervals. It is important that as many of these as possible are protected as part of the development process and included in the landscaping proposals for the 4 No. individual plots.

Landscape Assessments

Appendix H

General view of proposed development site looking south to Preston Hill



View looking east to east boundary of the proposed development site indicating entrance to site in gap between mature trees to boundary

View looking southeast towards east boundary of proposed site



View towards northeast area of the proposed development site

Landscape Assessments

View north from north boundary of the site, showing the south elevations of Bowhay and Lime Tree House



View southwest showing the garden to The Cottage in the foreground and the church in the far distance, as well as the west boundary to the proposed site

View north west within the proposed development site with The Cottage and west boundary and Redcot in the far distance



View of west boundary to the proposed development site with Brookman's Cottage beyond and the church in the far distance.