

Yetminster and Ryme Intrinseca Neighbourhood Plan

Site Assessment Report

Yetminster and Ryme Intrinseca Parish Council

May 2019

Quality information

Prepared by

Eleanor van der Klugt
Planner

Checked by

Charlotte Simpson
Senior Planner

Approved by

Jesse Honey
Associate Director

Prepared for:

Yetminster and Ryme Intrinseca Parish Council

Prepared by:

Eleanor van der Klugt
Planner

AECOM Infrastructure & Environment UK Limited
Aldgate Tower
2 Lemn Street
London E1 8FA United
Kingdom
aecom.com

© 2019 AECOM Infrastructure & Environment UK Limited. All Rights Reserved.

This document has been prepared by AECOM Limited ("AECOM") in accordance with its contract with Locality (the "Client") and in accordance with generally accepted consultancy principles, the budget for fees and the terms of reference agreed between AECOM and the Client. Any information provided by third parties and referred to herein has not been checked or verified by AECOM, unless otherwise expressly stated in the document. AECOM shall have no liability to any third party that makes use of or relies upon this document.

This document is intended to aid the preparation of the Neighbourhood Plan, and can be used to guide decision making and as evidence to support Plan policies, if the Parish Council so chooses. It is not a neighbourhood plan policy document. It was developed by AECOM based on the evidence and data reasonably available at the time of assessment, and therefore has the potential to become superseded by more recent information. Yetminster and Ryme Intrinseca Parish Council is not bound to accept its conclusions. If any party can demonstrate that any of the evidence presented herein is inaccurate or out of date, such evidence can be presented to the Parish Council at the consultation stage. Where evidence from elsewhere conflicts with this report, the Parish Council should decide what policy position to take in the Neighbourhood Plan and that judgement should be documented so that it can be defended at the Examination stage.

Table of Contents

1. Executive Summary	5
2. Introduction.....	6
Documents Reviewed	9
Report Structure.....	9
3. Assessment of YRIPC's Approach.....	10
Our recommended approach.....	10
Yetminster and Ryme Intrinseca's Approach.....	10
AECOM's comments on YRIPC approach.....	11
4. Site Review.....	13
Introduction.....	13
The Sites.....	13
The assessment.....	18
5. Conclusions	38

Abbreviations used in the report

Abbreviation

AONB	Area of Outstanding Natural Beauty
DDB	Defined Development Boundary
LPA	Local Planning Authority
MHCLG	Ministry of Housing, Communities and Local Government
NPPF	National Planning Policy Framework
PPG	Planning Practice Guidance
SHLAA	Strategic Housing Land Availability Assessment
SOLP	South Oxfordshire Local Plan
WDDC	West Dorset District Council
WDWPLP	West Dorset, Weymouth & Portland Local Plan
YRINP	Yetminster and Ryme Intrinsic Neighbourhood Plan
YRIPC	Yetminster and Ryme Intrinsic Parish Council

1. Executive Summary

- 1.1 This report comprises AECOM's review of Yetminster and Ryme Intrinseca Parish Council's Site Assessment which was undertaken by the group in order to inform their emerging Neighbourhood Plan.
- 1.2 The review had two purposes: firstly, to review YRIPC's Site Assessment and the methodology they used to identify and assess sites; and, secondly, to assess the sites identified within the Yetminster and Ryme Intrinseca Neighbourhood Plan (YRINP) Site Assessment. The report should be read alongside the Site Assessment produced by Yetminster and Ryme Intrinseca Parish Council (YRIPC).
- 1.3 YRIPC assessed 17 sites in total through their site assessment. However, two of these sites had been withdrawn by their respective landowners when AECOM came to review the Site Assessment and were therefore not included in AECOM's scope of works. YRIPC later removed a further site from the assessment (site 016). One further site was identified by AECOM as having potential for development and was added to the scope of works. Therefore, 15 sites in total are included in the final site assessment. All the sites assessed are included in the summary table on **page 16**.
- 1.4 The site assessment method developed by AECOM is based on the Government's National Planning Practice Guidance. The relevant sections are Housing and Economic Land Availability Assessment (March 2015)¹, Neighbourhood Planning (updated Feb 2018)², and Locality's Neighbourhood Planning Site Assessment Toolkit³. These all help in determining whether a site is appropriate for allocation in a Development Plan based on whether it is suitable, available and achievable (or viable).
- 1.5 AECOM undertook a desk-top review of each site on an individual basis, reviewing the information provided by the neighbourhood group and adding any additional information considered necessary. A site visit to the neighbourhood area was also undertaken. The purpose of the site visit was to evaluate the sites 'on the ground' to support the site appraisal. It was also an opportunity to better understand the context and nature of the neighbourhood area and each individual site.
- 1.6 A 'traffic light' rating of all sites has been given based on whether AECOM considers the site is an appropriate candidate to be considered for allocation in the Neighbourhood Plan. The criteria are consistent across all sites and consistent with the government's Planning Practice Guidance. The traffic light rating indicates 'green' for sites that show no constraints and are appropriate as site allocations, 'amber' for sites which are potentially suitable if issues can be resolved and 'red' for sites which are assessed as not currently suitable. The judgement on each site is based on whether or not each site is suitable and available. In terms of the separate criterion of achievability, section 5.3 explains the concept of viability.
- 1.7 The results of AECOM's assessment are summarised in the table on page 31. The conclusions are based on our professional experience and judgement of the appropriateness of each site as an allocation in the Neighbourhood Plan.

¹ <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

² <https://www.gov.uk/guidance/neighbourhood-planning-2>

³ <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

2. Introduction

Background

- 2.1 Through the Ministry of Housing, Communities and Local Government (MHCLG) Neighbourhood Planning Programme, administered by Locality, AECOM has been commissioned to review a neighbourhood plan Site Assessment undertaken by Yetminster and Ryme Intrinseca Parish Council (YRIPC) for the Yetminster and Ryme Intrinseca Neighbourhood Plan (YRINP). The work to be undertaken was originally agreed with the Parish Council and MHCLG in July 2017.
- 2.2 The villages of Yetminster and Ryme Intrinseca are in West Dorset District, lying south west of Sherborne in Dorset and south east of Yeovil in Somerset. The two villages, as well as the smaller settlement of Hamlet to the south, share a parish council and the parish boundary. This neighbourhood plan boundary is illustrated in Figure 1 below. The Yetminster and Ryme Intrinseca neighbourhood area was designated by West Dorset District Council (WDDC) in June 2016.

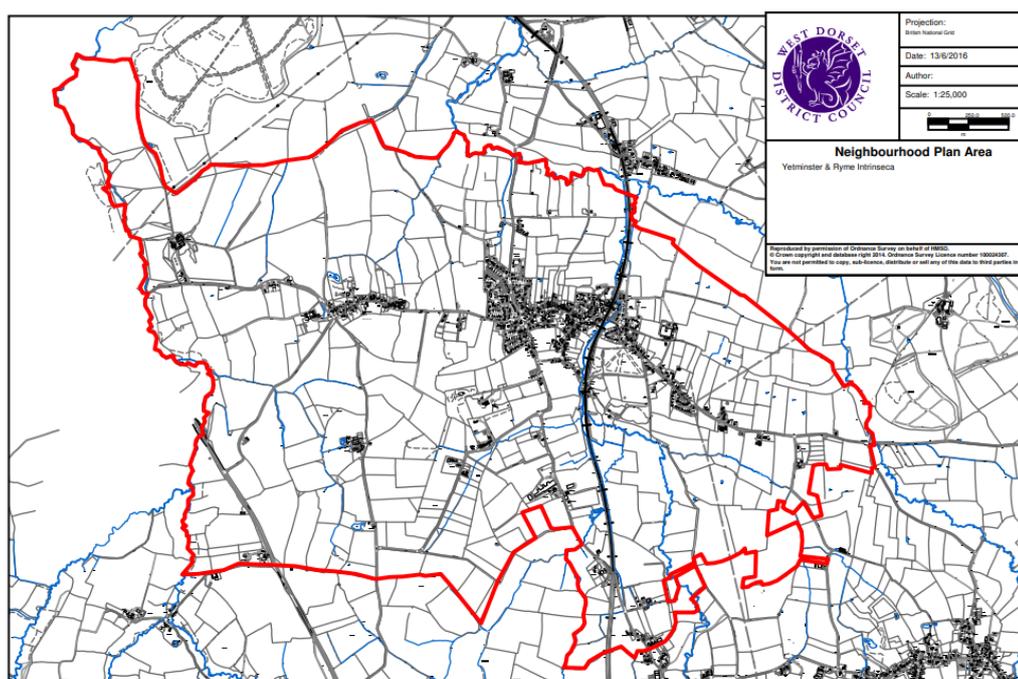


Figure 1: Yetminster and Ryme Neighbourhood Plan area (West Dorset District Council)

- 2.3 The Yetminster and Ryme Intrinseca neighbourhood area lies within West Dorset District Council's (WDDC) area. As a result, the Neighbourhood Plan must be in conformity with the strategic policies of the adopted West Dorset, Weymouth and Portland Local Plan (WDWPLP)⁴. The WDWPLP is currently under review and the Neighbourhood Plan should have regard to the emerging draft plan. It is the intention of the Parish Council that the neighbourhood plan, when adopted, will include allocations for housing development.
- 2.4 The Preferred Options document of the emerging Local Plan (August 2018) sets out a housing requirement of 15,880 dwellings for the whole of WDDC to be delivered by 2036. This is slightly higher than the housing requirement in the WDWPLP (15, 500 dwellings to be delivered between 2011 and 2031). The information sent to AECOM by YRIPC states that their required housing target is based on a pro-rata assessment made of housing need for the neighbourhood area. This is based on the housing requirement figure included in the emerging Local Plan for the plan period 2016-2036. It concludes that a total of 144 dwellings are required for the 25-year period 2011-2036 for the neighbourhood plan area. Taking account of dwellings that have been either already completed

⁴ Available at <https://www.dorsetforyou.gov.uk/planning-buildings-land/planning-policy/west-dorset-and-weymouth-portland/adopted-local-plan/adopted-local-plan.aspx>

or approved, the assessment concludes that this leaves a notional requirement for an additional 36 dwellings by 2036.

2.5 The WDWPLP (adopted October 2015) is available on the WDDC website and contains the Council's adopted planning policies. An interactive policies map is also available on the website.⁵ The plan contains both policies and strategic allocations. While the WDWPLP allocates a number of strategic housing sites, none of these are within the YRIPC neighbourhood area.

2.6 In February 2019, the National Planning Policy Framework (NPPF) was updated. While there are a number of changes in the revised NPPF which YRIPC should be aware of when writing their neighbourhood plan, it is not considered that the revised NPPF substantially changes the policies of the adopted WDWPLP that have been identified below as relevant for the purposes of this exercise:

- **Policy SUS5 Neighbourhood Development Plans** which sets out what should be contained within a Neighbourhood Plan and what issues they should address.
- **Policy SUS2 Distribution of development** which sets out that development in rural areas will be directed to settlements with defined development boundaries and will take place at an appropriate scale to the size of the settlement. Settlements with no defined development boundary may also have some growth to meet their local needs. Policy SUS2(iii) sets out that outside defined development boundaries, development will be strictly controlled, having particular regard to the need for the protection of the countryside and environmental constraints.
- **Policy ENV1(ii) Landscape, Seascape and Sites of Geological Interest** which sets out that development should be located and designed so that it does not detract from and, where reasonable, enhances the local landscape character.
- **Policy ENV2 Wildlife and Habitats** which sets out that internationally designated wildlife sites will be safeguarded from development that could adversely affect them.
- **Policy ENV3 Green Infrastructure Network** which sets out that Land of Local Landscape Importance (as identified in the previously adopted local plans) should be considered as part of the green infrastructure network. It states that development that would cause harm to the green infrastructure network or undermine the reasons for an area's inclusion within the network will not be permitted unless clearly outweighed by other considerations.
- **Policy ENV4 Heritage Assets** which sets out how the impact of development on heritage assets should be assessed and taken into account. It should be noted that YRIPC should also refer to Chapter 16 of the revised NPPF which supersedes elements of Policy ENV4.
- **Policy ENV10 The Landscape and Townscape Setting** which sets out that all development proposals should contribute positively to the maintenance and enhancement of local identity and distinctiveness.

⁵ Available at <https://www.dorsetforyou.gov.uk/planning-buildings-land/planning-policy/west-dorset-and-weymouth-portland/adopted-local-plan/adopted-local-plan.aspx>

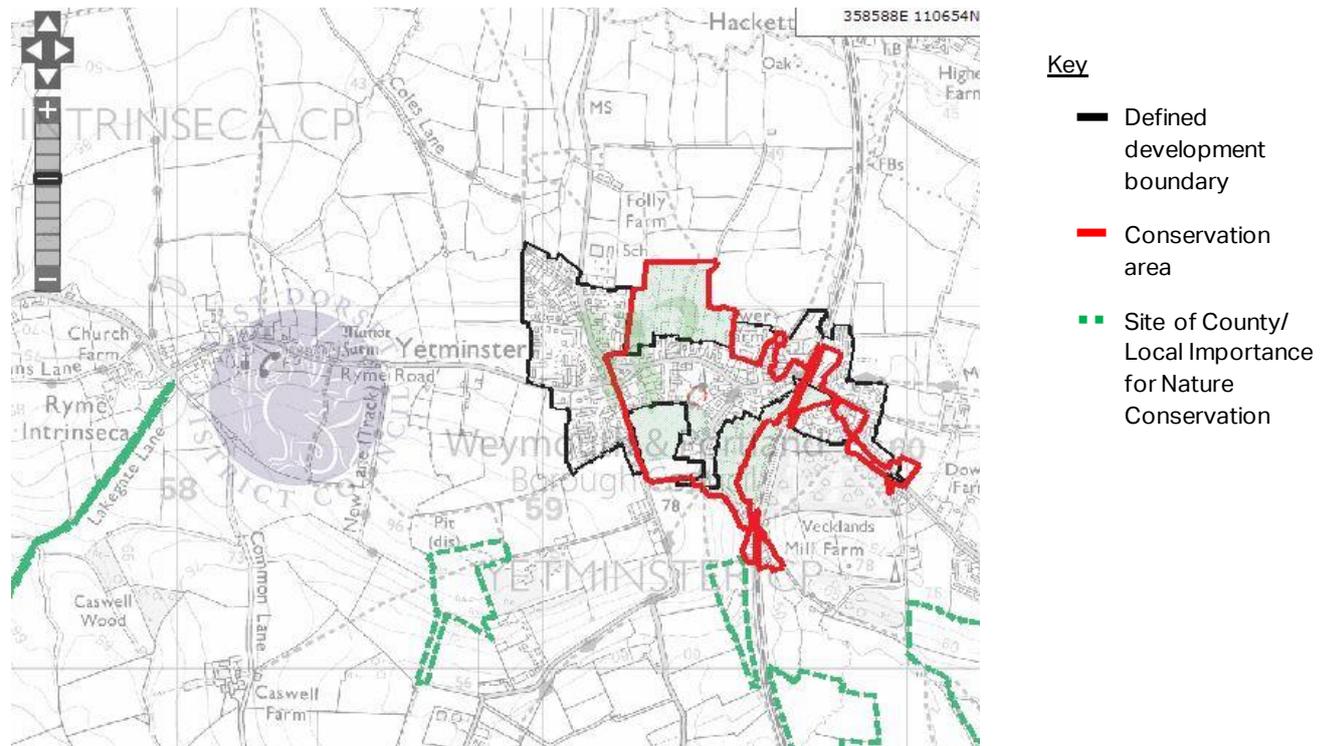


Figure 2: WDDC Policies Map focused on Yetminster (West Dorset District Council)

- 2.7 The NPPF requires local planning authorities to review their plans every five years and WDDC are currently undertaking a review of their local plan. The Preferred Options consultation for the emerging local plan was held between August and October 2018 and the local authority are currently reviewing the responses from the consultation. The Preferred Options document contains revisions to the WDWPLP to bring it up to date and to make it consistent with the revised NPPF (2019). As the emerging Local Plan is still at an early stage (Regulation 18), it has not been considered in substantial detail in this report. However, YRIPC should be aware of any proposed policy changes as the plan develops and reflect these in their plan.
- 2.8 The 2018 Strategic Housing Land Availability Assessment (SHLAA) forms part of the emerging plan evidence base and has been used to inform both YRINP’s site assessment and AECOM’s review.
- 2.9 It is within this context that the Parish Council has undertaken the initial stages of preparation for the Neighbourhood Plan, including undertaking a Call for Sites and a draft Site Assessment. The Parish Council is now looking to ensure that their emerging Site Assessment conclusions will be robust and defensible. In this context, they have asked AECOM to undertake an independent and objective review of their Site Assessment. This will help ensure that the Neighbourhood Plan can meet the Basic Conditions⁶ considered by the Independent Examiner, as well as any potential legal challenges by developers and other interested parties.
- 2.10 This report therefore has two purposes: firstly, to review the methodology used by the neighbourhood group to identify and assess sites; and, secondly, to assess the sites themselves identified within the YRINP Site Assessment. The report should therefore be read alongside the Site Assessment produced by YRIPC.

⁶ Available at <https://www.gov.uk/guidance/neighbourhood-planning-2#basic-conditions-for-neighbourhood-plan-to-referendum>

Documents Reviewed

2.11 A number of local and national sources have been reviewed in order to understand the history and the context for the Neighbourhood Plan site assessment exercise. These comprise:

- Adopted West Dorset, Weymouth and Portland Local Plan (2015)⁷;
- DEFRA Magic Map⁸;
- Google Earth, Google Maps and Google Street View⁹;
- Information provided by Yetminster and Ryme Intrinsic Parish Council;
- Natural England Agricultural Land Classification map for South West England¹⁰;
- West Dorset Landscape Character Assessment (2009)¹¹;
- West Dorset Landscape Character Assessment Map¹²;
- West Dorset Landscape and Heritage Study (2018)¹³;
- West Dorset 2018 SHLAA 'live database'¹⁴; and
- Yetminster Conservation Area Appraisal (2009, updated October 2010)¹⁵.

Report Structure

2.12 To review the Site Assessment carried out by YRIPC, we followed a two-stage approach. Firstly, we undertook an assessment of YRIPC's approach to their site assessment and their methodology. Secondly, we assessed the identified sites using the AECOM site assessment methodology (set out in more detail in Chapter 4) in order to reach an independent conclusion regarding each site.

2.13 The report is therefore structured as follows:

- Chapter 3 contains an assessment of YRIPC's approach. This is broken into 3 parts: (1) our recommended approach to site assessment; (2) YRIPC's approach; and (3) our comments on YRIPC's approach.
- Chapter 4 contains an assessment of the sites. To do this, AECOM undertook a desk-top review of each site on an individual basis, reviewing the information provided by the neighbourhood group and adding any additional information considered necessary. A site visit to the neighbourhood area was then undertaken to evaluate the sites 'on the ground' in order to support the site appraisal. It was also an opportunity to better understand the context and nature of the neighbourhood area and each individual site.

⁷ Available at <https://www.dorsetforyou.gov.uk/planning-buildings-land/planning-policy/west-dorset-and-weymouth-portland/adopted-local-plan/adopted-local-plan.aspx>

⁸ Available at <https://magic.defra.gov.uk/MagicMap.aspx>

⁹ Available at https://www.google.co.uk/intl/en_uk/earth/ and <https://www.google.co.uk/maps>

¹⁰ Available at <http://publications.naturalengland.org.uk/publication/144017?category=5954148537204736>

¹¹ Available at <https://www.dorsetforyou.gov.uk/planning-buildings-land/planning-policy/west-dorset-and-weymouth-portland/other-planning-documents/pdfs/sg/landscape-character-assessment-february-2009.pdf>

¹² Available at <https://www.dorsetforyou.gov.uk/countryside-coast-parks/the-dorset-landscape/landscape-character-assessment-map.aspx>

¹³ Available at <https://www.dorsetforyou.gov.uk/planning-buildings-land/planning-policy/west-dorset-and-weymouth-portland/local-plan-review/evidence/landscape-and-heritage-study.aspx>

¹⁴ Available at <https://webapps.westdorset-weymouth.gov.uk/ShelaaWebsite/>

¹⁵ Available at <https://www.dorsetforyou.gov.uk/planning-buildings-land/planning-constraints/conservation-areas/west-dorset/conservation-areas-west-dorset.aspx>

3. Assessment of YRIPC's Approach

Our recommended approach

- 3.1 The site assessment method developed by AECOM is based on the Government's National Planning Practice Guidance (PPG). The relevant PPG sections are Housing and Economic Land Availability Assessment (March 2015)¹⁶, Neighbourhood Planning (updated Feb 2018)¹⁷, and Locality's Neighbourhood Planning Site Assessment Toolkit¹⁸. These all help in determining whether a site is appropriate for allocation in a Development Plan based on whether it is suitable, available and achievable (or viable).
- 3.2 The Site Assessment and Allocation for Neighbourhood Plans Toolkit sets out several steps that should be undertaken in order to identify and assess sites to establish which sites are suitable and available for development. It makes clear that a neighbourhood planning group should consider the LPA's most recent Local Plan/Core Strategy and that the LPA's SHLAA should be used as a starting point. If a neighbourhood plan allocates a site that was found to be not developable in the SHLAA this would need to be justified through the plan, as would any decision not to allocate a site that was considered developable through the SHLAA. The WDWPLP was adopted in October 2015 and is currently at an early stage of review. West Dorset and Weymouth & Portland's SHLAA 2018 is a 'live database', accessible through their website, which consolidates and supersedes the 2014 and 2016 SHLAAs.
- 3.3 All policies included in a neighbourhood plan, including site allocations, must be in general conformity with the strategic policies in the Local Planning Authority's (LPA) Local Plan. This applies to adopted policy which has been tested by an independent examiner. Emerging or draft policy should also be taken into account in neighbourhood plan proposed site allocations. The evidence base for the emerging local plan should also be considered and may form part of the evidence base for the neighbourhood plan. The neighbourhood planning group should work with the LPA to ensure consistency between sites allocated in neighbourhood plans and Local Plans.
- 3.4 Following completion of the site assessment process, site selection should then be carried out, taking the viability of the sites into account. The Locality Toolkit contains further information on this process.

Yetminster and Ryme Intrinseca's Approach

- 3.5 The information sent to AECOM by the Parish Council sets out the approach the group took to the site assessment process. A steering group was set up and discussions were held to establish the criteria and process for identifying suitable sites for housing development. Through these initial discussions several potential sites were identified. The steering group then put out a call for sites in 2017 and received 13 proposals in response. A further 4 sites were then added; two of which were part of the 2014 and 2016 SHLAA updates (and are included in the 2018 SHLAA), and two of which had been identified by the steering group as being potentially suitable for development subject to the conclusions of this report.
- 3.6 Once a list of potential sites had been gathered, the steering group undertook an assessment of each site against the selected criteria which they had identified. Following this assessment, the steering group then held an open day to ask the community for their views on these sites.
- 3.7 One site, Stake Ford Barn, which came forward through the call for sites was later withdrawn by the landowner as it received prior approval for change of use from agricultural building to a residential dwelling in May 2018. This site was therefore not included in the panels for the open day.

¹⁶ <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

¹⁷ <https://www.gov.uk/guidance/neighbourhood-planning--2>

¹⁸ <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

AECOM's comments on YRIPC approach

- 3.8 Firstly, it should be noted that assessing the methodology used to arrive at the housing requirement figure for the neighbourhood plan area is not included in the scope of works for this review. AECOM usually recommends that the Parish Council should agree this figure with their District Council neighbourhood planning officer and YRIPC have confirmed that this has been done.
- 3.9 AECOM has considered the approach YRIPC have taken for their site assessment below:
- 3.10 Site identification - The Locality toolkit proposes several methods to identify sites:
- considering sites known to the community and the neighbourhood planning group;
 - undertaking a call for sites;
 - considering the Local Plan evidence base; and
 - searching for live planning applications.
- 3.11 The information sent to AECOM by the neighbourhood group shows that the steering group's initial discussions brought up a few sites for small-scale development. The steering group then undertook a Call for Sites which identified further sites to be assessed.
- 3.12 The existing WDWPLP does not allocate any sites for housing in the neighbourhood plan area. The information provided by the Parish Council shows that they considered West Dorset, Weymouth and Portland's SHLAA. Through their site assessment, they identified that several sites in their assessment had also been considered through the SHLAA process and took any relevant comments into account. It was not evident in the information sent by the Parish Council that they had done this for Site 5 and Site 12 which are both included in the 2018 SHLAA, but, through discussion, it was clear that the neighbourhood group were aware that these sites had been included in the SHLAA.
- 3.13 The 2018 SHLAA also identifies two further sites in Yetminster which were not included in the neighbourhood group's site assessment. The SHLAA concluded that one of these sites (WD/YETM/008) did not have potential for development and the neighbourhood group have discounted it because it was the subject of a dismissed appeal. The other site (WD/YETM/004) was considered to have potential for development in the SHLAA. Through discussion with the neighbourhood group, it was ascertained that planning permission has been granted for one dwelling on part of this SHLAA site (planning application reference: WD/D/15/002452) and that the neighbourhood group had discounted it from their site assessment for this reason. Nonetheless, as the site is included in the 2018 SHLAA we considered that it was appropriate to (re)assess it and it has been included in AECOM's site assessments in Chapter 4 (reference 017)¹⁹.
- 3.14 AECOM notes that the information submitted by the neighbourhood group takes account of the newly approved application at Land South of Folly Farm and that the neighbourhood group's housing need figure took account of both recently completed and approved applications. Discussion with the neighbourhood group confirmed that they had taken live planning applications into account in their site assessment. A search of the WDDC planning application database by AECOM did not bring up any relevant live applications in Yetminster or Ryme Intrinsic, aside from those relating to the Folly Farm development.
- 3.15 **Site Assessment** - At this stage, the sites should be assessed to determine whether they are suitable and available for development. The Locality Toolkit provides a clear idea of what is meant by these terms.
- 3.16 Each site should be assessed on an individual basis and the same scoring method should be used for each site to ensure consistency. It is recommended that the neighbourhood group estimate the development capacity for each site at this stage. While the Parish Council has estimated capacity for the majority of sites, there were a few sites (sites 8, 9, 13 and 15) where there was not a clear decision about whether development would be along the frontage of the site only or across the

¹⁹ YRIPC have advised AECOM not to include the site within the assessment. However, given that it continued to be included within the most recent site assessment study at West Dorset level, AECOM considers that it is more robust for the purposes of neighbourhood planning to include the site than to exclude it.

whole site. AECOM have calculated approximate densities for these sites based on the whole site area and an indicative density of 30 dwellings per hectare (dph) and have included these figures in the site assessments in Chapter 4, as well as the final summary table.

- 3.17 The WDDC Design and Sustainable Development Guidelines 2009²⁰ indicates that a density of 30-40dph is suitable for this area of the local authority and the 2018 SHLAA calculates approximate housing yields on the basis of 30-35dph. These housing yield figures are indicative and if the assessment concludes that only part of the development of the site is suitable, then YRIPC may calculate a new capacity figure. If this is the case, the landowner should be contacted to establish if they would be content with a reduction in the area of the proposed site.
- 3.18 It can also be beneficial, when assessing the sites, to indicate the expected timescale for delivery, for example delivery within years 0-5 or 6-10 of the plan period. YRIPC have not included indicative timescales, however they have explained that the Folly Farm development represents a substantial majority of the development proposed during the neighbourhood plan period and that it is desirable for any further development to be later in the plan period. We recommend that they make this approach clear in their neighbourhood plan and that they consider including indicative timescales in order to get a picture of when housing may come forward. We recommend that they contact the site landowners to discuss these expected timescales.
- 3.19 AECOM has considered the criteria that YRIPC used for their site assessment and compared them to the pro forma-based site assessment criteria usually used by AECOM which are consistent with the government's Planning Practice Guidance. The comparison found that the criteria were broadly similar. However, the list below highlights the key areas where the criteria differed and where additional information was considered by AECOM. A complete comparison is included in Appendix 2.
- For completeness AECOM has referenced and added conclusions on the following environmental designations: Green Belt, Ancient Woodland, AONB, National Park, European Nature Site, SSSI Impact Risk Zone, Sites of Importance for Nature Conservation, Sites of Geological Importance.
 - AECOM added further details around landscape and visual impact, including reference to West Dorset guidance on landscape and visual impact.
 - In terms of heritage, the following heritage designations were considered by AECOM in addition to those included in YRIPC's report: scheduled monuments, registered parks and gardens, registered battlefields, locally listed buildings.
 - AECOM assessed sites against the additional categories of coalescence and scale, though this had also largely been picked up in qualitative information provided by the neighbourhood group.
 - AECOM assessed the existing social and community value of the site.
 - The Parish Council considered proximity to amenities through their assessment. AECOM's method for considering proximity is to define a 'centre of gravity' for a place (explained in more detail in the Review section below) and to assess the distance of each site to this point. Both methods are appropriate, and we have considered both YRIPC's conclusions and the results of the 'centre of gravity' approach.
 - Following the site visit, AECOM added further details about power lines and any other relevant infrastructure constraints.
- 3.20 While there is some difference between the criteria used by the Parish Council and AECOM, it is not considered that the Yetminster and Ryme Intrinsic Site Assessment is missing any information that would significantly affect its conclusions.

²⁰ <https://www.dorsetforyou.gov.uk/planning-buildings-land/planning-policy/west-dorset-and-weymouth-portland/other-planning-documents/supplementary-guidance-west-dorset-weymouth-portland.aspx>

4. Site Review

Introduction

- 5.1 AECOM undertook a desk-top review of each site on an individual basis, reviewing the information provided by the neighbourhood group and adding any additional information considered necessary. A site visit to the Neighbourhood Plan area was also undertaken. The purpose of the site visit was to evaluate the sites 'on the ground' to support the site appraisal. It was also an opportunity to better understand the context and nature of the Neighbourhood Plan area and each individual site.
- 5.2 A 'traffic light' rating of all sites has been given based on whether or not AECOM considers the site is an appropriate candidate to be considered for allocation in the Neighbourhood Plan. The criteria are consistent across all sites and consistent with the government's Planning Practice Guidance. The traffic light rating indicates 'green' for sites that show no constraints and are appropriate as site allocations, 'amber' for sites which are potentially suitable if issues can be resolved and 'red' for sites which are not currently suitable. The judgement on each site is based on whether or not each site is suitable and available. In terms of the separate criterion of achievability, the below section explains the concept of viability.

Viability

- 5.3 This assessment has not considered the viability of sites for the development proposed. The Neighbourhood Plan should be able to demonstrate that the sites are financially viable to develop. It can be assumed that the sites included within the 2018 SHLAA as having potential for development were considered viable by WDDC, having passed their tests of availability and achievability.
- 5.4 However, for more evidence, site promoters/developers could be approached to request viability evidence such as financial viability appraisals for the sites they are promoting. Valuations produced by a third party are not, however, necessarily definitive or sufficiently independent.

The Sites

- 5.5 The Site Assessment undertaken by Yetminster and Ryme neighbourhood group identified and assessed sites from a number of sources: 13 sites were submitted in response to the YRIPC call for sites; two came forward through the SHLAA; and two additional sites were identified by the housing working group as having potential for housing development.
- 5.6 One site, Stake Ford Barn, which came forward through the call for sites was later withdrawn by the landowner. A further site, site 3 (Site C, Mill Lane) identified through the call for sites and proposed for open space has since been withdrawn by the landowner. Site 16 (Upbury Farm, Melbury Road) was withdrawn by the YRIPC steering group. These three sites have not been included in AECOM's site assessment. One further site identified by AECOM, Cross Farm, has also been included in the AECOM site assessment (ref 017). The sites are shown below on Figure 3, while Table 1 on the following page provides a summary of the sites.

Figure 3: Map of all sites



Source: Google Earth, YRIPC

Table 1: Summary of all sites

AECOM Site Ref	Site Name	Source	Site Area (ha)	Proposed Use	Summary of 2018 SHLAA Conclusions (if relevant)	Carried forward in AECOM site assessment?
001	Site A, Mill Lane	YRIPC's Call for Sites	0.06	Housing	Unsuitable for development as would be prominent in views along Mill Lane and, resultantly, would significantly harm the locally distinctive balance through loss of openness and extension of the built-up area.	Yes
002	Site B, Mill Lane	YRIPC's Call for Sites	0.10	Housing	Developable: suitable for high-quality, low-density development. No adverse impacts upon wider landscape. Outside DDB but within Conservation Area. Sloping ground and Flood Risk Zone 3 to east. No footway along Mill Lane. Trees should be retained.	Yes
003	Site C, Mill Lane	YRIPC's Call for Sites	0.25	Open, community space	n/a	No – withdrawn by landowner
004	Land adjoining Basils, Melbury Road	YRIPC's Call for Sites	0.26 ²¹	Housing	n/a	Yes
005	Land adjacent to Shearstones, Brister End	YRIPC's Call for Sites	2	Housing	Unsuitable for development: site is isolated from settlement and development would have unacceptable landscape and townscape impacts. Development here would continue existing development pattern that is harmful to local landscape character	Yes
006 ²²	Stake Ford Barn, Shearstones Junction	YRIPC's Call for Sites	0.03	Housing	n/a	No - withdrawn by landowner
007a	Land adjacent to Yew Tree Cottage, Brister End	YRIPC's Call for Sites	0.24	Housing	n/a	Yes
007b	Land opposite Yew Tree Cottage, Brister End	YRIPC's Call for Sites	0.04	Housing	n/a	Yes

²¹ Approximate; rear boundary not defined

AECOM Site Ref	Site Name	Source	Site Area (ha)	Proposed Use	Summary of 2018 SHLAA Conclusions (if relevant)	Carried forward in AECOM site assessment?
008	Land NE of Brister End between Mapledurham and Hillview Farm	YRIPC's Call for Sites	0.34 ²³	Housing	n/a	Yes
009	Land NE of Brister End beyond Windyridge	YRIPC's Call for Sites	0.27 ²⁴	Housing	n/a	Yes
010	Kilbernie, Chapel Lane	YRIPC's Call for Sites	0.09	Housing	n/a	Yes
011	Old Grain Store, Downfield, Ryme Intrinsic	YRIPC's Call for Sites	0.12	Housing	n/a	Yes
012	Old Forge, Manor Farm, Ryme Intrinsic	YRIPC's Call for Sites	0.20	Housing	This site (and rest of field) considered developable: well related to existing built form of village. High-quality low-density development along frontage would be appropriate. Site adjacent to listed Church. Potential for rural affordable units.	Yes
013	Land west of Thornford Road and north of Frylake Meadow	Included in 2018 SHLAA. Identified by YRIPC	1.1	Housing	Developable site: has potential to absorb development without significant adverse impact of the wider landscape. Close to school and within walking distance of village.	Yes

²³ Approximate; development along frontage only proposed, back of site not defined

²⁴ Approximate; development along frontage only proposed, back of site not defined

AECOM Site Ref	Site Name	Source	Site Area (ha)	Proposed Use	Summary of 2018 SHLAA Conclusions (if relevant)	Carried forward in AECOM site assessment?
014	Land north of Chapel Meadow	Included in 2018 SHLAA. Identified by YRIPC.	0.76	Housing	Developable site: Site well contained in wider views with potential to absorb development without significant adverse impact on wider landscape. Within walking distance of amenities. Exclude building on eastern end of site in flood zone 2	Yes
015	Land east of Stoneyacres, north of High Street	Identified by housing working group	0.52	Housing	n/a	Yes
016	Land at Upbury Farm, Melbury Road	Identified by housing working group	0.7	Housing	n/a	No – withdrawn by YRIPC
017	Cross Farm	Included in 2018 SHLAA. Identified by AECOM.	0.38	Housing	Developable site: access onto High Street and close to village amenities. Currently paddocks extending behind the frontage buildings on the high street with only a small portion of site in public realm. Within DDB and Yetminster Conservation Area. Suitable for high quality 'infill' development.	Yes

- 5.7 None of the sites assessed in the Yetminster and Ryme Intrinsic Site Assessment fall within Green Belt or National Park designations. The Dorset Area of Outstanding National Beauty (the AONB) is located approximately 2 miles to the south (as the crow flies). Given the distance from the AONB, we do not consider that the development of any of the sites would have a significant impact on the setting of the AONB. The assessment found that there was no Ancient Woodland within proximity to any of the sites.
- 5.8 The sites lie within the risk zones of three Sites of Special Scientific Interest: Melbury Park SSSI, Holnest SSSI and Trill Quarry SSSI. Policy ENV2 of the WDWPLP sets out that internationally designated wildlife sites will be safeguarded from development that could adversely affect them. However, we do not consider that development on the sites would have a significant adverse impact on the SSSIs, particularly given that the majority of sites are proposed for small-scale development.
- 5.9 Yetminster falls within Landscape Character Areas (5) Thornford Ridge and (7) Blackmore Vale of the West Dorset Landscape Character Assessment 2009. Character Area 5 consists of stepped linear wooded ridges, a large-scale pattern of arable and pasture fields with smaller fields around the edges of settlements, and medium to large areas of mixed or deciduous woodlands and forests. Blackmore Vale is a traditional, pastoral clay vale, relatively low and flat compared to the surrounding hills, with small pasture fields bordered by a continuous network of hedgerows that contain frequent, mature hedgerow oak trees. The area is generally undeveloped, with most settlements comprising small clustered hamlets and farmsteads.
- 5.10 One of the many criteria used for assessing the performance of each individual site was its distance from what we have called Yetminster's 'centre of gravity' for services and facilities. We define the village's 'centre of gravity' as being the location closest on average to the full range of village conveniences, including, but not exclusively, shops, pubs, employment sites, emergency services and schools. In the case of Yetminster, it is considered that this approximate point is on the High Street midway between the junction with Church Street and the junction with Queen Street. However, AECOM have also taken YRIPC's conclusions on proximity to amenities and facilities into account in their assessment, thus combining both approaches.
- 5.11 For all sites, there could be potential for protected species on site and an ecological survey would be required ahead of any planning application, particularly where removal of hedgerow for access would lead to a loss of habitat.

The assessment

- 5.12 Below are the individual site assessments. They include both a summary of YRIPC's site assessment and AECOM's own assessment, which adds further detail (gathered through the desk study and site visit). A conclusion on each site's suitability has been made.
- 5.13 Designations and comments which apply to all the sites (e.g. environmental designations) have been discussed above. Below are additional key findings and conclusions for each site. The three withdrawn sites have not been included in AECOM's assessment.

001 Site A, Mill Lane, Yetminster

<ul style="list-style-type: none"> Proposed for one dwelling Submitted in response to YRIPC call for sites and considered against YRIPC's site assessment criteria. 	
YRIPC comments and conclusions	<p>Conclusion and reasons: reject</p> <ul style="list-style-type: none"> planning history - two applications refused by the LPA (1/D/12/001691, WD/D/14/001659 and WD/D/15/000815) and then by the Inspector at appeal (APP/F1230A/13/2204841 and APP/F1230/W/15/3133130). Reasons for refusal were its detrimental impact on the local landscape setting of Yetminster and the character and appearance of the Conservation Area and that it was against development plan policies on the location of housing. SHLAA conclusion that site unsuitable for development due to significant harm it would cause through loss of openness and extension of the built-up area.
AECOM comments and conclusions	<p>Additional comments:</p> <ul style="list-style-type: none"> Grade 3 agricultural land rather than 4 but not Best and Most Versatile (BMV), i.e. 3b rather than 3a. Mill Lane is very narrow and, given that the site access point would be on a corner, access and visibility would be challenging. Pedestrian access to the site is a significant constraint given the narrow nature of Mill Lane and lack of pavements. Site is sloping with significant vegetation along site boundary Listed buildings: As well as Greystones (Grade 2), St. Francis Cottage (Grade 2) approximately 30m away on opposite side of the road. Sensitive design would be required to integrate any development with these heritage assets. Landscape and visual impact: development would have impact on views to east across to woods, though there is some partial screening to northern and eastern edge of site. There could be issues with overlooking and privacy in relation to houses along Church Street. West Dorset Policies Map indicates that the site is in the Conservation Area and 'Land of Local Landscape Importance'. ENV1, ENV2, ENV3 and ENV4 of the WDWPLP are all relevant and should be considered. Limited social and community value due to lack of public access. The site is partly within and partly outside the Defined Development Boundary (WDWPLP policy SUS2). <p>Overall conclusion and reasons: Site not suitable</p> <ul style="list-style-type: none"> Significant issues with access to site, though this could be mitigated. Small size of site would not justify improvements to Mill Lane. Development here would impact the landscape and setting of the surrounding area and houses along Church Lane.

002 Site B, Mill Lane, Yetminster

<ul style="list-style-type: none"> Proposed for two dwellings Submitted in response to YRIPC call for sites and considered against YRIPC's site assessment criteria. 	
YRIPC comments and conclusions	<p>Conclusion and reasons: reject</p> <ul style="list-style-type: none"> While the SHLAA considers that the site is developable, YRIPC consider that it is not appropriate in the wider context of the neighbourhood plan as it would make resisting development on Site A and the intervening land harder and have a detrimental effect on this part of the conservation area.
AECOM comments and conclusions	<p>Additional comments:</p> <ul style="list-style-type: none"> Grade 3 agricultural land rather than 4 but not BMV, i.e. 3b rather than 3a. The narrow nature of Mill Lane could make proposal for two dwellings on this site difficult. Pedestrian access to the site is a significant constraint given the lack of pavements and narrowness of Mill Lane. Landscape and Visual Impact: views over site to east across to woods, however, as site is set further down in the valley, development would not have as significant a visual impact as site 1. West Dorset Policies Map indicates that the site is in the Conservation Area and 'Land of Local Landscape Importance'. Any development here would need to mitigate impact on this designation. ENV1, ENV2, ENV3 and ENV4 of the WDWPLP are all relevant and should be considered. Limited social and community value due to lack of public access The site is significantly sloping with a steep slope at back of site (onto what would have been site 3) making development here difficult. Several mature trees on site. Small part of the site in the east in Flood Zone 2. Site not adjacent to Yetminster Defined Development Boundary and therefore development here would constitute as isolated homes in the countryside (NPPF para 79). <p>Overall conclusion and reasons: site not suitable</p> <ul style="list-style-type: none"> Access: narrowness of Mill Lane and lack of pedestrian access are significant constraints. Significant topographical constraints. Not adjacent to Yetminster settlement boundary.

004 Land adjoining Basils, Melbury Road, Yetminster

<ul style="list-style-type: none"> Proposed for 4-6 dwellings along road frontage. Submitted in response to YRIPC call for sites and considered against YRIPC's site assessment criteria. 	
YRIPC comments and conclusions	<p>Conclusion and reasons: accept</p> <ul style="list-style-type: none"> Development would accentuate ribbon of development leading out of village. However, subject to careful design, this could be seen as appropriate 'rounding off' of development on this side of Yetminster. Additional dwellings would be feasible but would need careful consideration.
AECOM comments and conclusions	<p>Additional comments:</p> <ul style="list-style-type: none"> Grade 3 agricultural land rather than 4, but not BMV. Landscape and Visual Impact: Development would be visible from Birch Lane and adjacent buildings. Development would need to be sensitively designed to reduce impact on adjacent houses, particularly at southern end of site. The site slopes gently up away from Melbury Road so views to west are screened. Site can only be developed in conjunction with adjoining land along frontage (to allow access). It has not yet been confirmed that the landowner of this adjoining land is willing to consider development. Development along road frontage would lead to loss of hedgerow Limited social and community value due to lack of public access, however does provide visual break in development along Melbury Road. Site adjacent to Conservation Area; WDWPLP Policy ENV4 is relevant. Site adjacent to Yetminster Defined Development Boundary (WDWPLP policy SUS2).

005 Land adjacent to Shearstones, Brister End

<ul style="list-style-type: none"> Proposed for approx. 60 homes. Submitted in response to YRIPC call for sites and considered against YRIPC's site assessment criteria. 	
YRIPC comments and conclusions	<p>Conclusion and reasons: reject</p> <ul style="list-style-type: none"> Site would be large self-contained peripheral estate that would not be well integrated into village.
AECOM comments and conclusions	<p>Additional comments:</p> <ul style="list-style-type: none"> Much of this site was included in 2018 SHLAA but considered unsuitable for development due to its distance from Yetminster centre and the unacceptable impacts it would have on landscape and townscape. Landscape and visual impact: Site is open and not well screened and would be visible to houses on northern and southern sides. Site would have significant impact on long views to south and south west over to next ridge. Grade 3 agricultural land. Topography is uneven, rising in the middle of the site and falling away to western edge of site. Small electricity line across site which may affect developable area and/or viability. There is existing field access, but this would need to be improved. Traffic generated by large development would need management plan, particularly as Brister End is narrow with no middle marker. Site is relatively isolated from village with poor pedestrian access and no pavements. Any planning permission would need to include improvements to pedestrian access to village. The site has limited social or community value; however, it provides a visual break in development and long views, and there is a bridleway running along part of the western boundary. Site not adjacent to Yetminster Defined Development Boundary and therefore development here would constitute as isolated homes in the countryside (NPPF para 79). Site adjacent to a Site of County/Local Importance for Nature Conservation. Any development here would need to mitigate impact on this designation. ENV1, ENV2, ENV3 and ENV4 of the WDWPLP are all relevant and should be considered. <p>Overall conclusion and reasons: Site not suitable</p> <ul style="list-style-type: none"> Relatively isolated and poor pedestrian access to centre. The site is also separated from Yetminster and is not adjacent to the settlement boundary. Significant landscape and visual impact.

007(a) Land adjacent to Yew Tree Cottage, Brister End

<ul style="list-style-type: none"> Proposed for one new dwelling plus extension of existing holiday cottage to become permanent dwelling. Submitted in response to YRIPC call for sites and considered against YRIPC's site assessment criteria. 	
YRIPC comments and conclusions	<p>Conclusion and reasons: reject</p> <ul style="list-style-type: none"> Constitutes an unacceptable intrusion beyond the line of existing buildings along Brister End. Detracts from setting of Yew Tree Cottage itself which is a listed building. Unlikely to lead to loss of habitats as in existing garden. However, detailed ecological assessment would be necessary.
AECOM comments and conclusions	<p>Additional comments:</p> <ul style="list-style-type: none"> No pavements along Brister End; would be issues with pedestrian access. Landscape and Visual Impact: Site slopes downhill to north east away from road. Long distance view from back of garden to north east over towards next ridge. There is some screening at far end of garden and eastern side of site, but any new development would be visible. Development would have significant impact on Grade II listed Yew Tree Cottage. The site is also within the Conservation Area. Sensitive design would be required to successfully integrate any development. The site has little current social or community value as there is no public access. Electricity line along front of site. The site is adjacent to Yetminster Defined Development Boundary (WDWPLP policy SUS2). <p>Overall conclusion and reasons: site suitable with medium constraints</p> <ul style="list-style-type: none"> Site only just falls into this category as it still has some significant constraints which would need to be mitigated. Lack of suitable pedestrian access along Brister End. Development would have significant negative impact on listed building and would require significant mitigation.

007(b) Land opposite Yew Tree Cottage, Brister End

<ul style="list-style-type: none"> Proposed for one dwelling. Submitted in response to YRIPC call for sites and considered against YRIPC's site assessment criteria. 	
YRIPC comments and conclusions	<p>Conclusion and reasons: accept</p> <ul style="list-style-type: none"> Could accommodate one dwelling subject to careful design. Access would need to be designed to have minimal impact on character and appearance of lane.
AECOM comments and conclusions	<p>Additional comments:</p> <ul style="list-style-type: none"> Landscape and visual impact: Site is set above road and slopes uphill to back of site and any development here would be visible from lane. The impact of any development on the surrounding area would be dependent on the quality of the design and sensitive design would be necessary to integrate the site with the surrounding area, particularly on setting of Grade II listed building opposite. The site is also adjacent to the conservation area. It is proposed that site would be accessed from Down Lane at southern edge of site. Down Lane is very narrow and access would be at curve in the road so visibility would be poor. It would also be difficult to create access onto site due to difficult topography. Site has little current social or community value as there is no public access, although there is a PROW along the southern boundary. Currently a garden/orchard with significant vegetation so habitats would require further investigation. The site is adjacent to Yetminster Defined Development Boundary (WDWPLP policy SUS2). <p>Overall conclusion and reasons: site not suitable</p> <ul style="list-style-type: none"> Significant access issues. Significant negative visual impact on listed building opposite (although this could be mitigated with sensitive design). Lack of suitable pedestrian access along Brister End.

008 Land north-east of Brister End between Mapledurham and Hillview Farm

<ul style="list-style-type: none"> AECOM have calculated an indicative housing yield of 9 dwellings (30dph) for this site. Submitted in response to YRIPC call for sites and considered against YRIPC's site assessment criteria. 	
YRIPC comments and conclusions	<p>Conclusion and reasons : reject</p> <ul style="list-style-type: none"> Site is isolated and conflicts with objective to integrate new housing development into the existing fabric of the village. Development on site would extend ribbon of development well beyond village core.
AECOM comments and conclusions	<p>Additional comments:</p> <ul style="list-style-type: none"> Poor pedestrian access to centre of Yetminster from site with no pavement along road. Any planning permission would need to include improvements to pedestrian access to village. Existing social or community value: Site has little current social or community value as there is no public access, however it provides visual break in development along Brister End which would be lost if site were developed. Landscape and Visual Impact: development would have significant impact on long landscape views to north over to next ridge from the road. The site is open and not well screened and would be visible from dwellings on both sides. However, as there are no public footpaths to the north of the site, it is unlikely that the development would be highly visible from the north despite the site being slightly elevated. Two power lines cross the site which may affect developable area and/or viability of site. Development along road frontage would lead to loss of hedgerow. Site not adjacent to Yetminster Defined Development Boundary and therefore development here would constitute as isolated homes in the countryside (NPPF para 79). <p>Overall conclusion and reasons: Site not suitable</p> <ul style="list-style-type: none"> Site is isolated and not adjacent to the settlement boundary (conflict with paragraph 79). Improvements would have to be made to pedestrian access to village centre for this site to be acceptable. Site would obstruct long views to north though it would be unlikely to be highly visible from north.

009 Land north-east of Brister End beyond Windyridge

<ul style="list-style-type: none"> AECOM have calculated an indicative housing yield of 7 dwellings (30dph) for this site. Submitted in response to YRIPC call for sites and considered against YRIPC's site assessment criteria. 	
YRIPC comments and conclusions	<p>Conclusion and reasons: reject</p> <ul style="list-style-type: none"> Site is isolated and conflicts with objective to integrate new housing development into the existing fabric of the village. Development on site would extend ribbon of development well beyond village core.
AECOM comments and conclusions	<p>Additional comments:</p> <ul style="list-style-type: none"> Poor pedestrian access to centre of Yetminster from site with no pavement along road. Any planning permission would need to include improvements to pedestrian access to village. Landscape and Visual Impact: development would have significant impact on long landscape views to north over to next ridge from the road. However, it is unlikely that development here would be highly visible from the north, as there are no public footpaths to the north of the site. Site has little current social or community value as there is no public access, however it provides visual break in development along Brister End which would be lost if site were developed. Development on the site would be visible from the south, including from footpaths crossing fields to the south, but this is unlikely to have a significant impact. There is currently no field access. Creating access and development along road frontage would lead to loss of mature hedgerow. Grade 3 agricultural land but not BMV. Site not adjacent to Yetminster Defined Development Boundary and therefore development here would constitute as isolated homes in the countryside (NPPF para 79). <p>Overall conclusion and reasons: site not suitable</p> <ul style="list-style-type: none"> Site is isolated and not adjacent to the settlement boundary (conflict with NPPF paragraph 79). Improvements would have to be made to pedestrian access to village centre for this site to be acceptable. Site would obstruct long views to north though it would be unlikely to be highly visible from north.

010 Kilbernie, Chapel Lane

<ul style="list-style-type: none"> Proposed for demolition of one existing dwelling and replacement with 2-3 dwellings. Submitted in response to YRIPC call for sites and considered against YRIPC's site assessment criteria. 	
YRIPC comments and conclusions	<p>Conclusion and reasons: accept</p> <ul style="list-style-type: none"> Existing concrete panel bungalow detracts from the character and appearance of the area. Site would benefit from sensitive redevelopment.
AECOM comments and conclusions	<p>Additional comments:</p> <ul style="list-style-type: none"> Previously developed land. The current bungalow is not in keeping with the traditional vernacular and listed building opposite. Any new development sensitively designed would improve the visual impact of the site providing a beneficial addition to the area. Site partly in the conservation area; WDWPLP policy ENV4 is relevant. Site has little current social or community value. The site has existing access and parking. Site is sloping but developable. It is unlikely that redevelopment of site would lead to loss of habitat as already an existing dwelling. The site is in the Yetminster Defined Development Boundary. <p>Overall conclusion and reasons: Site suitable with minor constraints</p> <ul style="list-style-type: none"> Redeveloping the site could provide opportunity to replace existing dwelling with more sensitively designed dwellings in keeping with nearby heritage assets. Site is centrally located with good access to centre of village.

011 Old Grain Store Site, Ryme Intrinseca

<ul style="list-style-type: none"> Proposed for one dwelling between existing new dwellings and road. Submitted in response to call for YRIPC sites and considered against YRIPC's site assessment criteria. 	
YRIPC comments and conclusions	<p>Conclusion and reasons: accept, subject to one dwelling only</p> <ul style="list-style-type: none"> Outside main part of Ryme Intrinseca but conversion of adjoining building has extended westward limit of housing and set precedent. Presence of the two new dwellings means that one further dwelling would not harm openness of the area. Careful design would be necessary.
AECOM comments and conclusions	<p>Additional comments:</p> <ul style="list-style-type: none"> Pedestrian access to Ryme Intrinseca would be along a road with no pavements (however there are no services or facilities in Ryme Intrinseca). No pavements between Ryme Intrinseca and Yetminster. There were no objections from Highways England relating to the previous application (WD/D/14/001266) for conversion of existing grain store to two dwellings. Though site is relatively isolated beyond centre of Ryme Intrinseca, it would be located in existing cluster of housing at Downfield. However, site not adjacent to Yetminster Defined Development Boundary and therefore development here would constitute isolated homes in the countryside (NPPF para 79). AECOM suggested that YRIPC could consider designating a settlement boundary around Ryme Intrinseca to aid allocating more of the proposed housing requirement in this part of the parish; however AECOM notes YRIPC's response that WDDC have advised against designating a Defined Development Boundary for Ryme Intrinseca. Landscape and visual impact: site screened from road but west edge of site more open and development would be visible from road when heading into Ryme. Site gently slopes up to south end of site and development would be visible from field to south of site. However, given recent new development on site, development would not have significant landscape and visual impact. Site has little current social or community value. Potential space for 2 or 3 houses. <p>Overall conclusion and reasons: site not suitable</p> <ul style="list-style-type: none"> Development would be in isolated location and is not adjacent to Yetminster defined development boundary. Existing new dwellings has come through barn conversion. Any new development would be on greenfield land.

012 The Old Forge, Manor Farm, Ryme Intrinseca

<ul style="list-style-type: none"> Proposed for 4-5 dwellings. Submitted in response to YRIPC call for sites and considered against YRIPC's site assessment criteria. 	<p>Conclusion and reasons: accept</p> <ul style="list-style-type: none"> Although there is no DDB for Ryme Intrinseca small scale housing development on this site would have limited visual impact on the village street or the adjoining church and would not set a precedent for further ribbon development.
<p>AECOM comments and conclusions</p>	<p>Additional comments:</p> <ul style="list-style-type: none"> 2018 SHLAA includes this site and the rest of the field (but not the old forge itself) as potential for rural affordable. It suggests that the site should be used for low density development along the frontage with the rising ground to the south remaining undeveloped. Grade 3 agricultural land though unlikely to be BMV. Site currently has little existing social or community value as no public access. Well-designed conversion of the existing old forge building (which is next to the road) could improve visual impact of the site. Site is well-screened from Grade II* listed church on western side of site. If existing screening were maintained, then development on this site would be acceptable, though it would need to be sensitively designed, especially because it is Grade II*. Good location in centre of Ryme Intrinseca. There could be potential contamination issues due to former use which any potential developer would need to explore. Would lead to loss of business and small loss of employment land. Narrow/restricted access – recommend discussing with County Council highways authority. Views onto road obstructed to right by Old Forge building. The site is not adjacent to Yetminster Defined Development Boundary and therefore development here would constitute as isolated homes in the countryside (NPPF para 79). However part of the site is previously developed land. Re-development on this part of the site would be acceptable. The SHLAA considers the whole site developable, but this can be tested through detailed masterplanning. <p>Overall conclusion and reasons: site suitable with medium constraints</p> <ul style="list-style-type: none"> Site is well located in Ryme Intrinseca, though not adjacent to Yetminster Defined Development Boundary. Well-screened and opportunity to create sensitively designed courtyard development, however it is adjacent to Grade II* listed building. Contamination needs further examination. SHLAA suggests that site has potential for rural affordable housing; this could be explored through neighbourhood plan.

013 Land west of Thornford Road

<ul style="list-style-type: none"> AECOM have calculated an indicative housing yield of 26 dwellings (30dph) for this site. The 2018 SHLAA proposes a density of 35pdh for the site and concludes it has capacity for 38 dwellings. Submitted as part of the 2014 and 2016 SHLAA updates and considered against YRIPC's assessment criteria. 	
<p>YRIPC comments and conclusions</p>	<p>Conclusion and reasons: reject, within timescale of neighbourhood plan</p> <ul style="list-style-type: none"> Anticipated development of Folly Farm site on the opposite side of Thornford Road will introduce a significant increase in traffic and will alter character of area. These changes should be allowed to mature before any further development is considered.
<p>AECOM comments and conclusions</p>	<p>Additional comments:</p> <ul style="list-style-type: none"> 2018 SHLAA states that site has potential for development and would be able to absorb development without significant adverse impact on wider landscape. Landscape and Visual Impact: site well screened on western, northern and eastern sides, but open on southern side with new planting where field meets recent housing development. Developing site would further extend linear development of village to north along Thornford Road and would significantly increase ribbon development to the north of the village. Existing social or community value: Public Right of Way currently crosses diagonally across site. Grade 3 agricultural land though unlikely to be BMV. Field access from Thornford Road, however could also explore access at southern end of site from neighbouring development. Good road infrastructure with the potential to extend the existing pavement that extends some way up Thornford Road to create pedestrian access to the site. Power line across site which may limit developable area and/or viability. Dense vegetation on three sides of site so would need further investigation in terms of habitat. The site does not currently adjoin the Yetminster Defined Development Boundary, but there is new development in between the site and development boundary which may result in the settlement boundary extending in the direction of the site in the future. YRIPC could also choose to extend the development boundary in this direction within their Neighbourhood Plan. <p>Overall conclusion and reasons: Site suitable with medium constraints</p> <ul style="list-style-type: none"> Site would not have significant landscape and visual impact. Good vehicular and pedestrian access to centre of Yetminster. Potential to link to recent new development to south of site. However, if group wish to allocate this site they should consider extending the development boundary.

014 Land north of Chapel Meadow

<ul style="list-style-type: none"> Proposed for 8 houses, but with potential to accommodate more. AECOM have calculated an indicative housing yield of 18 dwellings (30dph) for this site. Submitted as part of the 2014 and 2016 SHLAA updates and considered against YRIPC's assessment criteria. 	
<p>YRIPC comments and conclusions</p>	<p>Conclusion and reasons: accept subject to further information</p> <ul style="list-style-type: none"> The site has possible access and is not within flood zone. Would need further details on access and number of dwellings; measures to protect environment and neighbouring houses in Chapel Meadow; and more information about site contamination.
<p>AECOM comments and conclusions</p>	<p>Additional comments:</p> <ul style="list-style-type: none"> Site maintained in 2018 SHLAA. Comments from 2018 SHLAA: development would need to provide for appropriate traffic management along Chapel Lane & the High Street; site well contained in wider views and has potential to absorb development without significant adverse impacts on wider landscape. Existing field access on southern edge of site is disputed so YRIPC propose creating access along track to south eastern corner of site (as does SHLAA). However, this access looks narrow and would likely need to be upgraded. Powerlines at back of site which might affect developable area and/or viability. Landscape and visual impact: site open to back with views across fields behind; farm buildings directly behind site to north and eastern side. Development would have visual impact on houses backing onto Chapel Meadow. Little existing social or community value as no public access. A PROW runs along the eastern boundary. Site also has potential to be considered as site for specialist housing for older people. The site is adjacent to the Yetminster Defined Development Boundary (WDWPLP policy SUS2). The site is in close proximity to the conservation area and adjacent to a Grade II listed buildings. Policy ENV4 would need to be considered and sensitive design would be recommended to integrate any new development into the surrounding area. <p>Overall conclusion and reasons: Site suitable with medium constraints</p> <ul style="list-style-type: none"> While site is outside Yetminster Defined Development Boundary, it is well situated and well contained within existing Yetminster development pattern. Would not have significant landscape and visual impact. Access is narrow and would likely have to be upgraded. Possibility to increase density and deliver more than 8 houses on this site. Traffic impact on Chapel Lane and the High Street would need to be explored through conversation with the Highways Authority.

015 East of Stoneyacres, west of High Street

<ul style="list-style-type: none"> • AECOM has calculated an indicative housing yield of 12 dwellings (30dph). • Identified by housing working group as having potential for housing development and considered against YRIPC's assessment criteria. 	
<p>YRIPC comments and conclusions</p>	<p>Conclusion and reasons: accept</p> <ul style="list-style-type: none"> • Central location. • Possibility to integrate site with development at Folly Farm . • Would like to develop this as site for specialist housing for older people.
<p>AECOM comments and conclusions</p>	<p>Additional comments:</p> <ul style="list-style-type: none"> • Landscape and visual impact: site within built-up area of Yetminster behind High Street and could be integrated into existing townscape. However, developing this site could potentially lead to development in this part of Yetminster appearing denser as site currently provides green break although it is not especially visible from High Street (as located behind Boyle's Old School). Site is also in a designation of Land of Local Landscape Importance. Policies ENV1, ENV2, ENV3 and ENV4 of the WDWPLP are all relevant and should be considered. • Site has long views to north/ north-east of site over to next ridge, so development here would have landscape impact. However, this will be affected by housing development at Folly Farm which will change pattern of development here. Due to topography of site, which slopes downhill away from high street, development at northern end of site close to Stoneyacres would have least visual impact. • Site to the rear of Boyle's Old School, School House and The Cedars. It would also be directly to the west of Barn north of old School House and Barn north of higher Farm House and in proximity to The Old Court House. All these are Grade II listed buildings. The site is also within the conservation area. Sensitive design would be required to mitigate impact from development. • Heritage issues relating to historic field pattern of site and its link to high street. However, there were no objections from Historic England relating to the application for two new dwellings behind Boyle's School. • Could be privacy issues for surrounding dwellings. • Existing social or community value: site has historic value and there is footpath along edge of site to Stoneyacres (though this is not formal public right of way). • The site is adjacent to the Yetminster Defined Development Boundary (WDEPLP policy SUS2). <p>Overall conclusion and reasons: site suitable with medium constraints</p> <ul style="list-style-type: none"> • Site well located in centre of Yetminster with good access. • Landscape and visual impact would have to be mitigated as far as possible by developing most suitable area of site. • May be objections from Historic England regarding loss of traditional field pattern, this would need to be explored with them.

017 – Land at Cross Farm

<ul style="list-style-type: none"> • AECOM has calculated an indicative housing yield of 10 dwellings (30dph). • This site was not included in YRIPC’s site assessment, but was identified by AECOM through the 2018 SHLAA where it is included as a developable site. 	
<p>YRIPC comments and conclusions</p>	<ul style="list-style-type: none"> • n/a – not assessed by YRIPC
<p>AECOM comments and conclusions</p>	<p>Additional comments:</p> <ul style="list-style-type: none"> • Site included in 2018 SHLAA with potential for development (for approximately 18 dwellings). Eastern part of site received planning permission in 2015 for one dwelling (reference D/D15/002452) so any allocation here would not include full site assessed through SHLAA. A previous application on same eastern part of site for 2 dwellings was refused in 2013 (Ref: 1/D/13/000417). AECOM have calculated potential housing yield of 10 on remaining section of site. • Access onto High Street with footway on northern side, though would need upgrading as currently a track. Potential to connect to existing footpath to south of site connecting Church Street to Melbury Road. No objections from Highways Authority relating to D/D15/002452 application. However, the number of houses proposed on this site would mean that traffic onto High Street would need to be considered in detail. • Opposite or adjacent to several listed buildings: Manor House (Grade II*); Prior’s Cleve (Grade II); visible from Garden House at the Alcove (Grade II); visible from churchyard of St Andrews church (Grade I) listed. However, no comment from Heritage England regarding D/D15/002452 application • Within Conservation area; WDWPLP policy ENV4 would need to be considered and sensitive design would be recommended to integrate any new development into the surrounding area. • Landscape and Visual Impact: Majority of the site not visible from High Street as behind buildings fronting along High Street. Section of SHLAA site immediately adjacent to High Street not included in this allocation as part of D/D15/002452 application. However, site would be visible from surrounding properties and from St Andrews churchyard. • Site is flat and not in Flood Zone. • Within Yetminster Defined Development Boundary and very well located for village amenities. • Site has little existing social or community value. However, development would increase density of development along this section of the High Street and would have visual impact on churchyard. • Site has potential to be considered as site for specialist housing for older people. <p>Overall conclusion and reasons: suitable with minor constraints</p> <ul style="list-style-type: none"> • Site would need further investigation as not assessed on site visit. • Well located in centre of Yetminster within Defined Development Boundary. • Existing access though this would need upgrading. • Sensitive design necessary to fit in with development along High Street. • Landowner would need to be contacted to see if they would consider development.

Table 2: Summary of AECOM Site Assessment Results

AECOM Site ref	Site Name	Site area (ha)	SHLAA status (2018)	Current land use	Assessed dwelling yield	Assessment for suitability for allocation	Summary of assessment rationale
001	Site A, Mill Lane	0.06	Unsuitable	Agricultural	1	Site not suitable	<ul style="list-style-type: none"> • Significant issues with access to site, though this could be mitigated. Small size of site would not justify improvements to Mill Lane. • Development here would impact the landscape and setting of the surrounding area and houses along Church Lane.
002	Site B, Mill Lane	0.10	Potential	Agricultural	2	Site not suitable	<ul style="list-style-type: none"> • Access: narrowness of Mill Lane and lack of pedestrian access are significant constraints. • Significant topographical constraints. • Not adjacent to Yetminster settlement boundary.
004	Land adjoining Basils, Melbury Road	0.26 ²⁵	Not included	Agricultural	4-6	Site suitable with medium constraints	<ul style="list-style-type: none"> • Site would only be developable in conjunction with adjoining land to front of site. Landscape and visual impact could be mitigated with careful design. • Sensitive design would also be required to integrate any development with the Conservation Area.
005	Land adjacent to Shearstones, Brister End	2	Not included	Agricultural	60	Site not suitable	<ul style="list-style-type: none"> • Relatively isolated and poor pedestrian access to centre. The site is also separated from Yetminster and is not adjacent to the settlement boundary. • Significant landscape and visual impact.
007a	Land adjacent to Yew Tree Cottage, Brister End	0.24	Not included	Residential garden	1	Site suitable with medium constraints	<ul style="list-style-type: none"> • Site only just falls into this category as it still has some significant constraints which would need to be mitigated. • Lack of suitable pedestrian access along Brister End. • Development would have significant negative impact on listed building and would require significant mitigation.

²⁵ Approximately, rear boundary not defined

AECOM Site ref	Site Name	Site area (ha)	SHLAA status (2018)	Current land use	Assessed dwelling yield	Assessment for suitability for allocation	Summary of assessment rationale
007b	Land opposite Yew Tree Cottage, Brister End	0.04	Not included	Garden/orchard	1	Site not suitable	<ul style="list-style-type: none"> Significant access issues. Significant negative visual impact on listed building opposite (although this could be mitigated with sensitive design). Lack of suitable pedestrian access along Brister End.
008	Land NE of Brister End between Mapledurham and Hillview Farm	0.34 ²⁶	Not included	Agricultural	9	Site not suitable	<ul style="list-style-type: none"> Site is isolated and not adjacent to the settlement boundary (conflict with paragraph 79). Improvements would have to be made to pedestrian access to village centre for this site to be acceptable. Site would obstruct long views to north though it would be unlikely to be highly visible from north.
009	Land NE of Brister End beyond Windyridge	0.27 ²⁷	Not included	Agricultural	7	Site not suitable	<ul style="list-style-type: none"> Site is isolated and not adjacent to the settlement boundary (conflict with NPPF paragraph 79). Improvements would have to be made to pedestrian access to village centre for this site to be acceptable. Site would obstruct long views to north though it would be unlikely to be highly visible from north.
010	Kilbernie, Chapel Lane	0.09	Not included	Existing dwelling	2-3	Site suitable with minor constraints	<ul style="list-style-type: none"> Redeveloping the site could provide opportunity to replace existing dwelling with more sensitively designed dwellings in keeping with nearby heritage assets. Site is centrally located with good access to centre of village.
011	Old Grain Store, Downfield, Ryme Intrinsic	0.12	Not included	Brownfield	1	Site not suitable	<ul style="list-style-type: none"> Development would be in isolated location and is not adjacent to Yetminster defined development boundary. Existing new dwellings has come through barn conversion. Any new development would be on greenfield land.

²⁶ Approximate, development along frontage only proposed, back of site not defined

²⁷ Approximate, development along frontage only proposed, back of site not defined

AECOM Site ref	Site Name	Site area (ha)	SHLAA status (2018)	Current land use	Assessed dwelling yield	Assessment for suitability for allocation	Summary of assessment rationale
012	Old Forge, Manor Farm, Ryme Intrinsic	0.20	Potential	Part brownfield/ part agricultural	4-5	Site suitable with medium constraints	<ul style="list-style-type: none"> Site is well located in Ryme Intrinsic, though not adjacent to Yetminster defined development boundary. Well-screened and opportunity to create sensitively designed courtyard development, however it is adjacent to Grade II* listed building. Contamination needs further examination. SHLAA suggests that site has potential for rural affordable housing; this could be explored through neighbourhood plan.
013	Land west of Thornford Road and north of Frylake Meadow	1.1	Potential	Agricultural	26 (38 in SHLAA)	Site suitable with medium constraints	<ul style="list-style-type: none"> Site would not have significant landscape and visual impact. Good vehicular and pedestrian access to centre of Yetminster. Potential to link to recent new development to south of site. However, if group wish to allocate this site they should consider extending the development boundary.
014	Land north of Chapel Meadow	0.76	Potential	Part brownfield/ part agricultural	8-18	Site suitable with medium constraints	<ul style="list-style-type: none"> While site is outside Yetminster Defined Development Boundary, it is well situated and well contained within existing Yetminster development pattern. Would not have significant landscape and visual impact. Access is narrow and would likely have to be upgraded. Traffic impact on Chapel Lane and the High Street would need to be explored through conversation with the Highways Authority.

AECOM Site ref	Site Name	Site area (ha)	SHLAA status (2018)	Current land use	Assessed dwelling yield	Assessment for suitability for allocation	Summary of assessment rationale
015	Land east of Stoneyacres, north of High Street	0.52	Not included	Agricultural	12	Site suitable with medium constraints	<ul style="list-style-type: none"> • Site well located in centre of Yetminster with good access. • Landscape and visual impact would have to be mitigated as far as possible by developing most suitable area of site. • May be objections from Historic England regarding loss of traditional field pattern, this would need to be explored with them.
017	Cross Farm	0.38	Potential	Agricultural	10	Site suitable with medium constraints	<ul style="list-style-type: none"> • Site would need further investigation as not assessed on site visit. • Well located in centre of Yetminster within Defined Development Boundary. • Existing access though this would need upgrading. • Sensitive design necessary to fit in with development along High Street. • Landowner would need to be contacted to see if they would consider development.

5. Conclusions

- 6.1 This report provides an independent review of both the methodology used by the neighbourhood group to identify and assess their sites, and the sites themselves. It shows the sites which are suitable and available to allocate in the Neighbourhood Plan (subject to considerations of viability and masterplanning constraints), alongside those sites which are potentially appropriate but have issues that need to be resolved.
- 6.2 This report has concluded that Site 10 is most suitable for allocation in the neighbourhood plan. This would deliver 2-3 homes. Sites 4, 7a, 12, 13, 14, 15 and 17 are suitable for allocation but have constraints that would need to be investigated further before they could be allocated. These sites combined have a capacity of 65 -78 homes.
- 6.3 Sites 1, 2, 5, 7b, 8, 9 and 11 are not considered suitable for allocation at this stage. The reasons include the isolated nature of the sites outside Yetminster Defined Development Boundary and (related) concerns about pedestrian access.
- 6.4 The housing requirement for the Neighbourhood area is 36 as set out by the emerging review of the WDWPLP, up until 2036. There is therefore not enough capacity available on suitable sites within Yetminster and Ryme Intrinseca to meet this housing requirement. However, if the constraints on some of the amber-rated sites could be adequately addressed, then there may be enough capacity available to meet the housing requirement.
- 6.5 It is considered that this site assessment, combined with YRIPC's site assessment, is now robust enough to ensure that any neighbourhood plan based on its conclusions could meet the Basic Conditions considered by the Independent Examiner, as well as any potential legal challenges by developers and other interested parties.

Next steps

- 6.6 Some of the sites in the amber category may need further advice or assessment which it is not possible to address through this high-level assessment. Such advice could be commissioned through specialist consultants or in conjunction with relevant officers at WDDC (e.g. heritage) and Dorset County Council (e.g. highways, education, waste, and infrastructure).
- 6.7 YRIPC are advised to discuss the potentially suitable sites with WDDC and with landowners and site promoters to understand how each site could help the Parish Council fulfil the emerging objectives of the Yetminster and Ryme Intrinseca NDP.
- 6.8 To confirm, the site selection process should be based on the following:
- The findings of this and YRIPC assessments;
 - The results of SEA screening;
 - Discussions with WDDC;
 - The views and opinions of the local community;
 - The extent to which the sites support the vision and objectives for the NDP; and
 - The potential for the sites to meet identified community infrastructure needs.

Appendix 1: YRIPC's Site Assessment

YETMINSTER AND RYME NEIGHBOURHOOD PLAN Site Screening

Assessment and Recommendations

First draft: February 2018

Revised: April 2018 (02.18.REV B)

This report comprises the following sections:

SECTION 1

The twelve sites submitted as a result of the call for sites:

1. Site A, Mill Lane, Yetminster
2. Site B, Mill Lane, Yetminster
3. Site C, Mill Lane, Yetminster
4. Land adjoining Basils, Melbury Road, Yetminster
5. Land adjacent to Shearstones, Brister End, Yetminster
6. Stake Ford Barn, near Shearstones Junction, Yetminster
7. Yew Tree Cottage, Brister End, Yetminster
8. Land north-east of Brister End between Mapledurham and Hillview Farm, Yetminster
9. Land north-east of Brister End beyond Windyridge, Yetminster
10. Kilbernie, Chapel Lane, Yetminster
11. Old Grain Store, Downfield, Ryme Intrinsic
12. The Old Forge, Manor Farm, Ryme Intrinsic

SECTION 2

Two additional sites submitted as part of the 2014 SHLAA and the 2016 SHLAA update:

13. Land west of Thornford Road and north of Frylake Meadow, Yetminster (2014 SHLAA)
14. Land north of Chapel Meadow, Yetminster (2016 SHLAA update: revised area)

SECTION 3

Two additional sites identified in section 17 of the Housing Needs Assessment Report (October 2017) as having potential for housing development:

15. Land east of Stonyacres, north of High Street
16. Land at Upbury Farm, bounded by Melbury Road, Church Street, Birch Lane, and a hedge to the north.

SECTION 4

Summary and Conclusions

SECTION 5

Site location plans

Category	Factor	Notes	No constraint on development	Moderate constraint on development	Serious constraint on development
Site Description	Site reference number and location	1. Site A Mill Lane, Yetminster			
	Site area (Ha)	Single house plot (0.04ha)			
	Planning history	Appeals dismissed 7 January 2014 and 8 December 2015. 2016 update of SHLAA identified the site (WD/YETM/007) as 'unsuitable for development because it would be prominent in views along Mill Lane. As a result, the locally distinctive balance would be significantly harmed by the loss of openness and the extension of the built up area.'			X
Land ownership	Existing owners	Messrs K, P and R Barfoot and Mrs S Pring			
	All or part of land ownership uncertain	No			
	Landowner(s) favour development	Yes			
	Mixed response from landowners	-			
	Landowner(s) opposed to development	-			
Existing uses	Greenfield land (not agricultural)	-			
	Agricultural land inc. agricultural land quality	According to owners the site is Grade 4 agricultural grazing land although the plot has been fenced off from neighbouring land in the same ownership.	X		
	Brownfield land inc. existing or previous use	No	X		
	Neighbouring land uses	Gardens north and west. Agricultural land east.	X		
Proposal	Housing inc. number of units	One	X		
	Employment inc. type of use	-	X		
	Recreation	See site 3	X		

	Other	-	X		
Constraints	Within or adjoining conservation area	Yes		X	
	Including or adjoining listed buildings	Plot adjoins the garden of Greystones LB Grade 2		X	
	Within existing defined development boundary	60% of the site is within the existing DDB; the remainder is outside.			X
	Within flood risk area	No	X		
	Land of local landscape importance	Yes			X
	Public or private rights of way across site	No	X		
	Site contamination (specify)	None known	X		
Natural features	Trees and hedges within site	No	X		
	Watercourses	No	X		
	Boundary treatment	Hedge to south (lane frontage), wall to west, hedge and fence to north	X		
	Topography	Gently sloping	X		
	Other	None	-		
Site access	Vehicular access	Field access 'reinstated' 2014. No action taken by highway or planning authorities.	X		
	Impact of vehicular traffic	Limited	X		
	Pedestrian access	From Mill Lane	X		
Utility services	Electricity				
	Gas				
	Telephone and internet				
	Foul drainage				
	Surface water drainage				
Analysis and recommendations	See analysis and recommendations for all three sites at Mill Lane on page 8				

Category	Factor	Notes	No constraint on development	Moderate constraint on development	Serious constraint on development
Site Description	Site reference number and location	2. Site B Land Adjoining 3 Mill Lane, Yetminster			
	Site area (Ha)	0.06ha			
	Planning history	Site submitted for consideration in 2014 review of SHLAA (WD/YETM/006). Considered a developable site by WDDC.	X		
Land ownership	Existing owners	Messrs K, P and R Barfoot and Mrs S Pring			
	All or part of land ownership uncertain	No			
	Landowner(s) favour development	Yes			
	Mixed response from landowners	-			
	Landowner(s) opposed to development	-			
Existing uses	Greenfield land (not agricultural)	No	X		
	Agricultural land inc. agricultural land quality	Grade 4 agricultural land	X		
	Brownfield land inc. existing or previous use	-	X		
	Neighbouring land uses	Housing to south, agricultural land to north	X		
Proposal	Housing inc. number of units	A pair of affordable houses			
	Employment inc. type of use	-			
	Recreation	See site 3			
	Other	-			
Constraints	Within or adjoining conservation area	Yes		X	

	Including or adjoining listed buildings	Opposite St Francis Cottage (LB Grade 2)	X		
	Within existing defined development boundary	No		X	
	Within flood risk area	The site adjoins flood risk zone 3 to the east	X		
	Land of local landscape importance	Yes			X
	Public or private rights of way across site	No	X		
	Site contamination (specify)	Not known	X		
Natural features	Trees and hedges within site	Yes		X	
	Watercourses	No	X		
	Boundary treatment	Hedge to lane frontage. Fence adjoining existing houses. Other boundaries undefined	X		
	Topography	Ground slopes steeply towards river although the southern part is less steep. WDDC assessment (2014) was that sloping ground would make development difficult on the northern portions, but potential for development in the southern portion of the site next to 3 Mill Lane.		X	
	Other	-			
Site access	Vehicular access	Existing field access, although each new house would probably require individual access from Mill Lane		X	
	Impact of vehicular traffic	Minimal	X		
	Pedestrian access	From Mill Lane	X		
Utility services	Electricity				
	Gas				
	Telephone and internet				
	Foul drainage				
	Surface water drainage				

Analysis and recommendations	See analysis and recommendations for all three sites at Mill Lane on page 8				

Category	Factor	Notes	No constraint on development	Moderate constraint on development	Serious constraint on development
Site Description	Site reference number and location	3. Site C Mill Lane			
	Site area (Ha)	0.03ha			
	Planning history	None			
Land ownership	Existing owners	Messrs K, P and R Barfoot and Mrs S Pring			
	All or part of land ownership uncertain	No			
	Landowner(s) favour development	Yes			
	Mixed response from landowners	-			
	Landowner(s) opposed to development	-			
Existing uses	Greenfield land (not agricultural)	-			
	Agricultural land inc. agricultural land quality	Grade 4 agricultural land	X		
	Brownfield land inc. existing or previous use	-			
	Neighbouring land uses	Agricultural land and railway land	X		
Proposal	Housing inc. number of units	-			
	Employment inc. type of use	-			
	Recreation	Public recreation, community open space and circular walk with river views. "The site offers educational, social and environmental benefits / opportunities for the community."	X		

	Other	-			
Constraints	Within or adjoining conservation area	Yes	X		
	Including or adjoining listed buildings	No	X		
	Within existing defined development boundary	No	X		
	Within flood risk area	Yes			X
	Land of local landscape importance	Yes		X	
	Public or private rights of way across site	No	X		
	Site contamination (specify)	Not known			
Natural features	Trees and hedges within site	No	X		
	Watercourses	River Wriggle runs through site. A bridge over the river would be necessary to achieve the owners' objectives.	X		
	Boundary treatment	Hedges to some site boundaries	X		
	Topography	Flat	X		
	Other	-			
Site access	Vehicular access	None shown			
	Impact of vehicular traffic	Limited			
	Pedestrian access	A permissive path is proposed from Mill Lane to the west side of the site and an existing access adjoining the railway crossing house to the east side of the site.	X		
Utility services	Electricity	Not required	X		
	Gas	Not required	X		
	Telephone and internet	Not required	X		
	Foul drainage	Not required	X		
	Surface water drainage	Existing land drains	X		

Analysis and recommendations	See analysis and recommendations for all three sites at Mill Lane on page 8.
------------------------------	--

Sites 1, 2 and 3 submitted by Messrs K, P and R Barfoot and Mrs S Pring
(see individual screening sheets for details)

Analysis and recommendations:

The applicants have asked that all three proposals should be considered together.

Housing development on site 1 (marked A by the applicants) was dismissed on appeal in 2014 and 2015.

It was subsequently rejected as unsuitable for development in the 2016 SHLAA update (WD/YETM/007).

Over the past few years a new hedge protected by fencing has been planted to separate the site from neighbouring land in the same ownership.

Site 2 (marked B by the applicants) was identified in the 2014 SHLAA (WD/YETM/006) as a submitted site which is developable. The following notes were included in the SHLAA report: ‘No adverse impacts upon wider landscape . Outside DDB but within Yetminster Conservation Area. Sloping ground would make development difficult on the northern portions, but potential for development in the southern portion of the site next to 3 Mill Lane.’ Under the heading ‘possible mitigation’ the report continues: ‘Retain trees. High quality low density development. Create strong vegetated boundary to northern and eastern boundaries.’

Site 3 (marked C by the applicants) is a proposal for approximately 0.5ha (1 acre) of public open space on either side of the river Wriggle with a permissive path from a point on Mill Lane through the site to a point at the end of Mill Lane adjoining the disused railway crossing house. The owners propose ‘to assign this site to the village subject to negotiation.’

Analysis:

Proposed Open Space: a riverside walk would potentially be an attractive asset but this proposal falls far short of being a practical proposal.

It would only provide a limited circular route and would not link with any other open space or community facility.

The access points to the site from Mill Lane are close to one of the access points to the Millennium Wood which has an extensive well-used network of public paths providing links to Downs Lane and Brister End.

The site would be an ongoing financial burden if it were to be assigned to the local community as proposed by the applicants.

In these circumstances this proposal does not mitigate the effect of housing development on the other two sites which should be considered on their merits.

Site 1: Planning applications for a house on site 1 have been rejected by the LPA and by two planning inspectors. The site was considered unsuitable for development in the 1916 SHLAA addendum.

There has been no change in circumstances to justify a change of policy other than the offer of open space considered above.

Site 2: The 2014 SHLAA analysis considered that this is a developable site but that does not mean that it is appropriate within the wider context of the NP. If the site were to be allocated in the NP it would be very difficult to resist development on site 1 and on the intervening land. The result would be continuous development along the east side of Mill Lane which would be seriously detrimental to the character and appearance of the area in general and this part of the conservation area in particular.

Recommendation: reject all three proposals.

Category	Factor	Notes	No constraint on development	Moderate constraint on development	Serious constraint on development
Site Description	Site reference number and location	4. Land adjoining Basils, Melbury Road, Yetminster			
	Site area (Ha)	Not stated – rear boundary not defined.			
	Planning history	Informal requests have been made in the past to the PC but no planning applications have been submitted.			
Land ownership	Existing owners	Mr J Gigg			
	All or part of land ownership uncertain	No			
	Landowner(s) favour development	Yes			
	Mixed response from landowners	-			
	Landowner(s) opposed to development	-			
Existing uses	Greenfield land (not agricultural)	-			
	Agricultural land inc. agricultural land quality	Agricultural land. Grade not known	X		
	Brownfield land inc. existing or previous use	-			
	Neighbouring land uses	Housing on either side along Melbury Road; agricultural land to the rear.	X		
Proposal	Housing inc. number of units	Four houses			
	Employment inc. type of use	-			

	Recreation	-			
	Other	-			
Constraints	Within or adjoining conservation area	Site outside CA but land at Upbury Farm land on the opposite side of Melbury Road / Birch Lane is within CA		X	
	Including or adjoining listed buildings	No	X		
	Within existing defined development boundary	No	X		
	Within flood risk area	No	X		
	Land of local landscape importance	No	X		
	Public or private rights of way across site	No	X		
	Site contamination (specify)	No evidence	X		
Natural features	Trees and hedges within site	None	X		
	Watercourses	None	X		
	Boundary treatment	Hedge to east boundary.	X		
	Topography	The site is at a slightly higher level than the adjoining road and slopes gently to the west.	X		
	Other	-			
Site access	Vehicular access	Visibility at the existing field access is inadequate without inclusion of frontage land in separate ownership			X
	Impact of vehicular traffic	Potential conflict with traffic turning into and out of Birch Lane.		X	
	Pedestrian access	No existing footway along this part of Melbury Road.		X	
Utility services	Electricity				
	Gas				
	Telephone and internet				

	Foul drainage				
	Surface water drainage				
Analysis and recommendations	<p>Inclusion of the strip of land in separate ownership would be essential.</p> <p>Development would fill in a gap in the frontage of Melbury Road and would therefore tend to accentuate the ribbon of development leading out of the village. However, subject to careful design this could be seen as appropriate 'rounding off' of development on this side of Yetminster.</p> <p>The site is at a higher level than the adjoining road and careful design will be needed to ensure that houses here could dominate the skyline.</p> <p>The submitted site is within the same family ownership as Upbury Farm and development here could, subject to a legal agreement, be used to fund repairs and maintenance of the listed farmhouse.</p> <p>Recommendation: accept, subject to the inclusion of land on the road frontage, agreement about the depth of the site for development, agreement of a single point of vehicular access, and agreement about applying proceeds from the development to the restoration of Upbury farmhouse and buildings.</p>				

Category	Factor	Notes	No constraint on development	Moderate constraint on development	Serious constraint on development
Site Description	Site reference number and location	5. Land adjacent to Shearstones, Brister End			
	Site area (Ha)	Not specified (approx.. 2ha)			
	Planning history	None			
Land ownership	Existing owners	J and S Meaden			
	All or part of land ownership uncertain	No			
	Landowner(s) favour development	Yes			
	Mixed response from landowners	-			
	Landowner(s) opposed to development	-			
Existing uses	Greenfield land (not agricultural)	-			
	Agricultural land inc. agricultural land quality	Grassland. Grade unknown			
	Brownfield land inc. existing or previous use	-			
	Neighbouring land uses	Mainly agricultural. Part of eastern boundary adjoins existing housing in Shearstones.			
Proposal	Housing inc. number of units	Number of housing units not specified			
	Employment inc. type of use	-			
	Recreation	-			
	Other	-			
Constraints	Within or adjoining conservation area	No	X		
	Including or adjoining listed buildings	No	X		
	Within existing defined development boundary	No			X
	Within flood risk area	No	X		

	Land of local landscape importance	No	X		
	Public or private rights of way across site	No	X		
	Site contamination (specify)	Not known	X		
Natural features	Trees and hedges within site	No	X		
	Watercourses	None	X		
	Boundary treatment	Hedge to road frontage	X		
	Topography	Land rises from Brister End towards the centre of site and then falls away to the southern boundary	X		
	Other				
Site access	Vehicular access	Existing field access from Brister End but a new access would be required	X		
	Impact of vehicular traffic	Significant additional traffic to Brister End			X
	Pedestrian access	From Brister End and via Downs Lane to village and Millennium Wood	X		
Utility services	Electricity				
	Gas				
	Telephone and internet				
	Foul drainage				
	Surface water drainage				
Analysis and recommendations	<p>The housing needs assessment identified the integration of new housing development into the existing fabric of the villages as one of the keys to maintaining a strong and unified community. In order to maximise the benefits of new development the plan should seek to avoid further self-contained peripheral housing estates in favour of consolidating the existing village core.</p> <p>Despite the scope for pedestrian access via Down Lane, this site would be a large self-contained peripheral estate of 60 or more dwellings which would be entirely contrary to the objectives set out above.</p> <p>Recommendation: reject</p>				

Category	Factor	Notes	No constraint on development	Moderate constraint on development	Serious constraint on development
Site Description	Site reference number and location	6. Stake Ford Barn, Shearstones Junction, Yetminster			
	Site area (Ha)	Not specified (approx.. 0.03ha)			
	Planning history	None			
Land ownership	Existing owners	N & G Coffin			
	All or part of land ownership uncertain	No			
	Landowner(s) favour development	Yes			
	Mixed response from landowners	-			
	Landowner(s) opposed to development	-			
Existing uses	Greenfield land (not agricultural)	-			
	Agricultural land inc. agricultural land quality	Agricultural land with barn			
	Brownfield land inc. existing or previous use	-			
	Neighbouring land uses	Agricultural			
Proposal	Housing inc. number of units	Conversion of existing structure to one dwelling			x
	Employment inc. type of use	-			
	Recreation	-			
	Other	-			
Constraints	Within or adjoining conservation area	No	X		
	Including or adjoining listed buildings	No	X		
	Within existing defined development boundary	No			X
	Within flood risk area	No	X		
	Land of local landscape importance	No	X		

	Public or private rights of way across site	No	X		
	Site contamination (specify)	Not known			
Natural features	Trees and hedges within site	None	X		
	Watercourses	None	X		
	Boundary treatment	Hedge to road frontage and west boundary	X		
	Topography	Flat site	X		
	Other	-			
Site access	Vehicular access	Existing field gate	X		
	Impact of vehicular traffic	Minimal	X		
	Pedestrian access	Existing field gate	X		
Utility services	Electricity				
	Gas				
	Telephone and internet				
	Foul drainage				
	Surface water drainage				
Analysis and recommendations	<p>The site is outside the DDB, remote from the village and from other dwellings.</p> <p>Local plan paragraphs 3.4.1 and 2 set out criteria for re-use of redundant or disused buildings amongst which are that consideration should be given to whether the building is worthy of retention in terms of its structure and how it contributes to local character, and the impact of the building on its surroundings that may arise from the changes necessary to enable reuse.</p> <p>The structure has no architectural or historic merit and total rebuilding rather than conversion would be necessary. The proposal should therefore be treated as a new isolated dwelling in the open countryside.</p> <p>The most recent draft NPPF (2018) reaffirms that planning policies and decisions should avoid the development of isolated homes in the countryside except in particular circumstances. These include the reuse of redundant or disused buildings where this would enhance the immediate setting of the building.</p> <p>In this instance a dwelling and a domestic curtilage, however well designed, would be a very prominent feature in open countryside and would detract from, rather than enhance, the immediate setting.</p> <p>Recommendation: reject</p>				

Category	Factor	Notes	No constraint on development	Moderate constraint on development	Serious constraint on development
Site Description	Site reference number and location	7. Yew Tree Cottage, Brister End, Yetminster			
	Site area (Ha)	Not specified			
	Planning history	Permission given in 2017 for conversion of the garage to holiday let and ancillary accommodation.			
Land ownership	Existing owners	R and E Wilson			
	All or part of land ownership uncertain	No			
	Landowner(s) favour development	Yes			
	Mixed response from landowners	-			
	Landowner(s) opposed to development	-			
Existing uses	Greenfield land (not agricultural)	No			
	Agricultural land inc. agricultural land quality	No			
	Brownfield land inc. existing or previous use	Yes			
	Neighbouring land uses	Mixed residential and agricultural			
Proposal	Housing inc. number of units	Three			
	Employment inc. type of use	-			
	Recreation	-			
	Other	-			
Constraints	Within or adjoining conservation area	Yes		X	
	Including or adjoining listed buildings	Yew Tree Cottage is LB Grade 2		X	

	Within existing defined development boundary	Partly		X	
	Within flood risk area	No	X		
	Land of local landscape importance	No	X		
	Public or private rights of way across site	No	X		
	Site contamination (specify)	Not known			
Natural features	Trees and hedges within site	Several small trees on site south of Brister End. Small trees in garden of Yew Tree Cottage.	X		
	Watercourses	None	X		
	Boundary treatment	Garden of Yew Tree Cottage: mixed hedges/fencing Site south of Brister End: hedges	X		
	Topography	The garden slopes gently away from Brister End. The site south of Brister End is at a generally higher level than the adjoining road and lane.	X		
	Other				
Site access	Vehicular access	Existing access to Yew Tree Cottage. No vehicular access to site south of Brister End.		X	
	Impact of vehicular traffic	Not significant	X		
	Pedestrian access	Not significant	X		
Utility services	Electricity				
	Gas				
	Telephone and internet				
	Foul drainage				
	Surface water drainage				
Analysis and recommendations	Three proposals have been submitted:				

	<p>1. Housing development in the rear garden of Yew Tree Cottage would constitute back land development which would be outside the defined development boundary and would constitute an unacceptable intrusion beyond the line of existing buildings along Brister End. It would also detract from the setting of Yew Tree Cottage itself which is a listed building. Recommendation: reject</p> <p>2. Land opposite the cottage on the corner of Downs Lane was apparently once occupied by two cottages. The site has an area of about 0.04ha and, subject to careful detailed design, could probably accommodate one small dwelling with vehicular access from Downs Lane (assuming that the owners have a right of access and that an access can be designed to have minimal impact on the character and appearance of the lane). Recommendation: accept subject to detailed design and access.</p> <p>3. The garage adjoining the cottage which is currently being converted for holiday letting and ancillary accommodation is very small (3850x6900 internal) and it could not be extended sufficiently to make it suitable for permanent occupation without compromising the setting of the neighbouring listed building. Recommendation: reject</p>
--	---

Category	Factor	Notes	No constraint on development	Moderate constraint on development	Serious constraint on development
Site Description	Site reference number and location	8. Land north-east of Brister End between Mapledurham and Hillview Farm			
	Site area (Ha)	Not defined (assuming frontage development only, about 0.25ha)			
	Planning history	None			
Land ownership	Existing owners	B J Matthews and V J Matthews			
	All or part of land ownership uncertain	No			
	Landowner(s) favour development	Yes			
	Mixed response from landowners	-			
	Landowner(s) opposed to development	-			
Existing uses	Greenfield land (not agricultural)	-			
	Agricultural land inc. agricultural land quality	Yes. Agricultural land quality not known			
	Brownfield land inc. existing or previous use	-			
	Neighbouring land uses	Agricultural with houses on either side			
Proposal	Housing inc. number of units	Not specified although only frontage development is envisaged.			
	Employment inc. type of use	-			
	Recreation	-			
	Other	-			
Constraints	Within or adjoining conservation area	No	X		
	Including or adjoining listed buildings	No	X		

	Within existing defined development boundary	No			X
	Within flood risk area	No	X		
	Land of local landscape importance	No	X		
	Public or private rights of way across site	No	X		
	Site contamination (specify)	Not known	X		
Natural features	Trees and hedges within site	None	X		
	Watercourses	None	X		
	Boundary treatment	Roadside hedge. Rear boundary undefined.	X		
	Topography	Flat	X		
	Other				
Site access	Vehicular access	Existing field access unsuitable for housing development. A ribbon of development would probably require multiple access points			X
	Impact of vehicular traffic	Moderate, depending on number of dwellings		X	
	Pedestrian access	There is no pavement along this part of Brister End		X	
Utility services	Electricity				
	Gas				
	Telephone and internet				
	Foul drainage				
	Surface water drainage				
Analysis and recommendations	<p>The housing needs assessment identified the integration of new housing development into the existing fabric of the villages as one of the keys to maintaining a strong and unified community. Development on this site would conflict with this objective. Housing on this site would fill a gap between an isolated house and the farm access, forming a ribbon of development extending well beyond the core of the village.</p> <p>Recommendation: reject</p>				

Category	Factor	Notes	No constraint on development	Moderate constraint on development	Serious constraint on development
Site Description	Site reference number and location	9. Land north-east of Brister End beyond Windyridge, Yetminster			
	Site area (Ha)	Not defined (assuming frontage development only, about 0.3ha)			
	Planning history	None			
Land ownership	Existing owners	B J Matthews and V J Matthews			
	All or part of land ownership uncertain	No			
	Landowner(s) favour development	Yes			
	Mixed response from landowners	-			
	Landowner(s) opposed to development	-			
Existing uses	Greenfield land (not agricultural)	-			
	Agricultural land inc. agricultural land quality	Yes. Agricultural land quality unknown			
	Brownfield land inc. existing or previous use	-			
	Neighbouring land uses	Agricultural with house on one side			
Proposal	Housing inc. number of units	Not specified			
	Employment inc. type of use	-			
	Recreation	-			
	Other	-			
Constraints	Within or adjoining conservation area	No	X		
	Including or adjoining listed buildings	No	X		

	Within existing defined development boundary	No			X
	Within flood risk area	No	X		
	Land of local landscape importance	No	X		
	Public or private rights of way across site	No	X		
	Site contamination (specify)	Not known	X		
Natural features	Trees and hedges within site	None	X		
	Watercourses	No	X		
	Boundary treatment	Roadside hedge. Rear boundary undefined	X		
	Topography	Flat	X		
	Other				
Site access	Vehicular access	A ribbon of development would probably require multiple access points			X
	Impact of vehicular traffic	Moderate, depending on number of dwellings		X	
	Pedestrian access	There is no pavement along this part of Brister End		X	
Utility services	Electricity				
	Gas				
	Telephone and internet				
	Foul drainage				
	Surface water drainage				
Analysis and recommendations	The housing needs assessment identified the integration of new housing development into the existing fabric of the villages as one of the keys to maintaining a strong and unified community. Development on this site would conflict with this objective. Housing on this site would extend a ribbon of development well beyond the core of the village. Recommendation: reject				

Category	Factor	Notes	No constraint on development	Moderate constraint on development	Serious constraint on development
Site Description	Site reference number and location	10. Kilbernie, Chapel Lane, Yetminster			
	Site area (Ha)	Not specified (about 0.09ha)			
	Planning history				
Land ownership	Existing owners	Terry Curtis			
	All or part of land ownership uncertain	No			
	Landowner(s) favour development	Yes			
	Mixed response from landowners	-			
	Landowner(s) opposed to development	-			
Existing uses	Greenfield land (not agricultural)	-			
	Agricultural land inc. agricultural land quality	-			
	Brownfield land inc. existing or previous use	Yes	X		
	Neighbouring land uses	Residential and Methodist Chapel		X	
Proposal	Housing inc. number of units	2			
	Employment inc. type of use	-			
	Recreation	-			
	Other	-			
Constraints	Within or adjoining conservation area	Part of the site is within the CA		X	
	Including or adjoining listed buildings	Opposite Lower Farm House and adjoining barns LB Grade 2 Adjoins Methodist Church identified as an important local building		X	

	Within existing defined development boundary	Yes	X		
	Within flood risk area	No	X		
	Land of local landscape importance	No	X		
	Public or private rights of way across site	No	X		
	Site contamination (specify)	Existing concrete panel bungalow and concrete paving to be cleared		X	
Natural features	Trees and hedges within site	No	X		
	Watercourses	No	X		
	Boundary treatment	Hedges	X		
	Topography	The site is prominent because it is elevated above the adjoining highway		X	
	Other				
Site access	Vehicular access	Existing	X		
	Impact of vehicular traffic	Minimal	X		
	Pedestrian access	Existing	X		
Utility services	Electricity				
	Gas				
	Telephone and internet				
	Foul drainage				
	Surface water drainage				
Analysis and recommendations	<p>The existing concrete panel bungalow detracts from the character and appearance of the area, particularly because of its relationship to listed buildings and the conservation area, and the site would benefit from sensitive redevelopment.</p> <p>Subject to detailed design the site could accommodate a pair of small houses, giving a net increase of one dwelling.</p> <p>Recommendation: accept subject to careful design</p>				

Category	Factor	Notes	No constraint on development	Moderate constraint on development	Serious constraint on development
Site Description	Site reference number and location	11. Old Grain store site, Downfield, Ryme Intrinseca			
	Site area (Ha)				
	Planning history	Determination that change of use of adjoining agricultural barn to 2 dwellings required prior approval was granted in July 2014 subject to conditions regarding treatment of any on site contamination and approval of design and external appearance (WD/D/14/001266). This work is nearing completion.			
Land ownership	Existing owners	M J Batten			
	All or part of land ownership uncertain	No			
	Landowner(s) favour development	Yes			
	Mixed response from landowners	-			
	Landowner(s) opposed to development	-			
Existing uses	Greenfield land (not agricultural)	-			
	Agricultural land inc. agricultural land quality	-			
	Brownfield land inc. existing or previous use	Yes	X		
	Neighbouring land uses	Conversion of adjoining building to dwellings. Existing houses to east. Agricultural land to west and north.	X		
Proposal	Housing inc. number of units	Not specified			
	Employment inc. type of use	-			
	Recreation	-			

	Other	-			
Constraints	Within or adjoining conservation area	No	X		
	Including or adjoining listed buildings	No	X		
	Within existing defined development boundary	No	X		
	Within flood risk area	No	X		
	Land of local landscape importance	No	X		
	Public or private rights of way across site	No	X		
	Site contamination (specify)	Requires investigation, bearing in mind previous use of the site and condition on 2014 determination.		X	
Natural features	Trees and hedges within site	None	X		
	Watercourses	No	X		
	Boundary treatment	Hedges and fencing	X		
	Topography	Flat	X		
	Other				
Site access	Vehicular access	Existing access shared with buildings currently being converted	X		
	Impact of vehicular traffic	Not significant	X		
	Pedestrian access	Existing	X		
Utility services	Electricity				
	Gas				
	Telephone and internet				
	Foul drainage				
	Surface water drainage				
Analysis and recommendations	The site is outside the main part of Ryme Intrinseca but the conversion of the adjoining building has extended the westward limit of housing and has set a precedent for 'rounding off' this small residential area.				

	<p>Careful design would be necessary to achieve development of an appropriate design and scale in relation to adjoining housing and the newly converted buildings.</p> <p>The dwellings under construction are substantial and the land to the east should form part of their curtilage.</p> <p>The land between the new dwellings and the road might accommodate one further dwelling of a similar design.</p> <p>Recommendation: accept, subject to one dwelling only.</p>
--	--

Category	Factor	Notes	No constraint on development	Moderate constraint on development	Serious constraint on development
Site Description	Site reference number and location	12. The Old Forge, Manor Farm, Ryme Intrinseca			
	Site area (Ha)	Not specified (about 0.19ha)			
	Planning history	None			
Land ownership	Existing owners	Mr and Mrs D Batten			
	All or part of land ownership uncertain	No			
	Landowner(s) favour development	Yes			
	Mixed response from landowners	-			
	Landowner(s) opposed to development	-			
Existing uses	Greenfield land (not agricultural)	-			
	Agricultural land inc. agricultural land quality	Part. Land quality not known	X		
	Brownfield land inc. existing or previous use	Part (old forge and existing yard)	X		
	Neighbouring land uses	Adjoins church to west, residential to north, agricultural land to east and south.	X		
Proposal	Housing inc. number of units	Not specified			
	Employment inc. type of use	-			
	Recreation	-			
	Other	-			
Constraints	Within or adjoining conservation area	No	X		
	Including or adjoining listed buildings	Adjoining church LB Grade 2* and opposite Lilac Cottages LB Grade 2		X	
	Within existing defined development boundary	No		X	

	Within flood risk area	No	X		
	Land of local landscape importance	No	X		
	Public or private rights of way across site	No	X		
	Site contamination (specify)	Requires investigation, bearing in mind the existing commercial uses in the old forge.		X	
Natural features	Trees and hedges within site	None	X		
	Watercourses	No	X		
	Boundary treatment	Stone wall to churchyard with tree screen adjoining the church building. Hedge to southern boundary. Eastern boundary undefined.	X		
	Topography	Rises from road frontage	X		
	Other				
Site access	Vehicular access	Existing	X		
	Impact of vehicular traffic	Requires further investigation		X	
	Pedestrian access	Existing	X		
Utility services	Electricity				
	Gas				
	Telephone and internet				
	Foul drainage				
	Surface water drainage				
Analysis and recommendations	<p>The original forge is a stone building which, although neglected, could probably be converted to residential use subject to a structural survey. This would, however, result in a loss of small workshop accommodation.</p> <p>The land behind the forge could accommodate a small 'courtyard' development of up to 5 small dwellings</p> <p>Although there is no DDB for Ryme Intrinseca small scale housing development on this site would have limited visual impact on the village street or the adjoining church and would not set a precedent for further ribbon development.</p> <p>Recommendation: accept subject to structural survey of forge to establish that conversion is feasible and investigation of the scope for replacement commercial accommodation.</p>				

Category	Factor	Notes	No constraint on development	Moderate constraint on development	Serious constraint on development
Site Description	Site reference number and location	13. Land west of Thornford Road, Yetminster			
	Site area (Ha)	1.1ha			
	Planning history	Identified in 2014 SHLAA as a developable site			
Land ownership	Existing owners	-			
	All or part of land ownership uncertain	Not known			
	Landowner(s) favour development	-			
	Mixed response from landowners	-			
	Landowner(s) opposed to development	-			
Existing uses	Greenfield land (not agricultural)	-			
	Agricultural land inc. agricultural land quality	Yes. Classification unknown			
	Brownfield land inc. existing or previous use	-			
	Neighbouring land uses	Frylake Meadow to south, agricultural land to north and west. Folly Farm approved housing site to east.			
Proposal	Housing inc. number of units	Potentially about 38 units			
	Employment inc. type of use	Not specified			
	Recreation	-			
	Other	-			
Constraints	Within or adjoining conservation area	No	X		

	Including or adjoining listed buildings	No	X		
	Within existing defined development boundary	No		X	
	Within flood risk area	Low flood risk		X	
	Land of local landscape importance	No	X		
	Public or private rights of way across site	Yes. PROW N34/8		X	
	Site contamination (specify)	Not known			
Natural features	Trees and hedges within site	No	X		
	Watercourses	Drainage ditch near western boundary	X		
	Boundary treatment	Hedges and hedgerow trees	X		
	Topography	Flat	X		
	Other	-			
Site access	Vehicular access	Existing field access. Access would require improvement.	X		
	Impact of vehicular traffic	Significant traffic generation		X	
	Pedestrian access	An extension of the footpath along the west side of Thornford Road would be required.	X		
Utility services	Electricity				
	Gas				
	Telephone and internet				
	Foul drainage				
	Surface water drainage				
Analysis and recommendations	<p>The SHLAA analysis concluded that this a developable site subject to retention of natural boundary features, provision of a roadside footway and acceptable design and layout.</p> <p>The anticipated development of the Folly Farm site on the opposite side of Thornford Road will introduce a significant increase in traffic and will alter the character of the area. These changes should be allowed to mature before any further development is considered in this part of the village.</p> <p>Recommendation: reject within the timescale of this NP.</p>				

Category	Factor	Notes	No constraint on development	Moderate constraint on development	Serious constraint on development
Site Description	Site reference number and location	14. Land north of Chapel Meadow, Yetminster			
	Site area (Ha)	0.76ha (excluding flood zone area)			
	Planning history	Site included in 2016 update of SHLAA as a suitable site for housing subject to removal of eastern end which is within flood zone 2.			
Land ownership	Existing owners				
	All or part of land ownership uncertain				
	Landowner(s) favour development				
	Mixed response from landowners				
	Landowner(s) opposed to development				
Existing uses	Greenfield land (not agricultural)				
	Agricultural land inc. agricultural land quality	Part	X		
	Brownfield land inc. existing or previous use	Part	X		
	Neighbouring land uses	Chapel Meadow housing to south; agricultural land to north		X	
Proposal	Housing inc. number of units				
	Employment inc. type of use	-			
	Recreation	-			
	Other	-			

Constraints	Within or adjoining conservation area	No	X		
	Including or adjoining listed buildings	Lower Farm House is LB Grade 2	X		
	Within existing defined development boundary	No		X	
	Within flood risk area	Part within flood zone 2		X	
	Land of local landscape importance	No	X		
	Public or private rights of way across site	Public footpath N34/120 runs east of the site	X		
	Site contamination (specify)	SHLAA report notes that the site is 60m from medium rank contaminated land (railway line) and that the site may need to be assessed further to determine mitigation. Part of the site is also occupied by farm buildings and hard-standing.		X	
Natural features	Trees and hedges within site	No	X		
	Watercourses	-	X		
	Boundary treatment				
	Topography	Flat site	X		
	Other				
Site access	Vehicular access	SHLAA report proposed vehicular access from upgrading the farm access track east of Lower Farm House.	X		
	Impact of vehicular traffic	Minimal	X		
	Pedestrian access	Not an issue	X		
Utility services	Electricity				
	Gas				
	Telephone and internet				
	Foul drainage				
	Surface water drainage				

Analysis and recommendations	<p>A much larger site was put forward in the SHLAA 2014. The current site is not within the flood zone and, if suitable access can be obtained from the existing farm track, the site could accommodate housing.</p> <p>Recommendation: accept, subject to (a) further information about access and number of dwellings, (b) measures to protect the environment of the neighbouring LB and the houses in Chapel Meadow, (c) more information about site contamination.</p>
------------------------------	---

Category	Factor	Notes	No constraint on development	Moderate constraint on development	Serious constraint on development
Site Description	Site reference number and location	15. East of Stoneyacres, west of High Street, Yetminster			
	Site area (Ha)	0.5ha			
	Planning history	None			
Land ownership	Existing owners	Boyles Trust			
	All or part of land ownership uncertain	No			
	Landowner(s) favour development	Not known			
	Mixed response from landowners	Not known			
	Landowner(s) opposed to development	Not known			
Existing uses	Greenfield land (not agricultural)	-			
	Agricultural land inc. agricultural land quality	Grazing land			
	Brownfield land inc. existing or previous use	-			
	Neighbouring land uses	Residential to west, garden land to east, approved housing to north, buildings in High Street to south		X	
Proposal	Housing inc. number of units				
	Employment inc. type of use	-			
	Recreation	-			
	Other	-			
Constraints	Within or adjoining conservation area	Yes		X	
	Including or adjoining listed buildings	No	X		
	Within existing defined development boundary	No	X		

	Within flood risk area	No	X		
	Land of local landscape importance	No	X		
	Public or private rights of way across site	Permissive footpath along western boundary of site	X		
	Site contamination (specify)	Not known			
Natural features	Trees and hedges within the site	No	X		
	Watercourses	No	X		
	Boundary treatment	Fence to west; hedge to east	X		
	Topography	Gently sloping to north	X		
	Other				
Site access	Vehicular access	Potential access from Stonyacres	X		
	Impact of vehicular traffic	Limited	X		
	Pedestrian access	From Stonyacres and permissive footpath	X		
Utility services	Electricity				
	Gas				
	Telephone and internet				
	Foul drainage				
	Surface water drainage				
Analysis and recommendations	<p>The site was included in the conservation area as part of a review in 2010 to recognise gardens and crofts historically associated with properties fronting High Street. However, the plot identified on the plan is no longer physically associated with the frontage building because two houses have been built in between.</p> <p>Housing development here would give a valuable opportunity to provide a footpath link from the approved development at Folly Farm to High Street.</p> <p>The site is ideally placed for some form of sheltered housing.</p> <p>The layout should make provision for road access to further eastward extension beyond the timescale of this NP if this was thought desirable at the time.</p> <p>Recommendation: accept, subject to carefully design of some form of sheltered housing, integration of the site with development at Folly Farm and provision for further development to the south .</p>				

Category	Factor	Notes	No constraint on development	Moderate constraint on development	Serious constraint on development
Site Description	Site reference number and location	16. Upbury Farm, Melbury Road, Birch Lane			
	Site area (Ha)	0.7ha			
	Planning history				
Land ownership	Existing owners	J Gigg			
	All or part of land ownership uncertain	No			
	Landowner(s) favour development	Not known			
	Mixed response from landowners	Not known			
	Landowner(s) opposed to development	Not known			
Existing uses	Greenfield land (not agricultural)	-			
	Agricultural land inc. agricultural land quality	Land quality not known			
	Brownfield land inc. existing or previous use	-			
	Neighbouring land uses	Housing and agricultural land behind Upbury Farm	X		
Proposal	Housing inc. number of units	Capacity undetermined	X		
	Employment inc. type of use	No			
	Recreation	-			
	Other	-			
Constraints	Within or adjoining conservation area	Yes			X
	Including or adjoining listed buildings	Adjoins Upbury farmhouse (LB Grade 2*) and barns (Grade 2)		X	

	Within existing defined development boundary	No		X	
	Within flood risk area	No	X		
	Land of local landscape importance	No	X		
	Public or private rights of way across site	No	X		
	Site contamination (specify)	Not known	X		
Natural features	Trees and hedges within site	No			
	Watercourses	No	X		
	Boundary treatment	Substantial hedges	X		
	Topography	Site slopes gently from west to east	X		
	Other				
Site access	Vehicular access	Existing field access unsuitable for housing		X	
	Impact of vehicular traffic	An assessment of potential access point would be required		X	
	Pedestrian access	As above		X	
Utility services	Electricity				
	Gas				
	Telephone and internet				
	Foul drainage				
	Surface water drainage				
Analysis and recommendations	<p>This potential site was considered by the housing working group at an early stage of the housing needs assessment. The Birch Lane boundary is a substantial hedge and, with careful layout, housing here would not significantly affect other local residents. Vehicular access would be problematic without significant removal of boundary hedges. Any development here would be effectively screened from the land behind the farmhouse by the existing substantial hedge and this would protect the setting of the listed buildings. It would, however, reduce the area of land associated with the historic farmhouse and buildings and this could, in turn, make them less viable in future. Recommendation: reject.</p>				

Summary and Conclusions

The housing needs assessment concluded that the NP area should not be required to accommodate more than about 123 additional dwellings, including the 87 already approved at Folly Farm, Thornford Road. This leaves a shortfall of about 36 dwellings in the period to 2036.

Several of the sites submitted are well outside Yetminster and development would seriously conflict with the aim of integrating development into the existing fabric of the villages.

On the basis of the analysis of proposals put forward in response to the call for sites together with additional sites included in the SHLAA and sites considered by the housing working group and included in the housing needs assessment the following housing development potential has been identified:

Site number	Location	recommendation	Potential number of additional dwellings
1	Site A Mill Lane	Reject	
2	Site B Mill Lane	Reject	
3	Site C Mill Lane	Reject	
4	Land adjoining Basils, Melbury Road	Accept	4
5	Land adjoining Shearstones, Brister End	Reject	
6	Stake Ford Barn, near Shearstones junction	Reject	
7	Yew Tree Cottage, Brister End	Accept in part	1
8	Land north-east of Brister End between Mapledurham and Hillview Farm	Reject	
9	Land north-east of Brister End beyond Windyridge	Reject	
10	Kilbernie, Chapel Lane	Accept	1
11	Old Grain Store, Downfield, Ryme Intrinseca	Accept	1
12	The Old Forge, Ryme Intrinseca	Accept	6
13	Land west of Thornford Road and north of Frylake Meadow	Reject within NP period	
14	Land north of Chapel Meadow	Accept	8
15	Land east of Stonyacres, north of High Street	Accept	15
16	Land at Upbury Farm	reject	
	Total potential dwellings in NP period		36

Appendix 2: Assessment Criteria

AECOM's Standard Pro-Forma Criteria	Included within YRIPC assessment? (Yes/No)	Added through AECOM site assessment (Yes/No)
Site reference/ name	Yes	
Site address	Yes	
Current use	Yes	
Proposed use	Yes	
Gross area (ha)	Yes	
SHLAA site reference (if applicable)	Yes	
Method of site identification	No	Yes
Greenfield/ brownfield/ mixture/ unknown	Yes	
Site planning history	Yes	
Suitability		
Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	Yes	
Is the site accessible?	Yes	
Is the site within or adjacent to the following policy or environmental designations?		
<ul style="list-style-type: none"> Green Belt 	No	Yes
<ul style="list-style-type: none"> Ancient Woodland 	No	Yes
<ul style="list-style-type: none"> AONB 	No	Yes
<ul style="list-style-type: none"> National Park 	No	Yes
<ul style="list-style-type: none"> European nature site (SAC, SPA) 	No	Yes
<ul style="list-style-type: none"> SSSI Impact Risk Zone 	No	Yes
<ul style="list-style-type: none"> Site of Importance for Nature Conservation 	No	Yes
<ul style="list-style-type: none"> Site of Geological Importance 	No	Yes
<ul style="list-style-type: none"> Flood Zones 2 or 3 	Yes	
Ecological value? (bats, great crested newts, badgers)	To some extent	Further detail added
Landscape and Visual impact - is the site low, medium or high sensitivity in terms of landscape and visual impact?	Yes, but not linked to West Dorset Guidance	Further detail added
Is the land classified as best and most versatile agricultural land (Grades, 1,2,3a)	Yes	
Heritage considerations – Is the site within or adjacent to one or more of the following heritage designations or assets?		
<ul style="list-style-type: none"> Conservation area 	Yes	
<ul style="list-style-type: none"> Scheduled monument 	No	Yes

AECOM's Standard Pro-Forma Criteria	Included within YRIPC assessment? (Yes/No)	Added through AECOM site assessment (Yes/No)
<ul style="list-style-type: none"> Registered Park and Garden 	No	Yes
<ul style="list-style-type: none"> Registered Battlefield 	No	Yes
<ul style="list-style-type: none"> Listed building 	Yes	
<ul style="list-style-type: none"> Known archaeology 	Yes	
<ul style="list-style-type: none"> Locally listed building 	Yes	
<p>Community facilities and services – is the site, in general terms, close/ accessible to local amenities such as (but not limited to):</p> <ul style="list-style-type: none"> Town centre/local centre/shop Employment location Public transport School(s) Open space/recreation/ leisure facilities Health facilities Cycle route(s) <p>(Where a site is poorly located if > 800m, moderately located if 400m to 800m, and favourably located if < 400m from services.)</p>	In general terms	Further detail added
Are there any Tree Preservation Orders on the site?	Yes	
Would development lead to the loss of habitats with the potential to support protected species, for example mature trees, woodland, hedgerows and waterbodies?	No	Yes
Public Right of Way?	Yes	
Existing social or community value	No	Yes
Is the site likely to be affected by any of the following?		
<ul style="list-style-type: none"> Ground contamination 	Yes	
<ul style="list-style-type: none"> Significant infrastructure crossing the site i.e. power lines/ pipe lines, or close to hazardous installations 	No	Yes
Characteristics which may affect development on the site:		
<ul style="list-style-type: none"> Topography 	Yes	
<ul style="list-style-type: none"> Coalescence 	No	Yes
<ul style="list-style-type: none"> Scale and nature of development would be large enough to significantly change size and character of settlement 	Yes	
Availability		
Is the site available for sale or development (if known)?	No	No
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, covenants, tenancies, or operational requirements of landowners?	Yes	
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years?	No	No

