

# 17. Policies and Proposals for the Green Belt Settlements

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Edmondsham, Furzehill, Gaunt's Common, Hampreston, Hinton Martell, Holt, Horton, Longham, Pamphill, Shapwick, West Parley Village (Church Lane), Woodlands and Whitmore

## Introduction

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- 17.1. This Chapter of the East Dorset Local Plan sets out the particular policies and proposals which will apply to the group of villages that fall within the boundaries of the South East Dorset Green Belt. Two of the Green Belt villages - Hinton Martell and Edmondsham - also fall within the boundaries of the area designated as the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty.
- 17.2. General land-use policies towards all development in East Dorset, including the Green Belt, are contained in Chapter 6, and general transport proposals in Chapter 7. These Chapters apply to the Green Belt villages as they do to the rest of the District.
- 17.3. The policies and proposals in this Chapter will be used as a basis for development briefs where these are required and for development control.

## The Character of the Area

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- 17.4. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. Within the designated Green Belt around the Bournemouth/Poole conurbation there are a number of existing recognisable settlements. How these settlements are treated can have a significant effect upon the success of achieving the aim of Green Belt policy.
- 17.5. The settlements, with the exception of Sturminster Marshall which is the subject of a separate chapter of this plan, are mainly small with few or no facilities. Many are little more than a group of houses straddling either side of the main roadway. Few have a recognisable or defined core at the centre of the settlement. Holt is the largest village in terms of population but even it does not contain a tight or distinctive uniform built form.

## Communications

- 17.6. The guiding policies on highways and transportation are found with the general policies contained in Chapter 6. These guiding policies relate to cyclists, pedestrians, traffic management, heavy goods vehicles, environment and landscape, public transport, parking facilities and servicing. Chapter 6 also includes the definition of the road hierarchy for East Dorset: the hierarchy is described in Appendix A.
- 17.7. There are no major roads in the area with the exception of the A350 to the south which runs from Blandford to Poole passing through the settlement of Jubilee Cross and which forms part of the Primary Route Network of Dorset. The main route through the area is the B3078 Wimborne to Cranborne Road which runs north to south with many of the settlements connecting onto it. This road is a County Distributor Route. There are a number of smaller east-west routes, mainly 'C' class, but some unclassified, connecting onto this main route and providing links with the settlements.
- 17.8. Chapter 7 contains details of the 'Local Plan Highway Programme' and details the major highway schemes, including trunk road schemes, which are proposed for the

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period up to 2011. There are limited opportunities for alterations to the transport routes in the Green Belt.

### Rate of Development

- 17.9. Since 1982 new development in the Green Belt settlements has been limited which is as expected in line with the area's designation. Despite this within the vicinity of Chalbury, Holt, Horton, Hinton Martell, Hinton Parva and Woodlands and Whitmore 104 new dwellings were completed between 1982 and 1991, with a peak of 24 in 1987 and 18 in 1989. Holt Parish has shown the largest increase during that period with 38 new dwellings. The population has increased at a corresponding rate.

### Employment

- 17.10. Local employment is limited. Agriculture and forestry have declined as a source of employment, although the number of applications for agricultural dwellings on relatively small holdings and requests for the removal of associated occupancy conditions suggests an increase in 'hobby' farms or attempts to obtain new homes in the Green Belt utilising the exemption given to those in genuine agricultural need.
- 17.11. There are substantial existing industrial areas within the outer edge of the Green Belt (but excluded from it) located in Sturminster Marshall, Ferndown, Wimborne and Verwood with further land proposed for employment use elsewhere in this Local Plan.
- 17.12. Other jobs are to be found in the conurbation to the south of the Green Belt which is within easy commuting distance from the Green Belt settlements.
- 17.13. Policies in Chapter 6 concerning the conversion of existing buildings, recreation and tourism all anticipate and encourage the provision of additional employment within the Green Belt.

### Village Facilities

- 17.14. Few of these villages contain shops. Edmondsham, Furzehill, Holt, Horton, Longham, Pamphill and Woodlands have Post Office stores.
- 17.15. There are First Schools at Gaunt's Common, Hampreston and Pamphill and most of the villages contain either churches, village halls or clubs. The Queen Elizabeth's Upper School at Pamphill serves a wide area with an urban as well as rural catchment. There are public houses at Broomhill, Furzehill, Holt, Longham and Shapwick.

### Conservation

- 17.16. Conservation Areas have been designated at Edmondsham, Hampreston, Hinton Martell, Horton, Pamphill, Shapwick and West Parley to recognise and help protect their special characteristics and unique features. Conservation Area Statements, available separately, provide Supplementary Planning Guidance which will be taken into account in assessing the impact of proposed development upon the Conservation Areas.
- 17.17. Many parts of the countryside within which these settlements lie are areas of nature conservation importance. The two main areas are, firstly, Holt Heath and Holt Forest Site of Special Scientific Interest (SSSI), which is a National Nature Reserve and lies in close proximity to Holt, Holtwood and Gaunt's Common and, secondly, Horton Common SSSI to the east of Horton. The heathlands are of international importance and this has been recognised by their proposed designation as Special Protection Areas under the EC Birds Directive, candidate Special Areas of Conservation (SACs) under the EC Habitats Directive and proposed Ramsar Sites under the Ramsar Convention on the protection of wetlands. There are a number of ponds of significant

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nature conservation interest in the area, including at Edmonsham, Pamphill, Horton and West Parley. These provide important habitats for wildlife.

- 17.18. The area is also rich in sites of archaeological interest and ancient monuments. There are important barrows at Monmouth's Ash between Woodlands and Horton, near High Lea Farm, Hinton Martell, near the Horton Inn, on Summerlug Hill, on Holt Heath, on Woodlands Common and those at Knowlton. Important earthworks in the area include those at Knowlton and at Redmans Hill. There is a Medieval bridge at Stanbridge, a ruined church at Knowlton and the historic landmark of Horton Tower.

### Strategic Designation

- 17.19. The Bournemouth, Dorset and Poole Structure Plan recognises the Green Belt as being an essential part of its main strategy, providing a long-term commitment to a policy of restraint. Only extensions to urban areas proposed in the Structure Plan will be allowed. The general policies controlling development in the countryside apply with equal force in Green Belts but there is, in addition, a general presumption against inappropriate development within them.

### Interim Green Belt Policy

- 17.20. In November 1982, the District Council adopted the 'Interim Non-Statutory Green Belt Policy' document to aid development decision making pending the preparation by the Dorset County Council of a Green Belt Subject Plan. That document defined the boundaries of the Green Belt and set out policies for the control of development within it with the exception of those areas that were either covered or would soon be covered by Statutory Local Plans.
- 17.21. In addition to providing guidance on the restricted types of development that are appropriate for Green Belt locations, it specified the criteria that all development would be required to satisfy and identified the settlements where infill development could occur.
- 17.22. Nine such settlements were identified together with boundaries specifying the extent of the settlement within which infill development might occur provided a further set of development criteria could be satisfied, including the need for the new development to contribute positively towards enhancing the existing character and form of the settlement. These nine were:
- Broomhill
  - Chalbury
  - Gaunt's Common
  - Hinton Martell
  - Holt
  - Holtwood
  - Horton
  - Jubilee Cross
  - Woodlands and Whitmore.
- 17.23. None of the named settlements are large by village standards: some, such as Broomhill, Chalbury and Holtwood contain less than 40 houses.
- 17.24. The effect of this policy has been for most of the gaps within the defined settlements to have been filled with new houses although the resultant development may not have always enhanced the character and form of the settlement.

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- 17.25. Other settlements, such as Longham, Hampreston, Church Lane (West Parley), and Furzehill were similarly treated in the statutory local plans that were specifically excluded from the Interim Green Belt Policy.

### Proposals

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- 17.26. The policies and proposals which follow will be used as a basis for the control of development.
- 17.27. There are no general prerequisites for appropriate development in these settlements. Developers will be expected to provide for the particular prerequisites for the development of their individual sites and for adequate connections to the highway network.

### Village Infill Policy Envelopes

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- 17.28. The following policy is intended to allow infill or redevelopment within the villages where it can be accommodated. It is proposed that this infilling could take place within defined policy area boundaries under Policy HODEV1 (para 6.159). These policy area boundaries should not be confused with village boundaries; they are areas within which Policy HODEV1 and other policies will apply. In many cases they exclude parts of the settlement where, for the sake of the protection of character or other policy reasons, further infill or 'village infill' housing would not be permitted.

#### 17.29. Policy GBV1

**Village Infill Policy Envelopes are defined around those villages where development under Policy HODEV1 would be appropriate.**

- 17.30. Following a review for this Local Plan of the settlement boundaries included in the Interim Green Belt Policy, the small area of sporadic development at Holt Wood, the line of houses south of Holt and the more concentrated groups of houses at Broomhill, Chalbury, Hampreston and Jubilee Cross were not considered to fall within the definition of a village for the purpose of this policy.
- 17.31. Where no infill or 'village infill' development is proposed or likely, policy envelopes around small groups of dwellings in the countryside would be inconsistent with PPG advice regarding Green Belts. In such areas it is appropriate to deal with proposals for extensions to existing dwellings or redevelopments in accordance with the Green Belt policies included in Chapter 6.
- 17.32. In the past, new development in the Green Belt settlements has sometimes been unsympathetic to the local character: new houses have been over-large for the plots on which they have been built, deeper and taller than the cottages among which they have been sited, and sometimes built of discordant materials. Because of the damage that insensitive development could cause in the future, additional policy criteria for new developments in these settlements are proposed in addition to the general requirements set out in Chapter 6.

#### 17.33. Policy GBV2

**Within the Village Policy Envelopes, proposed development must maintain or improve the character and form of the settlement.**

- 17.34. Development of affordable housing to meet local needs might exceptionally be permitted in or adjoining village policy envelopes within the outer parts of the Green Belt as specified in Policy HODEV6 (para 6.192).

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### Transport

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- 17.35. The guiding policies on highways and transportation are found within the general policies contained in Chapter 6. These guiding policies relate to cyclists, pedestrians, traffic management, heavy goods vehicles, environment and landscape, public transport, parking facilities and servicing. Appendix A defines the road hierarchy for East Dorset.
- 17.36. Chapter 7 contains details of the 'Local Plan Road Improvement Programme' and details the major highway schemes, including trunk road schemes, which are proposed for the period up to 2011.

### Proposals

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#### Crumpets Farm Drive

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- 17.37. In May 1984 a non-statutory policy was adopted covering this 10 hectare area located immediately north of Jubilee Cross, Sturminster Marshall, to the east of the A350. The policy sought to recognise the long established existence of a community of caravans and chalets which it had been thought were beyond enforcement control. Since this policy was introduced the law has been changed with the introduction of a ten year rolling period for the establishment of a lawful use of land while Green Belt policy has been clarified by the publication of PPG 2. The Crumpets Farm Policy will not be continued in this District Wide Local Plan.

#### Edmondsham

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- 17.38. A Conservation Area has been designated at Edmondsham and a Conservation Area statement has been published.
- 17.39. Extensions to the settlement would damage its character and setting, and, unless on a very large scale, would not be likely to support services or facilities. Because of its small size, limited facilities and lack of suitable development opportunities, further infilling is not proposed and no 'infill' or 'village policy envelope' is defined.

#### Gaunts Common

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- 17.40. A Special Character Area has been defined at Gaunts Common in the lower part of the village where there is a high proportion of traditional, vernacular housing on the slope of a small valley. A description of the characteristics of this area and guidance on appropriate design for new development will be made available as Supplementary Planning Guidance.

#### Hampreston

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- 17.41. A Conservation Area has been designated at Hampreston and a Conservation Area statement has been published.
- 17.42. The B3073 at the junction of Ham Lane and Stapehill Road has a poor accident record. The Highway Authority has partly implemented improvements to this junction. However, the junction still requires further improvements by the completion of right-turning facilities on Ham Lane.

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### 17.43. Policy GBV3

**Right turn lanes will be provided at the junction of the B3073 Ham Lane with Stapehill Road and Hampreston Village Street.**

### Hinton Martell

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- 17.44. A Conservation Area has been designated at Hinton Martell and a Conservation Area statement has been published.

### Horton

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- 17.45. A Conservation Area has been designated at Horton and a Conservation Area statement has been published.
- 17.46. In order to protect users of school transport a lay-by has been provided on the C2 at Horton to the east of the Post Office.

### Pamphill

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- 17.47. A Conservation Area has been designated at Pamphill and a Conservation Area statement has been published.
- 17.48. The existing Green Belt inset boundary at Pamphill will be retained that will allow future development at Queen Elizabeth's School.

### Shapwick

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- 17.49. A Conservation Area has been designated at Shapwick and a Conservation Area statement has been published.
- 17.50. Proposals by the National Trust for additional housing in the village were canvassed in 1986. These included 'affordable, local needs housing', open-market housing and a village green or recreation area. Although no proposals are made in this Document for additional open market housing on greenfield sites adjoining the village because of its conflict with Green Belt policy and the general strategy of the Plan, 'affordable housing to meet local needs' might be permitted outside the infill policy envelopes, under the guidance of PPG 3, should local need be proven. However, the value of the village green suggestion is recognised, and a proposal is included in this Document.

### 17.51. Policy GBV4

**An area of public open space for recreation extending to 1.4 ha (3.4 acres) will be provided on land between High Street and Stewards Lane.**

### West Parley

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- 17.52. A Conservation Area has been designated at West Parley and a Conservation Area statement has been published.

### Nature Conservation

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- 17.53. To reflect heathland restoration targets in the Structure Plan, conservation will be sought through management and restoration, with their owners and interested

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organisations, of suitable sites in the area. These may include land at Horton Common.