

Landscape & Visual Appraisal

Vearse Farm, Bridport

Prepared for:

Hallam Land Management

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Contents

1. INTRODUCTION	3
2. METHODOLOGY	5
3. LANDSCAPE AND VISUAL BASELINE	9
4. DEVELOPMENT PROPOSALS	57
5. APPRAISAL OF LANDSCAPE EFFECTS	60
6. APPRAISAL OF VISUAL EFFECTS	68
7. SUMMARY AND CONCLUSIONS	80
 APPENDIX A: METHODOLOGY FOR THE ASSESSMENT OF LANDSCAPE AND VISUAL EFFECTS	 84

1. Introduction

Background and Purpose

- 1.1 This landscape and visual appraisal has been prepared to inform Hallam Land Management of the potential landscape and visual effects of developing land around Vearse Farm in the western part of Bridport, Dorset. It forms part of a statement submitted to the West Dorset, Weymouth & Portland Local Plan Examination. The report has been prepared by a Chartered Landscape Architect from Savills.
- 1.2 The area of land being considered is called in this report, the 'study area' (Figure 1). The study area is broadly consistent with the area of land allocated for mixed use development at Vearse Farm in the *West Dorset, Weymouth & Portland Draft Local Plan [Pre-Submission Draft (June 2012) With Proposed Modifications (June 2013)]*. However, the draft allocation site includes additional areas of land alongside the existing settlement to the east, that are not currently being considered by Hallam Land for development.
- 1.3 Hallam Land has been promoting land at Vearse Farm for mixed use development in line with the preparation of the West Dorset Local Plan. As part of this work, Savills Landscape Architects undertook baseline studies site visits in February 2010, with the findings informing representations submitted to WDDC. A Landscape and Visual Appraisal report was also prepared and shared with WDDC and the Dorset Area of Outstanding Natural Beauty (AONB) Partnership.
- 1.4 In February 2011, the emerging LDF Strategic Housing Land Availability Assessment (SHLAA) included land at Vearse Farm as a site with 'development potential', with the 2012 Pre-Submission Draft Local Plan showing the proposed allocation area. In 2012 and 2013, under instruction from Hallam Land Management, Savills Urban Designers prepared baseline studies, a preliminary site capacity study and indicative masterplan, taking into account the details of Draft Local Plan policy BRID 1. Further site visits were also undertaken.
- 1.5 This current landscape and visual appraisal takes into account the earlier work carried out, and updates and refines this. It also includes a methodology that has been followed in part for this appraisal. The methodology will be used in full for the assessment of landscape and visual effects of the proposed development, that will form part of a future planning application. This appraisal also includes a set of viewpoints that have been discussed and agreed with landscape officers from WDDC and the AONB.

1.6 This landscape and visual appraisal document:

- Sets out the baseline information relating to the site and its setting, including the landscape-related planning policy context and guidance documents, to inform the site's constraints and opportunities.
- Makes judgements about landscape and visual receptor 'value' and 'susceptibility', to determine 'sensitivity'.
- Describes in brief the proposed development and indicates how landscape mitigation could be integrated into new development, to assist in improving the landscape and visual effects, and ensure the proposals contribute positively to the character and visual amenity of the area.
- Considers in summary, the potential landscape and visual effects of development within the study area, taking into account the proposed mitigation measures.

1.7 The landscape and visual appraisal is based on a proposed development at Vearse Farm, contained within the area defined by the Draft Local Plan allocation BRID 1 'Vearse Farm Urban Extension'. A masterplan is being developed and refined taking into account all of the various opportunities and constraints of the site.

2. Methodology

Approach

- 2.1 The landscape and visual appraisal is based on a site visit and a desk study, and has been undertaken in accordance with guidance set out in the Guidelines for Landscape and Visual Impact Assessment Third Edition (GLVIA3), by the Landscape Institute and Institute of Environmental Management and Assessment (2013). In undertaking a brief appraisal of the character of the built areas close to the site, reference has also been made to The Department for Transport's DMRB Volume 11 (1993) and Transport Analysis Guidance (TAG) methodology (2014) which provide useful guidance on describing townscape baseline conditions.
- 2.2 The appraisal considers landscape and visual matters as separate, but linked issues. It takes into account:
- Landscape effects relating to physical changes to the landscape resource, such as landform, footpaths, trees, hedgerows and other types of vegetation.
 - Landscape effects relating to potential changes to landscape or townscape character. Character is about how different factors combine or interact to give an area its distinct sense of place.
 - Visual effects relating to changes in the composition of people's views or their visual amenity.
- 2.3 Assessment of effects on the landscape resource, landscape character and visual amenity is undertaken by considering the sensitivity of the identified receptors, in combination with the assessed magnitude of change arising from the proposed development. It includes an assessment of effects both during construction and operation of the development in both the short and long term. A full methodology for determining sensitivity and magnitude and the resulting significance of potential landscape and visual effects is set out in Appendix A, and is based on the guidelines stated above. This final stage of the methodology will be employed once the masterplan is fully developed for the purposes of a planning application for development on the site.

Scope of study and Site Visits

- 2.4 The broad area of land being considered for development is bound by Broad Lane to the south, the A35 to the west, the B3162 West Road to the north, and existing dwellings at Skilling to the east (see Figure 4). This appraisal also considers both the immediate and wider landscape setting of the site, including any potential for views into it from outlying areas.
- 2.5 The spatial scope of the visual assessment was determined by the theoretical extent to which a proposed development is likely to be visible within the surrounding landscape, indicated by a Zone of Theoretical Visibility (ZTV) drawing prepared using Quantum GIS and Advanced Viewshed Analysis Plug-in for QGIS (see Figures 8 and 9). This theoretical area of visibility does not take into account any potentially constraining features to views, such as buildings, vegetation or localised landforms. In addition, the scope of the visual assessment was determined through discussions regarding viewpoint locations with WDDC and the AONB Partnership.
- 2.6 The study area for the site visits thus included visiting the areas set out below, which gave an indication of the potential extents of visibility of the site and proposed development:
- The existing public footpaths crossing the site.
 - The roads surrounding the site.
 - Publicly accessible spaces/streets within the residential areas of Bridport, to the north, east and south of the site.
 - Publicly accessible land to the north and northwest of the site, including Allington Hill, Colmer's Hill and Quarry Hill.
 - Publicly accessible land to the east of built areas at Bridport, and south of Walditch.
 - Eype Down to the west.
 - The public rights of way around Lower Eype to the south.
 - The South West Coast Path west of West Bay, and Thorncombe Beacon along the coastline to the southwest.
- 2.7 The site visits were undertaken by a Chartered Landscape Architect, to confirm the information arising from the desk study, produce a photographic record of the site, appraise any landscape features not already highlighted by the desk study and to appraise views into and out of the study area. A total of five site visits have been undertaken at different times of year, in February and May 2010, March 2013 and September 2014.
- 2.8 Weather conditions varied from overcast and dull conditions with fair visibility, to dry with

bright sunshine and excellent visibility. Photographs were taken in 2010 using a high resolution digital camera – Canon EOS 400D (focal length equivalent to 1.6 x the focal length of the lens), set to auto-focus with the lens set to 50mm. During the second site visit, photographs were taken with a Canon EOS 5D II digital full frame SLR camera with a 50mm lens. Other than higher resolution images and greater vertical field of view, there is little difference in the output achieved from these two cameras.

- 2.9 During the site visit, photographs were taken from roads, publicly accessible open land and public rights of way. An interpretation of assessments from residential properties was made by taking photographs from the nearest available publicly accessible location.

Desk Study

- 2.10 The desk study included a review of Ordnance Survey maps for the area, aerial photographs, and relevant landscape-related designations. The published documents that have been referred to in the preparation of this report, as set out below:

- Guidelines for Landscape and Visual Impact Assessment Third Edition. Landscape Institute and Institute of Environmental Management & Assessment (2013).
- Transport Analysis Guidance (TAG) Unit A3 Environmental Impact Appraisal, Chapter 7 Impacts on Townscape. Department for Transport (January 2014).
- Design Manual for Roads and Bridges (DMRB) Volume 11 Environmental Assessment, Section 3 Environmental Assessment Techniques, Part 5 Landscape Effects, Chapter 8 Variations for Urban Schemes. Department for Transport (June 1993).
- National Planning Policy Framework (NPPF). Department for Communities and Local Government (March 2012).
- West Dorset, Weymouth & Portland Draft Local Plan Pre-Submission Draft (June 2012) With Proposed Modifications (June 2013) Shown as Tracked Changes.
- West Dorset District Local Plan (Adopted July 2006). Saved Policies.
- Design and Sustainable Development Planning Guidelines. Supplementary Planning Document. West Dorset District Council (Adopted February 2009)
- National Character Areas. Natural England.
- Dorset Landscape Character Assessment. Dorset County Council (undated).
- Framework for Action in the Countryside. West Dorset Heritage Joint Advisory Committee (June 2004 – 2009).
- Dorset Area of Outstanding Natural Beauty. AONB Management Plan 2014 -2019.
- Conserving Character. Landscape Character Assessment & Management Guidance for the Dorset AONB (2008).

- Dorset Coast Landscape and Seascape Assessment. LDA Design (September 2010).
- Dorset and East Devon Coast World Heritage Site Management Plan 2014-2019
- West Dorset Landscape Character Assessment. West Dorset District Council (February 2009)
- Landscape Character Management Guidance: Supporting guidance for the West Dorset Landscape Character Assessment.

Consultation

2.11 Two meetings have been held with landscape officers from WDDC and the AONB, specifically to discuss approaches to the landscape and masterplanning work, and to review and agree viewpoints and the landscape and visual assessment methodology. Zones of Theoretical Visibility (ZTV) drawings were also produced and shared with the consultees to assist in the determination of potential visibility of development on the site and key viewpoints. Draft sets of the landscape and visual appraisal drawings, and photographic views have also been passed to the consultees for review and feedback comments. In response to this, the proposed assessment methodology has been modified, drawings have been updated and the number of selected photographic viewpoints has been reduced.

Drawings

2.12 The following drawings have been prepared to further inform and illustrate the landscape and visual appraisal:

- Figure 1: Site Context
- Figure 2: Landscape Designations and Features
- Figure 3: Landscape Character
- Figure 4: Landscape Constraints & Opportunities
- Figure 5: Topography and Viewpoints
- Figure 6: Topography and Wider Viewpoints
- Figure 7: Draft allocation for 'Vearse Farm Urban Extension'
- Figure 8: Zone of Theoretical Visibility: *Draft Site allocation*
- Figure 9: Zone of Theoretical Visibility: *Indicative masterplan area*
- Figures 10 - 20: Photographic Views (Summer)
- Figures 21 - 28: Photographic Views (Winter)

3. Landscape and Visual Baseline

Context to the study area

- 3.1 The whole area of Bridport, and the landscapes surrounding the town are located within the Dorset Area of Outstanding Natural Beauty (AONB), and further details are set out below. The development and expansion of the built areas of Bridport have been significantly influenced by the topography of the wider landscape. Figure 1 shows that development rises up from the numerous stream valleys that are separated by areas of high ground, and the steepest and highest slopes have remained undeveloped.
- 3.2 The town is surrounded by a 'necklace' of hills and ridges that combined, form a 'landscape bowl' that contains the development in the town and the study area, within a discreet landscape area. As a consequence, there is intervisibility between the accessible hills and ridges that surround the study area and town, as well as views from these areas to many parts of the existing Bridport settlement. However, the extent to which the study area can be perceived from the wider AONB is constrained by the landform of both the site and surrounding topography, as well as vegetation in the intervening areas. As a consequence there is little visual relationship between the study area and the more extensive AONB landscapes beyond.
- 3.3 The hills that surround and penetrate the town make a significant contribution to the distinctive character of Bridport, creating a dramatic setting and backdrop to both the historic core, as well as the town's large scale employment buildings and wider areas of suburban residential development of rather more ordinary character. Draft Local Plan Policy BRID 1 Vearse Farm Urban Extension states that *"the site is relatively well contained in wider views of the town"*. In addition, Natural England's descriptive profile for National Character Area 139 Marshwood and Powerstock Vales, within which the town and its landscape setting lie, comments that while Bridport has expanded into some of the surrounding hills, it still sits comfortably in the expansive vale landscape, with the partially wooded hills softening its edges.

Published Landscape Character Assessments and AONB Management Plan

- 3.4 There are a number of Landscape Character Assessments relating to the study area and surrounding landscape (see Figure 3). An overview of the described features of the character areas and related guidance and recommendations relating to proposed development within the study area, are set out below.

National Landscape Character Assessment

3.5 Natural England's **National Character Map** shows that that Bridport and most of the surrounding area lies within **National Character Area (NCA) 139: Marshwood and Powerstock Vales**. A small part of **NCA 138 Weymouth Lowlands** lies to the southeast of Bridport, including the coastline and its hinterland. Site visits confirmed that there is very little potential for intervisibility between landscapes within NCA138 and the study area, and this NCA has not been considered further within this landscape and visual appraisal.

3.6 The key characteristics of NCA 139 Marshwood and Powerstock Vales, as described in the Profile and of relevance to the proposed development are summarised below:

- Sits within a horseshoe of high ground, overlooked by characteristic flat-topped Greensand hills to the west and north, and by the mass of the Dorset Downs to the east.
- Bowl-shaped clay Vale at the centre is surrounded by irregular Greensand ridges, hills and plateaux with deeply-incised valleys. The Greensand ridges meet the coast as impressive high cliffs, which to the west are characterised by a series of large active landslips. These are punctuated by harder vertical cliffs and prominent headlands with protective Greensand capping. Land is often farmed to the cliff edge.
- The 12 km of coastline falls within the **West Dorset Heritage Coast** and within the **Dorset and East Devon Coast World Heritage Site** - more commonly known as the **Jurassic Coast**. West Bay marks the beginning of Chesil Beach, a 28km shingle beach.
- River Brit is one of two main rivers, and drains the Greensand and limestone hills and ridges to the east.
- The Powerstock Vale to the east lies on terraces of limestone, its combes incised by steep, wooded valleys. Agriculturally, Powerstock Hills are almost entirely in pasture, and, as with all the rising ground in the area, feature a mosaic of improved, semi-improved and semi-natural grasslands, often changing type.
- Hills and ridges of clays, sandstones and limestone around the clay vale present a complex and subtle mosaic of agricultural and semi-natural landcover.
- Area has a largely wooded pasture landscape, with regular fields edged with thick, tall hedgerows and an abundance of hedgerow oaks. Woodland occurs in ribbons along springlines and as heathy woodland caps on Greensand ridges. Hedgebanks and road verges form a network of semi-natural grassland and tall herb communities.
- Productive agricultural soils on the Marshwood Vale clays with the limited arable farming and orchards being focused on the Brit Valley between Bridport and Beaminster. Food production nevertheless is only of local significance.
- Arable graduates to pasture and rough pasture on Greensand slopes and summits.

Sheep and cattle are the main grazing stock. Unimproved pasture and meadow occur on valley floors.

- Development is concentrated in the coastal strip with the busy A35, with Bridport and Beaminster being the main towns. These are the only places where significant urban expansion has occurred in the last 60 or more years.
- Elsewhere small villages, hamlets and dispersed farmsteads prevail on valley floors and on higher ground to east, but there are also caravan parks. There is a relatively large number of listed buildings reflecting the widely dispersed surviving vernacular architecture.
- Colmer's Hill with its clump of Scots Pine is a memorable feature.
- Away from the few busy roads is a network of narrow, winding lanes that alternate between hedge-bound and enclosed, to exposed with panoramic views.
- High density of footpaths and bridleways. Coastal cliffs traversed by the South West Coast Path National Trail.
- The cultural services of the NCA are its main asset, such as its rich geological record and fossils, vegetated coastal cliffs and extensive areas of wet alder woodland. The latter two are designated as Special Areas of Conservation (SAC) in areas, with the coast forming part of the Sidmouth to West Bay SAC.
- NCA lies entirely within the Dorset AONB, designated in 1953, and exemplifying the landscape variety for which it was designated. Despite expansion of Bridport, Beaminster and Charmouth, the 19th and 20th centuries have had little impact on the area, and overall character has probably been maintained. The exceptions are the steel pylons of the electricity transmission line erected in the mid 1960s that cross the vale and surrounding hills, as well as the increase in traffic on the A35, and increasing levels of tourism and related development along the coastal strip.
- Apart from commuting traffic and traffic jams at the height of the tourist season, NCA139 Marshwood and Powerstock Vales is overall, a rural, agricultural area. Away from Bridport and the few major roads, the land is still undisturbed by visual and auditory intrusion, and much of the area is largely tranquil and isolated, with many fine views. The area has a strong sense of place.

3.7 The recent changes and trends, as described in the NCA Profile, and of relevance to the proposed development site include the following:

- Land is still overwhelmingly pastoral in nature, with 'grass and uncropped land' accounting for 75 per cent of the total farmed area of over 14 thousand ha in 2009. However, there is a trend of increased marginalisation and partial abandonment of rougher and semi-natural grasslands. Conversion of permanent grassland to arable appears to have slowed or

stopped.

- NCA is not under heavy pressure from development. Bridport has grown 27% since 1961. The coastal strip has seen development of several large caravanning and camping sites, with heavy congestion at peak periods. Potential pressure for renewable energy developments.
- Volume of traffic on rural minor roads may bring calls for improvements. Also increased traffic on two major roads affecting character and tranquillity.
- Minor developments around small settlements have impact on character, but also help to maintain viable communities and support local services.
- River Brit caused minor flooding at Bridport in 2012 and small scale works were carried out to the strengthen defences in 2013. Flooding has also held back growth of crops and semi-natural habitats.
- Urban tree planting and the development of green infrastructure and sustainable drainage systems will gain importance in the mitigation of climate change impacts such as heating and flooding. These measures can also provide other public benefits, increased local biodiversity and help to integrate and soften new development.
- Single active quarry providing limestone - may be limited supply for building and repairs. Ham Hill Stone sourced from further afield is still readily available.

3.8 The **Statements of Environmental Opportunity** (SEO) for NCA 139: Marshwood and Powerstock Vales, of relevance to potential development on the site are set out below:

- **SEO1:** Protect, manage and enhance the relationship between geology, landform and land use, and protect and manage the internationally important coastline. Examples of how this can be achieved include:
 - Ensuring that the sense of place imparted by the localised use of specific building stones is maintained and, as often as possible, re-enforced by new development.
 - Protecting important features for geological/geomorphological interpretation, from inappropriate changes in land use, for example maintaining the open, uncluttered flat tops of the Greensand hills and the magnificent vistas from them.
 - Developing linkages between the South West Coast Path National Trail and inland the public rights of way network.
 - Managing the coastal hinterland to ensure that new developments do not impact on the setting or visual coherence of the coast or its scientific and cultural values.
 - Implementing the policies outlined in the Jurassic Coast World Heritage Site and Dorset AONB Management Plan.

- **SEO2:** Protect, manage and enhance the diverse pastoral landscape character: the range of semi-natural grasslands, woodland and relict heathland with its characteristic wildlife. Examples of how this can be achieved include:
 - Avoiding development that detracts from the character, natural beauty and tranquillity of NCA139 and, in as many cases as possible, identifying alternative approaches which enhance and reinforce them.
 - Restoring and strengthening the matrix of connecting landscape/habitat features within a functional farmed environment, such as hedgerows, copses, thickets and ditches, to increase permeability and movement opportunities for wildlife.
 - Planning potential responses in vegetation cover to environmental changes and pathogens, with particular attention being paid to loss of ash from *Chalara fraxinea* and beech from drought and windthrow.
 - Promoting land use practices which create ground cover in the autumn and winter months, arresting water flows.
 - Giving high regard to the guidelines contained in the Dorset AONB Landscape Character Assessment.

- **SEO3:** Manage and enhance people's awareness of the connections between the NCA's strong landscape character, sense of place and distinctive wildlife, and the continuity of agricultural land use and legibility of historic influences. Examples of how this can be achieved include:
 - Maintaining and enhancing the rights of way network and open access land throughout the area.
 - Taking opportunities to increase and improve the area of accessible natural green space in places that are currently poorly served, especially in often overlooked rural areas.
 - Maintaining the high levels of tranquillity that can be experienced within the NCA. Additionally, enhancing the 'experience of tranquillity' at certain locations through, for example, creation of semi-natural habitats and removal of eyesores.

Regional Landscape Character Assessment

Dorset Landscape Character Assessment

3.9 The **Dorset Landscape Character Assessment** shows that the majority of the study area falls within **Landscape Character Type (LCT): Undulating River Valley**. This character

area wraps around much of the land north of Bridport, and includes the River Brit valley. The southern edge of the study area by Broad Lane and large areas of land to the west, northwest and northeast of Bridport fall within **LCT: Wooded Hills**. Southeast of Bridport, the landscapes fall within **LCT: Clay Vale**. An overview of the key characteristics of these areas are set out below.

3.10 The **LCT Undulating River Valley** is described as being based on the river valleys of the Brit and Axe, and the associated branching valleys and undulating/rolling hills. It has a diverse character ranging from open rolling countryside to market towns such as Bridport and Beaminster and clustered villages dotted along the upper terraces. There are no roads along the valley but many river crossing points. Key characteristics include:

- Meandering flat river floodplains with rolling adjacent hills. Historic bridging points.
- Patchwork of small fields on the valley floor and a mix of arable and pasture elsewhere with trimmed hedgerows.
- Occasional woods along the valley sides, and ribbons of wet woods and tree groups along watercourses. Occasional orchards.
- Extensive grazing marsh and reedbeds towards the coast.
- Scattered clustered settlements with golden limestone and thatch.
- Important parkland landscapes.
- Open views along valley bottoms.

3.11 The overall management objectives for the Undulating River Valley LCT should be to:

- Conserve the open floodplains, wet woodlands and damp meadows together with enhancement and restoration of hedgerows and hedgerow trees.
- Protect the surrounding open rural countryside from intrusive development

3.12 Key management guidance notes for the Undulating River Valley LCT include:

- Where appropriate, encourage planting of small scale native woodlands to reduce visual impact of the urban area. Protect the character of important open skylines from future planting.
- Take an integrated approach to increase access to the countryside, promote nature conservation and greenspace provision around urban areas.
- Replant hedgerow sections where historical loss has taken place and plant new hedgerow trees.
- Encourage maintenance of species rich hedgerows, particularly along the valley floors

and replant any gaps where necessary

- Protect watercourses and associated wildlife from soil erosion through creation of buffers allowing semi natural habitats to develop, including scrub and wet woodland.

3.13 The **LCT Wooded Hills** is described as being found over a significant part of the western end of Dorset. Key characteristics include:

- Very varied and undulating pastoral farmland scenery with broad rolling hills, steep greensand ridges, some steep incised valleys and a dramatic coastline.
- Wooded valley side slopes interspersed within a patchwork of fields and hedges which become more irregular and smaller scale on steeper land.
- Distinctive steep greensand summits with heathland vegetation cover. Many of the summits are key local landmarks.
- Distinctive and popular coastal landscape of headlands, eroding cliffs and undercliffs, landslips and small beaches. Prominent headlands include Golden Cap and Thorncombe Beacon.
- Many scattered farmsteads and small villages, and narrow twisting hedge-lined lanes. Several visually prominent campsites along the coastline.

3.14 The overall management objectives for the Wooded Hills LCT should be to:

- Conserve the intimate, undeveloped and pastoral appearance and protect the wooded character. Protect the character of important open skylines from future planting.
- Protect the hedgerows, rural lanes, small scale pastures, open skylines and settlement character.

3.15 Key management guidance notes for the Wooded Hills LCT include:

- Maintain undeveloped character and resist intrusive developments on sensitive hillside locations.
- Consider planting new small scale native broadleaved copses/woodlands to screen views of settlement edges.
- Careful consideration of new development design and positioning.

3.16 The **LCT Clay Valley** is described as being found in three areas including the broad Bride Valley east of Burton Bradstock. The areas generally have a settled rural character with an intimate secluded feel in places and exposed character by the coast. Key characteristics include:

- Varied landform from broad open valley, to more sweeping valley and areas which are more secluded. Coastal landmarks and features.
- Enclosed and defined by dramatic steep chalk and limestone escarpments and ridges.
- Patchwork of small scale pasture, irregular dense hedges and copses with larger arable fields, grassland and scrub on the steeper slopes.
- Small, nucleated and scattered villages and farmsteads. Winding rural lanes with mixed boundaries.
- Occasional small wet woods, springs and flushes on valley floors. Larger scale woods on valley sides.

3.17 The overall management objectives for the Clay Valley LCT are to conserve and restore the intimate patterns of grasslands, woodlands, field boundaries and nucleated settlements.

3.18 Key management guidance notes for the Wooded Hills LCT include:

- Seek opportunities to establish small scale native planting around settlements to reduce visual impact.
- Conserve views of key landmarks such as church spires.
- Careful consideration of new development design, positioning and height.

3.19 The Clay Vale LCT has limited potential for intervisibility with the study area and is not considered as part of the appraisals of landscape and visual effects set out within this document.

Dorset Coast Landscape & Seascape Character Assessment

3.20 The document states that its purpose is to inform and assist the planning and decision making process, including in the consideration of development potential, and the siting, spacing, scale and design of development. It refers to the European Landscape Convention which recommends that landscape policies should aim to 'protect, manage or plan' as defined below:

- Landscape protection means: *'action to conserve and maintain the significant or characteristic features of a landscape, justified by the landscape's heritage value derived from its natural configuration and/or human activity';*
- Landscape management means: *'action from a perspective of sustainable development, to ensure the regular upkeep of a landscape, so as to guide and harmonise changes which are brought about by social, economic and environmental processes';*

- Landscape planning means: *'strong forward looking action to enhance, restore or create landscape'*.

- 3.21 The United Kingdom signed the European Landscape Convention in 2008. This emphasises that landscape exists everywhere and are a part of everyone's shared inheritance, whether considered beautiful or degraded. The Convention seeks to effect a transition from policy which focuses on outstanding areas to one focusing on the quality of all living surroundings. As a result of signing up to the convention, Natural England promotes the principle that 'all landscapes matter', and should be managed, planned and protected to be distinctive, valued and support a healthy natural environment.
- 3.22 The Dorset Coast Landscape & Seascape Character Assessment is based on the Dorset County landscape character assessment and covers terrestrial, coastal and marine landscapes/seascapes. The former include the Wooded Hills, Undulating River Valley and Clay Valley Character Types described above. Along the coast, between West Bay and Thorncombe Beacon, the relevant **Coastal Character Type is 2c: Slumped Cliffs**.
- 3.23 Referring to the Undulating River Valley character type, within which most of the site lies, the document states that urban influences are often evident with this area, such as pylons and grown-out hedgerows often evident only as lines of trees. Large scale agricultural buildings are also particularly prominent. The open character and accessibility to the rivers combine to make this a popular area for walking and informal recreation. It states that development on the edge of settlements, if not addressed sensitively, could alter the perceived character of the landscape.
- 3.24 In terms of the future landscape, the report states that the aim within the Undulating River Valley character type should be to plan any extensions to existing development or new development to protect the distinctive character of villages and towns. The existing largely rural character should be taken into account and visual impacts of new structures limited by ideally locating development close to existing settlement. The appropriate layout of developments, so that external spaces are of sufficient size to include large scale vegetation that will serve to enhance the landscape and visual setting of the buildings should also be encouraged. The planting of new trees and small copses characteristic of the type can also help to integrate development into the landscape.
- 3.25 Referring to the Wooded Hills character type, which covers the southern-most part of the study area, and the wider hills surrounding Bridport, the document states that development on the edges of villages and towns, if not addressed sensitively, could alter the perceived rural

character by creating visual intrusion that could result in the loss of landscape features and urbanisation. This could also impact on views from the coastal seascape types.

3.26 The stated aims for the Wooded Hills character type are similar to those set out for the Undulating River Valley.

3.27 Referring to the Coastal Character Type 2c Slumped Cliffs, the document states that the aim should be to sensitively plan development, having regard to the aesthetic and perceptual qualities of the cliffs, hinterland and marine areas, where this may result in visual intrusion or detract from key characteristics.

Dorset AONB Landscape Character Assessment and Management Plan

3.28 The Landscape Character Assessment for the **Dorset AONB – ‘Conserving Character’**, (2008), defines 14 landscape character types (LCT). The study area falls within **LCT: Undulating River Valley** and **Landscape Character Area (LCA): Brit Valley**. The latter area is centred on the river floodplain and associated surrounding branching valleys and undulating hills, and includes most of the town of Bridport and land to the north of it. The character is described as being diverse, ranging from open countryside to market towns and villages. There is damp pasture and wet woodland along the valley floors, and small broadleaved woodlands on the surrounding hills. Changes in the landscape include loss of hedgerows and wet meadows, and there is likely to be some new built development.

3.29 The primary purpose of the AONB is stated as being *‘the conservation and enhancement of natural beauty’*. In this respect, the landscape and biodiversity management guidelines and policies for the Brit Valley LCT include:

- Protect from intrusive development or development that degrades character.
- Conserve the pattern of small irregular pastoral fields interspersed with irregular patches of woodland.
- Conserve and enhance important open skylines.
- Conserve veteran and landmark trees and associated wildlife.
- Conserve open floodplains, and enhance and restore hedgerows and hedgerow trees.
- Protect watercourses and associated wildlife from soil erosion and the effects of diffuse pollution.
- Encourage planting of small scale community woodlands to reduce visual impact of the urban area, taking an integrated approach to increase access, nature conservation and greenspace provision. Any planting should reflect local character, using appropriate

native species.

- Promote use of locally sourced stone in new developments.
- Create a mosaic of lowland deciduous woodland, wet woodland and open habitat including lowland meadows, through woodland planting and management.

3.30 The AONB ‘Conserving Character’ document shows that land west of the Brit Valley (and A35) lie within the **Chideok Hills LCA**, while the **Powerstock Hills LCA** lies to the east of the town. Both of these areas fall within defined LCT: Wooded Hills. The **Bride Valley LCA** also lies east of the town, and falls within the defined LCT: Clay Valley, however this area has little intervisibility with the study area. Descriptions of these landscape character areas and the issues affecting them are set out below under coverage of ‘local character assessment’. The landscape guidelines for the LCTs in which these LCAs lie, include maintaining sweeping views to the coast, maintaining undeveloped character and resisting intrusive developments on sensitive hillside locations, and giving consideration to screening views to settlement edges through planting of new small scale broadleaved woodlands. However, the character of important open skylines should be protected from future planting.

3.31 The **Dorset AONB Management Plan 2014-2019** describes those features that give rise to the fine quality landscape and outstanding natural beauty. It states that natural beauty does not only refer to visual appearance, but includes flora, fauna, geological and physiographical features, manmade, historic and cultural association as well as sensory perceptions of it. These factors in combination give a unique sense of place and underpin quality of life. The ‘special qualities’ of the area should be conserved and enhanced for the future, and are stated as including stark contrasts and striking sequences of beautiful countryside, uninterrupted panoramic views, numerous individual landmarks, and tranquillity and remoteness including dark night skies and undeveloped rural character. In addition, the special qualities include the many areas of international significance for wildlife, an exceptional and scenic undeveloped coastline, rich historic and built heritage and a rich legacy of cultural associations, the best known of which is Thomas Hardy.

3.32 The **West Dorset Heritage Joint Advisory Committee Framework for Action in the Countryside** (June 2004 – 2009) states that part of its objective is to seek a more coordinated approach to management of the area, and in this respect a ‘Spatial Strategy’ is set out with a range of potential projects focused on local priorities and actions. These have been identified by analysing the key threats and opportunities including to landscape and heritage. It states:

“retaining the area’s natural beauty should not be seen as an impediment to increasing

prosperity – but it is important to manage any change in an appropriate manner...through improved understanding of its character.”

- 3.33 The site is shown to be included within the previously defined ‘West Dorset Farmland’ landscape character area. Focus for Action FFA8 encourages good land management in the Marshwood Vale and surrounding West Dorset Farmland to support the network of habitats, hedgerows, woodland and water quality. In addition, the maintenance and extension of local recreational trails is encouraged.

Local Landscape Character Assessment

- 3.34 The **West Dorset Landscape Character Assessment** (February 2009) shows the study area located at the southwestern edge of Landscape Character Area (**LCA**) **17: Brit Valley** (Landscape Type: Undulating River Valley). LCA17 is described as a diverse settled river valley which is open and rolling. The valley floors contain pasture, water meadows, reed beds and linear wet woodlands. The valley sides support mixed pasture and arable farming. Fields are enclosed by hedges and there are woodlands on valley sides. Bridport market town has a strong industrial heritage and urban influences on the landscape at its fringes including the A35. Changes in the landscape have included some loss of mature tree stock, hedgerows and stone walls, as well as wet, unimproved pasture and wet woodlands.
- 3.35 The supporting Management Guidance states that LCA17 Brit Valley is in a 'Moderate and declining' condition. The guidelines include:
- Enhance woodland management, particularly coppice woodlands with small scale planting of broadleaves along valley sides. Avoid planting within important open skylines.
 - Maintain species rich hedgerows, particularly along the valley floors and replant any gaps where necessary.
 - Manage watercourses to prevent soil erosion.
 - Plant new native broadleaf woodlands, particularly where they would screen intrusive agricultural buildings or settlement edges.
 - Restore important boundary features.
- 3.36 **LCA 16: Chideok Hills** (Landscape Type: Undulating Wooded Hills), located to the west of the Brit Valley is described as being characterised by a series of conical hills with secluded clay valleys. Settlement comprises scattered, clustered villages and the A35 is an urbanising influence in the landscape. There are open hilltops with heathland vegetation including bracken, heather and gorse. Large oak and ash woodlands occur on valley sides. Changes

in the landscape have included fragmentation of hedgerows and loss and decline in hedgerow trees.

3.37 The supporting Management Guidance states that LCA16 Chideok Hills is in a 'Moderate and stable' condition. The guidelines include:

- Protect the wooded character and enhance woodland management with small scale planting of broadleaves along valley sides. Avoid planting within important open skylines.
- Conserve and enhance permanent grassland.
- Encourage maintenance of species rich hedgerows and hedgerow trees, particularly along the valley floors and replant any gaps where necessary. Avoid use of post and wire.

3.38 **LCA 18: Powerstock Hills** (Landscape Type: Undulating Wooded Hills), located to the east of the Brit Valley and Bridport are described as conical hills with wooded sides and deep, intimate river valleys. It is one of the most distinctive and intimate landforms of the AONB and affords impressive views from the open hilltops. Changes in the landscape have included some loss or poor management of hedgerows and the mature tree stock has been depleted.

3.39 The supporting Management Guidance states that LCA18 Powerstock Hills is in a 'Good and stable' condition. The guidelines include:

- Enhance woodland management, particularly coppice woodlands with small scale planting of broadleaves along valley sides.
- Conserve and enhance permanent grassland and maintain species rich hedgerows and trees.

3.40 **LCA 18: Bride Valley** (Landscape Type: Clay Valley), located to the southeast of Bridport and to the south of the Powerstock Hills character area, is described as marking a transition to the intimate pastures of the West Dorset Landscape and the broader chalk and coastal landscapes to the east. It comprises of a broad clay valley enclosed by chalk and limestone escarpments with outcrops of greensand and gravels. Landcover is mostly grazing pasture and occasional small woodlands along the valley floor with mixed arable and pasture on the valley sides, farmed by large estates. There are glimpses of the coast from locally prominent hills and higher ground. The area has small, nucleated villages and isolated manor houses along the valley floor, connected by a network of winding lanes with an intimate character that become more open towards the coast.

3.41 The supporting Management Guidance states that LCA 18: Bride Valley is in a 'Good and

stable' condition. The guidelines include minimising scrub encroachment on important grasslands and restoring and managing existing small broadleaved woodlands.

- 3.42 The Bride Valley LCT has very little potential for intervisibility with the study area and is not considered as part of the appraisal of landscape and visual effects set out within this document.

Planning policy and guidance relating to landscape character

National

- 3.43 The National Planning Policy Framework (NPPF), 2012 encourages good design in new development, and states that sustainable development should have economic, social and environmental roles, seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life.
- 3.44 Paragraph 17 of the NPPF states that the core planning principles include to always seek to secure high quality design and a good standard of amenity for existing and future occupants of land and buildings, and to take account of the different roles and character of different areas. Paragraphs 56 to 68 focus on requiring good design. Paragraph 61 acknowledges that although visual appearance and the architecture of individual buildings are very important, securing high quality and inclusive design goes beyond aesthetic considerations, and concerns the connections between people and places and the integration of new development into the natural, built and historic environment.
- 3.45 Chapter 11 of the NPPF relates to conserving and enhancing the natural and local environment, and seeks protection of valued landscapes, biodiversity, important habitats and trees, heritage assets and areas of tranquillity prized for their recreational and amenity value. Good design should limit the impact of light pollution on local amenity, intrinsically dark skies and nature conservation. It also states that *"Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty"*.

Regional and Local

Dorset AONB Management Plan 2014-2019

3.46 The Dorset AONB was designated in 1959, and covers over 40% of the county. The Management Plan states that AONBs are nationally important protected landscapes and together with the National Parks, make up our finest countryside, and are protected for future generations. AONBs are designated under the National Parks and Access to Countryside Act 1949, and are also recognised as a protected landscape by the International Union for the Conservation of Nature (IUCN). The Countryside and Rights of Way Act 2000 confirmed the significance of the AONBs and created improved arrangements for their management. In doing so, the aim of the Dorset AONB Partnership is to take a landscape-scale approach to land and coastal management, while making an important connection between people and nature. It states that conservation and enhancement of the character and quality of the AONB landscape lie at the heart of all chapters of the management Plan.

3.47 The purposes of the AONB designation were updated and confirmed by the Countryside Commission in 1991, and include:

- The primary purpose of the designation is to conserve and enhance natural beauty.
- In pursuing the primary purpose account should be taken of the needs of rural industries and the economic and social needs of local communities. Particular regard should be paid to promoting sustainable forms of social and economic development that in themselves conserve and enhance the environment.
- Recreation is not an objective of designation, but demands for it should be met insofar as these are consistent with the conservation of natural beauty and needs of agriculture, forestry and other uses.

3.48 The Vision statements include the following:

- *The character, beauty and diversity of the AONB landscape are enhanced, with tranquil areas and unspoilt panoramic views.*
- *The landscape is carefully managed to protect, enhance and make best use of the natural resources and services it provides and to ensure these are undiminished for future generations.*
- *Wildlife in the AONB thrives, with large, well-connected habitats supporting more viable species populations.*
- *The coastline of the AONB, which is a World Heritage Site, is valued and enjoyed,*

retaining its natural and undeveloped character.

- *Communities in the AONB enjoy sustainable economic and social prosperity, with better service provision and a high quality of life, benefitting from, shaping decisions about, and contributing to the area's outstanding environmental quality.*
- *All people are equally able to access the AONB in a sustainable way.*

3.49 The Management Plan states that there is a need for additional new housing and associated infrastructure to accommodate a growing population and growth in low-occupancy households. This gives rise to the potential for land-take, landscape and visual impacts, and increased recreational pressures on the AONB. The policies of the Plan support adaptation and mitigation in response to this and other challenges. The Plan also states that the AONB is an economic asset, contributing to the economy by providing a wealth of natural assets and supporting tourism, and by accommodating sensitive growth. It states that “AONB designations should be seen as an enabler of high quality development and enterprise”, and “Sensitively sited and designed development can make a positive contribution to the AONB, not only in the way it appears in the landscape but how it contributes to sustaining local communities and the landscape itself.”

3.50 The Plan sets out four ‘land management strategies’ to be on large or ‘landscape scale’ initiatives, rather than smaller sites, and are of relevance to mitigation in relation to proposed development within the study area. These are:

- ‘Conserve’, for landscapes in good condition and with strong character, where the emphasis is on protecting the key characteristics.
- ‘Enhance’, for landscapes where some features have fallen into decline. Management should reintroduce features, improve their management and remove features that detract from overall character
- ‘Restore’, for landscapes where features have been lost or are in a severe state of decline. Management should aim to repair and re-establish characteristic features.
- ‘Create’, where condition is poor and character weak beyond repair. Management should consider creation of a new landscape.

3.51 The AONB Management Plan Policy Framework sets out the aims, objectives and management policies to help achieve the vision, and covers six themes relating to ‘Natural Beauty and Heritage’ as well as four themes relating to ‘Living, Working & Enjoying’. While these relate principally to the actions by the Partnership and associated bodies, the policies are also an important reference in developing a masterplan and associated landscape mitigation measures. An overview of these are set out in Table 3.1 below

Table 3.1: The Dorset AONB Management Plan 2014-2019 - Objectives and Policies

Themes, aims & 'changes needs and opportunities'	Objective	Management Policies
<p>Landscape Quality</p> <p>Aim: The diverse character and high quality of the AONBs landscapes will be conserved and enhanced</p> <p><i>Large settlements within, or adjacent to, the AONB are under pressure to expand and will need to show great sensitivity to the landscape and scenic beauty of the designation. The implementation of robust mitigation and enhancement measures ensures that any new development is sustainable, respects local landscape character, and improves the quality of its associated features.</i></p>	<i>L1: Conserve and enhance the AONB and character and quality of its distinctive landscapes and associated features.</i>	<p><i>L1a: Conserve and enhance landscape character and quality and promote the use of landscape and seascape character assessment to shape decisions affecting the AONB.</i></p> <p><i>L1b: Conserve, enhance and create local landscape features such as landmarks, boundary features, tree clumps etc.</i></p> <p><i>L1c: Conserve and enhance the special qualities of the AONB such as tranquillity and remoteness, wildness and dark skies.</i></p>
	<i>L2: Conserve and enhance the AONB by removing, avoiding and reducing intrusive and degrading features</i>	<i>L2a: Avoid and reduce the cumulative impacts of change that erodes landscape character and quality.</i>
		<i>L2b: Reduce noise and light pollution.</i>
		<i>L2c: Remove, avoid and reduce intrusive and degrading features to restore and enhance landscape character and quality</i>
	<i>L3: Plan and manage for future landscapes that are resilient and can positively adapt to change.</i>	<i>L3a: Use understanding of landscape and seascape character to assess landscape sensitivity and plan for positive change</i>
	<p>Biodiversity</p> <p>Aim: Biodiversity will be thriving, with extensive connected mosaics of wildlife habitat supporting robust populations which are able to adapt to the changing environment.</p> <p>Increased development pressure will affect biodiversity and create indirect pressure such as recreational use.</p> <p>Biodiversity 2020 sets out national guidance on how <i>"to halt overall biodiversity loss, support healthy well-functioning ecosystems and establish coherent ecological networks, with more and better places for nature for the benefit of</i></p>	<i>B1: Restore, reconnect and manage terrestrial and freshwater habitats and associated species at a landscape scale to increase resilience to environmental change and maintain the services they provide</i>
<i>B2: Safeguard irreplaceable biodiversity and restore lost or</i>		<i>B2a: Support the conservation of priority habitats and species</i>



Themes, aims & 'changes needs and opportunities'	Objective	Management Policies
<i>wildlife and people".</i>	<i>declining habitats and their associated species</i>	<i>B2b: Promote sustainable and appropriate measures to allow biodiversity and the ecosystem services it provides to adapt to a changing environment</i>
Coast & Sea Aim: The outstanding coast and marine environment of the Dorset AONB will be conserved, enhanced and enjoyed.	<i>CS3: Maintain and enhance the open and undeveloped nature of the AONB's coastal landscapes and seascapes.</i>	<i>CS3b & c: Conserve tranquil areas along the coast, and the undeveloped nature of the coast</i>
Historic & Built Environment Aim: AONB's iconic, plentiful yet finite historic resource will be conserved and valued as part of a constantly evolving historic landscape.	<i>Conserve and enhance the historic environment and built heritage of the AONB, recognising the historic character of the landscape as well as the irreplaceable features set within it.</i>	<i>H1c: Promote the training in, and use of, historic environment conservation skills to protect the character of the historic environment</i>
Cultural Landscape Aim: The rich legacy of cultural and landscape associations is explored and enjoyed by local people and visitors, and the special qualities inspires artists, writers and musicians whose work in turn develops strong connections between people and landscape.	<i>CL2: Embed cultural activities into the conservation and enhancement of the AONB to achieve environmental, economic and social benefits.</i>	<i>CL2c: Support and develop initiatives that aim to increase wellbeing by establishing and strengthening connections to the landscape</i>
Exploring, Enjoying & Learning Aim: The Dorset AONB will be recognised as a special place where all are able to explore, experience and learn about our varied landscapes and rich natural and cultural heritage. A more usable access network will encourage people to get out and enjoy the AONB.	<i>E1: More people are able to explore, enjoy, experience and benefit from the special qualities of the AONB in a sustainable way.</i>	<i>E1c: Promote and develop the AONB's role in supporting health and wellbeing.</i>
	<i>E2: Access and travel into the AONB are managed to avoid, reduce or prevent damage to the AONB.</i>	<i>E2a: Support measures to improve connectivity and functionality of the rights of way network.</i>
		<i>E2b: Ensure access is managed without adverse impact to the AONB</i>

Themes, aims & 'changes needs and opportunities'	Objective	Management Policies
		<p><i>E2c: Promote sustainable inland destinations to spread benefits and reduce pressure on the coast.</i></p> <p><i>E2d: Support the creation, management and promotion of green links between town and countryside to encourage walking, cycling and riding.</i></p> <p><i>E2e: Develop and promote integrated sustainable access and travel options in the AONB.</i></p>
<p>Planning, Highways & Infrastructure</p> <p>Aim: The national importance of the AONB will be recognised and reinforced within the planning system to deliver a common vision of sustainable development in the AONB.</p> <p><i>National policy emphasises the importance of using the highest standards of design and materials that reflect the identity of the local built and natural environment. Scale and siting are essential considerations, alongside the provision of a high standard of amenity. The avoidance and reduction of noise and light pollution is encouraged in order to protect the sense of tranquillity and remoteness, and intrinsically dark skies that are special qualities of the AONB. Sustainable construction methods also offer the potential to reduce the wider environmental impacts on the area.</i></p> <p>Development proposals may provide opportunities to contribute to landscape scale strategies such as Green Infrastructure (GI) and ecosystem services. GI is the</p>	<p>PH1: Support sustainable development that conserves and enhances the special qualities of the AONB</p>	<p><i>PH1a: Ensure that any necessary development affecting the AONB is sensitively sited and designed and conserves and enhances local character</i></p> <p><i>PH1b: Ensure that proposals affecting the AONB are assessed to a high standard</i></p> <p><i>PH1c: Retain, restore, manage and/or create characteristic features</i></p> <p><i>PH1d: Promote the use of high quality design, materials and standards of workmanship in all developments in the AONB</i></p> <p><i>PH1e: Promote sustainable construction and the consideration of climate change mitigation and adaptation in all development and infrastructure management in the AONB</i></p> <p><i>PH1g: Conserve and enhance the AONB's undeveloped rural character, panoramic views, tranquillity, remoteness and wildness</i></p>

Themes, aims & 'changes needs and opportunities'	Objective	Management Policies
<p>network of natural and semi-natural features, green spaces, rivers and lakes that intersperse and connect villages and towns. Many of these assets can provide real benefits, providing ecosystem services, sustainable transport links, climate change mitigation and adaptation, and creating permeable habitat networks supporting wildlife.</p>	<p>PH2: Impacts of development and land use damaging to the AONB's special qualities are avoided and reduced</p>	<p><i>PH2a: Protect the AONB from inappropriate development and land use</i></p>
		<p><i>PH2b: Protect the quality of uninterrupted panoramic views into, within and out of the AONB</i></p>

Dorset and East Devon Coast World Heritage Site Management Plan 2014-2019

3.52 The designation was made in 2001, and applies to the undeveloped cliffs and beaches between Orcombe Point near Exmouth in East Devon and Studland Bay near Poole in Dorset. The Site was granted World Heritage status under UNESCO's criteria viii) 6 - Earth's history and geological features - which indicated that its geology and geomorphology were of 'Outstanding Universal Value'. This is England's first Natural World Heritage Site (WHS). Some facts relating to the area as laid out in the Plan include:

- The Site is approximately 95 miles or 155 km long, and just under a kilometre wide at its widest point.
- The boundary is, in general, from mean low water mark to the top of the cliffs and excludes the man-made frontages of towns such as West Bay. Where there are no cliffs, the boundary is taken at the back of the beach.
- There are over 80 separate landowners, the largest of which is the National Trust who own over a third.
- The name 'Jurassic Coast' is used as the WHS brand. It normally refers to the Site itself (Jurassic Coast World Heritage Site), but is sometimes used on its own to describe an undefined area that is wider than just the narrow coastal strip.

3.53 The Plan states that there is a need to protect an area around the WHS that includes the "*immediate setting*" and the "*important views and other areas or attributes*" that help make the Site what it is, and emphasise its importance. Outstanding Universal Value as a cultural phenomenon means that *our experience* of the Site and its setting is part of this equation, and it is not just protection for the intrinsic, evidential and educational value of the geology. Guidance from UNESCO states that "*properties must be protected from all threats or inconsistent uses. These developments can often take place beyond the boundaries of a property. Intrusive development can harm its setting, or the views from it or of it*". It states that the setting should be regarded as the surrounding landscape and seascape, and concerns the quality of the cultural and sensory experience surrounding the exposed coasts and beaches. It also refers to the English Heritage definition of the 'setting of a historic feature', i.e. "*the surroundings in which a place is experienced, its local context, embracing present and past relationships to the adjacent landscape*". English Heritage also indicates that the setting of a WHS must be in the context of the reason for inscription. For example, some Sites have specific important views mentioned in their nomination documents and these views must be maintained.

3.54 The proposed development would not directly affect the Jurassic Coast World Heritage Site

area. The potential for views towards buildings on the site from the coastal cliffs has been considered in the visual assessment undertaken as part of this report.

West Dorset, Weymouth & Portland Draft Local Plan, Pre-Submission Draft (June 2012) With Proposed Modifications (June 2013) Shown as Tracked Changes

- 3.55 The emerging Local Plan is expected to be adopted in early 2014, and is of importance to proposed development on the site given the inclusion of land at Vearse Farm as a draft development allocation. An overview of key principles and policies relevant to the assessment of landscape and visual effects is set out below.
- 3.56 The document states that West Dorset is renowned for its outstanding environment, including a varied and beautiful landscape, underpinned by great geodiversity which is expressed in the internationally recognised coastline, the Jurassic Coast World Heritage site, AONB and attractive villages and market towns. It has a range of cultural and historic associations, including those with Thomas Hardy's novels, the Tolpuddle Martyrs and early discovery of fossils at Lyme Regis. Despite the high quality of life enjoyed by many in West Dorset there is a lack of affordable housing and some issues of rural isolation.
- 3.57 The Draft Plan states while there are pressures of development, this can bring many positive opportunities such as improved land management and infrastructure as well as the use of good quality design and materials to enhance the appearance of the area. It goes on to state that the over-riding strategic objective in those areas of the plan which are particularly sensitive to change will be to *"protect and enhance the outstanding natural and built environment, including its landscape, biodiversity and geodiversity, and the local distinctiveness of places within the area"*.
- 3.58 The strategic objectives include *"Meet local housing needs for all as far as is possible"*, *"Support sustainable, safe and healthy communities with accessibility to a range of services and facilities"* and *"achieve high quality and sustainability in design, reflecting local character and distinctiveness of the area"*.
- 3.59 The strategic approach sets out how the Local Plan will meet the strategic objectives. These include the following:
- Housing – A continuing supply of housing land is needed to help meet the changing demographic and social needs of the area, and to help reduce the need to travel and promote economic growth and social inclusion.

- Environment and climate change - Development should protect and enhance the natural environment - its landscape, seascapes and geological conservation interests, its wildlife and habitats and important local green spaces - by directing development away from sensitive areas that cannot accommodate change. Where development is needed and harm cannot be avoided, appropriate mitigation to off-set any adverse impact to the landscape, wildlife and green infrastructure network will be required.

High priority will be given to protecting and enhancing the area's heritage assets— including its Listed Building and Conservation Areas, and other features with local historic or cultural associations, particularly where it contributes to the area's local distinctiveness. Development should be of high quality design to help achieve sustainable, safe and inclusive communities, enhancing quality of life for residents and visitors, and designed in keeping with or to positively contribute towards the local identity of the area

3.60 The related planning designations and policies are set out below, and where relevant, illustrated on Figures 2 and 4.

Environment

3.61 Draft **Policy ENV1. Landscape, Seascape and Sites of Geological Interest**, which includes the following:

The exceptional landscapes will be protected, taking into account the objectives of the Management Plans for the Dorset AONB coastal World Heritage Site.

i) Development which would harm the character, special qualities or natural beauty of the AONB or Heritage Coast, including their characteristic landscape quality and diversity, uninterrupted panoramic views, individual landmarks, and sense of tranquility and remoteness, will not be permitted.

ii) Development should be located and designed so that it does not detract from and, where reasonable, enhances the local landscape character. Proposals that conserve, enhance and restore locally distinctive landscape features will be encouraged. Development that significantly adversely affects the character or visual quality of the local landscape or seascape will not be permitted.

iii) Appropriate mitigation measures will be required to minimise adverse effects of development on the landscape and seascape.

3.62 Draft **Policy ENV2. Wildlife and Habitats**, which includes in both the policy and accompanying notes:

Where development is permitted, the council will seek to ensure that it does not adversely affect the nature conservation interests of sites and species. Development proposals where the primary objective is to conserve or enhance biodiversity are encouraged.

v) Features of nature conservation interest should be safeguarded by development.

Proposals that would result in the loss or deterioration of irreplaceable habitats, such as ancient woodlands, and veteran trees will be refused unless the need for and public benefits of the development site clearly outweigh the loss.

vi) Development of major sites will be expected to demonstrate no net loss in biodiversity, and take opportunities to help connect and improve the wider ecological networks.

3.63 The Draft Local Plan states that green infrastructure (GI) refers to a network of spaces and linkages that are generally valued for their wildlife, geological, landscape or historic importance and may also have recreational value and help reduce flood risk. The benefits of these are greater when considered as a holistic network. The council intends to work with local communities and partners to develop a GI strategy for the plan area, which will identify areas to be included in the GI network. These can include small open gaps between neighbouring communities, areas of particular local landscape or townscape importance, historically important sites and urban key wildlife corridors. Until this network is identified Draft Policy **ENV3. Green Infrastructure Network** is stated as applying to the Areas/Land of Local Importance (identified in the previously adopted local plan). While none of these fall within or close to the study area, nonetheless, identification of the existing GI network and how this could be improved or extended as set out in draft Policy ENV3 is of relevance to developing a masterplan and GI strategy for land at Vearse Farm. The policy includes the following:

ii) Development that would cause harm to the GI network or undermine the reasons for an area's inclusion in the network will not be permitted unless clearly outweighed by other considerations.

iii) Development proposals that promote geodiversity and biodiversity within this network of spaces and provide improved access and recreational use (where appropriate) should be supported.

3.64 West Dorset have also prepared an *'Audit and assessment of open space, sport and recreation facilities'* (Final Report August 2007, Revised February 2009) that provides guidance on the type and amount of open spaces to be provided in conjunction with new development. The types of spaces may cover 'Parks, gardens and outdoor sport, Young people's play areas, Allotments, Amenity open space and Natural and semi-natural greenspace'. Further detailed masterplanning of the site will take into account the needs and

requirements for the proposed development, through discussions with the local planning authority and local community.

3.65 Draft Policy **ENV5. Flood Risk**, which includes:

New development should be planned to avoid risk of flooding (from surface water run-off, fluvial and coastal sources) where possible. The risk of flooding will be minimised by steering development towards areas of lowest risk and avoiding inappropriate development in higher flood risk zones; also by ensuring development will not generate flooding through surface water runoff and/or exacerbate flooding elsewhere.

Appropriate surface water management and sustainable drainage systems (SuDs) should be incorporated within development proposals.

3.66 Draft Policy **ENV15. Efficient and Appropriate Use of Land**, which states that *“Development should optimise the potential of the site and make efficient use of land, subject to the limitations inherent in the site and impact on local character.”*

Landscape, Townscape and Built Features

3.67 Draft Policy **ENV4. Heritage Assets**, which includes:

Proposals which respect, protect or enhance the significance and setting of heritage assets will be supported.

iv) Proposals for development within a Conservation Area, or outside but which would affect its setting or the views into or out of the area, should not be permitted unless they preserve or enhance the character or appearance of the Conservation Area.

v) Development should not be permitted if it is likely to have an adverse effect on the significance, setting, character or integrity of a Listed Building.

3.68 Draft Policy **ENV10. The Landscape and Townscape Setting**, which includes:

i) All development proposals should contribute positively to the maintenance and enhancement of local identity and distinctiveness. Development should be informed by the character of the site and its surroundings.

ii) Development will provide for the future retention and protection of trees and other features that contribute to an area's distinctive character. Such features may not always be designated or otherwise formally recognised.

- iii) Development should only be permitted where it provides sufficient hard and soft landscaping to successfully integrate with the character of the site and its surrounding area.
- iv) Opportunities to incorporate features that would enhance local character, including public art or that relate to the historical, ecological or geological interest of a site, should be taken where appropriate.

Design

3.69 Draft Policy **ENV11. The Pattern of Streets and Spaces**, which includes:

Development within and adjoining existing settlements should ensure that streets and spaces are well-defined, safe and pleasant to use, with active and overlooked public areas and secure private areas. In residential areas, or where pedestrian activity is high, new vehicular routes should aim to keep traffic speed below 20mph. Places should be well-connected throughout the site and with the surrounding areas and not unduly limit opportunities for future growth. Bus routes, bus stops, and strategic cycle and pedestrian routes, should be planned for, and key routes will be easily identifiable through their scale, alignment and use of vistas.

3.70 Draft Policy **ENV 12. The Design and Positioning of Buildings**, which includes:

Development will achieve a high quality of design. It will only be permitted where the siting, alignment, design, scale, mass and materials used complements and respects the character of the surrounding area or would actively improve legibility or reinforce the sense of place. The general design should be in harmony with the adjoining buildings and the area as a whole. The position of buildings on its site should relate positively to adjoining buildings, routes, open areas, rivers, streams and other features that contribute to the character of the area. The scale, mass and positioning of the building should reflect its purpose. Quality of the architecture is appropriate to the type of building. Materials are sympathetic to the natural and built surroundings.

3.71 Draft Policy **ENV16. Amenity**, which includes:

Proposals for development should be designed to minimize their impact on the amenity of both existing and future residents within the development and close to it. Proposals for external lighting schemes should be clearly justified and designed to minimize potential pollution from glare or spillage of light. The intensity of lighting should be the minimum necessary to achieve its purpose, and the benefits of the lighting scheme must be shown to outweigh any adverse effects.

3.72 Draft Policy **COM7. Creating a Safe and Efficient Transport Network**, which includes:

v) Delivery of a strategic cycle network and improvements to the public rights of way network will be supported. Development should not result in the severance or degradation of existing or proposed routes. Where development degrades the attractiveness of a route, compensatory enhancements will be sought such that there is a net improvement to the public rights of way network. Where development proposals provide the opportunity to significantly improve links within the public rights of way network, an appropriate link through the development will be required.

Bridport

3.73 The Draft Local Plan sets out a 'vision for Bridport' to the year 2031. It states that in 2031 it will still be seen as a working town with a good balance between housing and jobs and a vibrant town centre providing a range of facilities; that development will focus on meeting local needs for jobs and housing, and this recognizes distinctive local features such as river corridors through the town and surrounding hills with crowns of trees; it will also have protected the surrounding designated landscape and floodplain, along with the countryside views and green spaces that contribute significantly to the town's character. However, the Plan states that there is very little development currently taking place in Bridport to help achieve this vision, and therefore identifies several new allocations, including those summarised below.

3.74 The accompanying notes to draft Policy **BRID1. Vearse Farm Urban Extension**, state that the area *"has the capacity for a mixture of homes, jobs and community facilities, including about 760 homes and approximately 4ha of employment land. The provision of a new school will also eventually allow the existing school site to be re-developed"*. The extents of the allocation site are shown on Figure 7.

3.75 It goes on to state that *"the site is relatively well contained in wider views of the town from all directions, and there are some well-established hedgerows within and around the perimeter of the site that should be retained, reinforced and managed as part of any development. The developable area of the site is limited by the floodplain of the River Simene, surface water drainage, its proximity to the bypass and rising land to the south"*.

3.76 The Policy itself includes:

i) Land at Vearse Farm (as shown on the Proposals Map) will provide for the strategic growth

of Bridport through a comprehensive mixed-use development to include new homes, local community facilities (including land for primary education provision) and at least 4 hectares of employment land.

ii) Delivery will be phased with the intention of providing in the region of 50 to 80 homes a year with an equivalent proportion of employment workspace and community facilities.

iii) The main employment area will be designated as a key employment site and should be accessed directly from the B3162 West Road.

iv) The development will deliver highway improvements.

v) The development will provide footway/cycleway links from the site into Bridport town centre and to the surrounding areas, including the countryside and coast.

vi) The floodplain of the River Simene where it flows through the site and other areas prone to surface water flooding, will be kept free of buildings.

vii) Adequate noise mitigation measures to protect the amenity of future occupiers will be provided by the A35 Bridport Bypass.

viii) The masterplan should ensure that:

- the design and layout relates positively to the surrounding area and does not have an adverse impact on the surrounding landscape and the setting of the town.
- the layout secures opportunities to provide improved access and recreational use and promote biodiversity within a network of spaces. The floodplain of the River Simene and the rising land to the south of the site will remain undeveloped and be managed appropriately for the long-term benefit of the local community and wildlife.
- good links to the wider footpath and cycle network are provided through the site.
- the layout allows for at least two points of vehicular access into the development from the public highway, and for a bus route through the site.
- strategic planting within and around the south and west perimeters of the site is carried out in advance of the site being developed. Existing hedgerows should be retained where possible and provision for their future retention and management put in place.
- an area of the site is reserved for employment uses that are less suited to being mixed with residential, and the location and layout of all uses has regard to safeguarding the residential amenity of nearby properties

3.77 Draft Policy **BRID2. Land off Skilling Hill Road**. This states that the existing primary school site may be re-developed for housing, provided that a replacement school and children's centre, including school playing fields are secured as part of the Vearse Farm site (see Figure 4 for extents of draft allocation).

3.78 In addition, two policies in the Draft Local Plan relate to land within the town centre. Draft

Policy **BRID4. Future Town Centre Expansion** relates to land at Rope Walks and Coach Station Car Park (surrounding the Tannery Road bus station), which *“will be the preferred location for future expansion of the town centre area”*, retaining an appropriate amount of public car parking (see Figure 4 for extent of draft allocation). Redevelopment of the Tannery Road area should however, not compromise the opportunity to create a community-based transport hub for Bridport.

- 3.79 Draft Policy **BRID5. St Michael’s Trading Estate**, states that this area (See Figure 4) is designated *“for a comprehensive mixed-use development”*, subject to several requirements including the provision of a riverside walk and wildlife corridor along the River Brit, as well as respecting the conservation area and retaining and restoring buildings of historic interest.

West Dorset District Local Plan (Adopted July 2006) - Saved Policies

- 3.80 Until the emerging Local Plan is adopted, the saved policies of the Adopted West Dorset Local Plan continue to apply. The main landscape-related principles and policies of relevance to development at Vearse Farm are set out below.

- 3.81 The stated objective of the West Dorset District Local Plan (WDDL P) is to *“Safeguard the District’s natural and man made assets”*, and the county’s landscape is recognised as providing a high quality environment for both residents and visitors. Sustainable development should *“conserve and enhance the environment”* and its distinctive character, and be expected to contain high quality architectural and landscape design. This development should reflect the character of its surroundings, respect the landscape context in which it is located, should not be visually prominent, and should *“not detract from views from vantage points or otherwise spoil the appreciation of the area’s landscape quality”*. The related policies include:

- 3.82 Policy **SA1 Area of Outstanding Natural Beauty**, which states:

“Development which would harm the natural beauty of the AONB will not be permitted. Development will only be permitted if its scale, siting and design conserves the quality of the landscape.

Where development proposals relate to sites where the existing development is visually of poor quality, opportunities will be taken by the District Council to secure visual enhancements.”

3.83 Policy **SA3 Landscape Character Areas**, which states:

“Within each of the Landscape Character Areas...development will be expected to respect and respond to the local landscape character. Proposals that conserve, enhance and restore features of local landscape importance will be encouraged. Development that significantly adversely affects the distinctive characteristics of the area’s landscape, heritage and built environment will not be permitted.”

3.84 The Local Plan **Chapter 11 – Design and Amenity** contains policies that reinforce the above landscape objectives with the accompanying notes commenting on the importance of understanding the landscape setting and in respecting the natural and manmade landscape features to ensure new development is in keeping with the character of the local area.

3.85 Policy **SA2 Heritage Coast Protection** states *“Development which would have an adverse effect on the character and/or natural beauty of the Heritage Coast will not be permitted”*. While the study area lies outside of the extents of the designation, the potential for views towards development from within this area have been taken into account. The approximate extents of the Heritage Coast are shown on Figure 2.

3.86 The Heritage Coast is a non-statutory designation with the objectives relating to conservation and enhancement of the area's natural beauty, enhancing the public's enjoyment and appreciation of the area. Management of the Heritage Coast is achieved through the AONB Management Plan.

3.87 Policy **DA1 Retention of Trees, Hedgerows and Other Important Landscape Features** states:

“Development will provide for the retention and protection of existing woodland, trees and hedgerows and other features of merit where their removal would significantly harm the character or enjoyment of the site or surrounding area, or prejudice or damage wildlife interests.”

3.88 Policy **DA2 Landscape Schemes**, requires details to be prepared for hard and soft treatments, while Policy **DA3 The Scale and Form of Settlements and the Pattern of Streets and Spaces**, seeks to protect *“important public views into, within or out of a settlement”*, as well as important areas of open space or features which are an *“essential part of the character of the locality or wider settlement”*. Policy **DA5 The Scale and Positioning of Buildings**, requires a respect for the relationship with adjoining built and semi-natural features and open areas. Policy **DA7 Detailed Design and Materials** and Policy **DA8**

Lighting Schemes both seek sympathetic treatments.

West Dorset Design and Sustainable Development Planning Guidelines SPD (Adopted 2009)

- 3.89 This document supports the adopted Local Plan policies, and has informed the Draft Local Plan. The document provides guidance on how to achieve the aims of the related design policies, in order to achieve good design and sustainable development
- 3.90 The Guidelines set out a series of policies providing further detailed advice on the siting and scale of development, efficient use of land, responding to, maintaining and enhancing local character and design details to achieve high standards of building and environmental performance. This may include, as described in **Design Policy E**: Make efficient use of land, making use of opportunities for recreation and social interaction, providing new or enhancing existing wildlife habitats or incorporation of landscape solutions to soften the urbanising effect of new development.
- 3.91 **Design Policy A** also recommends that development and landscape treatments should be informed by the limitations and opportunities of a site and its surroundings, working in harmony with the area to maintain or strengthen local identity, including both landscape and urban character. Particular features that could be incorporated or enhanced include landform, existing route networks, and ecological, historical or geological features of importance to the landscape character. In addition, development should work with neighbouring land uses, and include pedestrian and cycle routes that connect to adjoining neighbourhoods. In addition, **Design Policy H** recommends that new development is influenced by local building forms, patterns, grain and scale.

Topography

- 3.92 The study area topography is shown on Figures 1, 5 and 6, while Figure 4 shows the key local ridgelines surrounding the site that contains views towards it.
- 3.93 The study area rises generally from the northeast where the land is around 10-15m Above Ordnance Datum (AOD). To the west, the land rises to approximately 20-25m AOD by the northwestern corner of the site, and to the south, it reaches around 45m-50m AOD by Broad Lane.
- 3.94 Within these general trends, there are subtle variations in the landform of the study area. For example, land in the northwestern part falls to the south and southeast, towards the River

Simene, before rising again toward Vearse Farm where it reaches 38m AOD just northwest of the farm. Southwest of the farm, a ditch running approximately east-west and enclosed by dense woodland, marks the line of a local valley feature. The field just north of this ditch generally falls to the west, while the field south of it rises to the south. The most steeply sloping ground occurs south of Vearse Farm, within the fields that border Broad Lane. Planted bunds lie along the west side of the site adjacent to the A35 bypass.

- 3.95 A series of hills located north and northwest of the B3162 West Road collectively create an enclosing ridgeline, broken only by the valley of the River Simene as it travels north. These hills include Quarry Hill (up to 163m AOD) and Colmer's Hill (over 120m AOD) to the northwest, and to the north, Sloes Hill that rises up to 75m AOD, Ryeberry Hill, which rises to 47m AOD, and Allington Hill which reaches 89m AOD. Housing to the east of the study area is located along a local ridgeline that rises from the southern edge of the River Simene valley up to around 50m by Broad Lane.
- 3.96 Broad Lane is located along a local ridgeline south of which, the landscape is undulating with high points of over 75m along a local ridge just northeast of Lower Eype, and around Down House Farm to the southwest. Southwest of this farm, the land rises further still, reaching over 140m AOD before falling sharply again to the west. Lower Eype lies on the east side of a narrow stream valley that flows out to sea at Eype Mouth, while West Bay lies at the mouth of the larger River Brit. The undulating landforms are truncated at the coastal cliffs located around 1.2 -1.5km south of the site. The South West Coast Path that runs along the top edge of the cliffs varies in level from below 15m AOD to over 145m AOD between West Bay and Thorncombe Beacon.
- 3.97 North of Lower Eype and west of the A35, the landscapes are very undulating, rising from the bypass and then rolling between around 50-70m AOD around Higher Eype, before rising again more sharply, towards a major ridgeline formed by Eype Down. This reaches around 155m AOD at its highest point.
- 3.98 The commercial centre of the settlement at Bridport is relatively low lying, being sited around the confluence of the Rivers Brit, Asker and Simene. Development has then spread up the valley side slopes, which rise sharply towards a further series of hills to the northeast, such as Watton Hill and Coneygar Hill, and the Powerstock Hills to the east. East of Bridport, the undulating hills between Walditch and Bothenhampton vary from around 30m AOD to over 125m AOD. South of Bothenhampton, the landform continues to still undulate, while generally falling towards the coastal cliffs east of West Bay.

Land Uses

3.99 The study area and adjacent fields comprise of farmed land situated at the western edge of Bridport in Dorset. This is divided into a number of small to medium and large sized fields, with a large proportion currently used for arable crop production. Lower lying areas around the River Simene, as well as some land to the southwest and east are grassed. A series of low-rise timber pylons carry cables across the northern and western parts of the study area.

3.100 The study area is located within walking distance to the town centre and is surrounded on all sides by a variety of built elements, described below, and illustrated on Figure 4:

- To the south, a single row of large, detached, mainly late 20th century dwellings are located along Broad Lane.
- To the west, the A35 is a four-lane carriageway that by-passes the town and is busy with traffic travelling both locally and over longer distances. There is a parking/ picnic area on the bypass opposite the southwestern corner of the study area.
- To the north of the study area, there is linear development of pre-20th century dwellings along the B3162 West Road and West Allington. This has been supplemented with later 20th and 21st century housing including more recent residential development that climbs the lower slopes of Allington Hill. A large proportion of the housing north of the study area comprises of larger semi-detached or detached dwellings. East of the most recent development north of the B3162, housing is mixed, with older dwellings closer to the main road including villas and semi-detached houses, with later 20th century houses and bungalows extending further north, along the eastern slopes of Allington Hill and the western side of the Asker Valley.
- Several existing buildings and structures are located adjacent to the northern edge of the study area including work units around Bridport Forge, West Road Garage with a caravan storage area behind, and the large Bridport Medical Centre. A development of affordable terraced houses is currently under construction on land between the garage and medical centre.
- There are further dwellings along West Allington and Magdalen Lane east of the medical centre, with a grassed field between these and the River Simene.
- The St Michael's Trading Estate is located east of the northeastern part of the study area, and the Bridport bus and coach station which includes a public car park, is located immediately north of this.
- South of the Trading Estate and bus station, late 20th century housing development at Skilling is located on, and to the east of the ridgeline that rises toward Broad Lane to the south. While a few of the houses abut the study area boundary to the northeast, land to

the south of this is not in the control of Hallam Land. This land includes two small fields, and an adjacent larger field which runs up to Broad Lane, separated and edged with tree and hedge vegetation. Further late 20th century housing development abuts these fields, while a few older dwellings/ cottages are located along Skilling Hill Road towards the top of the ridgeline near Broad Lane.

- A public footpath runs along Dark Lane. This comprise of a narrow gravel path largely enclosed by vegetation, which connects Broad Lane to the centre of Bridport.

3.101 The Vearse Farm holding is located in the central part of the study area and includes several buildings and structures as well as the main listed farmhouse. It is accessed via a narrow, hard surfaced track leading from West Road.

Public Access

3.102 Several public footpaths cross the study area and connect to surrounding areas of land (see Figure 4). These include the following:

- A footpath that enters the study area via a stile at a narrow gap in the roadside hedge by Broad Lane. This runs north and then northeast, towards the eastern edge of the study area. It then continues further northeast and north, crossing the River Simene via a timber bridge, and meeting West Road in the north. A second public footpath running east and then northeast from Vearse Farm meets the first footpath near the eastern edge of the study area.
- A further footpath in the northeastern part of the study area runs east, crossing a narrow concrete bridge and leading to Magdalen Lane, the bus station and the town centre beyond. This footpath also runs southwest and west towards the Vearse Farm access track, and then northwest towards West Road, crossing the River Simene via a stile positioned within a dense hedge.
- Two footpaths in the southwestern part of the study area leading towards the A35 from Vearse Farm. One of these crosses the bypass north of the picnic area.
- The track leading to Vearse Farm from West Road is also designated a public footpath, and this links to other footpaths in the northern and southern parts of the study area.

3.103 The built up areas and rural landscapes surrounding the site are also served by a network of public footpaths, bridleways and tracks designated as 'other routes with public access' (see Figure 2). The South West Coast Path National Trail runs along the clifftops to the south. Monarch's Way National Trail follows the Brit Valley connection Bridport and West Bay.

3.104 There are large areas of designated Open Access land, as defined by the Countryside and Rights of Way (CROW) Act 2000, around Thorncombe Beacon to the southwest, Eype Down to the west, and at the north side of Quarry Hill north of the A35. There are further areas of Open Access land on the hills south of Walditch, east of Bridport. Allington Hill to the north of the study area is owned by the Woodland Trust who have a policy of allowing full access for the foreseeable future.

Waterbodies

3.105 The River Simene crosses the north-eastern part of the study area. The approximate extents of the areas identified as falling within Flood Zones 2 and 3, as defined by the Environment Agency are shown on Figure 4. These areas represent a constraint to the extent that development could be located near to the river. A ditch crossing the southwestern corner of the site is enclosed by woodland.

3.106 The River Simene meets the River Brit east of the site, which in turn is joined by the River Asker near St Mary's School on Skilling Hill Road. The Brit then flows south to West Bay and the English Channel.

Vegetation

3.107 The various fields within the study area are edged with mixed semi-native hedgerows and trees, most of which are growing to a height above eye level (around 1.5m). Indeed many of the hedgerow boundaries are so overgrown so that these effectively form narrow tree belts dividing fields. The vegetation within the study area creates a strong landscape structure and partial visual enclosure, and is intended to be retained as far as possible in any potential development.

3.108 A survey of the vegetation on the site is being undertaken by a professional arboriculturist and this will further inform key design principles, such as root protection areas and potential for overshadowing. Ecological studies of the existing vegetation features in the area would further inform this process. The important areas of vegetation to be retained would form a key part of the landscape and ecological strategies for the proposed development, with opportunity being taken to retain and manage these important landscape features as far as possible in order to protect local landscape characteristics, partially screening new buildings, and contribute to a connected network of green infrastructure.

3.109 The landscapes surrounding the study area also contain many hedgerows and trees, woods

and areas of scrub vegetation (see Figures 2 and 4). Hilltop trees and woodlands are a particular feature of the area. This vegetation contributes to the enclosure to the study area afforded by the hills and ridges surrounding it and creates visual screening in views from several areas within the surrounding landscape.

Cultural Heritage

- 3.110 A full study of the cultural heritage study of the site and surrounding area is being undertaken by a heritage specialist. An overview of the cultural heritage features of relevance to the landscape of the site and its surrounds is set out below.
- 3.111 The farmhouse at Vearse Farm is a Grade II Listed Building. A further three listed buildings are located near the periphery of the study area. These are Providence Cottage and the adjacent Coach House located on Skilling Hill Road to the southeast, and Magdalen Farmhouse on West Road to the north. All are Grade II Listed. Saved Local Plan policy SA20: Settings of Listed Buildings and emerging Draft Local Plan policy seek to protect listed buildings from any adverse effects due to development. However, it is important to note that the setting to the listed building at Vearse Farm is already somewhat adversely affected by the surrounding buildings, sheds, materials storage areas and concrete hardstandings (see Photographic View 2). The proposed development could provide opportunity to provide improvements to the setting to the farm holding which would remain in situ.
- 3.112 The Bridport Conservation Area includes the town centre and a large area of the town to the east (see Figure L002). It extends westward along West Allington and this area includes a number of listed buildings, which are largely separated from the study area by intervening buildings such as the medical centre, and nearby vegetation. Saved Local Plan policy SA21: Protection of Character or Appearance of Conservation Areas seeks to protect the setting or views into or out of the Area, and new development within or outside the Area should be appropriate to the study area and its surroundings. These aims are retained within emerging policy through the Draft Local Plan as described above. In addition, an extension to the Bridport Conservation Area has been defined at Skilling, to the east of the site. While this area is considered to have limited architectural or urban design merit, the designation is in recognition of '**The Garden Suburb of Skilling**', a scheme for working class housing on farmland outside the borough, designed by the architect Barry Parker.
- 3.113 Bridport is a market town with a history as a fishing port and sailcloth, rope and net making centre. Originally these were made from flax and hemp, grown on the area's clay soils from the 17th century. The wide nature of East and West Street is attributed to the drying and

twisting of ropes, these being hung across the streets, while many of the listed buildings were once associated with the rope making industry. The town is recorded in the 1086 Domesday Book and features as 'Port Bredy' in the fictional county of Wessex in Thomas Hardy's Novels. The route of Monarch's Way National Trail, which runs south, east and north of the town centre also generally follows a route taken by King Charles II in 1651 when fleeing the Roundheads after his defeat at the Battle of Worcester.

- 3.114 The high street features some fine vernacular buildings reflecting the town's past status and wealth. These include a number of 18th century buildings, such as the Grade 1 Listed Town Hall with its clock tower and its cupola, the latter of which are visible from the higher parts of the site. West Bay to the south was once known as Bridport Harbour, but the name changed with the arrival of the railway to Bridport in the mid 19th century. The last trains to the town ran in 1975 before the branch line was closed, one of the last attributed to the Beeching cuts. As well as being a working town, today Bridport is also popular for tourism, shopping and its arts and culture scene. Several musicians and actors are associated with Bridport, and the town and surrounding area were used in the filming of the Channel 4 television programme 'River Cottage'.
- 3.115 Colmer's Hill to the northwest is a near-conical sandstone hill, marked by the pine trees planted at its summit. The hill is clearly visible from many parts of the study area, and it also seen in views looking west along the high street from Bridport Town Centre. The hill takes its name from the 'Colmer Tenement' dating back to the 17th and 18th centuries, with the pine trees being planted during World War I.

Nature Conservation

- 3.116 There are no known land-based designations relating to nature conservation within the study area. Saved Local Plan policy SA11: Other Land of Nature Conservation Interest seeks to safeguard nature conservation and geological features on land where development is proposed, and states that opportunities will be sought for the restoration and recreation of habitats and wildlife corridors where possible. These aims are retained within the emerging policies of the Draft Local Plan.

Landscape Character and Landscape Elements - Receptor Value

- 3.117 Taking into account the criteria set out in Table A.1 in Appendix A, judgements have been made about the value of the landscape elements on and immediately adjacent to the site, and the defined landscape character areas, which may be affected by the proposed development,

and are set out in Table 3.2

Table 3.2: Landscape Receptor Value

Landscape receptor (element or character area)	Landscape receptor value judgement and rationale
Landscape Elements:	
Landform of the site	Medium - landform of the study area varies from fairly level around River Simene, to gentle undulations, to steeper slopes to the south. The landform overall is less dramatic than surrounding hills and wider AONB.
Vegetation within the site and at the boundaries	High – the hedgerow boundaries to the fields within the study area, while overgrown, contribute to its character and create enclosure and partial screening. Hedgerows also have potential value as wildlife movement and foraging corridors.
Movement and Public rights of way	Medium - High – several public footpaths cross the study area, linking to surrounding built up areas and lanes, or to other footpaths that eventually connect to the surrounding countryside. Broad Lane to south of rural character, but West Road/West Allington has been modernised to some extent.
Landscape & Townscape Character:	
NCA139: Marshwood and Powerstock Vales including the Dorset AONB generally & Jurassic Coast World Heritage site	Medium – Bridport & study area – townscape quality varies, particularly away from historic core and older built areas. Character of farmed land within study area influenced by adjacent settlement and busy A35 to west, and with attractive, but less dramatic scenery than wider AONB. Some lower visual quality structures and storage areas at Vearse Farm. High – wider landscape - high quality landscape setting to town and study area, being enclosed by a series of distinctive, steep hill and ridges with open grassland/heath cover combined with areas of woodland, copses or trees. A number of public rights of way and publicly accessible land within and close to the study area and town. Wider Dorset AONB and coastline comprises of predominantly rural landscapes with dramatic scenery, high level of tranquillity, limited detracting features and very high visual quality. Many public rights of way and areas of Open Access land, although these often have views towards the existing built up areas.
Dorset AONB, Dorset County, West Dorset District: LCT: Brit Valley LCA: Undulating River Valley	Medium (Bridport & study area) - High (wider landscape) – area includes large built up area at Bridport, a large part of which includes designated Conservation Areas. Town also includes some areas of lower townscape quality and visual appearance, such as the area around bus station, some residential suburbs, and some busy roads including through the town centre. While hills surrounding town form a highly attractive and distinctive landscape setting, in turn the town forms part of the setting to these hills, with strong intervisibility between these areas.
Dorset AONB, Dorset County, West Dorset District: LCT: Wooded Hills LCA: Chideok Hills	High - Rural area, with a largely intact and high quality landscape. Farmed land on lower slopes, with higher, elevated open grasslands, heath and scrub woodland on Eype Down, including extensive spring bluebell coverage. Area includes Colmer's Hill locally distinctive landform/hilltop trees and Symondsbury village with a number of distinctive buildings which together fall within a Conservation Area. Lower Eype village on approach to coast. AONB, Jurassic Coast World Heritage Site and local Heritage Coast designations. A35 and large mast near Lower Eype are detract from scenic beauty and tranquillity. Frequent views towards Bridport, particularly from areas of high ground.

Landscape receptor (element or character area)	Landscape receptor value judgement and rationale
Dorset AONB, Dorset County, West Dorset District: LCT: Wooded Hills LCA: Powerstock Hills	High - Rural area, with open grasslands, and farmland but with the western edges forming a backdrop and setting to Bridport, with views from areas of high, open ground towards and across the settlement. Lower slopes and valleys to the east are visually separated from the town.
Built up areas in the vicinity of the study area to the north	Medium - Buildings adjacent to study area to the north are of mixed quality and visual appearance, with large scale Bridport Forge and Medical Centre buildings, the latter of which is visible in some views from the wider landscape. West Road is a key route for movement, with linear development of older stone/rendered cottages to west grading to mostly 20th century brick/render bungalows and houses with leafy gardens on approach to the A35 junction. Late 20th/early 21st century residential suburbs on lower slopes of Allington Hill to north, with some large houses and cottages making use of vernacular building materials for large dwellings with leafy gardens near West Road, grading to rendered pastiche villas and more ordinary brick and part-rendered town houses and terraces, mostly 2-2.5 storeys, and in a more urban townscape further to north. To the northeast, a mix of older rendered villas, some stone buildings and brick houses with leafy gardens fall within the Bridport Conservation Area. Building heights 2-3 storeys along West Road/West Allington with buildings set closer to road on approach to town centre to east. Mostly 2 storey, older brick/ render/stone terraces close to footway extend along North Allington with limited 20th development. Much of the latter lies north and west of the Conservation Area designation and includes some bungalows among the mostly 2 storey dwellings with moderate or large gardens to front and rear. Building densities are much lower within these older parts of settlement, with larger dwellings set in larger plots. Many dwellings throughout these areas, set within cul-de-sacs and closes that link to the main roads. The Medical Centre and publicly accessible land at Allington Hill to north provide opportunities for human interaction.
Built up areas in the vicinity of the study area to the east and southeast	Medium/Low - Very low visual quality to employment buildings/sheds and streetscape around St Michael's Trading Estate and on approach to the bus station, softened only by the trees alongside the channelled river corridor. Much of the residential development at Skilling comprises of medium-low density, brick and grey pebble-dash rendered detached and semi-detached houses with front gardens and often long rear gardens. Limited hedge and tree planting within the streetscape and generally ordinary appearance of buildings. Winding street pattern. Conservation Area designation at ' <i>The Garden Suburb of Skilling</i> ' (working class housing scheme on farmland outside the borough). Listed buildings to north by West Road and on high ground near junction of Broad Lane and Skilling Hill Road. Brick, grey/white render, and stone clad large bungalows and 2 storey dwellings in linear development along Broad Lane, many dwellings 20th century, and overall, low density development with large, leafy plots.

Visual Survey

Summary of the Existing Views

- 3.118 The hills and ridges that surround the study area contain views and limit the extent of its visibility to a relatively small area. Furthermore, the robust network of hedges and trees that surround and cross the study area, create a secondary level of visual enclosure, restricting some views between fields within the study area and creating the appearance of a strong landscape structure. Therefore, while the ZTV studies (Figures 8 and 9) show potential visibility of development within the study area extending to a number of areas across the wider landscape, in reality, the extent to which development would be seen from these areas is likely to be restricted to a much more contained 'zone of visual influence' (ZVI).
- 3.119 The site work has demonstrated that the principal zone within which the existing study area is visible extends up to approximately 1.5km to the west and northwest and up to approximately 0.5km to the north. Views towards the study area from the east and south are mainly from the existing streets, lanes, paths and dwellings located adjacent to it. However, there also some partial views towards it from the footpaths and open access land on the slopes above the existing suburbs in the eastern part of Bridport, around 1.5-2km from the site. Views towards the study area from the undeveloped hills further to the east of the town are limited to the areas of higher ground in the northwestern corner of the study area, with the remaining area being obscured by landform and woodland in the intervening landscape.
- 3.120 The study area is largely screened in views from areas to the south and southwest, including from the South West Coast Path, due to the landform falling sharply to the north from the ridgeline along which Broad Lane runs. While it is just possible to glimpse the tops of tall structures at Vearse Farm from a high point at Thorncombe Beacon along the coastal cliffs, the study area itself is obscured from view. The only land which it was possible to see from Thorncombe Beacon was part of the field which rises towards Broad Lane and Dark Lane, adjacent to the southeastern part of the study area.
- 3.121 There are visual connections between the study area and western fringes of the Bridport settlement. As such, there are also views towards existing built development and the surrounding hills. From higher areas of ground within the study area there are occasional glimpses of traffic on the A35 beyond the vegetation bounding the road, but these are barely perceptible, and much of the traffic is visually contained by the road cutting and associated embankments, and hedge and tree planting.
- 3.122 Despite the relatively elevated position of the Vearse Farm holding, and scale and relatively tall height of some of the existing buildings and structures, it is often obscured in views from

locations both within the site and from the outlying built areas and landscapes. This is due to the subtle changes in landform around the farm, and the enclosure created by the trees, woodland and hedges that surround it. The farm also lies well below the skyline in the majority of views towards the study area. The listed farmhouse itself is oriented with windows facing north and south, and views from the building are likely to already include the other existing farm buildings and structures, several of which are of low visual quality. The dark roof and light coloured rendered walls of the Bridport Medical Centre, combined with its large scale, mean that it is noticeable in views both from within the study area and from the surrounding hills.

- 3.123 The site survey appraised the existing views into the site and potential visual receptors for the proposed development. A representative selection of views, including those agreed with West Dorset District Council and the Dorset AONB landscape officers is shown in the photographic record in Figures 11 to 31, while the location of these is shown on Figures 5 and 6. There are corresponding winter views to all of the photos except for those advised most recently by the consultees.

Detailed description of existing views out from the study area

- 3.124 The northeastern part of the study area is located on lower lying ground and benefits from some visual containment afforded by the existing houses at Skilling to the east, buildings and vegetation along West Road to the north, and by vegetation alongside the River Simene and within the site itself (views 1 & 1A). From the public footpath crossing this part of the site, there are views out of the site to the dwellings along Broad Lane with the tall mast near Lower Eype seen beyond. The west, northwest and north, there are views to the upper slopes of Eype Down, Colmer's Hill and Allington Hill.
- 3.125 The footpath entering the study area from Broad Lane to the south, crosses an elevated and open area of high ground, and there are views across most parts of the study area, particularly in winter without leaf cover (see views 2 & 2A). Views from this location also encompass Eype Down to the west, the hills north of West Road, and parts of the existing built up areas to the north and east of the study area. There are also views along the valley of the River Simene north of West Road, towards a distant ridgeline to the north.
- 3.126 Looking northeast from Vearse Farm, again there are views across the study area and to the surrounding town and hills, with some increase in visibility in the winter views (views 3 & 3A). From this location, there are visual connections with Bridport Medical Centre, dwellings at Allington and Skilling, and towards St Michael's Trading Estate and surrounding built areas.

- 3.127 The public footpaths travelling west from Vearse Farm fall to the west and views out from this area are limited by the landform, and tall hedgerows that edge the footpaths and the western boundary of the site. A gap in the northern hedge which enables access into an adjacent field, also allows a brief view across the northwestern part of the study area towards Quarry Hill, Colmer's Hill and Sloes Hill to the northwest (Views 4 & 4A), seen beyond the dwellings along West Road. There is a glimpse of the A35 bypass near the junction with West Road from this location.
- 3.128 From the Vearse Farm access track there are views towards the adjacent fields, with longer views partly screened by the vegetation within the study area. At a gap in one hedge near the upper part of the track, there is a vista towards the clock tower and cupola of Bridport's Town Hall to the east, while Colmer's Hill is visible to the northwest (views 5 & 5A). Views from the public footpath travelling between West Road and the Vearse Farm access track are enclosed around the River Simene by mature vegetation located along boundaries, and along the river itself.

Views towards the study area from the south

- 3.129 The study area is well concealed in many views from the south. A tall and dense hedge and occasional trees along the north side of Broad Lane means that views from this route both in summer and winter are largely screened. Where the lane bridges the A35 to the west, there is a brief glimpse in winter into a small part of the study area, seen through the tall roadside vegetation. The dwellings on the south side of Broad Lane are slightly elevated above it, but frequently have hedges along the garden boundaries, limiting views into the study area from ground level. However, there would be views into the study area from the upper floors of these dwellings, with the town and surrounding hills forming a backdrop to the views.
- 3.130 A public bridleway runs southeast from Lower Eype towards West Bay, passing the tall mast which itself is visible in views from areas both within and around the study area. In this location the bridleway runs along a ridgeline that is partly open to the sides allowing some views towards upper slopes of Allington Hill and built areas in the eastern part of Bridport. While the dwellings along Broad Lane are also visible, the study area itself falls away to the north and is obscured from view. Similarly, while there are views from the elevated parts of the South West Coast Path between West Bay and Eype Mouth, towards Allington Hill and large parts of Bridport, again the study area is hidden behind the ridgeline along which Broad Lane runs.

3.131 Thorncombe Beacon forms one of highest points on coastal cliffs, reaching over 145m AOD, and allowing spectacular 360 degree views across Dorset, the coastline and seascape. Bridport, Lower Eype and coastal caravan parks also form part of these views. While there is a glimpse of the farmed land outside of the study area by the junction of Dark Lane and Broad Lane, the study area itself is not visible given that the landform falls to the north. It is just possible to make out the upper parts of larger structures at the Vearse Farm holding from this point, albeit these are neither prominent nor readily seen in the view (View 6)

Views towards the study area from the west

3.132 There is limited visual connectivity between the study area and A35 bypass, given that where it passes by the site, much of it runs through cutting with well vegetated embankments alongside. The road is very fast moving, but there are some fleeting views into its northwestern corner from a short section of the east-bound carriageway, as it descends towards the Miles Cross junction with the B3162 West Road. The Picnic Area by the A35 is surrounded by dense planting and there are no views towards the study area.

3.133 The undulating ground and well vegetated rural landscapes west of the A35 lying within the Chideok Hills LCA, give rise to inconsistencies in the availability of views, so that views towards the study area tend to be limited to only a few very short sections of the local network of lanes used by vehicles. In addition, given the rural nature of this area, there are only a limited number of isolated dwellings that look east towards Bridport, with the study area and hills and rural landscapes around the town forming part of this view.

3.134 Views from several sections of public footpath and areas of Open Access land west of the A35 are constrained in part by topography and/ or vegetation. For example, views towards the study area from many parts of the Access Land at Eype Down are limited by the scrub woodland growing on it, or by its landform. Nevertheless given that the footpaths and Open Access areas either cross generally open farmland or are located within places of more open or elevated ground, there are some clear views to the east where there are breaks in the vegetation cover. These views are typically panoramic in nature and encompass a large part of the existing settlement as well as parts of the study area. Examples are from the northern part of the Open Access land at Eype Down (views 7 & 7A), which also falls within the 'Heritage Coast' area, designated by the adopted West Dorset Local Plan. Other examples are from the public footpath travelling between the A35 and Higher Eype Road (views 8 & 8A), and from the northern end of the public footpath travelling between West Road and Higher Eype Road (views 9 & 9A).

Views towards the study area from the northwest and north

- 3.135 While the rural landscapes to the northwest are generally visible from the study area. However, the opportunities for views towards the study area tend to be limited to the higher, more open slopes, due to the undulating landforms and high level of vegetation within this landscape. From the permissive path along the south face and in particular the top of Colmer's Hill, there are extensive views across the Dorset AONB and towards the coastal cliffs and sea. These views encompass Symondsby village, most of the settlement at Bridport and much of the study area (view 10).
- 3.136 Vegetation on Quarry Hill further to the northwest is more of a constraint to views out, however, there are some views from the public footpath as it rises the southeastern slope of the hill towards Bridport and rural landscapes to the east and southeast. Parts of the study area are seen in this view, albeit there is foreshortening of the views and vegetation within the area also partly screens it (view 11).
- 3.137 The northern part of the study area and adjacent land is edged alongside West Road with tree and hedge shrub vegetation that varies in height and character, but is generally tall in height. Where there are breaks in this vegetation there are some views towards the study area from the road and from residential and commercial properties alongside it (see views 12 & 12A, 13 & 13A, and 14 & 14A). Buildings such as the medical centre, forge and residential development currently under construction, in turn obscure some views into the study area from West Road/West Allington and from the dwellings opposite these, at the bottom of Allington Hill. Some of these dwellings fall within the Bridport Conservation Area.
- 3.138 North of West Road, there are some glimpses into the study area from the public footpath descending the lower slopes of Ryeberry Hill, albeit existing vegetation provides a good visual screen even in winter (views 15 & 15A). There are also some views to the study area from the residential areas on the lower slopes of Allington Hill. These views also contain some views towards Vearse Farm, the dwellings along Broad Lane and the tall mast near Lower Eye south of this (views 16 & 16A).
- 3.139 From the publicly accessible land on Allington Hill, occasional gaps in the woodland on the lower slopes allow views across much of the study area, with parts of Eype Down and Bridport seen to the west and east (views 17 & 17A). From the uppermost area of open grassland, views are partly obscured by the landform and existing mature vegetation, however, the southern and western parts of the study are visible (view 18). From this more elevated position, there are also views towards parts of Bridport, the landscapes around Lower Eye,

parts of the coastal cliffs and sea, and to Eype Down to the west.

Views towards the study area from the east

- 3.140 There are some views into the study area from the dwellings at the western edges of Skilling, east of the site. The majority of those dwellings likely to have these views are located outside of the designated Skilling Conservation Area. There are also occasional glimpses from the streets within the area, where there are gaps between buildings, such as the partial view to Vearse Farm from the play area on Queens Road, which falls within the Conservation Area (see views 19& 19A). Most of these views benefit from some partial screening by existing hedges, trees and other vegetation at the edge of the built area and/or along the field boundaries of the study area. The dwellings on higher ground at Skilling, near Skilling Lane and Skilling Hill Road are located on ground that is in part, raised above the level of the fields to the west. Given that there is also a limited amount of vegetation alongside this part of the field, there are clear views west from these dwellings, and these views are likely to encompass parts of the study area and hills beyond.
- 3.141 The public footpath that follows Dark Lane at the western side of Skilling is narrow and for the most part passes along a sunken, narrow track enclosed by dense vegetation, so that there is little or no visibility into the study area. While there are some views across the study area from the southern-most, more open area, these views are quickly obscured when moving further north. However, a gap in the vegetation opposite Vearse Close allows a view across the northern part of the study area and beyond, toward Eype Down (views 20 & 20A).
- 3.142 East of Skilling, views towards the study area from Bridport are generally constrained by a combination of landform and vegetation. However, it is possible to gain some views towards it from the open areas of the hills east of Bridport and south of Walditch. View 21 shows a view from a public footpath just east of the settlement, with the elevated position allowing extensive views across Bridport, and towards the coastline, Eype Down, Colmer's Hill and more distant parts of the AONB to the northwest. Vearse Farm is just visible in the view with views towards the study area foreshortened or partly obscured (view 21).
- 3.143 Further east, there is a glimpse from high ground within an area of Open Access land towards fields in the northwestern part of the study area, located near to West Road (view 22). This is seen in the context of broad views across Bridport, a glimpse of the A35 bypass and the wider AONB landscapes to the west and northwest. The route to this viewpoint is very steep and would not be accessible by users of all abilities.

Potential visual receptors and the value of the view

3.144 Based on the visual survey, this section identifies those people who may be able to see any part of the proposed development, the 'potential visual receptors'. Using criteria set out in Table A.9, judgements have been made about the value of the existing views, and shown in Table 3.3.

Table 3.3: Potential Visual Receptors and the Value of the View

Potential visual receptor, photographic views, and approximate nearest distance to site & approximate elevation	Value of the view and rationale for judgement
Visual receptors within the study area:	
Users of public footpaths within the study area Views 1 – 5 (within study area; below 10m AOD to over 45m AOD)	Medium - High. Views within the site are of moderate scenic quality encompassing farmed land and farm buildings and structures. There are some views towards scenic and renowned local landscape and built features beyond the study area boundaries, as well as views of large areas of residential suburbs and some commercial buildings.
Residents at Vearse Farm, including the listed farmhouse Views 2 & 2A (within study area; around 25m AOD)	Medium. Main windows mainly face north or south, and views are focused on the adjacent outbuildings and farmed land.
Visual receptors south of the study area:	
Road users on Broad Lane (adjacent to study area; around 45-50m AOD)	Medium. Views along narrow lane largely contained by tall roadside hedges and dwellings.
Residents on south side of Broad Lane Views 1, 2, 14 & 17 (approximately 30m; over 50m AOD)	Medium - High. Some views across farmed land, but also towards scenic and renowned local landscape features, and possibly of wider AONB landscapes to north of Bridport. Views at ground level partly constrained by garden vegetation and hedgerow along Broad Lane/study area.
Thorncombe Beacon on the South West Coast Path View 6 (1.9km; over 145m AOD)	High. Spectacular 360 degree views across Dorset, the coastline and seascape.
Visual receptors west of the study area:	
Drivers on the A35 Views 4 & 7 (up to 500m; below 20m AOD to over 50m AOD)	Low. Views largely contained within road corridor, with brief view towards Bridport from east-bound carriageway on descent to junction with B3162.

Potential visual receptor, photographic views, and approximate nearest distance to site & approximate elevation	Value of the view and rationale for judgement
Walkers using the open access land at Eype Down View 7 (1km; 120m AOD)	High. Elevated, panoramic views encompassing fields west of the A35, Bridport and wider surrounding rural AONB landscapes north and east of the town. Land falls within West Dorset 'Heritage Coast' designation.
Walkers using public footpaths west of the A35 Views 8 & 9 (450m; 120m AOD)	High. Elevated, panoramic views encompassing fields west of the A35, Bridport and wider surrounding rural AONB landscapes north and east of the town.
Limited numbers of residents in the rural landscapes west of the A35 (400m; 50-60m AOD)	High. Elevated views towards Bridport and surrounding rural AONB landscape from east-facing windows.
Visual receptors northwest and north of the study area:	
Walkers using the Permissive Path on Colmer's Hill View 10 (1km; over 120m AOD)	High. Panoramic, 360 degree views towards Bridport and surrounding rural AONB landscape, including coastal cliffs and sea.
Walkers using the public footpath at the southeastern edge of Quarry Hill View 11 (1.4km; over 150m AOD)	High. Distant views towards Bridport and surrounding rural AONB landscape.
Drivers on the B3162 West Road Views 12, 13 & 14 (adjacent to study area; around 10-30m AOD)	Medium. Views mainly focused along road corridor, with passing glimpses of older cottages and dwellings, and occasional passing glimpses into study area.
Pedestrians and cyclists using the B3162 West Road Views 12, 13 & 14 (adjacent to study area; around 10-30m AOD)	Medium. Views mainly focused along road corridor, with passing views of adjacent buildings and roadside vegetation, and some partly obscured views into study area.
Existing and future residents along West Road/West Allington and on the lower slopes of Allington Hill Views 12, 13, 14 & 16 (adjacent to study area to 200m; around 10-30m AOD)	Medium - High. Views towards West Road and study area, with some properties also having views towards Eype Down and small part of the landscape south of Broad Lane.
Workers and visitors at Bridport Forge, West Road Garage and Bridport Medical Centre (adjacent to study area; around 10m AOD)	Low - Medium. Views mainly contained by buildings, but some views across farmed land within study area and to vegetation along River Simene.
Users of the public footpath on the southern slopes of Ryeberry Hill View 15 (within 20m; 15m AOD)	Medium. Views across farmed land north of West Road with some glimpses towards study area.
Users of publicly accessible land on Allington Hill Views 16 & 17 (300-400m; 60-80m AOD)	High. Elevated views across Bridport and study area, and from higher ground, 360 degree panoramic views include Bridport, Eype Down, the coastline and sea, and AONB north of Bridport.

Potential visual receptor, photographic views, and approximate nearest distance to site & approximate elevation	Value of the view and rationale for judgement
Visual receptors east of the study area:	
Residents at Skilling east of the study area Views 19 & 20 (adjacent to 300m; 10-20m AOD)	Medium – High. Views across study area, some partly screened by existing vegetation, and from some properties, longer views to hills west and northwest of study area.
Users of the public footpath (Dark Lane) along the western edge of Skilling View 20 (adjacent to study area; around 40-50m AOD)	Medium. Some views across study area and surrounding hills from short section to south, but most views constrained by buildings and vegetation.
Users of the public footpaths and Open Access land on the hills immediately east of the built up area at Bridport View 21 (1.6km; 85m AOD)	High. Elevated views from open areas across Bridport, and beyond to the coastline and sea, Eype Down and AONB northwest and north of the town.
Users of Open Access land on the hills south of Walditch View 22 (2.7km; over 110m AOD)	High. Elevated views from open areas across Bridport, and AONB landscapes to northwest and north of the town.

4. Development Proposals

Approach

4.1 The baseline surveys have highlighted the potentially sensitive landscape and visual aspects of the site. The key issues that would be taken into consideration in developing a detailed masterplan and associated green infrastructure strategy are summarised below:

- The need for a sensitive approach to development due to its location within the Dorset AONB and the position in relation to the Jurassic Coast World Heritage Site.
- Consider potential impacts on the special character, tranquillity and natural beauty of the AONB (including flora, fauna, geological and physiographical features, manmade, historic and cultural association and as sensory perceptions).
- Take into consideration the key characteristics of the townscape and landscape, including the character of rural lanes, to provide development that integrates well into its setting, complements the area and is unobtrusive in views.
- The need to consider the potential for views towards development from the surrounding built up and rural areas, including from listed buildings and Conservation Areas, and from the public rights of way and Open Access/publicly accessible land. Also consider key views towards landmark features and the coastline, and protect important open skylines.
- Respecting the amenity of neighbouring residential areas.
- Respecting the existing public rights of way network. Maintain and improve links to the town, countryside and South West Coast Path for both pedestrians and cyclists.
- Take opportunities to increase and improve areas of accessible natural green space and the network of new public open spaces, green infrastructure and routes.
- Respect the landscape value of boundary features such as stone walls, hedgerows and hedgerow trees, and restore and strengthen the matrix of connecting landscape/habitat features.
- Take into account existing features of landscape and ecological value, managing and improving the biodiversity and landscape value of the site, and creating new features that contribute to biodiversity and have a varied visual structure.
- Where appropriate, plant small scale native woodlands to reduce visual impact of the urban area, but protect the character of important open skylines from future planting. Integrate open spaces and planting to enhance the landscape and visual setting of buildings in development.
- Conserve open floodplains, and the enhance and restore hedgerows and hedgerow trees. Avoid areas of flood risk and integrate sustainable drainage systems into development.

Protect watercourses and associated wildlife from soil erosion and pollution.

- Development should be of high quality design, to help achieve sustainable, safe and inclusive communities, enhancing quality of life for residents and visitors, and designed in keeping with or to positively contribute towards the local identity of the area. Associated lighting should be unobtrusive.

4.2 The landscape and visual appraisals set out in this report, set out further detail on what mitigation measures could be employed to prevent or avoid, reduce, and offset, remedy or compensate for, the potentially adverse effects.

Proposed Development

4.3 The main elements of the proposed development are expected to comprise of the following:

- Residential development occupying land to the north, east and northwest of Vearse Farm, and abutting existing residential areas at Skilling.
- A small amount of residential development at the northern edge of the study area, alongside West Allington.
- Land provided for employment uses in the northwestern part of the study area, near to West Road.
- The principal vehicle access to built areas to be from West Road to the north, via a new road that would need to cross the River Simene. Design work is being undertaken to determine the details of access into the development.
- Other vehicular routes leading from the main access and providing a legible hierarchy of routes into and throughout the built areas.
- Development largely based on a 'perimeter block' layout, to maximise 'active frontage' and overlooking of streets and spaces.
- A primary school, likely to be sited in the eastern part of the built area, to allow access from both the new and existing neighbouring communities.
- A residential care home, the location of which is to be determined through the masterplanning process.
- Buildings and surrounding land at Vearse Farm retained.
- Land contained at least within the defined area of flood risk along the River Simene corridor, to remain undeveloped. This could form a corridor of accessible open space, with improvements to wildlife habitats and potential for additional surface water storage facilities.
- Sloping land in the southern part of the study area, roughly equivalent to the extents of the existing fields bounding Broad Lane, to remain undeveloped. This land could

continue to be farmed.

- Modifications to development densities in the western part of the development, and retaining open space between this and the A35 to provide recreational open spaces that also accommodate structure planting.
- Open and green spaces and routes, as well as play areas to be integrated into the masterplan layout. Some of the open spaces would also accommodate sustainable drainage features.
- Retention of the network of public footpaths within the study area, possibly with some limited on-site diversion of routes, and linking these with the network of existing retained and new green infrastructure (GI) to be provided, as well as any new community facilities such as the school.

5. Appraisal of Landscape Effects

- 5.1 These appraisals are based on a proposed mixed use development at Vearse Farm, broadly consistent with the details set out in policy BRID 1 of the West Dorset, Weymouth & Portland Draft Local Plan, and the brief description of development set out in section 4.
- 5.2 The potential effects of the proposed scheme on the landscape character and landscape element receptors identified in Section 3 will be appraised according to the sensitivity of the landscape receptor and magnitude of the landscape change. These will then be combined to appraise the significance of the landscape effect. Until the masterplan is fully developed, a broad-brush appraisal has been undertaken, based on the potential for development within the area defined by the draft site allocation in policy BRID 1.

Landscape Receptor Sensitivity

- 5.3 The 'overall sensitivity to change' of the landscape receptor is a combination of the 'susceptibility' of the landscape receptor to the 'specific change' and the 'value' attached to it. Value has already been appraised in the baseline surveys in Table 3.2. The specific change in this case is the proposed scheme of mixed use development at Vearse Farm, Bridport.
- 5.4 Table 5.1 shows that while the landform of the study area varies, it is lower lying and less dramatic in character than the surrounding hills and wider AONB, and the overall sensitivity judged as 'medium'. The vegetation within the study area and at its boundaries includes a series of hedgerows, many of which are overgrown and thus appear as tree lines. These create enclosure and partial visual screening of the site, and are also of potential value to wildlife. The overall sensitivity of these is judged to be 'high'. The public rights of way that cross the study area, have value as providing opportunities for outdoor recreation and exercise and in providing links to the wider countryside, and the overall sensitivity is judged as 'high'. West Road/West Allington to the north, which may be subject to some modification to enable access to development, has already been subject to some change and modification and the overall sensitivity is judged to be 'medium'.
- 5.5 The town and study area, contained within the Marshwood and Powerstock Vales NCA and Brit Valley LCA, are subject to existing urban influences and considered to have some capacity to tolerate change, subject to a well considered approach to design of any development. The sensitivity is judged to be 'medium' overall. Similarly, the built areas surround the site are of mixed quality and visual appearance and judged to be of 'medium' or

'medium/low' sensitivity. These are also considered to have capacity to tolerate some change, again, given a sensitive design approach.

- 5.6 The wider landscapes around the town and study area, including the Chideok Hills LCA to the west and Powerstock Hills LCA to the east, as well as the coastline and its hinterland are judged to be of 'high' overall sensitivity.

Table 5.1: Landscape Receptor Susceptibility and Overall Sensitivity

Landscape receptor (element or character area)	Value of the view (Table 3.2)	Landscape Receptor Susceptibility to Change	Overall Landscape Receptor Sensitivity
<i>Landscape Elements:</i>			
Landform of the site	Medium	Medium	Medium
Vegetation within the site and at the boundaries	High	High	High
Movement and Public rights of way	Medium - High	Medium - High	Medium - High
<i>Landscape & Townscape Character:</i>			
NCA139: Marshwood and Powerstock Vales including the Dorset AONB generally & Jurassic Coast World Heritage site	Medium - High	Medium - High	Medium - High
Dorset AONB, Dorset County, West Dorset District: LCT: Brit Valley LCA: Undulating River Valley	Medium - High	Medium - High	Medium - High
Dorset AONB, Dorset County, West Dorset District: LCT: Wooded Hills LCA: Chideok Hills	High	High	High
Dorset AONB, Dorset County, West Dorset District: LCT: Wooded Hills LCA: Powerstock Hills	High	High	High
Built up areas in the vicinity of the study area to the north	Medium	Medium	Medium
Built up areas in the vicinity of the study area to the east and southeast	Medium/Low	Medium	Medium/Low

Appraisal of Potential Landscape Effects

- 5.7 This section provides an overview of the potential effects that the proposed development would have on the landscape character areas and constituent features relevant to the study area, and how these could be mitigated. This is also summarised in Table 5.2.
- 5.8 The proposals would result in a new development on farmed land located within the Dorset AONB. This land has been physically separated from the wider countryside by the A35 Bridport bypass, and is strongly influenced by the urban land uses surrounding it.
- 5.9 While the study area contains features of importance to local landscape character and with potential wildlife value, such as the hedgerows and trees along field boundaries, and the River Simene, it is nonetheless different in character to the wider undulating countryside that surrounds the town. The study area lies in a transition zone between town and surrounding countryside, and has a visual relationship with both areas. It has been appraised as being of 'medium' sensitivity.
- 5.10 Development within the study area would be located within walking distance to a number of existing and proposed community facilities including open spaces and public paths, as well as the town's main shopping centre. It would also be set within a containing structure of existing mature vegetation, with additional landscape planting and would be connected to the wider countryside via a network of footpaths. The settings of the existing listed buildings on and around the site, and of the Conservation Areas in the adjacent townscape would be considered through modifications to the development layout, scale, form and massing, and heights of buildings and materials. In this way, it is considered that a development could be accommodated within the study area, provided that the sensitivities of the area and wider landscape setting to the town are respected.
- 5.11 The proposed scheme would be sympathetic to topography, steering most of the built area away from the higher areas of land to the south, making use of shallower slopes for larger land uses such as the primary school and grounds, and following contours for proposed access routes. The scheme proposes to retain as much of the existing vegetation resource as is practicable, including vegetation along the River Simene. The tree and hedgerow retention strategy would focus on the most important or significant trees and hedgerows, as identified by the professional landscape, ecological and arboricultural studies, and the potential for these to form part of or extend wider GI networks.
- 5.12 The proposed development would result in the permanent replacement of arable and pasture

land with a mixed use built development that reflects characteristics of existing built areas at Bridport. It would be located immediately adjacent to the existing settlement, forming an integrated extension to it. Open land would be retained across large parts of the study area, maintaining separation between existing and new built areas, and between the development and wider open countryside. Some of these areas of land could create opportunities for landscape and ecological intervention, such as new planting or habitat extension or creation, recreational spaces and routes, and integration of sustainable drainage features.

- 5.13 The undeveloped areas would also form landscape buffers alongside the development, creating separation between built up area and countryside, and softening the effects on views towards the development from the hills surrounding the town. Planting around and within these areas could also contribute to improvements to the appearance and setting of the wider settlement, and with appropriate species selection and habitat creation, contribute to net biodiversity gains. The development would be designed so that built and planted areas sit well below the high ground of the surrounding hills and ridges, with the intention of maintaining intervisibility between the hills and ridges surrounding the town, and across the wider AONB landscape.

Table 5.2 Summary appraisal of potential landscape changes and proposed landscape mitigation measures

Landscape receptor (element or character area)	Overall Landscape Receptor Sensitivity	Brief description of predicted change	Proposed landscape mitigation
Landscape Elements:			
Landform of the site	Medium	Some localised changes to landform would be required to facilitate access for all and to enable built development to take place.	<ul style="list-style-type: none"> • Develop site layout that reduces requirements for cut and fill. • Re-use stripped topsoil within or close to the study area wherever possible.
Vegetation within the site and at the boundaries	High	Some vegetation removal likely to be required to facilitate access and development, and to ensure that which is retained is in a safe condition.	<ul style="list-style-type: none"> • Retain existing trees and hedgerows in good condition as far as possible. • Manage retained hedgerows to improve structure or species diversity. • Minimise breaks created in hedgerows to enable access, and minimise road/path widths where breaks are created. • Use protective fencing to retained hedgerows and trees during construction. • Respect root protection zones for trees and hedges, as defined by arboricultural and ecological studies. • Fill existing gaps in hedgerows, reinforce lower quality hedgerows with new planting and plant new hedgerows and hedgerow trees, particularly within open spaces. Make use of native species mixes. • Plant hedges as boundaries to fronts of properties and around open spaces. Plant trees along streets and within open spaces. Use native species where possible, but also consider 'near-natives' and non natives of benefit to wildlife, e.g. nectar, berries, habitat.

Landscape receptor (element or character area)	Overall Landscape Receptor Sensitivity	Brief description of predicted change	Proposed landscape mitigation
Movement and Public rights of way	Medium - High	Rights of way network within study area retained, but with some possible diversions of routes and/or change in character of routes to pass through more built up areas. Modifications to West Road/West Allington to allow safe ingress/egress of pedestrians, cyclists and vehicles to the development. Potential modifications to Miles Cross junction of A35/B3162.	<ul style="list-style-type: none"> Retain existing public rights of way within site and connections they make to the surrounding network. Minimise diversion of routes wherever possible. Maintain an open/green character to routes wherever possible. Create new cycle and footpath routes that link into the retained/diverted network, and which link to the proposed open spaces within and around the built area. Confine highway land take to minimal area required, limit use of signage and columns. Reinstate planting where highway modifications lead to any losses.
Landscape & Townscape Character:			
NCA139: Marshwood and Powerstock Vales including the Dorset AONB generally & Jurassic Coast World Heritage site	Medium - High	Noticeable change to the character of a relatively small part of the NCA, AONB and LCA, from farmed land to built development with open spaces and landscape planting both within the built area and at the peripheries, and consistent with emerging planning policy. Built area contained within a relatively low lying part of the landscape, well below the	<ul style="list-style-type: none"> Retain undeveloped character to the southern, more elevated and sloping land, similar to the existing character of slopes rising above built areas within the town, and to avoid breaking open skylines. Modify extents of development and densities to west, in response to the proximity to open countryside, but recognising location of busy bypass route. Retain existing field/hedgerow pattern wherever possible. Integrate open and green spaces throughout the built area to break up the urban form and provide visual softening.

Landscape receptor (element or character area)	Overall Landscape Receptor Sensitivity	Brief description of predicted change	Proposed landscape mitigation
Dorset AONB, Dorset County, West Dorset District: LCT: Brit Valley LCA: Undulating River Valley	Medium - High	<p>high ground of surrounding hills and ridges, close to the settlement, and consistent with the existing patterns of development. A number of areas of land would remain undeveloped, some of which may become areas of green infrastructure.</p> <p>No direct effects on the Jurassic Coast World Heritage site. Very limited potential for distant glimpses of rooflines of development on higher parts of site from area of very high ground at Thorncombe Beacon along South West Coast Path, to southwest.</p>	<ul style="list-style-type: none"> Retain as far as possible existing pattern of fields and bounding hedgerows. Avoid development within the floodplain, maintaining character of this area. Development layout to foster sense of a new community and neighbourhood, with strong links to the existing settlement. Street patterns, development layout and building materials to draw upon examples of good quality design and urban planning, particularly from Dorset. Extension and improvement of retained hedgerow structure, and creation of new ecological features that contribute to the wildlife value of the site. Retain visual links to the surrounding countryside and key features within the town wherever possible. Use structure planting to soften the appearance of built areas, new roads and individual buildings. Minimise alterations to landform and existing highway network.
Dorset AONB, Dorset County, West Dorset District: LCT: Wooded Hills LCA: Chideok Hills	High	<p>No direct effects on landscape features. Indirect effects on views from Eype Down, several isolated dwellings west of the A35 and several public footpaths, and publicly accessible land west and northwest of the study area. Change in perception of extents of settlement, with development forming an integral part of it.</p>	<ul style="list-style-type: none"> Retain field/hedgerow pattern wherever possible. Integrate open and green spaces throughout the built area and around it, to break up the urban form and provide visual softening. Use structure planting to soften the appearance of built areas, new roads and individual buildings.

Landscape receptor (element or character area)	Overall Landscape Receptor Sensitivity	Brief description of predicted change	Proposed landscape mitigation
Dorset AONB, Dorset County, West Dorset District: LCT: Wooded Hills LCA: Powerstock Hills	High	No direct effects on landscape features. Indirect effects on views from open hills immediately east of town and limited views from highest ground on hills south of Walditch. Relatively small change in perception of extents of settlement, with development forming an integral part of it.	<ul style="list-style-type: none"> Retain field/hedgerow pattern wherever possible. Integrate open and green spaces throughout the built area and around it, to break up the urban form and provide visual softening. Use structure planting to soften the appearance of built areas, new roads and individual buildings.
Built up areas in the vicinity of the study area to the north	Medium	Change to part of the setting of the built areas, through the introduction of new development. Indirect effect of views from residential and employment buildings towards new development, seen within a context of open and planted land retained to the south and west.	<ul style="list-style-type: none"> Retention of existing pattern of fields and bounding hedgerows. Retaining open space and planted boundaries between existing and new built areas. Reflecting characteristics of existing built areas. Careful consideration of lighting within built areas and along roads.
Built up areas in the vicinity of the study area to the east and southeast	Medium/ Low	Change to part of the setting of the built areas, through the introduction of new development. Indirect effect of views from residential and employment buildings towards new development.	

6. Appraisal of Visual Effects

- 6.1 These appraisals are based on a proposed mixed use development at Vearse Farm, broadly consistent with the details set out in policy BRID 1 of the West Dorset, Weymouth & Portland Draft Local Plan, and the brief description of development set out in section 4.
- 6.2 The potential effects of the proposed scheme on the visual receptors identified in Section 3 will be appraised according to the 'sensitivity' of the receptor and the 'magnitude' of the visual effects. These will then be combined to appraise the overall level of the visual effects in Table 5.3. Until the masterplan is fully developed, a broad-brush appraisal has been undertaken, based on the potential for development within the area defined by the draft site allocation in policy BRID 1.

Visual Receptor Sensitivity

- 6.3 The 'overall sensitivity to change' of the visual receptor is a combination of the 'susceptibility' of the receptor to the 'specific change' and the 'value' attached to it. Value has already been appraised in the baseline surveys in Table 3.3. The specific change in this case is the proposed scheme of mixed use development at Vearse Farm, Bridport.
- 6.4 Table 6.1 shows that the visual receptors with a 'high' sensitivity overall, encompass the users of the public rights of way, Open Access land and other publicly accessible land within the landscapes immediately surrounding the site and in the wider AONB, in reflection of the high quality of the existing views available from areas of high, open ground and susceptibility of these to change.
- 6.5 The availability of some existing views from the surrounding residential areas towards the study area, and in some cases toward the surrounding hills are also recognised. However, many existing views are also partly or fully screened by other buildings or existing vegetation. Similarly, views from the public footpaths crossing the site are changeable. As a reflection of the variation in these views, the overall sensitivity of the visual receptors is judged to be 'medium - high' overall. Other views are more restricted in their extent, as a result of existing screening elements, and although the receptors may be susceptible to change, there may be only limited perception of this change. As such the overall sensitivity is judged to be 'medium' and examples include users of the public footpath on the southern slopes of Ryeberry Hill, and non-vehicular road users on Broad Lane.

6.6 The 'low' sensitivity receptors encompass the occupants of vehicles using West Road/West Allington, the A35 bypass and Broad Lane as well as workers at places of employment north of the site. This is in reflection of the fleeting nature of views, and/or the presence of existing visual screening as well as the attention of the receptor being focused elsewhere.

Table 6.1: Visual Receptor Susceptibility and Overall Sensitivity

Potential visual receptor, photographic views, and approximate nearest distance to site & approximate elevation	Value of the view (Table 3.3)	Visual Receptor Susceptibility to Change	Overall Visual Receptor Sensitivity
Visual receptors within the study area:			
Users of public footpaths within the study area - Views 1 – 5 (within study area; below 10m AOD to over 45m AOD)	Medium - High	High	Medium - High
Residents at Vearse Farm, including the listed farmhouse - Views 2 & 2A (within study area; around 25m AOD)	Medium	High	Medium
Visual receptors south of the study area:			
Road users on Broad Lane (adjacent to study area; around 45-50m AOD)	Medium	Low (drivers) – Medium (walkers, riders, cyclists)	Low (drivers) – Medium (walkers, riders, cyclists)
Residents on south side of Broad Lane Views 1, 2, 14 & 17 (approximately 30m; over 50m AOD)	Medium - High	High	Medium - High
Thorncombe Beacon on the South West Coast Path - View 6 (1.9km; over 145m AOD)	High	High	High
Visual receptors west of the study area:			
Drivers on the A35 - Views 4 & 7 (up to 500m; below 20m AOD to over 50m AOD)	Low	Low	Low
Walkers using the open access land at Eype Down - View 7 (1km; 120m AOD)	High	High	High
Walkers using public footpaths west of the A35 - Views 8 & 9 (450m; 120m AOD)	High	High	High
Limited numbers of residents in the rural landscapes west of the A35 (400m; 50-60m AOD)	High	High	High
Visual receptors northwest and north of the study area:			
Walkers using the Permissive Path on Colmer's Hill - View 10 (1km; over 120m AOD)	High	High	High

Potential visual receptor, photographic views, and approximate nearest distance to site & approximate elevation	Value of the view (Table 3.3)	Visual Receptor Susceptibility to Change	Overall Visual Receptor Sensitivity
Walkers using the public footpath at the southeastern edge of Quarry Hill View 11 (1.4km; over 150m AOD)	High	High	High
Drivers on the B3162 West Road (adjacent to study area; around 10-30m AOD) - Views 12, 13 & 14 (adjacent to study area; around 10-30m AOD)	Medium	Low	Low
Pedestrians and cyclists using the B3162 West Road - Views 12, 13 & 14 (adjacent to study area; around 10-30m AOD)	Medium	Medium	Medium
Existing and future residents along West Road/West Allington and on the lower slopes of Allington Hill - Views 3, 12, 13, 14 & 16 (adjacent to study area to 200m; around 10-30m AOD)	Medium - High	High	Medium - High
Workers and visitors at Bridport Forge, West Road Garage and Bridport Medical Centre Views 3 & 8 (adjacent to study area; around 10m AOD)	Low – Medium	Low	Low
Users of the public footpath on the southern slopes of Ryeberry Hill View 15 (within 20m; 15m AOD)	Medium	High	Medium
Users of publicly accessible land on Allington Hill - Views 17 & 18 (300-400m; 60-80m AOD)	High	High	High
Visual receptors east of the study area:			
Residents at Skilling east of the study area - Views 19 & 20 (adjacent to 300m; 10-20m AOD)	Medium – High	High	Medium – High
Users of the public footpath (Dark Lane) along the western edge of Skilling View 20 (adjacent to study area; around 40-50m AOD)	Medium	High	Medium
Users of the public footpaths and Open Access land on the hills immediately east of the built up area at Bridport View 21 (1.6km; 85m AOD)	High	High	High
Users of Open Access land on the hills south of Walditch - View 22 (2.7km; over 110m AOD)	High	High	High

Appraisal of Potential Visual Effects

- 6.7 The appraisal shows that development within the study area would be visible at close to medium range distances, from the B3162 West Road/West Allington to the north, and from the residential properties and employment buildings/areas along this road. Given the relatively close proximity of the receptors to the proposed development, these views are likely to be mainly of the buildings near the northern edges of the development. This would give rise to some curtailment of views across open land from properties along the road, albeit these views are already screened in part by the existing vegetation along the edge of the study area, other buildings along the road, and by garden vegetation. Given that the River Simene corridor would remain undeveloped and the vegetation retained, there would be an element of separation maintained between some of the visual receptors and the new built area. It is possible that from the properties that rise up the slopes of Allington Hill to the north and northeast of the study area there would be more elevated views across a wider area of the built development, seen in context with views towards existing parts of the settlement that rise up the side slopes of the river valleys. It is intended to maintain the existing pattern of fields and hedgerow boundaries as far as possible to retain this character to the study area, and to take a well considered approach to the siting of open spaces and planting, as well as the heights and forms of buildings, to create a scheme that appears well integrated into its urban/rural fringe setting.
- 6.8 The built area would also be visible at close to medium range distances from the existing dwellings at Skilling to the east, from the southern end of the public footpath following Dark Lane, and from the properties along Broad Lane to the south. The majority of these receptors would benefit from the partial visual screen created by the retained lines of hedges and trees within and around the study area, and in some cases, by planting within the gardens of these properties. In addition to this, it is intended that development is set back from the study area boundaries in consideration of the amenity of the neighbouring properties. The dense and tall hedge along the southern boundary of the study area by Broad Lane creates a robust visual screen for drivers and recreational users, and potential views of the built area, given that this would be set well back from the lane and below the ridgeline, is likely to be limited to passing glimpses in winter.
- 6.9 The public footpaths crossing the site are intended to be retained, albeit some local diversions may be undertaken. As a result, users would have direct, close to medium range views towards built areas. Wherever possible the footpaths would be contained within 'green corridors' so that development is set back from the routes, and retained hedges would also provide partial visual screening. The proposed scheme should also seek to retain vistas and

views to surrounding landscape features, particularly Allington Hill to the north and Eype Down to the west from the paths crossing the area.

- 6.10 The listed building at Vearse Farm is located to the rear of a number of outbuildings and sheds, with the main façade facing south, so that views of development from here and from associated cottages are likely to be partly obscured.
- 6.11 As well as views towards the development, some of these visual receptors would experience reduced views across the study area and towards other features. For example, users of footpaths by the River Simene, and residents along West Road are likely to have reduced views toward the Broad Lane ridgeline and Eype Down.
- 6.12 While the A35 bypass runs alongside the study area, there are only fleeting views into it at the few gaps in the roadside vegetation or when leaf cover is reduced in winter. Any views of potential development would be limited to glimpses of the western fringes, except for a wider view from the east-bound carriageway on the descent from higher ground towards the Miles Cross junction.
- 6.13 Land west of the A35 rises steeply towards Eype Down, but nonetheless is undulating and with some areas of woodland and scrub vegetation. As a consequence, the built development would be seen in the existing panoramic views from private properties and publicly accessible land on open and high ground. Given that these views also encompass much of the settlement at Bridport, the development would appear as an integral extension to the existing built area. Similar, elevated and medium to long range views towards the development would be obtained from the publicly accessible hills to the northwest and north of the study area including from Quarry Hill, Colmer's Hill and Allington Hill. The development would appear within a relatively low lying area of land, with the steepest slopes to the south kept open. This is characteristic of the existing pattern of development at Bridport. Nonetheless, it is considered important to maintain the quality of the views from these more rural areas, and retaining as far as practicable the existing pattern of hedgerows would both retain a characteristic feature of the study area, and contribute to the softening of the setting of buildings, and their integration into the area.
- 6.14 From the publicly accessible, elevated and open parts of the hills at the eastern edge of Bridport, the development would also be seen in context with the existing settlement, with the latter dominating the view in the foreground. Again, maintaining the hedgerow pattern on the site and supplementing this with additional planting are considered important aspects of a careful design approach. There is also limited potential for glimpses of rooflines at the

southern part of the proposed built area from a high point on the South West Coast Path at Thorncombe Beacon. Careful consideration of building heights in this part of the built area and supplementary planting to the retained hedgelines would be important.

- 6.15 When viewed from areas of high ground around the town, the proposed development would not occupy land of greater elevation than existing built areas in Bridport, and would sit well below skylines. The available view between the high hills and ridges encircling the town would remain uninterrupted, and views towards the coastal cliffs and sea, and wider expanses of the Dorset AONB from these areas, maintained.
- 6.16 The review of the potential visibility of the proposed development demonstrates that careful consideration of the overall masterplan layout, building design, heights, and densities and the integration of open spaces, green routes and planting will all be important factors contributing to the mitigation of visual effects. Maintaining visual connections between the proposed development and the nearby town and surrounding countryside are also considered important in both integrating development and fostering an appreciation of the town's wider landscape setting.

Table 6.2 Summary appraisal of the potential visual changes and proposed mitigation measures

Potential visual receptor, photographic views, and approximate nearest distance to site & approximate elevation	Overall Visual Receptor Sensitivity	Brief description of predicted change	Proposed mitigation
Visual receptors within the study area:			
Users of public footpaths within the study area - Views 1 – 5 (within study area; below 10m AOD to over 45m AOD)	Medium - High	Direct views from sections of path within or close to development, some seen in context with views towards existing buildings within settlement.	<ul style="list-style-type: none"> • Maintain an open/green character along routes wherever possible. • Use structure planting to soften the appearance of built areas, new roads and individual buildings. • Integrate views/vistas to surrounding built/landscape features.
Residents at Vearse Farm, including the listed farmhouse - Views 2 & 2A (within study area; around 25m AOD)	Medium	Some potential for glimpses towards built development from the rear of the farmhouse, seen in context with other existing farm structures and buildings. Some views from areas around farmhouse to development, again partly obscured by farm buildings.	<ul style="list-style-type: none"> • Maintain building offset from Farm curtilage and integrate planting in this space where appropriate.
Visual receptors south of the study area:			
Road users on Broad Lane (adjacent to study area; around 45-50m AOD)	Low (drivers) – Medium (walkers, riders, cyclists)	Limited views due to dense lane-side hedgerow, but glimpses of southern edges of development may be available in winter.	<ul style="list-style-type: none"> • Maintain undeveloped slopes at southern edge of study area. • Use structure planting to soften the appearance of built areas.
Residents on south side of Broad Lane Views 1, 2, 14 & 17 (approximately 30m; over 50m AOD)	Medium - High	Medium range views mainly from upper floor windows towards development set back from the lane. Seen in context with existing views towards parts of Bridport. Views towards upper, open/wooded slopes at Allington Hill, Colmer's Hill and more distant AONB likely to be largely maintained.	

Potential visual receptor, photographic views, and approximate nearest distance to site & approximate elevation	Overall Visual Receptor Sensitivity	Brief description of predicted change	Proposed mitigation
Thorncombe Beacon on the South West Coast Path - View 6 (1.9km; over 145m AOD)	High	Limited potential for distant glimpses of rooflines of buildings in southern part of development.	
Visual receptors west of the study area:			
Drivers on the A35 - Views 4 & 7 (up to 500m; below 20m AOD to over 50m AOD)	Low	Potential for fleeting glimpses of buildings in western part of development, seen beyond existing roadside planting. Drivers on the east-bound carriageway descending the hill towards the Miles Cross junction would have a brief view across a wider part of the development.	<ul style="list-style-type: none"> • Maintain undeveloped areas/lower density development towards western edges of built area. • Use structure planting to soften the appearance of built areas.
Walkers using the open access land at Eype Down - View 7 (1km; 120m AOD)	High	Long range views from some elevated and open areas of Eype Down towards built development, seen as an extension to existing settlement. Views towards hills enclosing town to south and east, and wider/distant AONB landscapes to east would be retained.	<ul style="list-style-type: none"> • Retain as far as possible existing pattern of fields and bounding hedgerows. • Maintain undeveloped areas/lower density development towards western edges of built area. • Maintain open space along River Simene corridor. • Use structure planting to soften the appearance of built areas. • Integrate open spaces with planting, and tree planting within streets.
Walkers using public footpaths west of the A35 - Views 8 & 9 (450m; 120m AOD)	High	Medium to long range views from some sections of public footpath towards the built area, seen as an extension to existing settlement. Views towards hills enclosing town to south and east, and wider/distant AONB landscapes to east would be retained.	
Limited numbers of residents in the rural landscapes west of the A35 (400m; 50-60m AOD)	High	Medium range views from a limited number of isolated dwellings, towards the built area, seen as an extension to existing settlement. Views towards hills enclosing town to south and east, and wider/distant AONB landscapes to east would be retained.	

Potential visual receptor, photographic views, and approximate nearest distance to site & approximate elevation	Overall Visual Receptor Sensitivity	Brief description of predicted change	Proposed mitigation
<i>Visual receptors northwest and west of the study area:</i>			
Walkers using the Permissive Path on Colmer's Hill - View 10 (1km; over 120m AOD)	High	Long range views from the top of this very steep hill towards the built area, seen as an extension to existing settlement, and in context with views of Symondsby village. Development would sit below Broad Lane ridgeline with open land retained within fields alongside. Views towards Allington Hill, the coastal cliffs and sea, and the wider/distant AONB landscapes surrounding Bridport would be retained.	<ul style="list-style-type: none"> • Maintain undeveloped slopes at southern edge of study area. • Retain as far as possible existing pattern of fields and bounding hedgerows. • Maintain undeveloped areas/lower density development towards western edges of built area.
Walkers using the public footpath at the southeastern edge of Quarry Hill View 11 (1.4km; over 150m AOD)	High	Distant views from limited parts of Quarry Hill towards parts of the built area, with landform, vegetation and buildings in the intervening landscape creating a visual screen. Development seen as an extension to existing settlement, and in context with views of existing dwellings along the A35 at Miles Cross. Existing framed views towards the wider/distant AONB landscapes would be retained.	<ul style="list-style-type: none"> • Maintain open space along River Simene corridor. • Use structure planting to soften the appearance of built areas and integrate open spaces with planting, and tree planting within streets.
Drivers on the B3162 West Road (adjacent to study area; around 10-30m AOD) - Views 12, 13 & 14 (adjacent to study area; around 10-30m AOD)	Low	Close range, but passing views and glimpses towards the northern and northwestern parts of the built area.	<ul style="list-style-type: none"> • Retain as far as possible existing planted boundaries along northern edge of study area and supplement with additional hedge and tree planting in keeping with the character of the existing vegetation. • Carefully consider visual appearance, height and massing of proposed buildings.

Potential visual receptor, photographic views, and approximate nearest distance to site & approximate elevation	Overall Visual Receptor Sensitivity	Brief description of predicted change	Proposed mitigation
Pedestrians and cyclists using the B3162 West Road - Views 12, 13 & 14 (adjacent to study area; around 10-30m AOD)	Medium	Close range, but passing views and glimpses towards the northern and northwestern parts of the built area.	
Existing and future residents along West Road/West Allington and on the lower slopes of Allington Hill - Views 3, 12, 13, 14 & 16 (adjacent to study area to 200m; around 10-30m AOD)	Medium - High	Direct and close to medium range views towards built development, seen in some elevated views as an extension to the existing settlement. Residents on lower lying land and along the western section of West Road would see development alongside the road, or set back behind the River Simene and associated vegetation. Views from dwellings on higher ground to north may have some views across a wider area of development, but with undeveloped land retained by Broad Lane to south.	<ul style="list-style-type: none"> • Retain as far as possible existing pattern of fields and bounding hedgerows • Maintain open space and vegetation along River Simene corridor. • Retain as far as possible existing planted boundaries along northern edge of study area and supplement with additional hedge and tree planting in keeping with the character of the existing vegetation.
Workers and visitors at Bridport Forge, West Road Garage and Bridport Medical Centre Views 3 & 8 (adjacent to study area; around 10m AOD)	Low	Limited views towards the built area from the Forge and Garage, due to limited fenestration and partial screening by intervening vegetation along River Simene to be retained. Direct, close range views from south facing windows of Medical Centre and part of car park, with partial screening by retained riparian vegetation.	<ul style="list-style-type: none"> • Carefully consider density, visual appearance, height and massing of proposed buildings and amenity of nearby existing residents. • Use structure planting to soften the appearance of built areas and integrate open spaces with planting, and tree planting within streets.
Users of the public footpath on the southern slopes of Ryeberry Hill View 15 (within 20m; 15m AOD)	Medium	Limited views of parts of built development from southern end of path, on approach to West Road. Vegetation alongside the road would create a partial visual screen.	<ul style="list-style-type: none"> • Maintain undeveloped slopes at southern edge of study area.

Potential visual receptor, photographic views, and approximate nearest distance to site & approximate elevation	Overall Visual Receptor Sensitivity	Brief description of predicted change	Proposed mitigation
Users of publicly accessible land on Allington Hill - Views 17 & 18 (300-400m; 60-80m AOD)	High	Some clear views across much of built area seen from gaps in dense vegetation on lower slopes of the Hill. Development seen as an extension to existing settlement. Views from upper, more open land on Hill partly obscured by the landform and existing woodland. Wider views towards the coastline, Eype Down and Colmer's Hill, would be maintained.	
Visual receptors east of the study area:			
Residents at Skilling east of the study area - Views 19 & 20 (adjacent to 300m; 10-20m AOD)	Medium – High	Direct and close to medium range views towards built development, mainly from upper floor windows, and seen beyond existing vegetation to be retained, that would provide a partial visual screen. Views from more elevated properties to south would be oblique, with undeveloped land retained alongside Broad Lane. Wider views towards Eype Down maintained for properties towards the southwestern edge of Skilling.	<ul style="list-style-type: none"> • Retain as far as possible existing pattern of fields and bounding hedgerows • Carefully consider density, visual appearance, height and massing of proposed buildings, and amenity of neighbouring existing residents. • Use structure planting to soften the appearance of built areas and integrate tree planting within streets.
Users of the public footpath (Dark Lane) along the western edge of Skilling View 20 (adjacent to study area; around 40-50m AOD)	Medium	Some elevated views across built area from southern, open section of path, but views more obscured from lower sections of path.	<ul style="list-style-type: none"> • Maintain undeveloped slopes at southern edge of study area. • Use structure planting to soften the appearance of built areas.
Users of the public footpaths and Open Access land on the hills immediately east of the built up area at Bridport View 21 (1.6km; 85m AOD)	High	Long range views from elevated, open land towards parts of the built development, seen in context with wide views across the existing settlement. Wider views towards coastal cliffs, Eype Down, Colmer's Hill and more distant areas of AONB to north would be maintained.	<ul style="list-style-type: none"> • Retain as far as possible existing pattern of fields and bounding hedgerows • Carefully consider height and scale of proposed buildings. • Integrate open spaces with planting, and tree planting within streets.

Potential visual receptor, photographic views, and approximate nearest distance to site & approximate elevation	Overall Visual Receptor Sensitivity	Brief description of predicted change	Proposed mitigation
Users of Open Access land on the hills south of Walditch - View 22 (2.7km; over 110m AOD)	High	Distant views towards development in the northwestern part of the study area, seen as an extension to the existing settlement. Wider views to Colmer's Hill, Allington Hill and the wider AONB would be maintained.	<ul style="list-style-type: none"> Use structure planting and tree planting along streets, to contain development and soften the appearance of built areas.

7. Summary and Conclusions

- 7.1 An area of land to the west side of Bridport has been allocated in the emerging West Dorset, Weymouth & Portland Draft Local Plan, for an urban extension. The emerging Local Plan states that a continuing supply of housing is need to help meet the changing demographic and social needs of the area, and that development can bring many positive opportunities. In those areas particularly sensitive to change the emerging Local Plan states that the strategic objective will be to protect and enhance the outstanding natural and built environment and the local distinctiveness of places within the area.
- 7.2 The stated primary purpose of the Area of Outstanding Natural Beauty (AONB) is to conserve and enhance natural beauty. The AONB Management Plan 2014-2019 states that there is a need for additional new housing and associated infrastructure to support a growing population and growth in low-occupancy households. While this gives rise to potential for land-take and landscape and visual impacts, it states that sensitively sited and designed development can make a positive contribution to sustaining local communities and the landscape itself. It states that the policies of the plan support adaptation and mitigation in response to challenges, and state that the designation should be seen as an enabler of high quality development and enterprise.
- 7.3 The Vearse Farm site allocation area is broadly consistent with the study area considered in this appraisal, but the allocation site also includes land to the east and southeast that falls outside of Hallam Land's control.
- 7.4 The Draft Local Plan Policy BRID1 includes provision for around 760 new homes, 4ha of employment land, a replacement primary school and replacement residential care home, to be developed over a period of around 10 years. Primary vehicular access would be from the B3162 West Road to the north, there would be improvements to the Miles Cross junction of the A35 and B3162, and the development would accommodate sustainable travel options. The floodplain of the River Simene where it flows through the site, and other areas prone to surface water flooding, will be kept free of buildings. The design and layout should relate positively to the surrounding area and not have an adverse impact on the surrounding landscape and setting of the town. The layout also secures opportunities to provide improved access and recreational use and promote biodiversity within a network of spaces. Existing hedgerows should be retained where possible and provision for their future retention and management put in place. Some of the strategic planting within the site could be undertaken at an early stage.

- 7.5 This report includes an appraisal of the potential landscape and visual effects of development within the study area, in a manner consistent with the provisions of Policy BRID1. This includes recommendations for mitigation measures that could be incorporated to avoid, reduce or offset the potentially adverse effects.
- 7.6 The study area lies within the Dorset Area of Outstanding Natural Beauty (AONB), and is bound by surrounding roads including the A35 Bridport bypass, as well as existing built areas. The River Simene crosses the northern part of the site. There are no known ecological designations within the study area, however there is an existing network of hedges and trees along the boundaries of the various fields within it that provide potential foraging and community corridors for wildlife. Several public rights of way cross the study area, linking into the existing settlement and connecting with further routes into the surrounding countryside.
- 7.7 The study area is low lying in the eastern and northeastern area around the River Simene, and the land rises gently to the west and south. Vearse Farm is located in the central part of the site and the farmhouse is Grade II listed. Land south of the farm holding rises more steeply towards Broad Lane.
- 7.8 The study area lies adjacent to the existing settlement and has been separated from the wider rural landscape by the A35 bypass. While the study area contains features that contribute to local landscape character, such as the hedgerows and trees along field boundaries, its character is also strongly influenced by the urban land uses surrounding it. In addition, where it is visible from areas surrounding the town, the study area is seen in combination with a large part of the existing built area.
- 7.9 The proposed development would give rise to a change in the character of a relatively small part of the AONB, which already accommodates one of the few large settlements within the area. The development would result in part of the farmed land within the study area being given over to a development that is sympathetic to landform, sits well below skylines, and retains open land on the steeper slopes to the south. This would be consistent with the existing pattern of development within the town, and result in a development that appears as an integrated part of the existing settlement. Similar to the existing settlement, there would be open spaces and landscape planting both within the built area and at the peripheries, softening the built areas and its edges, and ensuring that the scheme sits comfortably within the vale landscape.
- 7.10 It is proposed to retain and where appropriate, enhance as much of the existing network of

hedgerows and trees on the site as possible. When coupled with additional new planting both within the development and surrounding it, this vegetation could provide a high level of visual containment and an attractive landscape setting to proposed development, facilitating integration into its urban/rural fringe setting. This would assist in mitigating any potential adverse effects on views from areas of land surrounding the study area, including any views from the Open Access/publicly accessible land, public rights of way and permissive paths in the rural areas surrounding the town. It would also contribute to protecting the amenity of existing residential properties surrounding the study area and which would have potential views towards development within it.

- 7.11 The hills and ridges that surround the study area, combined with the network of vegetation within and around the area, contain views and limit the extent of its visibility to a relatively small area. In turn, the undulating topography surrounding the site and vegetation within these landscapes, would limit the zone of visual influence (ZVI) of the proposed development, that is the extent to which it may be visible from surrounding areas.
- 7.12 The ZVI for the development is expected to extend to around 0.5km to the north and northeast, encompassing existing residential areas and users of the publicly accessible land at Allington Hill. The ZVI would extend to approximately 1.5km to the west and northwest, encompassing Eype Down and the footpaths and isolated dwellings west of the A35, as well as the publicly accessible land at Quarry Hill and Colmer's Hill. The ZVI would also include visual receptors located close to the eastern edges of the study area, and walkers on the open hills immediately east of the town up to around 2km distance. There would be some potential for visibility towards a small part of the built area from high ground on the steep hills south of Walditch, around 2.7km to the east.
- 7.13 The potential for views of development on the site would be more constrained from areas to the south of Broad Lane, with, only limited potential for glimpses of rooflines of buildings in the southern area of development, from Thorncombe Beacon on the South West Coast Path, around 1.9km to the southwest. No further views towards the built area are expected to be available from the wider coastline, coastal path or Jurassic Coast World Heritage Site, as a result of the containment of the study area by its landform.
- 7.14 In views from the hills and ridges surrounding the study area and town, the development would appear as an integrated extension to the existing settlement. Bridport already forms an important part of panoramic views from the areas of high ground surrounding the town, and the proposed development would in most views, be seen against or as part of this context of town set within a bowl of enclosing hills.

- 7.15 The built areas of the proposed development would not extend across the whole of the allocation site or study area. For example, a large area of open space would be retained within the defined floodplain of the River Simene, and would be complemented by a network of open spaces, green routes and play areas, that also integrate the public footpath network and additional planting. In keeping with existing views of built areas within Bridport that are seen to rise up the slopes of the valley sides, the higher and more steeply sloping land in the southern part of the study area would remain undeveloped. Further land would remain undeveloped to the west, near the A35 Bridport bypass and could accommodate structure planting to reinforce the landscape setting of development and soften views towards it from the west. The mitigation planting associated with the proposed scheme, particularly to the west, also has the potential to improve the appearance of the settlement fringe by providing additional planting to the west, as well as supplementing the biodiversity value of the area.
- 7.16 In summary, with appropriate masterplanning that adopts a sensitive approach to design, responding to the constraints and opportunities of the study area, setting development in the context of the existing settlement, and integrating a robust scheme of mitigation, it is considered that this could be developed in a manner that respects the AONB designation. This could also be achieved in accordance with the saved and emerging Local Plan policies and published landscape character assessment guidelines, while protecting important features, limiting effects on the wider AONB, and delivering a number of benefits to the development and wider town.

Appendix A: Methodology for the Assessment of Landscape and Visual Effects

The assessment has been prepared with reference to the Guidelines for Landscape and Visual Impact Assessment (GLVIA) Third Edition, published by the Landscape Institute and the Institute of Environmental Management & Assessment in 2013. This relies on an appreciation of the existing landscape and visual setting, a thorough understanding of the development proposals, evaluation of the magnitude of change predicted to result from the development, the sensitivity to change of the landscape and of the existing people with views, and the potential to mitigate impacts.

This assessment will be used when assessing the development proposals as part of the Environmental Impact Assessment, and has been used in the preparation of this landscape and visual appraisal report. The assessment will consider effects both at the construction and operational phases, considering direct and indirect, temporary and permanent, and short and long term effects.

Landscape Assessment Methodology

Nature of landscape receptor - 'Sensitivity'

The nature of the landscape receptor, expressed as 'Overall Landscape Sensitivity' has been evaluated by combining judgements about attached Values, such as designations, scenic quality, landscape condition and characteristics and Susceptibility to Change arising from the type of development proposed. These assessments have been informed by the published Landscape Character Assessments for the area as well as findings from the site visit.

In this assessment, landscape value and receptor susceptibility are categorised as set out in Tables A.1 to A.2 below, and then considered in combination, as shown in Table A.3.

Table A.1: Landscape Value Criteria

Landscape Value	Criteria
High	A landscape element or area of high scenic/ perceptual qualities in good condition. Highly valued for its quality and/or landscape character, and may be designated at national or regional level, such as National Parks, Areas of Outstanding Natural Beauty, and Registered Parks and Gardens
Medium	A landscape element or area of medium scenic/ perceptual qualities, in at least moderate condition. Valued at a regional or district level, for example, through designation, such as Areas of Special Landscape Quality, or Conservation Areas. If local planning authorities do not make local designations for landscape, this category may still include undesignated landscapes with some of the following: <ul style="list-style-type: none"> • High scenic quality • Intact landscape character • Presence of rare elements/ features in the landscape • Features of particular landscape, wildlife, earth science or cultural heritage importance • Recreation value • Perceptual qualities such as wildness and/or tranquillity • Historical associations
Medium/ Low	An undesignated landscape that has some landscape features that contribute to its sense of place and may be of value to the local community, but that may be in mixed condition and include some detractors that weaken its overall character and scenic quality.
Low	A landscape element or area with few or no scenic/ perceptual qualities and in poor condition, not particularly valued, and not designated.

In addition, reference has been made to Department for Transport guidance on environmental impact assessment. While written specifically for transport schemes, these they are also useful in describing townscape baseline conditions and assessing effects on townscape. DMRB Volume 11 (1993) states that the assessment of the townscape character and quality should take into account:

- Assessment of character and quality.
- The physical structure of the area, the sequence of spaces and built forms, harmonious compositions of spaces and built forms either accidental or designed, and taking into account the effects of planned future development.
- Urban Conservation areas.
- The settings of individual buildings and groups of buildings.
- Important monuments or buildings and areas of townscape.
- The enhanced importance of open green spaces and of vegetation in urban areas. The value of individual trees.

- Open space of both local and regional value.
- Detail of local building materials and styles, pavings and street furniture, statuary (public art) etc that are important components of local character; also materials worthy of salvage.
- The fact that an area has become run down may not reduce its quality or value in townscape terms. Areas capable of improvement should be noted.

The Transport Analysis Guidance (TAG) methodology (2014) similarly describes and appraises the value and importance of characteristic townscape features and how the proposals may affect these. TAG has been recently updated to take an 'Environmental Capital' approach, described as the term used to describe site or location specific elements of the environment that provide qualities and functions which are considered by the community to be of particular value, whether designated or not. The TAG methodology has been adapted to briefly appraise the baseline townscape character of the built areas in close proximity to the site, and takes account of:

- **Layout**, taking to account the way that buildings, routes and open spaces are placed in relation to each other, as well as the underlying topography. Also considers urban grain - the pattern of the arrangement and area of buildings and their plots, and the degree to which the pattern of streets and junctions are small and frequent (fine grain) or large and infrequent (coarse grain).
- **Density and mix** - the amount of floorspace of buildings relative to an area and the range of uses. Density determines the intensity of development and with mix contributes to the vitality and viability of a townscape.
- **Scale** - the size of buildings and structures in the townscape in relation to their surroundings. It can be understood in terms of the height and mass of buildings and structures. Height determines the relationship between buildings, structures and spaces and the visual impact on views, vistas and skylines.
- **Appearance** - includes building design and materials, and their local distinctiveness.
- **Human interaction** - this term relates to the way people interact with the urban environment. A major element in this relationship is how the community works in terms of interactions in those places that together contribute to townscape.
- **Cultural** - how townscape elements of a traditional or historic nature contribute to townscape character. For example, built forms and architectural styles, the presence of coherent groups of buildings or distinctive street patterns, and notable and cherished buildings and other cherished features.

Table A.2: Landscape Susceptibility to Change Criteria

Landscape Susceptibility to Change	Criteria
High	An area where landscape character would be noticeably changed by the proposed scheme, either due to the loss of important or distinctive landscape elements or features, or due to the introduction of new elements that are not typical of the area. The potential for intrusive development may also be due to a relatively open character with few elements that could screen the proposed development. Overall, a landscape or element with low tolerance to change of the type proposed.
Medium	A landscape or element which is partially tolerant to change of the type proposed. This may be due to the presence of existing landscape detractors or the relative lack of a strong concentration of typical landscape characteristics. The capacity of the landscape to accept change may also be due to the presence of some elements that may screen the proposed scheme, such as vegetation, buildings or landform features.
Low	A landscape or element that is tolerant of substantial change of the type proposed. This may be due to a lack of existing distinctive landscape elements or characteristics, the presence of a number of landscape detractors or the presence of elements that may screen the proposed scheme.

Table A.3: Overall Landscape Sensitivity

Landscape Susceptibility to Change (from Table A.2)	Value (from table A.1)			
	High	Medium	Medium/Low	Low
High	High	Medium	Medium/Low	Low
Medium	Medium	Medium	Medium/Low	Low
Low	Low	Low	Low	Low

Nature and level of landscape effect - 'Magnitude of Change'

The nature and level of the landscape effects, expressed as '*Overall Magnitude of Change*', has been evaluated by combining judgements about *Size/Scale* of effect (Table A.4), *Geographical Extent* of effect (Table A.5), and *Duration* of effect (Table A.6). The proposed scheme is considered to be permanent, and therefore 'irreversible' development, albeit visual effects do change with time due to the growth of mitigation planting.

Table A.4: Landscape of Scale/ Size Effects Criteria

Landscape Scale/ Size of Change	Criteria
Major adverse	The proposals would be at total variance with the key characteristics of the existing landscape/townscape; and/or there would be a very noticeable loss or change in landscape elements, features or characteristics; and/or cause a very high quality landscape to be permanently changed and its quality diminished.
Moderate adverse	The proposals would noticeably be at odds with the key characteristics of the existing landscape, would noticeably change the condition or character of the landscape, and/or would result in the partial loss or alteration to one or more key landscape elements, features or characteristics.
Minor adverse	The proposals would not quite fit with the key characteristics of the existing landscape, and/or there would be minor loss of or alteration of landscape elements, features or characteristics.
Negligible adverse	The proposals would create a just discernible loss, or alteration to the key characteristics of the existing landscape.
Neutral	The proposals may not be uncharacteristic of the existing landscape; may complement the scale, landform and pattern of the landscape and/or townscape; or may maintain existing aspects of the quality and character of the landscape or townscape. The proposals incorporate measures for mitigation to ensure that the scheme will blend in well with surrounding landscape/townscape features and elements.
Negligible beneficial	The proposals would create a just discernible improvement to the quality and key characteristics of the landscape and/or townscape;
Minor beneficial	The proposals have the potential to slightly improve the quality and key characteristics of the landscape and/or townscape; and/or enable some restoration of damage caused by existing land uses or development.
Moderate beneficial	The proposals have the potential to noticeably improve aspects of the quality and key characteristics of the landscape and/or townscape; and/or remove or restore damage caused by existing land uses or development.
Major beneficial	The proposals have the potential to enhance or re-create numerous aspects of the quality and key characteristics of the landscape and/or townscape with new features characteristic of the local area and an improved visual amenity.

Table A.5: Geographical Extent of Landscape Effects Criteria

Landscape Extent of Effect	Criteria for Landscape Receptors
Larger scale	Effects on landscape characteristics or elements influence a wide area, and may cover several landscape character areas.
Medium scale	Effects on landscape characteristics or elements occur within the scale of the local landscape character area(s) of the site, or over a less extensive area than these are defined.
Site setting	Effects on landscape characteristics or elements occur within the site and its immediate setting only.
Site level	Effects on landscape characteristics or elements are localised, occurring only within the site, or parts of it.

Table A.6: Duration of Effect Criteria

Duration	Criteria
Long term	more than 15 years
Medium term	7 to 15 years
Short term	0 to 6 years

Table A.7: Overall Magnitude of Landscape Effects

Overall Magnitude of Effect	Criteria
High adverse/beneficial	Effects of major scale/ size affecting larger, medium or site setting geographical extent over the long or medium term.
Medium adverse/beneficial	Effects of major scale/ size affecting site level geographical extent over the long or medium term, or Effects of major size/ scale affecting larger, medium, site setting or site level geographical extent over the short term, or Effects of moderate scale/ size affecting larger, medium, site setting or site level geographical extent and over the long or medium term.
Low adverse/beneficial	Effects of moderate scale/ size affecting larger, medium, site setting or site level geographical extent and over the short term. Effects of minor scale/ size affecting the larger, medium, site setting or site level scale over the long or medium term.
Negligible adverse/beneficial	Effects of minor scale/ size affecting the larger, medium, site setting or site level scale over the short term. Effects of negligible scale/ size affecting the larger, medium, site setting or site level geographical extent and over the long/ medium or short term.

Level and Significance of Landscape Effects

The 'Overall Level of the Landscape Effects' is derived by combining the judgements about the sensitivity of the landscape receptor and the magnitude of change, as shown in Table A.8 below. For

the purposes of this assessment, impacts of 'moderate' and above are considered to be 'significant'.

Table A.8: Assessment of Overall Level of Landscape Effects

Landscape Receptor Sensitivity (from Table A.3)	Overall Magnitude of Landscape Effects (from Table A.7)			
	High Adverse/ Beneficial Effect	Medium Adverse/ Beneficial Effect	Low Adverse/ Beneficial Effect	Negligible Impact or Benefit
High	Major	Moderate	Minor	Negligible
Medium	Moderate	Moderate	Minor	Negligible
Medium/Low	Moderate/ Minor	Minor	Minor	Negligible
Low	Minor	Minor/ Negligible	Negligible	Negligible

Visual Assessment Methodology

Nature of visual receptor - 'Sensitivity'

For there to be a visual effect there is the need of a viewer (receptor). Receptors are those people within or using residential properties, work places, roads, railways and footpaths and recreational facilities used by the public that would be likely to experience a change in their existing views as a result of the construction and operation of the proposed development.

The nature of the visual receptor, expressed as '*Overall Visual Receptor Sensitivity*' has been evaluated by combining judgements about *Values* attached to views and *Susceptibility to Change* of the type proposed. These assessments have been informed by the findings from the site visit and where appropriate, published documents. In this assessment, visual receptor value and susceptibility are ranked as set out in Tables A.9 to A.10 below. These two elements are then considered together, as shown in Table A.11.

Table A.9: Visual Receptor Value Criteria

Visual Receptor Value	Criteria
High	Views with high scenic value, views to heritage assets or valued landscape features. Recognition of value shown through planning designations or in relation to heritage assets. Views may be referenced in tourist guides or maps and accompanied by facilities to facilitate their enjoyment, such as parking or interpretation boards.
Medium	Views of medium scenic value. Views not necessarily promoted widely for their value, but may be appreciated by the local community as a popular place to walk/visit.
Low	Views are of lesser value for example, due to landscape detractors, and/or may only be experienced for periods of shorter duration, such as from roads or railways.

Table A.10: Visual Receptor Susceptibility to Change Criteria

Visual Receptor Susceptibility to Change	Criteria
High	<ul style="list-style-type: none"> • Residents at home • People engaged in outdoor recreation whose attention is likely to be focused on the landscape and particular views. • Visitors to heritage assets or other attractions where views are an important contributor to the experience. • Communities where views contribute to the landscape setting enjoyed by residents.
Medium	<ul style="list-style-type: none"> • Travellers on road, rail or other transport routes, where travel involves recognised scenic routes. • Users of roads or lanes for recreational uses (e.g. walking, horse riding, cycling etc.). • Users of recreational facilities such as golf courses or parks, where the views contribute to the enjoyment of the facility. • People at their place of work where views are an important contributor to the setting and quality of working life.
Low	<ul style="list-style-type: none"> • Vehicle users on roads used principally for passage, where the attention is not necessarily focused on the view. • People engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views of the landscape. • Occupants of places of work whose attention would be focused on the work and where the setting is not important to the quality of working life.

Table A.11: Overall Visual Receptor Sensitivity

Visual Receptor Susceptibility to Change (from Table A.10)	Value (from table A.9)		
	High	Medium	Low
High	High	Medium	Low
Medium	Medium	Medium	Low
Low	Low	Low	Low

Nature and level of effect - 'magnitude of visual change'

Similar to the assessment of landscape effects, the nature of the visual effects, expressed as 'magnitude of visual change', has been evaluated by combining judgements about Size/ Scale of effect (Table A.12), Geographical Extent of effect (Table A.13), and Duration of effect (Table A.6), to derive an overall magnitude of effects (Table A.14). The proposed development is considered to be permanent, that therefore 'Irreversible', albeit visual effects do change with time due to the growth of mitigation planting.

Table A.12: Visual Scale/ Size of Effect Criteria

Size/ Scale of Effect	Criteria
Major adverse	Where the development would cause a dominant or complete change to the composition of the view, and the appreciation of landscape character, contrasting in terms of form, scale and mass, height, colour and/or texture. Views of the scheme are unlikely to be screened to any extent.
Moderate adverse	Where the development would cause a clearly noticeable change in the existing view, which would have some effects on its composition, and/or the appreciation of landscape character. It would not result in a dominant change to the view however, and the overall effect is likely to be mitigated due to distance from the viewer, complementary design, colours or textures, or the presence of some screening elements.
Minor adverse	Where the development would cause a perceptible change in the existing view, but would not materially affect its composition, or the appreciation of landscape character, either due to its distance from the viewer, the presence of screening elements or complementary design, colours and textures. Views of the proposals are more likely to be glimpsed or partial than full.
Negligible adverse	Where the development would cause a barely perceptible change in the existing view due to either the presence of screening elements or distance from the viewer. While the development or a part of it may be visible, it would not result in change to the overall composition of the view, or landscape character of the area.
Neutral	Where the development would cause a change to the view, but would be in keeping with the existing elements of the view, thus having neither an adverse or beneficial effect.
No change	The development would not alter the existing view.
Negligible beneficial	Where the development would cause a barely perceptible improvement in the existing view.
Minor beneficial	Where the development would cause a perceptible improvement in the existing view, and slightly improving the overall scene, for example through mitigation or enhancement measures or removal of a detracting features from the view.
Moderate beneficial	Where the development would cause a clearly noticeable improvement in the existing view, moderately improving the overall scene, for example through mitigation or enhancement measures, or the removal of one or more notable detracting features from the view.
Major beneficial	Where the development would cause a dominating improvement to the existing view, markedly improving the overall scene, for example through major mitigation or enhancement measures, and/or the removal of a number of notable detracting features from the view.

Table A.13: Geographical Extent of Visual Effects Criteria

Visual Geographical Extent of Effect	Criteria for Visual Receptors
Wide extents	Direct views, or oblique views, at close range and resulting in change to the view over a noticeable horizontal and/or vertical extent. Views of the development may be either full or partial.
Medium extents	Direct or indirect views, or oblique views, up to medium distance and resulting in change to the view over a moderate horizontal and/or vertical extent. Views of the development may be either full or partial.
Limited extents	Very oblique views, or views from medium to long distance, and resulting in change to the view over a small horizontal and/or vertical extent. Views of the development may be full, partial or glimpsed.
Negligible	Views from long distance), and/or resulting in a barely perceptible change to the view.

Table A.14: Overall Magnitude of Visual Effects

Overall Magnitude of Effect	Criteria
High adverse/beneficial	Effects of major scale/ size affecting all geographical extents over the long or medium term.
Medium adverse/beneficial	Effects of major scale/ size affecting all geographical extents over the short term, or Effects of moderate scale/ size affecting all geographical extents over the long or medium term.
Low adverse/beneficial	Effects of moderate scale/ size affecting all geographical extents over the short term, or Effects of minor scale/ size affecting all geographical extents over the long or medium term.
Negligible adverse/beneficial	Effects of minor scale/ size affecting all geographical extents over the short term. Effects of negligible scale/ size affecting all geographical extents over the long/ medium or short term.
Neutral	Effects of any scale/ size affecting any geographical extents over the short, medium or long terms, but the development is in keeping with existing elements, thus having neither an adverse or beneficial magnitude of effect.

Level and Significance of Visual Effects

The Overall Level of the Visual Effects is judged by combining the assessments of the Overall Sensitivity of the visual receptor and the Magnitude of Change, as shown in Table A.15. The assessment assumes that the proposed landscape mitigation measures would be in place and makes judgements for the effects when the development is complete, but taking into account mitigation planting. For the purposes of this assessment, impacts of 'moderate' and above are considered to be 'significant'.

Table A.15: Assessment of Overall Level of Visual Effects

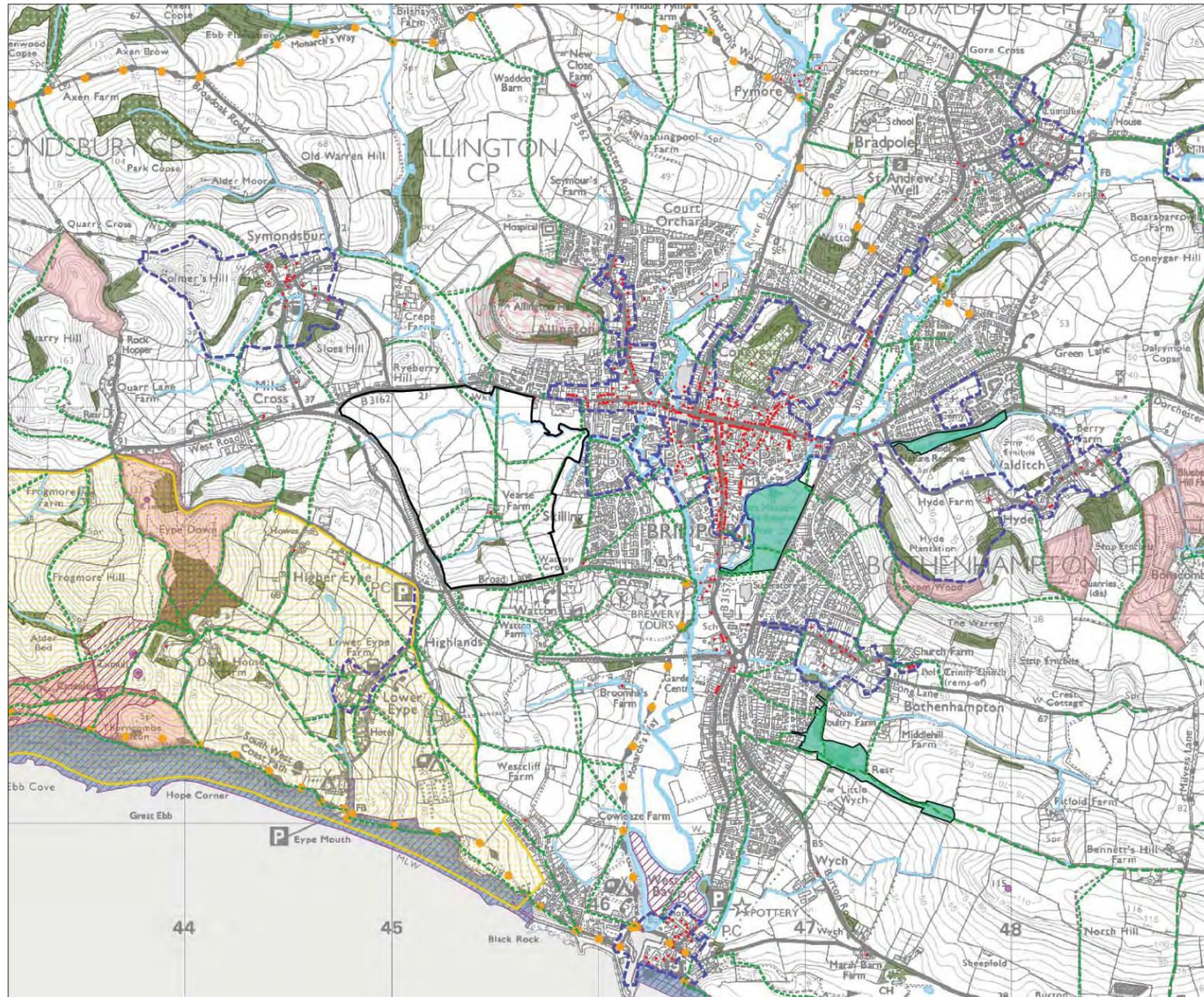
Overall Sensitivity of Visual Receptor (from Table A.11)	Overall Magnitude of Visual Effects (from Table A.14)				
	High	Medium	Low	Negligible	Neutral
High	Major	Moderate	Minor	Negligible	Neutral
Medium	Moderate	Moderate	Minor	Negligible	Neutral
Low	Moderate/ Minor	Minor	Negligible	Negligible	Neutral



-  Study area
-  Main settlements
-  A-roads
-  B-roads and local routes
-  Principal areas of vegetation
-  Watercourses

Topography - Land height Above Ordnance Datum (AOD):



-  Study Area
-  Principal areas of existing vegetation/woodland
-  Ancient Woodland
-  Access land (Countryside and Rights of Way Act 2000)
-  Other publicly accessible land (Woodland Trust owned)
-  Local Nature Reserve (LNR)
-  Registered Historic Parks and Gardens
-  Sites of Special Scientific Interest (SSSI)
-  Special Areas of Conservation (SAC)
-  Conservation Area
-  Scheduled Ancient Monument
-  Listed Building
-  Footpath
-  Bridleway
-  National Trail
-  Heritage Coast (West Dorset adopted Local Plan 2006, saved policy SA2 Heritage Coast Protection)

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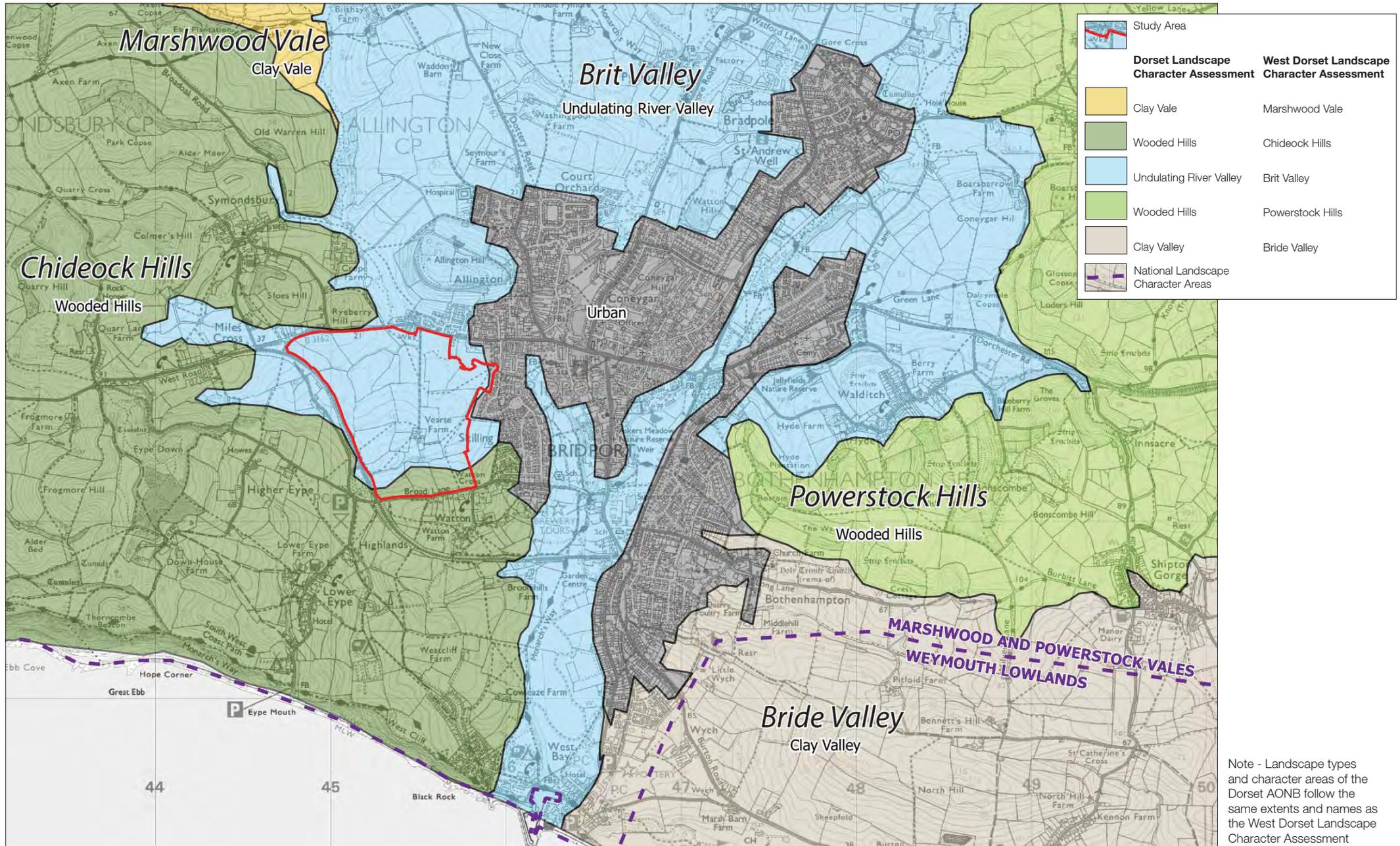
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project	Vearse Farm, Bridport - Landscape & Visual Assessment
client	Hallam Land Management
date	23/09/2014
drawn by	SL/DL
checked by	DL

drawing	Landscape Designations and Features
job no.	SNUD202945
figure.	2
rev	B (29/10/2014)

scale | 1:20,000 @ A3





Note - Landscape types and character areas of the Dorset AONB follow the same extents and names as the West Dorset Landscape Character Assessment

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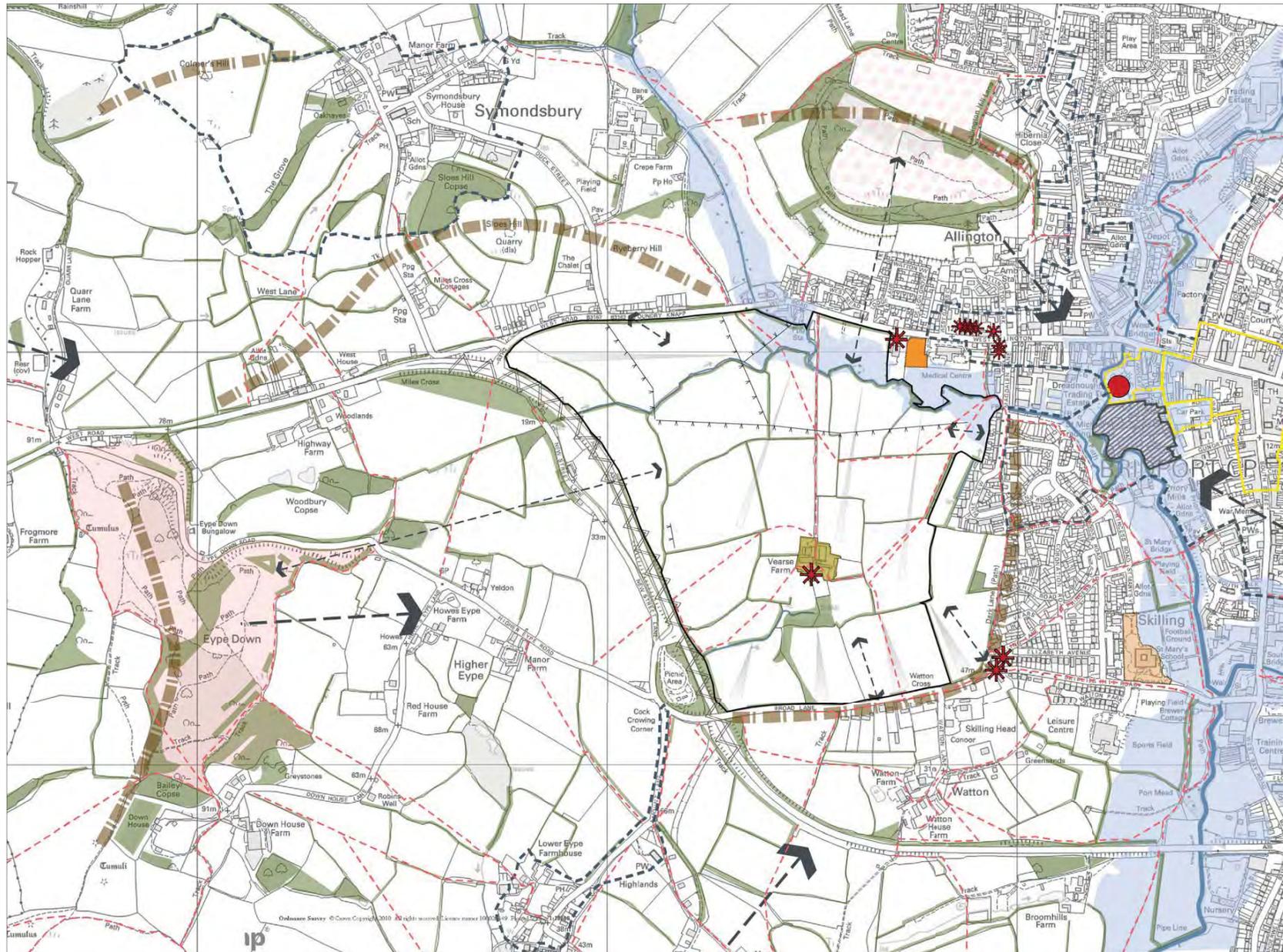
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project | Vease Farm, Bridport - Landscape & Visual Assessment
 client | Hallam Land Management
 date | 23/09/2014
 drawn by | SL/DL
 checked by | DL

drawing | Landscape character
 job no. | SNUD202945
 figure. | 3
 rev | B (29/10/2014)

scale |





-  Study area
-  Watercourse and approximate floodplain (Source: Environment Agency web-based Flood Map, Flood Zones 2 & 3)
-  Principal woodlands, hedgerows and hedgerow trees
-  Public rights of way
-  Major transport route
-  Timber posts supporting low-rise overhead cables crossing the study area (approximate alignment)
-  Open Access land
-  Other publicly accessible land
-  Listed buildings within and close to study area
-  Gentler slopes in northern parts of study area
-  Steeper slopes south of Vearse Farm
-  Elevated views towards and across Bridport
-  Intervisibility between study area and surrounding areas
-  Ridgelines/ visual thresholds
-  Bridport bus/ coach station
-  Conservation Area (including extension at 'The Garden Suburb of Skilling')
-  Residential development under construction
- Draft Local Plan (June 2013):
-  Policy BRID2 - Land off Skilling Hill Road (draft allocation for residential development subject to a replacement school on the Vearse Farm site)
-  Policy BRID4 - Town Centre Area
-  Policy BRID4 - Extension to Town Centre
-  Policy BRID5 - St Michael's Trading Estate

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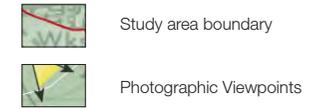
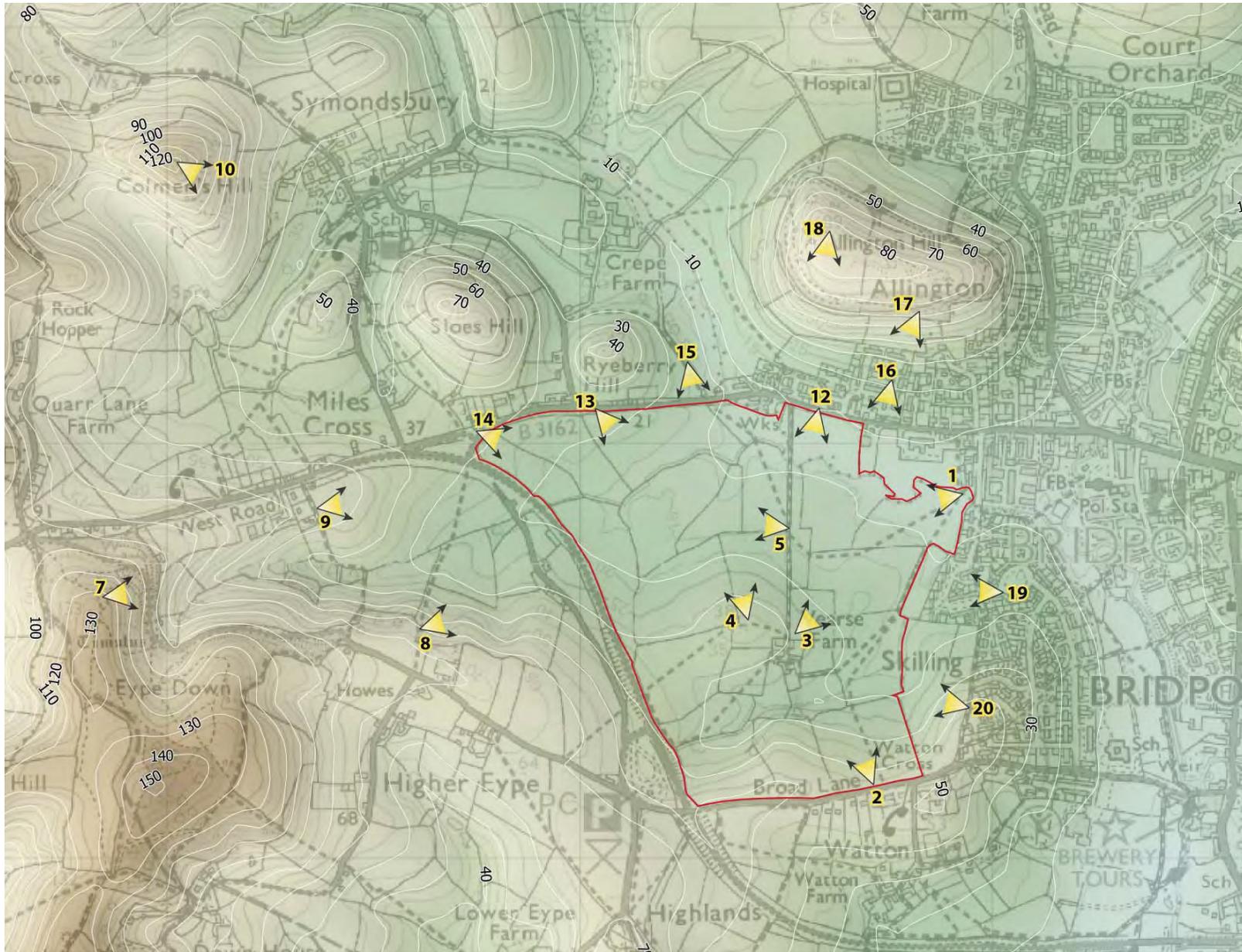
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project	Vearse Farm, Bridport - Landscape & Visual Assessment
client	Hallam Land Management
date	23/09/2014
drawn by	SL/DL
checked by	DL

drawing	Landscape Constraints & Opportunities
	SNUD202945
job no.	4
figure.	4
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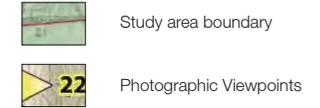
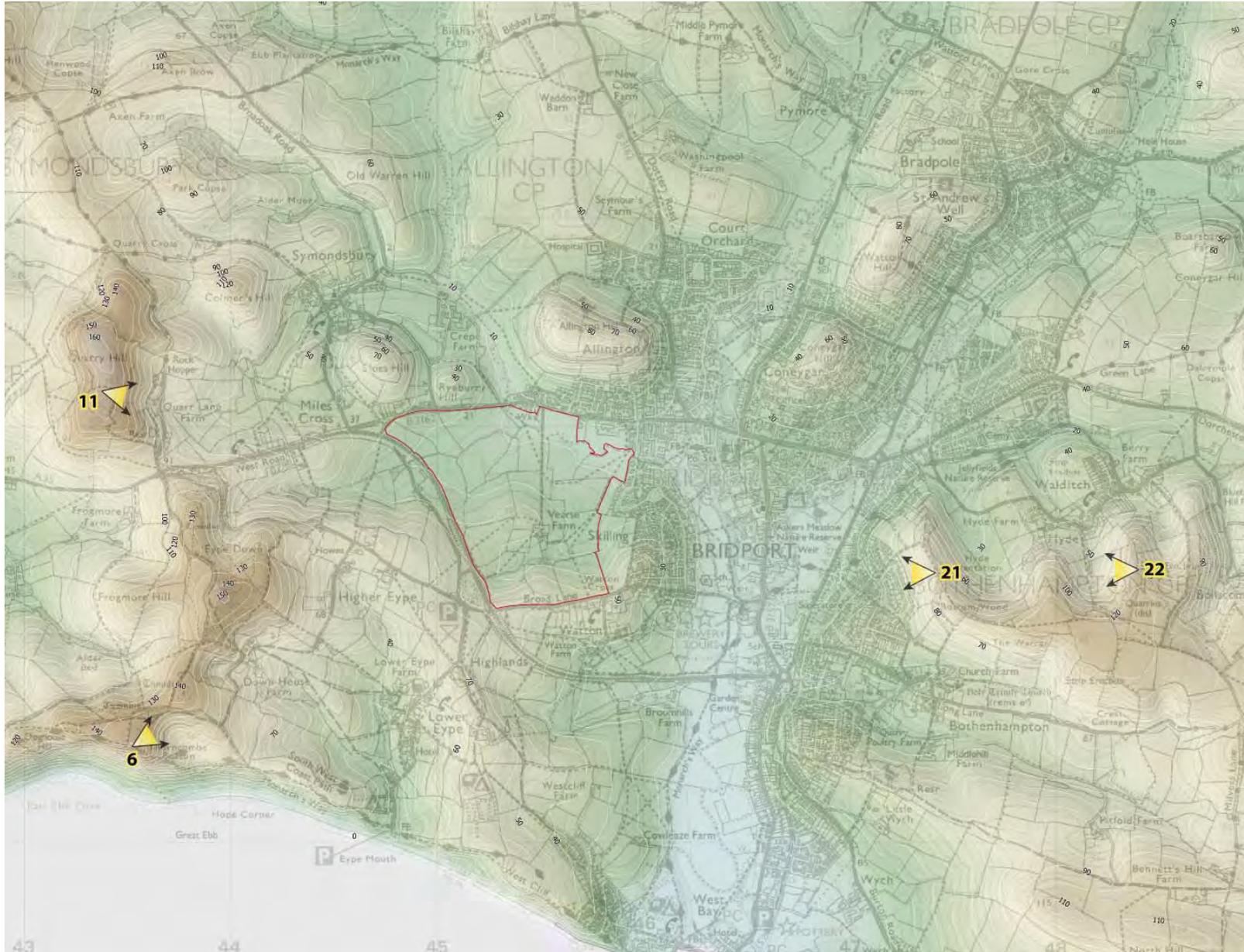
project | Vease Farm, Bridport - Landscape & Visual Assessment
 client | Hallam Land Management
 date | 23/09/2014
 drawn by | SL/DL
 checked by | DL

drawing | Topography and viewpoints

job no. | SNUD202945
 figure. | 5
 rev | B (29/10/2014)

scale | 1:10,000 @ A3





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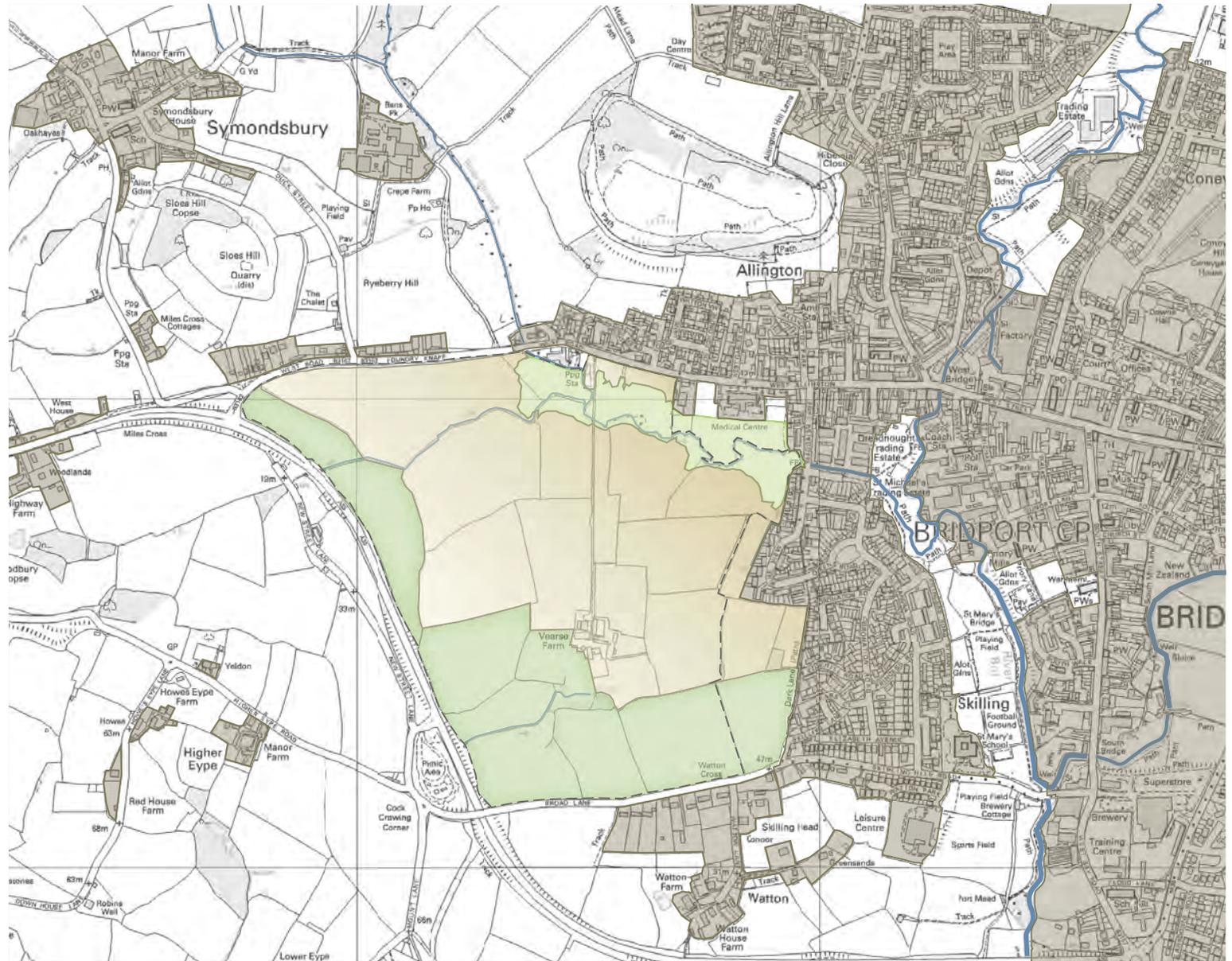
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client	Hallam Land Management
date	23/09/2014
drawn by	SL/DL
checked by	DL

drawing | Topography and wider viewpoints

job no.	SNUJ202945
figure.	6
rev	B (29/10/2014)

scale	1:20,000 @ A3
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-  Study area
-  Existing settlement, villages and hamlets
-  Existing rivers/ streams
-  Land identified in the Pre-Submission Draft Local Plan (June 2012) with proposed modifications (June 2013), for a mixed use urban extension, subject to draft Policy BRD1.
-  Land along River Simene corridor - 'public open space'
-  Land to the south and west of the main development area - 'public open space'

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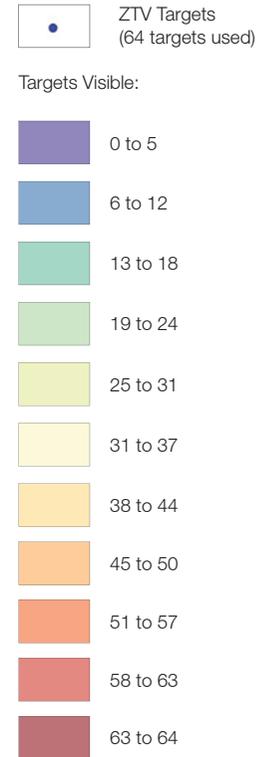
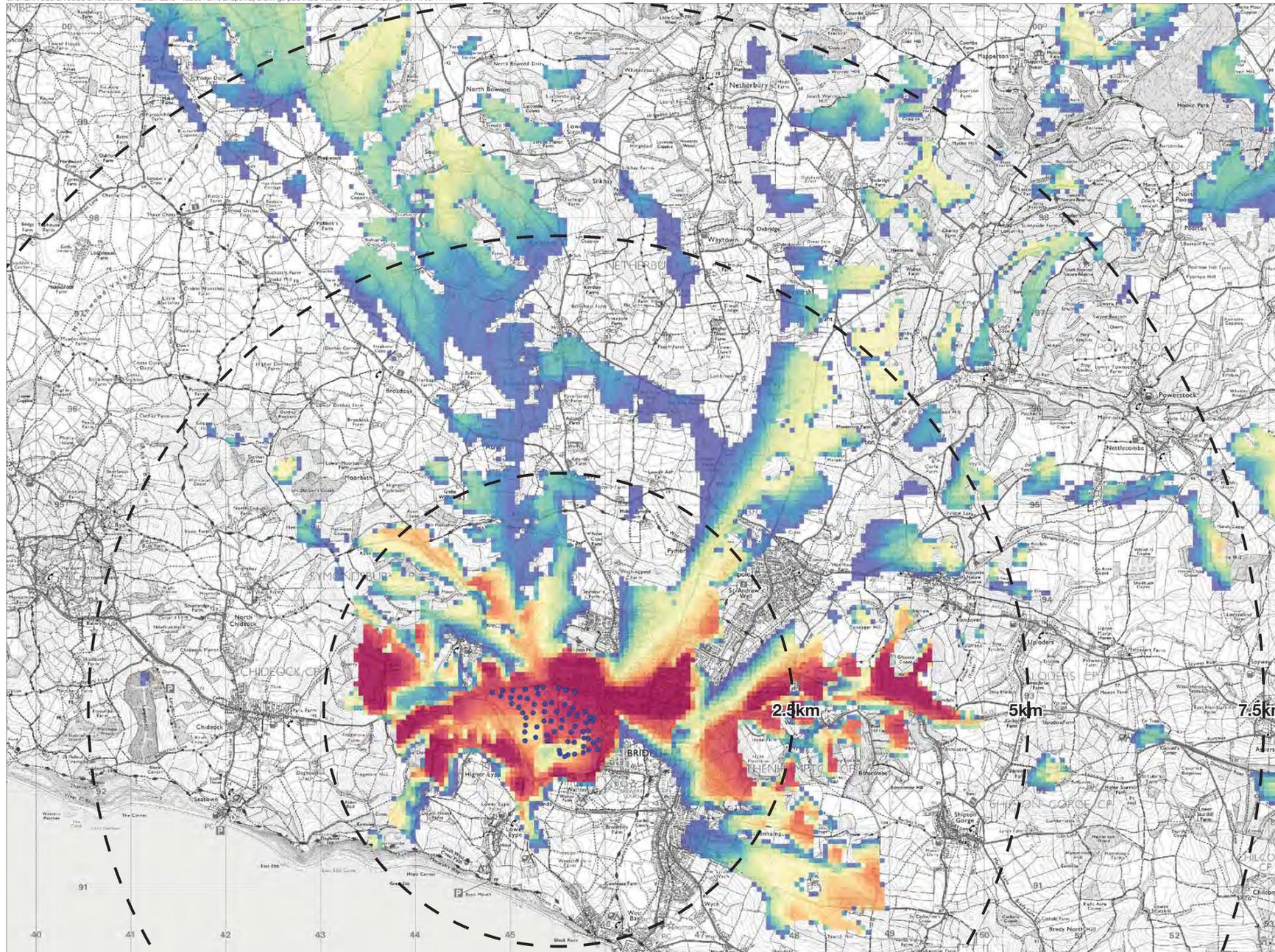
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project	Vearse Farm, Bridport - Landscape & Visual Assessment
client	Hallam Land Management
date	23/09/2014
drawn by	SL/DL
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drawing	Draft allocation for 'Vearse Farm Urban Extension'
job no.	SNUD202945
figure.	7
rev	B (29/10/2014)

scale | NTS





ZTV target height: 10m
 ZTV observer eye height: 1.5m
 Based on draft site allocation (West Dorset, Weymouth & Portland Draft Local Plan Pre-Submission Draft, June 2012)

Note: the ZTV is based on a total of 64no. targets distributed to represent the full extents of the draft site allocation

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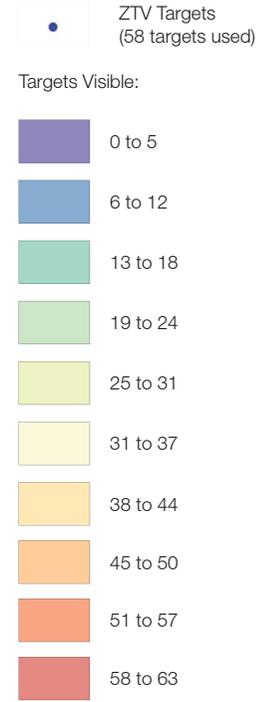
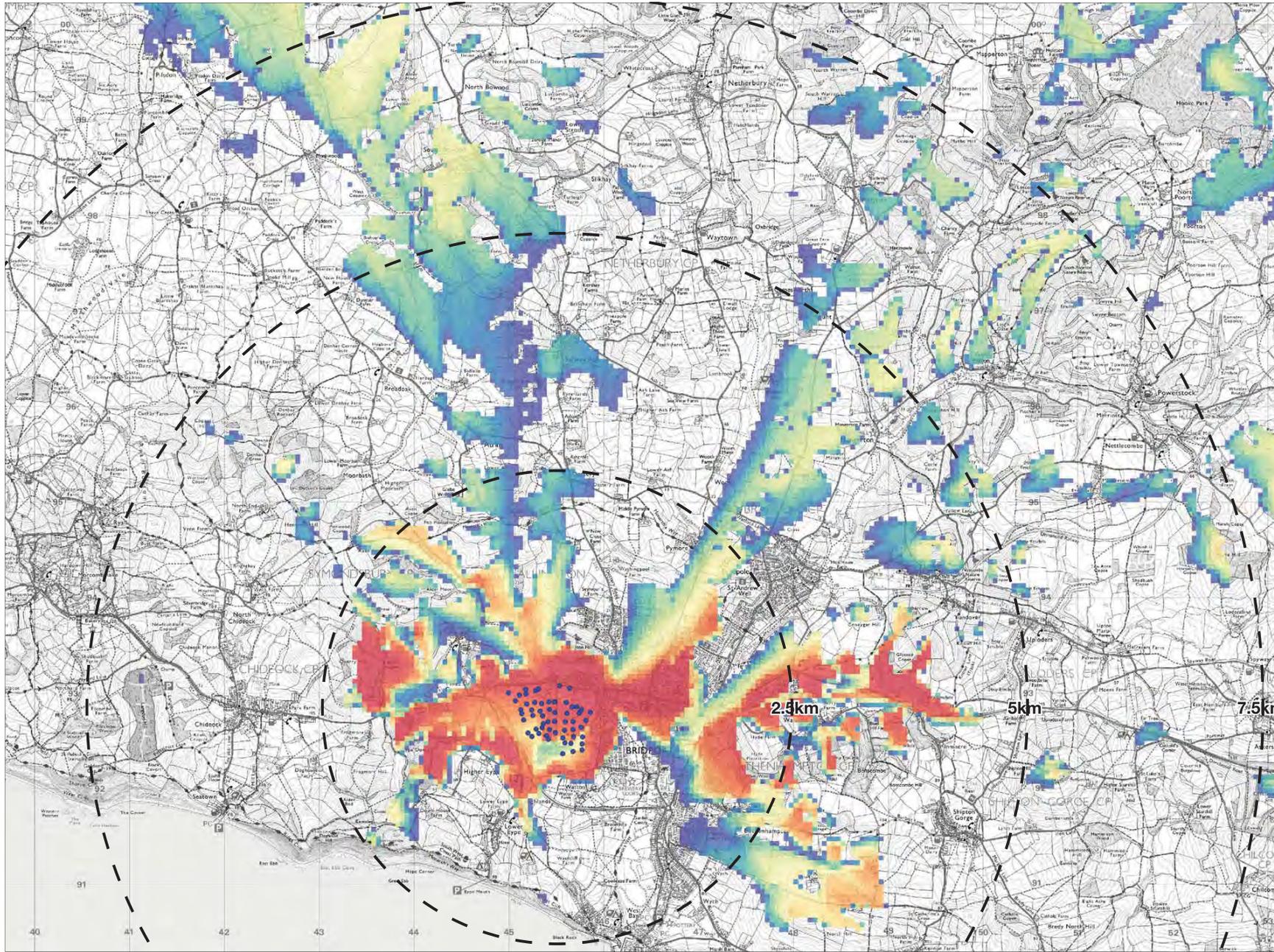
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project	Vease Farm, Bridport - Landscape & Visual Assessment
client	Hallam Land Management
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drawing	Zone of Theoretical Visibility: Draft Site Allocation
job no.	SNUD202945
figure.	8
rev	B (29/10/2014)





ZTV target height: 10m
 ZTV observer eye height: 1.5m

Note: the ZTV is based on a total of 58no. targets distributed to represent the full extents of an indicative masterplan area

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Summer Views

Contents:

Views across the study area:

Figure L011 -

- View 1 (May 2010): View from the public footpath in the northeastern corner of the study area looking southwest.
- View 2 (May 2010): View from the public footpath by Broad Lane, looking north.

Figure L012 -

- View 3 (May 2010): View from the east side of Vearse Farm looking northeast and east.
- View 4 (September 2014): View looking northwest through a gap in the tall field boundary hedge, from a public footpath that travels west from Vearse Farm towards the A35.

Figure L013 -

- View 5 (May 2010): View looking west and northwest across the study area from the Vearse Farm access track/public footpath

Views from the south:

Figure L013 -

- View 6 (September 2014): From the viewing point on Thorncombe Beacon near the coastal path, looking northeast.

Views from the west:

Figure L014 -

- View 7 (May 2010): View from Open Access Land on Eype Down.
- View 8 (May 2010): View from the public footpath north of Higher Eype Road, looking east towards the existing settlement.

Figure L015 -

- View 9 (May 2010): View from the public footpath south of Miles Cross looking east towards Bridport.
- View 10 (September 2014): View from the permissive path at the top of Colmer's Hill, looking southeast.

Figure L016 -

- View 11 (September 2014): View from the public footpath crossing Quarry Hill, looking southeast.

Views from the north:

Figure L016 -

- View 12 (September 2014): View looking south from the B3162 West Road at a gap in the vegetation along the site boundary located just east of the Vearse Farm track.

Figure L017 -

- View 13 (May 2010): View from West Road near Foundry Knapp, looking southeast, showing glimpsed views into the study area.
- View 14 (September 2014): View from the B3162 West Road, near the junction with the A35 bypass, looking southeast.

Figure L018 -

- View 15 (May 2010): View from the public footpath on Ryeberry Hill, by the access to Crepe Farm.
- View 16 (July 2010): View from existing residential area on the lower slopes of Allington Hill, looking southwest.

Figure L019 -

- View 17 (May 2010): View from Allington Hill, taken from the southern edge of the woodland.
- View 18 (September 2014): View from the top of Allington Hill, north of the site.

Views from the east:

Figure L020 -

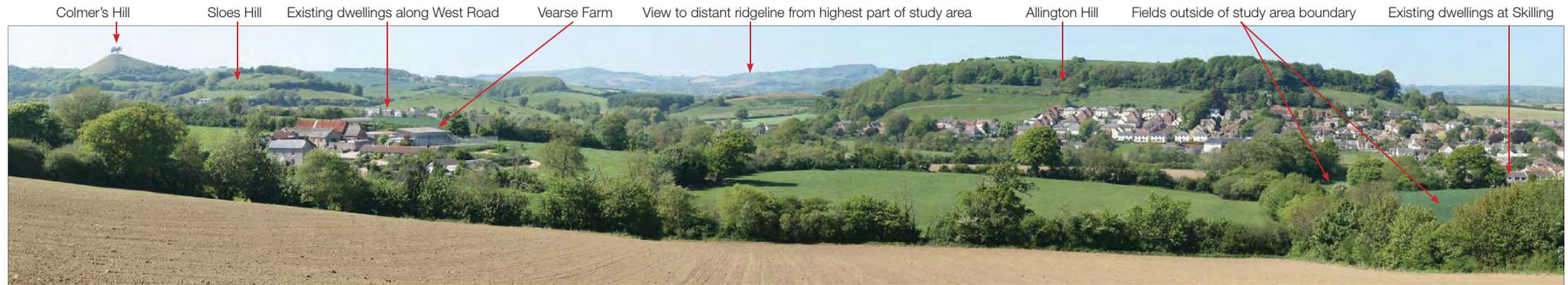
- View 19 (May 2010): View looking west from the play area on Queens Road, east of the site
- View 20 (May 2010): View from Edgehill Road, by the Dark Lane public footpath looking west towards the study area.
-

Figure L021 -

- View 21 (September 2014): Looking east from the public footpath at the western edge of Open Access land at Bottom Wood, at the eastern edge of Bridport..
- View 22 (September 2014): Looking east from hills at southeast of Walditch.



View 1 (May 2010): View from the public footpath in the northeastern corner of the study area looking southwest.



View 2 (May 2010): View from the public footpath by Broad Lane, looking north.

NOTE: All views taken in 2013 & 2014 consist of one or more photographs taken with a Canon EOS 5dII digital camera fitted with a prime 50mm lens, forming a panorama. Views taken in 2010 consist of one or more photographs taken with a Canon EOS 400 digital camera fitted with a lens set to 50mm, forming a panorama.

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drawing	Photographic Views
job no.	SNUD202945
figure.	10
rev	-





View 3 (May 2010): View from the east side of Vearse Farm looking northeast and east.



View 4 (September 2014): View looking northwest through a gap in the tall field boundary hedge, from a public footpath that travels west from Vearse Farm towards the A35.

NOTE: All views taken in 2013 & 2014 consist of one or more photographs taken with a Canon EOS 5dII digital camera fitted with a prime 50mm lens, forming a panorama. Views taken in 2010 consist of one or more photographs taken with a Canon EOS 400 digital camera fitted with a lens set to 50mm, forming a panorama.

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drawn by	SL/DL
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drawing | Photographic Views

job no.	SNUD202945
figure.	11
rev	B (29/10/2014)



Existing dwellings along B3162m West Road Colmer's Hill

Allington Hill



View 5 (May 2010): View looking west and northwest across the study area from the Vearse Farm access track/public footpath

Existing dwellings on the lower slopes of Allington Hill

Glimpse of tops of larger Vearse Farm structures

Glimpse of part of higher area of farmed land by Skilling, outside of the study area

Church at Lower Eype

Lower Eype

Existing development at Bridport

Holiday park southeast of Lower Eype



View 6 (September 2014): From the viewing point on Thorncombe Beacon near the coastal path, looking northeast. While there is a distant glimpse of the roofline of larger structures at Vearse Farm, the study area is largely obscured by the landform.

NOTE: All views taken in 2013 & 2014 consist of one or more photographs taken with a Canon EOS 5dII digital camera fitted with a prime 50mm lens, forming a panorama. Views taken in 2010 consist of one or more photographs taken with a Canon EOS 400 digital camera fitted with a lens set to 50mm, forming a panorama.

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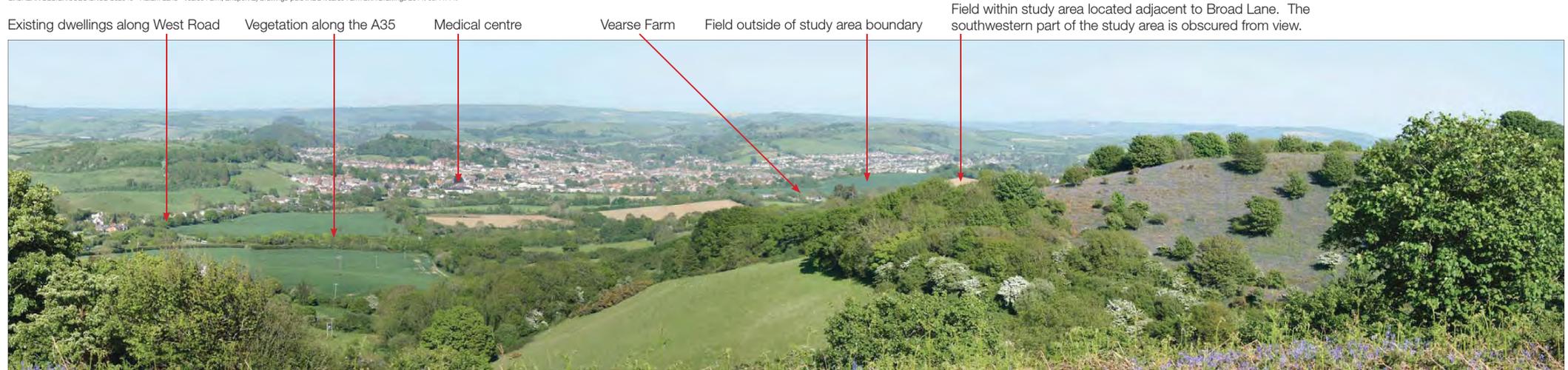
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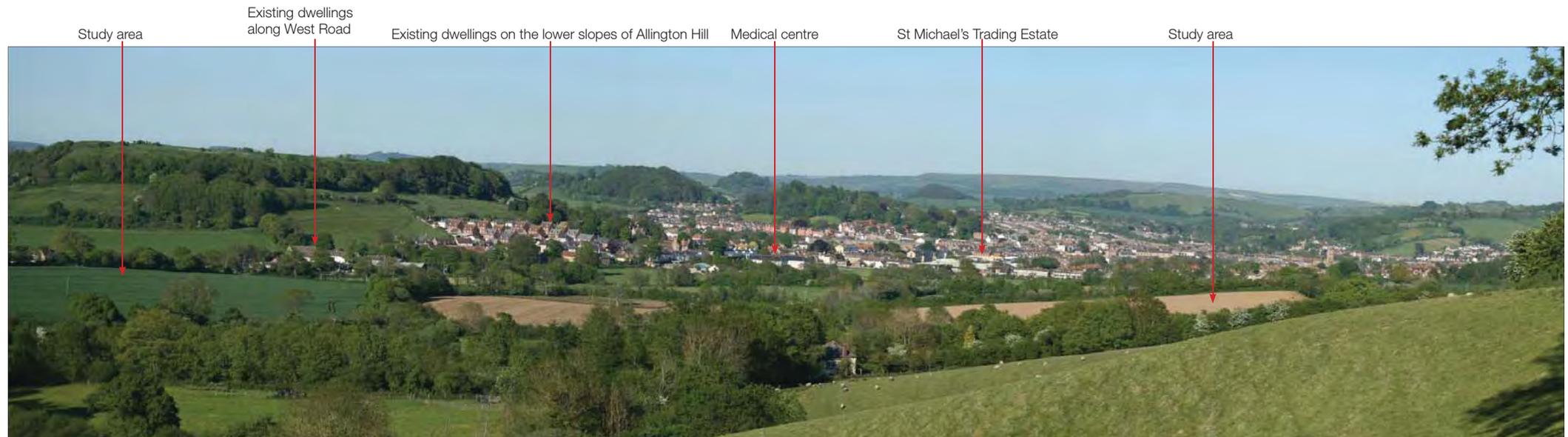
drawing Photographic Views

job no.	SNUD202945
figure.	12
rev	B (29/10/2014)





View 7 (May 2010): View from Open Access Land on Eype Down. There are views towards parts of the study area.



View 8 (May 2010): View from the public footpath north of Higher Eype Road, looking east towards the existing settlement. Parts of the study area to the south and southwest are concealed by the landform.

NOTE: All views taken in 2013 & 2014 consist of one or more photographs taken with a Canon EOS 5dII digital camera fitted with a prime 50mm lens, forming a panorama. Views taken in 2010 consist of one or more photographs taken with a Canon EOS 400 digital camera fitted with a lens set to 50mm, forming a panorama.

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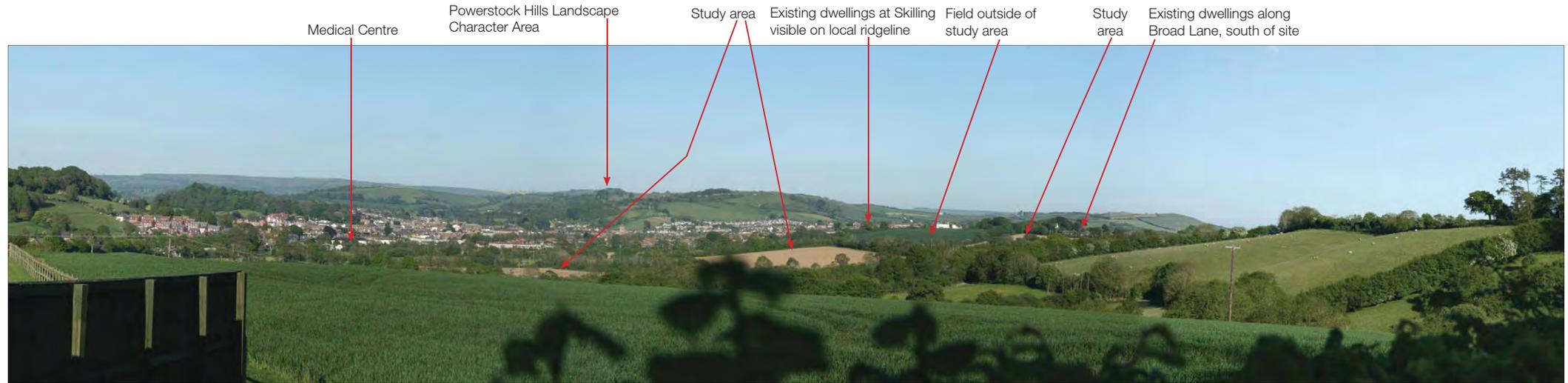
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drawing	Photographic Views
job no.	SNUD202945
figure.	13
rev	B (29/10/2014)

scale |





View 9 (May 2010): View from the public footpath south of Miles Cross looking east towards Bridport. There are some views and glimpses towards parts of the study area.



View 10 (September 2014): View from the permissive path at the top of Colmer's Hill, looking southeast.

NOTE: All views taken in 2013 & 2014 consist of one or more photographs taken with a Canon EOS 5dII digital camera fitted with a prime 50mm lens, forming a panorama. Views taken in 2010 consist of one or more photographs taken with a Canon EOS 400 digital camera fitted with a lens set to 50mm, forming a panorama.

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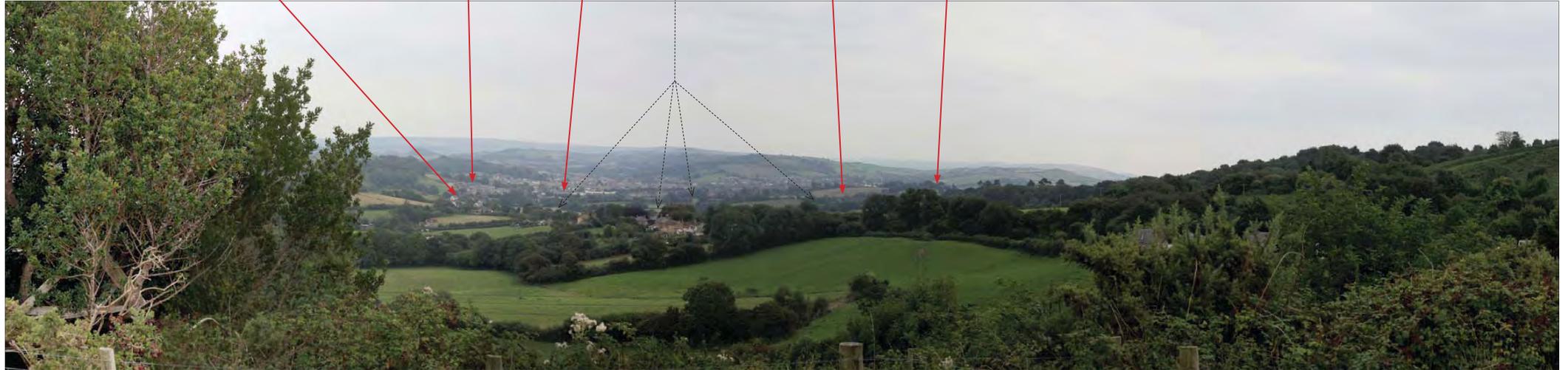
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job no.	SNUD202945
figure.	14
rev	B (29/10/2014)



Existing dwellings along West Road, northwest of study area Existing dwellings on southern slopes of Allington Hill Medical Centre Study area Field outside of study area Glimpse of existing dwellings along Broad Lane, south of site



View 11 (September 2014): View from the public footpath crossing Quarry Hill, looking southeast.



View 12 (September 2014): View looking south from the B3162 West Road at a gap in the vegetation along the site boundary located just east of the Vearse Farm track.

NOTE: All views taken in 2013 & 2014 consist of one or more photographs taken with a Canon EOS 5dII digital camera fitted with a prime 50mm lens, forming a panorama. Views taken in 2010 consist of one or more photographs taken with a Canon EOS 400 digital camera fitted with a lens set to 50mm, forming a panorama.

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drawing | Photographic Views

job no.	SNUD202945
figure.	15
rev	B (29/10/2014)



Existing dwellings on the ridgeline at Skilling

Field outside of study area



View 13 (May 2010): View from West Road near Foundry Knapp, looking southeast, showing glimpsed views into the study area.

Glimpses of Bridport



View 14 (September 2014): View from the B3162 West Road, near the junction with the A35 bypass, looking southeast.

NOTE: All views taken in 2013 & 2014 consist of one or more photographs taken with a Canon EOS 5dII digital camera fitted with a prime 50mm lens, forming a panorama. Views taken in 2010 consist of one or more photographs taken with a Canon EOS 400 digital camera fitted with a lens set to 50mm, forming a panorama.

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job no.	SNUD202945
figure.	16
rev	B (29/10/2014)



Glimpse of rooflines of Vearse Farm buildings Existing dwellings along Broad Lane



View 15 (May 2010): View from the public footpath on Ryeberry Hill, by the access to Crepe Farm. Most of the study area is obscured from view by existing topography, vegetation and nearby buildings.

Mast east of Lower Eye Glimpse of Vearse Farm Vearse Farm access track/public footpath



View 16 (July 2010): View from existing residential area on the lower slopes of Allington Hill, looking southwest.

NOTE: All views taken in 2013 & 2014 consist of one or more photographs taken with a Canon EOS 5dII digital camera fitted with a prime 50mm lens, forming a panorama. Views taken in 2010 consist of one or more photographs taken with a Canon EOS 400 digital camera fitted with a lens set to 50mm, forming a panorama.

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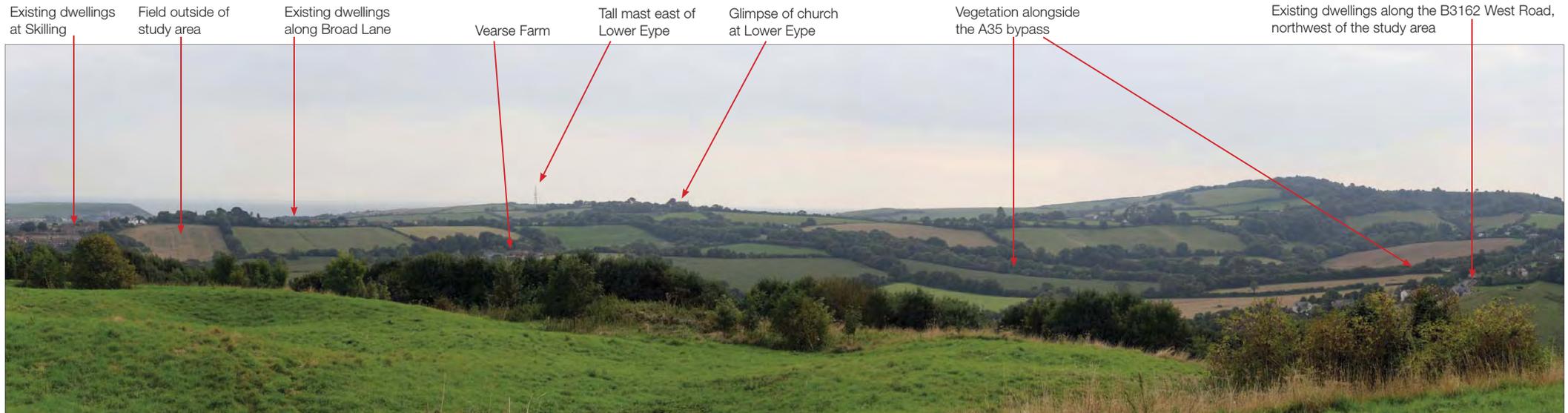
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job no.	SNUD202945
figure.	17
rev	B (29/10/2014)





View 17 (May 2010): View from Allington Hill, taken from the southern edge of the woodland.



View 18 (September 2014): View from the top of Allington Hill, north of the site.

NOTE: All views taken in 2013 & 2014 consist of one or more photographs taken with a Canon EOS 5dII digital camera fitted with a prime 50mm lens, forming a panorama. Views taken in 2010 consist of one or more photographs taken with a Canon EOS 400 digital camera fitted with a lens set to 50mm, forming a panorama.

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checked by	DL

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job no.	SNUD202945
figure.	18
rev	B (29/10/2014)



Glimpse of rooflines of Vearse Farm buildings



View 19 (May 2010): View looking west from the play area on Queens Road, east of the site

Field outside of study area Eye Down



View 20 (May 2010): View from Edgehill Road, by the Dark Lane public footpath looking west towards the study area.

NOTE: All views taken in 2013 & 2014 consist of one or more photographs taken with a Canon EOS 5dII digital camera fitted with a prime 50mm lens, forming a panorama. Views taken in 2010 consist of one or more photographs taken with a Canon EOS 400 digital camera fitted with a lens set to 50mm, forming a panorama.

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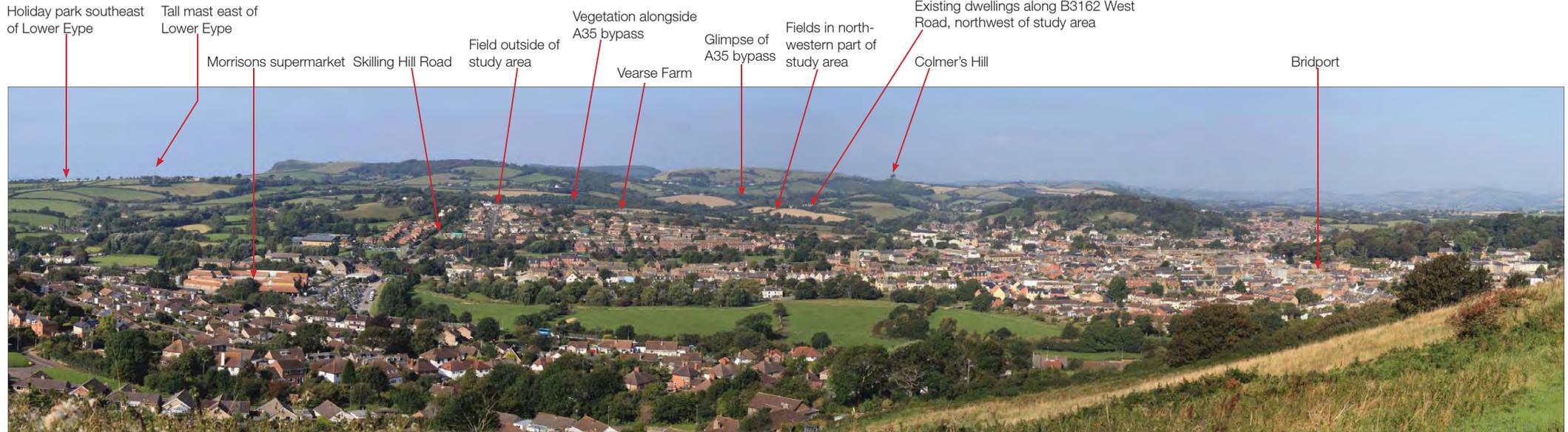
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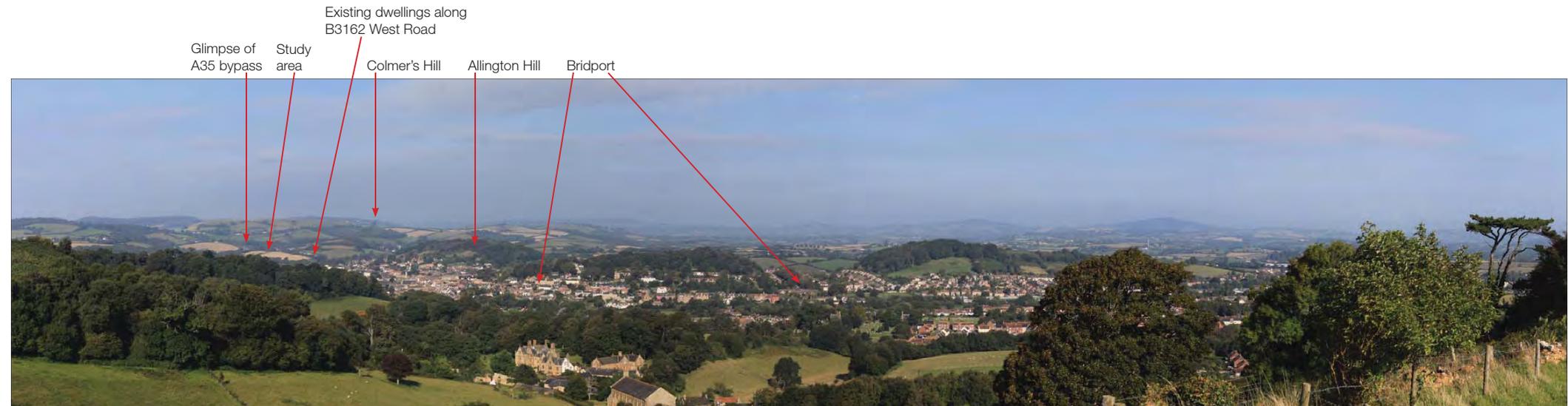
drawing | Photographic Views

job no.	SNUD202945
figure.	19
rev	B (29/10/2014)





View 21 (September 2014): Looking east from the public footpath at the western edge of Open Access land at Bottom Wood, at the eastern edge of Bridport.



View 22 (September 2014): Looking east from hills at southeast of Walditch. Much of the study area is screened from view by the intervening landform and vegetation. Designated Access Land to the east of this viewpoint was fenced.

NOTE: All views taken in 2013 & 2014 consist of one or more photographs taken with a Canon EOS 5dII digital camera fitted with a prime 50mm lens, forming a panorama. Views taken in 2010 consist of one or more photographs taken with a Canon EOS 400 digital camera fitted with a lens set to 50mm, forming a panorama.

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drawn by	SL/DL
checked by	DL

drawing	Photographic Views
job no.	SNUD202945
figure.	20
rev	B (29/10/2014)



Winter Views

Contents:

Views across the study area:

Figure L022 -

- View 1A (March 2013): View from the public footpath in the northeastern corner of the study area looking southwest.
- View 2A (March 2013): View from the public footpath by Broad Lane, looking north.

Figure L023 -

- View 3A (March 2013): View from the east side of Vearse Farm looking northeast and east.
- View 4A (March 2013): View looking northwest through a gap in the tall field boundary hedge, from a public footpath that travels west from Vearse Farm towards the A35.

Figure L024 -

- View 5A (March 2013): View looking west and northwest across the study area from the Vearse Farm access track/public footpath

Views from the west:

Figure L024 -

- View 7A (March 2013): View from Open Access Land on Eype Down.

Figure L025 -

- View 8A (March 2013): View from the public footpath north of Higher Eype Road, looking east towards the existing settlement.
- View 9A (March 2013): View from the public footpath south of Miles Cross looking east towards Bridport.

Views from the north:

Figure L026 -

- View 12A (September 2014): View looking south from the B3162 West Road at a gap in the vegetation along the site boundary located just east of the Vearse Farm track.
- View 13A (May 2010): View from West Road near Foundry Knapp, looking southeast, showing glimpsed views into the study area.

Figure L027 -

- View 14A (March 2013): View from the B3162 West Road, near the junction with the A35 bypass, looking southeast.
- View 15A (March 2013): View from the public footpath on Ryeberry Hill, by the access to Crepe Farm

Figure L028 -

- View 16A-i (March 2013): View from existing residential areas on the southern slopes of Allington Hill, looking south.
- View 16A-ii (March 2013): View from existing residential areas on the southern slopes of Allington Hill, looking south.
- View 17A (March 2013): View from Allington Hill, taken from the southern edge of the woodland.

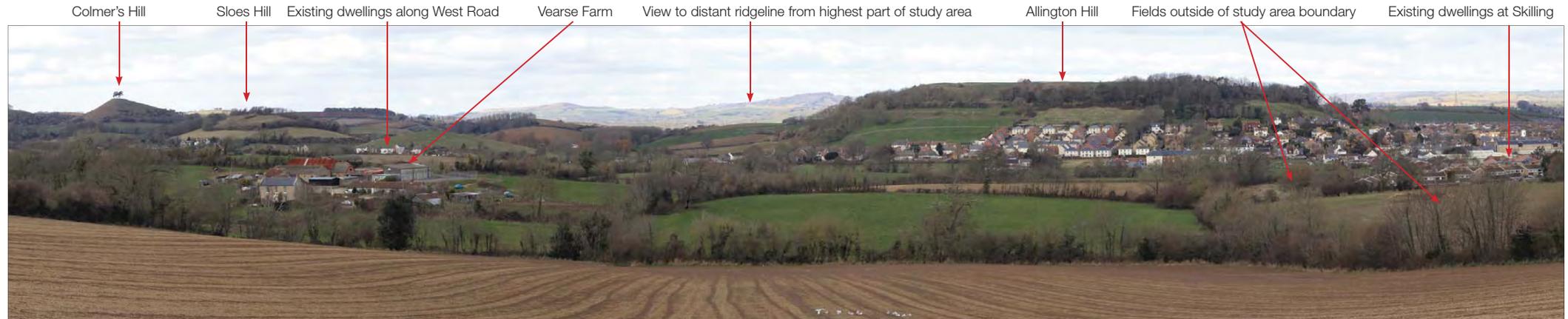
Views from the east:

Figure L029 -

- View 19A (March 2013): View looking west from the play area on Queens Road, east of the site
- View 20A (March 2013): View from Edgehill Road, by the Dark Lane public footpath looking west towards the study area.



View 1A (March 2013): View from the public footpath in the northeastern corner of the study area looking southwest.



View 2A (March 2013): View from the public footpath by Broad Lane, looking north.

NOTE: All views taken in 2013 & 2014 consist of one or more photographs taken with a Canon EOS 5dII digital camera fitted with a prime 50mm lens, forming a panorama. Views taken in 2010 consist of one or more photographs taken with a Canon EOS 400 digital camera fitted with a lens set to 50mm, forming a panorama.

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drawn by	SL/DL
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drawing	Photographic Views
job no.	SNUD202945
figure.	21
rev	B (29/10/2014)





View 3A (March 2013): View from the east side of Vearse Farm looking northeast and east.



View 4A (March 2013): View looking northwest through a gap in the tall field boundary hedge, from a public footpath that travels west from Vearse Farm towards the A35.

NOTE: All views taken in 2013 & 2014 consist of one or more photographs taken with a Canon EOS 5dII digital camera fitted with a prime 50mm lens, forming a panorama. Views taken in 2010 consist of one or more photographs taken with a Canon EOS 400 digital camera fitted with a lens set to 50mm, forming a panorama.

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drawing	Photographic Views
job no.	SNUD202945
figure.	22
rev	B (29/10/2014)



Colmer's Hill Existing dwellings along B3162m West Road



View 5A (March 2013): View looking west and northwest across the study area from the Vearse Farm access track/public footpath

Views 6: No corresponding winter view

Existing dwellings along West Road Vegetation along the A35 Medical centre Vearse Farm Field outside of study area boundary



View 7A (March 2013): View from Open Access Land on Eype Down. There are views towards parts of the study area.

NOTE: All views taken in 2013 & 2014 consist of one or more photographs taken with a Canon EOS 5dII digital camera fitted with a prime 50mm lens, forming a panorama. Views taken in 2010 consist of one or more photographs taken with a Canon EOS 400 digital camera fitted with a lens set to 50mm, forming a panorama.

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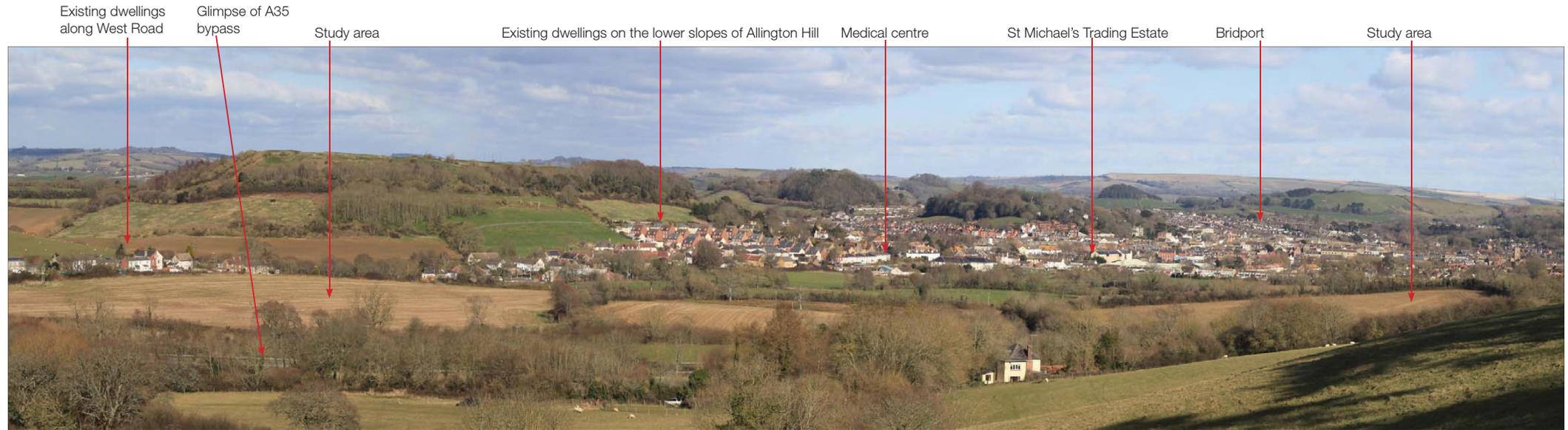
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date	26/09/2014
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job no.	SNUD202945
figure.	23
rev	B (29/10/2014)





View 8A (March 2013): View from the public footpath north of Higher Eype Road, looking east towards the existing settlement. Parts of the study area to the south and southwest are concealed by topography.



View 9A (March 2013): View from the public footpath south of Miles Cross looking east towards Bridport. There are some views and glimpses towards parts of the study area.

NOTE: All views taken in 2013 & 2014 consist of one or more photographs taken with a Canon EOS 5dIII digital camera fitted with a prime 50mm lens, forming a panorama. Views taken in 2010 consist of one or more photographs taken with a Canon EOS 400 digital camera fitted with a lens set to 50mm, forming a panorama.

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figure.	24
rev	B (29/10/2014)



Views 10 and 11: No corresponding winter view

Glimpses of existing dwellings along Broad Lane



View 12A (March 2013): View from West Road near Lodge Lane, looking south towards the study area (not taken with camera lens set to 50mm).

Existing dwellings at Skilling

Field outside of study area boundary



View 13A (March 2013): View from West Road near Foundry Knapp, looking southeast.

NOTE: All views taken in 2013 & 2014 consist of one or more photographs taken with a Canon EOS 5dII digital camera fitted with a prime 50mm lens, forming a panorama. Views taken in 2010 consist of one or more photographs taken with a Canon EOS 400 digital camera fitted with a lens set to 50mm, forming a panorama.

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rev	B (29/10/2014)



Existing development at Bridport

Existing dwellings along Broad Lane



View 14A (March 2013): View from the B3162 West Road, near the junction with the A35 bypass, looking southeast.

West Road

Glimpse of rooflines of Vearse Farm buildings

Existing dwellings along Broad Lane



View 15A (March 2013): View from the public footpath on Ryeberry Hill, by the access to Crepe Farm, showing glimpses through to part of the study area.

NOTE: All views taken in 2013 & 2014 consist of one or more photographs taken with a Canon EOS 5dII digital camera fitted with a prime 50mm lens, forming a panorama. Views taken in 2010 consist of one or more photographs taken with a Canon EOS 400 digital camera fitted with a lens set to 50mm, forming a panorama.

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Vears Farm



View 16A-i (March 2013): View from existing residential areas on the southern slopes of Allington Hill, looking south.

Existing dwellings along Broad Lane

Tall mast east of Lower Eyepe



View 16A-ii (March 2013): View from existing residential areas on the southern slopes of Allington Hill, looking south.

St Michael's Trading Estate

Existing dwellings at Skilling

Fields outside of study area boundary

Existing dwellings by Broad Lane

Vears Farm access track/ public footpath

River Simene



View 17A (March 2013): View from Allington Hill, taken from the southern edge of the woodland.

NOTE: All views taken in 2013 & 2014 consist of one or more photographs taken with a Canon EOS 5dII digital camera fitted with a prime 50mm lens, forming a panorama. Views taken in 2010 consist of one or more photographs taken with a Canon EOS 400 digital camera fitted with a lens set to 50mm, forming a panorama.

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figure.	27
rev	B (29/10/2014)



View 18: No corresponding winter view

Glimpse of rooflines of Vearse Farm buildings



View 19A (March 2013): View from the play area on Queens Road looking west.

Field outside of study area boundary Eye Down



View 20A (March 2013): View from Edgehill Road, by the Dark Lane public footpath looking west towards the study area.

Views 21 & 22: No corresponding winter view

NOTE: All views taken in 2013 & 2014 consist of one or more photographs taken with a Canon EOS 5dII digital camera fitted with a prime 50mm lens, forming a panorama. Views taken in 2010 consist of one or more photographs taken with a Canon EOS 400 digital camera fitted with a lens set to 50mm, forming a panorama.

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rev	B (29/10/2014)

