



Appendix F

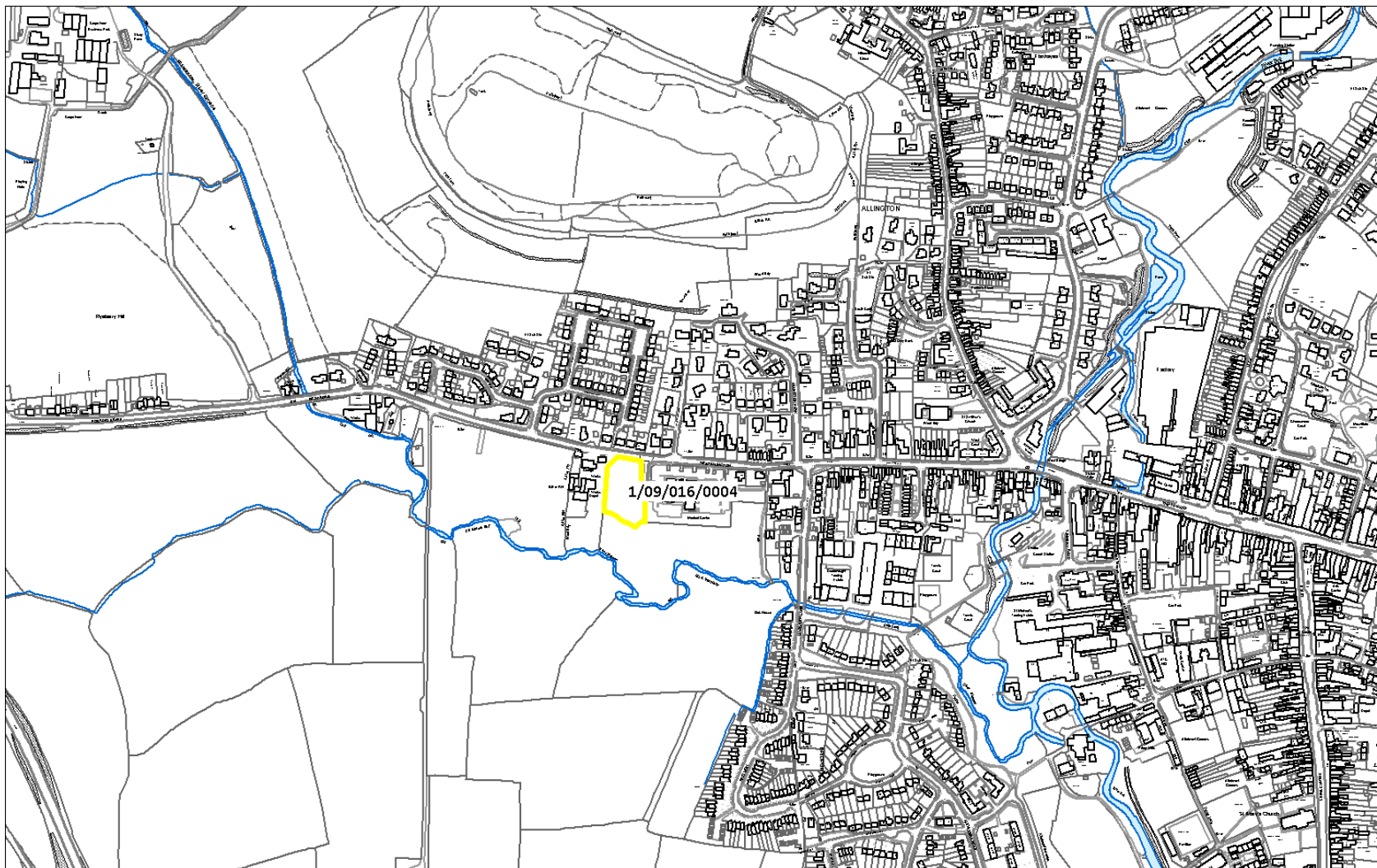
Rural Affordable Housing Sites

APPENDIX F - RURAL AFFORDABLE HOUSING SITES

The sites within this appendix have been submitted to the Council for consideration for affordable housing. Where sites have been assessed as having potential this would still be dependent on the housing need of the village in question. All sites will be kept on file for consideration by the Council's Rural Affordable Housing Officer as and when need arises.

Sites outlined in red have no potential, sites outlined in green have some potential and those outlined in yellow have some potential but are currently contrary to policy.

BRIDPORT

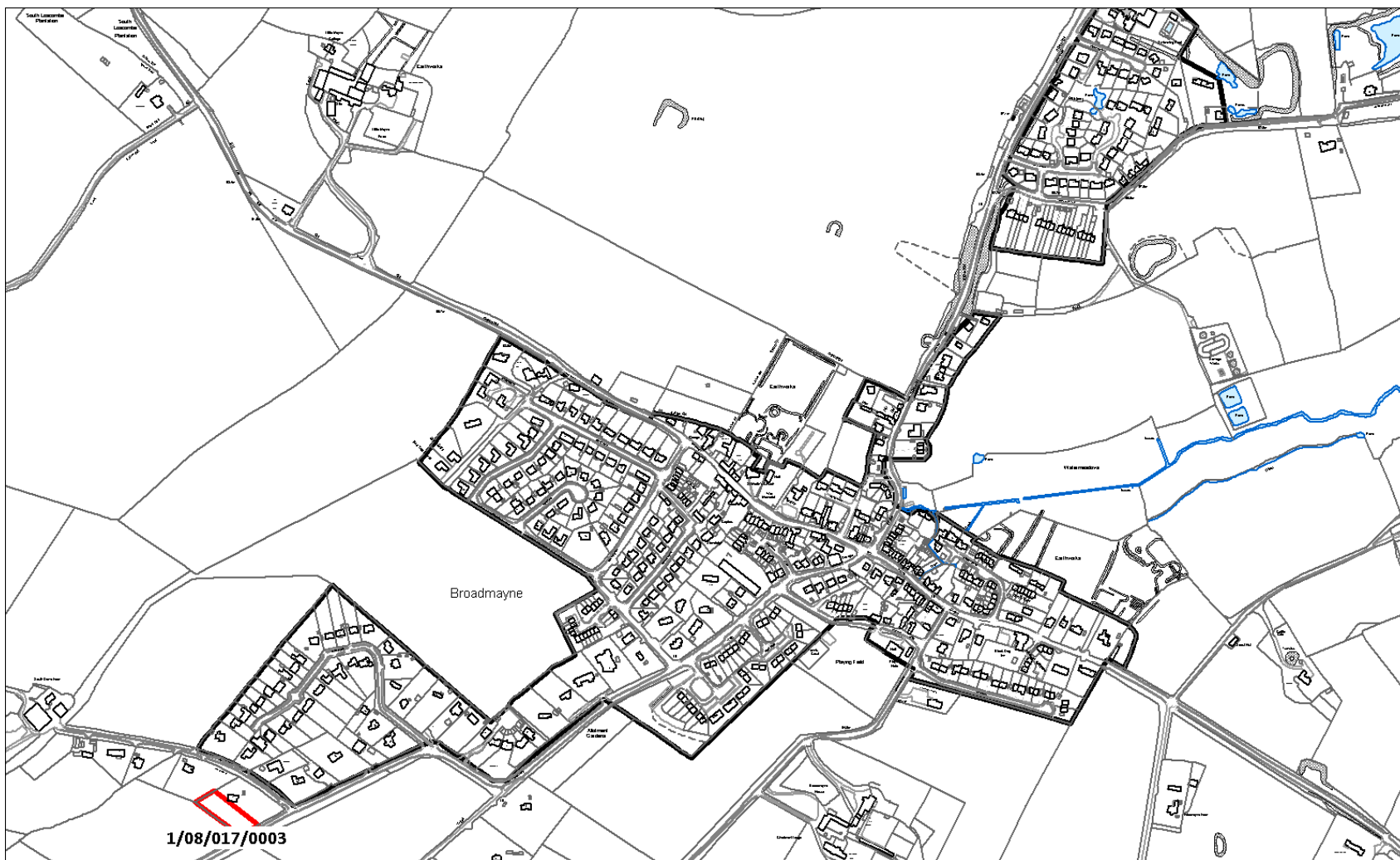


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BRIDPORT

Site Reference	Site Address	Comments	Potential
1/09/016/0004	Land adj to Medical Centre	Rural affordable housing policy does not apply here; there is provision for affordable housing within the DDB.	Yes – subject to policy change

BROADMAYNE



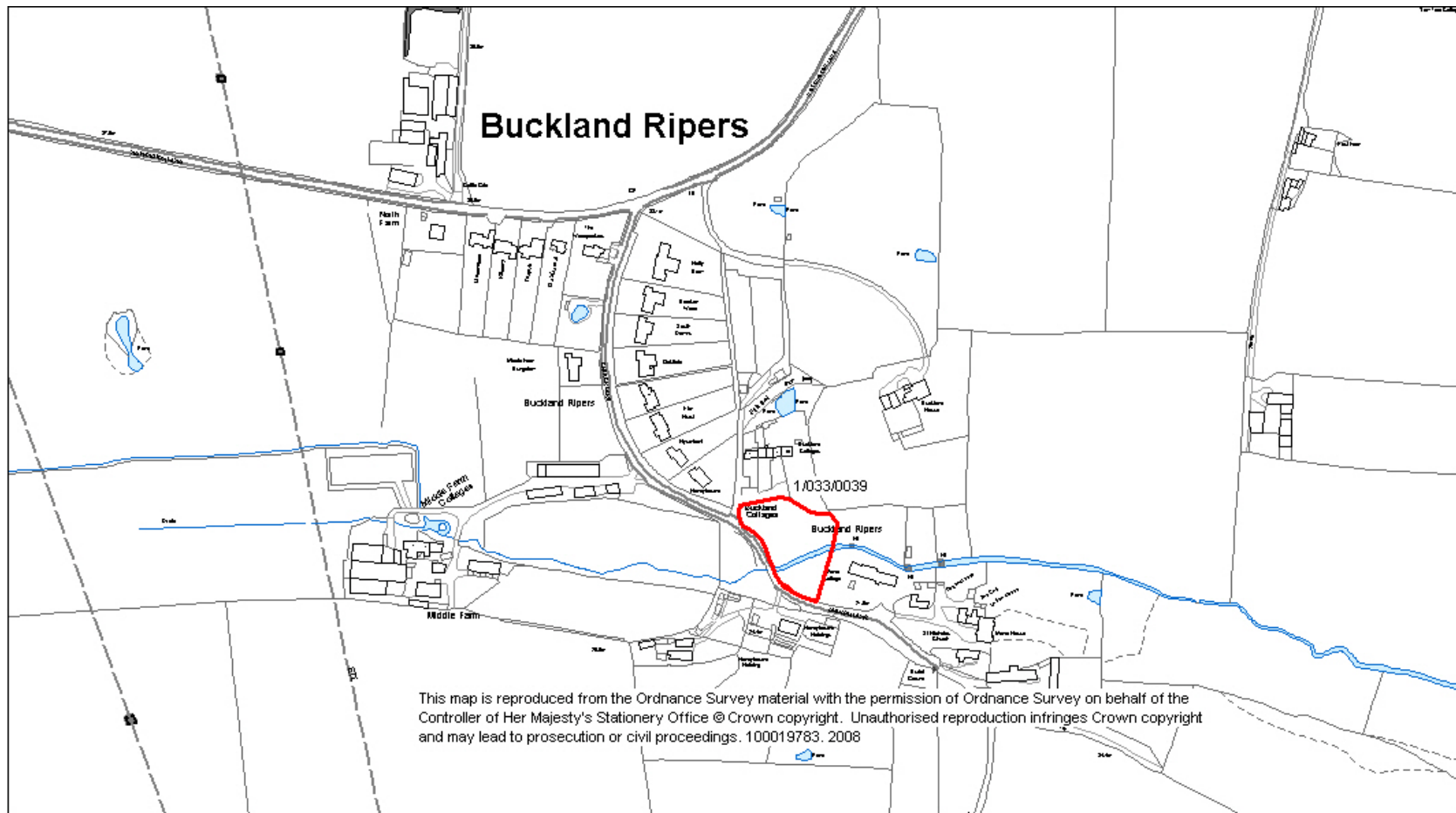
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BROADMAYNE

Site Reference	Site Address	Comments	Potential
1/08/017/0003	1 South Drove	<p>SHLAA submission is for one new bungalow therefore it is questionable whether this would be viable as a rural exception site. In terms of landscape the site is viewed in context with the adjacent properties.</p> <p>LCA Guideline refers to the loss of hedgerows. Many of the existing properties and any new development along this settlement edge would benefit from hedgerow boundaries in order to reduce their visual impact and maintain the local landscape character.</p> <p>This is a low density area within AONB and adjoining the Heritage Coast.</p>	None

BUCKLAND RIPERS

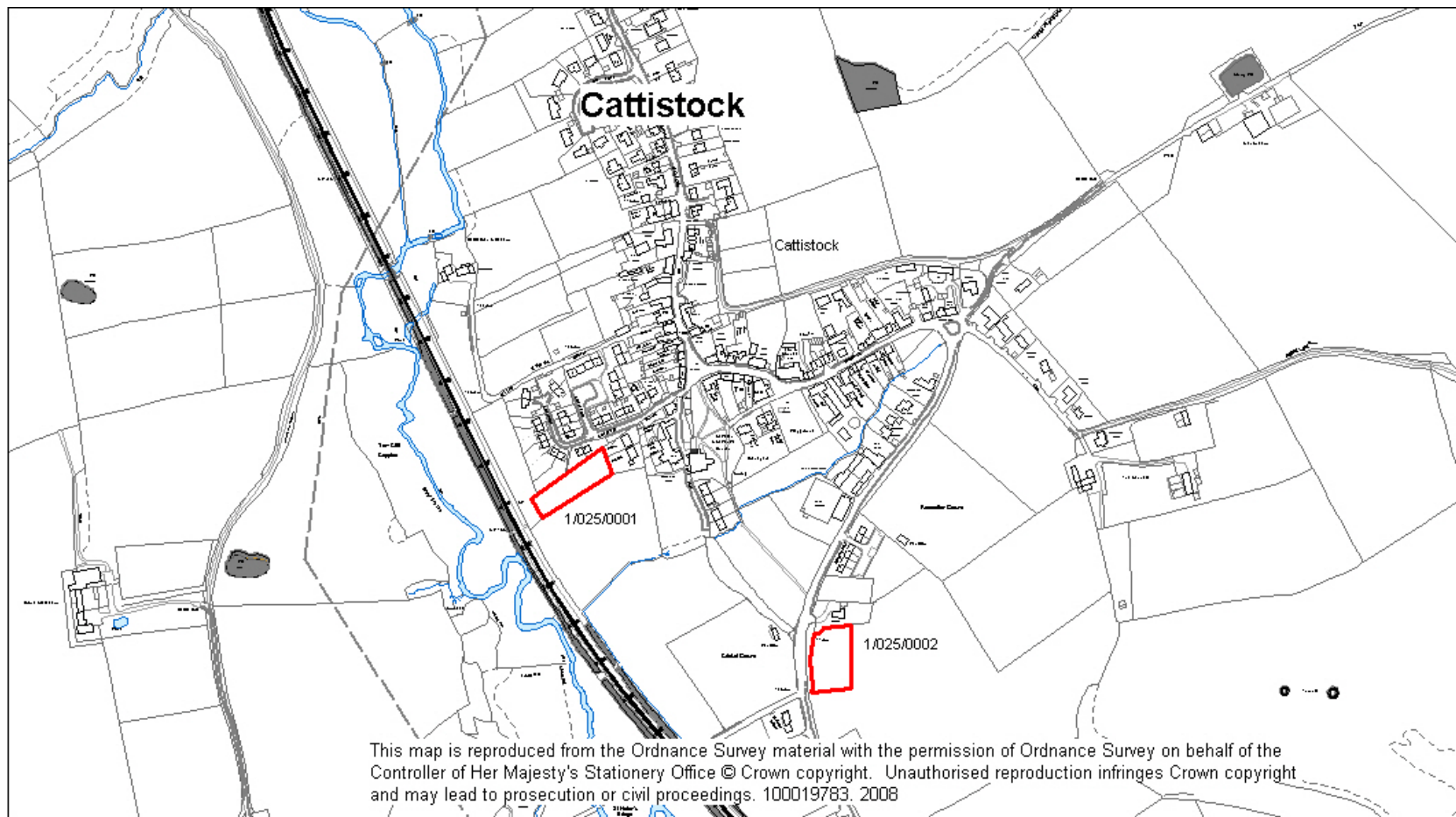


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BUCKLAND RIPERS

Site Reference	Site Address	Comments	Potential
1/033/0039	Church Lane, Buckland Ripers	Development of this site would have an unacceptable impact on landscape and townscape. This is not an ideal location for local needs housing as there are no facilities at this very small settlement	None

CATTISTOCK



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CATTISTOCK

Site Reference	Site Address	Comments	Potential
1/025/0001	Land south of Meadow View	In AONB. Is part of a larger undeveloped area that is considered to contribute significantly to the character and setting of the village, the church and the Conservation Area. The trees are shown as important trees/tree groups in the Conservation Area Appraisal.	None
1/025/0002	Land east of Cricket Ground	Site does not relate well to the form of the village. The trees are shown as important trees/tree groups in the Conservation Area Appraisal	None

CHARMOUTH

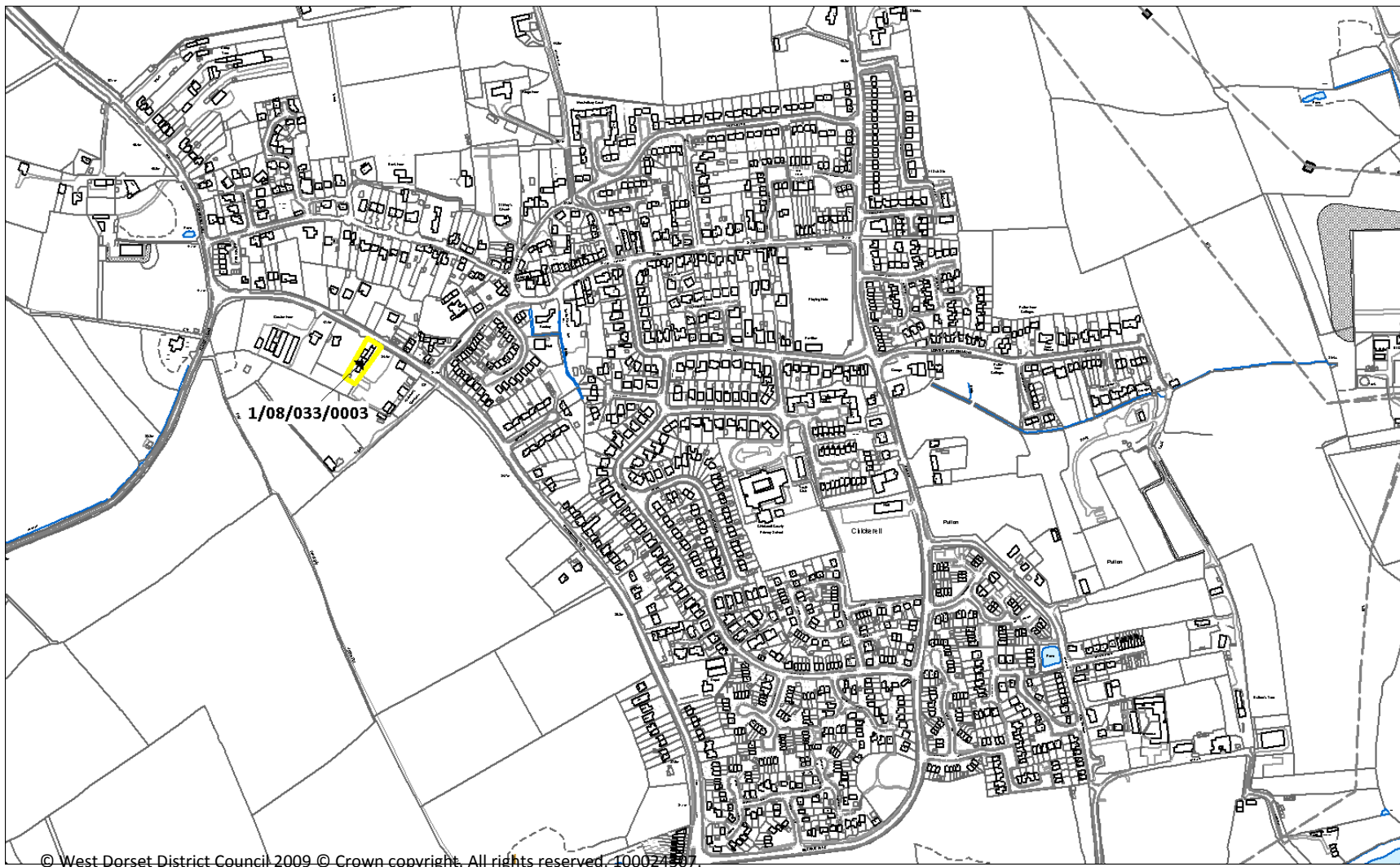


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CHARMOUTH

Site Reference	Site Address	Comments	Potential
1/09/029/0001	Land north of Axminster Road	<p>In AONB. The site is relatively enclosed, but due to its elevation and sloping topography is visible within the wider landscape. The character is dominated by the urbanising influence of the A35 corridor, and the associated strips of screening planting. The adjacent roadside dwellings are low density, and typical of settlement-edge roadside development. Therefore development (assuming it would be a relatively high density) on the site wouldn't connect coherently with this housing, but rather feel tagged-on and superfluous – an intrusion into the countryside.</p> <p>Furthermore, the site feels detached from the settlement of Charmouth, both through the distance travelled along Axminster Road and the elevated position in relation to the town centre.</p>	None

CHICKERELL

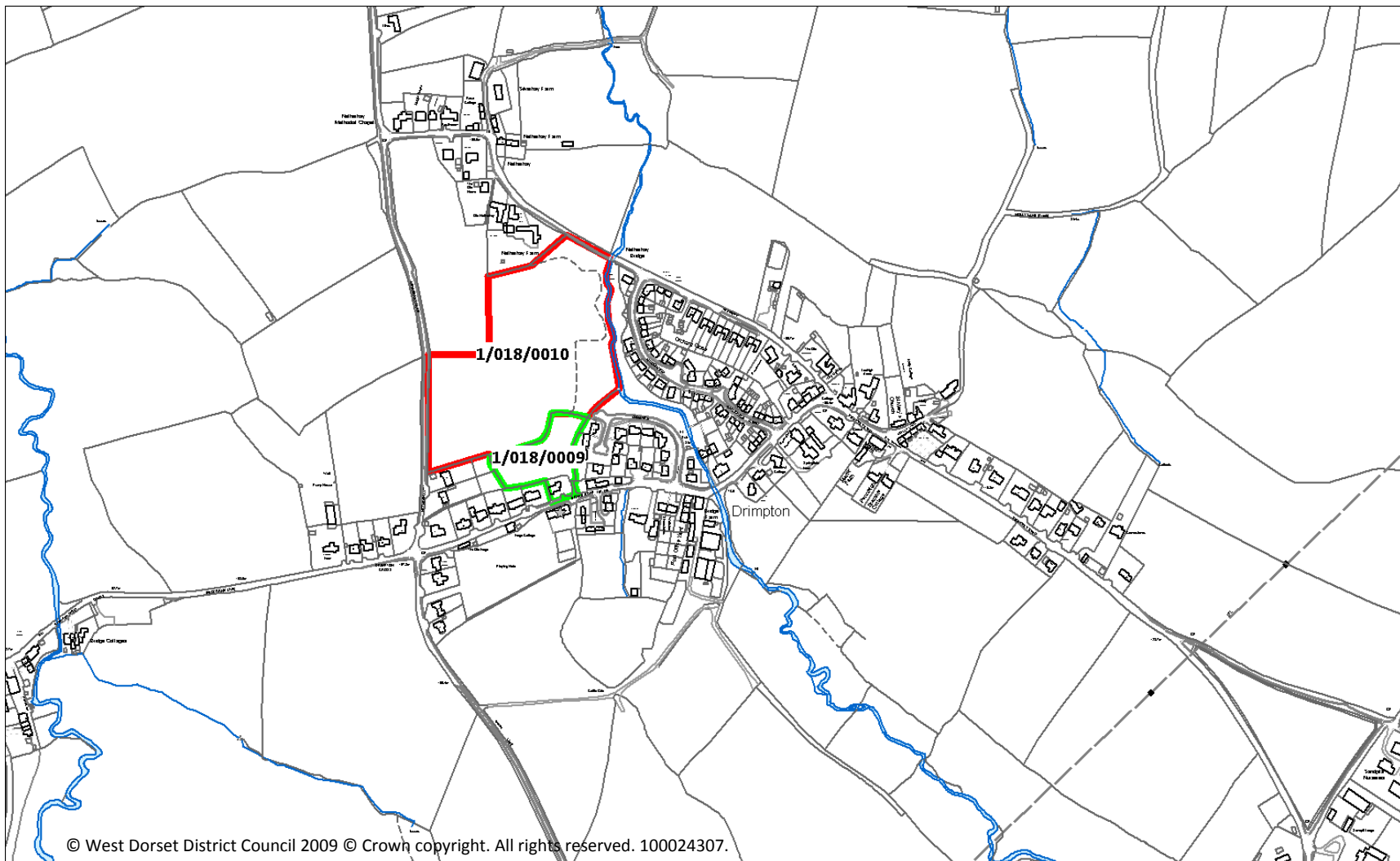


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CHICKERELL

Site Reference	Site Address	Comments	Potential
1/08/033/0003	Adj 531 Chickerell Road	Rural affordable housing policy does not apply here; there is provision for affordable housing within the DDB. Site is a previously developed site currently used for employment. The B3157 makes a firm and appropriate western boundary to the settlement and additional housing may lead to more people crossing the B3157 in order to access facilities.	Some – dependent on policy change

DRIMPTON

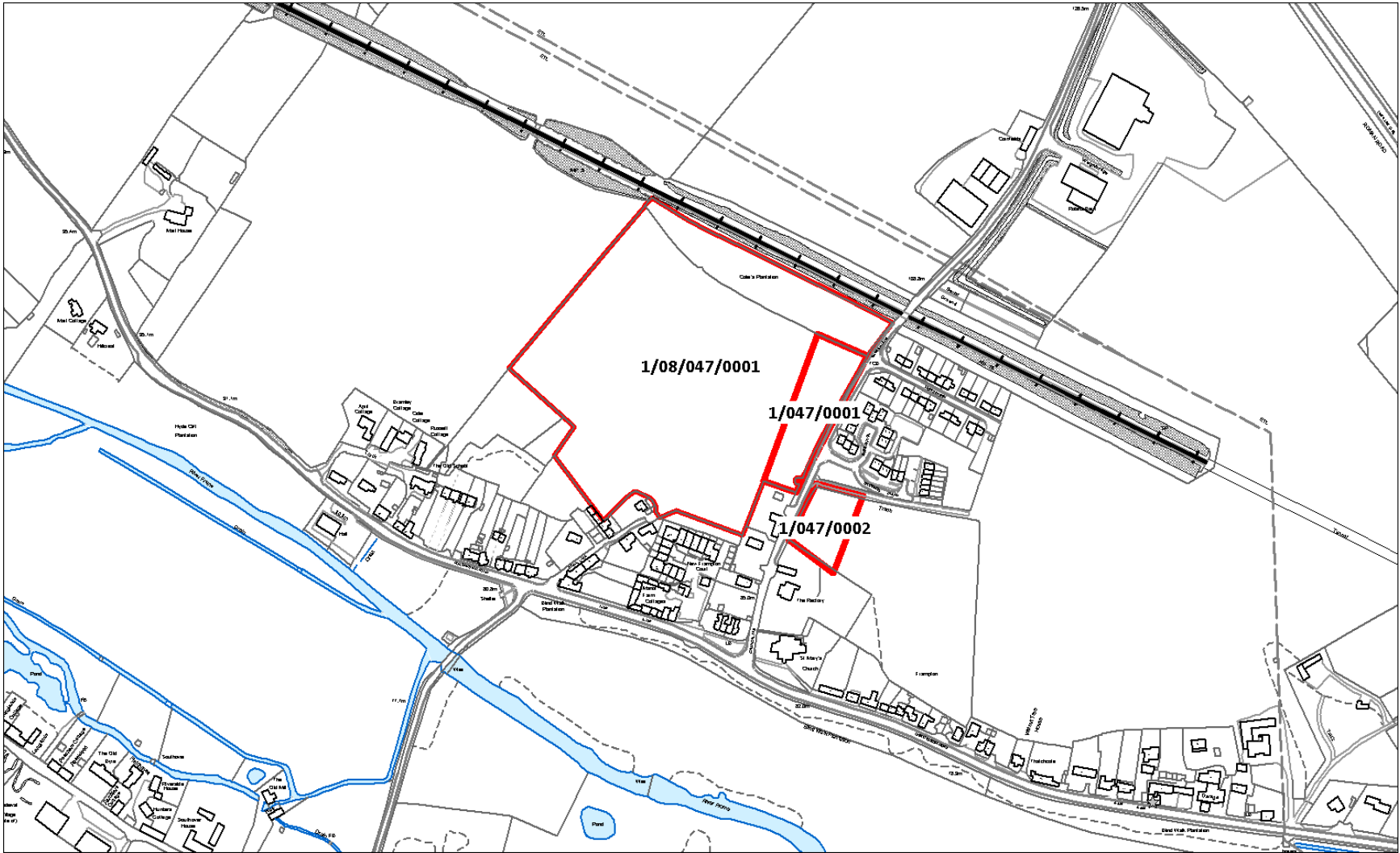


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DRIMPTON

Site Reference	Site Address	Comments	Potential
1/018/0009	Land adjacent 26 Chard Road	This is a level field contained by hedges with existing access to the road. Crossed by public footpath. In AONB. Potential access issues with this site.	Yes
1/018/0010	Land East of Netherhay Lane	Unacceptable impact on townscape and landscape.	None

FRAMPTON

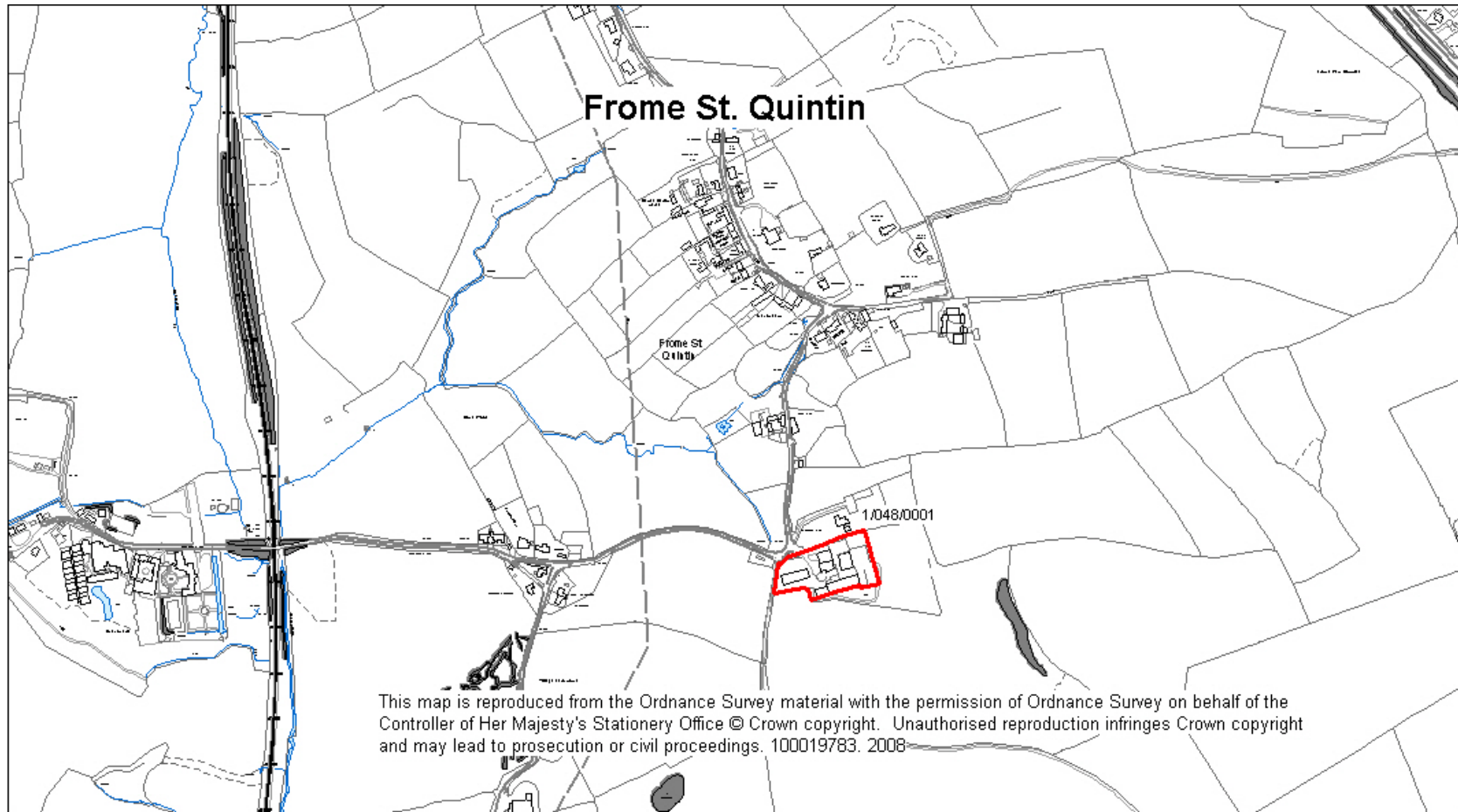


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FRAMPTON

Site Reference	Site Address	Comments	Potential
1/047/0001	Land west of Sheridan Close	Highway reasons - Church Lane is unsuitable for future development. Elevated site in relation to Church Lane and wider landscape.	None
1/047/0002	Land east of Church Lane	Highway reasons - Church Lane is unsuitable for future development. Elevated in relation to Church Lane.	None
1/08/047/0001	Land north of Rural Lane	Highway reasons - Church Lane is unsuitable for future development. Elevated site within the AONB.	None

FROME ST QUINTIN

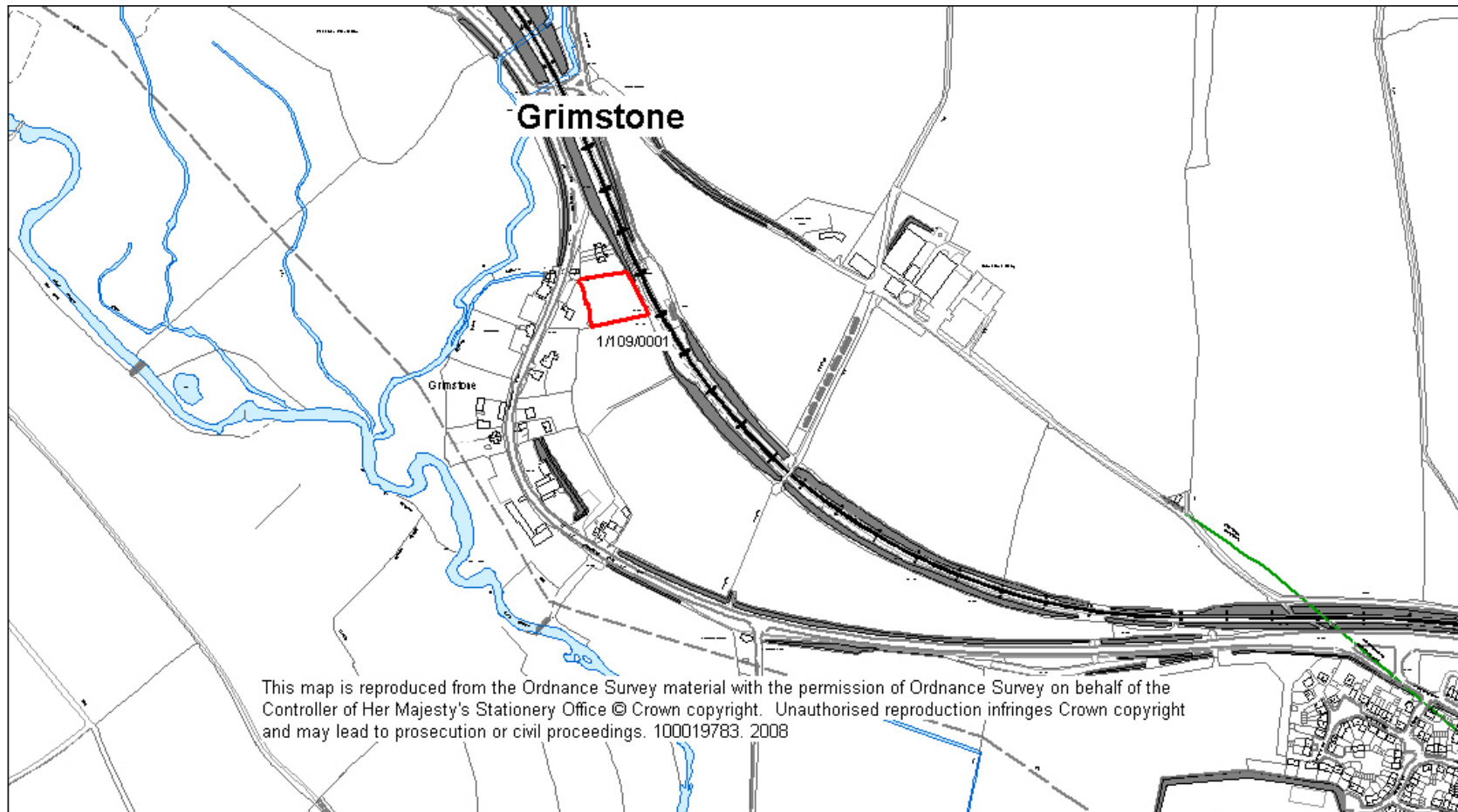


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FROME ST QUINTIN

Site Reference	Site Address	Comments	Potential
1/048/0001	Barnhayes Farm	This is not an ideal location for local needs housing as there are no facilities at this very small settlement	None

GRIMSTONE

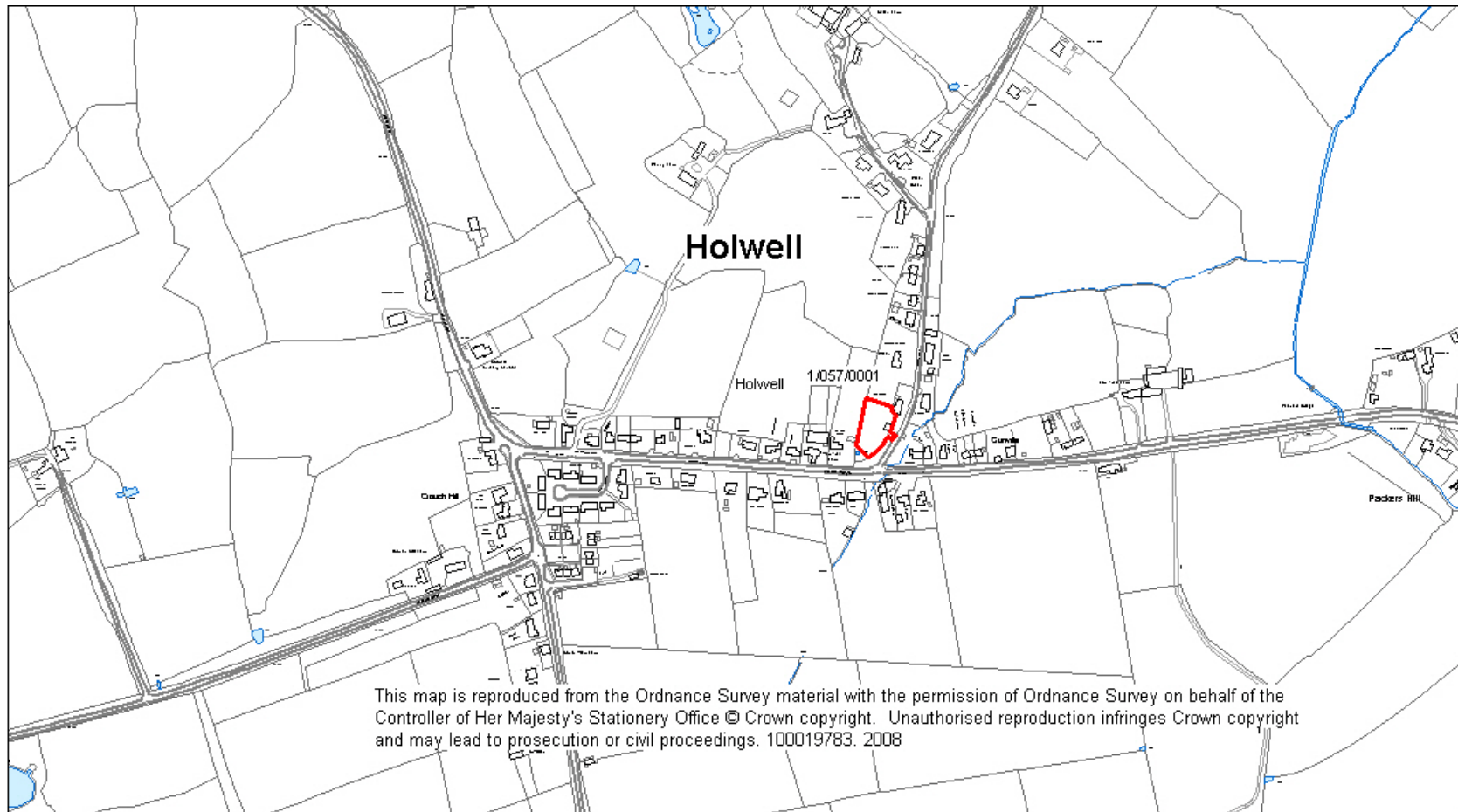


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GRIMSTONE

Site Reference	Site Address	Comments	Potential
1/048/0001	Field adj no 32 Dorchester Road	This is not an ideal location for local needs housing because of the lack of facilities at this very small settlement	None

HOLWELL

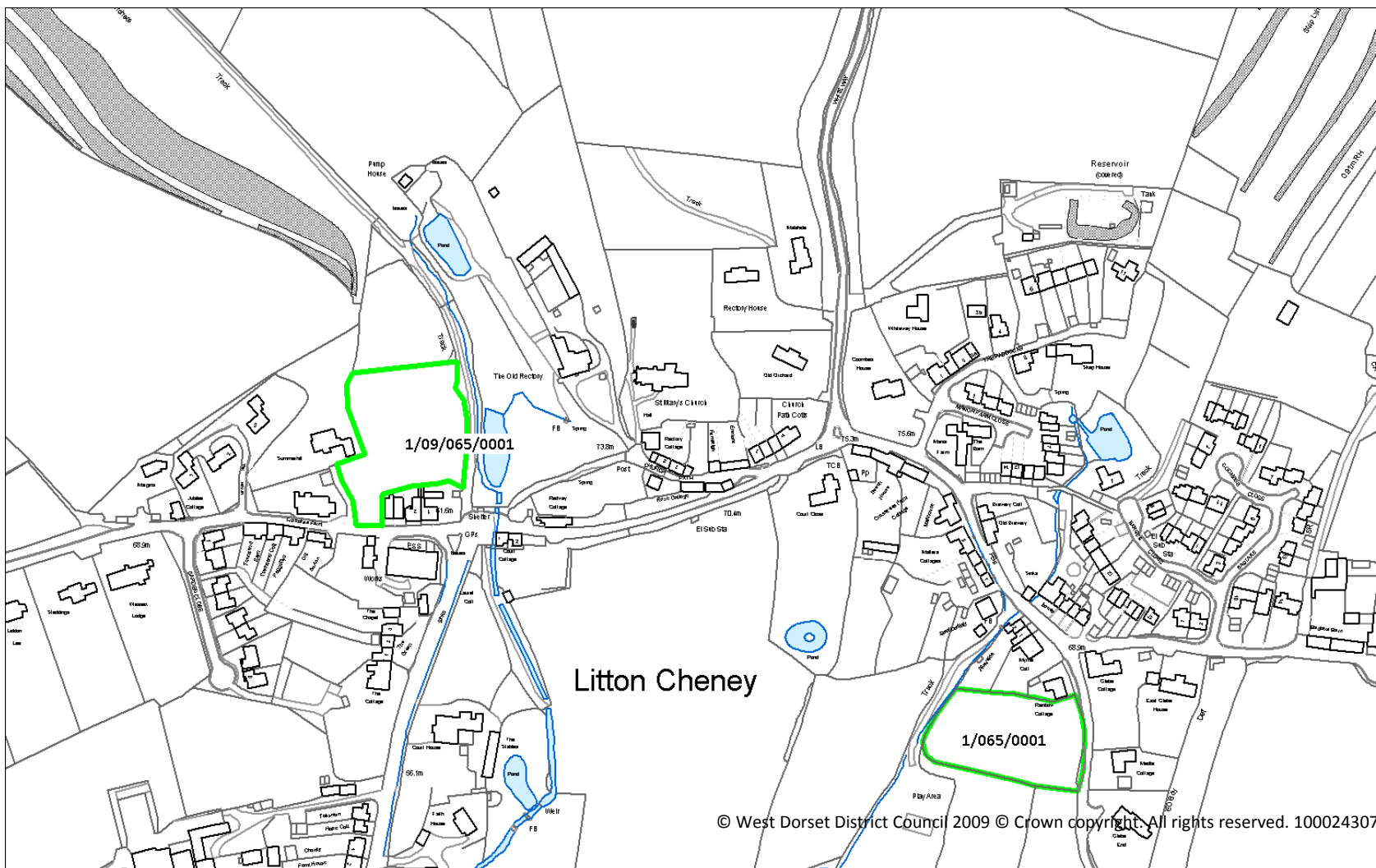


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HOLWELL

Site Reference	Site Address	Comments	Potential
1/057/0001	The Smithy Site	This is an inappropriate location for local needs housing	None

LITTON CHENEY

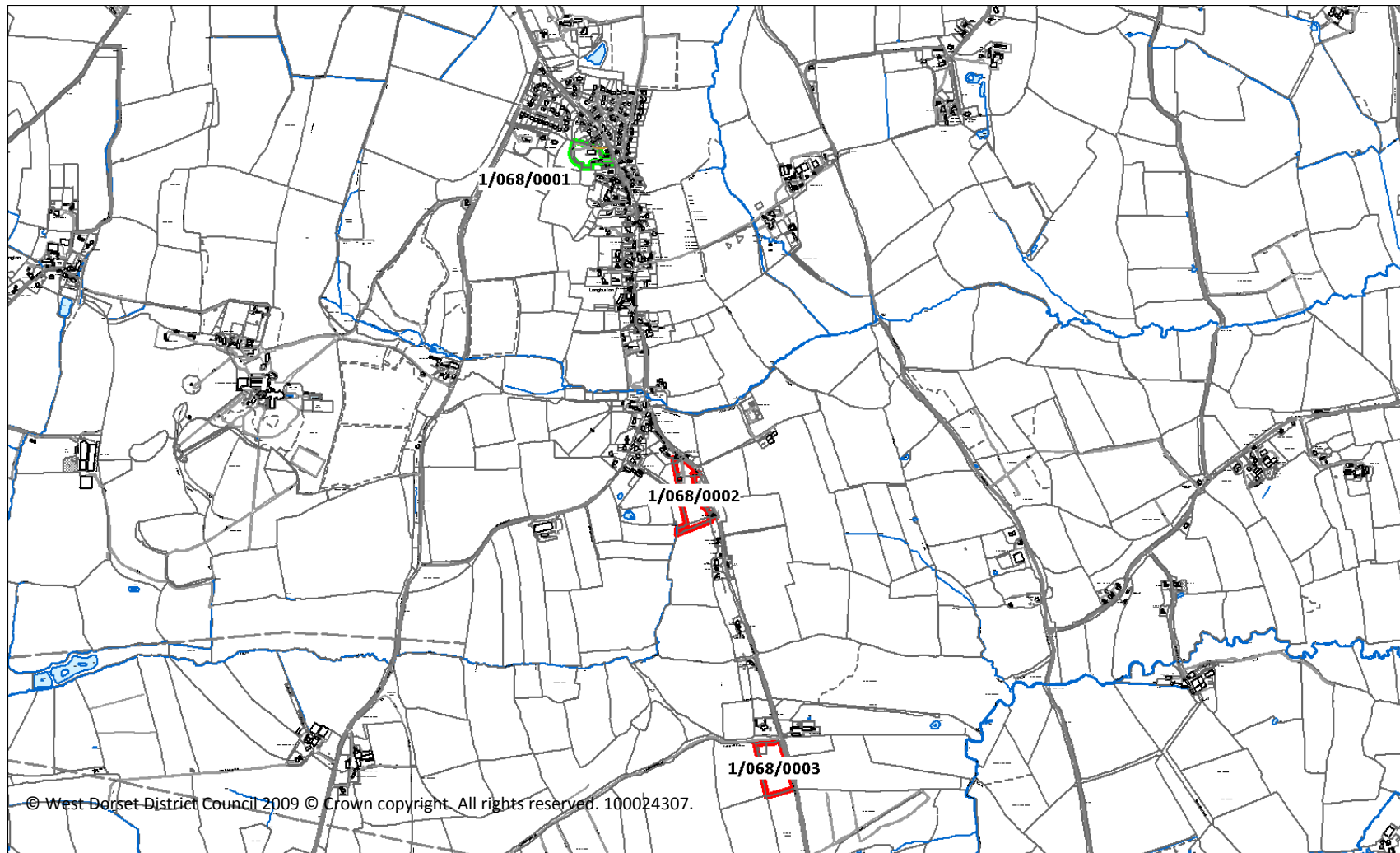


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LITTON CHENEY

Site Reference	Site Address	Comments	Potential
1/065/0001	Land south of Rainbow Cottage	The site is well defined by the highway and dense vegetation. It is a flat site with views of the church providing orientation and reference to the existing settlement. The site is of low visual and landscape impact due to the enclosing nature of the hills to the south. AONB.	Yes
1/09/065/0001	Land off Chalky Pit Lane	<p>The character of the public right of way to the east of the site is remote and rural. The wet woodland reflects the distinctive character of The Bride Valley LCA. Development here would not associate at all well with existing development and would be highly detrimental to the landscape character of the area.</p> <p>However, in the south-west corner of the site, there is a greater degree of association with existing development and some limited development here would be in-keeping with the structure and character of the village.</p>	Some

LONGBURTON

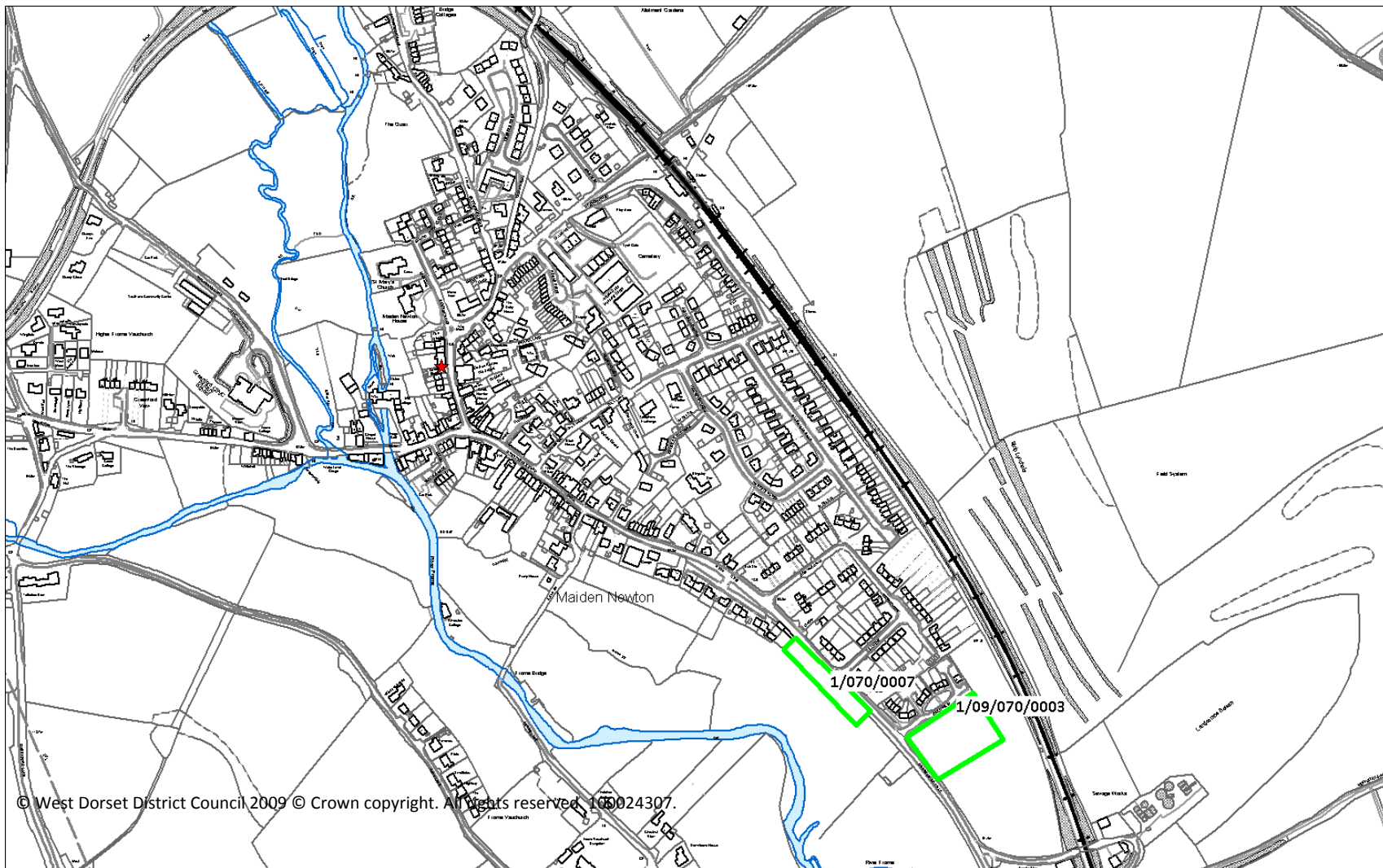


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LONGBURTON

Site Reference	Site Address	Comments	Potential
1/068/0001	Former Highways Depot	Level vacant previously developed site adjoining the conservation area.	Yes
1/068/0002	Meriden Site	Unacceptable impact on landscape and townscape as this is an extension into countryside, at variance with pattern of development.	None
1/068/0003	Glenacres	Site is about 1.5 km from edge of former DDB and is not considered to relate well to built settlement for new development.	None

MAIDEN NEWTON

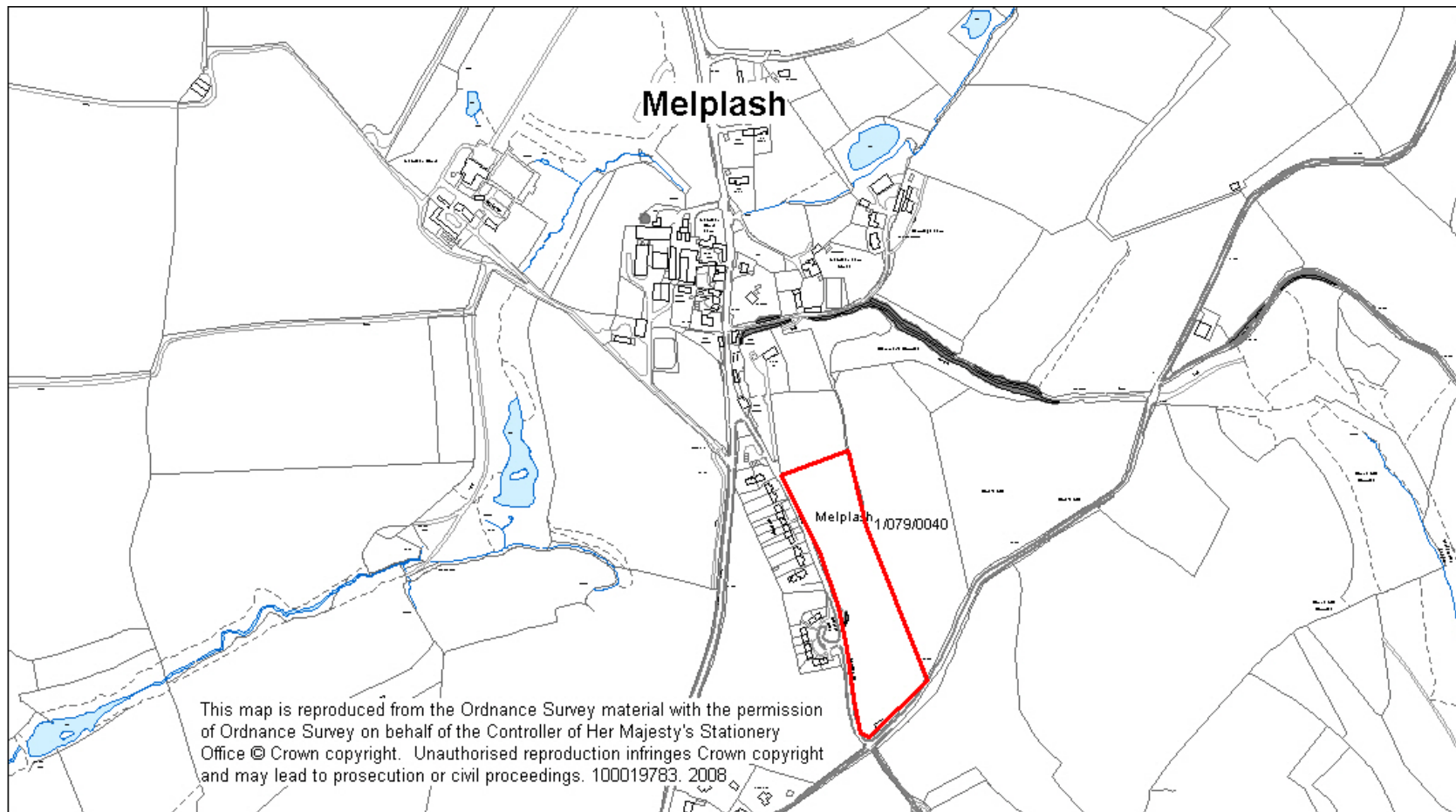


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MAIDEN NEWTON			
Site Reference	Site Address	Comments	Potential
1/070/0007	"The Paddock" Dorchester Road	Lower part of site affected by Flood Risk Zone 2. Development would need to be wholly outside of the flood zone AONB. The field is below the level of the road. The submission says the houses could be at street level at the front and the back could be on pillars in case of flooding however any land not within Flood Risk Zone 1 would not be deemed as suitable. Would need careful design.	Some
1/09/070/0003	Land opposite Neil's View	<p>Although it is contained on two sides by infrastructure (the main road and railway) and on the third side by a new housing development the site still has a village-edge/semi-rural character.</p> <p>Development in this area would extend the limits of the village further and risk bridging the gap between the village and the farm to the south, which would thus impact on the landscape character of the area.</p> <p>Whilst the site associates quite well with existing development, the risks of village sprawl mean that careful design considerations must be undertaken. In particular, structure planting should be considered in order to preserve the gap between the village and the farm and create an appropriate landscape setting for the village.</p>	Yes

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MELPLASH

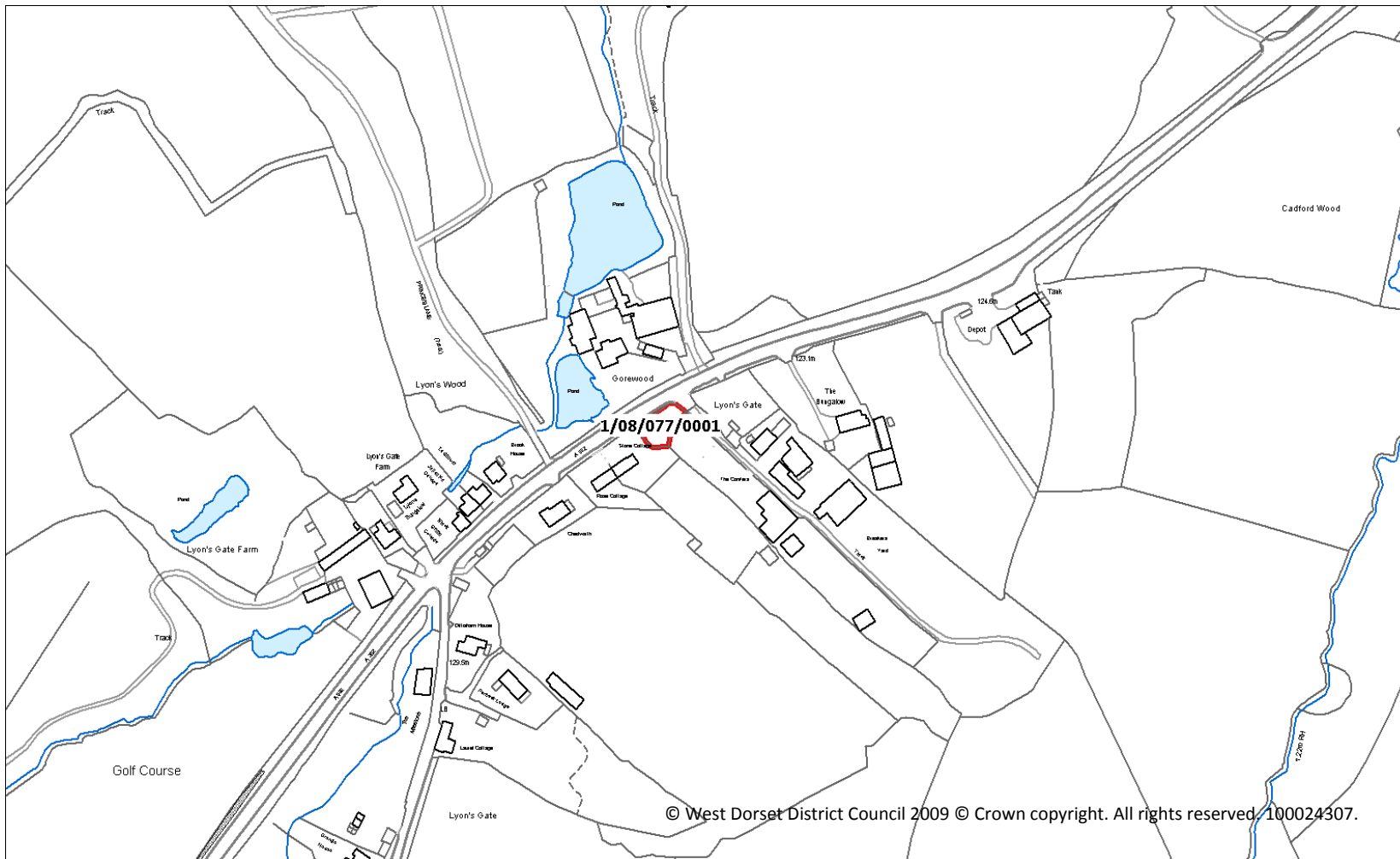


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MELPLASH

Site Reference	Site Address	Comments	Potential
1/079/0040	Twinways Orchard, Twinways Lane, Melplash	Unacceptable impact on landscape. Potential highways concerns.	None

MINTERNE MAGNA

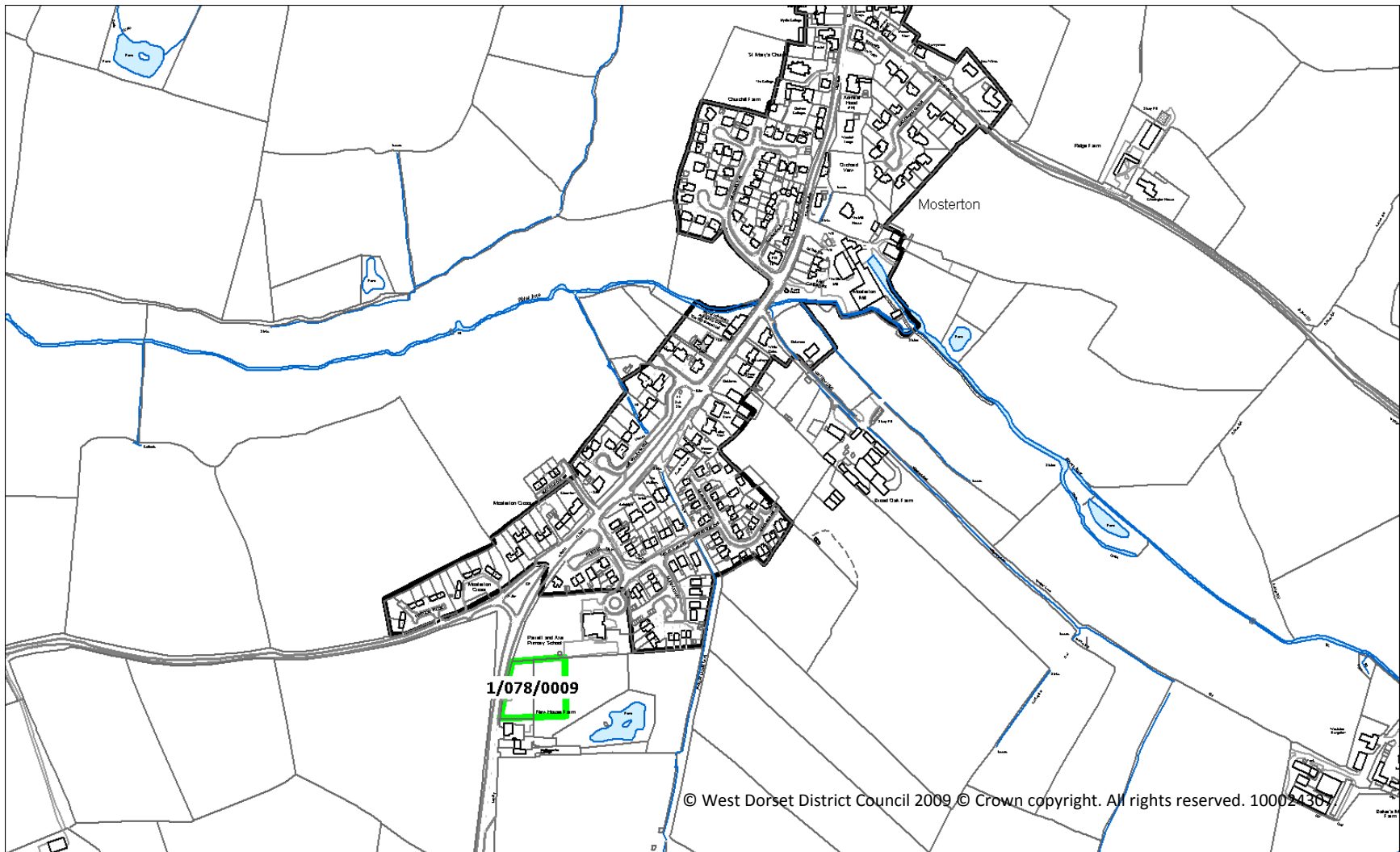


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MINTERNE MAGNA

Site Reference	Site Address	Comments	Potential
1/08/077/0001	Lyons Gate	This is not an ideal location for local needs housing as there are no facilities at this very small settlement	None

MOSTERTON

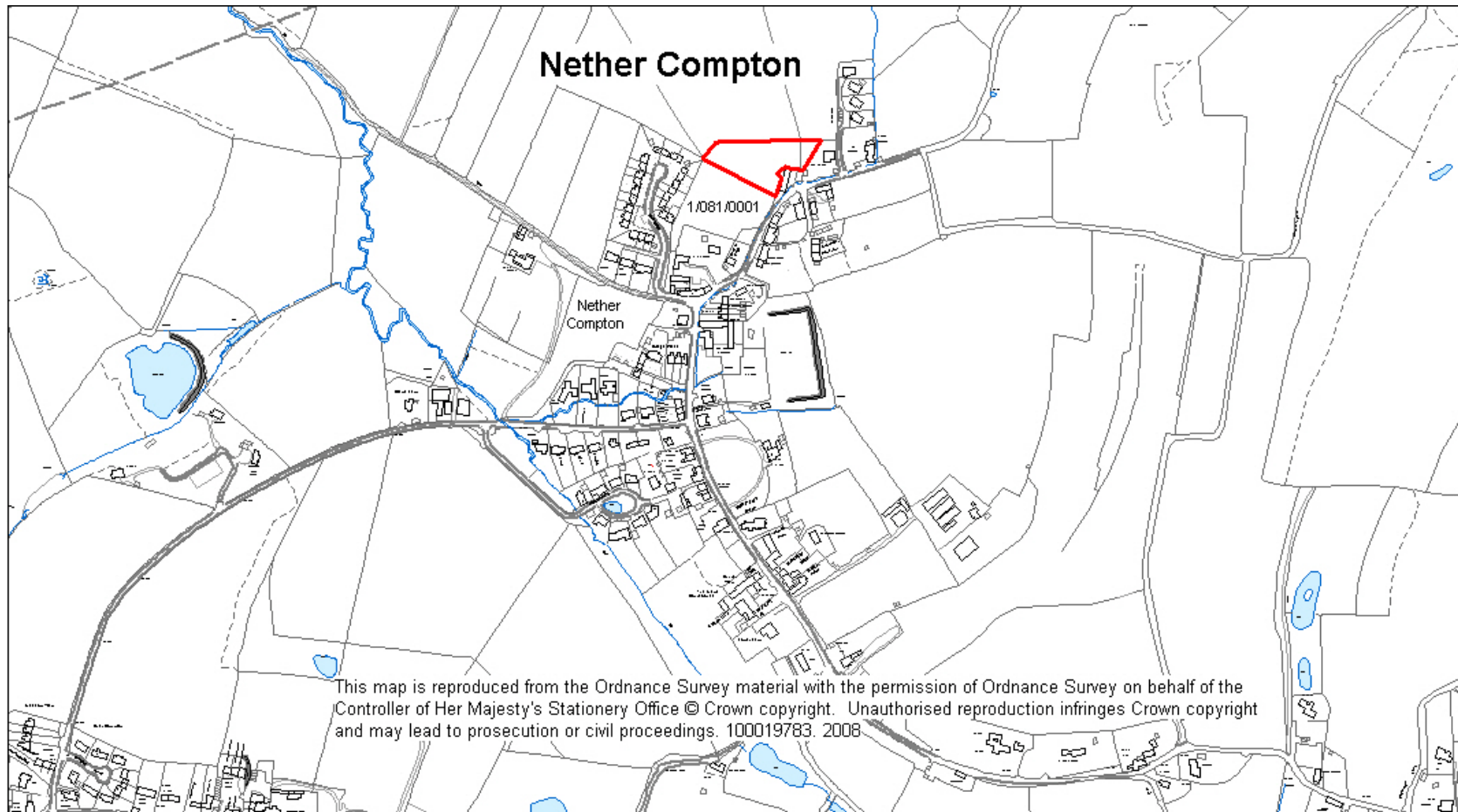


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MOSTERTON

Site Reference	Site Address	Comments	Potential
1/078/0009	Land at New House Farm	In AONB. Concern over fragmentation of existing field	Yes

NETHER COMPTON

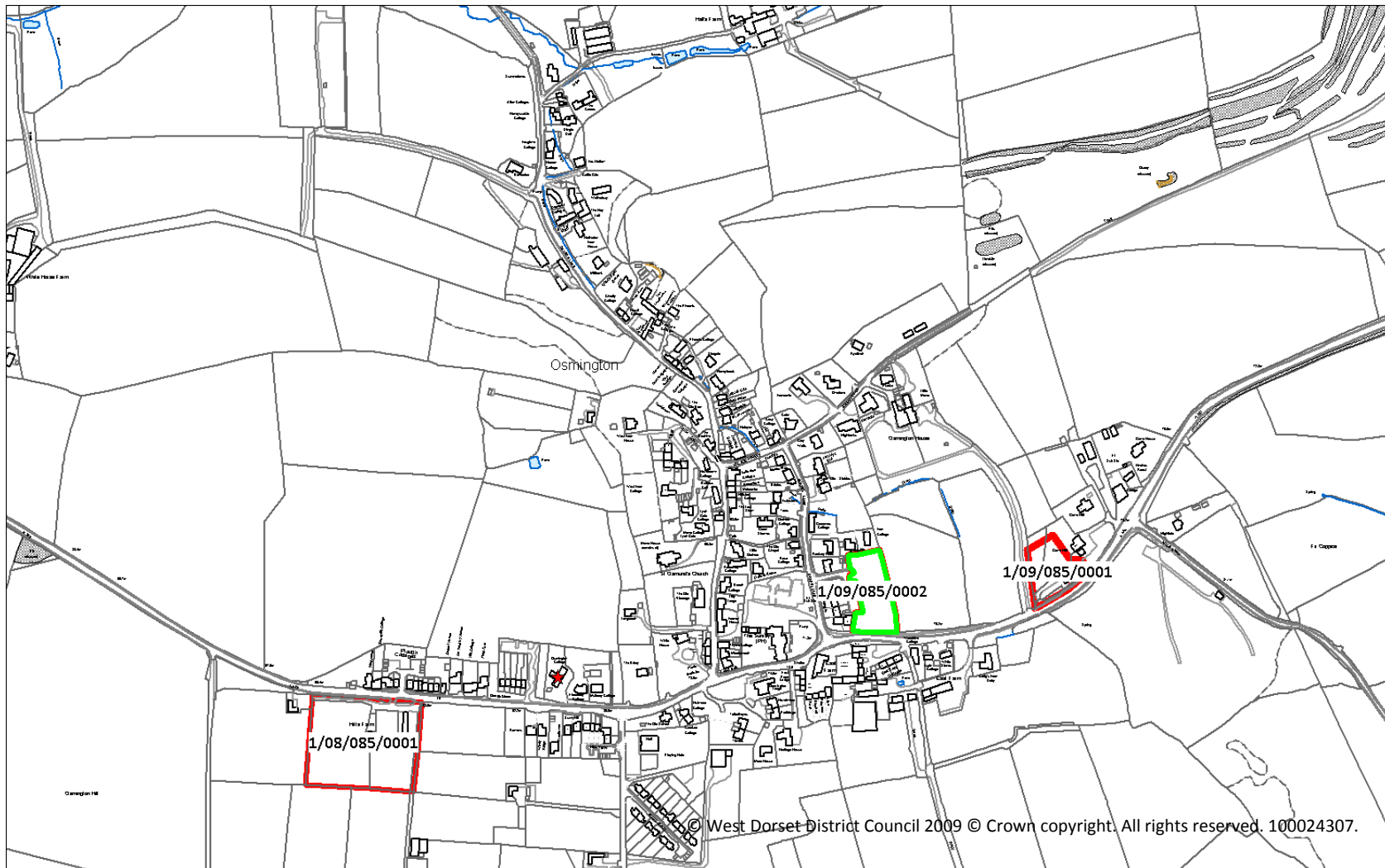


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NETHER COMPTON

Site Reference	Site Address	Comments	Potential
1/081/0001	Land at Buckler's Farm	Unacceptable impact on landscape and townscape.	None

OSMINGTON

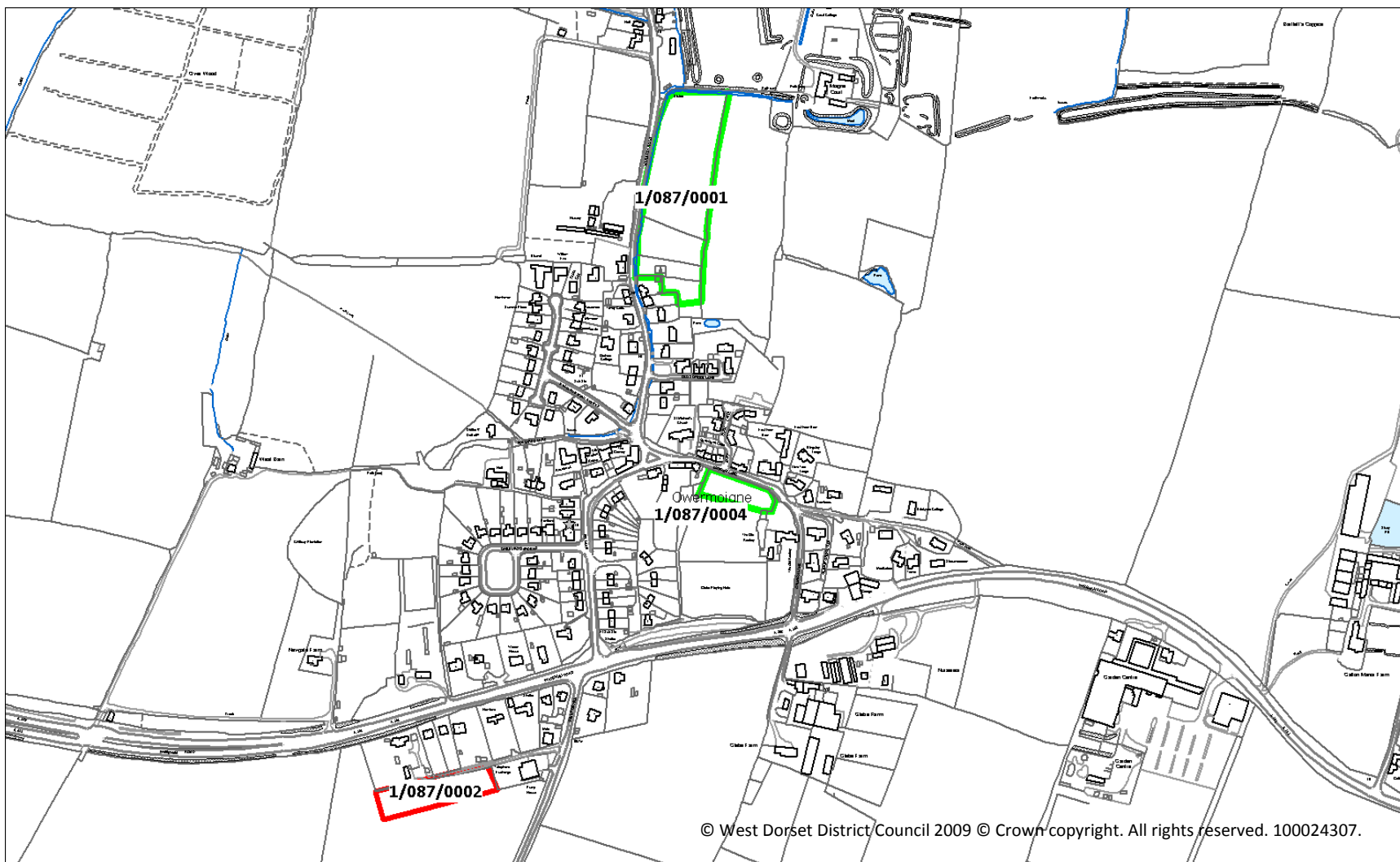


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OSMINGTON

Site Reference	Site Address	Comments	Potential
1/08/085/0001	Osmington Hill Farm	Unacceptable impact on landscape and townscape. AONB, Heritage Coast. Very prominent position in wider landscape.	None
1/09/085/0001	Land at 3 Grove Hill	The site does not associate with the village. The character of the immediate area is predominantly rural. The existing development nearby already seems incongruous within the landscape and further development would exacerbate this. Highways Authority objection – no suitable access available to A353.	None
1/09/085/0002	Chapel Lane	The site associates well with existing development and is reasonably well connected to the village. This, combined with the site's lack of visibility within the landscape means that development on the site would not have a significant impact on the landscape character of the area. Access through principal existing estate road.	Yes

OWERMOIGNE

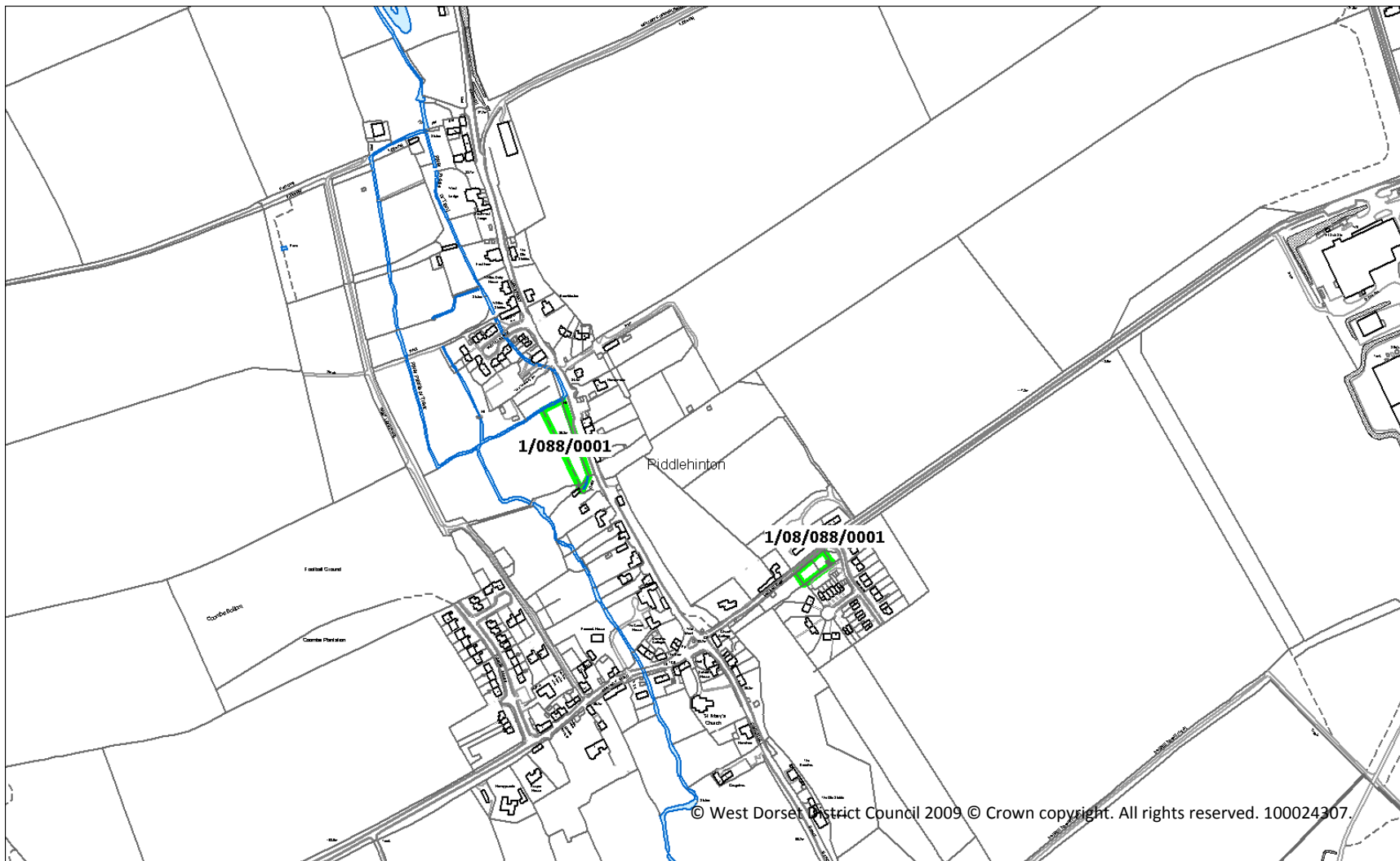


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OWERMOIGNE

Site Reference	Site Address	Comments	Potential
1/087/0001	Land west of nursery	The site is relatively flat and generally well enclosed by existing vegetation. It is linear and stretches along the road connecting the village to Moigne Court. It is felt that such development would compromise the nucleated urban form of the existing settlement and weaken the entrance to the village from the north. Considering the above, it is felt that the 3 small enclosures at the southern end of the area may be appropriate for development.	Some
1/087/0002	Land west of telephone exchange	Highway Authority objections - no suitable access	None
1/087/0004	Land at Church Lane	Conservation Area. Some TPOs on site. Well related to the village centre.	Yes

PIDDLEHINTON

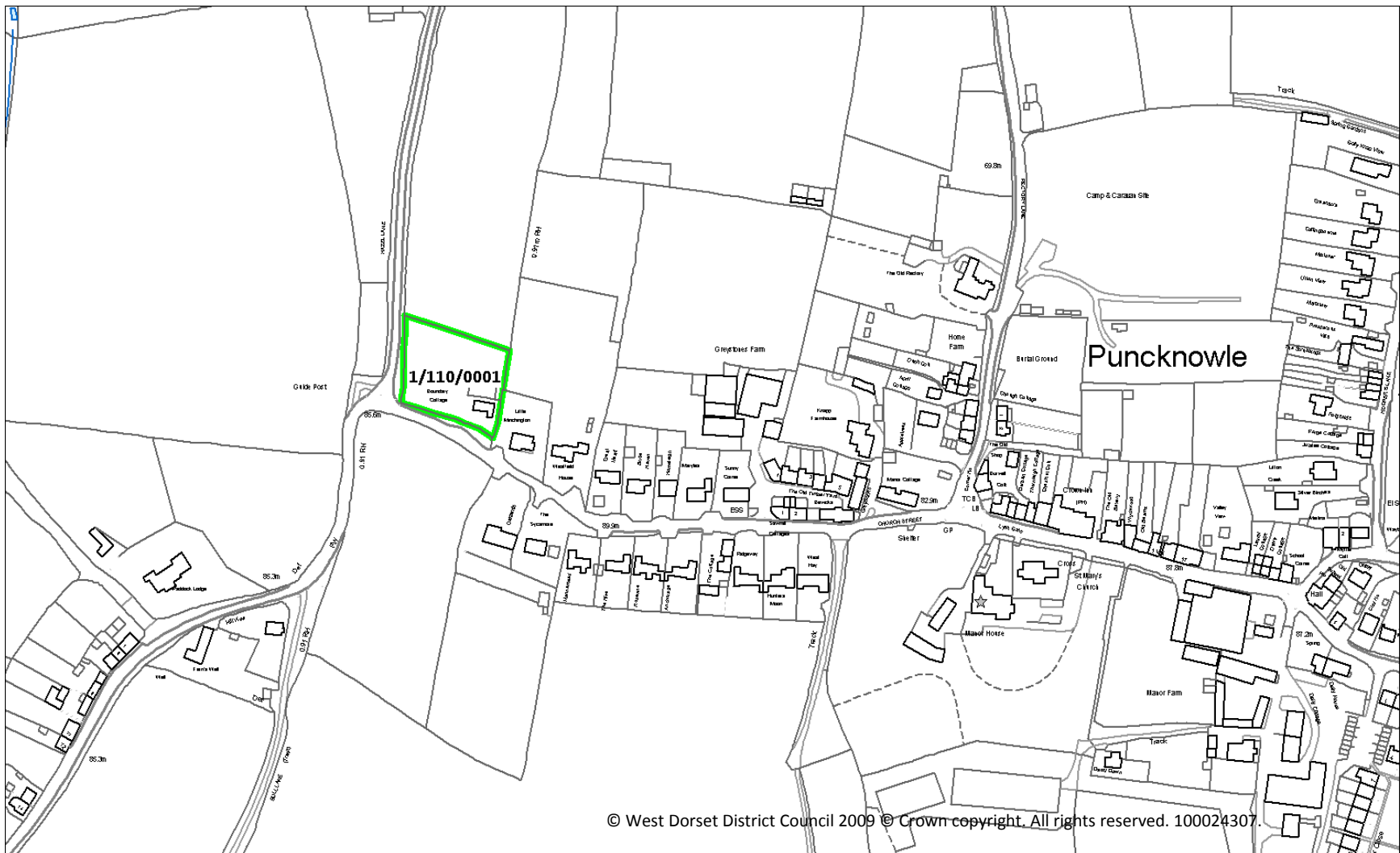


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PIDDLEHINTON

Site Reference	Site Address	Comments	Potential
1/088/0001	Land west of 1-7 High Street	The site is steeply sloping to the west, and there are long distance views of the site from along the small-scale valley Coombe Bottom.	Some
1/08/088/0001	Land opposite Poppybank, Piddlehinton	Flat site providing green space in small housing area.	Yes

PUNCKNOWLE



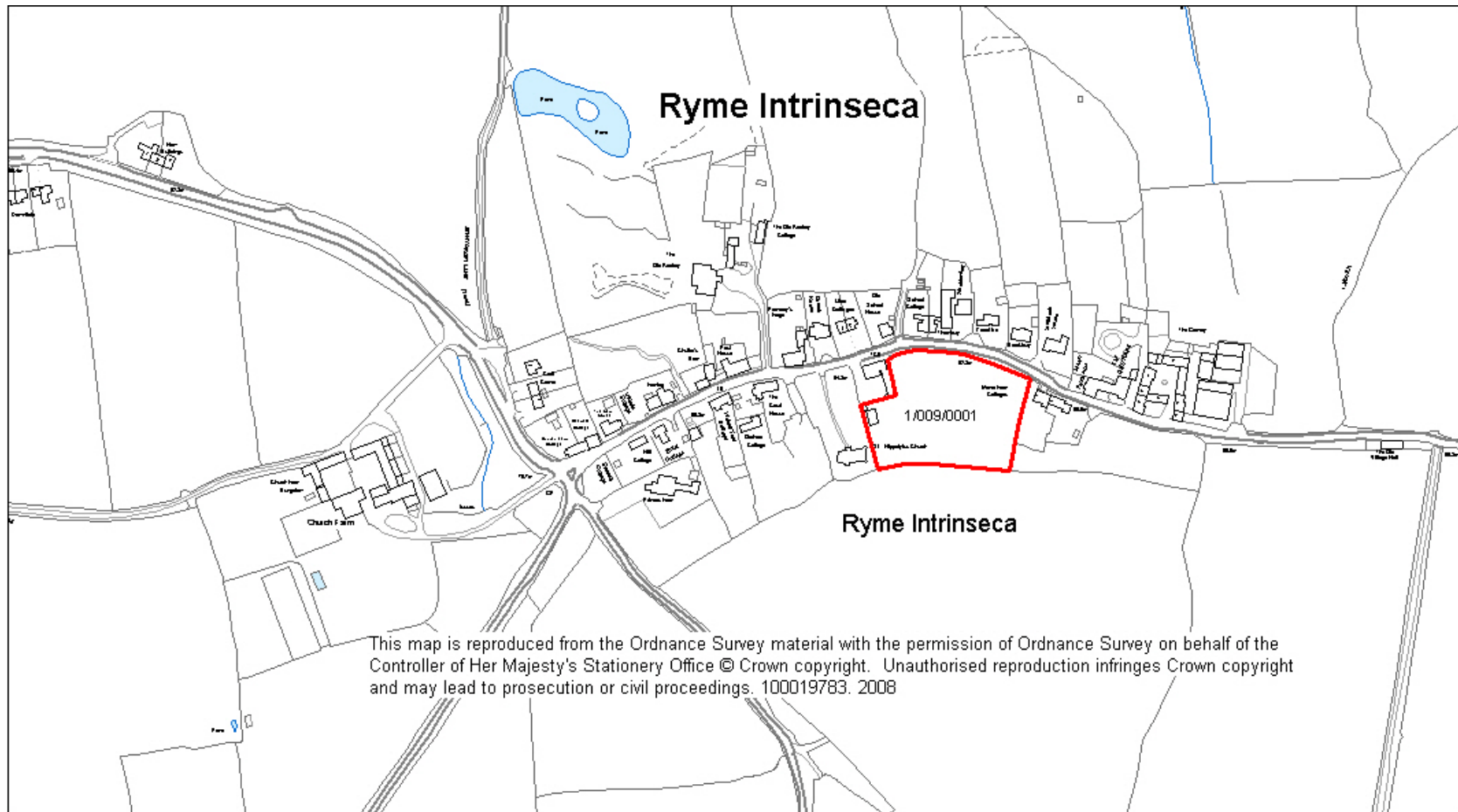
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PUNCKNOWLE

Site Reference	Site Address	Comments	Potential
1/110/0001	Boundary Cottage, Church Street	The site is located within the corner of Looke Lane and Hazel Lane and is at the entrance to the village. There is concern for how the site relates to the linear morphology of the village, and the character of the adjacent detached dwellings set behind large and well vegetated front gardens. In addition the enclosed character of Hazel Lane and its dense hedgerows should be maintained.	Some

RYME INTRINSECA

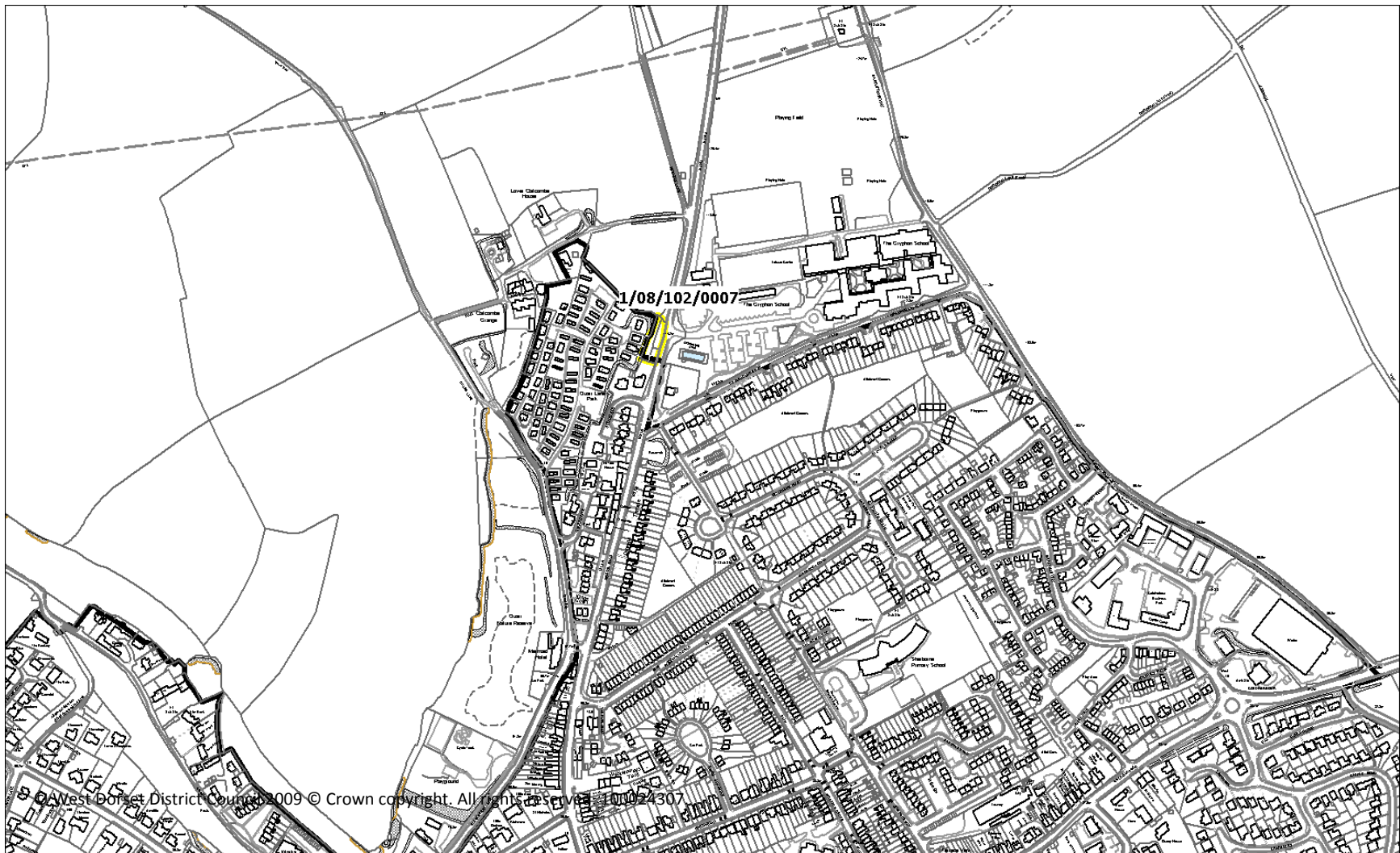


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RYME INTRINSECA

Site Reference	Site Address	Comments	Potential
1/009/0001	Land east of Hippolytus Church	This is not an ideal location for local needs housing as there are no facilities at this very small settlement	None

SHERBORNE



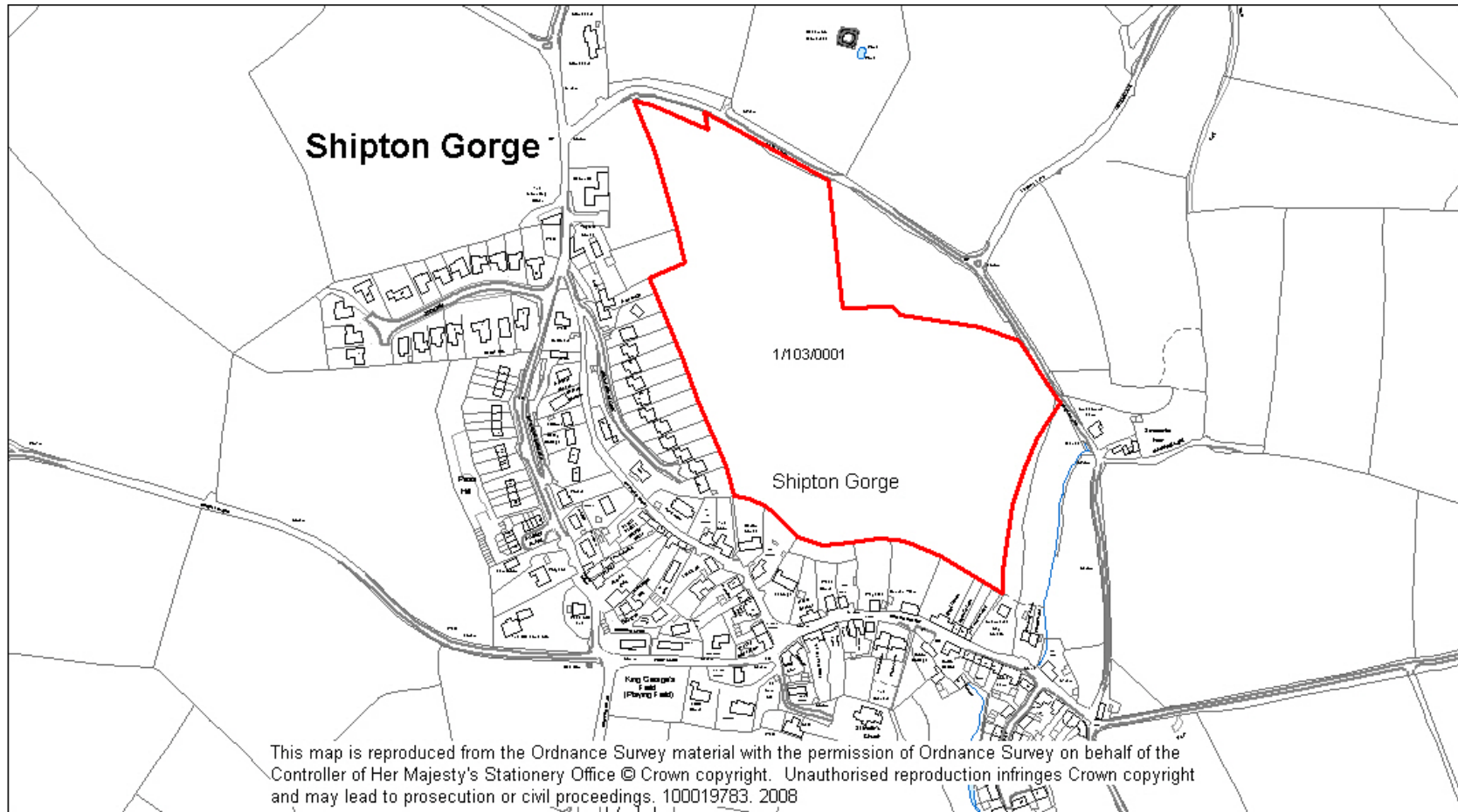
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SHERBORNE

Site Reference	Site Address	Comments	Potential
1/08/012/0007	Land adj to Quarr Lane Caravan Park	Rural affordable housing policy does not apply here; there is provision for affordable housing within the DDB. Site is flat with a steep drop to the caravan park – issues of safety would have to be addressed. Opposite school so fairly sustainable location for new housing. Previously used as builders storage. Land contamination and land instability would need to be investigated.	Some - dependent on policy change

SHIPTON GORGE



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SHIPTON GORGE

Site Reference	Site Address	Comments	Potential
1/103/0001	Land to North West of Village	Approaching from the north the site is viewed as a raised green plateau. The existing village of Shipton Gorge is barely visible and seems detached from the site as it is set below the plateau and is well screened by existing dense vegetation. In the wider context of the landscape, this site is an important element in a panorama of sweeping hills and valleys.	None

STINSFORD

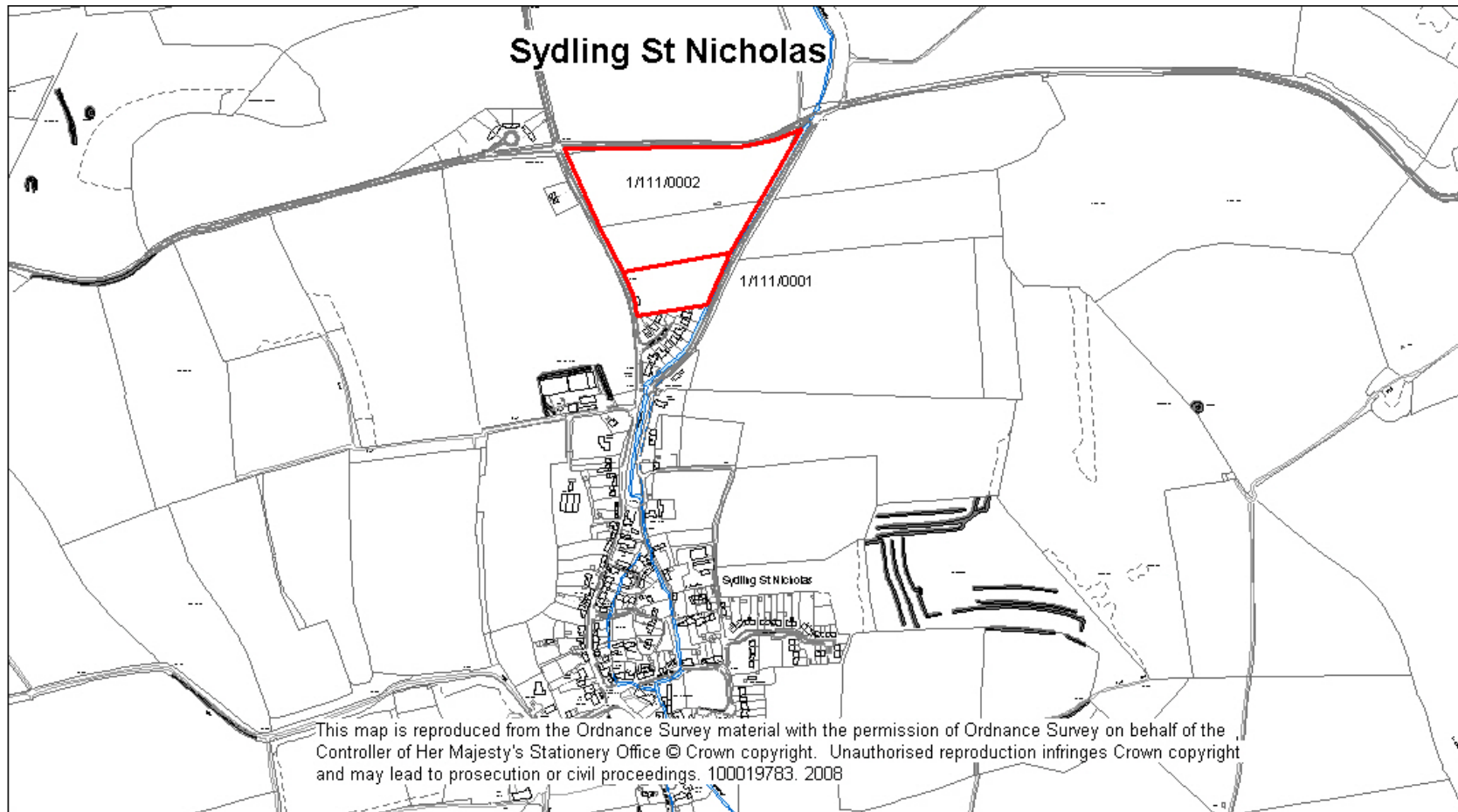


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STINSFORD

Site Reference	Site Address	Comments	Potential
1/08/106/0001	Garden plot, next to Homesclose	<p>The site is only 0.04ha and therefore would only be likely to fit 1-2 houses. It is questionable whether it would be viable to locate an affordable houses in this location, particularly given the proximity to Dorchester. The site itself is well contained and flat with good access to the road.</p> <p>Not within easy or safe walking distance of shops and facilities.</p>	None

SYDLING ST NICHOLAS

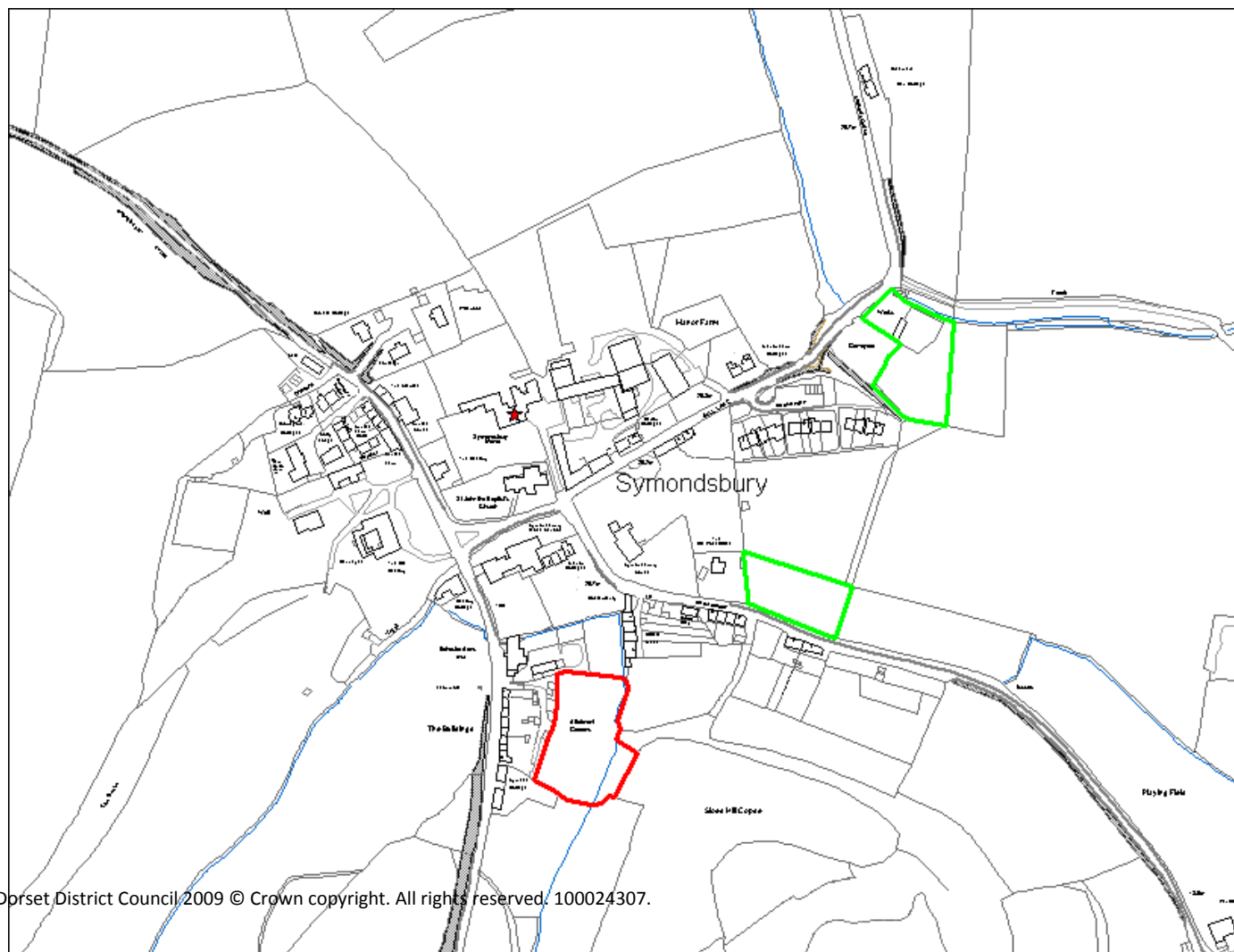


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SYDLING ST NICHOLAS

Site Reference	Site Address	Comments	Potential
1/111/0001	Land north of Orchard Close	Unacceptable impact on townscape. Access roads to the site very narrow.	None
1/111/0002	Land east of 7+ 8, Marrs Cross	Not adjoining the built area of the village. Access roads to the site very narrow.	None

SYMONDSBURY

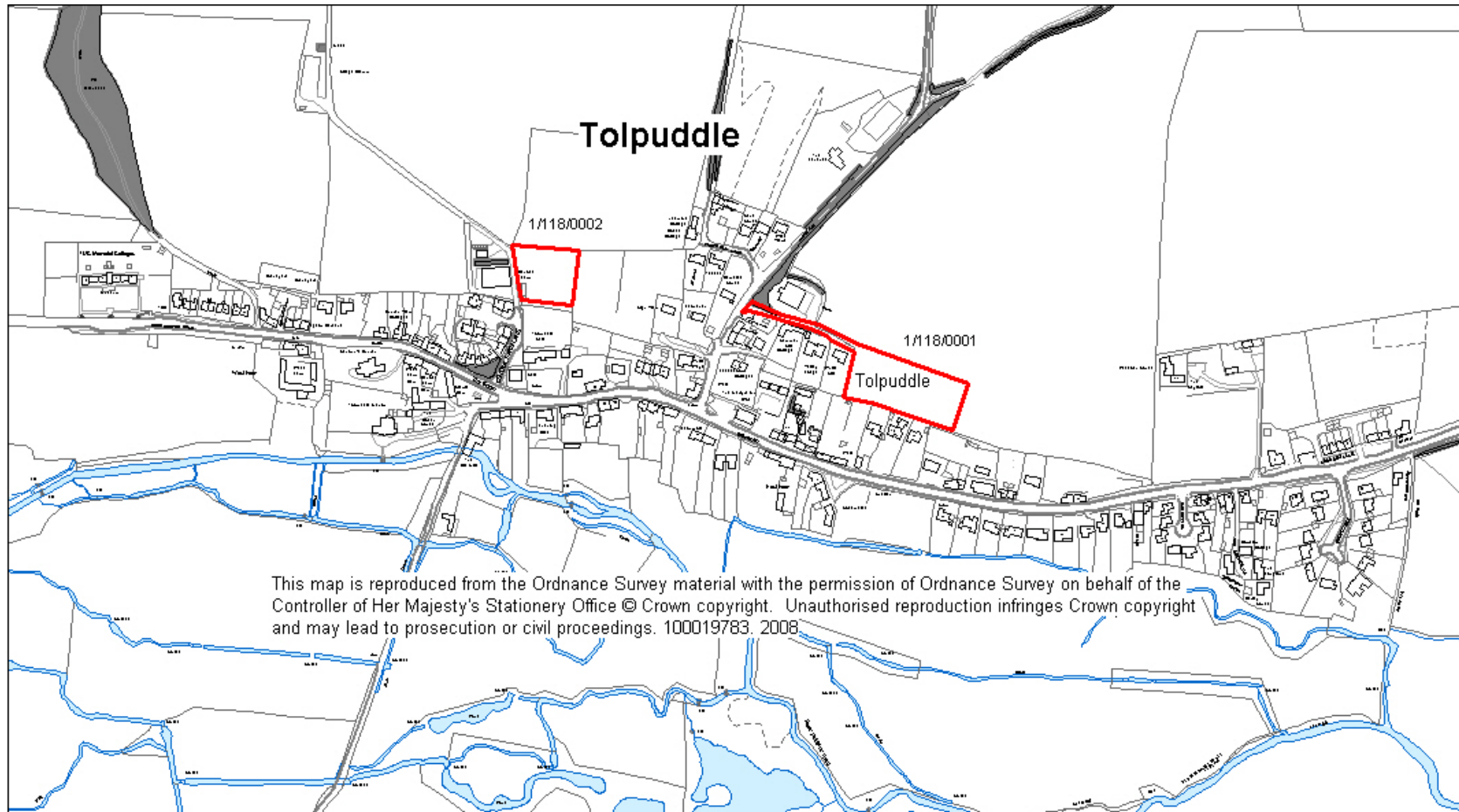


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SYMONDSBURY

Site Reference	Site Address	Comments	Potential
1/112/0154	Land east of graveyard	The northern portion of the site has no visual or apparent physical relationship to the existing settlement due to the cutting in of the road. The southern portion of the site is elevated and visible from the south.	Some
1/112/0155	Land North of 1+3, Duck Street	Flat site, will reflect extent of development on other side of road and create strong gateway to village. Well screened from long distance views due to sloping nature of surrounding landform.	Yes
1/09/112/0007	Land rear of The Buildings	No obvious means of highway access is available. The SHLAA submission would be detrimental to the setting of listed buildings and to the traditional form, character and amenity of the conservation area, including its setting. Allotments would need to be replaced in an equally accessible location.	None

TOLPUDDLE

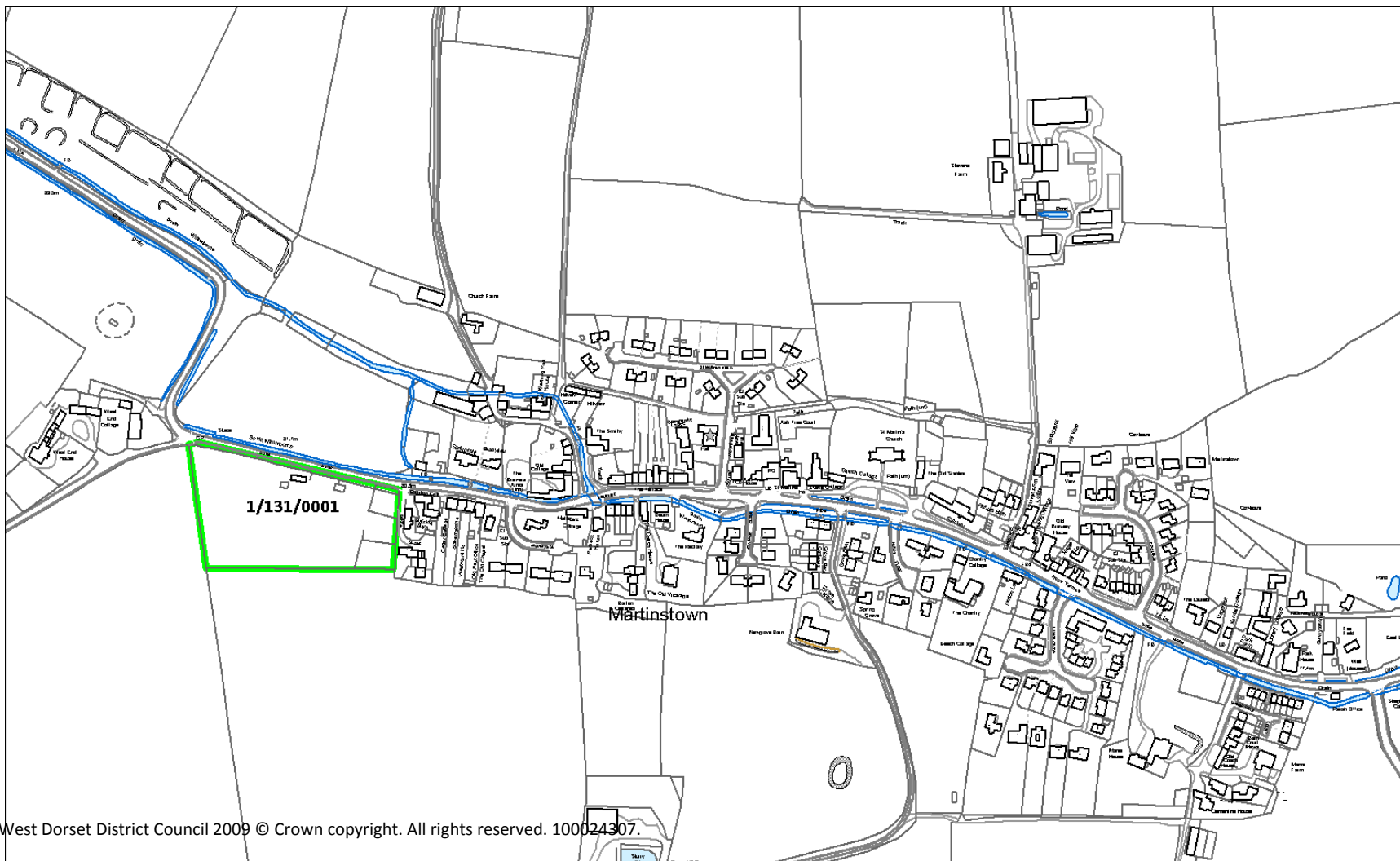


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TOLPUDDLE

Site Reference	Site Address	Comments	Potential
1/118/0001	Land adj White hill	Elevated and particularly visible from the south.	None
1/118/0002	Land at Central Farm	Unacceptable impact on townscape – breaking with the linear form of the settlement.	None

WINTERBORNE ST MARTIN



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WINTERBORNE ST MARTIN

Site Reference	Site Address	Comments	Potential
1/131/0001	Land west of Dukes Close	Within AONB and within walking distance of facilities but landscape impact concern due to the development in effect breaching the existing 'natural' boundary to the village on the western side. No footpath.	Some