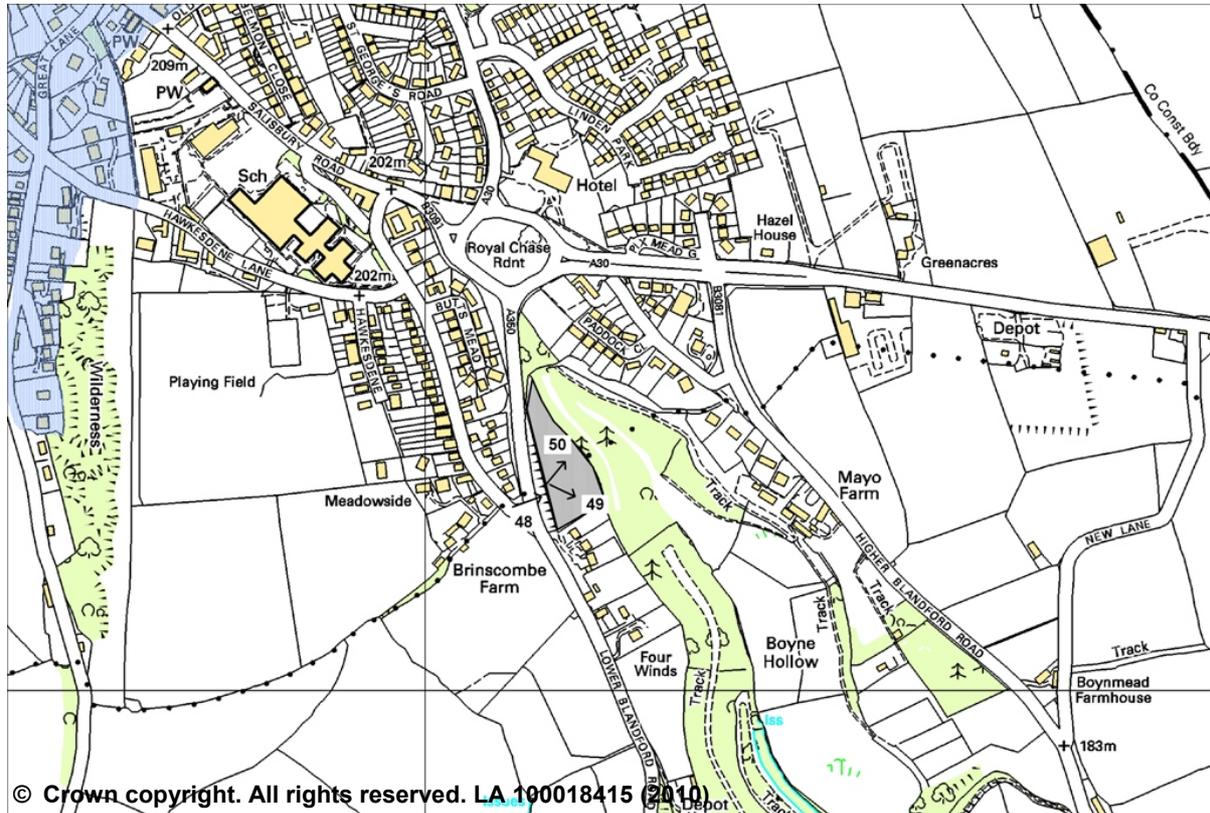


North Dorset District Council
Proposed Housing Sites
Landscape Impact Assessment: Assessment template

NB: See methodology notes attached

Site name: <i>Shaftesbury: Land East of Lower Blandford Road</i> REJECTED SITE	NDDC Ref: 2/45/0433	Date: 1 July 2010
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Location plan: with relevant designations and photo viewpoints



Key Characteristics: These are the key positive features or qualities, which if lost or changed there would be a significant consequence for the current character of the landscape

- ◆ *The site is a small overgrown grassland gently sloping field which forms part of the wider Greensand Terrace Landscape Character Area¹.*
- ◆ *The site is bounded by scrub and trees along the A350 Lower Blandford Road and a belt of mixed woodland along the eastern edge.*
- ◆ *Some views out from the site are available from the footpath which crosses the centre of the site, west to east.*
- ◆ *It is bounded by a residential property to the south.*
- ◆ *It has an open countryside perception due to its prominent position on the skyline when leaving Shaftesbury heading south on the A350.*
- ◆ *It forms a green backdrop when seen from the immediate west of the site.*

¹ North Dorset District Council Landscape and Character Assessment dated November 2007.

- ◆ *The site is slightly elevated above the level of the A350 Lower Blandford Road.*

Summary of overall character: based on scale, landform, pattern/complexity, settlement & human influences, skyline, visual relationships & views, intervisibility, perceptual/aesthetic criteria.

A small scale elongated triangle shaped site which slopes gently to the south. It forms part of the south facing sloping fields which form part of the wider Greensand Terrace Landscape Character Area. It is bounded by hedgerows and scrub trees along the boundary of the A350, a belt of linear woodland to the east and a residential property to the south. It is crossed by a public right of way in the centre of the site from west to east and there are a few views out of the site from this path. These views would be much greater in the winter months when the vegetation is not in leaf. Although it lies within the pattern of built up development within the settlement, its perception is of forming a key part of open countryside, particularly when seen leaving Shaftesbury heading south along the A350. This is also due its elevated 'plateau' location above the A350. There are some important trees and scrub and remnant hedgerow surrounding the site boundary.

Sensitivities/vulnerabilities: to include threats to key characteristics. Assumes no mitigation measures.

- ◆ *Development would create a new hard urban skyline when viewed from the A350 and would therefore create a significant negative impact on local landscape character.*
- ◆ *Development would impact negatively on the amenity of footpath users.*
- ◆ *Development would impact negatively on the green undeveloped 'buffer' effect the site provides in association with the important linear woodland belts to the east which together sweep right up to the Royal Chase roundabout. These open green spaces provide an important component of the overall green setting and context of Shaftesbury as a whole.*

Value: based on AONB status (including setting of AONB), wildlife, public 'good' (access/enjoyment & amenity value), setting for the wider settlement, historic value (see EH Conservation Principles)

The site has a high amenity value and a high value in terms of its contribution to the context and setting of the town, forming a key component of the undeveloped green sloping edges to the urban fringe.

Sensitivity Analysis: this takes the form of a 'guidance statement' informed by scale, landform, pattern/complexity, settlement & human influences, skyline, visual relationships & views, intervisibility, perceptual/aesthetic criteria which will outline opportunities for mitigation/enhancement.

The site is considered to be too sensitive from a landscape and visual point of view for any mitigation to be effective.





