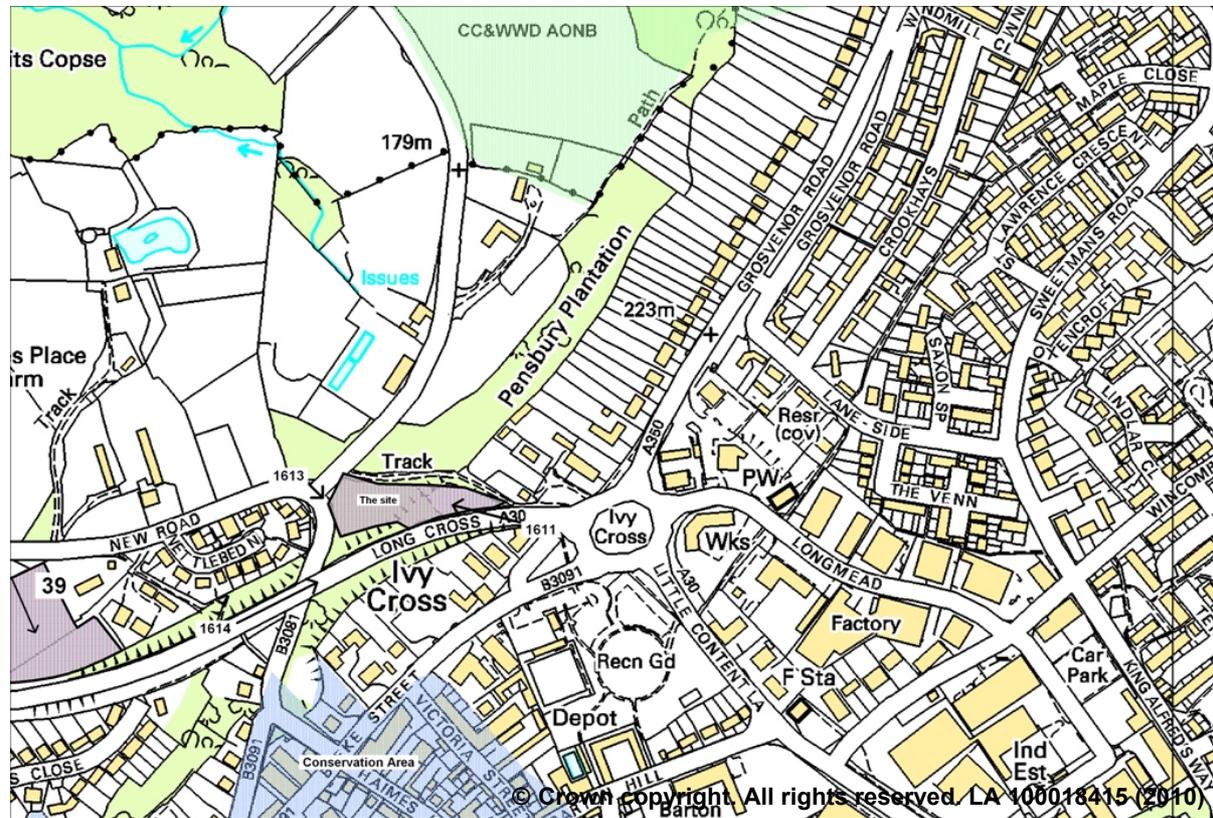


**North Dorset District Council**  
Proposed Housing Sites  
Landscape Impact Assessment: Assessment template

NB: See methodology notes attached

<b>Site name:</b> <i><b>Shaftesbury: East of New Road</b></i> <b>REJECTED SITE</b>	NDDC Ref: 2/45/0402	Date: 8 July 2010
---	------------------------	-------------------

**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 forms part of the steeply sloping edges to the Shaftesbury Greensand Terrace Landscape Character Area<sup>1</sup>, as it slopes north to north-west towards the Blackmore Vale.*
- ◆ *A heavily wooded site with a mixture of mature broad leaf trees.*
- ◆ *Tightly confined and narrow site sandwiched between the A30 to the south and a public right of way along the northern boundary.*
- ◆ *The well used public right of way runs along the northern edge through a distinctive steep-sided shady hollow.*
- ◆ *Forms part of and links to a larger area of sloping wooded hillside called Pensbury Wood which is ancient woodland.*
- ◆ *A key part of the skyline setting of the settlement when viewed from the north.*

<sup>1</sup> Cranborne Chase and West Wiltshire Downs Landscape Character Assessment dated June 2003.

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

*The site forms part of the steeply sloping edges to the Shaftesbury Greensand Terrace Landscape Character Area as it slopes and drops steeply towards the Blackmore Vale. It is a tightly confined site sandwiched between the A30 to the south and the public right of way to the north. It is very steeply sloping to the north with a small flatter plateau adjacent to the A30, to the east of the site. The whole site is covered with dense broad leaf tree cover and forms part of the network of ancient woodland within this area. The well used public right of way runs through a distinctive steeply cut hollow which is very shady in the summer months and forms the northern edge of site. The site forms a key part of the continuous cover of ancient woodland along the sloping hillside linking Pensbury Wood, which is ancient woodland and a Site of Nature Conservation Interest. The site therefore forms a key part of the skyline setting of the historic settlement when viewed from the north and north-west.*

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

- ◆ *Development would have a significant negative impact physically and visually on the important dense tree canopy which currently covers the whole site.*
- ◆ *Development would have a significant negative impact on the setting and historic context of this north-west edge of the settlement.*
- ◆ *Development would impact negatively on the integrity of the ancient woodland, fragmenting the continuous woodland cover which runs along the Greensand slopes to the north-east.*
- ◆ *Development would impact negatively on the amenity of users of the public right of way and A30.*

**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 very high amenity value as an important area of woodland for access/enjoyment. Although the specific site is not a Site of Nature Conservation Interest, it has important wildlife value as part of a continuous ancient woodland habitat. The site also has very high value in terms of its contribution to the setting of the historic town along the northern sloping edges of the Greensand Terrace.*

**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.*

1614





Matcombe  
one-way  
for HGVs

1611

