

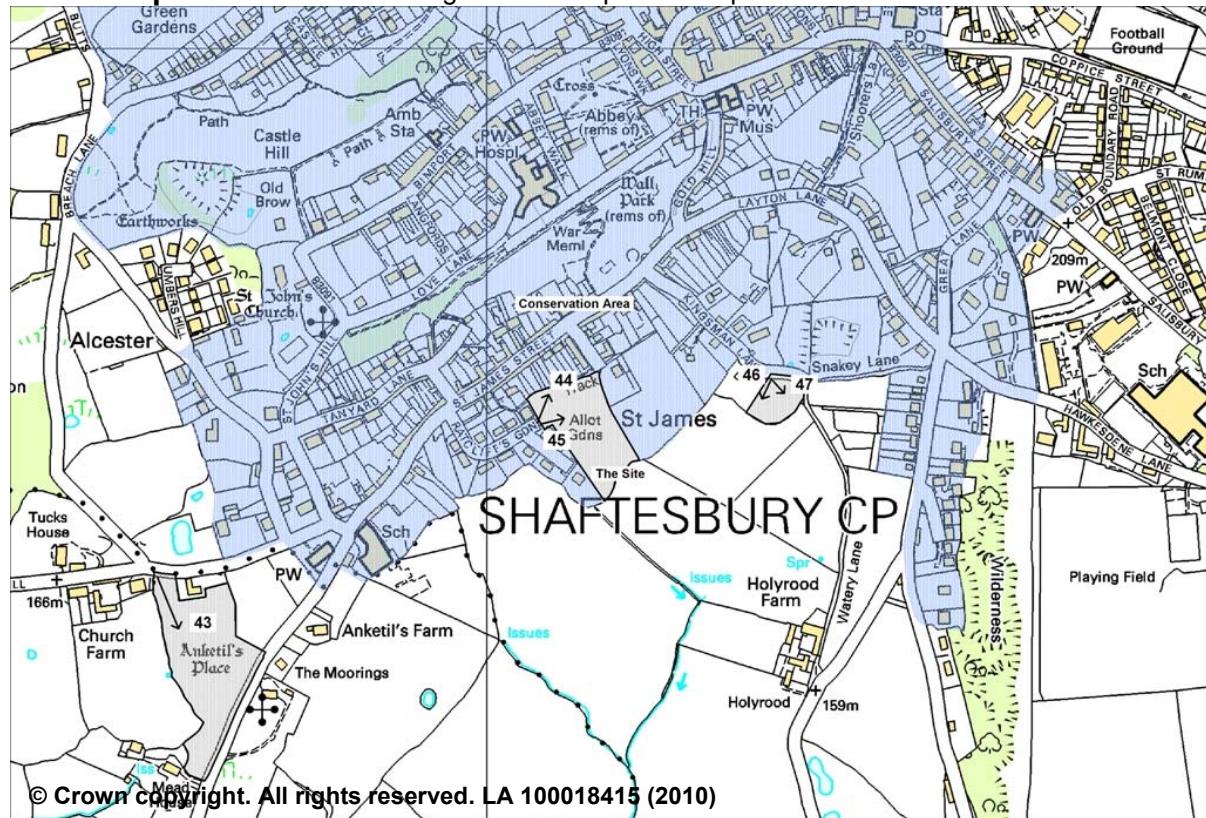
North Dorset District Council

Proposed Housing Sites

NB: See methodology notes attached

Site name: Shaftesbury; Allotment Site in St James: REJECTED SITE NDDC Ref: 2/45/0495 Date: 14.7.2010

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

- ◆ Well-used allotment site in the centre of the historic underhill suburb of St James.
 - ◆ A focal point surrounded by a high concentration of historic buildings in this part of the Conservation Area.
 - ◆ Slightly sloping, south-facing site with important bushes, shrubs, trees around the site perimeter.
 - ◆ Possible important medieval boundaries to the north and north-east of the site.
 - ◆ Provides green setting for the rest of the immediate Conservation Area and the wider context of the historic town walks to the north.

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

The site, despite being part of the post-war housing area within St James, provides an important green focal point amongst this housing. This is well-used allotment site in the historic core of the conservation area. The site slopes slightly to the south and provides important fringe areas of bushes and trees around the site. The site also provides green

setting for the rest of the conservation area and the wider context of the historic town walls to the north. In the Dorset Historic Town Survey¹ St James is indicated as having a strong sense of character and a high sensitivity to development.

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

- ◆ *Development would remove a 'green lung' and 'green open space' in its historic core of conservation area impacting negatively on settlement pattern and character in this part of the Conservation Area.*
- ◆ *Development would impact on the setting and character of the wider context of the historic town and particularly the town walls to the north which overlook the area.*

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 value in terms of its contribution to the setting and context of the Conservation Area and the wider setting of this part of the historic town. It has an important amenity value and some wildlife value.

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.

¹ Dorset Historic Towns Survey dated March 2010

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