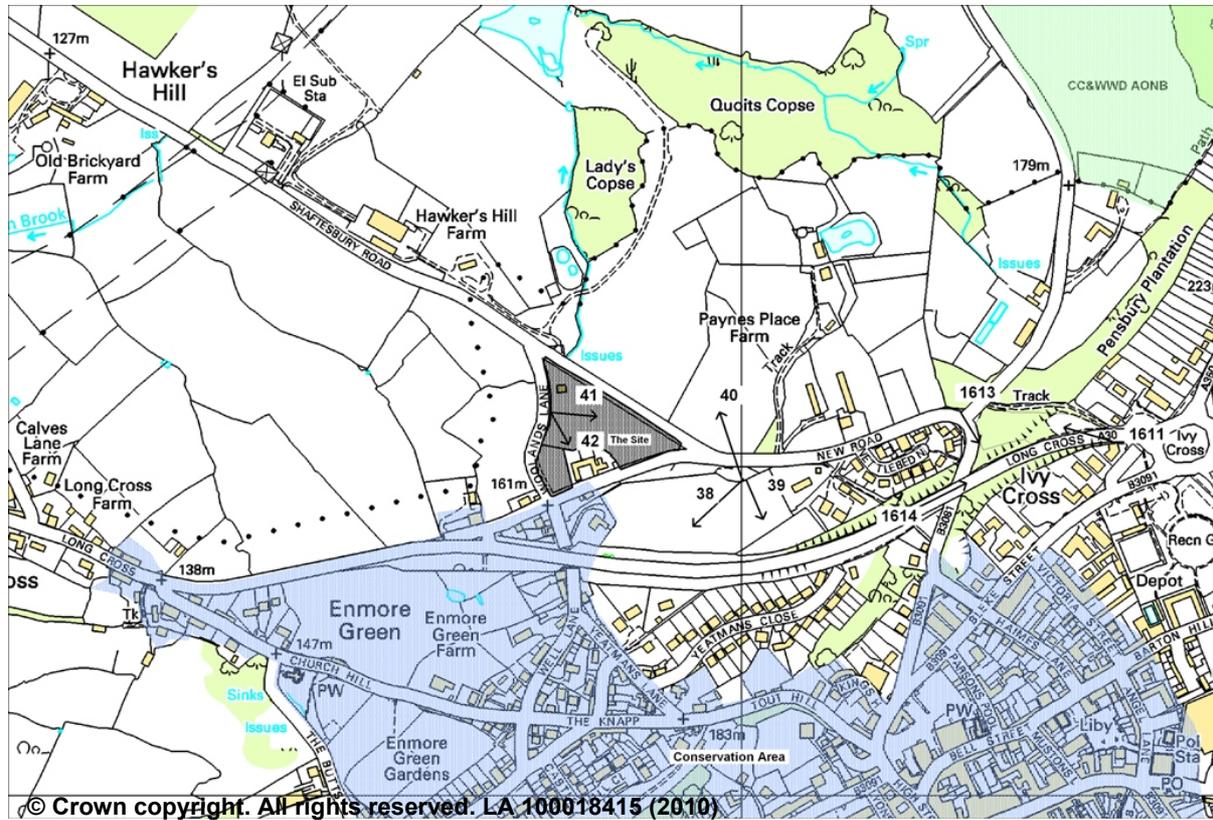


North Dorset District Council
Proposed Housing Sites
Landscape Impact Assessment: Assessment template

NB: See methodology notes attached

Site name: <i>Shaftesbury; Land East of Woolands Lane: REJECTED SITE</i>	NDDC Ref: 2/45/0390	Date: 14.7.2010
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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

- ◆ *Sloping grassland site on lower northern slopes at the Shaftesbury Greensand Terrace Landscape Character Area¹.*
- ◆ *Forms grazing paddocks/stabling associated with adjacent dwelling which overlooks the site.*
- ◆ *Open, undeveloped, grassland surrounded by dense, thick hedgerows.*
- ◆ *Outside the extent of the built-up area of Shaftesbury.*
- ◆ *Triangular site bounded on three sides by roads.*
- ◆ *Some important maturing, individual trees within the site.*
- ◆ *Some open views across the Blackmore Vale to the north.*

¹ North Dorset District Council Landscape Character Assessment dated Nov 2007.

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

The site is a small, triangular, sloping, grassland site bounded by three roads which form an undeveloped, open series of paddocks grazed by horses. It is bounded by thick hedgerows and has some important open views north out across towards the Blackmore Vale. There are several maturing trees within the site that are important and the site is overlooked by the dwelling nearby.

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

- ◆ *Development would impact negatively on the quiet, undeveloped nature of this rural intimate countryside location impacting on views, amenity and landscape character in an unacceptable and negative way.*

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)

It has high amenity value as an area of undeveloped, open space and also has value as part of the setting of the northern slopes of the wider settlement edge.

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.



