

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

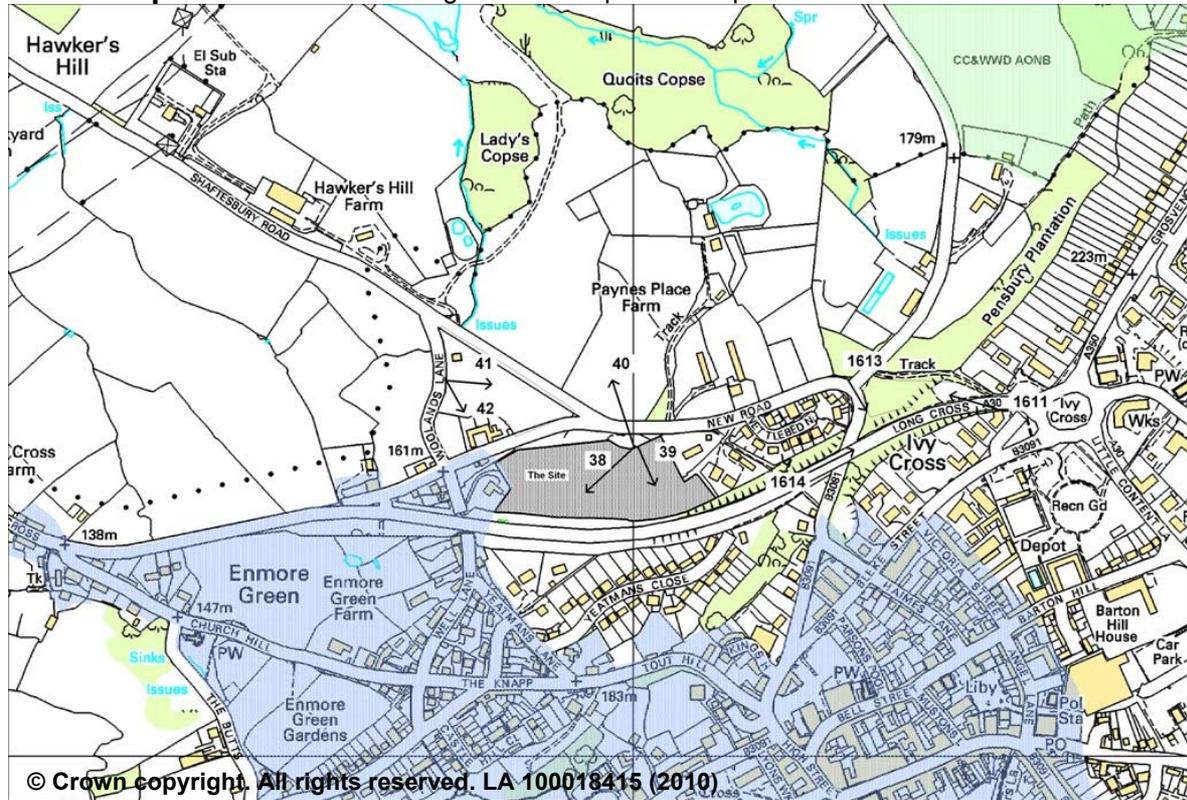
NB: See methodology notes attached

Site name: Shaftesbury: South of New Road
REJECTED SITE

NDDC Ref:
2/45/0388

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 Area¹, as it slopes north to north-west towards the Blackmore Vale.*
- ◆ *Open to views out across the Blackmore Vale to the north and northwest.*
- ◆ *Bounded along its western edge by the Shaftesbury Conservation Area.*
- ◆ *Bounded north and south by roads and residential properties to the east.*
- ◆ *Important backdrop of mature trees along its southern edge*
- ◆ *Relatively inaccessible and unused perception despite public right of way crossing the south east corner of the site.*
- ◆ *Forms part of the 'green' backdrop and setting to this northern aspect of the settlement and Conservation Area.*

¹ 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 confined site sandwiched between the A30 to the south and New Road to the north. There is an important backdrop of mature trees along the A30 and the site has an unused and inaccessible feel despite a footpath crossing the south east corner of the site. This is partly due to its steep landform. The site forms a key part of the undeveloped 'green' 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 impact negatively on the setting and context of this edge of the settlement as the site provides a green undeveloped backdrop to the town and its Conservation Area.*
- ◆ *Development would create areas of cut and fill which would alter the nature of the sloping landform and therefore landscape character in a negative way.*
- ◆ *Development would impact on users of the public right of 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)

The site provides value as an undeveloped green physical and visual backdrop to the town and its Conservation Area when viewed from the north therefore contributing to its setting and character.

The site has amenity value as an area of greenspace crossed by a public right of way.

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.





