

Askerswell Neighbourhood Plan

1. EXECUTIVE SUMMARY

- 1.1 The Askerswell Neighbourhood Plan has been developed for the area of Askerswell Parish all of which lies in the Dorset Area of Outstanding Natural Beauty (Dorset AONB) in the upper part of the Asker Valley, east of Bridport in West Dorset. The village of Askerswell is listed in the Domesday Book. The Parish has 184 residents according to the 2011 Census, and 138 people are on the electoral register (2017).
- 1.2 West Dorset District Council (WDDC) as the Local Planning Authority designated the Askerswell Forum as the group to develop a Neighbourhood Plan for this area on 10th February 2015.
- 1.3 The Neighbourhood Plan is compatible with the strategic policies of the Local Plan for West Dorset, Weymouth and Portland, as adopted in 2015. Jointly, these plans describe what types of development will generally be allowed within the defined area of the Parish of Askerswell. They also provide and justify protection within the area to the natural and built environment. Planning applications should be decided in accordance with the adopted Local and Neighbourhood Plan, unless these are overridden by other material considerations.
- 1.4 The Askerswell Neighbourhood Plan has a **vision statement** that takes full cognisance of residents' appreciation of living in an exceptional part of the Dorset AONB and the values of the small but cohesive community that is centred on its village. Its distinctive character and level of community pride is evidenced by receiving the Best Small Village in Dorset award four times since 1993 including in 2016. The community envisages only incremental change that perturbs neither the current character of the settlement nor its surrounding landscape.
- 1.5 The plan defines a number of objectives each underpinned by policies to assure they are achieved. Its **Environmental objective** commits to conservation of wildlife in the neighbourhood area, favours enhancing our historic and natural features and envisages that new-build dwellings should respect the scale of those already present including use of traditional materials to harmonise with the current built environment. The environmental policies have been finalised after consultation with the community, the Local Planning Authority, the Dorset AONB team, Natural England, Historic England, the Environment Agency and others. The plan's **community objective** is to retain, enhance and support all its essential facilities. They are well used by the community and underpinned by support from an active cohort of volunteers. The **business objective** is to support locally based businesses, comprising of farms, small enterprises (including workshops) plus those employed elsewhere often working from home. Developments of new or existing businesses are supported providing they do not have a detrimental impact on the Dorset AONB or cause undue traffic problems, noise or other disturbance. The **housing objective** aims to conserve the positive nature of the community and favour its continued vibrancy while protecting the historic and natural landscape. The plan does not envisage significant growth, but has defined a development boundary that could

accommodate some limited development (estimated as up to 4-5 new open market dwellings) to take place over the next 10 years to the end of the plan period (2028). Further guidance is provided to ensure such development is in keeping with local character, respects the local heritage, landscape and wildlife features.

This Plan and its accompanying evidence base and supporting documents can be viewed and downloaded from the Parish website: <http://www.askerswellparish.org/>

2. INTRODUCTION

- 2.1 The area encompassed by the Askerswell Neighbourhood Area is the Parish of Askerswell. West Dorset District Council (WDDC) designated the Askerswell Forum as the group to develop a Neighbourhood Plan (NP) for this area on 10th February 2015. A Neighbourhood Forum was required to take the lead in the absence of a Parish Council (Askerswell has a Parish Meeting) that would otherwise develop the Plan. Details of Forum membership, constitution and a record of its meetings are provided on the Parish Website.

Purpose

- 2.2 The Localism Act of 2011 provides that planning policy developed by communities be adopted (“made”) by the Local Planning Authority. First a Neighbourhood Plan must pass independent examination and gain majority support in a local referendum. The policies detailed in this document provide a basis for residents to influence new building developments that would normally require planning consent in the Neighbourhood Area over its life of 10 years from 2018 to 2028.
- 2.3 The Askerswell Neighbourhood Plan is prepared within the context set by the National Planning Policy Framework. It is credible, justifiable and achievable. It envisages a moderate level of development that is marginally higher than that envisaged in the approved West Dorset, Weymouth & Portland Local Plan. Recognising the difficulties of living in areas with few facilities, the approach taken in the adopted Local Plan is to control development strictly in rural areas, having particular regard to the need for the protection of the environment and environmental constraints. However the Local Plan does accept that some limited development may be appropriate to meet local needs, and encourages local communities to address specific issues through Neighbourhood Planning.
- 2.4 This Neighbourhood Plan is designed to be fully compliant with the Local Plan’s strategic objectives and policies. It has also considered the adjoining Neighbourhood Plan for Loders, to ensure that there is a reasonably consistent approach for the rural length of the Asker valley.
- 2.5 The main basis for the objectives of the Neighbourhood Plan was gained from a survey of all in the Parish aged 11 or more in the summer of 2015. The survey had a return rate of 83%. The objectives and policy ideas taken from this survey were then tested in a community drop-in event on 11th June 2016. Those objectives and policies that were clearly supported by at least 75% of the community have been incorporated into this Plan, where possible.

Accompanying documentation

- 2.6 The following is provided as part of the evidence base for this Neighbourhood Plan:

Basic Conditions Statement

This document is a requirement to appraise the extent to which the Neighbourhood Plan Policy:

- has due regard to the National Planning Policy Framework (NPPF) and other national planning policy and guidance;

- conforms with the strategic policies of the Development Plan for the area (which is the West Dorset, Weymouth and Portland Local Plan and the Dorset Minerals and Waste plans); and
- does not breach or conflict, and must be compatible with, EU obligations, and contributes to the achievement of sustainable development.

Consultation Summary

This details the community and wider consultation events and processes that led up to the submission version of the plan. It includes the analysis and key conclusions emerging from the Survey of our community, and the issues raised during the pre-submission stage consultation.

The Forum, its constitution, agendas and Minutes of its meetings.

It also includes a summary of the activity of its Steering Group.

Details of the Neighbourhood Area

This provides additional detail and evidence on environmental, economic and social indicators for the area underpinning the Neighbourhood Plan.

A Strategic Environmental Assessment screening determination.

This is a Screening Report that concludes that the Askerswell Neighbourhood Plan was unlikely to have significant environmental impacts and therefore a full SEA was not required. It was drafted with the support of West Dorset District Council, and the conclusions were confirmed by the Environment Agency, Historic England and Natural England as the statutory consultees.

3. OVERVIEW

3.1 Location and Description of the Askerswell Neighbourhood Area

- 3.1 The Neighbourhood Area is the parish of Askerswell. It lies between the A35 and Eggardon Hill with the main settlement, Askerswell village, centred at OS grid reference SY529927 (Fig 1).

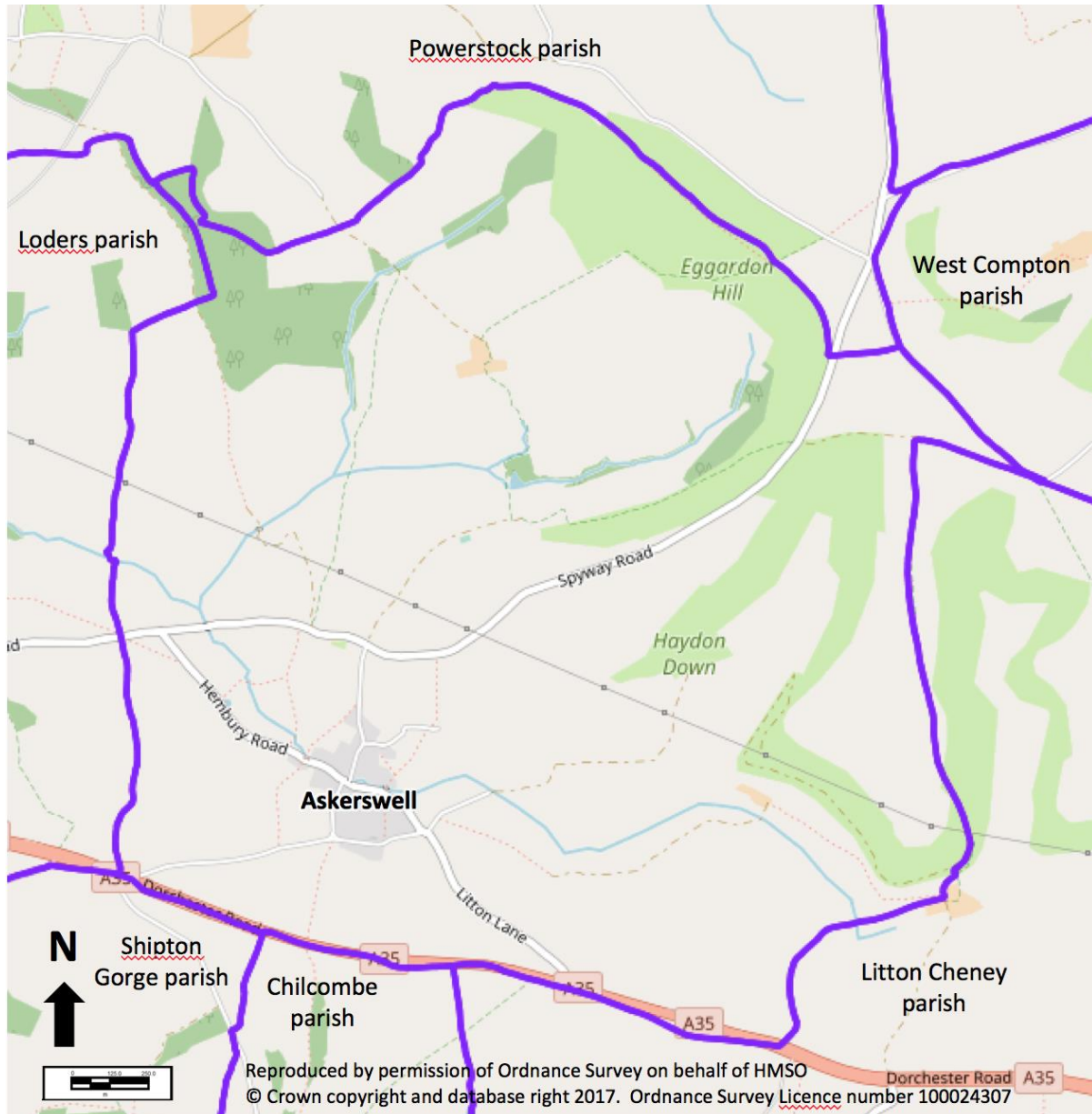


Figure 1: The Parish of Askerswell - the Neighbourhood Plan area.

- 3.2 Askerswell village is the only sizeable community in the Neighbourhood Plan area. Responses to the survey indicated 88% have their primary home in the Parish with a further 9% indicating that their primary residence is elsewhere. There are a few outlying farms with up to three dwellings each and they offer most of the relatively few holiday homes in the Parish.
- 3.3 The Village has a crossroads at its centre. School Lane runs to the North connecting to Spyway Road and then on to Barrowland Lane and through to Toller Porcorum

and the A356, and to the South the road is Burrywells becoming the principal road that runs out of the valley along the Portway to the A35 above the village. The other road from the crossroads follows the Asker valley. To the south-east it turns to become a steeply ascending, narrow lane to the A35. To the north-west, it leads from the village (Hembury Road) branching outside of the Parish to the A35 and connecting to settlements further down the Asker valley in Loders Parish and beyond. Some of the dwellings in Askerswell village are close to the fast flowing stream (River Asker), with additional developments around the Church and along School Lane. It has won the Best Small village competition in Dorset 4 times since 1993.

- 3.4 The A35 from Southampton to Honiton passes above the village along the southern edge of the Parish. It is a trunk road between Dorchester and Bridport that is maintained by the Highways Agency and it carries heavy traffic particularly during holiday periods. Askerswell is 12 miles from Dorchester and 4.2 miles from Bridport. There is an hourly bus route (X51) in both directions along the A35 at 0.6 miles from the village centre.

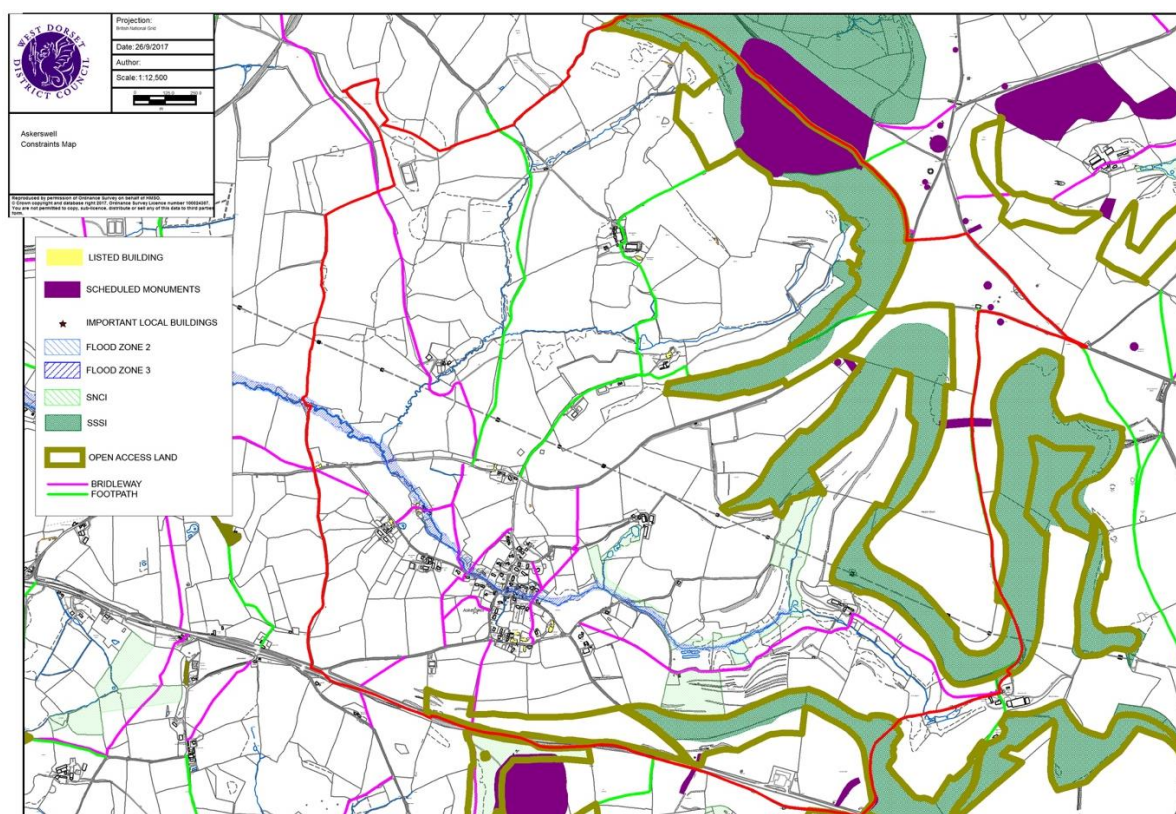


Figure 2: Main environmental constraints (map courtesy of WDDC)

History

- 3.5 The area of Askerswell Parish has a history of settlement spanning over 4,000 years. There are a number of scheduled monuments - earthworks on Askerswell Down on either side of the A35, a dyke on Haydon Down, a bowl barrow and earthworks to the north of the village on Spyway Road (both of these are on the national 'at risk' register), three barrows near Two Gates to the north east of the parish, and the dramatic Eggardon Hillfort to the north.

- 3.6 The village dates from before or during the early Medieval Period. There are the remains of a post-medieval, shrunken settlement to the West of Burrywells, and historically the village appears to have supported a larger population - the former School opened in 1857 and was enlarged in 1901 to cater for seventy children. It closed in 1965.
- 3.7 The Neighbourhood Area includes two Grade II* and 14 Grade II listed buildings and four listed tombs in the churchyard. In addition, a number of older buildings, many dating from the c19, have been identified by the community as contributing to the character of the village.
- 3.8 The most iconic view is of the Parish Church of St Michael & All Angels from public footpaths, on higher ground either side of the valley, also from the A35 and the approaches from Eggardon and beyond.

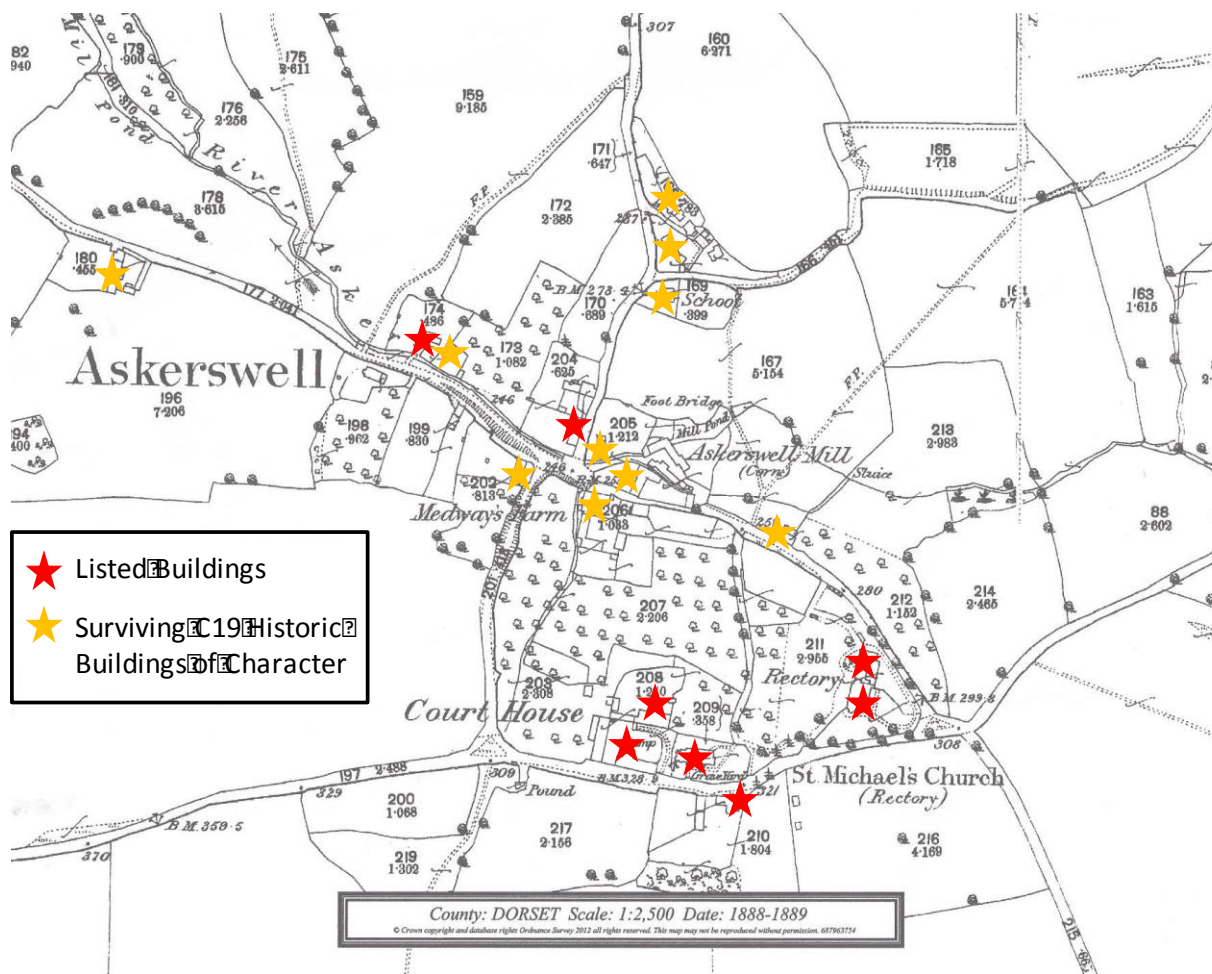


Figure 3: 1888/9 historic map with interesting historic buildings shown

Environment

- 3.9 Most of survey respondents agreed that the unspoilt countryside was important to them (92%) and they appreciated the peaceful and safe environment (98%). Many of our residents have environmental interests and seek to protect our environment within the Dorset AONB.

- 3.10 Much of the area lies within a Wooded Hills landscape character area known as the the Powerstock Woods, changing to Chalk Ridge / Escarpment (West Dorset) on the higher ground to the east. The following descriptions are taken from “Landscape Character Assessment & Management Guidance for the Dorset AONB” published by the Dorset AONB partnership in 2008.
- 3.11 Along the valley bottoms, dense hedgerows and small scale regular pastures are surrounded by small damp neutral meadows and patches of rush with small wet woodlands. Clustered settlement patterns of stone villages (golden limestone and thatch) are connected by a network of narrow winding lanes, with an intimate and tranquil quality confined by the surrounding steep hills.
- 3.12 The slopes around Askerswell are noted as being particularly steep with extensive open grasslands south of Eggardon Hill. Along the top of the ridge views are extensive, particularly from the imposing Eggardon Iron Age hillfort. Along the slopes, the rounded spurs and deep coombes, textured soil creep, patches of scrub and unimproved grasslands add to the ecological interest. Towards the lower slopes, the ridge becomes more intimate with irregular field patterns leading towards a series of wooded springline villages and intimate, winding rural lanes.

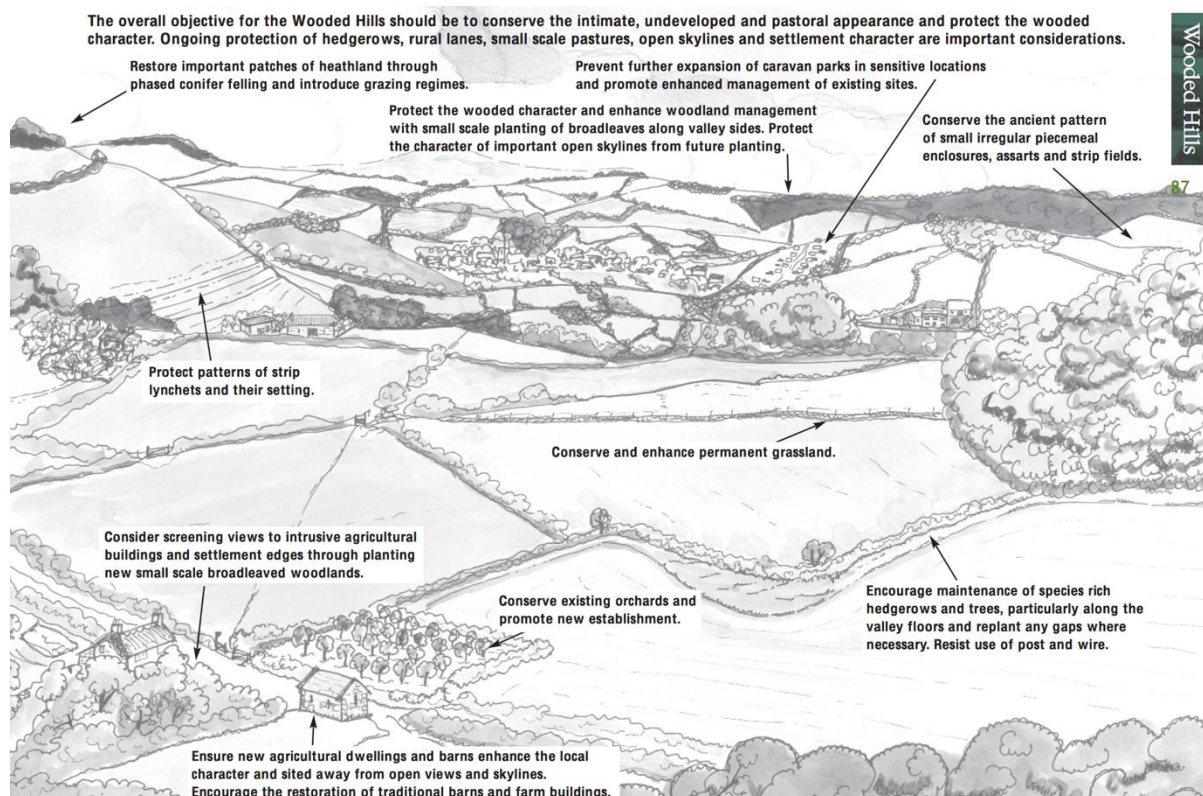


Figure 4 - extract from Landscape Character Assessment & Management Guidance for Powerstock Woods area (2008)

Summary of Key Social and Economic Characteristics

- 3.13 Askerswell had 184 residents according to the 2011 Census. A total of 138 are on the current electoral register with 27 below voting age and the remainder either not registered to vote or registered elsewhere. Demographic analysis of the 2011 Census data suggests that Askerswell Parish has slightly fewer children (under 19

years of age) and fewer adults in their 20s and 30s than characteristic of West Dorset as a whole, with a correspondingly higher proportion of adults in their 50s and 60s.

Business activity

- 3.14 The main activity is agriculture with 7 working farms, additional land rented out and some diversification including equine-based activities and the provision of self-catering accommodation. There are also three wood working businesses and the Spyway Inn. Several owners of local business live within the Parish and others work often on a part-time basis from home providing professional, scientific and technical services.

Housing

- 3.15 In 2011 the Census recorded 71 households living in 79 properties, most (83%) of which were owner occupied. 11% were second homes, and the average house price (median Land Registry based on sales 2011 - 2017) was £365,000, significantly above local and national averages. There have been no new dwellings permitted or built during last 15 years.
- 3.16 Some 71% of dwellings are detached houses or bungalows (this is significantly higher than the West Dorset average of 37%) and nearly 2 in 5 (37%) of all homes had 4 or more bedrooms (again higher than West Dorset average of 23%).
- 3.17 At the time of writing this plan (2017) there were no households registered for affordable housing with a local connection to the parish. This does not necessarily indicate that there is no need for affordable housing, as it could be that there is no expectation of affordable housing becoming available, or that people in housing need have looked to nearby Bridport (with its wider range of facilities and employment opportunities and affordable housing stock) as their first choice.

Community Facilities

- 3.18 The main community facilities within the parish are Askerswell Village Hall and St Michael & All Angels Church. The Spyway Inn is an important meeting place that also organises a range of events for the community. Volunteers maintain two main public spaces; i) Washingpool playing field, pond and wildlife area and ii) the Village Hall Grounds. There is a community notice board, post box and telephone box at the crossroads.

Services and Utilities

- 3.19 Most properties in the Parish have mains sewers, water and electricity. Mains gas is not available but most properties have oil and a few liquid propane gas. Several properties have renewable energy sources particularly solar panels.
- 3.20 Askerswell has been added to the Superfast Dorset roll-out plans for broadband 2017.

Crime

- 3.21 Few incidents are reported from the community which has a Homewatch representative who reports to all Parish Meetings. The Police also provide information to the Clerk of the Parish Meeting.

Transport and Travel Patterns

- 3.22 The responses of 122 local residents who replied on transport in the survey establish 75% of residents' journeys from the village to work or for other purposes are by car, van or motorcycle, 7% by public transport or taxi with a further 11% working from home or walking to work. The 2011 Census indicated that only 1 household was without a car or van. Most households (61%) had 2 or more cars - significantly higher than the West Dorset average (39%).

4. VISION, OBJECTIVES AND POLICIES.

Vision Statement

- 4.1 The following vision statement is derived from community views including those expressed in response to the Parish Survey and the drop-in consultation meeting (11th June 2016). The Forum also considered insights gained from an open question and answer evening with two planning experts (25th November, 2015), advice from three landscape architects from West Dorset District Council and the Dorset AONB and the Dorset county archaeologist.
- 4.2 The survey of local residents established that over 90% of the responders agree or strongly agree that the unspoilt countryside and the peaceful and safe environment were important to them. In addition 86% also value having a say in Parish matters.
- 4.3 The Forum is committed to delivering a Neighbourhood Plan that is consistent with the opinions of the majority in the community.

Vision statement

The residents of Askerswell Parish value living in an outstanding part of the Dorset AONB and appreciate the small but cohesive community centred on its village. The community envisages only incremental change that neither perturbs the current character of the settlement nor its surrounding landscape. It seeks development for a limited number of additional residents that wish to share the current benefits of the settlement and the nature of its environment.

The community has the ambition to encourage young families into the village whilst ensuring negligible impact on the important landscape, heritage designations and considerable biodiversity.

5. ENVIRONMENT: OBJECTIVE AND POLICIES

Environmental Objective

Askerswell Neighbourhood Plan seeks to protect all of our countryside, which is fully within the Dorset Area of Outstanding Natural Beauty (Dorset AONB). The plan is committed to conservation of wildlife in the neighbourhood area. In addition, it favours enhancing our historic and natural features. It envisages that new-build dwellings should respect the scale of those already present and use traditional materials to harmonise with our current built environment.

Parish and Planning Context

- 5.1 The National Planning Policy Framework (NPPF 2012) values “*protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity*”.
- 5.2 The Neighbourhood Plan has also taken consideration of the Environment policies in the Local Plan. In drawing up a tightly defined development boundary and providing design guidance, it has ensured that development is located and designed so that it does not detract from the local landscape character. The Neighbourhood Plan does not include any proposals that would have an adverse effect upon the two Sites of Special Scientific Interest or other locally designated wildlife sites or priority habitats in West Dorset (e.g. Alder woodland). In defining this plan, the Forum has taken full note of the wishes of a sizeable majority of our community to conserve the special nature of the Parish set in an outstanding part of the Dorset AONB. The plan therefore envisages a level of development consistent with protecting that environment and not likely to harm the heritage context of the concentration of listed buildings near the Church or elsewhere in the Parish.

Environmental Policies

- 5.3 Policy E1 seeks to ensure any development is without detriment to the Dorset AONB. In particular it seeks to ensure that new development is not visually intrusive by avoiding locations that are likely to be highly visible within the landscape, taking into account the main views across the valley from key public vantage points. As a guide, new buildings or similar structures should not be visible from a distance of more than 1km from the viewpoints shown in Fig 5, in order to avoid harm.
- 5.4 The policy also encourages the use of landscaping (which should be appropriate to the landscape character of the area) and the potential to co-locate development alongside existing buildings, to further reduce the impact of new development in what is a very rural landscape.
- 5.5 The policy wording and selection of important views were developed after consultation with landscape architects of both the Dorset AONB partnership and the Local Planning Authority.

Policy E1: Protection of Dorset Area of Outstanding Natural Beauty

E1.1 Where a countryside location is essential, development should maintain the intrinsic qualities of the AONB, be located alongside roads and close to other existing buildings, and make provision for any landscaping sufficient to mitigate harm.

E1.2 Development will not be supported if by virtue of its location, scale or design it would be harmful to the enjoyment of key views shown in Figure 5 and described below:

- A. View of buildings of Greenacres and East Hembury Farms from Spyway Road looking south (Heading 180°)
- B. View of Spyway Inn from Hembury Road looking approximately east (Heading 80°)
- C. View of East Hembury farm (right foreground) from Hembury Road looking approximately south east (Heading 142°)
- D. View of Leggs Mead (white buildings to left) on School Lane from Portway's junction with the A35 looking approximately north east (Heading 55°)
- E. View of Leggs Mead (right background) from Litton Lane looking approximately north west (Heading 320°)
- F. View of junction of the Portway, Burrywells and Nallers Lane from a public pathway from the A35 looking approximately north (Heading 5°)
- G. View of Church Tower from Spyway Road east of its junction with School Lane looking approximately south (Heading 183°).



Figure 5: Key Viewpoints Map and images. Arrows indicate line of vision from locations (lettered) to location indicated by a cross bar.

- 5.6 Policy E2 seeks to ensure any development has no detrimental impact on the distinctive landscape of the neighbourhood plan area and underpins protection of its key features, that have been identified from the various appraisals and public consultations. Historic features by their very nature are unlikely to be replaceable, and their loss should therefore be avoided. Other landscape features such as trees should be retained where possible, and replacement planting secured if retention is not feasible.

Policy E2: Protection of Special Landscape and Historic Features

E2.1. Development that allows for the retention and enjoyment of the following features and their settings will be supported:

- a) The attractive river course with its mill leats and tributaries
- b) The distinctive landscape formed by Eggardon Hill and its southern slopes, and the downs within the plan area
- c) The ancient field systems and medieval strip lynchets
- d) The Bronze and Iron Age earthworks, sites with remnants of Roman occupation and all scheduled monuments in the area.
- e) The historic dry stone walls, including their vegetation where present
- f) The network of rural paths (that are part of the public rights of way network) and rural character of the lanes - with their distinctive banks and hedges, traditional wooden fingerposts, and the grassed triangles and verges at road junctions
- g) The Pound
- h) The dense native hedgerows, small damp meadows and irregular pastures, unimproved grasslands, orchards, wet woodlands and mature broad-leaved trees.

E2.2. The benefits of removing or screening existing detrimental features, such as modern out-of-character design elements and overhead wires, are to be taken into account in assessing any development proposals.

- 5.7 Many in our community have an interest in the rich biodiversity present in the Neighbourhood Plan area and seek to ensure this is conserved and when possible enhanced. The dense hedgerows, mature trees, stream corridors, wet woodlands and unimproved grassland, compost heaps and old barns are all habitats that can support a range of protected species. As a matter of course the Local Planning Authority requires a biodiversity appraisal by a suitably qualified ecologist for all development on sites over 0.1ha in size, and for the conversion or demolition of rural barns / farm buildings and other derelict structures. However we would encourage developers to take advice from a suitably qualified ecologist on sites below this threshold, where there is a reasonable possibility that there may be some biodiversity interest on or close to the site. Early knowledge of potential nature conservation interests can ensure that development proposals include suitable avoidance or mitigation measures, rather than having to revise plans because a protected species is first noticed when construction is about to start.

Policy E3: Protection of Wildlife Habitats

E3.1. Development proposals should seek to protect, and where appropriate enhance, local biodiversity. The provision of wildlife corridors and buffer areas to protect habitats, and the provision of new biodiversity features such as the erection of boxes in suitable locations for barn owl, little owl, kestrel, bats and passerine birds, will be supported.

E3.2. On sites below the standard thresholds for a biodiversity appraisal, applicants are encouraged to submit (as a minimum) an initial scoping / feasibility appraisal that identifies ecological aspects or considerations, where the proposed development site includes or is adjoining

- a large, mature garden
- mature trees

- woodland
- field or roadside hedgerows
- river floodplain
- meadow / species-rich grassland
- orchard
- agricultural barns and similar rural buildings

5.8 The Neighbourhood Plan area is exceptionally attractive and the community is highly committed to maintaining this status. The older buildings, both Listed and unlisted, provide a strong local identity and interest. The localities of four areas (A-D) of such key buildings are shown in Figure 6. They include the following buildings: 1, Stonebridge*; 2 Sherwood Cottage; 3, Knapp Cottages; 4 Askers House*; 5 Fir tree cottage; 6 The Old School House; 7, Candida; 8, Rose Cottage; 9, Medway House; 10, Millstream Cottage and 11, Grey Cottage (*, Grade II listed buildings).



Figure 6. Map showing four clusters (A-D) of 11 older buildings providing a strong local identity and interest

- 5.9 Part of the distinctive character of Askerswell Village is the range of architectural styles evident among its older buildings included those that are listed. This character can be potentially enhanced by new buildings which reflect the scale, materials, fenestration pattern and detailing of these older buildings, as opposed to more modern or urban / suburban designs.
- 5.10 The following table captures the key characteristics that form the basis of more detailed design guidance.

Layout	Buildings are generally built fronting onto and parallel with the street, in a variety of irregular plot sizes. Clearly visible estate layouts (off a cul-de-sac type layout) and other forms of suburban-style development should be avoided.
Scale and form	Variety of building forms reflecting modest farm cottages, grander gentry houses and farmsteads
Materials and finishes:	Local limestone or brick walls are prevalent and should match materials used historically (based on the sample of older buildings). There are local examples of coursed and rubble work, with some Hamstone dressings, more commonly brick quoins and gauged arch brick heads to windows and doors under thatch, slate and clay tile roofs with stone gable copings evident on gentry houses. Pointing should be lime rich, contrasting with the surrounding masonry and finished flush with the wall surface and fully pointed to random rubble walling. Where render is appropriate, as at Spyway Cottage, this should be self-coloured, lime rich, and reflect the 'soft, warm' naturally occurring pigments for example yellow ochre or raw umber.
Roofs	Thatch, clay tiles and natural indigenous slate roofs are preferred. A maximum roof span of 6 metres between external walls is recommended. The pitch of slate between 30 - 43 degrees, clay tiles 40 degrees and both can be laid much shallower, but where thatch is used, a steeper pitch of not less than 50 degrees is standard. Flat roofs, imported slates or bright terracotta roof tiles would not be appropriate.
Chimneys	New buildings of traditional design should include a conventional, well proportioned chimney stack, constructed of red brick with terracotta pots. Stainless steel flues should not be visible from public viewpoints, but where these appear on the principal frontage they should be painted black.
Doors and Porches	Timber doors are generally appropriate, of a size in keeping with the scale and period of the building. Porches, open or enclosed, should be in keeping with the style and proportions of the building. Most porches are either of thatch or simple timber structures with slate
Windows	Arrangement of openings will depend on a number of criteria including orientation, energy efficiency and security. New windows shall be compatible with the proportions of the building, simple casements with central glazing bars are common in new buildings. On older properties, two types of window survive; multi paned timber or iron casements and timber vertical sliding sashes. With casement windows the opening and fixed lights should be of equal proportions. The non-opening light glass should be inset in the same style as the opening light glass. Sash windows should have slender moulded glazing bars and panes of glass which are rectangular rather than square. The use of UPVC is discouraged on older buildings, since timber windows have proven longevity. Care should be taken to select a design in harmony with the established fenestration pattern. It is generally more appropriate to paint window frames (or UPVC) in preference to leaving timber untreated, varnished or stained. There are

	relatively few dormer windows built into roofs in the village and they are considered generally inappropriate. Rooflights can be inserted into the rear roof pitches of buildings, provided they lay flush with the plane of the roof.
Gates and boundaries	Apart from those on farms, gates are predominately a 20C century feature. If used appropriately they can positively contribute to the appearance of individual properties and in the wider context the appearance of the village. Traditional limestone walls and indigenous hedging is the predominant boundary treatment. There are good examples of stone walls, with copings or with cock & hen detailing

Policy E4: To Protect and Enhance the Character and Appearance of the Area

E4.1 All proposals for built development (including new buildings and extensions / alterations to existing buildings) are to be sensitive to adjacent buildings and reflect the distinctive local character of the Neighbourhood Area. Particular regard should be paid to the key characteristics as set out below:

- a) buildings generally front onto existing roads with some variation in set-back and angle, stone boundary walls and hedgerows
- b) the mix of traditional building types including modest farm cottages, farm complexes and gentry houses and wealth of historic buildings
- c) the typical roof pitch and spans, with spans in general of about 6 metres, and pitch of 37 – 43 degrees (and not less than 50 degrees on thatch)
- d) the use of local stone or that of a similar colouration, thatch (West Dorset style), slate and clay tile roofs, and 'soft, warm' colours on exterior wall rendering, traditional pointing techniques and use of white-painted woodwork and predominance of casement and sash windows that provide an overall unity to much of Askerswell village
- e) interest in details, including porches (in keeping with the style and proportion of the buildings), lintels and quoins, and ironwork

5.11 The aims of all these environmental policies are to guard against harmful effects on our environment and its biodiversity. The Forum will raise awareness through the Parish Website and meetings of the need to maintain the landscape and historic features that are such an important part of the area's heritage. If the Forum identifies that key features are likely to be lost or degraded, advice will be sought from relevant organisations such as Dorset AONB, Dorset Wildlife Trust and Dorset County Council's Historic Environment team. Projects, such as replacement tree planting, may be feasible and potentially provide compensatory measures elsewhere in the community (e.g. Washingpool field or Parish Lands).

6. COMMUNITY: OBJECTIVE AND POLICY

Community Objective

Askerswell Neighbourhood Plan prioritises ensuring our facilities are retained, enhanced and supported. The wide range of our activities testifies to the vibrancy of our community and their value to us and others from the surrounding areas. We have an active cohort of volunteers who support our facilities and activities.

- 6.1 The community is extremely friendly and sociable, with much voluntary effort to enhance the living experience of all residents. Our facilities are essential to maintain this level of interaction and co-operation. The location of the main facilities are shown on Figure 7.

Policy C1: Safeguarding Community Assets

Community assets (listed below) are to be retained where possible, and every effort is to be made by all involved to investigate potential solutions to avoid any unnecessary loss of these valued assets. Development proposals that allow such facilities to modernise and adapt for future needs are encouraged.

Community assets are:

- i Askerswell Village Hall, including its grounds and associated parking spaces
- ii St Michael & All Angels Church and church yard
- iii Spyway Inn
- iv Washingpool playing field, pond and wildlife area
- v The grassed areas located on the main crossroads within the village (known as The Square) which contain a seating area, the community notice board, telephone kiosk and post box



Figure 7: Community Assets Map (red buildings, purple grounds).

7. BUSINESS: OBJECTIVE AND POLICY

Business Objective

Askerswell Neighbourhood Plan seeks to support our locally-based businesses and workforce, including farms, small enterprises (including workshops and those working from home). Key to this is community demand for improvements to communications and services (e.g. Broadband and mobile phone reception). Business developments are supported providing they do not cause undue traffic problems, noise or other disturbance.

- 7.1 The main economic activity in the area is agriculture with seven working farms, and some equine-based activities. There are also three wood working businesses, some self-catering holiday accommodation, and the Spyway Inn. Several owners of local businesses live within the Parish, and others work often on a part-time basis from home providing professional, scientific and technical services.
- 7.2 Our community is supportive of all our rurally-based businesses and their further development. This may include the modernisation of existing or redundant premises, to provide suitably flexible or bespoke workspaces with better access to any necessary infrastructure (such as broadband connection). However the economic benefits will need to be balanced against possible harm to the area, taking into account its landscape character and importance, the inadequacy of local roads to cater for significant volumes of traffic (particularly HGVs) and the generally quiet amenity enjoyed by local residents. The following policy should be read in conjunction with the Local Plan policies for employment in the countryside.

B1: Local Employment and Business

- B1.1.** The sustainable growth and expansion of new or existing local businesses is supported providing such development would not harm
- the Dorset AONB or the distinctive rural character of the area, or
 - the living conditions and amenities of residents, or
 - the character and safety of our narrow roads through increased traffic.

8. HOUSING: OBJECTIVE AND POLICIES

Housing Objective

Askerswell Neighbourhood Plan aims to conserve the positive nature of our community and values limited new dwellings to underpin its continued vibrancy providing they are consistent with continued protection of our landscape.

Context

- 8.1 The community view of the extent of new home development that this plan envisages was established by a community survey in the summer of 2015 and a drop-in event in June 2016. It established that 67% of respondents favoured new dwellings within the village or on land adjacent to its current houses. To some extent there is unlimited demand for housing, given that West Dorset attracts many people to the

area, and Askerswell is a beautiful rural location close to the shops and services found in the nearby town of Bridport. The housing market remains buoyant (although largely unaffordable to many) and there are few vacant properties. However, whilst additional residents should help sustain the community spirit, unlimited growth would ultimately change the rural nature of the village and perpetuate less sustainable patterns of living.

- 8.2 In Askerswell the Local Plan allows for new housing through the subdivision of existing homes, the re-use of rural buildings (subject to certain restrictions) and new-built affordable housing where there is a specific local need demonstrated. At the time this plan was prepared, there was little prospect of these possible sources bringing forward any new housing. If a modest number of additional homes was to be encouraged (and feedback from local residents suggests that an increase of about 4 to 5 new dwellings would be supported, ideally of a modest size and affordability that would off-set the predominance of large and less affordable open market homes), then this Neighbourhood Plan had to consider relaxing the current restrictions in some way. In the adjoining community, Loders Neighbourhood Plan had introduced a defined development boundary to enable a limited amount of new development, and such an approach seemed equally suitable for Askerswell.
- 8.3 Such an increase would not place appreciable added demand on local infrastructure, can be accommodated without harming the environment, and would enable our long-standing settlement to continue to thrive.

Location of Housing

- 8.4 In establishing the most appropriate location for development within or adjoining the village, the area along Nallers Lane close to St Michael and All Angels church was ruled out at an early stage, because of the likely adverse impact on the many heritage assets. Another key factor was the need to avoid harm to the landscape character, and therefore locations visible in long-distance views were also ruled out on the advice of Dorset AONB and West Dorset District Council landscape experts. Flooding was another factor that needed careful consideration. The River Asker flows through the village and the local topography can give rise to surface water / sheet flooding.
- 8.5 A defined development boundary (DDB) is a well-recognised planning tool which is used to establish the general area within which development is likely to be acceptable in principle, although the acceptability of any proposal will still depend upon details design and layout, and site-specific issues. This was considered to be the most effective means of allowing the limited desired development in the community without compromise to our wider environment. Outside of the DDB, the more restrictive policies aimed at avoiding isolated development in the countryside, will continue to apply, although a slight relaxation in the current restriction on the re-use of rural buildings (that stops such conversions from being sold separately on the open market) is also included, that will mean that it would be possible for the holiday home restrictions to be lifted, allowing such homes to be occupied by local residents year-round.
- 8.6 Initial ideas for a development boundary included at least 7 greenfield sites, which would have allowed a much higher rate of development than considered necessary

to bring forward up to 5 dwellings, and would have had a potentially significant impact on the character and enjoyment of the AONB as it included visually sensitive locations. Consultation with local residents and checks undertaken by landscape, heritage and planning experts helped define a more tightly drawn DDB. Preliminary discussions with local landowners suggests land within this boundary could come forward for development, allowing the envisaged amount of development (of up to 5 dwellings) to be built. This would be in addition to the exceptions allowed through the Local Plan outside of a defined development boundary, such as the provision of affordable housing on what is known as 'rural exception sites', and the re-use of existing, redundant buildings.



Figure 8: Defined Development Boundary. Its southern and western edge run along Parsons Lane and School Lane respectively.

- 8.7 It should be noted that the following policy does not over-ride other policies that seek to safeguard the special characteristics of the area or avoid potential harm, including those relating to landscape, heritage, ecology, flood risk, road safety and residential amenity.

Policy H1: Location of housing

H1.1. Within the defined development boundary (shown on Figure 8), residential, employment and other development to meet the needs of the local area will normally be permitted.

H1.2. The adaptation and re-use of rural buildings for open market housing outside of the defined development boundary will be permitted where all of the following apply:

- the building adjoins an existing road and is not in an isolated location where substantial new infrastructure would be required
- the existing building is of permanent and substantial construction and was in existence in 2011, and
- the building and any alterations proposed use make a positive contribution to the character of the area and would not be substantially rebuilt or extended.

- 8.8 Our community-wide survey identified the ambition for limited further development, with an emphasis on more modest homes (such a pair of semi-detached cottages) that would make efficient use of land and provide a more balanced housing mix and help adjust our demographic profile closer to that which characterises West Dorset

as a whole. A large detached house, on a site which could readily accommodate 2 modest-sized starter or family homes, would not be appropriate.

- 8.9 Affordable homes - which could include starter homes, shared ownership as well as affordable and social rented accommodation - to meet a demonstrated local population or business need, will also be supported, and could come forward as an affordable housing exception site on land adjoining the settlement (ie outside of the defined development boundary but within the context of the wider village environs).

Policy H2: Size of new open market dwellings

H2.1 Where feasible, the provision of 2 to 3 bedroom semi-detached cottages should be supported as a dwelling type and size appropriate to the intended shift in the demographic profile of the community. The size of new open market housing will need to respect the character of the area and amenity of adjoining buildings, whilst making efficient use of land.

9. MONITORING AND REVIEW

- 9.1 This Neighbourhood Plan provides a planning policy basis for decisions for the period of 10 years after it is “made”, up to 2028.
- 9.2 Askerswell Neighbourhood Forum is constituted for five years from its designation date of 10th February 2015. Before the end of this period, it may seek an extension for a monitoring role from the Local Planning Authority. If or when the Forum ceases, any local monitoring will be transferred to Askerswell Parish Meeting.
- 9.3 Once this Neighbourhood Plan comes into effect, the Parish Meetings will be held to assess and comment on planning applications made within the Parish in terms of their consistency with this Neighbourhood Plan. Developers are encouraged to undertake pre-application consultation and can contact the Forum (or in its absence, the Parish Meeting) for advice on how best to engage with the local community.
- 9.4 The Neighbourhood Plan will be reviewed annually to consider whether it is achieving its objectives and to take account of changes to either national or local authority planning policies that impact on the Neighbourhood Plan. An update report will be prepared by the Forum Chair, reviewed by its members before presentation to a Parish Meeting and placement on the Neighbourhood Plan section of the Parish Website. The main aims of this annual monitoring will be:
1. To review whether planning decisions are being made consistent with the policies of this Neighbourhood Plan, and understand what material considerations may be giving rise to a different decision;
 2. Identify if there is a need for re-assessment and/or review ANP’s objectives and policies;
 3. Liaise with statutory bodies with interest in our built or natural environment if mitigation measures need to be identified;
 4. Ensure the community remains appreciative of relevant issues covered by the Plan.

APPENDIX A

Details of the Neighbourhood Area

This document adds details to some sections of the Neighbourhood Plan using the same headings. It is concluded with a village design statement.

3: OVERVIEW

3.1 Location and Description of the Askerswell Neighbourhood Area

Bridport meets many of the needs of the community with a range of supermarkets and independent shops. Its services also include a library, council offices, dental practises and both sport and medical centres. It has a Community Hospital but Dorset County Hospital, Dorchester is required for referrals by the Medical Centre. There are several restaurants in Bridport and others associated with nearby country inns. Loders has a Church of England Primary School with a school bus from Askerswell. There are secondary schools in both Bridport and Dorchester.

3.5: History

The area of Askerswell Parish has a history of settlement spanning over 4,200 years with the earliest archaeological evidence being finds from the Neolithic period on Eggardon Hill that pre-date the hill fort. Among the list of 31 archaeological records for all eras on the national website are several barrows of the Middle Bronze Age (before 1,200 BC). There is pre-medieval archaeology scattered across the Parish but Eggardon Hill and its southern slopes feature most frequently. There is evidence of Roman presence from pottery roof tiles and blue tiles and a culvert of a Roman villa at the foot of Eggardon Hill. The lands in the early medieval period belonged to Ordulph a nephew of King Aethelred. He and his wife provided numerous manors including Askerswell to Tavistock Abbey in or about 981. The abbey is listed as tenant-in-chief of Askerswell in the Domesday Book (1086). It is recorded in that work as Oscherwille with 30 households.

Askerswell village may have been larger in the past than now or has moved its centre, as there are the remains of a post-medieval, shrunken settlement to the West of Burrywells that covers 5 acres. Another indicator of past community size is the former School. It opened in 1857 and was enlarged in 1901 to cater for seventy children. It closed in 1965.

3.5: Scheduled monuments There are 5 entries in the national listing none of which are within Askerswell village (Table S1).

Table S1: List of scheduled monuments within Askerswell Parish Source, Historic England.org.uk

1	Large multivallate hillfort containing two bowl barrows 855m north east of North Eggardon Farm
2	Earthwork 80yds (70m) long NW of Coombe Bottom
3	Group of three round barrows W of Two Gates
4	Bowl barrow 700m east of South Eggardon Farm
5	Earthworks on Askerswell Down

3.7: Listed Buildings: All but two buildings are close to Askerswell village (Table S2 and Fig. S1). There are two Grade II* and 14 Grade II listed buildings and four listed tombs in the churchyard. One of the Grade II* buildings is St Michael and All Angels Church and the other is South Eggardon House. Both Court Farm and another building (Medway House; not a listed

building) retain some features from the 17th Century. No listed buildings are within the proposed Defined Development Boundary. The only site of archaeological interest within 100m of Askerswell Village is the post-medieval shrunken settlement earthworks just west of the Burrywells road (Fig. S1).

Table S2: Details of listed buildings in Askerswell neighbourhood area (from British Listed Buildings)

1	<p>Askers House, School Lane, Askerswell Grade II</p> <p>Detached House. Dated 1714. Dressed stone walls. Slate roof with stone gable-copings and scroll-moulded kneelers. Brick stacks a teach gable end. Lower attached range at north end, with a slate roof. 2 storeys. 2 windows, and one window, 3-light stone mullions (hollow-chamfered). 4-light C20 concrete mullion at left hand. C20 metal casements. Front doorway at centre, square-headed and with a slight chamfer. Plank-and-muntin door, RCHM nor set I, p 13(5). <i>Listing NGR: SY5290992809</i></p>
2	<p>Askerswell House, Nallers Lane, Askerswell Grade II</p> <p>Detached House, former Rectory. Dated: "Deo Gloria 1851" on canted bay (stone-shield). Ashlar stone walls, with a moulded plinth. Slate roofs, pentice and hipped at left hand, and gabled to front at right hand with stone gable-coping and kneelers. Dressed stone stacks, at left hand (base of hip), and projecting stack with set-offs and moulded cornice up the right hand gable, 2 storeys and dormers. 3 windows to front entrance elevation, and gabled bay right of that. Left to right: pentice-bay, 3- and 2-light stone mullions with returned labels over, cast-iron original casements with glazing-bars and lozenges at intersections. Bay 2: 2-storey canted-bay window, with 3-light stone mullions to front, one at sides. Same casements. Pedimented dormer over with same 2-light casements. Bay 3: Front doorway, pointed arch with label and stops, moulded jambs. Recess-panel door with Y-tracery head. 2-light casement over with label of the above type pedimented dormer over, of usual type. Bay 4: gabled with stack as mentioned above. South elevation has canted oriel at left hand side, and large 3-light casement right of this. Parapet is gabled up over each window bay, and has an octagonal standard projecting above apex. The casements are an important element in the design. <i>Listing NGR: SY5310692623</i></p>
3	<p>Barn 20 metres south of Court Farmhouse, Nallers Lane, Askerswell Grade II</p> <p>Detached Barn. Early C19. Rubble stone walls. Slate roof with stone slabs at eaves. Stone gable-copings and level kneelers. Deep projecting porch on north side, with partly broken 2-leaf doors. Two loop-holes in the outer wall. Included for Group Value, in the vicinity of church and farm. <i>Listing NGR: SY5295692583</i></p>
4	<p>Church Farmhouse, Nallers Lane Askerswell Grade II</p> <p>Detached Farmhouse. Circa Late C17. Coursed rubble-stone and chalk block walls. Thatched roof, half-hipped at right hand end. Brick stacks at left hand ridge and centre ridge. Gable end to lane. 2 storeys. 4 windows, 2- and 3-light wooden casements with glazing-bars, renewed. C20 segmental brick arch to the 3-light window. One blocked doorway at centre, front doorway on west elevation, plank and glass panel door, C20. Stone and weatherboarded porch with a hipped slate roof. Interior: mid-chamfered ceiling-beams. RCHM Dorset I, p 12 (2). <i>Listing NGR: SY5302392556</i></p>
5	<p>Court Farmhouse, Nallers Lane, Askerswell Grade II</p> <p>Farmhouse. c.Early C18, with C19 refenestration. Dressed stone and rubble stone walls. Slate roof with stone gable-copings, one witha scrolled kneeler block. Brick stacks at ridge, left of centre, and at right hand gable. 2 storeys. 4 windows, 3-light cast-iron casements with iron glazing-bars. Chamfered, wooden lintels and cills. Front door, previously right of centre, flush-panelled with 4 toplights, c.C19. Present entrance at left hand, just beyond gable end. Continuous original out shut at rear under a catslide roof. Interior: Back-to-back part-open fireplaces in left and centre rooms. Door case stair up beside jambs, with C18 fielded-panel cupboards in the reverse (underneath). Plank-and-muntin screen, in very good condition, possibly reproduction. RCHM Dorset I, p 12 (3). <i>Listing NGR: SY5296492621</i></p>
6	<p>Folly Cottage, Spyway Road, Askerswell Grade II</p> <p>Detached Cottage. Mid C18. Rubble stone walls. Thatch roof with stone gable-coping at left hand gable; and scroll kneelers. Brickstack at left hand gable. 2 storeys. 6 windows (irregular).2-light wooden casements with horizontal glazing-bars, and full glazing-bars to upper windows. Wooden cills. Keyed stone lintels and segmental stone arches. Entrance at rear, in C20 extension. <i>Listing NGR: SY5215393293</i></p>

Table S1 *continued*

7	<p>Hembury House, Hembury Road, Askerswell Grade II</p> <p>Detached House. Dated W S W 1814. Dressed stone walls. Thatched roof with gable ends. Brick stacks at each gable, left stack C20. 2 storeys. 3 windows, sashes with glazing-bars, renewed. Wooden cills. Stone lintels and keystones. Front door at centre, wood with 6 glass lights. C20 wooden canopy over. The C20 rear wing is not included. <i>Listing NGR: SY5255993142</i></p>
8	<p>Hembury Mill, Hembury Road, Askerswell Grade II</p> <p>Grist mill. Circa early C19. Limewashed stone rubble. Welsh slate roof with gabled ends. PLAN: Rectangular on plan with water-wheel on east side and outshuts on north and south sides. EXTERIOR: 2 storeys and loft. South front with outshut on left with lean-to slate roof and loading doorway to right. North elevation has outshuts with lean-to slate and corrugated-iron roofs. Large iron undershot water wheel on east side. Hembury Mill Cottage qv. attached to west side. INTERIOR: Floors supported on timber beams and joists. Staggered tenoned-purlin roof structure. Intact mill machinery, including millstones, grain bins and sack hoists. A good example of a small grist mill, complete with C19 machinery. <i>Listing NGR: SY5256893112</i></p>
9	<p>Hembury Mill Cottage, Hembury Road, Askerswell Grade II</p> <p>Circa early C19 or possibly with earlier origins. Limewashed stone rubble. Welsh slate roof with gabled ends. Rendered axial and gable-end stacks. PLAN: Rectangular plan 4-cell cottage attached to grist mill on left [east]. EXTERIOR: 2 storeys. Asymmetrical 3-window north front; 3-light casements with glazing bars and timber lintels, two ground floor windows have cambered brick arches; doorway to right of centre with plank door and simple flat conopy; outshut on left with lean-to slate roof. INTERIOR little altered and complete with panelled doors, cupboards, fireplaces, ovens and stone flag floors. An unusually little altered early C19 mill cottage</p>
10	<p>North Eggardon Farmhouse, Askerswell Grade II</p> <p>Detached Farmhouse with side ranges. C18, much re-fashioned in early C19, when wings added. Coursed stone walls, rendered at centre. Slate roofs with stone gable-copings and stone slabs at eaves. Rendered brick stacks at each gable. Main block 2 storeys. 5 windows (symmetrical facade). 2-light stone mullion windows with semi-circular heads in a square head with returned label over. Cast-iron glazing-bars with Y-heads. Re-fashioning of the windows is C19. 2 storey porch at centre, with gabled slate roof over. Round-headed entrance. Front door, with 4 recess panels with pointed-arch heads, C19. Portico with a pentice slate roof, carried on chamfered stone pillars with capitals, 3 bays to each side, and gabled over the front entrance. Side ranges, left, one bay, 2 storeys (lower than centre). Ground floor has a 2-leaf plank door with segmental stone arch over. 2-light. wooden casement with glazing-bars over. Right hand range of same style and size, with 2-light wooden casements, with glazing-bars. Continuous outshut at rear of main house, with catslide roof over. <i>Listing NGR: SY5347094140</i></p>
11	<p>Parish Church of St Michael and All Angels, Nallers Lane, Askerswell Grade II*</p> <p>Parish Church. C15 west tower. Nave and north aisle, chancel and south porch rebuilt 1858, CA (tablet on south porch) in perpendicular style. Random rubble walls with dressed stone bands. Slate roof with stone gable-copings. West tower, C15, of 3 stages with set-back buttresses and set-offs. Moulded plinth. West door-way with moulded jambs 4-centred head and a shield in each spandrel. Plinth moulding carried up over doorhead. 2-leaf C20 plank door. Half-octagonal south stair-turret. Nave of 3 bays without clear storey, windows are 3-light trefoil-cusped with panel tracery over. Returned labels. Chancel of one bay, 2-light window of the same style. East window of 3-lights with a quatrefoil in the centre of the head. South porch, pointed-arch entrance with moulded jambs. Inner doorway, pointed arch with a straight chamfer and pyramid stops. 2-leaf plank door with ornamental strap-hinges, C19. North aisle, C19, under a pentice slate roof, simple 2-light windows with quatrefoil heads. Interior: 3 bays. North arcade on octagonal piers with moulded capitals, and chamfered and quirked arches. Tower arch has panelled jambs and soffit, C15. Roofs: of arch-braced collar-beam type carried on stone corbels, C19.</p> <p>Fittings: font, late C12, stone circular bowl decorated with continuous intersecting arches on colonettes with imposts. Stone cylindrical stem with interlace cable and spur feet. Brass indent, in tower, stone slab (top part missing) with indent of foliated cross and marginal inscription in separate capitals. Slab forms part of tomb stone to Thomas de Luda and Eleanor his wife, c.1320, formerly in Abbotsbury Abbey. Inscription records gift of Holywell to the abbey. Other half of the slab is in Whitechurch Canoncorum church. Image: on west wall of the tower, carved stone panel of the Crucifixion with the Virgin and St John, C15. RCHM Dorset I, p 12 (1). <i>Listing NGR: SY5299492588</i></p>

Table S1 concluded

12	<p>South Eggardon Farmhouse, Askerswell Grade II*</p> <p>Detached Farmhouse. C16, or earlier, core, with early C17 north east range (services and Dairy House). C17 south east range and c.C19 extension to original house at north end. Coursed, dressed stone walls. Slate roofs with stone gable-copings and moulded kneelers. C20 brick stacks at left hand gable, left of centre (ridge), right hand gable. 2 storeys. 4 windows, and one window for dairy extension at left hand. 4-light stone-mullion windows (ovolo-moulds) to ground floor. 3-light windows of same design above, C20 metal casements with lead lights. Continuous string over the ground floor windows, not returned. C17 stone porch, just left of centre, gabled to front and with a slate roof. Door in right hand side, with ovolo-moulded arrises and a square head. Raised label over large lintel block. C20 door with 9 recess panels. Porch has 3- and 2- light mullions, both with labels. Left hand Dairy end: lower, with a hipped slate roof. Right hand gable-end has a projecting stack with 2 set-offs on the east side. Small single-light window at first floor level. North-east range, at right angles: rubble-stone base with chalk block above, stone quoins. Slate roof with stone gable-copings. 2 brick stacks, one at centre ridge, other at end gable (c.C18). 2 storeys. 4 windows, much renewed fenestration, 2-light wooden casements with glazing-bars. Plank door on north wall at centre, c.C19, South-east range, shorter, c.C17, same materials and copings. Two C20 brick stacks, on ridge and at end gable. 2 storeys. 2 windows, 3-light stone mullion windows (ovolo), each with separate labels. C20 door, with 6 panels, at west end of range (south side), at junction with the early core. Interior: north to south, former lower end room, cross-passage on porch axis, Hall, Parlour. Hall: large open fireplace with moulded stone jambs and square head (backs on to cross-passage). Compartmented ceiling with unusual ceiling-beam mouldings, C16. Parlour: similar open fireplace on to gable embrasure, compartmented ceiling-beams, C16 of simpler profile. Plank-and-muntins screen of c.C16 date, with a reset wooden depressed-arch doorway. Fine C.C17 door, of 2 recess panels with moulded surrounds, from Hall into cross-passage. Latch. Remains of compartmented ceiling-beams upstairs. North east range: Bakehouse and service extension of C17, possibly Dairy-House at far end. Large open fireplace survives to first rear room. Rear passage joining two back ranges, 1937.RCHM Dorset I, p 13(11). <i>Listing NGR: SY5358093749</i></p>
13	<p>Spyway Cottage, Spyway Road, Askerswell Grade II</p> <p>Detached Cottage, formerly 4 cottages. c.C18. Rubble stone walls and stone quoins. 4 brick stacks, one at left hand gable, two on ridge, one at right hand gable. 2 storeys. 4 windows, 2-light wooden casements with glazing-bars. Wooden cills and wooden lintels. French window at right hand, 1932, at former right hand doorway. Plank door at centre, C19. Thatch porch canopy, C20, with weather-boarding in gable. Interior: one open fireplace in north gable end with a cambered wooden lintel over. Bread oven in left hand jamb. Further open fireplace at centre with cambered wooden lintel over. RCHM Dorset I, p 13 (10). <i>Listing NGR: SY5287393290</i></p>
14	<p>Stables and Coach House 5 metres north of Askerswell House, Nallers Lane, Askerswell Grade II</p> <p>Stables and Coach-House, Mid C19. Rubble-stone walls. Patent clay tile roofs, with stone gable-copings. 1½ storeys. Coach-House at left-hand end with segmental-arched entrance. Loft door over, with pediment projecting above eaves. Stable attached to right, with plank 2-leaf door at centre. Pivoted sash-window either side. Loft door over at centre, also pedimented. <i>Listing NGR: SY5311092653</i></p>
15	<p>Stonebridge, Hembury Road, Askerswell Grade II</p> <p>Detached Farmhouse. Early C17. Dressed stone walls. Thatch roof with gable-ends. Brick stacks at each gable. 2 storeys. 3 windows, 3-light wooden casements with glazing-bars. Wooden cills. Stone voussoirs. One stone label over middle window. Front door, just right of centre, stone moulded jambs, with a depressed-arch head in a square surround. Plank door with strap hinges and one glass light. Pentice-roofed outbuilding on east gable end. Interior: deep-chamfered ceiling beams with filleted stops. Two open fireplaces with re-set wooden lintels. RCHM Dorset I, p 13(6). <i>Listing NGR: SY5281092871</i></p>
16	<p>West Hembury Farmhouse, Hembury Road, Askerswell. Grade II</p> <p>Detached Farmhouse. Dated G B 1749 with C20 alterations. Coursed rubble stone walls with large stone quoins. Thatched roof with stone gable-copings and scrolled kneelers. Brick stacks at each gable and at 'rear' wing gable. T-plan house, as built. South elevation: 2 storeys. 4 windows, 3-light wooden casements with horizontal glazing-bars. No cills. One C20 3-light hardwood casement. Door at centre, C20 metal. One C20 metal door in 'rear' angle. One locked oculus on rear gable end. RCHM Dorset I, p 13 (9). <i>Listing NGR: SY5244493070</i></p>
17	<p>In addition to the above mentioned buildings the following tombs in the Churchyard of St Michael and All Angels, are also on the Listed Buildings Register:-</p> <ol style="list-style-type: none"> Burt Table Tomb 3 metres south of the Parish Church Porch. Chick Table Tomb 5 metres south of Parish Church Tower. Jenkins Table Tomb 3 metres south of Parish Church Nave Little Table Tomb 4 metres south of Parish Church Chancel

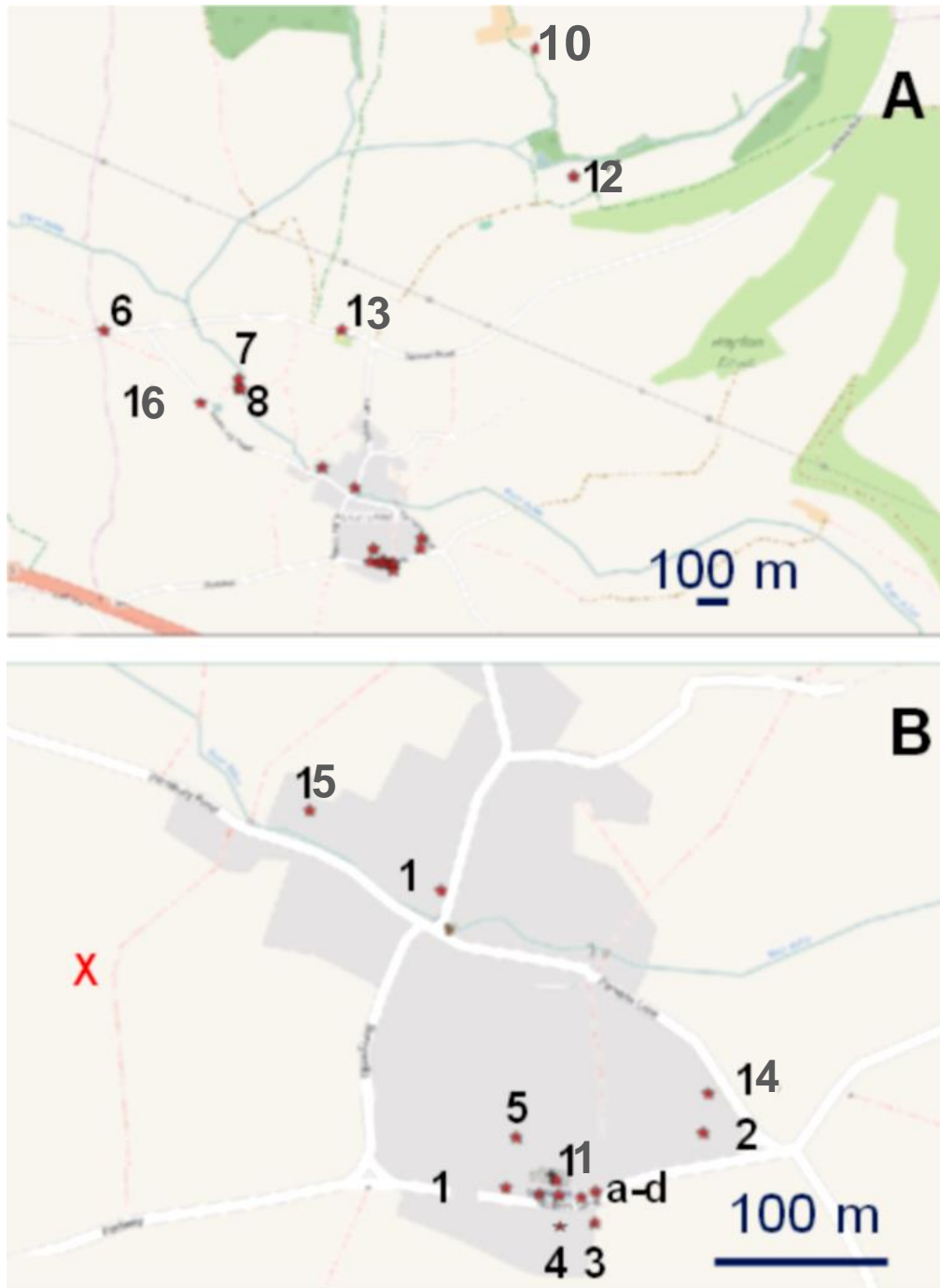


Figure S1. Listed buildings in Askerswell Neighbourhood area. **A** the whole Parish with listed buildings outside of Askerswell village numbered as in Table X. **B**, Askerswell Village area with all other listed buildings numbered to match the English Heritage list. **X** marks the position (SY 527 927) of the post-mediaeval shrunken earthworks listed in Table S2. The Map is from Dorset explorer (<http://explorer.geowessex.com/>).

3.9: Environment: support for Dorset AONB management plan

The Forum seeks to lead in ensuring our community plays an active role in caring within the Neighbourhood area for the Dorset AONB and its management plan (<http://www.dorsetaonb.org.uk/the-dorset-aonb/management-plan>). The Forum is fully in support of the National Planning Policy Framework of 2012 that emphasises the need for both local and neighbourhood plans to give great weight to conserving the landscape and scenic beauty of AONB. The proposed Defined Development Boundary limits adverse landscape and visual impacts and envisages only a small scale of future development. Among our monuments, the most widely known one is Eggardon Iron Age Fort which provides one of the most outstanding panoramic views in the Dorset AONB.

There are several relevant activities of our community underpinning the conservation of our landscape and its biodiversity. The Washingpool Green and its pond have been restored to support wildlife. Improvements were made after consulting Dorset Wildlife Trust. The improvements were recognised by an Environment Award from Dorset Community Action in 2017. An audit of animals and plants is underway. The avifauna has been catalogued, that on mammals is in progress and a planting programme of British Wildflowers initiated in three of the public green spaces (Washingpool Green, Pound, and the public green space at the crossroads in the centre of the village). Wildflower planting will be extend to the remaining two public spaces once the current programme is complete. These and other activities such as restoration of a Fingerpost as prioritised by Dorset AONB contributed to Askerswell being awarded the prize for the Best Small Village in Dorset 2016. The newly developed Parish Website will be used to inform all the community of issues relevance to Askerswell Neighbourhood Area's part of the Dorset AONB.

The community welcome the possibility of a reduced adverse environmental impact the electricity powerlines running from Spyway in the west to the head of Stancombe in the east. The National Grid's "Visual Impact Provision Project" ranked this area second within Dorset AONB and is currently concentrating on the line to the east of the parish (Winterbourne Abbas area).

3.10: Landscape character assessment

This assessment details the character of the landscape. It captures topographic features, flora and fauna, land use, sights, sounds, touch and smells and cultural associations such as history and memories. The approach is detailed by C. Tudor of Natural England (2014, https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/396192/landscape-character-assessment.pdf). Dorset County council has conducted a detailed assessment of the character of the county (<https://www.dorsetforyou.gov.uk/article/393007/The-Dorset-landscape>). There is also a similar assessment for the Dorset AONB (<http://www.dorsetaonb.org.uk/our-work/landscapework/landscape-character>). The content below has been edited from information from both those sites that is relevant to Askerswell Neighbourhood Area. Cultural aspects (history) and biodiversity Information are provided elsewhere in this document or that entitled the *Strategic Environmental Assessment* and so not detailed below to avoid repetition.

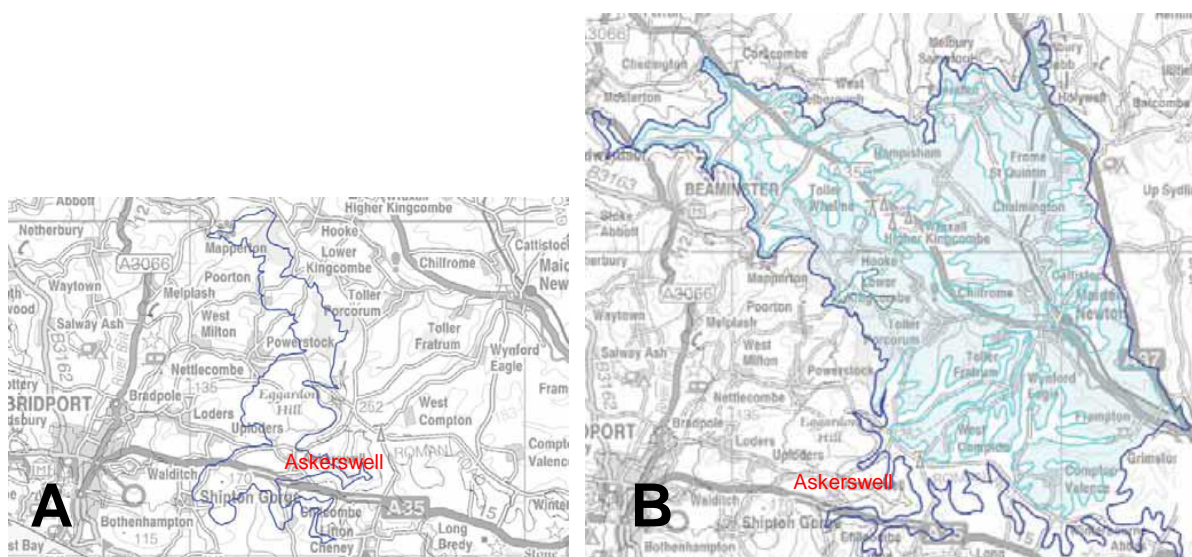


Figure S2: Two of the 21 landscape types in Dorset provide those prevail in Askerswell Neighbourhood Area. They are the wooded hills (A) and chalk valley and downland (B).

Wooded hills: Askerswell neighbourhood area is in the southern part of the Powerstock Woods character area (Fig. S2). The predominant underlying geology of Bridport Sands with Fullers Earth clay with some outcrops of limestone and greensand has shaped a diverse landscape of steep sided valleys and rolling hills. The River Asker drains westwards towards the Brit Valley.

The contrast of deep wet soils along the valley floor to thinner soils on the steep slopes has influenced a diverse range of characteristic habitats. Along the narrow valley bottoms, rough neutral pastures are abundant with wet patches of rush, scrub and wet woodlands enclosed by dense species rich hedgerows and trees.

Land cover is mostly mixed woodland with some coppice and grazed pasture with large arable fields on valley sides in the western part of Askerswell Neighbourhood Area. The village of Askerswell nestles in the valley bottom. It retains some medieval patterns of historical land use with irregular fields and a network of rural lanes. Strip lynchets occur on the valley side to the south east of the village and a few scattered barrows are found within the north east of Askerswell Neighbourhood Area. The Asker valley provides a strong sense of intimacy and unspoilt rural character. The area within Askerswell Neighbourhood Area has an agricultural appearance. Settlement and built character is in good condition and provides a positive contribution the landscape. Overall, landscape condition is considered to be good and stable by Dorset AONB's assessment.

Chalk valley and downland: the chalk valley and downland within Askerswell Neighbourhood Area is the southern part of the Upper Frome Valley area (Fig S3). That condition that typifies this character area as a whole prevails in Askerswell Neighbourhood Area. Much of the character area description refers to the vast majority of its component land to the north of Askerswell neighbourhood area. Chalk valleys of this character area restricted in Askerswell Neighbourhood Area to that in which South Eggardon Farm lies under Eggardon Hill and Coombe Bottom to the East of the Parish. Our area has small areas of broadleaved woodland and expanses of neutral grasslands. Landscape condition is judged by to be good and stable by Dorset AONB's assessment which prevails on our area. This land type in the Parish is proposed to be classified as a groundwater nitrate vulnerable zone by The Environmental Agency in 2017 (see apps.environment-agency.gov.uk/wiyby). The historic and natural

conservation aspects of this part of the Askerswell Neighbourhood Area are considered elsewhere in this document.

Land use: Defra data characterises much of Askerswell neighbourhood area as rough grazing (Fig S3). However, aerial photography reveals that there is more arable land than the Defra model predicts. There is arable land both on some of the higher chalk downland and also in the wooded hills landscape character area. The arable land is associated with two soil types. The first is slightly acid loamy and clayey soils with impeded drainage, which is more suited to autumn sown crops and grassland. Soil conditions may limit safe groundwork and grazing, particularly in spring. The second is Lime-rich loamy and clayey soils with impeded drainage. This soil type has a high fertility and suited to autumn sown crops and grass. Shortage of soil moisture can restrict yield, and timeliness with field work is important to avoid structural damage particularly in spring. The other areas are particularly suited to livestock than arable agriculture as reflected in current land use in Askerswell Neighbourhood Area.

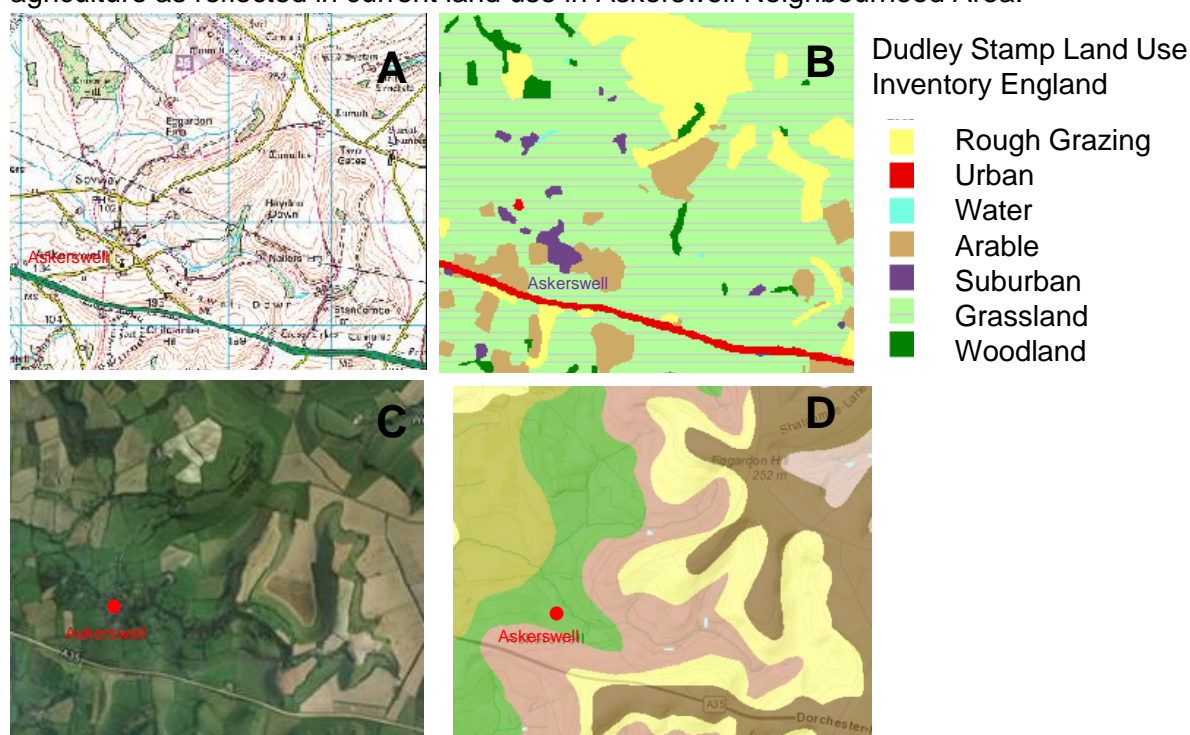


Figure S3: Area of Askerswell Neighbourhood area with location of the village (**A**), land use in the area from a DEFRA map (**B**, © Magic, <http://magic.defra.gov.uk/MagicMap.aspx>) and aerial photograph of the area (**C** printed under a non-exclusive licence (Imagery 2017, Infoterra Ltd and Blueskymap data, © 2017 Google) and **D**, soil types **brown** is slightly acid loamy and clayey soils with impeded drainage; **pale yellow**, shallow lime-rich soils over chalk or limestone; **buff**, Freely draining slightly acid loamy soils, **dark green**, slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils and **light green**, Lime-rich loamy and clayey soils with impeded drainage (soil types from soilscape, <http://www.landis.org.uk/services/soilscales.cfm>)

Land contamination: The Environment agency documents current and historic landfill sites and sites of pollution nationally. There are such sites within Parishes adjacent to the Askerswell Neighbourhood Area but not recorded within it (Fig S4). This reflects that lack of current or historic industrial or mineral extraction activity within Askerswell Neighbourhood Area.

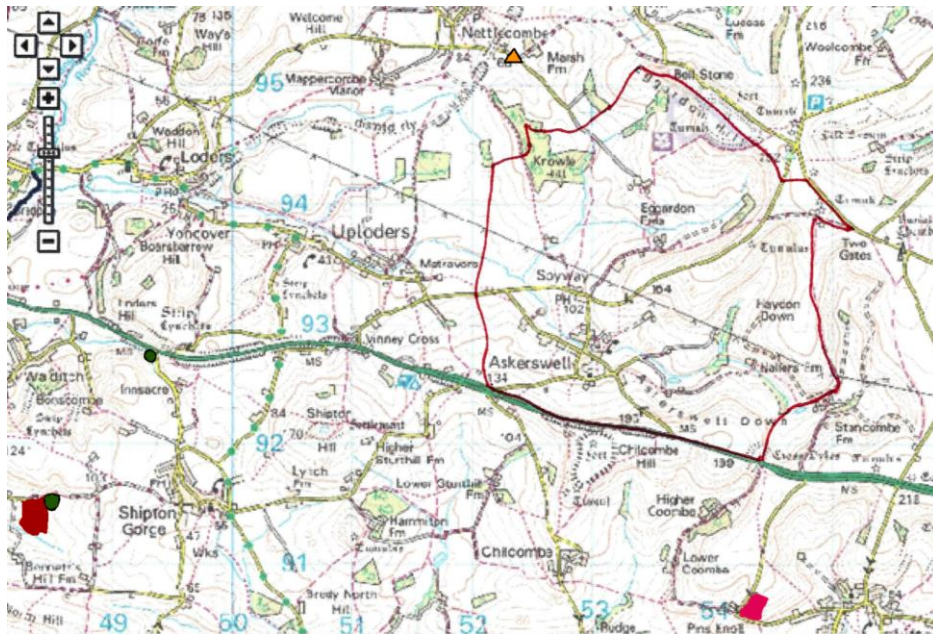


Figure S4: Landfill and pollution sites in that part of West Dorset that includes Askerswell Parish. The Parish boundary is shown (red line). Significant pollution incident (orange triangle), industrial pollution from minerals (green circles), Authorise landfills sites (brown) and historic site (pink). Data is from The Environment Agency (apps.environment-agency.gov.uk/wiyby)

Biodiversity: Most of respondents to the survey agreed that the unspoilt countryside was important to them (92%) and they appreciated the peaceful and safe environment (98%). Many of our residents have environmental interests and seek to protect our environment within Dorset AONB. The biodiversity of Askerswell Parish is considerable with in excess of 60 bird species; three species of deer; rabbit; hare; badger; fox; at least 8 species of small mammals including bats; at least three species of amphibians plus slow worm and grass snake (Fig S5). Many of these animals occur in our gardens. The flora is also diverse.



Figure S5: Left, Fallow deer on the southern slopes of Eggarston hill; centre, Roe deer at the hedge line of a garden in the village and right, a shot of that species in a village garden.

3.13: Summary of Key Social and Economic Characteristics

There have been 18 house sales since the beginning of 2011 in Askerswell Neighbourhood area. Eleven are detached houses including one grade II listed building and the remaining 7 where cottages in terraces. The median price for detached houses was £415,000 ranging from £250,000 to £1,150,000. The corresponding median value for the cottages were £227,500 ranging from £189,950 to £345,000. The majority of dwellings are detached and the average estimated house price in Askerswell is the highest mean for any of the eleven Dorchester Postal codes (D1-D11). It is an estimated £482k compared to values of £457k and £291k for Loders and Bradpole that are further down the Asker valley and £334k for Bridport where the river

course ends (source, Zoopla Zed-Index, 3/11/2017). There are very few houses rented for either residential or holiday use in Askerswell. There have been no dwellings built in Askerswell for at least a decade although several have undergone improvement, sometimes with an increase in number of rooms. The full record of planning approvals from March 2006 is available from WDDC Planning Portal although only a subset refers to expansion of dwellings.

The population of Askerswell has fewer residents under 49 than prevails across the Parishes of West Dorset (Fig. S6). The biggest deviations for Askerswell relative to West Dorset overall in the 2011 Census (source Dorset County Council) are for those aged 45-49 (-7.0%) and 65-69 (+7.5%)

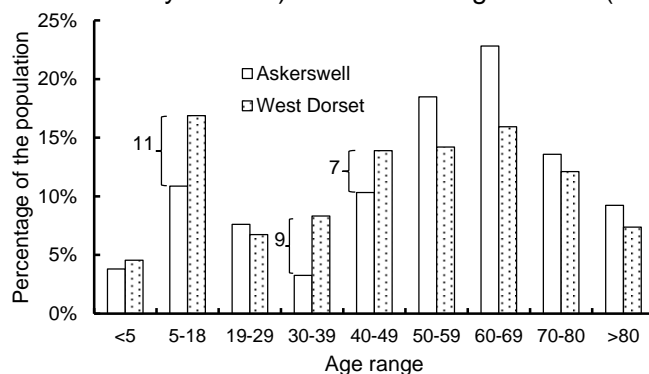


Figure S6: Population age range bar chart for Askerswell and all Parishes in West Dorset. The numbers 11, 9 and 7 indicate short-fall in three age categories relative to the expectation from the profile for all of West Dorset.

3.18: Community Facilities

The Askerswell Village Hall is efficiently run as a charity and is a meeting place for the community. It is used for the well-attended six monthly Parish meetings, planning application consultations and the Askerswell Forum.



Figure S7: An invited speaker addressing members of the community at the Village Hall

There is a monthly coffee morning open to all and a range of events. These include invited speakers on a range of issues (Fig. S7) and a Café Scientifique that meets twice a year. Both attract attendees from within and beyond the Parish. The Café Scientifique raises funds to support the work of Askerswell Forum. There are seasonal events organised by the Church (e.g. Harvest supper and Christmas-related events). The hall also hosts the activities of a range of interests including two painting groups, The Bridport Railway Club, a yoga business and table tennis groups. The Community is highly active as can be judged from its recently developed website (<http://askerswell.uk.to/>). There is an active Christian community centred on St Michael & All Angels Church which is part of the Church of England Benefice of Askerswell, Loders, Powerstock and Symondsburry. It organises events e.g. charity work and involves all in the community who wish to take part. The Spyway Inn also organises a range of events for the community and is important to many particularly for dining. It attracts customers from elsewhere. Volunteers maintain two main public spaces; i) Washingpool

playing field, pond and wildlife area and ii) the Village Hall Grounds. They also maintain two minor areas of the Pound on Nallers Lane and the flower tubs at the crossroads.

The Parish has two charities associated with parcels of land that were former gravel and fuel allotments for villagers. A local farmer rents this land and the funds generated are used for the benefit of the community.

3.19: Services and Utilities

Both a public foul sewer and public water main runs along all roads in the proposed defined development boundary ie along School Lane, The Burrywells, Hembury Road, Back School Lane and Parsons Lane.

The survey revealed that 75% and 74% considered the level of mobile telephone and broadband service respectively to be unacceptable. Better broadband was identified by 76% of the respondents as the key need to encourage new businesses to locate in the Parish. Many in the Parish receive no mobile telephone signal. Only one supplier (EE) claims to provide a service and it supplies very few with a 4G signal. Broadband speed is so inadequate that some suppliers have withdrawn service. Most dwellings receive less than 2 megabits per second. The community is extremely dissatisfied with the situation. A formal petition was lodged with Dorset County Council and presented to its Environment and Economy Overview Committee on 17th June 2015. In response, the committee set up a Task and Finish Group on Superfast Broadband Provision for Hard to Reach Communities, which met three times between September and December 2015. The MP for West Dorset (Sir Oliver Letwin) has taken the issue up several times with Superfast Dorset and BT. On 30th August 2016, the Superfast Dorset project and BT announced rollout plans to install fibre based broadband for Askerswell and several other communities in 2017 (<https://news.dorsetforyou.gov.uk/2016/08/30/dozens-more-communities-to-benefit-from-superfast-dorset-fibre-broadband-roll-out/>). The expectation is that this will overcome the lack of electronic connectivity that currently disadvantages business, education and leisure interests.

3.22: Transport and Travel Patterns

Both the Spyway at the edge of Askerswell Village and the route from that road through the village along the narrow School Lane and the Burrywells to The Portway are used by through traffic to and from the A35 (Fig S8).

The roads in the village are unnumbered classified roads. The Portway, Spyway, School Lane, Burrywells and Hembury Road are class C roads. Nallers lane, Parsons Lane and the first part of Back School lane to just beyond the village Hall are Class D. There are no speed limits set in the village and two blind bends. Traffic on the roads are a risk to pedestrians, cyclists and horse riders particularly during commuting hours.



Figure S8: Classification of roads in Askerswell Neighbourhood area. Purple, the A35 trunk road, orange, Class C and blue class D classified unnumbered roads.