

## **Blandford Landscape & Visual Sensitivity Study: Appendix A - Defining the area of study**

The area of search for the study focussed around the outskirts of Blandford.<sup>1</sup>

The following areas were excluded from the study area, as illustrated on the map below, for various reasons, as set out.

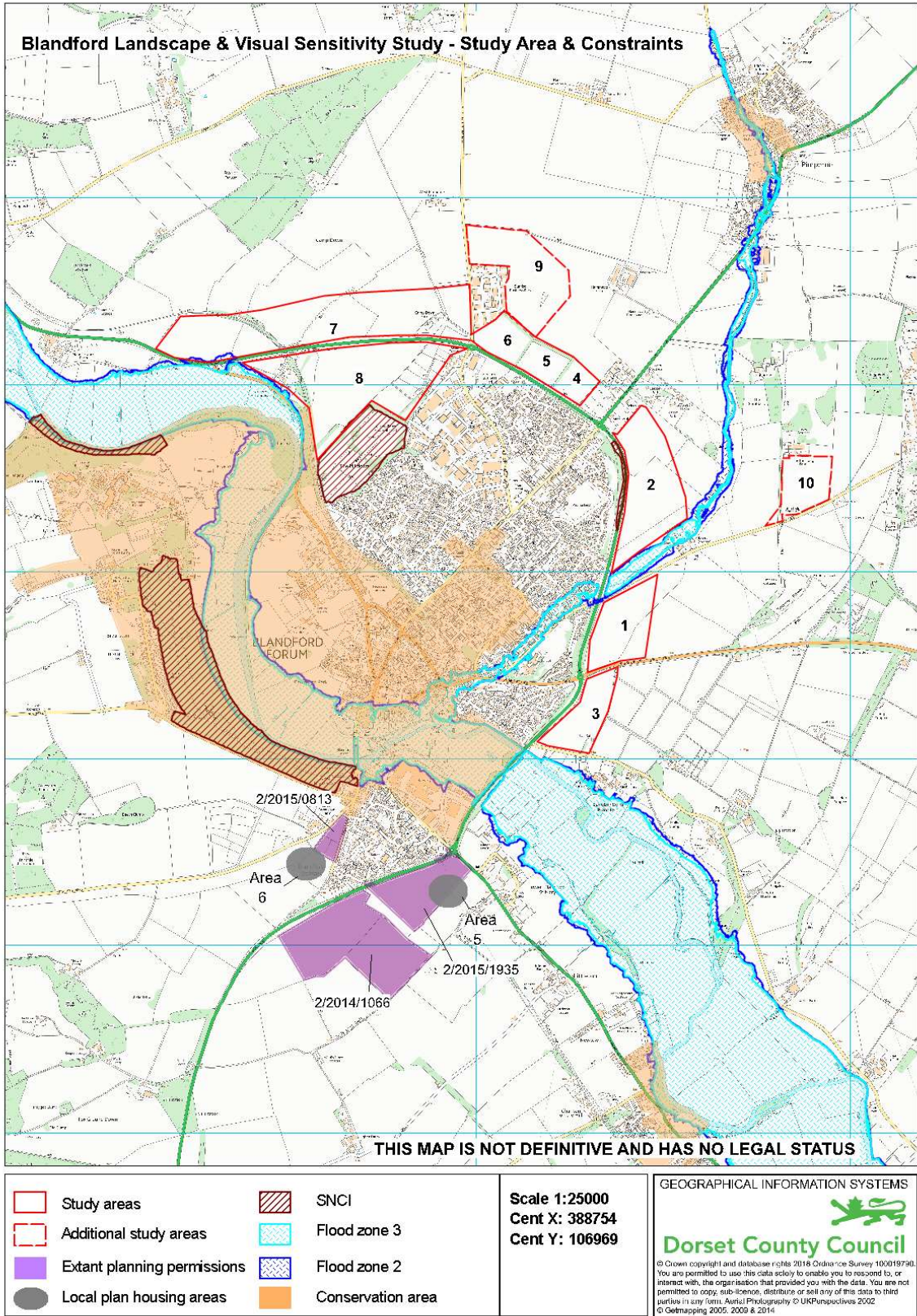
Land around the bypass was drawn, excluding:

- Land to the west of Blandford as it is designated as a conservation area (The Blandford, Blandford St Mary and Bryanston Conservation Area).
- Two areas located within flood zones 2 and 3, namely land to the north of Black Lane and land between Langton Long and Lower Blandford St Mary.
- An area of land known as The Milldown, located to the north-west of Blandford, was also excluded as it is designated as a Site of Nature Conservation Interest.
- Land to the west of Blandford St Mary. The land was being proposed by North Dorset District Council for housing growth in their emerging Local Plan. The North Dorset Local Plan Part 1 has since been adopted (15 January 2016) and allocates this land for housing growth. Planning permission has been granted for 61 dwellings (reference 2/2015/0813, granted 16 February 2017).
- Land to the south east of Blandford St Mary. The land was being proposed by North Dorset District Council for housing growth through the North Dorset Local Plan 2011-2026 Part 1 Pre-Submission Focussed Changes (August 2014). This document included the addition of land to the south east of Blandford St Mary (St Mary's Hill) for housing growth (change reference MAJ/16/2). This resulted in a change to the inset map (change reference INSET/16/2), showing the above as 'Area 5'. The North Dorset Local Plan Part 1 has since been adopted (15 January 2016) and allocates this land for housing growth. Outline planning permission has since been granted for up to 350 dwellings (reference 2/2015/1935/OUT, granted 30 November 2016).
- Land south of Blandford St Mary and north of Wards Drove. A solar park has been developed on this land (planning permission reference 2/2014/1066/FUL, granted 9 December 2014).

Areas 1 – 8 (outlined red) formed the study areas for the Landscape and Visual Sensitivity Study for Blandford. Areas 9 and 10 came forward as a result of consultation on the Draft Waste Plan Update (2016) and were then subject to assessment using the same methodology, which was incorporated into the document.

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<sup>1</sup> Land within Blandford had already been the subject of a site search.



NB: The Cranborne Chase AONB is shown on Plan 1.