

**Fontmell Magna Neighbourhood Plan**  
**Summary of Assessment for Housing**

**Site 1: Land West of West View - Brooklands**

1. 2.15ha. Housing proposed. Requires settlement boundary to be enlarged. Adjacent density 13.46dph. 1.5 storeys or single storey.  
**Potential for 20 houses plus roadway, sewage treatment plant, footpath.**
2. Greenfield **organic** site. Currently used for grazing. Within Conservation Area. Potential to affect setting of AONB. Visible from Fore Top and Melbury Beacon.
3. Within conservation area. Important western entrance to village of Fontmell.
4. Site in the vicinity of Village Hall playground and Brooklands Wood, but potential to impact on tranquillity of Brooklands Wood.
5. Potential to facilitate new Sewage Treatment Plant.
6. Potential to create new footpath to avoid West Street and North entrance to Brooklands Wood.
7. Ecology Impact Assessment required due to Fontmell Brook.

**Site 9: Field East of 3,4,5, North Street.**

1. 2.06ha. Number not given. Potential 20. Open Countryside grazing land. Backfill.  
**Potential for 20 houses at 10dph**
2. Partly within AONB. Any development affects setting of AONB and Conservation area.
3. Highly visible from Fore Top, Melbury Beacon, and Sutton Hill.
4. No change in site conditions since site was excluded in SHLAA 2/19/0009.
5. Access constraints. Single width access 3.3m. Impact on neighbours. No visibility splays possible. Poor visibility both North and South. No pull-in possible from A350.
6. 3 Phase electricity pole.
7. Maximum height 1.5 storeys. Potential to affect setting listed buildings.
8. Ecology Impact Assessment required – pond on site and mature trees and hedgerows adjacent.
9. Drainage impact assessment advised. Land slopes steeply north to south. High water table.

**Site 10.1 Buildings at Middle Farm**

1. Site within settlement boundary. Residential brownfield. House and Stable capable of conversion.  
**Potential for 3 houses**
2. Proposal is for three dwellings. Check whether stable converted into two dwellings or additional property on plot as this would be greenfield but still within settlement boundary. Inside conservation area.
3. Access via Collyer's Rise. Single width 5m access between houses.
4. No access issues for existing buildings as historic use of exit.

**Site 10.2 Middle Farm Dutch Barn**

1. 0.32ha. Open countryside green field agricultural site. Existing building not capable of conversion. No foundations or permanent structure.  
**Potential for 1 house**
2. Highly impact on AONB. Highly visible from Fore Top, Melbury Beacon, Elbury Hill.
3. Within Conservation Area.
4. Requires landscape impact assessment.
5. Requires lighting impact assessment. Potential for light nuisance on AONB.

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6. Access constraints. Access through Collyer's Rise imposes additional traffic movements on cul-de-sac. Access for emergency vehicles/waste collection.

**Site 10.3 Middle Farm Paddock**

1. 0.78ha green field site. Outside settlement boundary. Within conservation area. Infill plot. Proposed 4 dwellings. Potential that these may be subdivided in future or through further planning applications.  
**Potential for 9 houses at 12dph**
2. Open spaces provision required.
3. Site impacts on setting of AONB. Visible from Fore Top. Landscape impact assessment required.
4. Potential wildlife corridor as only undeveloped site in village envelope on A350.
5. Mature trees and hedgerows bordering site.
6. Site approximately 3.5m higher than adjacent properties to North. Potential for loss of amenity for neighbouring householders from overlooking.
7. Currently no access unless through Middle Farm. Proposed access through Collyer's Rise imposes additional 4 dwellings access through Collyer's Rise single track access. Check access for emergency vehicles and waste collection.
8. No easy walking route to shop, church, school, playground, surgery. No crossing on A350.
9. Potential for drainage issues regarding site levels and winter surface water flooding from land to east of site.
10. Requires Ecology Impact Assessment. Unimproved pasture land with mature trees on boundary.
11. Lighting strategy required.

**Site 12: Land North of Mill Street**

1. 1.97ha. green field agricultural organic pasture. Requires enlargement of settlement boundary. Proposed 29 dwellings mix affordable Housing and Open Market Homes. Open countryside general policy of restraint. Rural exception site limited to 9 dwellings affordable housing.  
**Potential for 23 houses at 12 dph or 9 houses as rural exception site**
2. Site rejected by SHLAA due to impact on Conservation Area, AONB and access constraints.
3. Within Conservation area. Impact on historic sites Middle Mill Dam Site.
4. Impact on site of Archaeological importance: Strip Lynchetts.
5. Impact on setting of AONB. Visible from Fore Top. Requires Landscape Impact Assessment.
6. Access constraints: visibility splays required. Impact on neighbouring properties from traffic movements: vibration and noise.
7. Traffic assessment required. Site benefits from 'Vehicular Access to Agricultural Land'.
8. Mature trees and hedges on site require retention.
9. Neighbouring properties single storey or level approximately 3m lower than site. Potential to adversely impact on neighbouring households' amenity due to proximity of boundary to adjacent dwellings and openings and height difference.
10. Potential to impact on neighbouring property by overlooking if dwellings are more than one storey.
11. Requires lighting strategy.
12. Requires open spaces provision.

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13. Requires drainage strategy. All of site affected by winter waterlogging. Springs nearby at Springhead. Requirement for positive discharge to stream under road. Soakaways inadequate.
14. Requirement for Foul Water scheme to be approved.

**Site 20: Land South of Home Farm**  
**Part DT201066**

1. 2.324ha (2.27) requires settlement boundary to be enlarged. Proposed houses 42.  
**Potential for 27 houses at 12dph plus roadway plus school/visitor parking**
2. Requires landscaping to mitigate impact on entrance to village.
3. Possibility to provide road access and parking to rear of school for coaches, cars, drop off facilities.
4. Possibility to create pedestrian footpath or road to U5s Preschool.
5. Possibility to create road access to site 22 direct from A350.
6. Immediate vicinity housing density very low. Height of buildings 1.5 storey.
7. Visible AONB Sutton Hill but not open access area Fore Top or Melbury Beacon.

**Site 22 Blandford's Farm Barn**

1. 1.43ha. Proposed Economic / Community use. Brownfield site.  
**Potential for 12 houses plus employment site plus parking roadway and footpath**
2. Requires alteration to settlement boundary. Within conservation area.
3. Adjoining housing density extremely low. Low impact on neighbouring properties except for access, unless access can be provided direct to A350 together with Site 20.
4. Access lane to West Street unpaved, single width. Site unpaved. Level with adjoining properties.
5. Existing building capable of conversion. Over 450sq m. Concrete floor steel frame multi portal covered yard with half height concrete block walls.
6. Visible from AONB Sutton Hill.

**Site 24 Land South of West Street and Village Hall**

1. Increased area submitted that accepted for 2010 SHLAA 2/19/0538. 3.48ha approximately (exact area not supplied) requires alteration to settlement boundary. 28 houses proposed excluding area to west of Village hall. Overhead power lines reduce developable area.  
**Potential for 30+ houses plus open space area, roadway footpath**
2. Adjacent density 10dph. Agricultural land. Greenfield site.
3. Well concealed site in terms of landscape setting. Adjacent to existing dwellings 2 storeys.
4. Access lane to West Street unpaved, single width. Site unpaved. Level with adjoining properties. New or additional access may be required onto West Street by surgery.
5. Potential for development after site 20 and 22. Potential with Site 20 and 22 to create road link from A350 to West Street bypassing village centre.
6. Potential for open spaces provision. West of site easy access to Village Hall playground and Brooklands Wood. Potential for footpath link to amenity spaces and surgery avoiding West Street.
7. Visible from AONB Sutton Hill.

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**Site 27 Land West of Surgery by Marshmoor.**

1. 2.74ha greenfield agricultural site in open countryside. General restriction on building in countryside. Away from settlement boundary - at least 50m.  
**Potential for 30+ houses at 10dph**
2. Any housing will create satellite development therefore consider for long term future after other sites.
3. Access on to West Street high banks restricted view eastbound.
4. Visible from AONB higher ground.
5. Adjacent property two storeys.

**Site 35.1: St Pennhill Farmhouse Stable Block.**

1. 0.01ha. Site in open countryside. General policy restriction on building in countryside. Away from settlement boundary 550m. 1 house proposed. Dependent on necessity for on-site habitation for countryside worker and viability for business use.  
**Potential for 1 house**
2. Existing stables not capable of conversion. Replacement of stables could lead to new request for stables elsewhere on site, so likely that there would be additional building, rather than replacement.
3. No buildings in vicinity apart from Pennhill Farmhouse. 2 Storeys.
4. Impact on mature hedgerow, character of West Street if visibility splays required.

**Site 35.2: St Pennhill Farmhouse Paddock**

1. 1ha (landowner) paddock. Proposed affordable housing. Site to North of Farmhouse adjacent West Street.  
**Potential for 6+ houses**
2. See above.

**Site 31.1: St Andrew's Farm Building**

1. 0.03ha PP granted for one conversion Class 3 Part Q.  
**PP for 1 house**
2. Potential to affect setting of listed buildings on Woodbridge Lane. Modern design new development in vicinity.
3. Count towards total for Bedchester.

**Site 31.2: Bedchester Farm**

1. 0.03ha. Open countryside green field site. 1-2 houses proposed. Isolated location not sustainable. 1.4km settlement boundary. Closer proximity to Twyford (no amenities).  
**Potential for 2 houses**
2. No buildings capable of conversion
3. Pollution risk to be assessed.
4. Not business related.
5. Run-off from field.

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**Site 46: Land Bordering Hannah's Hill and B3091.**

1. 2.25ha. Housing/Business/Community use. Open countryside agricultural green field site. No existing dwellings for replacement.  
**Potential for 22 houses at 10dph**
2. Location not sustainable for housing due to impact on open countryside. National and Local Policy for replacement dwellings only.
3. Access constraints: existing gate very close to junction with B3091. Any new access directly onto B3091 faces restricted visibility from east. Fast road. Visibility splays expose site to view from wider countryside.
4. Undulating site highly visible from NW. Drainage/stability of ground - site steeply sloping down to NW.
5. No existing orchard for community adoption. No planning requirement for any agricultural use such as orchard or collective grazing as already agricultural.
6. Requires a defined need for the proposed use (details uncertain) and locational need whether business or community use, for the proposed use to be sited at that particular location, on which to justify any development.

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**Suggested Traffic Light /Order of Sites According to NPP criteria, Local Plan Policies  
and Parish Questionnaire criteria**

Green Light Sites – need to consult

1. Site 20. Land South of Home Farm
2. Site 22. Blandford's Farm Barn
3. Site 24. Land South of West Street and Village Hall
4. Site 1. Land West of West View

Orange Sites – no need to consult

5. Site 31.1 Barn at St Andrew's Farm (with existing PP)
6. Site 10a Site at Middle Farm buildings (within settlement boundary so likely to obtain pp)

Red Sites – do not comply with NPP criteria and Local Plan Policies

7. Site 27 Land West of Surgery by Marshmoor
8. Site 9. Land to East of 3,4,5, North Street
9. Site 10 c Paddock at Middle Farm
10. Site 10b Dutch Barn at Middle Farm
11. Site 12 Land North of Mill Street (Include in consultation see below)
12. Site 35.1 Pennhill Farmhouse Stables
13. Site 35.2 Pennhill Farmhouse Paddock
14. Site 31.2 Land north west of Bedchester Cross – Bedchester Farm
15. Site 46. Land at Hannah's Hill

**Site 12 is capable of delivering strategic levels of affordable housing and although there are grounds to reject the site on NPP and Local Plan criteria it would be advisable to allow it to enter into the consultation phase due to:**

- 1. Strategic levels of affordable housing**
- 2. Willingness to phase development**
- 3. Willingness to enter into s106 agreements to secure, amongst others, density, heights, sizes and mix of tenures and to overcome some of the constraints affecting the site**
- 4. To prevent consultation would deny this site's chance to be included and participate fully in the NP process (avoids appeal) and allows landowner/agent feedback from the wider parish.**