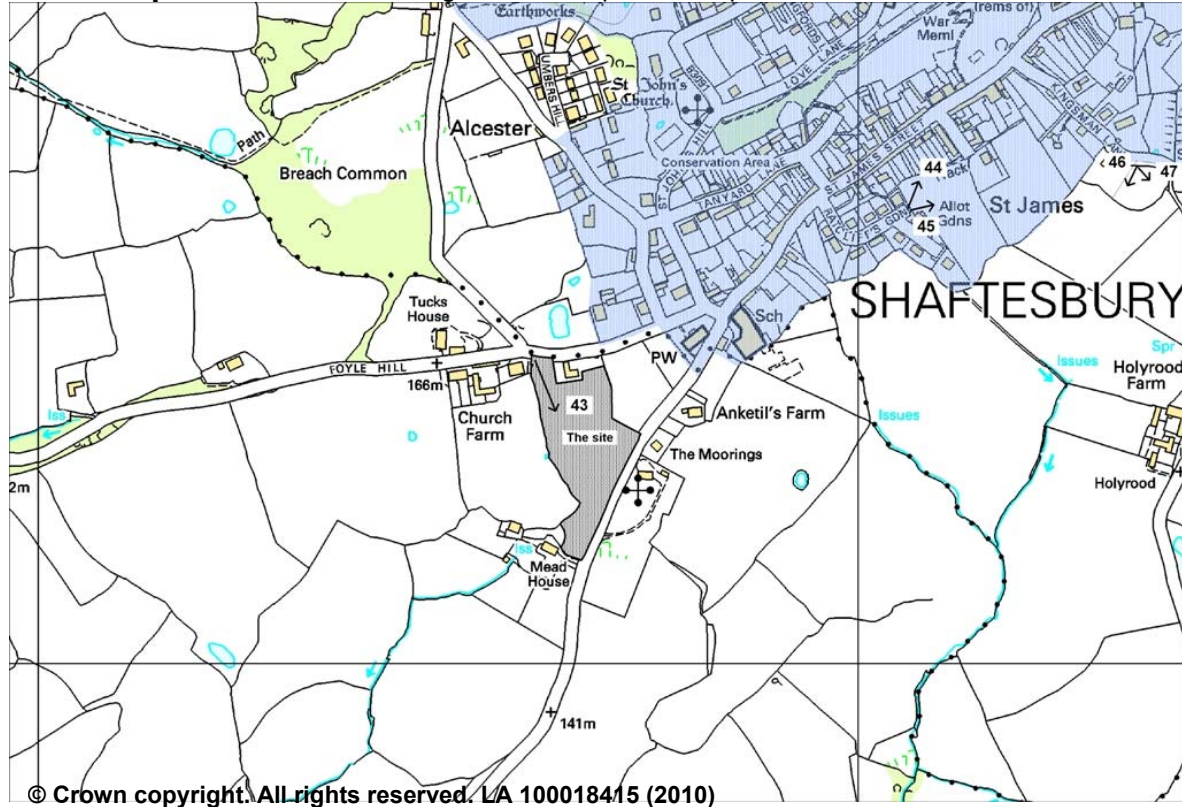


North Dorset District Council
Proposed Housing Sites
Landscape Impact Assessment: Assessment template

NB: See methodology notes attached

Site name: <i>Shaftesbury; Land to the East of Church Farm: REJECTED SITE</i>	NDDC Ref: 2/45/0499	Date: 14 July 2010
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Location plan: with relevant designations and photo viewpoints



Key Characteristics: These are the key positive features or qualities, which if lost or changed there would be a significant consequence for the current character of the landscape

- ◆ *Gently south facing, sloping site on the lower faces of the Shaftesbury Greensand Terrace Landscape Character Area¹.*
- ◆ *Open to views out towards the chalk escarpment approximately 2 miles to the south.*
- ◆ *Open, undeveloped, grassland field bounded by thick hedgerows.*
- ◆ *Outside the extent of the built-up part of Shaftesbury.*

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

A simple, sloping agricultural field in a rural location outside the built-up extent of the settlement edge. It forms part of the lower, gently sloping edges of the Shaftesbury Greensand Terrace Landscape Character Area as it merges out with the Blackmore Vale Rolling Vales Landscape Character type². There are some views from the site to the distant chalk escarpment towards Melbury Abbas. Important, dense, mature hedgerows and some

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

² Dorset County Council Landscape Character Assessment dated Nov 2009

important hedgerow trees bound the site. One residential dwelling along Foyle Hill overlooks the site from the northern edge.

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

- ◆ *Development would impact negatively on the open, undeveloped rural character of the site and create a development that is not associated with the existing settlement pattern. It would also impact negatively on the setting of the Shaftesbury Conservation Area which is just to the north-east of the site.*
- ◆ *Development would impact negatively directly or indirectly on the integrity of the hedgerow network around the site.*

Value: based on AONB status (including setting of AONB), wildlife, public 'good' (access/enjoyment & amenity value), setting for the wider settlement, historic value (see EH Conservation Principles)

The site has high value as open, undeveloped rural countryside and as part of the wider setting and context of this edge of the settlement and Conservation Area.

Sensitivity Analysis: this takes the form of a 'guidance statement' informed by scale, landform, pattern/complexity, settlement & human influences, skyline, visual relationships & views, intervisibility, perceptual/aesthetic criteria which will outline opportunities for mitigation/enhancement.

The site is considered to be too sensitive from a landscape and visual point of view for any mitigation to be effective.

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