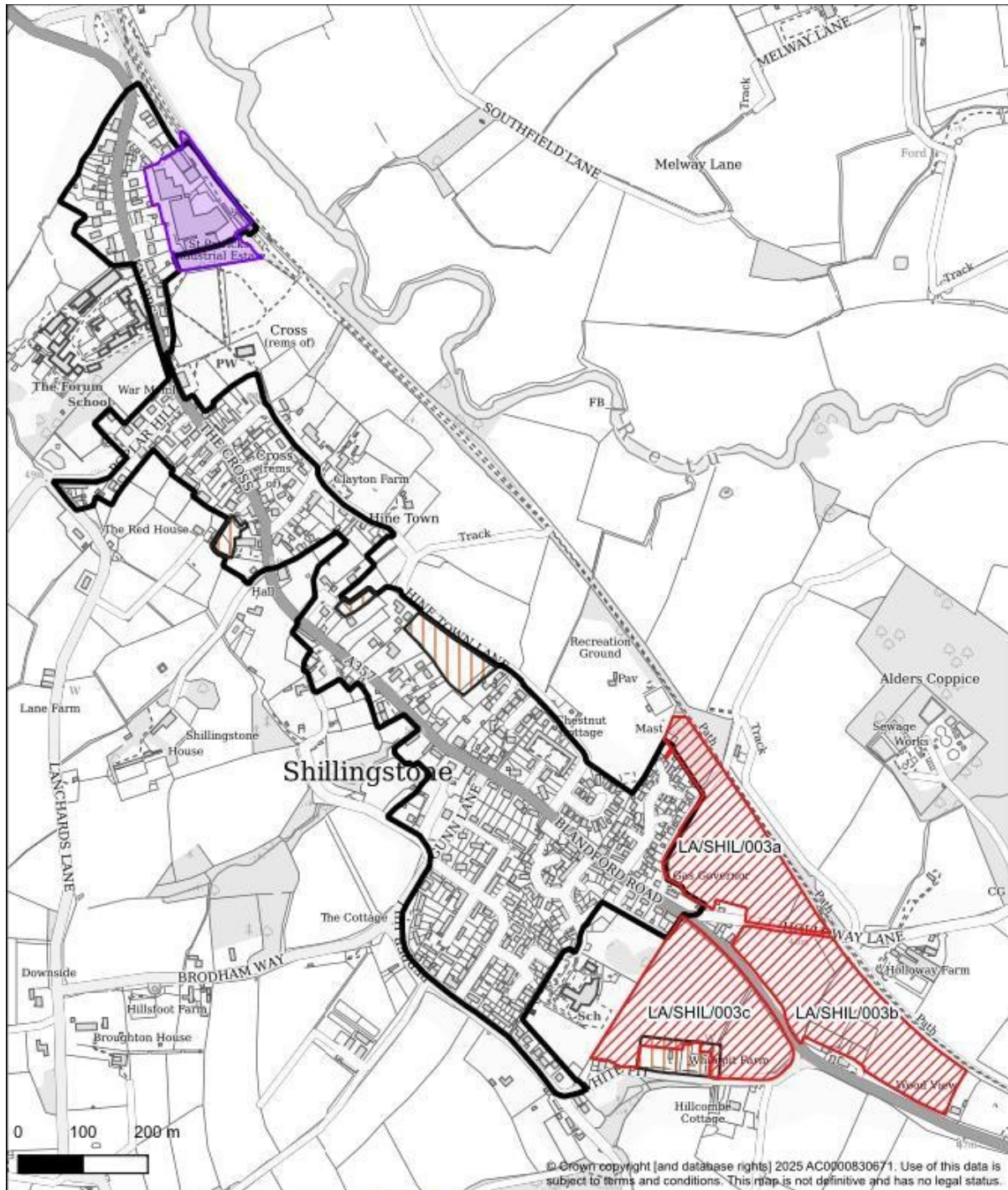


Shillingstone



Consultation sites

Residential option - proposed

Employment allocation - existing

Residential allocation - existing NP

Existing allocations & consents

Settlement boundary - existing

LA/SHIL/003a - Land east of Shillingstone, north of Holloway Lane

Site name	Land east of Shillingstone, north of Holloway Lane
Site reference	LA/SHIL/003a
Site area (ha)	3.53ha
Parish/Settlement	Shillingstone
Proposed uses (estimated number of homes/capacity)	Around 53 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 53 homes.	
Specific design requirements	<p>Edge of village location. Adjacent to existing residential development.</p> <p>Vehicular access issues - Holloway Lane is a single access road currently unable to facilitate two-way vehicular travel.</p> <p>Existing homes at Spencer Gardens (8, 9, 15) sit close to the Western boundary of the site.</p>	<p>Appropriate density of development for the edge of village location.</p> <p>Potential to vehicular access via site 003b if site 003b is developed first.</p> <p>Re-route the track on the Western boundary (to move eastwards) to allow for active surveillance of the route.</p> <p>Any new development to back onto W boundary with deeper rear gardens for homes that back onto 8, 9 & 15 Spencer Gardens.</p>
Natural environment and ecology	Bryanston SSSI buffer band B. Northern end of site within existing and higher ecological network. Within Great Crested Newt amber risk zone.	Lighting scheme. Retain and buffer northern habitat area, potential to enhance to deliver biodiversity net gain. Mitigation for protected species will impact biodiversity net gain delivery.
Landscape and visual	This site is immediately adjacent to the National Landscape. The National Landscape lies to the south of Holloway Lane. Flat site surrounded by mature hedgerow boundaries. Historic railway line, now the North Dorset Trailway borders the northern edge of the site.	<p>A substantial belt of new native woodland planting along the northern edge of the site adjacent to the Trailway would help screen and soften both nearby and distant views towards the site.</p> <p>Consideration should be given to retaining the allotments area or alternatively planting substantial new native woodland buffer</p>

	<p>The Wessex Ridgeway long distance path (bridleway here) passes along the southeast border of the site.</p> <p>Sensitive views of this site from surrounding highly elevated viewpoints. Including views from Hambledon Hill and Hod Hill to the northeast.</p>	<p>planting in this sensitive corner which is bordered by 2 separate public rights of way on both sides. Retain existing hedgerow boundaries and trees.</p> <p>Sensitive design to respect the character/setting of the National Landscape.</p>
Heritage	<p>Scheduled Monument Hod Hill Camp and Lydsbury Rings to the east. Grade II* Hanford School and assemblage the northeast. Scheduled Monuments Hambledon Hill Camp and Causewayed Camp to the north/northeast.</p> <p>Size of site and proximity to known Roman villa indicate high potential for archaeological remains</p>	<p>Refer to landscape comments. To include high quality designed development referencing vernacular materials, presented in an appropriate layout, scale and density which serves to positively enhance and not challenge identified assets and their setting.</p> <p>Pre-determination archaeological evaluation</p>
Flood risk	<p>There is some minor surface water flooding predicted along the north-east boundary of the site.</p> <p>A foul water sewer crosses the northeast corner of the site which may restrict development in this area.</p>	<p>Development may need to be located outside of areas of predicted flood risk.</p> <p>Surface water runoff from the site could discharge to the watercourse approximately 50m east of the site along Holloway Lane.</p>
Amenity, health, education	<p>It may be prudent to reserve some of LA/SHIL/003c for additional land for School expansion.</p>	<p>Provision of additional school facilities to meet the local need.</p>
Transport (access and movement)	<p>Site is more than 5km from Blandford and Sturminster Newton which could be a barrier for cycling trips. Likely to be a car dependent development, however Shillingstone is close to the North Dorset Trailway. Limited bus service provision.</p>	<p>Implement pedestrian / cycle access between the site and the North Dorset Trailway. Provide pedestrian link into Spencer Gardens.</p> <p>Contributions to enhance the quality of the North Dorset Trailway</p> <p>Contributions to enhance the bus service provision within the village.</p>

LA/SHIL/003b - Land east of Shillingstone, north of Blandford Road and south of Holloway Lane

Site name	Land east of Shillingstone, north of A357 and south of Holloway Lane
Site reference	LA/SHIL/003b
Site area (ha)	4.08ha
Parish/Settlement	Shillingstone
Proposed uses (estimated number of homes/capacity)	Around 61 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 61 homes.	
Specific design requirements	<p>Edge of village location. Adjacent to existing residential development.</p> <p>The existing access point from A357 (south boundary of the site) there is a layby next to existing access point.</p> <p>Existing single storey dwelling immediately west of the southwest corner of the site.</p>	<p>Appropriate density of development for the edge of village location.</p> <p>Vehicular access from A357 Blandford Rd - southern boundary of the site. Potential to decrease the size of the layby.</p> <p>Limit the height of any new development at the southwest corner of the site to 1.5 storeys.</p>
Natural environment and ecology	<p>Bryanston SSSI buffer band B. Western side of site within Great Crested Newt amber risk zone. Watercourse within site. Record of priority species in adjacent property.</p>	<p>Species mitigation strategy. Lighting scheme. Mitigation for protected species will impact biodiversity net gain delivery.</p>
Landscape and visual	<p>Site is within the National Landscape.</p> <p>Open, flat undeveloped agricultural field with existing development to both sides along its A357 main road frontage.</p> <p>Allotments along northern part of site. Sensitive views of the site from surrounding highly elevated viewpoints. Including views from Hambledon Hill and Hod Hill to the northeast. In these elevated views of the</p>	<p>Assess whether 'major development' and potentially 'exceptional circumstances. Sensitive design to respect the character/setting of the National Landscape.</p> <p>Retain and enhance existing hedgerow boundaries. Substantial new structural planting along the boundaries and within site to soften near and distant views of the site.</p>

	site any new development here will be seen as an extension of the village.	
Heritage	<p>Note Scheduled Monument Hod Hill Camp and Lydsbury Rings to the east. Grade II* Hanford School and assemblage to the northeast. Scheduled Monuments Hambledon Hill Camp and Causewayed Camp to the north/northeast.</p> <p>Size of site and proximity to known Roman villa indicate high potential for archaeological remains</p>	<p>Refer to landscape comments. To include high quality designed development referencing vernacular materials, presented in an appropriate layout, scale and density which serves to positively enhance and not challenge identified assets and their setting.</p> <p>Pre-determination archaeological evaluation.</p>
Flood risk	<p>There is significant surface water flooding predicted along the northern boundary of the site.</p> <p>There is also a foul sewer that crosses the site.</p> <p>Some development area will be lost due to existing flood risk and to allow easement for foul sewer.</p>	<p>Development may need to be located outside of areas of predicted flood risk.</p> <p>Surface water runoff from the site could discharge to the watercourse that dissects the site south to north.)</p>
Amenity, health, education	It may be prudent to reserve some of LA/SHIL/003c for additional land for School expansion.	Provision of additional school facilities to meet the local need.
Transport (access and movement)	<p>Pedestrian connectivity issues. Too far to walk to facilities.</p> <p>Site is more than 5km from Blandford and Sturminster Newton which could be a barrier for cycling trips. Likely to be a car dependent development, however Shillingstone is close to the North Dorset Trailway. Limited bus service provision.</p>	<p>Provide a pedestrian link into settlement and school.</p> <p>Contributions to enhance the quality of the North Dorset Trailway</p> <p>Contributions to enhance the bus service provision within the village.</p>

LA/SHIL/003c - Land east of Shillingstone, south of A357

Site name	Land east of Shillingstone, south of Blandford Road
Site reference	LA/SHIL/003c
Site area (ha)	4.07ha
Parish/Settlement	Shillingstone
Proposed uses (estimated number of homes/capacity)	Around 61 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 61 homes.	
Specific design requirements	<p>Edge of village location. Adjacent to existing residential development.</p> <p>No existing vehicular access point onto A357 Blandford Rd.</p> <p>Shillingstone Primary School is immediately west of the site.</p> <p>Necessity to relate any development at this site with Shillingstone NP Policy 13. Whitepit Farm buildings (WPF-B).</p>	<p>Appropriate density of development for the edge of village location.</p> <p>Creation of new access point onto A357 Blandford Rd - Northern boundary of the site.</p> <p>New development limited to two storey to coalesce with local vernacular.</p> <p>Prudent to continue the linear development along Blandford Road at the north of the site.</p>
Natural environment and ecology	<p>Bryanston SSSI buffer band B. Records of priority species nearby and on adjacent site. Within Great Crested Newt amber risk zone.</p> <p>Eastern portion of site other neutral grassland GM4 with in-field tree, this area should not be developed. Potential for reptiles. Watercourse adjacent to site.</p>	<p>Species mitigation strategy. Lighting scheme. Potential for species mitigation/enhancement/biodiversity net gain uplift area in eastern portion of site.</p> <p>Mitigation for protected species will impact biodiversity net gain delivery.</p>
Landscape and visual	<p>The National Landscape boundary runs adjacent to the north boundary and parts of the southern boundary of this site.</p> <p>Large mature oak trees on site boundary and in centre of the</p>	<p>Retain and enhance hedgerows and trees. New structural landscape planting.</p> <p>Sensitive design to respect the character/setting of the National Landscape.</p>

	<p>eastern field parcel. Hedgerows on boundary and dividing site.</p> <p>Flat site on eastern edge of village, overlooked from elevated vantage points of surrounding high ground to north and south of the River Stour valley.</p> <p>Sensitive views of this site from surrounding highly elevated viewpoints. Including views from Hambledon Hill and Hod Hill to the northeast. The Wessex Ridgeway long distance path (bridleway here) passes within the western edge of the site.</p>	
Heritage	<p>Note Scheduled Monument Hod Hill Camp and Lydsbury Rings to the east. Grade II* Hanford School and assemblage the northeast. Scheduled Monuments Hambledon Hill Camp and Causewayed Camp Historic Environment Record to the north/northeast.</p> <p>Size of site and proximity to known Roman villa indicate high potential for archaeological remains</p>	<p>Refer to landscape comments. To include high quality designed development referencing vernacular materials, presented in an appropriate layout, scale and density which serves to positively enhance and not challenge identified assets and their setting.</p> <p>Pre-determination archaeological evaluation</p>
Flood risk	<p>There is no modelled flood risk to this site.</p> <p>A foul water sewer crosses the site which may restrict development in this area.</p> <p>Surface water runoff from the site could discharge to the watercourse at the east boundary of the site.</p>	<p>There are no major constraints to development across the site with regards to flooding & surface water drainage.</p>
Amenity, health, education	<p>It may be prudent to reserve some of LA/SHIL/003c for additional land for School expansion.</p>	

<p>Transport (access and movement)</p>	<p>Previous planning application site. Access okay from lane but needs pedestrian connectivity improvements to enable residents to walk safely into village.</p> <p>Site is more than 5km from Blandford and Sturminster Newton which could be a barrier for cycling trips. Likely to be a car dependent development, however Shillingstone is close to the North Dorset Trailway. Limited bus service provision.</p>	<p>Site is connected to the village centre via Bridleway N50/45. Provide a pedestrian link into settlement.</p> <p>Contributions to enhance the quality of the North Dorset Trailway</p> <p>Contributions to enhance the bus service provision within the village.</p>
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