



# **Okeford Fitzpaine Neighbourhood Plan 2011-2031**

**Assessment of Potential  
Housing Sites**

**Site Assessment**

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# 1 Site Allocations Options Analysis

Produced by ECA: 14<sup>th</sup> March 2016 (as amended) and updated with Regulation 14 Consultation comments from NDDC

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## 1. BACKGROUND

### Why we identified and allocated sites for housing in the neighbourhood plan

- 1.1. Evidence contained in the North Dorset Local Plan confirms that there is a need for additional dwellings within the Parish during the current plan period. The Parish wants to plan positively for these homes and direct them to the most desirable and appropriate locations and also ensure that the necessary infrastructure is provided to accommodate the needs of existing and new residents.
- 1.2. Okeford Fitzpaine also needs to see an increase in its residential population if it is to be a truly sustainable village, preserving and enhancing the existing shops and services.

### How much Housing do we need to plan for?

- 1.3. Policy 2 of the North Dorset Local Plan, Part 1 (hereafter referred to as the Local Plan) identifies Okeford Fitzpaine as one of the larger village where growth will be focused.
- 1.4.
- 1.5. Policy 6 of the Local Plan Part One sets out that at least 825 dwellings are to be provided in the countryside (including Stalbridge and all the District's villages). The figure of 825 is therefore the cumulative minimum number of dwellings to be provided to meet both local and essential rural needs identified at the local level, outside of the 4 main towns. So any rural exception sites that might be developed at settlements within 'the countryside' (i.e. one of the villages that have not retained settlement boundaries) and 'occupational dwellings' (e.g. agricultural workers dwellings), also count towards the minimum 825 figure between 2011-2031. The Local Plan did not intend that these dwellings should be allocated between Stalbridge and the 18 larger villages on a proportionate basis. To provide a robust figure the Parish therefore appointed AECOM to undertake an independent Housing Needs Assessment, the findings of which were published in May 2016. This sets out the amount of housing that the Parish should plan for.

### Which sites were identified?

- 1.6. Neighbourhood Planning Guidance (as contained in the Planning Practice Guidance) (hereafter referred to as the PPG) confirms that a neighbourhood plan can allocate sites for development and the qualifying body should carry out an appraisal of options and an assessment of individual sites against clearly identified criteria.

### **How the alternative sites were identified**

- 1.7. The area of search was limited to within the Parish boundary, as this is the neighbourhood plan boundary.
- 1.8. The following data was used to identify the sites:
- Existing allocations;
  - Planning permissions and refusals;
  - The North Dorset District Council SHLAA, 2010 (as updated in 2012);
  - Vacant and derelict land and buildings;
  - Review of ordinance survey maps and site photographs.

### **Assessment Criteria**

- 1.9. We developed a set of criteria for assessing the sites based on guidance in the PPG on Housing and Economic Land Availability Assessments.
- 1.10. Development potential of sites was calculated taking into consideration densities set out in the North Dorset Local Plan. We took a density of 40 dwellings per hectare, because Policy 7 confirms that densities over 50 DPH would not be allowed here. But National Guidance resists the provision of dwellings at a density of under 30. These densities are obviously indicative for these purposes.
- 1.11. The suitability, availability and achievability of sites was assessed in order to provide an indication as to whether the site can be delivered over the plan period.
- 1.12. Assessment of the suitability of the particular use for a particular location. For example is residential the best use for that location or an employment use?
- 1.13. We also considered the other following factors:
- physical limitations or problems such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination;

- potential impacts including the effect upon landscapes including landscape features, nature and heritage conservation;
- appropriateness and likely market attractiveness for the type of development proposed;
- contribution to regeneration priority areas;
- environmental/amenity impacts experienced by potential occupiers and neighbouring areas.

## 2. LIST OF SITES CONSIDERED

Ref	Address	Reason for exclusion from final assessment
1	Faccenda Poultry Factory, Higher Street	Excluded as site now built out
2	<b>Pleydells Farm Higher St</b>	
3	Land to rear Pleydells Farm	
4	<b>Former Chicken Farm, Shillingstone Lane</b>	Included in the assessment but currently not in the 2012 SHLAA but specified for employment use by NDDC
5	Land at Castle Farm,	
6	<b>Wessex Park Homes Site, Shillingstone Lane</b>	Included in the assessment but currently not in the 2012 SHLAA but specified for employment use by NDDC
7	Land to the North of Okeford Fitzpaine	
8	Land Adj Myrtle Cottage, Back Lane	Excluded as site now built out
9	Old Chapel Workshop, Pound Lane	Excluded as site no longer available for development (extension to existing dwelling built)
10	Gorse Farm, Fifehead St Quintin	
11	Land adj to 11 Mary Gardens	

Site Name:	Site Address	Site Ref:	1	2	3	4	5	6	7	8	9	10	11
Criteria	Assessment Criteria	Score (4=high 1=low)											
1. <b>Designation:</b> To take account of NDLP Policy 2 which requires development to be within settlement boundary unless it is reviewed through the neighbourhood plan <b>(NDLP Policy 2)</b>	(3) Within the settlement boundary (2) Immediately adjacent to the settlement boundary (1) Countryside location, away from the settlement boundary			2	2	3	2	1	2			1	3
2. <b>Landscape impact and sustainability:</b> Site choice to ensure the most efficient & effective use of land and the use of previously developed land and buildings; also to consider sustainability issues and conserve and where possible enhance the landscape of the Area of Outstanding Natural Beauty. <b>(NDLP: Policy 1 and 4)</b>	(4) brownfield uncontaminated (3) brownfield some contamination (2) Greenfield (1) Within the AONB or an SSSI			2	2	2	2	3 (part greenfield / part AONB)	2			2	2
3. <b>Impact on the historic environment and heritage assets including the Okeford Fitzpaine Conservation Area:</b> negative impact to be avoided to preserve historic environment. <b>(NDLP Policy 5)</b>	(4) enhance a conservation area or heritage asset/ listed building(s) with a positive impact, e.g. improve derelict or run down site (3) no/minimal impact on a conservation area, nor on a heritage asset/ listed building; (2) some impact on a conservation area or on a heritage asset/ listed building; (1) major impact on a conservation area or on heritage asset/ listed building;			3	2	3	1	3	3			3	3

Site Name:	Site Address	Site Ref:	1	2	3	4	5	6	7	8	9	10	11
Criteria	Assessment Criteria	Score (4=high 1=low)											
4. <b>Impact upon archaeological sites:</b> Site choice should seek to protect, maintain and enhance the historic environment and archaeological assets <b>(Saved NDLP 2003: Policy 1.29 &amp; 1.30)</b>	(4) no evidence known of archaeological features, groundwork's or deposits (3) possibility of archaeological features, groundwork's or deposits (2) some evidence of archaeological features, groundwork's or deposits (1) strong evidence of archaeological features, groundwork's or deposits			4	4	4	4	4	4			4 ?	4
5. <b>Topography:</b> site choice to be suitable for building works to ensure the most efficient & effective use of land; to be environmentally sustainable; to avoid the hazard of unstable land slippage <b>(NDLP: Policy 1 and 4)</b>	(4) ground is mostly level (3) between 5 and 15 degrees of slope (2) over 15 degrees slope/unstable (1) requires a great deal of landscaping or levelling.			4	3	4	3	4	4			2 ?	4
6. <b>Site Access: Location in relation to existing road network</b> (roads, connecting services and waste removal) - to be considered for feasibility of developing the site <b>(NDLP: Policy 1)</b>	(4) adjacent to existing adequate maintained public roads and domestic services i.e. utilities and main drainage system, accessible for waste removal and requiring no additional infrastructure. (3) adjacent to public road but inadequate (2) new roads need to be built or substantially upgraded (access is			4	3	3	4	4	4			4	4



Site Name:	Site Address	Site Ref:	1	2	3	4	5	6	7	8	9	10	11
Criteria	Assessment Criteria	Score (4=high 1=low)											
	greater than 100m to roads) and domestic services and for waste removal, requires additional infrastructure to be provided and access issues to be addressed. (1) new roads plus extra infrastructure to be built e.g. access difficult greater than 500m to roads and domestic services and for waste removal, involves property demolition, major excavation and will require major provision of new infrastructure and serious access issues to be addressed.												
7. <b>Flood Risk: ground water saturation and surface water drainage</b> – avoidance of flood risk on sites, adjoining and other areas in order to protect people and property from the risk of flooding. <b>(NDLP: Policy 3)</b>	(3) well drained soil (2) mostly drained soil (1) poor drainage			1	1	1	1	1	1			1	2
8. <b>Flood Risk:</b> avoidance of flood risk on sites, adjoining and other areas in order to protect people and property from the risk of flooding. <b>(NDLP: Policy 3)</b>	(2) no risk (1) Environment Agency FRIS incident reported (Flood Risk Incident)			2	2	2	2	2	2			2	2

Site Name:	Site Address	Site Ref:	1	2	3	4	5	6	7	8	9	10	11
Criteria	Assessment Criteria	Score (4=high 1=low)											
9. <b>The natural environment: settings, views and natural features</b> - site choice should ensure protection and enhancement of all biodiversity, geodiversity and landscape features where possible and avoid irreversible losses and should seek to protect and enhance the quality of the rural and urban landscapes plus maintain and strengthen local distinctiveness and sense of place. <b>(NDLP: Policy 4)</b>	(4) no impact or enhancement on surrounding natural landscape setting and views of landscape including river and water courses, wooded areas and other natural features (3) minor impact on surrounding natural landscape setting and views of landscape including river and water courses, wooded areas and other natural features (2) medium impact on surrounding natural landscape setting and views of landscape including river and water courses, wooded areas and other natural features (1) major impact on surrounding natural landscape setting and views of landscape including river and water courses, wooded areas and other natural features			3	2	3	2	4	2			2	2
10. <b>Other natural environment constraints</b> - site choice should ensure protection and enhancement of all biodiversity and geological features where possible and avoid irreversible losses and should seek to protect and enhance the quality of Okeford Fitzpaine rural and urban	(4) there are no environmental constraints affecting this site. (3) small amount of significant hedgerows or trees with or without Tree Preservation Orders, fields, meads and natural areas, ditches, water meadows, watercourses,			3	2	2	1	1	2			4	2

Site Name:	Site Address	Site Ref:	1	2	3	4	5	6	7	8	9	10	11
Criteria	Assessment Criteria	Score (4=high 1=low)											
landscape plus maintain and strengthen local distinctiveness and sense of place. <b>(NDLP: Policy 4)</b>	meanders, riparian or other features affecting this site. (2) medium amount of significant hedgerows or trees with or without Tree Preservation Orders, fields, meads and natural areas, ditches, watermeadows, water courses, meanders, riparian or other features affecting this site. (1) large amount of significant hedgerows or trees with or without Tree Preservation Orders, fields, meads and natural areas, ditches, watermeadows, water courses, meanders, riparian or other features affecting this site.												
<b>11. Scale of the potential site in relation to the Parish:</b> site choice should seek to protect and enhance the quality of Okeford Fitzpaine's rural and urban landscapes plus maintain and strengthen local distinctiveness and sense of place.	(4) in scale and no impact on surrounding housing, built area or locale (3) small impact on surrounding housing, built area or locale due to scale of development (2) medium impact on surrounding housing, built area or locale, due to scale of development (1) major impact on surrounding housing, built area or locale, due to scale of development			3	1	1	1	1	3			4	2

Site Name:	Site Address	Site Ref:	1	2	3	4	5	6	7	8	9	10	11
Criteria	Assessment Criteria	Score (4=high 1=low)											
12. <b>Sustainability: public transport, buses</b> - site choices should reduce the need to travel and promote more sustainable transport choices, and use of public transport rather than use of private cars.	(4) there is an existing bus stop within 5 minutes walk. (3) there is an existing bus stop within 10 minutes walk. (2) the bus stop is more than 10 minutes walk away (1) there is no bus stop available or there are no footpaths to the existing bus route.			4	4	3	4	2	4			1	4
13. <b>Sustainability: cycle paths</b> - site choices should wherever possible reduce the need to travel and promote more sustainable transport choices. Site choices should be located close to footpaths, in order to promote sustainability and to reduce car usage and congestion within the village (reduce air pollution) by encouraging people to walk rather than use the car.	(4) there are cycle paths/ roads for cycling accessing the site. (3) there are cycle paths/ roads for cycling within 50m of the site. (2) there are no cycle paths/ roads for cycling accessing the site, but a new cycle path could be made to meet existing cycle paths/ roads. (1) there are no cycle paths/ safe roads for cycling accessing the site and a new cycle path could not be made to meet existing cycle paths/ roads.			4	4	4	4	4	4			4	4
14. <b>Sustainability: footpaths</b> - site choices should wherever possible reduce the need to travel and promote more sustainable transport choices. Site choices should be located close to footpaths, in order to promote sustainability and to reduce	(4) there are existing 'made-up' flat footpaths/ pavements edging the site creating easy and safe pedestrian access capable of being used by wheelchairs and buggys.			4	4	1	3	2	4			1	4

Site Name:	Site Address	Site Ref:	1	2	3	4	5	6	7	8	9	10	11
Criteria	Assessment Criteria	Score (4=high 1=low)											
car usage and congestion within the village by encouraging people to walk rather than use the car.	(3) there are existing footpaths/ pavements or roads edged the site but it is not 'made-up' and is either unsafe or difficult to use (cant push a buggy along it). (2) no existing footpaths/ pavements or roads edged for pedestrian use but there is good potential for it to be upgraded into the village centre. (1) no existing footpaths/ pavements or roads edging for pedestrian use and there is no potential to upgrade this due to either land ownership, distance or narrow carriageway.												
<b>15. Sustainability: access to retail, shops, services:</b> site choices should be located within close walking distance (approx. 5 mins) to the village centre (shop, pub, school, church) in order to promote sustainability and to reduce car usage by encouraging people to walk rather than use the car.	(4) the Site is within 5 minutes walking distance of the Village shop and amenities (3) the Site is within 10 minutes walking distance of the Village shop and amenities (2) the Site is within 20 minutes walking distance of the Village shop and amenities (1) the site is more than 20 minutes from the Village shop and amenities			4	4	3	3	2	3			1	4

Site Name:	Site Address	Site Ref:	1	2	3	4	5	6	7	8	9	10	11
Criteria	Assessment Criteria	Score (4=high 1=low)											
<b>16. Employment: does the land have employment status:</b> land that has employment status will require re-designation for residential use by NDDC.	(2) the site is not designated for employment use (1) the site is designated for employment use			2	2	1	2	1	2			2	2
<b>TOTALS</b>			N/A	49	40	40	39	39	46	N/A	N/A	26	48

## CONCLUSIONS

The sites can be ranked in the following order of preference in accordance with the criteria:

- 1 Pleydells Farm, Higher Street- Farmyard only (2)
- 2 Mary Gardens (11)
- 3 Land North of Okeford Fitzpaine (7)
- 4= Land at former Faccenda Chicken Farm (4)
- 4= Land to rear of Pleydells Farm (3)
- 6= Wessex Homes site (6)
- 6= Land at Castle Farm (5)
- 8 Gorse Farm, Fifehead St Quintin (10)

## North Dorset Strategic Housing Land Availability Assessment 2010

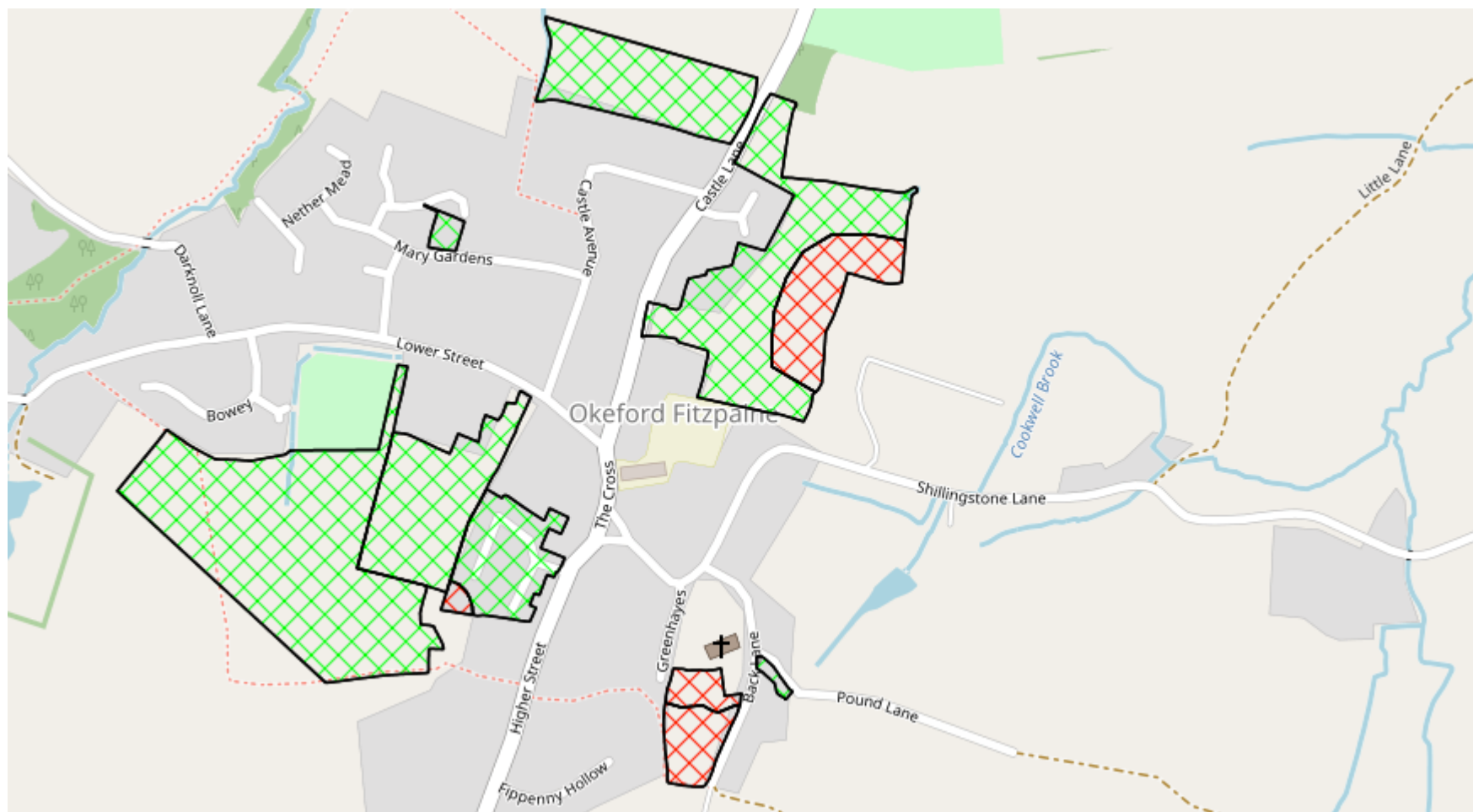
North Dorset District Council

Appendix II - Included Sites  
Strategic Housing Land Availability Assessment 2010

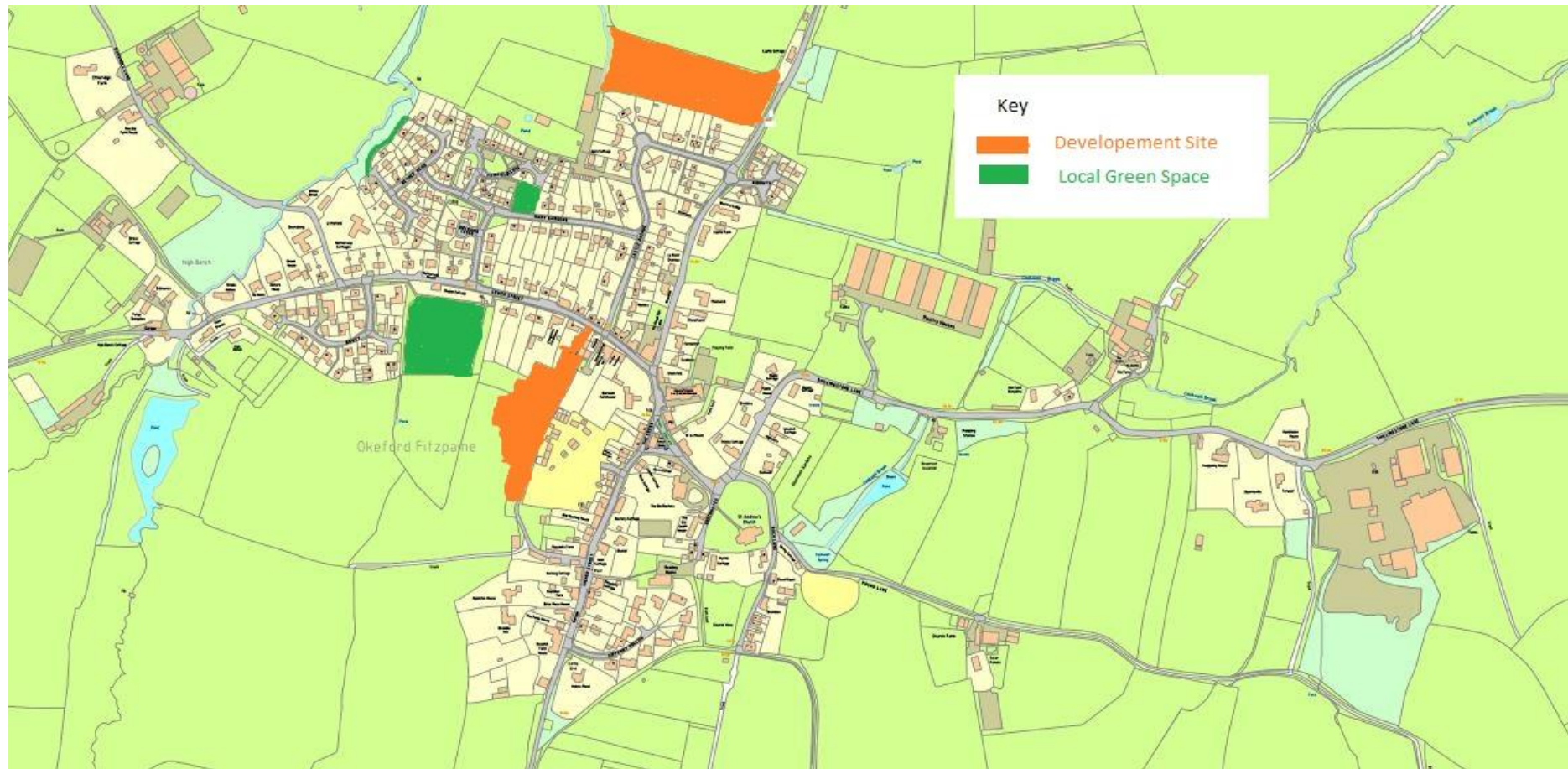
SHLAA Reference Number	Parish	Settlement	Address	Potential	Year 1	Year 2	Year 3	Year 4	Year 5	Years 6 to 10	Years 11 +
2/40/0001	Milton Abbas	Milton Abbas	Former Dunbury Ce Vc First School	1							
2/40/0421	Milton Abbas	Milton Abbas	Catherine's Well	6							
2/20/0023	Gillingham	Milton-on-Stour	Land adjacent to Winridge Cottage and Forge Garage	4							
2/41/0003	Motcombe	Motcombe	Land at the Vicarage, Bittles Green	1							
2/41/0004	Motcombe	Motcombe	Elm Hill	5							
2/41/0005	Motcombe	Motcombe	Land adjoining Sunset Ridge Elm Hill	2							
2/41/0006	Motcombe	Motcombe	The Nursery, off The Street	3							
2/41/0119	Motcombe	Motcombe	Land adjacent 50 The Street	1							
2/41/0382	Motcombe	Motcombe	Red House Farm	70							
2/41/0407	Motcombe	Motcombe	Part Shorts Green Farm	20							
2/41/0408	Motcombe	Motcombe	Part Field Adj Motcombe Road	45							
2/41/0409	Motcombe	Motcombe	Fields Adj Frog Lane	550							
2/41/0435	Motcombe	Motcombe	Land Rear Red House Farm Stainer Mead	10							
2/41/0439	Motcombe	Motcombe	Plot 4&5 Elm Hill	5							
2/41/0440	Motcombe	Motcombe	Plot 8&9 The Street	100							
2/41/0441	Motcombe	Motcombe	Plot 6&7 Elm Hill	15							
2/41/0442	Motcombe	Motcombe	Plot 1&2 Elm Hill	100							
2/41/0531	Motcombe	Motcombe	land Adj Frog Lane	35							
2/41/0536	Motcombe	Motcombe	Heathfield Elm Hill	20							
2/42/0005	Okeford Fitzpaine	Okeford Fitzpaine	Old Chapel Workshop Pound Lane	1							
2/42/0006	Okeford Fitzpaine	Okeford Fitzpaine	Pleydells Farm Higher Street	35							
2/42/0007	Okeford Fitzpaine	Okeford Fitzpaine	Land to rear Pleydells Farm	100							
2/42/0077	Okeford Fitzpaine	Okeford Fitzpaine	Gorse Farm Fifehead St Quintin	1							
2/42/0398	Okeford Fitzpaine	Okeford Fitzpaine	Former Poultry Factory Higher Street	25							
2/42/0411	Okeford Fitzpaine	Okeford Fitzpaine	Land at Castle Farm	70							
2/42/0418	Okeford Fitzpaine	Okeford Fitzpaine	Mary Gardens	3							
2/43/0002	Pimpeme	Pimpeme	Land adjoining Franwill Industrial Estate Down Road	30							
2/43/0391	Pimpeme	Pimpeme	Hyde South of Salisbury Road	35							







## North Dorset Strategic Housing Land Availability Assessment as updated 2012





## 2 Development Sites Analysis







Site Reference:	Ref 7 - Land to North of Okeford Fitzpaine
Site Address:	Castle Lane Okeford Fitzpaine
Site Boundary:	
Site Photo	
Site Description:	This site has been the subject of previous development proposals and is immediately adjacent to the current settlement boundary, it is currently used to hold a large number of horses.
Site Capacity:	Up to 31 houses at 35 Dwellings per Hectare
Planning policy	<p>This is a sustainable site with pedestrian access to the centre of the village and potentially improves the gateway to the village and the plan moves the settlement boundary to include this site.</p> <p>Management of additional traffic generated by any development and plans to deal with increased load on utilities must be addressed as part of any detailed planning permission submitted</p>
Access:	The site has direct access to Castle lane for its vehicle traffic to exit, avoiding the village centre and can be connected to the village centre by an existing footpath for pedestrian access.
Scoring	46/58
Conclusions:	This sustainable site of viable size to offer a significant proportion of the house requirement and has been selected for development (2025-2031)

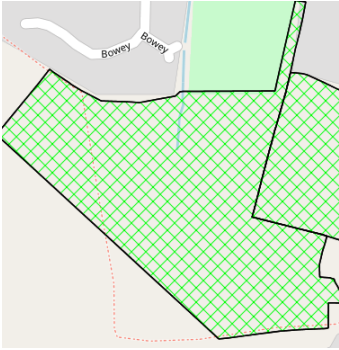

Site Reference:	Ref 11 - Land at Mary Gardens
Site Address:	Mary Gardens Okeford Fitzpaine
Site Boundary:	
Site Photo	
Site Description:	The site is used as an informal play area for children for the adjacent social housing and has been used in this way for many years.
Site Capacity:	2 semi-detached houses
Planning policy	The District Council has already had two previous planning applications for the site refused on the grounds of its amenity value to the village and ensuring compliance with the NDDC Local plan policies
Access:	Direct access to Mary gardens and rear access to Fairfield Close
Scoring	48/58
Conclusions:	This site provides valued play space for the adjacent housing and contributes to the green corridor within the village While the site scores highly it is of small size and is considered more valuable as Local Green Space by the residents and has the therefore been designated as such in the plan and is ineligible for any development

Site Reference:	Ref 2 – Pleydells Farmyard
Site Address:	Lower Street Okeford Fitzpaine
Site Boundary:	
Site Photo	
Site Description:	This is a run-down farmyard with a range of buildings in poor repair, used mainly for storage.
Site Capacity:	27 houses at 35 Dwellings per hectare
Planning policy	The plan will move the settlement boundary to include this site Management of additional traffic generated by any development and increased load on utilities must be addressed as part of any detailed planning permission submitted
Access:	There is good vehicular access directly onto Lower St from the site with a good visibility splay. Given its central location all major facilities in village can be accessed by pedestrians on pavements.
Scoring	49/58
Conclusions:	This site has been selected for development and will improve the visual appearance of the village centre

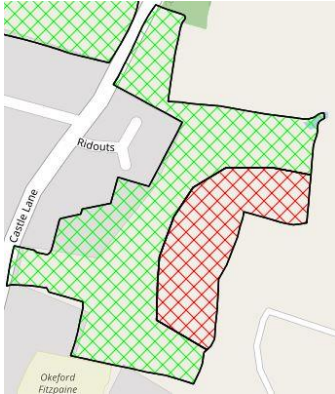



Site Reference:	Ref 6 – Former Wessex Park Homes
Site Address:	Shillingstone Lane Okeford Fitzpaine
Site Boundary:	
Site Photo	
Site Description:	A former park home construction factory having previously been a brickworks. There is a large range of industrial buildings and extensive concrete hardstanding. The site also contains a section of the AONB (which it is adjacent to), and also greenfield land.
Site Capacity:	The site is around 6 hectares and could accommodate a large number of houses (200+)
Planning policy	This is a part brownfield site currently designated as an employment site in the NDDC Local plan 2016
Access:	The site has direct access to Shillingstone lane but is a considerable distance from the village centre having no cohesive attachment to it via suitable footpaths
Scoring	39/58
Conclusions:	This site has not been selected for development as it remains designed as an employment site within the NDDC plan 2016 and has no suitable connected access to the village other than via Shillingstone lane

Site Reference:	Ref 4 Former Chicken Farm
Site Address:	Shillingstone lane Okeford Fitzpaine
Site Boundary:	
Site Photo	
Site Description:	This is a redundant poultry farm previously used for intensive chicken production. There were a number of environmental issues related to this activity that negatively affected the village
Site Capacity:	In excess of 31 house at 35 Dwellings per Hectare
Planning policy	This is currently designated as an employment site in the NDDC Local Plan 2016
Access:	The site has direct access to Shillingstone at its narrowest point and reengineering of the road would possibly be required to provide safe vehicular access. pedestrian access would require upgrading of footpaths adjacent to the rear of the site
Scoring	40/58
Conclusions:	This site has not been selected for development as it remains designated as an employment site within the NDDC plan 2016

Site Reference:	Ref 3 Land to the rear of Pleydells Farm
Site Address:	Lower St Okeford Fitzpaine
Site Boundary:	
Site Photo	
Site Description:	This a tract of agricultural land attached to Pleydells Farm.
Site Capacity:	3.55 hectares. A significant number of houses (100+)
Planning policy	This is currently categorized a countryside in the NDDC local plan 2016 .
Access:	There is a very narrow road access to Lower St which would be unsuitable for vehicular access
Scoring	40/58
Conclusions:	This site has not been selected for development as is remains designated as countryside within the NDDC Local Plan 2016



Site Reference:	Ref 5 Land at Castle Farm
Site Address:	Castle Lane Okeford Fitzpaine
Site Boundary:	
Site Photo	
Site Description:	This a tract of agricultural land in the area between Castle Lane and Shillingstone Lane..
Site Capacity:	2.84 hectares of which North Dorset have defined 2.03 hectares as developable. A significant number of houses (70+)
Planning policy	This is currently categorized as countryside in the NDDC Local Plan 2016, and in addition overlaps with the Conservation Area which may further reduce the developable land.
Access:	The only vehicular access possible to the site is via the Ridouts development on Castle Lane, or directly into Castle Lane at the northern end of the site. Footpath access to the village centre is possible via an existing footpath that would require upgrading
Scoring	39/58
Conclusions:	This site has not been selected for development as it remains designated as countryside within the NDDC plan 2016 and has no suitable road access