

Fiona Ajram

From: Funnell, Mark [REDACTED]
Sent: 05 March 2020 15:30
To: Planning Policy
Cc: Jefferson, Hannah; Whitbourn, Clive; Middleton, Amy
Subject: Shaftesbury Neighbourhood Plan consultation
Attachments: Viewshed map Win Green.pdf; Viewshed map Melbury.pdf

Categories: Orange Category

Dear Sir/Madam

Please find below the National Trust comments on the Shaftesbury Neighbourhood Plan 2019-2031.

The National Trust is a charity and Europe's largest conservation organisation, with a current membership of over five million people. The Trust is responsible for the protection of some of the most beautiful, historically important and environmentally sensitive places in England, Wales and Northern Ireland. The Trust has a statutory duty under the National Trust Acts to promote the conservation of these places.

The Trust owns Fontmell and Melbury Downs in the Cranborne Chase Area of Outstanding Natural Beauty (AONB). This land was bought in memory of Thomas Hardy, to protect the landscape in which his novels are set. There are excellent outward views from the Downs, including towards Shaftesbury from high points such as Melbury Beacon and Win Green. The Downs are also of considerable importance for their ecology and archaeology, and they are enjoyed by increasing numbers of walkers and visitors.

In response to the Neighbourhood Plan, we would like to make the following comments:

- We are broadly supportive of the Plan, including its emphasis on landscape and topography, visual amenities, ecology/biodiversity, heritage, local character and design.
- It is noted that the Plan does not allocate any further land for housing (above and beyond adopted Local Plan policy) and does not alter the settlement boundary of the town; and defers such matters to the emerging Dorset Local Plan.
- Given that we previously raised concerns (to North Dorset DC) over possible expansion of the town south of the A30 Salisbury Road (which could lead to further landscape and visual impacts from the perspective of the AONB) we agree with the approach of not allocating further development land through the Neighbourhood Plan.
- Linked to above, we note and support the Policy SFG12 (page 46) which identifies Win Green (I) and Melbury Beacon (J) as notable places in the surrounding countryside with views of Shaftesbury, as well as the associated photos and text in the appendices.
- Finally, attached are our own viewshed (zone of theoretical visibility) maps, which are based on a person viewing from Win Green and Melbury Hill/Beacon respectively, and show the extent of land where buildings of 5 metres in height or above would be visible (uncoloured) and not visible (pink colour).

We trust the above comments are useful and look forward to the Neighbourhood Plan being 'made' in due course.

Regards



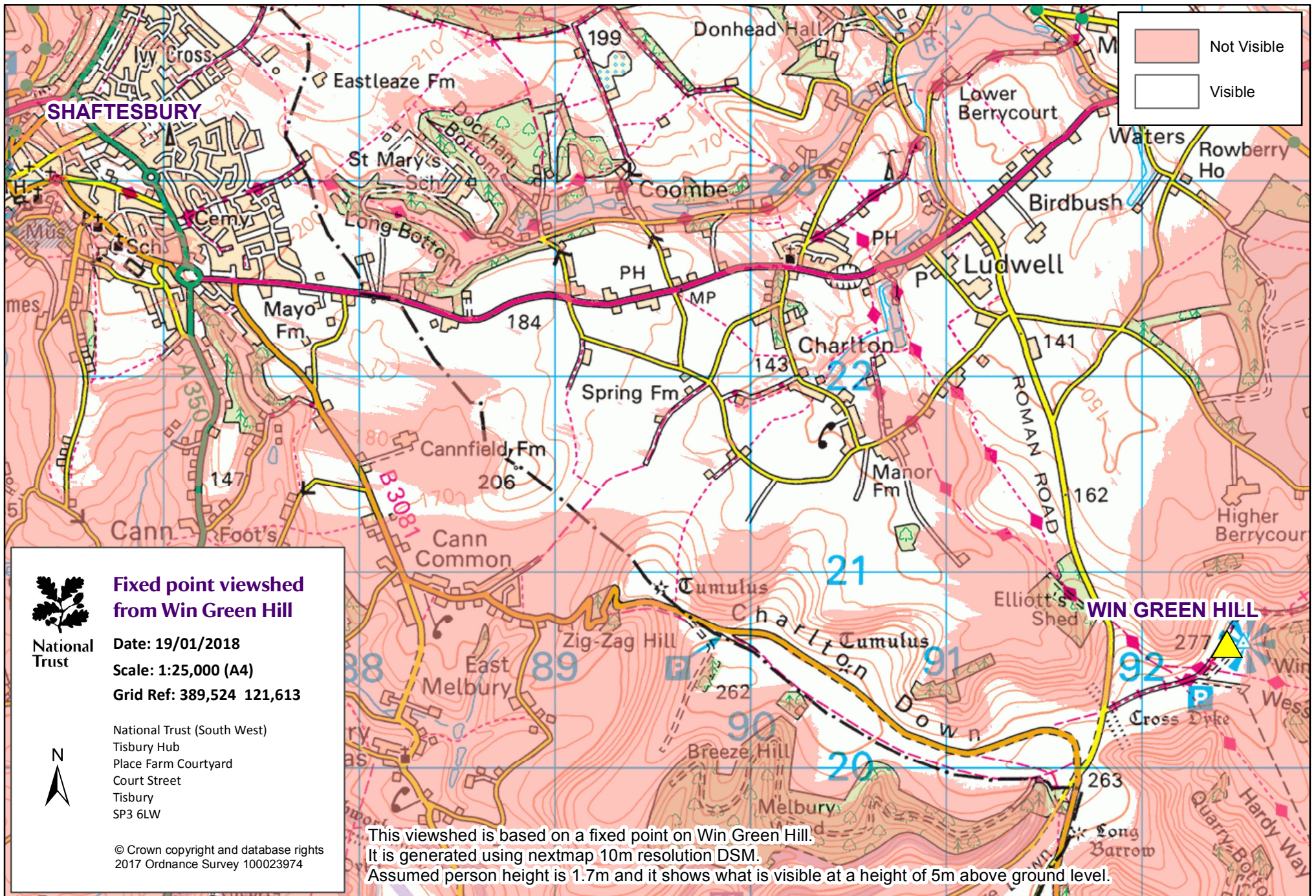
National
Trust

Mark Funnell MRTPI
Planning Adviser


National Trust
South West Region – Tisbury Hub

[REDACTED]
nationaltrust.org.uk

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	Not Visible
	Visible


Fixed point viewed from Win Green Hill
 Date: 19/01/2018
 Scale: 1:25,000 (A4)
 Grid Ref: 389,524 121,613
 National Trust (South West)
 Tisbury Hub
 Place Farm Courtyard
 Court Street
 Tisbury
 SP3 6LW

This viewshed is based on a fixed point on Win Green Hill.
 It is generated using nextmap 10m resolution DSM.
 Assumed person height is 1.7m and it shows what is visible at a height of 5m above ground level.



Fixed point viewed from Melbury Hill

National Trust

Date: 18/01/2018

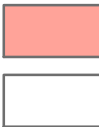
Scale: 1:25,000 (A4)

Grid Ref: 387,047 122,529

National Trust (South West)
Tisbury Hub
Place Farm Courtyard
Court Street
Tisbury
SP3 6LW

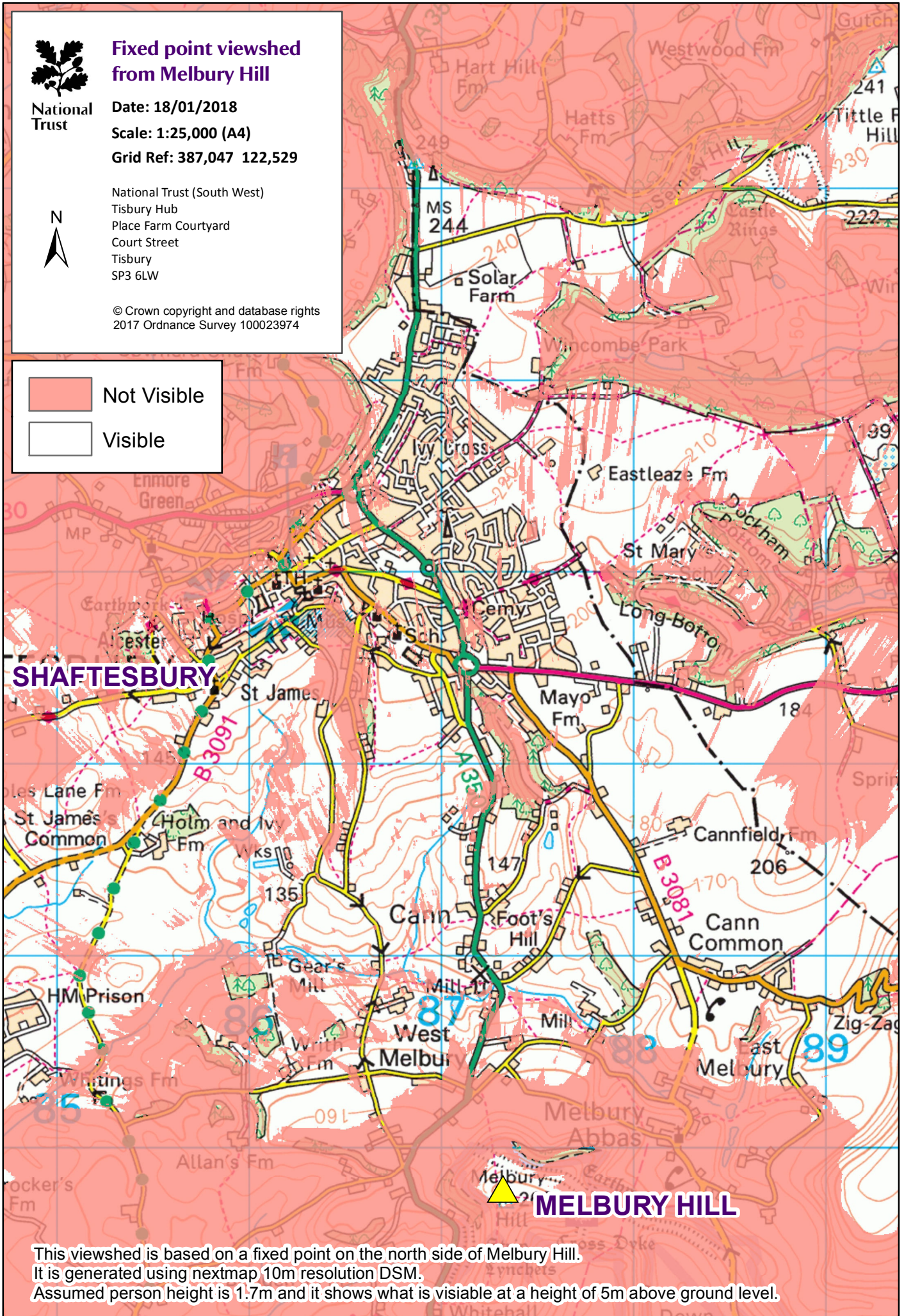


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Not Visible

Visible



This viewshed is based on a fixed point on the north side of Melbury Hill. It is generated using nextmap 10m resolution DSM. Assumed person height is 1.7m and it shows what is visible at a height of 5m above ground level.