

# Yetminster and Ryme Intrinsic Neighbourhood Plan 2017-2036



# **YETMINSTER & RYME INTRINSECA NEIGHBOURHOOD PLAN 2017-2036**

## **Referendum version: February 2022**

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Finance & Support from Locality; Yetminster Community  
Project; the Jubilee Hall Committee; CPRE; Yetminster and  
Ryme Intrinseca Parish Council  
Many other volunteers, who joined working groups in the early  
stages of plan preparation and assisted in other ways.

## FOREWORD

We are fortunate in living in a unique environment encompassing as it does historic villages within a rural landscape. Whilst change is inevitable it is important that this does not impose itself negatively and without consideration of the existing.

I therefore have pleasure in commending our Neighbourhood Plan.

This important document covers the development of the Parish in the period to 2036 and forms part of the development plan for the area alongside the more strategic Local Plan for Dorset.

The plan sets out our Vision for the Parish and aims to contribute to sustainable development in 6 key areas – Environment, Climate Change and Water Management, Community Services, Facilities and Leisure, Housing, Business Services and the Economy, Traffic, Road Safety and Transport. Its production is a significant step for the community particularly as it has taken a number of years to complete.

The process to produce the plan is set out in the sections which follow.

The plan's policies and the background to them are as a result of a lot of careful analysis and consultation on what is felt to be appropriate for the parish and are described in detail in this important document.

I would also emphasise that a comprehensive evaluation, covering in particular the housing needs and the availability of land for development, has been made by the Neighbourhood Plan Steering Group and later, the YRIPC Working Group, in conjunction with our planning advisor and with officers from Dorset Council.

I would like to thank the many people who have put a lot of hard work and personal commitment into developing the plan and in particular the members of both the Steering Group and YRIPC Working Group and those residents who supported their efforts in one way or another. I would also like to thank Jo Witherden from Dorset Planning Consultant Ltd and Nick Cardnell from Dorset Council whose invaluable advice has been essential to this project.

The Parish Council is also grateful to Locality, the CPRE, the Yetminster Community Project and the Jubilee Hall Committee for their support and funding.

Finally, on behalf of the Parish Council I would like to thank all those residents who have participated in the various public consultation events, responded to the surveys, and have shown support, in one way or another, for this Neighbourhood Plan.

*Andrew Perlejewski*

Chairman, Yetminster & Ryme Intrinsic Parish Council

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# 1. INTRODUCTION

- 1.1 Neighbourhood plans were introduced by the Localism Act 2011. They give local communities the opportunity to develop a shared vision for their area. They can help to shape, direct and deliver sustainable development, by influencing local planning decisions as part of the statutory Development Plan. Neighbourhood plans must have regard to the National Planning Policy Framework (NPPF) and other national advice and guidance. They must also be in general conformity with strategic policies for the area including policies relating to sustainable development and economic, social and environmental priorities.<sup>1</sup> In addition, neighbourhood plans must be compatible with legal obligations relating to the protection of the environment.<sup>2</sup>
- 1.2 A basic conditions statement<sup>3</sup> has been prepared, setting out how this has been achieved. Inevitably this document includes a number of terms commonly used by planners and developers but which may be unfamiliar to most of us. We have included a glossary (Appendix A) to explain or more clearly define some of the terms used. A list of all the documents compiled as part of the evidence base supporting this plan is contained in Appendix B
- 1.3 In 2015 Yetminster and Ryme Intrinseca Parish Council (YRIPC) approved a Parish Plan with the aim of bringing together the views, needs and opinions of the whole community. In October 2015 the Parish Council took this process a step further and, as the Qualifying Body<sup>4</sup>, initiated a Neighbourhood Plan covering the

civil parishes of Yetminster and Ryme Intrinseca. West Dorset District Council<sup>5</sup> approved the preparation of the plan and designated the area on 13 June 2016. Volunteers were invited to be involved in preparing the plan and a steering group, including a Parish Council representative, was set up. This group has used public discussions, questionnaires, an open day, a website, Facebook, and articles in the local Wriggle Valley Magazine to enable the community to help identify issues, define the vision, formulate objectives, identify land for development and set policies. More details on the various publicity and consultations that took place can be found in the accompanying Consultation Statement.

- 1.4 Initially the plan was to cover the period from 2017 to 2031 but subsequently the end date was extended to 2036 to coincide with a review of the West Dorset, Weymouth and Portland Local Plan being undertaken by the Local Planning Authority (LPA).<sup>6</sup>
- 1.5 There are six main sections in the Neighbourhood Plan, concerning (a) the environment; (b) climate change and water management; (c) community services and facilities; (d) housing; (e) business services and the economy; (f) traffic, road safety and transport. These themes were identified through the consultations in late 2016, with the environment theme split to look at climate change and water management separately. Each section describes the issues, defines the objectives and sets out policies. In addition, a separate list of projects has been compiled, and these are contained in Appendix C. These projects cannot be delivered through the planning system and therefore are not included as policies in the

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1 NPPF 2021, paragraph 29.

2 The legal obligations that are of particular relevance concern Strategic Environmental Assessment and the conservation of natural habitats.

3 Yetminster and Ryme Intrinseca Neighbourhood Plan Basic Conditions Statement 2019, and updated 2021 at submission

4 Section 38(A)12 of the Planning and Compulsory Purchase Act 2004 (as inserted by paragraph 7 of the Localism Act 2011).

5 West Dorset District Council: superseded by Dorset Council, April 2019

6 This has now been abandoned in favour of a Dorset-wide local plan

Neighbourhood Plan, but they reflect the aspirations of the community as expressed through the public consultation process.

- 1.6 The process for bringing the Neighbourhood Plan into force is set out in Government Regulations.<sup>7</sup> The Plan was subject to the required six-week pre-submission consultation in September / October 2020. Following this, modifications were made and in July 2021 the plan was submitted to Dorset Council as the Local Planning Authority (LPA) who were responsible for organising the plan's examination and referendum. Dorset Council then publicised the plan and passed all representations to an independent examiner, Andrew Mead BSc (Hons) MRTPI MIQ.
- 1.7 The examiner's role was limited to testing whether or not the draft plan meets the basic conditions, and other matters set out in legislation.<sup>8</sup> The examiner's report was issued in December 2021, and concluded that, subject to a small number of recommended modifications (necessary to meet the Basic Conditions), the Plan could proceed to referendum.

## 2. AREA PROFILE

- 2.1 The Neighbourhood Plan area (map 1) is in west Dorset and includes the villages of Yetminster and Ryme Intrinseca, and part of Hamlet. Sherborne is about six miles north-east, Yeovil six miles north-west and Dorchester 15 miles south. Open countryside round the villages is punctuated by scattered woods and the valley of the River Wriggle with its feeder streams. In the east and south,

higher ridges provide attractive views. A network of footpaths and other rights of way is used by local walkers and visitors.

- 2.2 Each settlement in the plan area has a distinctive local character dating back to Saxon times. The smallest is Hamlet which is a group of houses straddling the boundary between the parishes of Yetminster and Chetnole. Ryme Intrinseca is the smaller of the two main villages with a population of about 120 people. The village name derives in part from its situation on the slope of a *rima* or ridge or, perhaps, from its proximity to the county boundary.<sup>9</sup>



*Hamlet*



*Ryme Intrinseca*

<sup>7</sup> The Neighbourhood Planning (General) Regulations 2012 as amended

<sup>8</sup> Paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 (as amended) and paragraph 055 of Government Guidance: Neighbourhood Plans (2018).

<sup>9</sup> Dorset Place-Names, their origins and meanings (1991).

- 2.3 Yetminster, the main village in the plan area, was recorded in the Domesday Book as having over 100 inhabitants. There are many farmhouses and other fine houses mainly dating from the 16<sup>th</sup>, 17<sup>th</sup> and 18<sup>th</sup> centuries. A Conservation Area centred on the High Street was initially defined in 1970 in recognition of the area's historic importance and was extended in 2009 and again in 2010.

*Yetminster*



- 2.4 The arrival of the railway in the 1850s led to further limited growth in the village as new markets opened up for the local dairy industry. This commercial use of the railway declined and then ceased after the Second World War, although passenger services remain.
- 2.5 There was little further development in the area until the early 1970s. Over the following twenty years or so about 100 more houses were built on the outskirts of Yetminster and a small number in Ryme Intrinseca. There was a further period of development between 1995 and 2015 and by the time of 2011 census there were 555 dwellings in the Neighbourhood Plan area. A further 21 dwellings were completed between 2011 - 2017. ONS data mid-

year estimates suggest that the population of the Neighbourhood Plan area was about 1,260 persons in 2017.

- 2.6 Yetminster village is recognised as one of the larger and more sustainable villages in West Dorset and retained its Defined Development Boundary<sup>10</sup> in the adopted Local Plan, because of its population size and the level of services and facilities. These include a primary school, pre-school, shops (one of which includes a post office), public house, health centre and railway station, serving a wide rural area. This designation, together with the lack of a 5-year land supply within the local plan area, led the Local Planning Authority to grant planning permission in 2016 for an additional 87 dwellings on a site off Thornford Road, Yetminster. A subsequent reserved matters application reduced this to 85 dwellings.

### 3. VISION

- 3.1 As part of the community consultation process, the following vision statement has been agreed as a basis for defining objectives, policies and projects that relate to each of the six themes:

**OUR VISION** is that by 2036 we will be living in a vibrant, supportive community which will value its historic environment and rural setting. Local people's requirements will have been met by providing a variety of housing, business opportunities and community facilities. Changes will have retained the distinctive characteristics of the individual villages and will have made a genuinely positive contribution to our environment in terms of the scale, design, materials, layout and density of development.

<sup>10</sup> See paragraph 7.14 for more information on changes to the boundary proposed through this plan.

## 4. ENVIRONMENT

### *Introduction*

- 4.1 The Neighbourhood Plan aims to preserve and enhance the rural and built environment. The early consultations highlighted the fact that residents have a strong attachment to Yetminster and Ryme. They value the historic environment and the rural setting, recognising that although Yetminster and Ryme are closely connected, they are separate and each has its own distinctive character.
- 4.2 The villages of Yetminster and Ryme Intrinsic sit on the Thornford Ridge. This provides open views over the valleys, particularly to the north, from the lanes and rights of way that criss-cross the area. The retention of these views and rights of way is of great importance to the community.



*The view from the Thornford Ridge*

- 4.3 The Neighbourhood Plan area abuts the Dorset Area of Outstanding Natural Beauty (AONB) and the quality of the local landscape is such that a case could be made for extending the AONB boundary

to the east and also for including the area in the proposed Dorset & East Devon National Park.<sup>11</sup>

- 4.4 The Neighbourhood Plan is also concerned with the built environment and with the impact of new development on the character and appearance of the area. Account has been taken of government guidance<sup>12</sup> in the design policy (H9) which is within the housing section of the plan because this is where development is most likely to occur. It should be noted, however, that this policy and guidance are applicable to all forms of development.

### *Building Conservation*

- 4.5 Yetminster Conservation Area (map 2) covers the relatively unspoilt core of the village which is described as having a 'remarkable concentration of post medieval gentry and farmhouses.'<sup>13</sup> The area's special interest, as described in the Conservation Area appraisal, is summarized in Table 1.

#### **Table 1: Yetminster Conservation Area – Special Interest**

- The fundamental influence of the manorial prebends on the development of Yetminster, its interesting medieval and post-medieval archaeology, and their effects upon plan form and building types;
- A particularly rich collection of late medieval and post-medieval vernacular houses displaying a range of plan forms;
- A large coherent group of quality buildings covering most of the village centre, linked by stone boundary walls, gardens and green space;

<sup>11</sup> [www.dorsetnationalpark.com](http://www.dorsetnationalpark.com)

<sup>12</sup> National Design Guide, Ministry of Housing, Communities and local Government, September 2019

<sup>13</sup> Yetminster Conservation Area Appraisal 2010, page 21. See also *The Houses of Yetminster*: R Machin, University of Bristol Department of Extra-mural Studies (1978)



- The consistent use of two local limestones, together with Hamstone dressings, stone and clay tiles, thatch and slate, as well as details such as boundary walls and gate piers; iron railings and gates; stone date stones and plaques and churchyard memorials;
- A pleasant landscape setting, with undulating topography, mature trees, a small river, and green spaces in the centre of the village, as well as specimen trees in the churchyard and gardens and some attractive private gardens visible from the public realm.

Detrimental features noted include:

- Some 20<sup>th</sup> century development detracting from the overall coherence of the street, and insensitive treatment of listed and unlisted buildings of value, notably harsh, raised cement pointing and (for unlisted properties) some unworthy replacement doors and windows;
- Concerns over the condition of some of the historic buildings and details, poles and wires on parts of High and Church Streets, and the untidy and fragmented nature of the business area by the station;
- Occasional problems with traffic density and speeds, along High Street, around the western crossroads and over the railway bridge into Brister End.

4.6 The National Heritage List for England (NHLE) provides the official register of all nationally protected historic buildings and sites in England, including listed buildings and scheduled monuments.<sup>14</sup> The most significant buildings listed for their architectural or historic interest in Yetminster are:

- St Andrew's Church, Church Street (Grade 1). The chancel dates from the 13th century with a nave, aisles and tower built in the 15th century.
- Upbury Farm and Barn, Church Street (Grade 2\*). The 15th century farmhouse was the home of Benjamin Jesty, who was one of the first people to successfully use cowpox as an immunisation for smallpox in humans although the credit later went to Edward Jenner.



*St Andrew's Church*



*Upbury Farm*



*Manor Farm House*

<sup>14</sup> [www.historicengland.org.uk](http://www.historicengland.org.uk)

- Manor Farm House, High Street (Grade 2\*). A detached early 17th century house with some 18th century internal work.
  - Boyle's Old School, High Street (Grade 2). This building is of historic interest because it is owned by a charity endowed with funds left to an executor of Sir Robert Boyle (who died in 1691 and is famed for his gas laws) to build a school in Yetminster.
- 4.7 Ryme Intrinseca does not have a Conservation Area but eight listed buildings are included in the NHLE. The most significant are:
- St Hippolytus Church (Grade 2\*). The nave and chancel date from the 13<sup>th</sup> century. The tower and porch were added in the 17<sup>th</sup> century.
  - Manor Farmhouse (Grade 2). A detached farmhouse built in the middle of the 17<sup>th</sup> century and partly rebuilt and extended in the 19<sup>th</sup> century. The site is of historic interest because there was a meeting house of the Religious Society of Friends (Quakers) here well into the 18<sup>th</sup> century. In the orchard to the rear of the house there is evidence that the plot was used as a Quaker graveyard.



*St Hippolytus Church*



*Manor Farmhouse  
(Ryme Intrinseca)*

- 4.8 The smaller settlement of Hamlet includes the Grade 2\* Hamlet House, with its Attached Maltings and Outbuildings. The barns, stables and coach house are also separately Listed, making a significant grouping here.
- 4.9 The following Locally Important Buildings and Features were identified in the Conservation Area Appraisal and in liaison with Dorset Council's Conservation Team, and whilst not formally designated would still be classed as heritage assets. There are also several lime kilns in the area noted on the Historic Environment Record, some of which are clearly evident such as the one on Downs Lane.

**Table 2: Locally Important (unlisted) Buildings and Heritage Features**

- Holm Farm and Stanley House, High Street, Yetminster
- The Methodist Church, Yetminster
- Hillview and The Corner House, Chapel Lane, Yetminster
- Jubilee Hall, Church Street, Yetminster
- The Cottage, Spring Cottage, Homeleigh, Rose Cottage and Blackamoor's Head (formerly Southleigh) in Queen Street, Yetminster
- Yew Cottage, at the junction of Church Street, Mill Lane and Birch Lane, Yetminster
- A K6 telephone box in High Street, Yetminster
- The surviving linear plots (crofts) to the north side of the High Street, Yetminster
- The Old Forge, Ryme Intrinseca
- A K6 telephone box in front of the Old Forge, Ryme Intrinseca
- The old Lime Kiln on Downs Lane, Ryme Intrinseca

### **Environment Objective 1**

To safeguard the historic environment including the integrity of the Conservation Area, nationally protected buildings and sites and buildings of local historic value.

### **Policy EN1: Building Conservation**

New development (including alterations and extensions) should make a positive contribution to the conservation of heritage assets in the Neighbourhood Plan area, and pay particular regard to:

- (a) protecting the setting of Listed buildings and buildings of Local Historic Interest (as identified in Table 2 and described in detail in the Yetminster Conservation Area Appraisal, and including the Old Forge in Ryme Intrinseca), and
- (b) preserving or enhancing the character or appearance of the Yetminster Conservation Area, including the features of special interest and opportunities to address detrimental features (as identified in Table 1 and described in detail in the Conservation Area Appraisal).

### ***Landscape Character***

4.10 The area lies on the edge of two national landscape character areas (Yeovil Scarplands to the north and the Blackmore Vale covering the main settlements and land to the south). Fields are defined by hedgerow boundaries with incidental hedgerow trees (mainly oak). Some fields have distinctive curving and dogleg field boundaries formed during the enclosures of the late-medieval or post-medieval

period and tend to be smaller around the fringes of the settlements. There are woodlands of varying size and type. Key concerns identified through the local landscape character appraisals<sup>15</sup> include fragmentation of hedgerows and/or loss and decline in hedgerow trees, loss of wet woodland and riverside vegetation and the negative visual impact of some of the large agricultural buildings. These features are referenced in policy EN2.

### ***Wildlife Areas***

4.11 Five sites of County or local importance for nature conservation within the Neighbourhood Plan area are protected by Local Plan Policy ENV2. These include areas of deciduous woodland, unimproved and semi-improved grassland. The churchyards and railway embankments are of local wildlife interest. In addition, the hedgerows, coppices, open fields, rivers and streams throughout the area support a rich variety of flora and fauna.



*Vecklands  
(Millennium  
Wood)*

<sup>15</sup> as defined in the West Dorset Landscape Character Assessment, February 2009

4.12 Areas of existing and potential ecological value, as identified through work undertaken on behalf of the Local Nature Partnership, are shown on map 7. Policy EN2 highlights the importance of protecting and enhancing these natural resources and is important to the wellbeing of the area.

4.13 The plan area also lies within the hydrological catchment of the Somerset Levels and Moors Ramsar site. This has implications for waste water (and its treatment) to ensure that development does not indirectly impact on this internationally important wildlife site.

### *Green Spaces*

4.14 Several sites have been identified as having particular importance as Local Green Spaces (LGS) (including sites for sport and physical activity) in line with national planning policy<sup>16</sup> (map 4).

4.15 Policies for managing development within a Local Green Space should be consistent with those for Green Belts. Accordingly, certain forms of development might be acceptable as illustrated in NPPF paragraphs 149 and 150. However, whilst the NPPF states that “limited infilling in villages” may not be inappropriate development in the Green Belt, given that Yetminster and Ryme Intrinseca are both villages, limited infilling here would be contrary to the aims for the designated LGS, and Policy EN4.

4.16 In addition, the medieval fields to the north of Yetminster village and the fields and gardens between houses on Church Street in Yetminster and the River Wriggle, which are recognised as Land of Local Landscape Importance (LLLI). These were originally defined in the 2006 Local Plan, and retained by the 2015 Local Plan

pending further work to develop a coherent green infrastructure network. Having reviewed their scope through this Neighbourhood Plan, these locally valued landscapes should continue to be safeguarded (but they do not readily meet the Local Green Space criteria due to their size).

### **Table 3: Reasons for Designating Local Green Spaces and Land of Local Landscape Importance**

**LGS 1: Land at St Andrew’s Church and Upbury Farm, Yetminster.** This enhances the setting of St Andrew’s Church and Upbury farmhouse and the adjoining buildings. The land also provides an important green wedge in the centre of the village. It was recognised as Land of Local Landscape Importance in the 2015 Local Plan, but is considered to meet the criteria for LGS designation.

**LGS 2: Land at the entrance to Cross Farm, Yetminster.** The grassed and treed bank by Priors Cleve (which frames long views along the street) and space allowing sudden fine views to the church tower, is recognised as a significant and important undeveloped gap in the Conservation Area Appraisal. The development of land behind Croft Cottage was allowed following an appeal on the basis that this open space was not harmed, during which there was considerable local concern about the impact on this open space.

**LGS 3: The sports field and allotments in Yetminster.** This area provides important recreational space used by the community.

**LGS4: The Meadens Open Space, Yetminster.** This provides the only recreational space within the Cloverhay / Clovermead / Bucklers Mead residential area at the western end of the village.

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<sup>16</sup> This designation is defined in the National Planning Policy Framework, paragraphs 101-103. The reasons for the sites’ designation are provided in Table 3 and further considered in the Basic Conditions Statement in the supporting evidence.

**LGS 5: Vecklands (Millennium Wood). Yetminster.** This is valued for informal recreation and for its wildlife.

**LGS 6: Green triangle between the railway and Eastlands.** A visually prominent green space adjoining the River Wriggle, bringing the countryside into the heart of the village.

**LGS 7: the grounds of St. Hippolytus Church in Ryme Intrinseca.** This enhances the setting of St. Hippolytus Church and provides a pleasant place for quiet contemplation and remembrance.

**LLLI 1: The medieval fields to the north of Yetminster village.** These fields contribute to the character of the settlement and reinforce the historic relationship between the built and natural environment. These appear to be prebendal crofts which have remained largely unchanged since at least 1840 and were recognised in the extension of the Conservation Area.

**LLLI 2: The fields and gardens between houses on Church Street in Yetminster and the River Wriggle.** These act as a green buffer between the village and the railway providing an attractive setting for the river, and provide an important wildlife corridor running north-south along the railway. The Conservation Area was extended to include the area closest to Church Street in recognition of historic land tenure in this particular area that similar has remained largely unchanged since at least 1840

4.17 In addition to the above LGS and LLLI designations, the gap between Yetminster and Ryme Intrinseca, which stretches on both sides of the road, is about 500m in length. It is important to retain the open nature and breadth of this gap in order to maintain the individuality of the two villages. Although there are occasional buildings within the gap, any intensification of buildings and even limited infill development would diminish the generally rural nature of this stretch of countryside. All of these areas are protected through policies EN4, EN5 and EN7.

### *Important Views*

4.18 The following views, shown on map 5 and safeguarded in policy EN6, are regarded as important by the community:

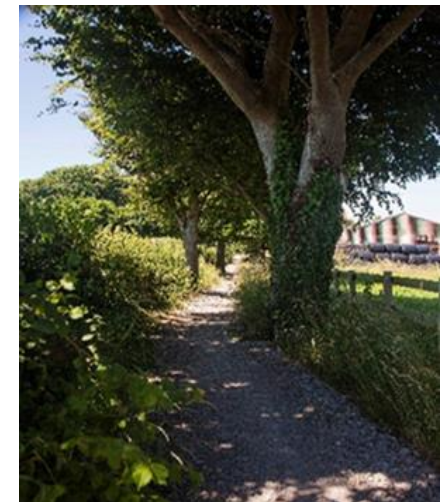
1. St Andrew's Church from Vecklands (Millennium Wood) – the view to the west enhances what is a well-used recreational space.
2. St Andrew's Church from High Street.
3. St Andrew's Church along Church Street.

### *Footpaths*

4.19 There are many public footpaths and bridleways in the Plan area, most of which radiate from Yetminster. These include part of the MacMillan Way long distance footpath. Many of these routes are maintained in good condition, but others are not.

4.20 In addition, there are two permissive footpaths: one known as Scrap's Way along part of the roadside between Yetminster and Ryme Intrinseca; the other from High Street to Stonyacres.

*Scrap's Way*



4.21 Further new and improved footpaths may be provided in association with housing development.<sup>17</sup> There may also be further opportunities to improve links between settlements and create circular recreational paths, which should be encouraged. One such opportunity is for a link around the northern edge of the village and connecting to the existing paths from the High Street and Station, the western connection from Thornford Road being created through the development of land at Folly Farm. Another would be the link from Queen Street to Melbury Road / Birch Lane across the field west of Upbury Farm.

- the clusters of smaller fields and paddocks which exist around the fringes of the settlements.

Opportunities should be taken to soften the hard urban edges of the settlements, particularly as visible from public rights of way, and to screen or reduce the adverse visual impact of existing detrimental features such as large agricultural buildings

### **Policy EN3: Local Biodiversity**

Development proposals should be supported by proportionate evidence that demonstrates how they will protect and, wherever practicable, enhance local biodiversity, through an understanding of the wildlife interest that may be affected by development, and the inclusion of measures that will secure an overall biodiversity gain.<sup>18</sup>

### **Policy EN4: Local Green Spaces**

The Local Green Spaces shown on map 4 and listed as LGS in Table 3 will be given special protection. Development must not harm the reason for their designation. Policies for managing development within them should be consistent with those for the Green Belt and inappropriate development should not be approved except in very special circumstances.

### **Environment Objective 2**

To protect and maintain green spaces, wildlife areas, footpaths and views within the plan area.

### **Policy EN2: Local Landscape Character**

Development should be designed and located to respect the area's distinctive landscape character, in particular:

- the mosaic of farmland and woodland, many small woods and copses, connected by a network of thick, mixed hedgerows and hedgerow trees (predominantly oak);
- the spring fed streams which drain towards the Yeo Valley;
- the roadside hedges which are often set back behind a wide grass verge with a ditch immediately in front of the hedge;

<sup>17</sup> See paragraph 7.23 and Policy H4

<sup>18</sup> For detailed requirements see Dorset Biodiversity Appraisal Protocol, version 3, Autumn 2018 (or later versions as may be published)

### **Policy EN5: Land of Local Landscape Importance**

The areas shown as Land of Local Landscape Importance on map 4 and listed in Table 3 were designated as such in 1998 and their importance has not diminished. Development which would cause harm to their landscape character or undermine the reasons for the area's designation will not be permitted.

### **Policy EN7: Important Open Gap**

The open gap between Yetminster and Ryme Intrinseca as shown on map 4 (areas 9 and 10) will be maintained. Development proposals which include new buildings, structures and land uses that would undermine the rural, undeveloped nature of this gap between these settlements will not be permitted.

### **Policy EN6: Views**

The important views identified on map 5 and described in paragraph 4.18 are to be respected. Development within the Neighbourhood Plan area that that would significantly intrude and impact on their enjoyment by virtue of scale, massing, design or location will not be supported.

### **Policy EN8: Footpaths and Bridleways**

Proposals to improve public access along public footpaths and bridleways in the area, including the use of permissive paths and opportunities to create new footpaths and bridleways and better links, will be supported.



## 5. CLIMATE CHANGE AND WATER MANAGEMENT

### *Introduction*

- 5.1 National planning policy requires the planning system to support the transition to a low carbon future in a changing climate, taking full account of flood risk. This implies radical change at a local as well as at a national level including a reduction in the use of energy from non-renewable resources. The impact on this area over the period to 2036 cannot be accurately predicted at this stage and the aim of the Neighbourhood Plan is therefore to provide a policy framework within which change can be managed in accordance with national policy. Whilst climate change, energy security and fuel poverty are global and national issues, their effects are being felt at the local level and are expected to worsen. For example, flooding of access roads and the rapidity of this, is already felt to be more noticeable within the Neighbourhood Plan area. Changes to the way we live and the energy we use in our homes and in travelling will be needed if greenhouse gas emissions are to be reduced. Consequently, in future people will need to find it easier to make low-carbon and climate-smart choices.
- 5.2 In recognition that climate change is happening, and needs to be addressed, the new Dorset Council declared a Climate Emergency at its inaugural meeting on the 16th May 2019.

### *Renewables & Community Schemes*

- 5.3 Communities are being encouraged to reduce their use of energy produced from non-renewable resources by government policy and by the escalating cost of this energy. It is evident that communities need to investigate and support the use and production of renewable and sustainable sources of energy an example of which is the solar power production at Caswell Farm, south east of Ryde Intrinseca.

Additionally, the recently constructed Hastoe Housing Association development at Frylake Meadows in Yetminster uses renewable energy from roof mounted solar photovoltaic panels and heat source pumps. Policy CC2 looks to encourage appropriate individual and community scale energy generation. It does not apply to large scale, nationally significant infrastructure projects.



*Frylake Meadow,  
Yetminster*

### *Building Construction*

- 5.4 Energy efficiency and other standards are set out in The Building Regulations (2010) and are supported by Approved Documents. However, Ministerial Statement HCWS 488 encourages planning authorities to set improved energy performance standards for new development. In response the consultation on the NPPF (July 2018) the Government advised that local authorities are not restricted in their ability to require energy efficiency standards above Building Regulations.
- 5.5 Both the Town and Country Planning Act and the NPPF expect neighbourhood plans to have a positive impact on reducing carbon use within their areas. This Neighbourhood Plan seeks to encourage higher standards of construction as was identified in the draft Local



Plan (March 2012) as a percentage above the target emission rate of Building Regulations Part L, 2013. The improvement being called for is 19% and this is generally considered to be equivalent to the Code for sustainable Homes Level 4 that was being called for back in March 2012 and was subject to a financial viability assessment at that time (and found to not threaten development viability). For non-domestic buildings, builders are encouraged to aim for an 'excellent' standard under Building Research Establishment Environmental Assessment Model (BREEAM). All new development proposals and relevant alteration proposals should consider including water harvesting / storage features.

- 5.6 New developments will also result in energy use during their lifetime which is not covered by Building Regulations and is thus referred to as unregulated energy. To reduce the carbon impact of this unregulated energy consumption, a proportion of it should be offset by renewable energy generated locally. Policy CC4 has therefore been included, in the style of the 'Merton Rule' calling for 10% offsetting of carbon emissions. The method for calculating this unregulated energy could be the Government's Standard Assessment Protocol (SAP) for Energy Rating of Dwellings (Appendix L: Energy for lighting and electrical appliances) or equivalent.
- 5.7 Modernisation, insulation and the addition of solar or photovoltaic panels can cause harm to the character and appearance of Listed Buildings and Conservation Areas. Innovative solutions will be needed to assist in meeting higher standards in future.

### **Climate Change and Water Management Objective 1**

To reduce the extent to which local development contributes towards the impact of climate change and, where practical, take steps to adapt to its anticipated impacts.

#### **Policy CC1: Minimising Carbon Footprint**

Applicants should seek to minimize the carbon footprint of development proposals and are encouraged to submit a statement setting out the anticipated carbon emissions of the proposed development.

#### **Policy CC2: Individual and Community Scale Energy**

Proposals for individual and community scale energy from, for example, solar and photovoltaic panels, ground and air source heating, local biomass facilities, hydro-electric and anaerobic digesters will be supported subject to all the following considerations:

- The siting and scale of the proposed development is appropriate to its setting and position in the wider landscape and particularly the Dorset AONB;
- The proposed development does not create an unacceptable impact on the amenities of local residents.
- The proposed development does not have an unacceptable impact on a feature of natural or biodiversity importance, and avoids substantial harm to heritage assets.

### **Policy CC3: Renewable Energy and Waste Reduction in Building Design**

Building design to maximise the use and production of renewable energy, reduce energy and waste consumption and that uses natural, sustainable resources will be supported subject to all the following considerations:

- The design of the proposed development should be appropriate to the character of the area and should not cause unjustified harm to heritage assets or features of biodiversity importance; and
- The proposed development should not cause unacceptable harm to the living conditions and amenities of nearby residents.

The proposed development should aim to meet a high level of energy efficiency where achievable. Residential buildings should aim to exceed the target emission rate of the Building Regulations (Part L2013). Non-residential buildings should meet the relevant design category of the Building Research Establishment BREEAM building standard 'excellent'.

### **Policy CC4: Energy Generation to Offset Predicted Carbon Emissions**

New residential and non-residential development should, where possible, secure at least 10% of its total unregulated energy from decentralized and renewable low carbon sources.

## ***Flood Control***

- 5.8 At times of prolonged rainfall all access roads to Yetminster and Ryme Intrinseca and through Hamlet can simultaneously become affected or blocked by flooding. Locations are shown on map 9 which also shows the flood plain.



*Ryme Road in flood*



*Bow Bridge in flood*

- 5.9 In some circumstances the flooding of access roads is a symptom of inadequate maintenance of drainage ditches and overloading of flood plains adjoining the River Wriggle.

## ***Water Management***

- 5.10 Yetminster and Ryme Intrinsic lie within an area of high groundwater and during periods of wet weather, when the ground is saturated, groundwater can enter the foul sewers. This is a particular problem at the bottom of Brister End. CCTV investigation of foul sewers in the area was undertaken in 2017 and a programme of sewer resealing is planned by Wessex Water.
- 5.11 Work to provide additional capacity at Thornford Sewage Treatment Works which serves the Neighbourhood Plan area was scheduled for 2020 and is now complete. These works also include a scheme to reduce phosphorus in the final effluent.

### **Climate Change and Water Management Objective 2**

To promote steps to reduce or eliminate flooding and to maintain adequate sewage treatment facilities.

#### **Policy CC5: Drainage**

Proposals for new development within or adjoining Yetminster (in the Infiltration Consultation Area as defined by Wessex Water) that would be likely to give rise to increased surface water run-off, should be supported by a site-specific Surface and Foul Water Drainage Strategy that sets out details of how surface water and foul water drainage will be managed. This should demonstrate that all the following criteria are met:

- a) that there is no net increase in flood risk on and off-site as a result of the proposed development, including at times of maximum recorded ground water levels;
- b) that any surface water connections do not link into the foul drainage network;
- c) that existing private drainage (if to be used) is in good structural working order. If private drainage systems are discovered to be unsound and contributing to ground water ingress to the public sewer system, remedial measures should be identified and delivered;
- d) that any infiltration techniques, if used, are appropriate to the local geological and groundwater conditions;
- e) Using opportunities provided by new development and improvements in green and other infrastructure to reduce the causes and impacts of flooding (making as much use as possible of natural flood management techniques as part of an integrated approach to flood risk management).

## 6. COMMUNITY SERVICES, FACILITIES AND LEISURE

### *Introduction*

6.1 Public participation in relation to both the Parish Plan and this Neighbourhood Plan showed a high degree of local pride and community spirit. This is reflected in the large number of clubs, societies and events organised and supported by all age groups who contribute to maintaining a vibrant community. For example, a wide range of leisure activities takes place in the Neighbourhood Plan area. These include:

- a monthly Coffee n' Cake meeting, the Wriggle Valley Women's Group, Art Classes, the Mothers' Union, and the Wriggle Valley Players. These are held in venues around the area, including private residences, the Jubilee Hall, the Methodist Church, the café in High Street, and the White Hart public house.

*Coffee "N" Cakes,  
Jubilee hall,  
Yetminster*



- The Yetminster Fair Association runs an annual street fair which claims to be one of the oldest in Dorset. The fair is traditionally held along the High Street with other events at venues around the village. Proceeds from the fair are used to give grants to local good causes.



*The Yetminster Street Fair*

- 6.2 Community information is disseminated throughout the area using the Parish website, Facebook pages, the Wriggle Valley Magazine and noticeboards in Yetminster, Ryme Intrinseca and Hamlet. There are also thriving voluntary services such as Helping Hands which support less able members of the community.

### *Existing Community Services and Facilities*

- 6.3 The community benefits from a range of community services and facilities<sup>19</sup>, some of which are owned and managed by the Parish

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<sup>19</sup> A broad definition of Community and Leisure Services and Facilities is provided in the Glossary

Council, by community groups or commercially (such as in the case of the local village shop and pub). These are described below:

- **Community Halls.** The Jubilee Hall, Yetminster, was built in 1922, was subsequently extended, and was renamed to commemorate Queen Elizabeth II's diamond jubilee in 2012. It is owned by the Church but acts as a village hall and is managed by a committee representing regular users. The Hall is for hire for parties, meetings, lectures and other entertainments. The small car park is also used by people visiting the Church and the Health Centre. Amongst the many clubs and societies currently using the hall are:
  - The Yetminster and Ryme Intrinsic Garden, Art and Craft Society
  - The Hundred of Yetminster History Society
  - The Short-mat Bowls Club
  - The Guides
  - Moviola Film Night
  - Pilates Sessions
  - The Yetminster Community Project, which arranges entertainment shows.

In addition, the Scout Hut and Clubhouse at the Recreation Ground are used by community groups as well as in conjunction with the sports and recreation facilities. The Scout Hut is leased from the Parish Council and is used by the Scout Troop, Beavers, Cubs and a table-tennis club. The Clubhouse is leased by Yetminster Community Sports Club Ltd from the Parish Council and has changing rooms, a bar, pool table and a skittle alley.

- **Churches.** There are three churches in the Neighbourhood Plan area: St Andrew's Church and the Methodist Church in Yetminster and St Hippolytus' Church in Ryme Intrinsic. These are being increasingly used for community events such as concerts and poetry readings in addition to worship.

- **Shops, Services and Cafés.** The Spar shop in Yetminster, which includes a Post Office, is regarded as a key facility serving the plan area and surrounding villages, as shown by questionnaire responses. Nearby is a delicatessen and next door to this is a café which serves as a meeting place and provides facilities for small local groups such as art classes, including support for disabled people. The Veterinary Practice provides services within and beyond the plan area. Near the railway station there is a second-hand furniture and antique shop, together with a hairdresser and a further café which is also a valued meeting place. The telephone box in Ryme Intrinsic is used as a lending library.
- **Public House.** The White Hart in High Street, Yetminster is an active public house with a skittle alley. It is well supported and widely valued by the local community.
- **Health Centre.** Four doctors, practice nurses, dispensers and other members of the health care team provide a wide range of services which are highly valued by the community within and beyond the plan area.
- **Education.** Yetminster has two schools. St Andrew's CE Primary School is a well-respected and supported primary school with a large catchment area. It is a member of the Sherborne Area Schools Trust and is a feeder to the Gryphon Secondary School in Sherborne. St Andrew's is proud of its status as a Rights Respector school – one of only seven in Dorset to have achieved Level 2 status. Some of the school's facilities are available for use by the community (when the school was built there was additional precept to ensure that it would have extra features such as a higher ceiling in the main hall to allow community use for sports) and further use will be considered, subject to ensuring the safety of children and adequate insurance provision. Lower Covey, a Montessori school, is valued as a pre-school facility, again serving a wide catchment area.

- 6.4 Just outside of the plan area Chetnole (close to Hamlet) has a village hall, its own church (St Peters) and the Chetnole Inn public house, and there are similar facilities in Leigh and Thornford villages slightly further away.
- 6.5 Although all of the above facilities are valued by the community, the key facilities that are used by a significant proportion of the population and are regarded to be the most critical to the long-term vibrancy of the village are: the village shop and Post Office, the village pub, the community halls, the Health Centre and the primary school.
- 6.6 Although there are no known plans for further facilities, more would normally be welcomed as these should increase the sustainability of the existing settlements and reduce the need for trips by car to the nearby towns. In considering where these may be located, the most appropriate place would be within or adjoining the main village of Yetminster. However, the smaller settlement of Ryme Intrinsic already has a church and may also be a suitable location, and (depending on access) existing rural buildings could be re-used for community purposes.

### ***Existing Leisure Facilities***

- 6.7 The Parish Council owns land (The Hamcrate) at the eastern end of Yetminster which was given in 1941 ‘for the benefit of the inhabitants of the ... Parish of Yetminster.’
- 6.8 The sports field area is leased by Yetminster Community Sports Club Ltd from the Parish Council. As well as the clubhouse with its bar, pool table and a skittle alley, there is a hard tennis court owned by the Tennis Club on land leased from the Sports Club operator, a croquet lawn and a football pitch. In the past there was also a cricket pitch. At the entrance to the sports field are the allotments, which are well cared for and well used. The children’s play area by the Scout Hut is also well used.

6.9 Two additional outdoor areas are available for public use:

- Vecklands (Millennium Wood). This large wooded open space is popular with dog walkers and other people enjoying the outdoors. It is owned and managed by the Woodland Trust.
- Meadens Area. This area of open space at the western end of Yetminster is a valued recreational and dog exercising area. It is owned and managed by the Parish Council.

The larger sports and recreation areas have been identified for protection as Local Green Spaces under policy EN4 with the



*Hamcrate Allotments*



*Hamcrate Playing Field*

buildings and associated land protected as community facilities under policy CS1.

- 6.10 There are aspirations to improve opportunities for recreation, including the potential for such things as a village green and improved sports and play facilities in Yetminster. The school has a play area that may be made available for use by the community. The Parish Council will continue to investigate and take forward, if necessary, more detailed proposals in a future review of this Plan.
- 6.11 As with community services and facilities, any new leisure facilities would be best located close to the main centre of population in Yetminster, or alternatives at nearby Ryme Intrinseca. However alternative locations could still be considered, particularly if the proposal requires a rural location (for example horse riding or similar activities).

### ***Assets of Community Value***

- 6.12 Assets of Community Value (ACVs) can be nominated to the local authority if they are of interest socially (such as for sport, culture or recreational uses) or increase the wellbeing of the community now and into the future. A community group (such as a society, parish council, or other not for profit organisation) that is locally connected to the area can make nominations and, if registered, the asset remains on the list for an initial period of 5 years during which the community can bid for the asset if it is being considered for sale, though registration does not confer a right to buy.
- 6.13 The following assets are considered to be likely to meet the necessary criteria for nomination:

<p><b>Table 4: Potential Assets of Community Value</b></p> <ul style="list-style-type: none"><li>• Jubilee Hall</li><li>• The Health Centre</li></ul>
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- St Andrew’s School
- The Spar shop and Post Office
- First Yetminster Scout Hut
- The Old School
- The White Hart public house
- The sports field and clubhouse
- The allotments
- The Meadens open space
- Vecklands (Millennium Wood)

### ***Community Inclusiveness***

- 6.14 Services and facilities should be equally available to all members of the community. Some physical limitations (such as steps and steep gradients that are not suitable for wheelchair users) are inevitable because of the historic nature of the core Yetminster and Ryme Intrinseca but action should be taken, where possible, to identify and overcome these limitations and to ensure that they are not perpetuated by new development.

**Community Services, Facilities and Leisure Objective 1**  
To maintain and encourage a range of services and facilities to ensure the neighbourhood remains a thriving community.

**Community Services, Facilities and Leisure Objective 2**  
To create a safe and supportive environment to encourage a healthy lifestyle and the well-being of residents by the provision of open spaces and other facilities for sport and recreation.

### **Community Services, Facilities and Leisure Objective 3**

To ensure that practical steps are taken to give all members of the community the best possible access to community facilities.

#### **Policy CS1: Existing Community and Leisure Services and Facilities**

Development proposals that would expand or enhance (including improved inclusive access) the following existing services and facilities will be supported in principle:

- The Jubilee Hall, Sports Clubhouse and Scout Hut
- The three local Churches
- The Health Centre
- St Andrew's School and the Lower Covey Pre-School
- The shops, cafés and similar service-based uses in the employment area around the railway station and along the High Street, including the White Hart public house, the Spar shop and Post Office and the Veterinary clinic

Development proposals that would result in the loss of, or a reduction in, a key facility (the village shop and Post Office, the village pub, the community halls, the health centre and the primary school) will not be supported, unless:

- secure arrangements are in place to ensure that the service or facility will be replaced by a similar one of equal or greater value to the community, or
- the service or facility is no longer needed by the community and the premises would not be appropriate for alternative community use, or

- in the case of privately-owned services and facilities, a financial viability report has been submitted and steps have been taken over at least a six month period to secure alternative business, community or social enterprise use.

Any anticipated change, closure or expansion should be discussed with the Parish Council at the earliest opportunity.

#### **Policy CS2: New Community and Leisure Services and Facilities**

Development proposals for the provision of new community and leisure services and facilities will be supported within or adjoining Yetminster or Ryme Intrust, or through the re-use of a rural building. The provision of new outdoor sport and recreation facilities may be supported away from the settlements of Yetminster or Ryme Intrust if they require a rural location and would not be intrusive in the landscape.

In all cases the proposal should not:

- cause an unacceptable impact on local amenity,
- result in vehicular movements that would not be safely accommodated on the rural road network
- undermine the commercial viability of nearby community facilities which may be better placed to service the needs of the surrounding community.

The design of any such facilities should ensure that the facility is accessible to all potential users, including car parking provision that caters for disabled , access routes, entrances and overall legibility (with the public entrance and access routes clearly defined).



## 7. HOUSING

### *Introduction*

7.1 A Housing Needs Assessment was undertaken by the Steering Group in October 2017 with four aims: (i) to establish how much new housing is required in the plan area in the period to 2036; (ii) to consider where new housing should be located; (iii) to identify what type of housing is required; and (iv) to consider what form it should take. This has since been updated in light of the emerging housing needs evidence supporting the Dorset Local Plan.

### *The Need for New Housing*

7.2 The Neighbourhood Plan area does not constitute a housing market area on its own and neither the adopted Local Plan nor the previous West Dorset, Weymouth and Portland Joint Local Plan Review identifies specific housing need at a village level. The Neighbourhood Plan is therefore considered data from a range of sources, in consultation with Dorset Council, to determine a notional housing needs figure for the area.<sup>20</sup>

7.3 The adopted Local Plan identified a need for 15,500 new homes across the plan area for the 20-year period from 2011-2031, with the majority of development concentrated in and around the main towns. Policy SUS2 states that development in settlements like Yetminster, with a Defined Development Boundary (map 3), should be ‘at an appropriate scale for the size of the settlement’ but this is not defined in numerical terms.

7.4 The Joint Local Plan Review sought to ensure that the local economy is not constrained by a lack of suitable housing. The

Review therefore proposed provision of a deliverable supply of housing land to accommodate 775 dwellings per year – a total of 15,500 new homes over the revised plan period 2017-2036. The strategy continued to direct the majority of housing to the towns with no requirement for rural settlements like Yetminster to contribute to meeting ‘strategic’ development needs.<sup>21</sup>

7.5 Against this background, a pro-rata assessment of the 775 dwellings per year was used to establish a starting point for considering the likely housing needs for the Neighbourhood Plan area. This suggested that a total of 144 dwellings would be required for the 25-year period 2011-2036 (covering the adopted plan and its roll-forward through the review).

7.6 The first draft of the Local Plan was produced in January 2021 and proposed that the indicative housing target for Neighbourhood Plans areas such as Yetminster and Ryme Intrinseca should be based on the existing commitments (76 dwellings as of 1 April 2020) plus a windfall allowance based on past trends, which for our area would be 1.6 dwellings per annum (for the period 2024 – 2038). This would therefore equate to a ‘pro-rata’ housing requirement of at least 115 dwellings for our plan period (taking into account completions since 2017 and the shorter time period).

**Table 5: Housing Needs Target (2017-2036)**

Completions 2017 – 2020	20 dwellings
Extant consents (April 2020)	76 dwellings
Windfall @ 1.6 dwellings / year from 2024	19 dwellings
<b>• TOTAL (minimum target)</b>	<b>115 dwellings</b>

<sup>20</sup> Full details of the data underpinning the housing need conclusions are provided in the separate Housing Needs Assessment report

<sup>21</sup> NPPF (2021) paragraphs 66-67

7.7 The ‘windfall allowance’ is expected to comprise further infill within the existing Defined Development Boundary together with rural workers’ housing, rural exception affordable housing and the conversion of existing buildings. In the year from April 2020 – 2021 a further 10 dwellings were allowed (some of which were only allowed as an exception to normal policy because of the lack of a 5 year housing land supply):

**Table 6: Windfall (2020-21): 11 dwellings**

- change of use of agricultural buildings to 1 dwelling at barn south of Brister End 05/06/2020 - WD/D/20/000918
- erect 1 dwelling on land at Yew Tree Cottage, Brister End (allowed on appeal) 22/06/2020 - WD/D/19/002275
- change of use of agricultural buildings to 2 dwellings at Petties Farm, High Street 23/07/2020 - WD/D/20/001271
- make extension and alterations to form 1 dwelling, Bothy Cottage (within grounds of Yew Tree Cottage), Brister End 27/10/2020 - WD/D/20/001340
- change of use of agricultural buildings to 3 dwellings, at Folly Fields Farm, Thornford Road 06/11/2020 - WD/D/20/002231
- conversion of existing building to 1 dwelling at Rose Cottage, Hamlet Stables, Hamlet (allowed on appeal) 02/12/2020 - WD/D/19/002136
- erect 1 dwelling at West Hill Farm, Brister End, 04/02/2021 - WD/D/19/003034

<sup>22</sup> See Appendix B for definition of affordable housing.

7.8 Having reviewed all of the information available, the target of at least 115 dwellings proposed through the emerging Local Plan is considered to be a reasonable target for the Neighbourhood Plan. This equates to about 6 dwellings a year, which is higher than recent build rates but about the same as the rate of development in the latter part of the 20<sup>th</sup> century. This number of new homes would also be more than sufficient to meet identified local affordable housing needs.<sup>22</sup>

### *Choosing Locations*

7.9 A ‘call for sites’ was made at the end of 2017 as a result of which twelve proposals were submitted. Two more sites were considered because they had been submitted as part of the Strategic Housing Land Availability Assessment (SHLAA) undertaken by the District Council. A further two potential sites were identified by the steering group and have been assessed even though they were not submitted by the landowner. Each of the sites was assessed in two ways<sup>23</sup>.

7.10 First, against general criteria and planning constraints including:

- any planning history,
- the existing use of the site and neighbouring land,
- the relationship of the site to the conservation area, listed buildings and flood risk areas,
- the topography and natural features of the site,
- existing and proposed vehicular and pedestrian access,

<sup>23</sup> For more details of the site selection and assessment process please see the supporting evidence

- the implications of modifying or extending the existing Defined Development Boundary, and
  - the scope for sustainable development to enhance or maintain the vitality of the rural community, especially where this will support rural services.<sup>24</sup>
- 7.11 Second, the sites were assessed against two factors identified at a series of informal public discussions in September 2016 and via a questionnaire a year later:
- to ensure that new housing is integrated into the existing fabric of the villages in order to maintain a strong and unified community. This means that peripheral self-contained housing estates should be avoided, and
  - to ensure that new housing respects the historic environment, distinctive character and rural setting of the villages and makes a positive contribution to local identity.
- 7.12 The choice of sites has been made in the light of the overall Neighbourhood Plan objectives, the implicit and explicit housing criteria in this section of the plan, and the nature and size of suitable sites. They were also tested as part of the sustainability appraisal process. Sufficient site allocations have been made that slightly exceed the notional housing target in order to provide some flexibility in their delivery.
- 7.13 With regard to the issue of increased phosphate levels entering Somerset Levels and Moors Ramsar Site, in order to avoid harm to this internationally important wildlife site it will be important that any development achieves phosphate nutrient neutrality. This can

be done by including measures to ensure that the overall amount of phosphorous arising from the development is off-set by reductions elsewhere, for example through removing land from intensive agricultural production to a less intensive use with a lower phosphate level. There are a number of ways in which this can be achieved, and further guidance is being developed by the local planning authorities in conjunction with Natural England.

### ***Defined Development Boundary***

- 7.14 A Defined Development Boundary (DDB) for Yetminster in the adopted Local Plan was designed to ensure a robust approach to speculative planning applications and to safeguard the rural character of the surrounding area. The planning permission for land at Thornford Road<sup>25</sup> breached the DDB and modifications to the DDB are made in this Neighbourhood Plan to take account of this and of additional housing site allocations. Any proposals for additional housing within this boundary should respect the character and appearance of the area, much of which is within or adjoining the Conservation Area where development should be of a high standard of design which preserves or enhances the particular qualities of the area.

### ***Types of Housing***

- 7.15 A majority of those who attended the public discussions agreed that limited additional housing of an appropriate kind would add diversity to the housing stock and help to bring further life and vitality to the community. For example, there is a comparatively high proportion (28%) of larger (4 and 5 bedroom) detached houses, particularly bearing in mind that less than 1 in 6 households

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<sup>24</sup> NPPF (2021) paragraph 79 notes that ‘...development in one village may support services in a village nearby.’ Policies H7 and H8 are based on the close relationship between Ryme Intrinseca and services in Yetminster.

<sup>25</sup> See paragraphs 7.14-7.17

have more than 3 occupants. This means that there are comparatively fewer smaller (and therefore generally less expensive) dwellings. New housing development should therefore not just be thought of in terms of numbers, but should make a positive contribution to the area as part of a long term vision for the community and to assist in meeting the changing needs of existing residents.

7.16 The available data, public discussions and questionnaire referred to above identified three particular types of housing for which the plan should aim to make provision:

- housing to meet the needs of older residents who no longer require family homes<sup>26</sup>, but who wish to remain part of the local community in housing that is easily accessible, conveniently located and within reach of essential facilities; energy efficient and easy to maintain and adapt (for example to cater for more limited mobility);
- some form of sheltered housing as part of the overall housing mix;
- ‘affordable’ homes. There is a requirement for 30 affordable homes as part of the development at Thornford Road, Yetminster and the need for further provision will be considered during the plan period. The open market house types could also include smaller open market dwellings (1 or 2 bedroom in size).

7.17 Whilst the 2011 Strategic Housing Market Assessment for the Dorchester / Weymouth Housing Market Area suggested that less than 20% of new open market housing should be for 4+ bedroom dwellings, and it is clear that there is little local need for such larger homes. On this basis, a limit of 20% of the total dwellings is

considered reasonable when considered on a site by site basis, in order than the focus of provision is on smaller homes in line with the above findings. It is clear that without such a restriction housebuilders will opt for a higher proportion of larger homes (as was the case on the Thornford Road site).

7.18 The public discussions and questionnaire identified a wish to ensure that those with a local connection who register a wish to remain in, or return to, the area should be given priority when affordable housing becomes available. This is appropriate within the Neighbourhood Plan area, as the Local Plan’s strategy is about meeting local (rather than strategic) housing needs in this area. A local connection is defined in Dorset Council’s Housing Allocations Policy and some of the key criteria include:

- being resident in the area for the last 2 years (or 3 of the last 5 years);
- having family connections (parents, siblings or non-dependent children) who currently live in the area and have lived there for at least 5 years;
- having paid work in the area (the Allocations Policy gives further details on the minimum requirements).

7.19 For the purpose of this plan, the area is the Neighbourhood Plan area and the adjoining civil parishes of Chetnole, Leigh, Beer Hackett and Stockwood, Melbury Osmond and Lillington.

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<sup>26</sup> Whilst the term ‘down-sizing’ is often associated with such needs, the ground floor footprint of the homes is not necessarily smaller given the need for the accommodation to be accessible and adaptable.

## Housing Objective 1

To provide sufficient housing to meet the anticipated local housing needs within the plan period.

### Policy H1: Housing Land

The Defined Development Boundary is updated (as shown on map 3) and sufficient land has been allocated that, together with the site for 85 dwellings at Thornford Road, other extant consents and infill sites that may arise within the DDB, should more than meet the anticipated local housing need within the plan period. The site allocations are:

- Land fronting Melbury Road, Yetminster for up to 6 dwellings (Policy H4)
- The site of 'Kilbernie, Chapel Lane, Yetminster for up to 3 dwellings (Policy H5)
- Land at Downfield, Ryme Intrinseca for 1 dwelling (Policy H7)
- Land at the Old Forge, Ryme Intrinseca for up to 4 dwellings (Policy H8)

Housing development, including the above site allocations, will only be supported if it can achieve phosphate neutrality regarding Somerset Levels and Moors Ramsar Site.

On this basis the release of sites for housing development outside the Defined Development Boundary should be limited to rural workers' housing, rural exception affordable housing and the conversion of existing buildings.<sup>27</sup>

### Policy H2: Housing Types

Taking into account the current range of house types and sizes and likely demand in view of the changing demographics, residential developments should include a mix in the size, type and affordability of dwellings proposed with an emphasis on:

- housing adapted to meet the needs of older people;
- more affordable housing types (as defined in the NPPF)
- smaller (1 – 2 bedroom) open market dwellings.

On sites of 3 or more dwellings larger homes (with the equivalent space for four or more bedrooms) should not exceed 20% of the total dwellings (or more than 1 unit on sites of 3 or 4 dwellings).

Where affordable housing is required, legal agreements will be sought with the developers and providers of affordable housing to ensure that it is prioritised to people with a local connection, giving preference to those with a local connection to the Yetminster and Ryme Intrinseca Neighbourhood Plan Area, followed by those with a local connection to the neighbouring parishes, followed by those with a local connection to the remainder of the Dorset Council area, and in accordance with the Dorset Housing Allocations Policy, and remains so in perpetuity.

7.20 Sites with a potential capacity which altogether could provide well in excess of 200 dwellings (in addition to the 85 already approved in detail) were submitted as a result of the call for sites, the local authority's latest SHLAA and the work of the steering group. All these sites were analysed against pre-determined criteria and several were ruled out because they are well outside the villages or because planning permission has been refused previously or dismissed on appeal. The sites described below and identified on

<sup>27</sup> NPPF (2021) paragraphs 11-14 and 78-80

map 3 are considered to be the most suitable to meet the needs of the local community and to satisfy the housing objectives of this plan. These have therefore been allocated for development within the Plan Period.

**Housing Objective 2**  
To identify sites for new housing.

***Land fronting Melbury Road, Yetminster.***

7.21 On the west side of Melbury Road there is a continuous frontage of housing development except for a gap between ‘Chalet Fleuri’ and a group of houses known as ‘Bazils’. The land in this gap is not subject to



any environmental protection policies nor is it within the Conservation Area. In view of this and the existing pattern of development on this side of Melbury Road, infill development would not cause

significant harm to the character and appearance of the area. Nevertheless, consideration would still be needed to ensure the scale, design and layout of the development relates positively to the

junction with (and view from along) Birch Lane and does not dominate the skyline.

7.22 The site is in two separate ownerships: a narrow frontage strip and part of the field behind. The eastern part of the site contains the remains of a row of stone cottages likely to date to 1840 or earlier, recorded as The Elm and Green / Elm Green, and this area should not be developed. But it would be appropriate for any housing on the land to the rear to commemorate the name of Elm Green to better reveal the site’s historic significance.



7.23 Development of this site is likely to require cooperation between the two owners to ensure satisfactory vehicular access, although other options may be explored. This should not interfere with farming access to the remainder of field. The Highways Authority has raised concerns about the poor vertical alignment and width of the highway in this location, and lack of safe pedestrian access from the site into the village to access the community facilities and services. The landowner who owns the majority of this site also owns the field Upbury Farmhouse and the adjoining fields,

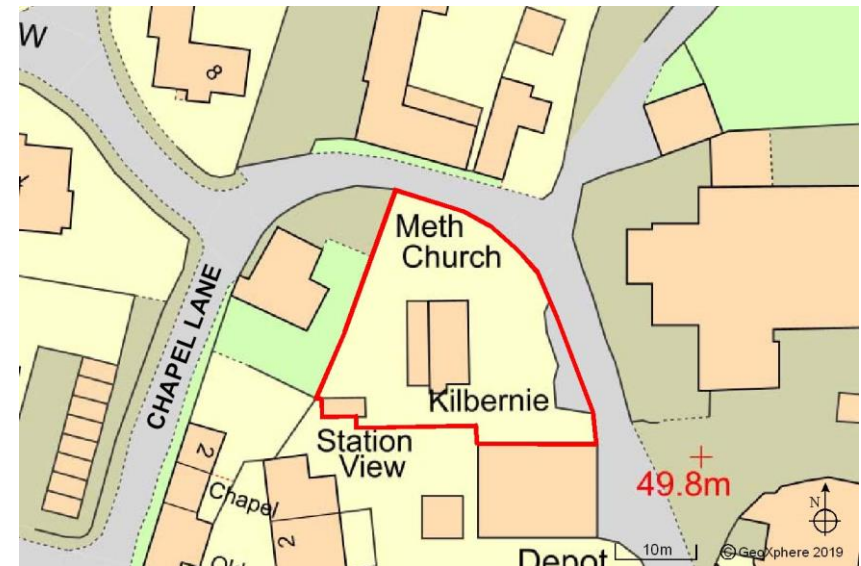
therefore one possible solution would be the provision of an off-road, all-weather footpath across the land to the rear of Upbury Farmhouse, linking from opposite the site entrance to Queen Street. It is also hoped that any funds from the sale of this land for housing may facilitate the repair and restoration of Upbury Farmhouse (which is a Grade 2\* listed building in urgent need of repair and restoration) as soon as possible.

**Policy H4: land fronting Melbury Road, Yetminster**

The site shown above and on map 3 is allocated for up to six dwellings, subject to all of the following requirements:

- a single point of vehicular access shall be provided to ensure adequate visibility and to minimise conflict with traffic entering and leaving Birch Lane, without compromising agricultural access to the remaining part of the field;
- safe pedestrian access shall be achieved to the key community facilities, through an off-road all-weather footpath providing safe access to Queen Street or suitable alternative measures agreed with the Local Highway Authority;
- the development shall be designed and laid out to conserve the remains of The Elm, with built development restricted to the west of the hedgerow but orientated to provide a positive frontage to Melbury Road and minimise the impact of new buildings on the skyline, especially when seen from along Birch Lane;
- an overall biodiversity enhancement should be secured in line with Policy EN3, which should include a field hedgerow planted to the rear of the site to provide an appropriate transition with this rural edge.

***The site of ‘Kilbernie’, Chapel Lane, Yetminster.***



- 7.24 Kilbernie’ is an existing bungalow on a prominent site on the inside of a bend near the junction of Station Road and Chapel Lane.
- 7.25 On the opposite side of the road to the east is a car sales site but to the north is Lower Farm House and the adjoining barns which are Grade 2 listed buildings. Behind the site to the west is the attractive Methodist Chapel, which is of local historic importance. The western part of the site is within the Conservation Area and the existing bungalow detracts from the character and appearance of the area and from views into the area from the east. Two or three modest dwellings (such as a pair of cottages or small terrace) could be readily accommodated on the site, in place of the existing dwelling. Given its context, any buildings should be of a high quality, with sympathetic design and materials and not compete visually with the adjoining Farm House or Chapel.

7.26 There are several existing vehicular access points opposite the site and access for the proposed development should therefore be as close as possible to the existing bungalow access to minimise conflicting traffic movements. It may also be appropriate to seek financial contributions towards improving shared-surface pedestrian connection to High Street along Chapel Lane (along with the site identified in Policy H6).

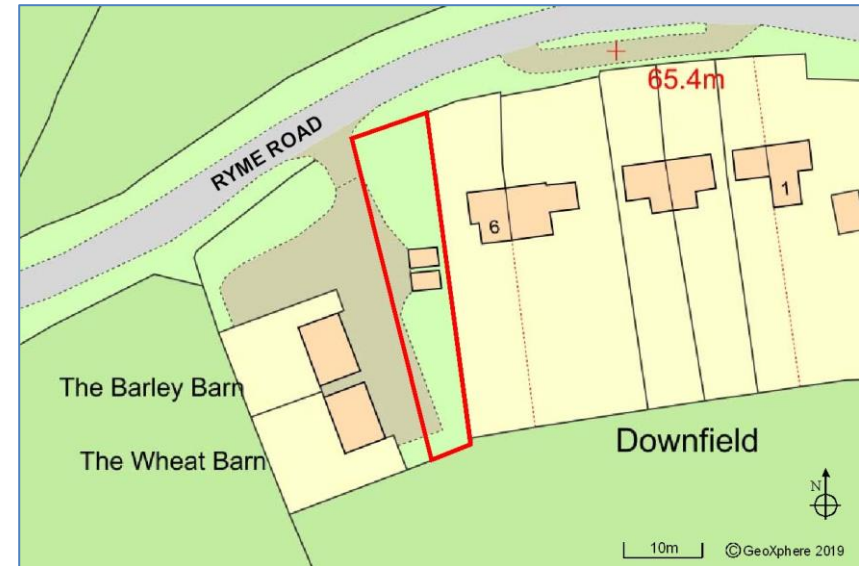


**Policy H5: the site of ‘Kilbernie, Chapel Lane, Yetminster**

The site shown above and on map 3 is allocated for up to three dwellings subject to all of the following requirements:

- Special attention shall be given to the application of Policy H9 to ensure that the setting of the neighbouring Listed Building and the adjoining Methodist Chapel is preserved or enhanced;
- vehicular access shall be from Station Road as close as possible to the existing access;
- an overall biodiversity enhancement should be secured in line with Policy EN3.

**Land at Downfield, Ryme Intrinseca**



7.27 Approval was granted in July 2014 for the change of use of an agricultural building to two dwellings. The resulting substantial buildings together with associated outdoor space occupy most of the site but there is scope for one further dwelling which would have the effect of ‘rounding off’ this outlying part of Ryme Intrinseca and allow for further landscaping to be included to soften the visual impact of the proposed and existing development including views from Downs Lane (an unclassified Green Lane heading west from Church Farm) to the south. The area closest to the mature trees (including native oak) along the road boundary should be avoided as these are worthy of retention.



7.28 It is accepted that development in this location will be more reliant on the private motor car for the majority of its trips, given the distance to facilities.

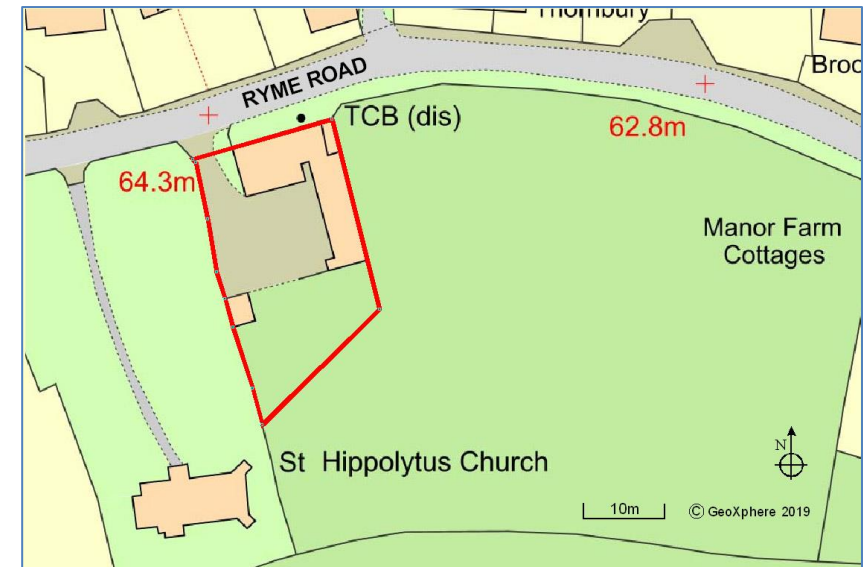


#### **Policy H7: land at Downfield, Ryme Intrinseca**

The site shown above and on map 3 (inset) is allocated for one dwelling subject to all of the following requirements:

- the dwelling shall share vehicular access with the existing houses;
- an arboricultural survey shall be provided and measures taken to avoid adversely impacting on the mature trees that are worthy of protection;
- a landscaping scheme shall be agreed that softens the visual impact of the existing and proposed development in views from public rights of way including Downs Lane to the south;
- an overall biodiversity enhancement should be secured in line with Policy EN3;
- the design and materials of the new dwelling shall harmonise with the existing converted former agricultural building on the site.

#### ***Land at the Old Forge, Ryme Intrinseca***



7.29 The original forge is a stone building of some age, being at least 180 years old and possibly older. The Conservation Team at the Local Planning Authority have indicated that the old Forge building is of local historic importance and therefore should be considered as a non-designated asset, and its demolition would not be supported. The building has been ill-maintained in recent years and is currently used for commercial purposes. The concrete lean-to is a modern addition but has enabled the building to continue to be used as a forge, but the removal of these modern additions would better reveal its historic significance.

7.30 Whilst the building could be retained in a commercial / industrial use, this may not be viable in the long term. Subject to a structural survey the building could probably be converted into a small dwelling retaining, as far as possible, the traditional character of the front of the building. The lean-to structure attached to the western elevation of the Old Forge could be removed in order to improve

the existing access for vehicles with better visibility. Although the potential loss of its existing commercial uses (as small workshop accommodation) is regrettable, it is important that the historic building is used in a way that enables it to be maintained in a good state of repair.

- 7.31 The site adjoins St Hyppolytus Church which is a Grade2\* listed building and the relationship between the new housing and the church building and churchyard is of particular importance. Development to the south of the forge building is likely to affect the setting of the Grade II\* church, but this could be mitigated by restricting development to no further than 40m from the street on the eastern boundary of the plot and 50m on the western boundary.
- 7.32 It may be possible to accommodate up to 4 dwellings (including the conversion of the Old Forge). These should be modest in size, having regard to the nearby historic buildings and landform, providing additional choice within the village, which mainly has larger, detached house types.
- 7.33 The land behind the Old Forge rises from the road towards the back of the site and any reduction in run-off rates may help reduce the flooding problems experienced further along the road (to the east), and should therefore be encouraged as a potential benefit.
- 7.34 It is accepted that development in this location will be more reliant on the private motor car for the majority of its trips, given the distance to facilities.

- the Old Forge building shall be retained and (subject to a detailed structural survey) its sensitive conversion for residential use (or another use appropriate to its heritage status) secured;
- any new buildings on the site shall be subservient in scale and appearance to the Old Forge building, and carried out using design and materials sensitive to the village’s historic buildings;
- particular attention shall be given to the relationship between the proposed development and the adjoining church and churchyard and the Old Forge building to avoid harm to its setting and views of this important historic building;
- an overall biodiversity enhancement should be secured in line with Policy EN3;
- improved highway access with a suitable visibility splay (having regard to typical vehicle speeds) is achieved.



**Policy H8: land at the Old Forge, Ryme Intrinseca**

The site shown on above and on map 3 (inset) is allocated for housing (through the re-use of the Old Forge building and land to the rear) for up to 4 dwellings) subject to all of the following requirements:

## *Form and Design*

- 7.35 Good quality design is an integral part of sustainable development. The National Planning Policy Framework recognises that design quality matters and that planning should drive up standards across all forms of development.<sup>28</sup> Achieving good design is about creating places, buildings, and public spaces that work well for everyone, look good, last well, and will adapt to the changing needs of present and future generations. This should therefore be at the heart of the planning process and permission should be refused for poorly designed development.
- 7.36 National planning policy also promotes the efficient use of land, avoiding unnecessarily low-density developments. Plans can set densities to reflect local circumstances, and it is sometimes appropriate to set out a range of densities that reflect the accessibility and potential of different areas. Careful and skilful design will be needed to ensure that new housing development does not detract from the character and appearance of the locality and that local considerations are given full weight alongside theoretical standards.
- 7.37 Without sufficient care and architectural skill, the application of higher densities to conventional housing can result in cramped living spaces with poor internal layout. The Neighbourhood Plan therefore seeks to achieve high standards for internal spaces as well as the external environment.
- 7.38 The Neighbourhood Plan also seeks to ensure that new housing respects the historic built environment and rural setting of the two main villages; follows the principles of good design, layout and landscaping; uses harmonious materials; and creates a pleasing public realm. However, this does not rule out outstanding or innovative modern designs using new construction materials and techniques which help to raise the standard of design in the area and achieve high levels of sustainability.
- 7.39 Good design extends beyond the external appearance of individual buildings to their relationship with one another and to their setting. So, for example, affordable housing should not be distinguishable from private housing by its design, nor should it be banished to the least attractive part of the site. Overall, new housing should create a pleasing public realm with attractive and inviting vistas framed by well-considered landscaping.
- 7.40 Good quality design also involves thoughtful attention to such practical things as arrangements for storing refuse bins, access to meter boxes, space for drying clothes and places for deliveries. Vehicle parking has a major impact on the character and appearance of housing areas and should be considered as an integral part of the overall design. Within individual dwellings the layout and relationship of spaces, storage, daylight and sunlight all contribute to the pleasure and wellbeing of the occupants.
- 7.41 We have included some design guidance that is specific to our area in Appendix D.
- 7.42 To assist in achieving the best possible outcome from housing development (including alterations and extensions to existing houses), landowners and developers should engage in discussion with the Local Planning Authority and the Parish Council at the earliest possible opportunity on the basis of the guidance in Policy H9.

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<sup>28</sup> See also the National Design Guide, September 2019

### Housing Objective 3

To achieve well designed housing.

#### Policy H9: Design

New development should deliver sustainable high-quality design. To be supported, development proposals must:

- Respond positively to the area's identity, character, scale and grain (or, pattern of plots), and create or reinforce local distinctiveness by raising the standard of architecture, landscape and design;
- Conserve or enhance the Plan area's important built heritage assets and their settings where these might be impacted by development;
- Respond to the existing key development aspects of the area's layout, landscape, density, mix, height, massing, details and materials;
- Promote accessibility and permeability by creating places that connect with each other and are easy to move through;
- Promote legibility through the provision of recognisable, coherent and understandable places, routes, intersections and points of reference;
- Deliver a coherently structured, integrated and efficient built form that clearly defines public and private space;
- Analyse and protect or enhance important views where these might be impacted by development;
- Deliver a safe, healthy, attractive, usable, durable and well-managed built environment;

- Create a multi-functional, lively and well-maintained public realm;
- Safeguard the amenity and context of existing development and create a high-quality environment for future occupiers;
- Promote diversity and choice through the delivery of a balanced mix of compatible buildings and uses;
- Create beautiful and locally distinctive buildings and spaces that are adaptable to changing social, technological, economic and environmental conditions;
- Incorporate design features that deter crime or disorder and the fear of crime; and
- Incorporate appropriate flood risk management measures.

Design guidance specific to the Neighbourhood Plan area (contained in Appendix D) should be followed.

Regard should also be had to the National Design Guide and the National Model Design Code.

## 8. BUSINESS SERVICES AND THE ECONOMY

### *Introduction*

8.1 The plan area was, until the expansion of housing in the 1960s, a mainly agricultural community. The number of people employed in agriculture has dropped with changes in farming practices and, at the start of this plan period, the majority of the working population of Yetminster and Ryme Intrinsic were employed outside the area, in the main commuting towns of Yeovil, Sherborne and Dorchester. The biggest employer is the ABP abattoir (between Yetminster and Hamlet) with about 300 staff, many of whom live outside the plan area. This provides support for local farmers and offers apprentice training in both management and abattoir fields. Other local employment includes:

- a dozen or so small businesses located primarily within the industrial complex adjoining the railway station, mostly in the auto and building sectors;
- the health centre;
- two cafés, an antiques centre, a village shop and post office, two schools, a village pub;
- a veterinary surgery
- home offices / self-employment, generally in line with the national average, in a wide range of sectors – holiday / visitor accommodation (such as B&Bs), office services, taxis, IT, home services, business consulting / mentoring;
- agriculture.



*Spar shop*



*Veterinary Surgery*

*The Old School*



*Businesses at Station Yard*



8.2 Whilst businesses come and go, the above list shows the importance of having premises available for opportunities to flourish. In order to retain a vibrant community it is desirable to support and encourage local businesses. Evidence for this has been derived from surveys during the preparation of the Parish Plan and this Neighbourhood Plan as well as from discussion groups and one-to-one discussions. Encouraging local food production is seen as highly desirable as evidenced by the success of a recently established delicatessen selling some local produce.

### ***Current Issues***

8.3 While there is little unemployment in Yetminster and Ryme Intrinseca, encouraging businesses and self-employment is important to ensure the local economy remains buoyant and to give opportunities for people to work locally rather than commute to the nearby towns. This will help the area move towards a low carbon economy with fewer car journeys, reducing associated road safety issues.

8.4 The biggest obstacle to business growth is the lack of suitable premises. Currently there are few areas available for new or expanding businesses whether it is office space or small industrial or storage units. Based on discussions with local business owners, possible areas to consider might include land to the north of Frylake Meadow (which has good road access and parking and is reasonably close to the village centre), unused (or underused) land and buildings at Station Yard and the former pig farm buildings running north along the railway line, and redundant farm buildings in the wider area (though none were submitted for consideration during the call for sites). There may also be opportunities within the smaller settlement of Ryme Intrinseca, but this would be at a much smaller scale given the size of that community. Any such development will need to have regard to the historic environment, biodiversity, flood risk, highways etc.

8.5 In view of current uncertainty about the needs of business enterprises during the plan period, no land allocations are made in this plan, but support will be given to appropriate proposals in order to maintain a vibrant and sustainable community.

### **Business Services & Economy Objective**

To support existing businesses, expand local employment opportunities and maintain the area as a working community.

### **Policy BS1: Sustainable Growth of Businesses**

Development of land or premises for small-scale economic enterprises (of a size appropriate to the rural nature of the area and settlement size) will be supported.

Employment development will generally be supported within or adjoining Yetminster or Ryme Intrinseca, through the intensification or extension of existing premises, as part of a farm diversification scheme, through the re-use or replacement of an existing building, or in a rural location where this is essential for that type of business. Where practical, developments should seek to provide flexible and accessible space that would allow future subdivision or expansion without the need for re-building.

All new employment development should respect the character of its surroundings by way of its scale, massing, design and landscaping. It should avoid harming the intrinsic qualities of the surrounding area by including appropriate mitigation against excessive noise, light pollution and similar problems, and safeguard residential amenity and road safety. Sites that are particularly sensitive due to their heritage, biodiversity of landscape contribution should be avoided.

## 9. TRAFFIC, ROAD SAFETY AND TRANSPORT

### *Introduction*

9.1 Development is concentrated in the villages of Yetminster and Ryme Intrinseca. In Yetminster post-war housing development adjoins the historic core but all development feeds onto the old roads which are narrow, often winding, have limited pavements and parking, and are not suitable for rapid through traffic or for lorries. The current traffic volumes and increasing size of vehicles therefore cause safety concerns, reflected in responses to the Neighbourhood Plan questionnaire.

### *Traffic flows and speeding*

9.2 There are two principal through roads in the area (excluding the small length of the A37 in the south-west part):

- the east-west road through Yetminster (from Brister End to Ryme Road) and on through Ryme Intrinseca to/from the A37;
- the north-south road (from Thornford Road to Hamlet and Chetnole) as well as the road to/from the A37 via Cuckoo Hill.

9.3 These roads are used as through routes by non-resident commuters and parents on school runs, as well as by local residents, creating a significant road safety problem with speeding. Replies to the questionnaire showed that 84% of respondents felt that speed limits should be reviewed and 88% that road signage, including restrictions, need updating.

### *Pedestrian safety*

9.4 There are several roads in the villages without pavements on either side for some or all of their length and sections considered by

residents to be dangerous are included on map 8 and, more particularly, are identified in Project P8.



9.5 89% of respondents to the Neighbourhood Plan questionnaire felt that there should be physical pavements where practicable. However, such improvements are largely outside the remit of Neighbourhood Plans.

### *Parking*

9.6 In the Neighbourhood Plan area there was a 12.6% increase in car ownership in the 10 years from 2001 to 2011, with an average of 1.5 motor vehicles per household in 2011. One in seven households have at least 3 cars or vans and many residents' and visitors' vehicles have to be parked on the roadside. This means that, by 2011, the 2026 car ownership levels assumed in the Bournemouth, Poole and Dorset Residential Parking Study had already been exceeded. Although parked cars can incidentally act as a traffic and speed constraint, in some places this can create safety issues, and cause damage to pavements and verges. A particular problem, but not the only example, is that due to a lack of adequate parking at the Spar shop in Yetminster, delivery lorries, agricultural vehicles and cars park on Thornford Road or High Street, the larger vehicles blocking sight lines, or they park on, and damage, the wide

grass area on the opposite side of Thornford Road. There are no obvious locations to provide further off-street car parking.

9.7 The Bournemouth, Poole and Dorset Residential Car Parking Study (2011) includes guidance to calculate car parking requirements for residential development (Table 1). Separate guidance is provided for sites of five dwellings or fewer, and six dwellings or more. Where a developer wishes to provide a different level of parking, supporting evidence must be agreed with the highways and planning authorities. Developers may also be requested to deviate from the published guidance where this is justified by local circumstances.

needed for each garage (but not car ports / car barns) at a rate of 0.5 spaces per garage. The tendency for parking provision to be provided as in-line spaces (i.e. end to end in a line, often in front of a garage) appears to be a more recent phenomenon that was not envisaged in the examples given in the 2011 study, but has a similar impact in that these spaces are less used (due to the need to manoeuvre vehicles to get any blocked cars out). It is therefore suggested that any in-line provision of more than 2 spaces (i.e. three spaces end to end in a line or two spaces in front of a garage) should only count as a maximum of 2 spaces.

*Parking in Yetminster High Street halving the road width*



9.10 The need to ensure adequate provision of spaces for electric / hybrid vehicle charging is not considered in the general parking standards, but it is clear that this factor should now be taken into consideration and that the necessary infrastructure should be shown on the proposed plans of new buildings. Retrofitting charging points to existing buildings is also encouraged, but will need careful consideration in the case of historic buildings. Provision of car charging points may well become mandatory through Building Regulations<sup>29</sup>.

<b>Table 5: Residential Parking Standards</b>	
• 1 bedroom	1 parking space
• 2 bedrooms	1-2 parking spaces
• 3 bedrooms	2 parking spaces
• 4 bedrooms	2-3 parking spaces
In additional, 1 visitor parking space should normally be provided	

9.8 The under provision of parking can lead to congestion and clutter on the roads and related access problems, and as such congestion exists in places on the roads in Yetminster, where justified in a specific case, the car parking standards may be exceeded.

9.9 The Parking Study notes that garages are commonly used for storage rather than parking, as modern homes are built with less storage space. Because of this, extra unallocated parking will be

<sup>29</sup> This was consulted on in late 2019



## ***Buses and Community Transport***

- 9.11 Despite their importance to residents without cars, particularly schoolchildren and the elderly, regular bus services (except for school buses) were terminated from July 2017 due to a withdrawal of public funding.
- 9.12 Other bus options are limited. However, the Parish Council makes a financial contribution to the running costs of NORDCAT (a community transport scheme) and encourages the use of Dorset Council's car sharing initiative and voluntary transport schemes that run locally, for example, 'Helping Hands', which enables those without cars to get to hospital appointments etc.



*NORDCAT Community Transport Bus*

## ***Railway***

- 9.13 Yetminster is fortunate to have a local rail service connecting to the nearest towns of Yeovil and Dorchester. However, there are significant gaps in the timetable for the Bristol-Weymouth line, which has a well-used station in Yetminster, and the trains are regularly overcrowded, particularly in the summer months.

### **Traffic, Road Safety and Transport Objective 1**

To make the roads and pavements safer.

### **Traffic, Road Safety and Transport Objective 2**

To ensure the provision and maintenance of adequate public transport.

### **Policy T1: Highway Safety**

Where new development would give rise to increased traffic that would adversely impact on the safe use of the highway, contributions may be sought towards pavements (in relation to Yetminster) and the implementation of traffic calming and other measures (including the initiatives identified under Projects P8 and P9) as necessary to avoid an unacceptable impact on highway safety, or to ensure that any residual cumulative impacts on the road network would not be severe. Any highway schemes should adhere to the Rural Roads Protocol as adopted by the Highway Authority, to preserve and enhance the historic character of the area.

### **Policy T2: Vehicle Parking**

Development should be designed to meet or, where justified, exceed the number of car parking spaces set out in the adopted car parking standards<sup>30</sup>.

Unallocated on-street parking as part of this provision will only be supported where there are safe crossing points and traffic flows would not be impeded.

### **Policy T3: Electric Vehicle Charging Points**

Proposals for new buildings should include appropriate provision for electric vehicle charging points. Provision of such charging points for existing development will be encouraged, having regard to the need to minimise any adverse impacts on the character of the area including heritage assets.

## **10. MONITORING AND REVIEW**

10.1 The Neighbourhood Plan covers the period to 2036. It will be kept under review to take account of national and local planning policy and to monitor the effects of development during this period. Particular attention will be given to the need to maintain up-to-date housing policies in the light of NPPF (2021) paragraphs 11-14 and 78-80 and any subsequent national policy changes. The Parish Council will therefore regularly consider the need to update the objectives and policies of the Neighbourhood Plan and will publish an annual update report including, but not limited to, the following information:

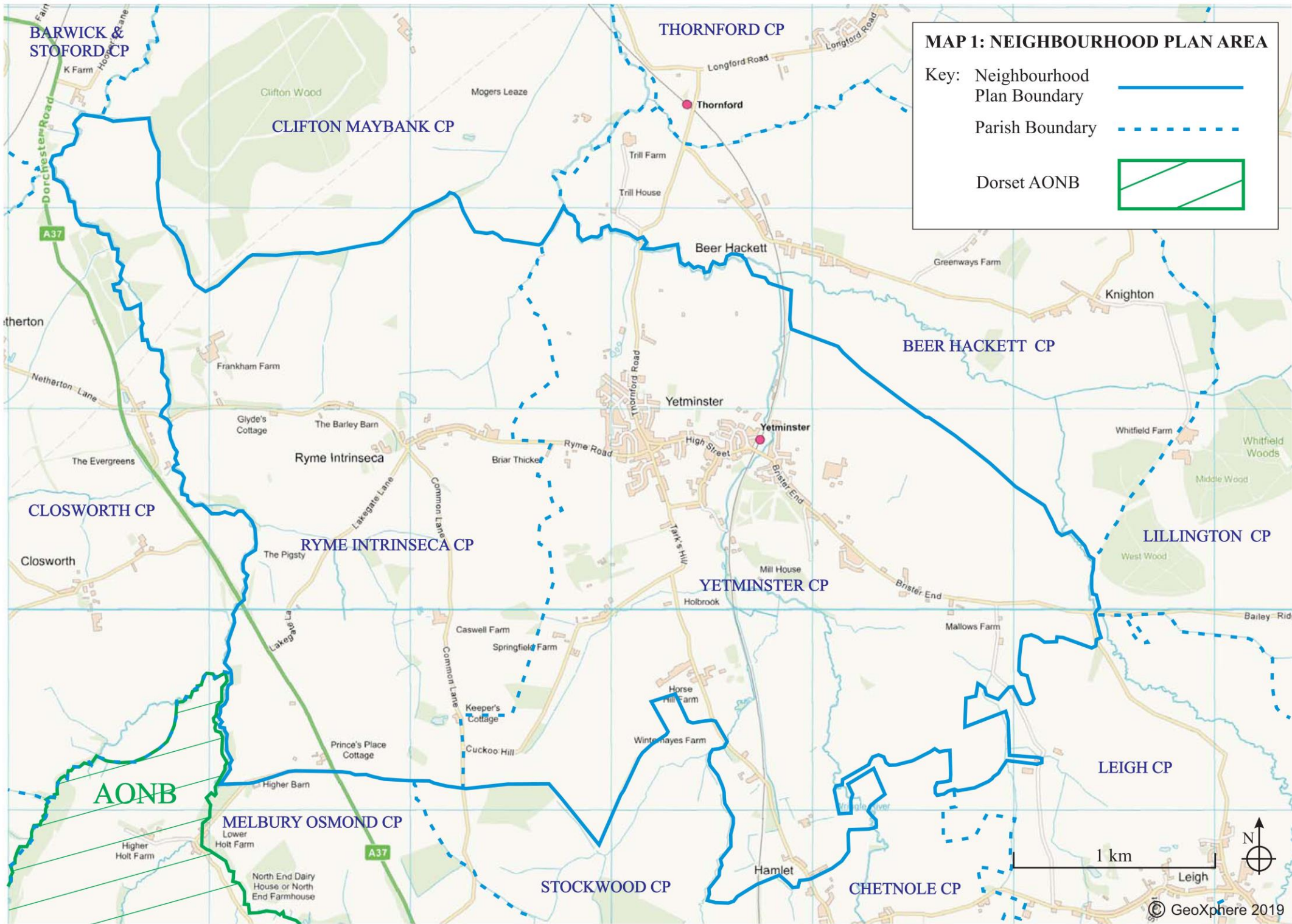
- representations made by the Parish Council to Dorset Council on all planning applications in the Neighbourhood Plan area and Dorset Council's decision as the Local Planning Authority;
- the number of homes approved, and the number of homes built that year and in total since 2011;
- the steps taken to protect community assets and employment premises affected by development proposals;
- highway safety issues raised with the Highway Authority, the action taken and the outcome; and
- cases of unauthorised development and the outcome of action taken;
- any other matters considered to be relevant in relation to monitoring the Neighbourhood Plan.

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<sup>30</sup> Residential car parking provision: local guidance for Dorset (2011) and Non-residential parking guidance for Dorset (undated)

## **11. POLICY MAPS**

1. Neighbourhood Plan Area
2. Conservation Area and Listed Buildings
3. Defined Development Boundary and Site Allocations
4. Green Spaces and Community Facilities
5. Viewpoints
6. Local Paths
7. Areas of Ecological Value
8. Road Safety
9. Flood Risk



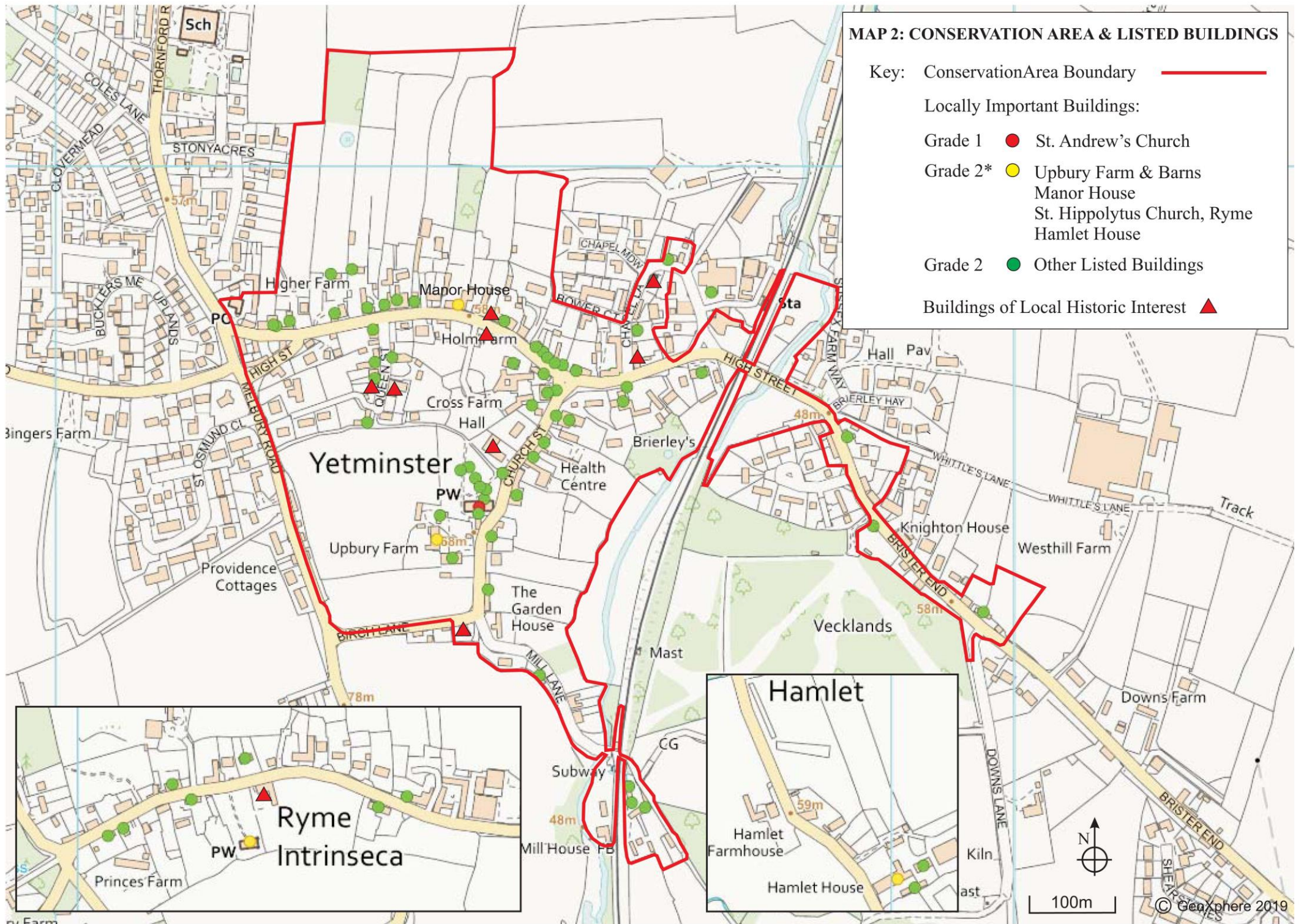
**MAP 1: NEIGHBOURHOOD PLAN AREA**

Key:

- Neighbourhood Plan Boundary
- Parish Boundary
- Dorset AONB




**MAP 2: CONSERVATION AREA & LISTED BUILDINGS**

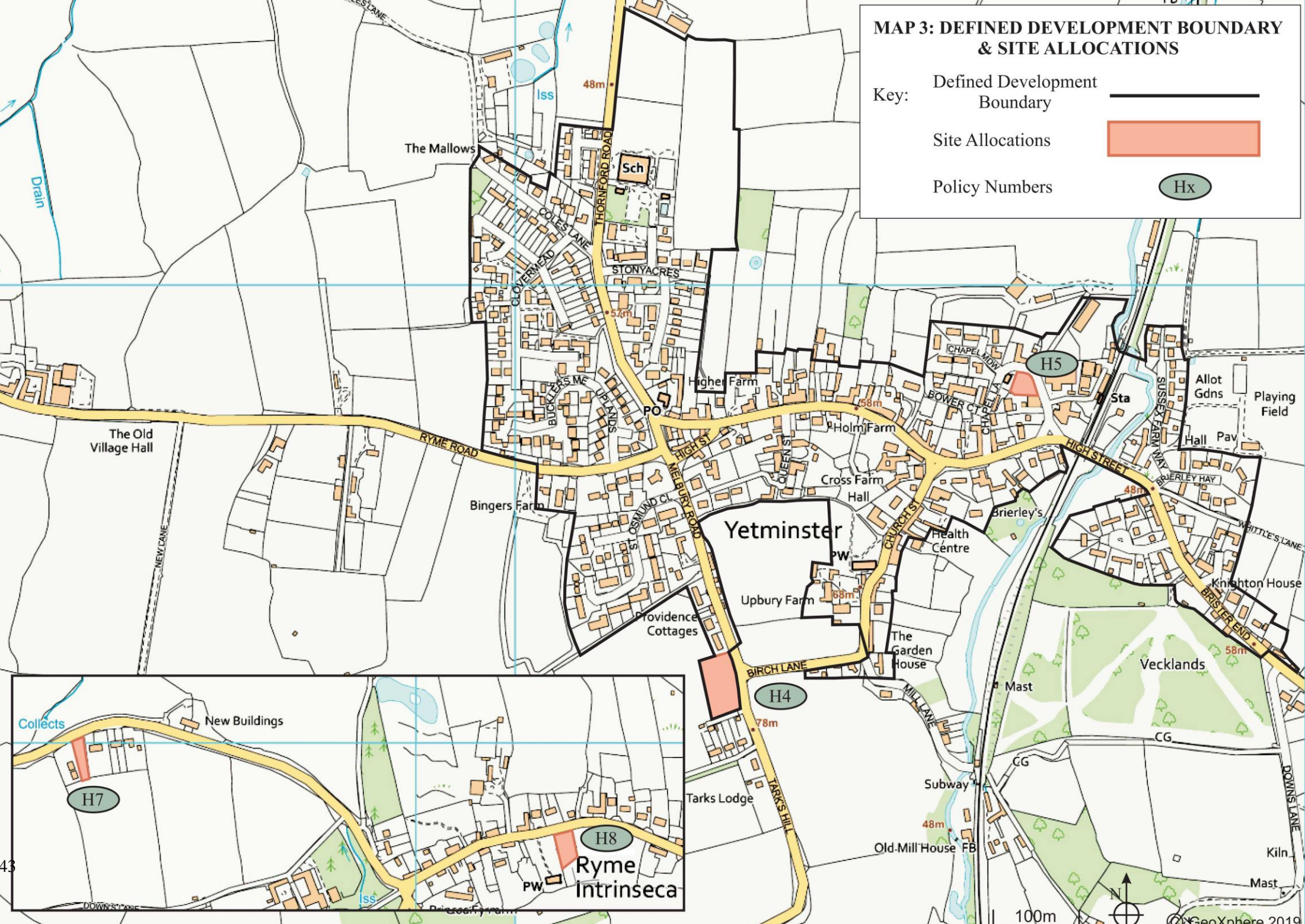
- Key: Conservation Area Boundary ———
- Locally Important Buildings:
- Grade 1 ● St. Andrew's Church
  - Grade 2\* ● Upbury Farm & Barns  
Manor House  
St. Hippolytus Church, Ryme Hamlet House
  - Grade 2 ● Other Listed Buildings
  - Buildings of Local Historic Interest ▲



### MAP 3: DEFINED DEVELOPMENT BOUNDARY & SITE ALLOCATIONS

Key:

- Defined Development Boundary 
- Site Allocations 
- Policy Numbers 



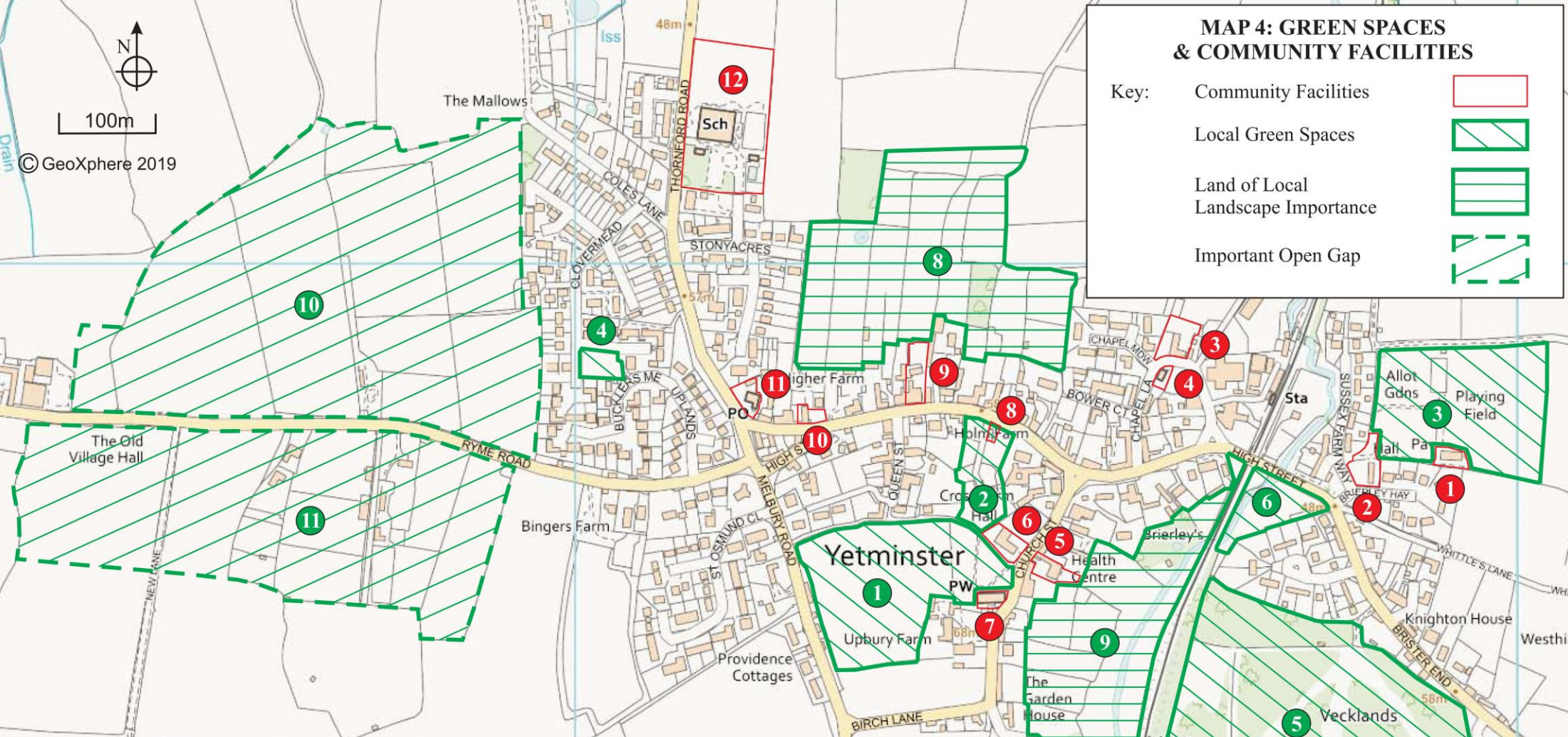
100m



# MAP 4: GREEN SPACES & COMMUNITY FACILITIES

Key:

- Community Facilities 
- Local Green Spaces 
- Land of Local Landscape Importance 
- Important Open Gap 



- COMMUNITY FACILITIES**
1. Sports Club
  2. Childrens' Play Area & Scout Hut
  3. Montessori School
  4. Methodist Church
  5. Health Centre
  6. Jubilee Hall
  7. St. Andrew's Church
  8. Wellpets Veterinary Surgery
  9. White Hart public house
  10. Old School Gallery & Café
  11. Spar Shop and Post Office
  12. St. Andrew's CE Primary School
  13. St. Hippolytus' Church, Ryme

- GREEN SPACES**
1. Upbury Farm & Churchyard (LGS 1)
  2. Cross Farm Entrance (LGS 2)
  3. Sports Field & Allotments (LGS 3)
  4. Meadens Open Space (LGS 4)
  5. Vecklands (Millennium Wood) (LGS 5)
  6. Water Meadow (LGS 6)
  7. Ryme Churchyard (LGS 7)
  8. Medieval Fields (LLLI 1)
  9. Church Street Gardens (LLLI 2)
  10. Important Open Gap
  11. Important Open Gap

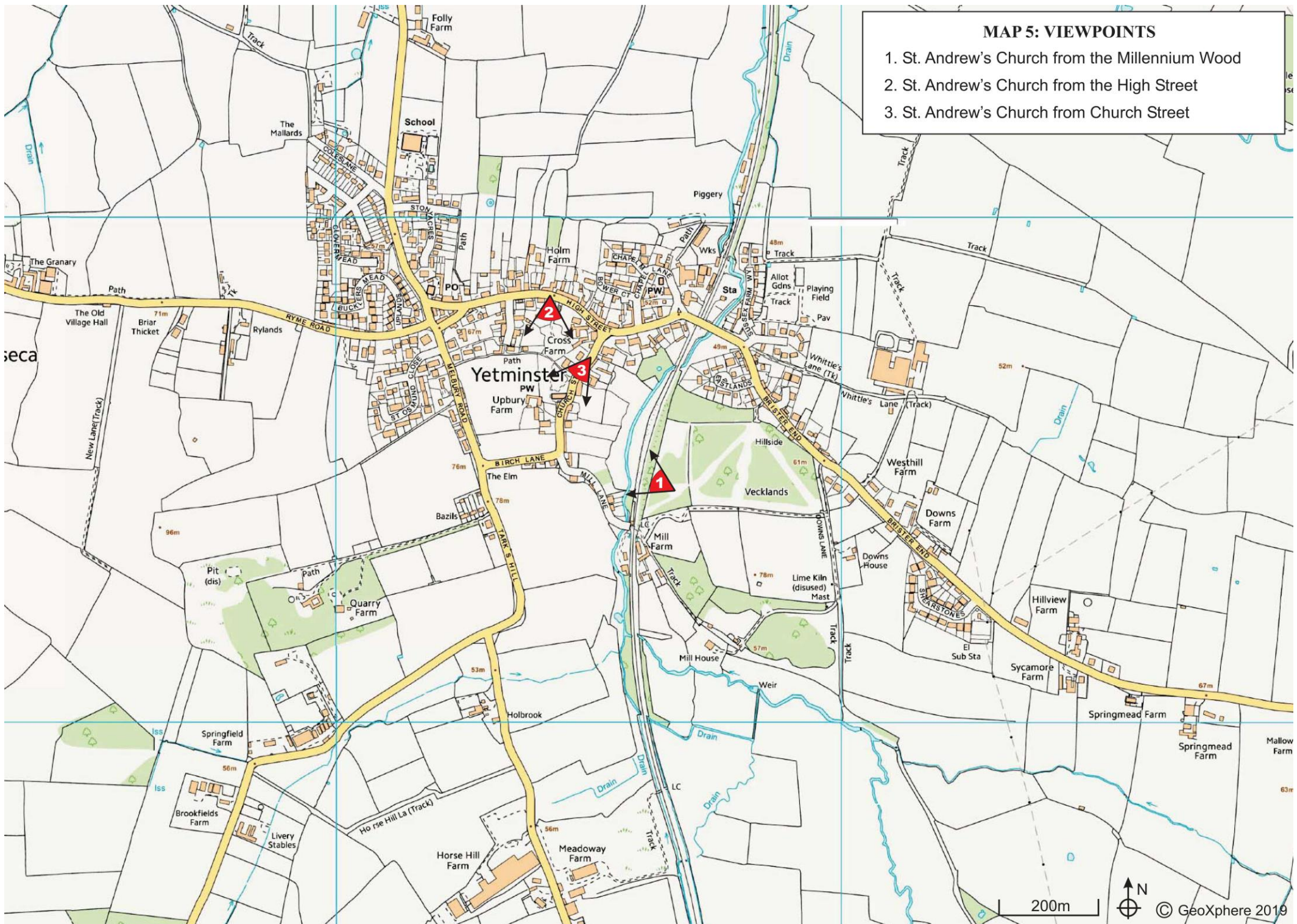
© GeoXphere 2019

100m



### MAP 5: VIEWPOINTS

1. St. Andrew's Church from the Millennium Wood
2. St. Andrew's Church from the High Street
3. St. Andrew's Church from Church Street







200m

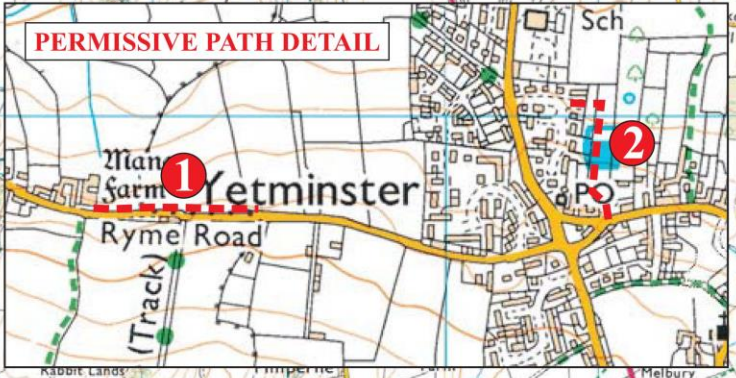
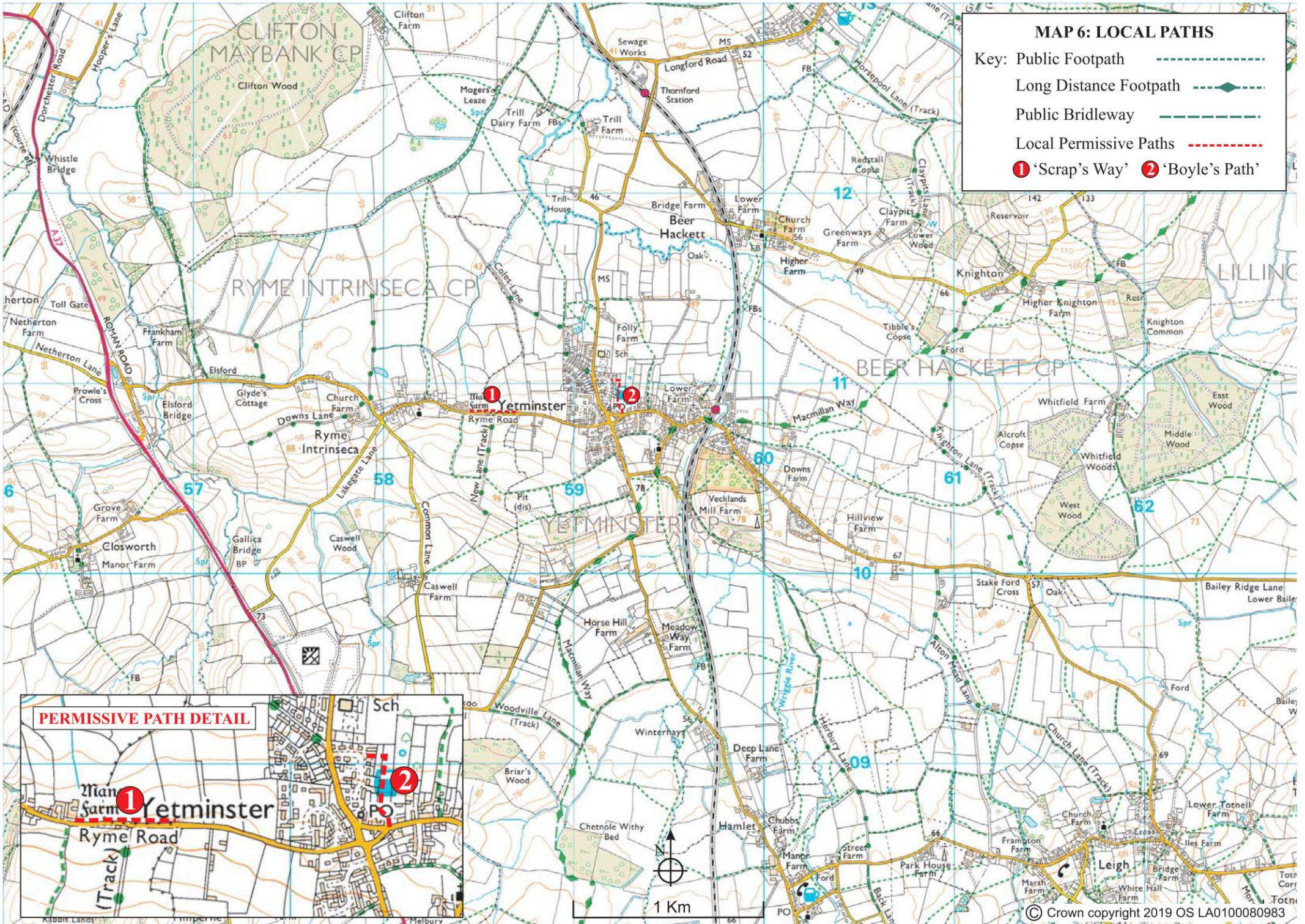


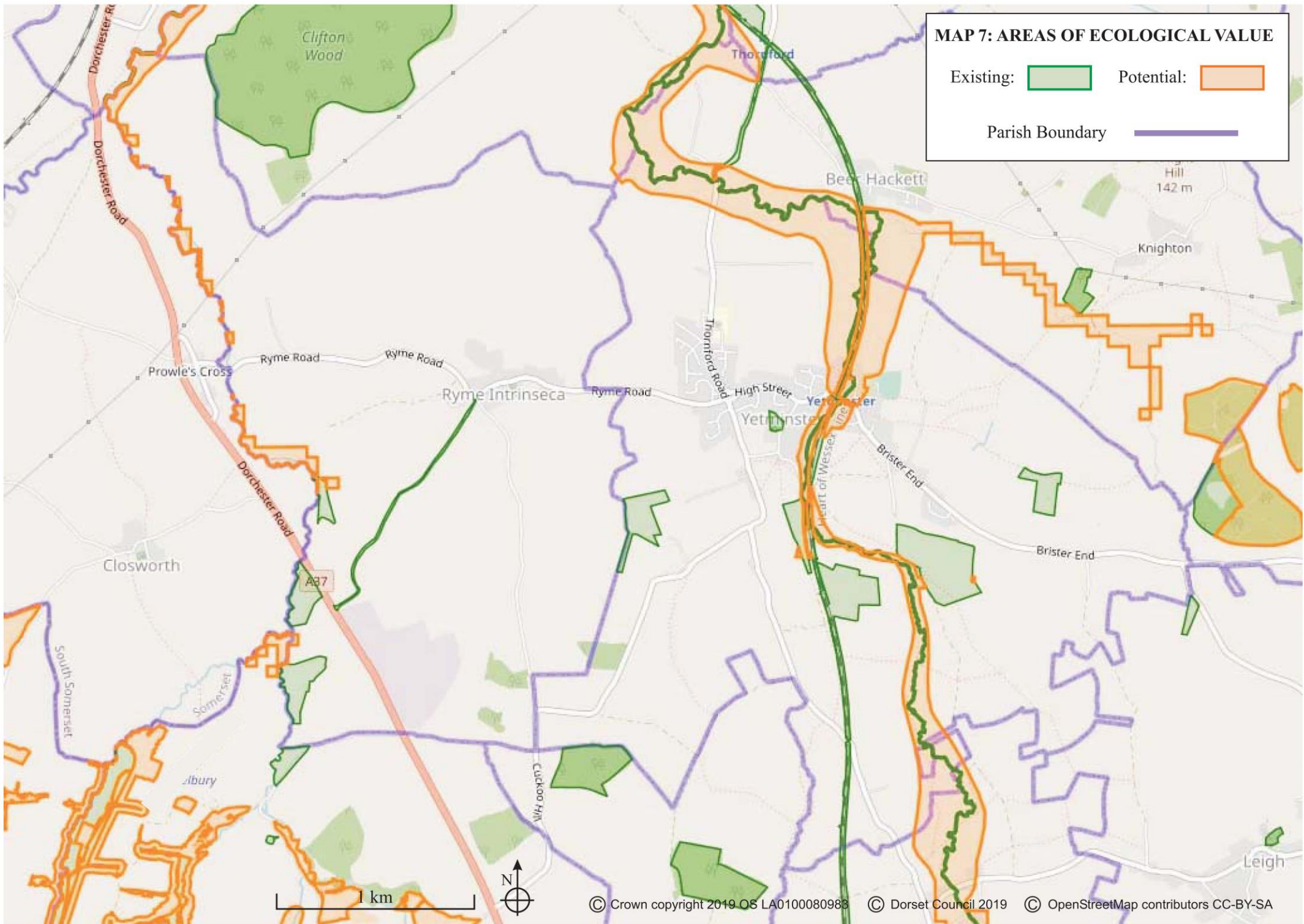
© GeoXphere 2019



### MAP 6: LOCAL PATHS

- Key: Public Footpath   
Long Distance Footpath   
Public Bridleway   
Local Permissive Paths   
① 'Scrap's Way' ② 'Boyle's Path'





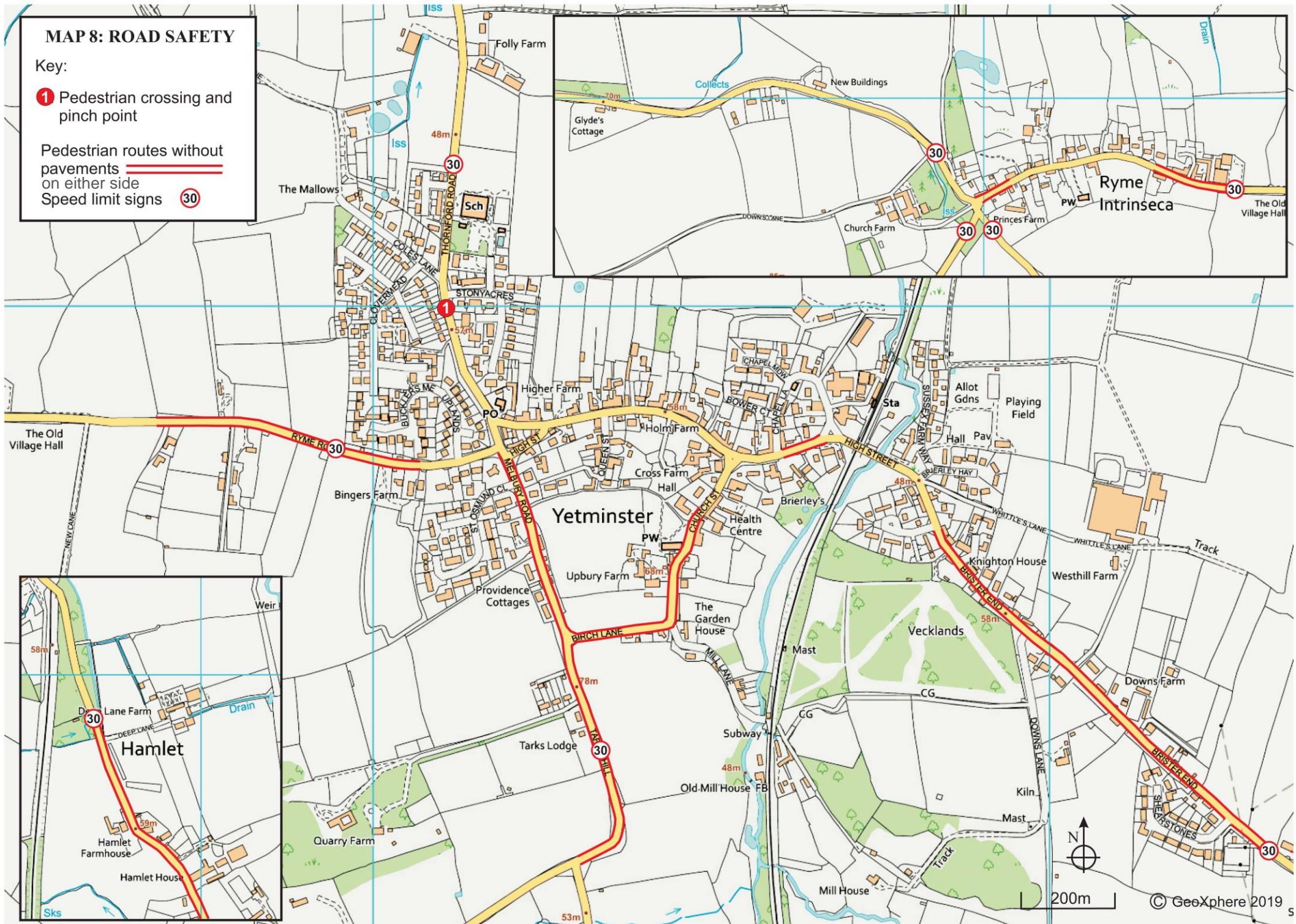
# MAP 8: ROAD SAFETY

Key:

1 Pedestrian crossing and pinch point


Pedestrian routes without pavements on either side

Speed limit signs 30

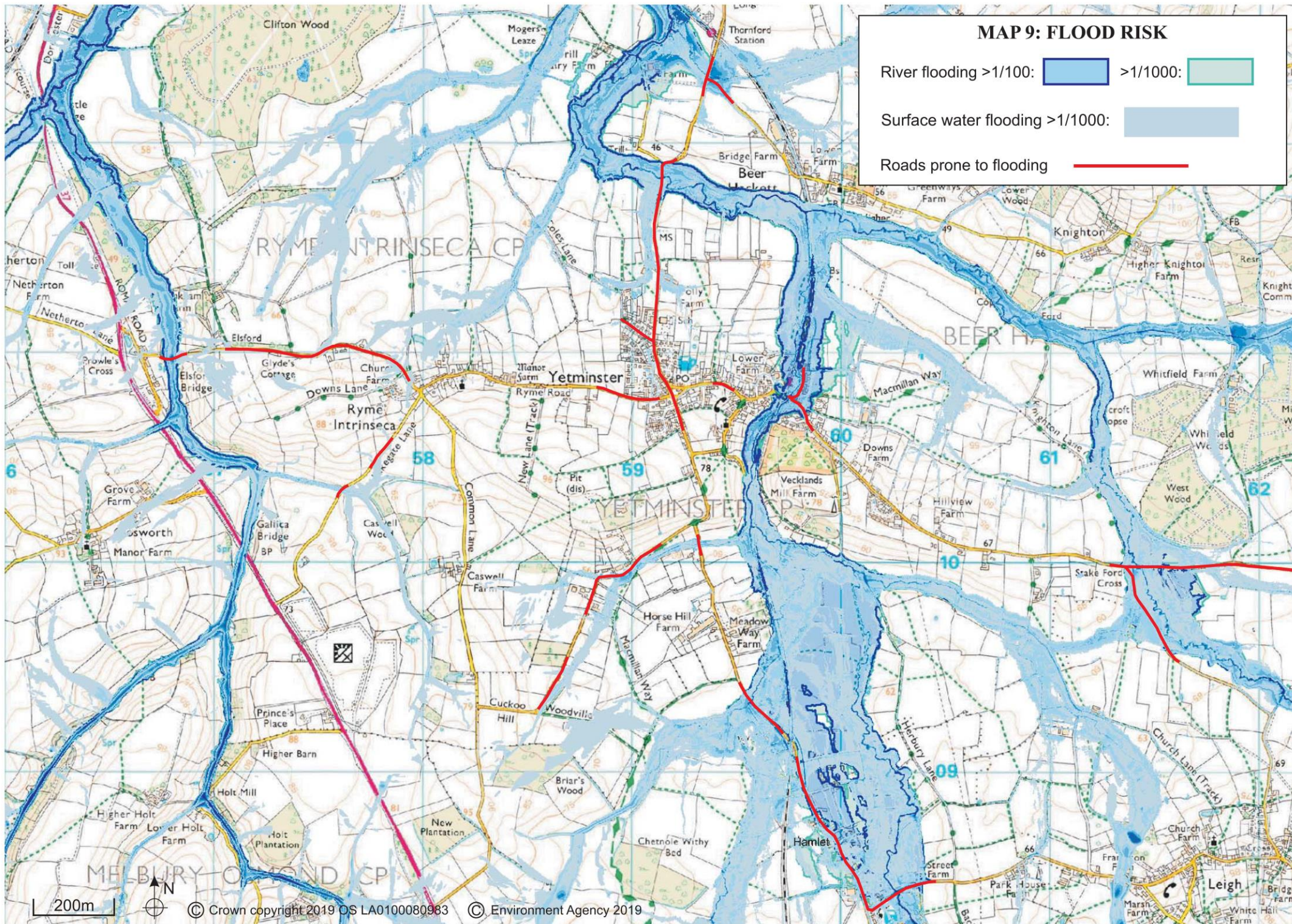


### MAP 9: FLOOD RISK

River flooding >1/100:  >1/1000: 

Surface water flooding >1/1000: 

Roads prone to flooding 



## APPENDIX A: GLOSSARY AND DEFINITIONS

**Affordable housing** [H2] – housing for sale or rent, for those whose needs are not met by the market. A full definition is given in Annex 2 of National Planning Policy Framework 2021.

**Area of Outstanding Natural Beauty (AONB)** [4.1] – land protected under the Countryside and Rights of Way Act 2000 to conserve and enhance the natural beauty of the area.

**Asset of Community Value (ACV)** – a building or land that has recently, or is presently, used to further the social wellbeing and social interest of the local community and could do so in the future.

**Basic Conditions Statement** [1.1] – a separate document appraising the extent to which the neighbourhood plan policies conform with the NPPF, the strategic policies of the West Dorset District Plan and EU guidance on sustainability.

**Community and Leisure Services and Facilities** [6] - a wide ranging definition including shops, cafes, restaurants and public houses, pre-schools and schools, health and social care facilities, community halls/hubs, including places of worship, sports and leisure facilities such as play areas and recreation grounds. These are local facilities whose main catchment population would be the Neighbourhood Plan area and adjoining parishes.

**Conservation Area** [4.3] – an area of special architectural or historic interest, the character and appearance of which are preserved and enhanced by local planning policies and guidance.

**Consultation Summary** – a separate document summarising the consultation process on the Neighbourhood Plan.

**Defined Development Boundary (DDB)** [2.2.6, 7.11] – the area within which suitable development is generally allowed and outside which development is restricted.

**Development Plan** [1.6] – documents setting out the local planning authority's policies and proposals for the development and use of land in the area.

**Housing Needs Assessment** [7.1] – an assessment of housing needs during the plan period.

**Independent Examiner** [1.5] - an independent person appointed to carry out an examination of a proposed neighbourhood plan to ensure that the basic conditions are met (see Basic Conditions Statement above).

**Land of Local Landscape Importance** [4.9] – land designated as such in the 2015 Local Plan and listed in Table 3.

**Listed Building** – any building or structure which is included as a building of special architectural or historic interest on the National Heritage List for England.

**Local Green Space** [EN4] – an area or open space of particular importance listed in Table 3 which is protected from development.

**Local Plan** [7.2] – documents prepared by a local planning authority setting out the strategic priorities for the use and development of land including transport infrastructure and the protection for the local environment.

**Local Planning Authority (LPA)** [1.5,1.3] – the local government body responsible for formulating planning policies and controlling development which, in this area, is Dorset Council.

**Local Referendum** [1.6] – a direct vote in which the local community will be asked to accept or reject the neighbourhood plan.

**National Planning Policy Framework (NPPF)** [1.1] – a government policy document (at the time of drafting this plan, last updated in July 2021) setting out the government's planning policies for England and how these should be applied.

**Neighbourhood Plan** [1.1.1, 4.2] – a planning document initiated by the parish council and prepared by the local community setting out the vision for the area and policies for the development and use of land and for the protection of the environment.

**National Heritage List for England (NHLE)** [4.4] – see definition of listed building.

**Parish Council** [1.1.5] – the Yetminster and Ryme Intrinsic Parish Council which covers the two civil parishes of Yetminster and Ryme Intrinsic.

**Parish Plan** [1.2] – the plan produced by the Parish Council in 2015 that sets out a vision for the future of the parish community and outlines how that can be achieved in an action plan.

**Projects** [1.4] – a list of projects, contained in Appendix B, which cannot be delivered through the planning system but which reflect the aspirations of the community.

**Steering Group** [1.2] – the group of volunteers which has helped prepare the Neighbourhood Plan.

**Strategic Environmental Assessment** – a systematic process aiming to ensure that environmental considerations are fully considered in the preparation of the neighbourhood plan.

**Strategic Housing Land Availability Assessment (SHLAA)** [7.7] – a periodic assessment by Dorset Council of the availability of land for housing.

**Sustainable Development** [1.1.2] – development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

**Vision** [3] – the basis for defining objectives, policies and projects and set out in section 3.

## **APPENDIX B: LIST OF SUPPORTING EVIDENCE**

This appendix provides a list of the main evidence documents used in the formulation of this Neighbourhood Plan. Additional documents also considered during the preparation of this plan are included in the Statement of Evidence.

2011 Strategic Housing Market Assessment for the Dorchester / Weymouth Housing Market Area, January 2012, Justin Gardner Consulting (JGC) and Chris Broughton Associates (CBA) [Microsoft Word - West Dorset - LA report.doc \(dorsetcouncil.gov.uk\)](#)

Basic Conditions Statement, June 2021, prepared for Yetminster & Ryme Intrinsic Parish Council by Dorset Planning Consultant Limited [Basic Conditions Statement Submission YRINP 210619.pdf - Google Drive](#)

Bournemouth, Dorset and Poole Workspace Strategy, October 2016, Dorset Councils [Bournemouth, Dorset and Poole Workspace Strategy and Study - Dorset Council](#)

Bournemouth, Poole and Dorset Residential Car Parking Study, 2011, [Microsoft Word - 2010-05-07 Draft DRCPS Vol.1 v.22.doc \(dorsetcouncil.gov.uk\)](#)

Consultation Statement, July 2021, Yetminster & Ryme Intrinsic Neighbourhood Plan Group [Consultation Statement YRINP ver 8 210714 \(1\).pdf - Google Drive](#)

Designing with Downsize, October 2016, University of Sheffield and DWELL [https://www.housinglin.org.uk/assets/DWELL\\_DesigningWithDownsizers.pdf](https://www.housinglin.org.uk/assets/DWELL_DesigningWithDownsizers.pdf)

Dorset's Ecological Networks <https://dorsetlnp.org.uk/dorsets-ecological-networks/>

Ecology Report & Field Survey, March 2019, Dorset Environmental Records [Dorset Environmental Records Centre \(Ecological Assessment\) YRINP March 2019 \(1\).pdf - Google Drive](#)

Employment Land Review for West Dorset & Weymouth & Portland – Northern Area, 2013, West Dorset District Council and Weymouth & Portland Borough Council [618fb0a9-6f87-86f7-8348-1cf3777f4db4 \(dorsetcouncil.gov.uk\)](#)

Heritage Impact Assessment for the Yetminster & Ryme Intrinsic Neighbourhood Plan, June 2021, AECOM [Heritage Impact Assessment YRINP AECOM Final 210602.pdf - Google Drive](#)

Housing Needs Assessment, March 2018 & updated June 2021, Yetminster & Ryme Intrinsic Neighbourhood Plan Group [Housing Needs Assessment YRINP 2106 RevF.pdf - Google Drive](#)

Local Area Reports (2011 Census) for Yetminster and Ryme Intrinsic, Nomis <https://www.nomisweb.co.uk/reports/localarea?compare=E04003629> and <https://www.nomisweb.co.uk/reports/localarea?compare=E04003590>

National Heritage List for England <https://historicengland.org.uk/listing/the-list/>

National Planning Policy Framework and relevant planning practice guidance <https://www.gov.uk/government/collections/planning-practice-guidance>

Site Assessment Report for the Yetminster & Ryme Intrinsic Neighbourhood Plan, March 2019, AECOM [Site Assessment Report YRINP Final AECOM 190605 \(1\) \(1\).pdf - Google Drive](#)

Strategic Environmental Assessment for the Yetminster & Ryme Intrinsic Neighbourhood Plan - Environmental Report August 2020, prepared for Yetminster & Ryme Intrinsic Parish Council by Dorset Planning Consultant Limited [SEA Environmental Report - submission update - YRINP 210618.pdf - Google Drive](#)

Traffic in Villages - Safety and Civility for Rural Roads, A toolkit for communities, 2011, produced by the Dorset AONB Partnership in conjunction with Hamilton-Baillie Associates [TrafficInVillages.pdf \(northwessexdowns.org.uk\)](#)

West Dorset Landscape Character Assessment, February 2009, West Dorset District Council [LCA Feb 2009 Final version 2.qxd \(dorsetcouncil.gov.uk\)](#)

West Dorset, Weymouth & Portland Local Plan, October 2015, jointly prepared and adopted by West Dorset District Council and Weymouth & Portland Borough Council [West Dorset, Weymouth & Portland adopted local plan - Dorset Council](#)

Yetminster & Ryme Intrinsic Parish Plan, April 2015, Yetminster & Ryme Intrinsic Parish Council  
<https://yetminsterparishes.gov.uk/council/documentation/>

Yetminster Conservation Area Appraisal, December 2009, West Dorset District Council [Yetminster Conservation Area Appraisal \(dorsetcouncil.gov.uk\)](#)



## APPENDIX C: PROJECTS

### **Project P1: National Park Status**

The Parish Council will seek the inclusion of the civil parishes of Ryme Intrinseca and Yetminster within the proposed National Park in Dorset.

### **Project P2: Maintenance of Public Footpaths & Bridleways**

The Parish Council will monitor the condition of the Public Footpaths and Bridleways in the area and where appropriate will work with the Rights of Way Team and local landowners to bring about improvements, including the consideration of new routes to increase the amount of footpaths and bridleways.

### **Project P3: Lime Kiln Restoration**

The Parish Council will liaise with the landowner of the Lime Kiln on Downs Lane to explore the feasibility of restoring it as a community initiative.

### **Project P4: Improving Community and Leisure Facilities**

The Parish Council will investigate and act on proposals for:

- The need for more children's play areas.
- How the existing sports field and club house could be used more effectively for the benefit of the Parish community.
- Potential locations for the creation of a village green in Yetminster.
- Improved sports facilities.

### **Project P5: Assets of Community Value**

The Parish Council will nominate the places and areas listed in Table 4 as Assets of Community Value. Additional nominations will be made as necessary by the Parish Council. Each nominated asset will be reviewed every five years. Any anticipated change, closure or expansion should be discussed with the Parish Council at the earliest opportunity.

### **Project P6: Community Engagement**

The Parish Council will keep under review the methods of information dissemination to ensure they are working effectively.

The Parish Council will identify and support the voluntary services and agencies, such as Helping Hands, that offer support to senior citizens, disabled, ill and less fortunate members of the community.

The Parish Council will encourage the reinstatement of the Neighbourhood Watch scheme.

### **Project P7: Business Support**

The Parish Council will initiate a Business Support Group including an on-line business directory for the Parish.

The Parish Council will encourage landowners of redundant farm buildings and sites suggested for development (that were not selected for inclusion in the plan but could potentially be suitable for small scale and start-up employment units), to make their sites available for such development.

### **Project P8: Working in partnership to improve road safety**

The Parish Council will work with the Local Highway Authority (and local landowners where appropriate) to create a safe highway infrastructure, allowing for increased road usage resulting from any development. Measures may include:

- speed monitoring and implementation of safe speed limits
- traffic calming measures
- controls (including signage) over the size and routing of heavy lorry traffic
- the provision of pavements.

To achieve this, the Parish Council will:

- Seek permission from the Highways Authority for standard Community Speed Watch (CSW) approved warning signs showing a speed camera, to be placed on the road entry points in Yetminster and Ryme. The existing CSW group should continue its work in conjunction with the police.
- Renew the request to the Highways Authority to alter sections of the 30 mph limits within Yetminster and Ryme Intrinsic to 20 mph, particularly in High Street and around the junction of Coles Lane, Stonyacres and Thornford Road.
- Press for the provision of a pedestrian crossing / speed warning system / speed bumps at the junction of Coles Lane, Stonyacres and Thornford Road. This would protect pedestrians, including schoolchildren going to and from St Andrew's primary school in Yetminster, in addition to the existing pinch point priority system on the Thornford Road, there could be a lit pedestrian crossing at the junction of Coles Lane, Stonyacres and the Thornford Road, shown on map 8, and/or a permanent speed informative system/'speed trigger' camera system at or near the same junction (where a temporary system has sometimes been positioned),

indicating a vehicle's speed when in excess of the speed limit and flashing 'Slow Down'.

- Continue liaising with the owners of the ABP abattoir to ensure that abattoir-related lorry traffic uses the approved route from the A37 via Cuckoo Hill and not roads within the villages, and if necessary, to request further signage.
- Propose to Dorset Council that there should be a 7.5 metric ton lorry limit in Church Street and Birch Lane in Yetminster, (with an exception for deliveries in these roads), as lorry drivers using HGV and ordinary car 'sat navs' are being directed through these narrow and wholly unsuitable roads, causing blockages and endangering other road users.
- Request that the grass area opposite the Spar shop, on Thornford Road, be turned into a parking layby, which should have capacity for three cars or a delivery lorry.
- Explore measures to reduce vehicles parking on verges
- Pursue with the Highway Authority the installation of actual or virtual pavements in the limited areas where this is practicable. Map 8 shows proposed locations, namely between Yetminster and Ryme, and also on a section of Thornford Road where safe pedestrian access is needed for future residents of the Thornford Road development (unless another pedestrian route is negotiated – see Policy H4). Further consideration should be given to the provision of an actual pavement between Chapel Lane and the grass triangle to replace the virtual pavement which is widely considered dangerous because it gives priority to vehicles over pedestrian safety. 'Scrap's Way' should if possible be extended for the whole distance between the two villages where there is no pavement, either by further field-edge footpath in cooperation with landowners or by new pavement – the missing sections are shown on map 8, this project was supported by 85% of questionnaire respondents.

### **Project P9: High Street Improvements**

- The Parish Council will work with the highway authority, landowners and local residents to achieve the provision of raised paving opposite the White Hart public house to act as a speed deterrent and as a ‘village square’.

### **Project P10: Public Transport**

The Parish Council will work with other parishes and public transport providers to achieve an adequate service to cater for the existing population and the residents of any new development.

The Parish Council will also support and encourage the provision of appropriate alternative forms of community transport.

To achieve this the Parish Council will:

- Consider, in cooperation with neighbouring parish councils, alternatives to the withdrawn bus services including car sharing, local bus or taxi hire (NORDCAT), use of school buses, and a community bus service. All available grants/subsidies to achieve continuation of bus or alternative services should be sought.
- Support community car share projects
- Encourage the rail service providers to increase the frequency of services.

### **Project P10: Flood Alleviation**

The Parish Council will support and encourage projects by the Highways Authority, the Environment Agency and Wessex Water to alleviate problems with flooding on roads within the plan area.

The Parish Council will continue to ensure a fully trained flood warden is in place, and that a community flood plan is developed in co-ordination with all relevant parties.



Fig 5.4 Photo montage showing appearance of the square when not used for events.

*Concept sketch of  
High Street  
Improvements*

## APPENDIX D: DESIGN GUIDANCE

Yetminster, Ryme Intrinseca and Hamlet contain between them some 65 listed buildings a number of which are grade I or Grade II\* listed. The predominant building material is limestone, with local Forest Marble and Cornbrash stone being used for rubble walls and roofing tiles and Hamstone for ashlar and dressings. The older buildings have stone mullioned windows with casements, often with leaded glazing. Door surrounds are mainly stone with stone lintels or flat arches. Roofs are a variety of stone tiles, slate and clay tiles.

Modern development has taken place and it is acknowledged that not all of the new buildings are sympathetic in nature or scale to the original villages. This guidance is intended to encourage the reverse of this trend and ensure that future developments reflect and enhance the heritage of the area.

In stating this aim it is recognised that there will be a need to use modern materials and to comply with modern construction methods and legislation, but it is felt that there should be no reason why a satisfactory amalgam should not be achieved.

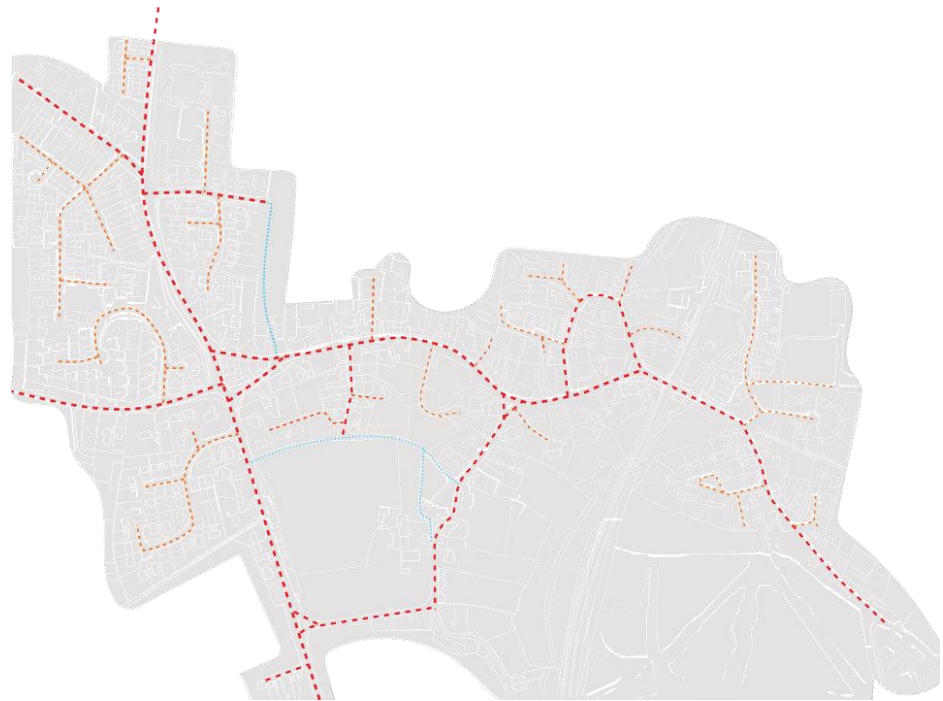
### Y1. Street Layout

The street layouts within the villages generally consist of one or more main thoroughfares with a limited number of side streets.

Streets tend to be linear with gentle meandering to provide interest and evolving views. The minor roads and lanes enhance much of the rural character of the plan's area. The wide verges and entrance splays that exist in places help give the feel of openness and space which is to be encouraged.

The Neighbourhood Plan does not envisage large scale development and the sites identified are seen as having the potential to encompass and reinforce this existing arrangement.

Diagram showing existing street layout in Yetminster. Red dashed lines show the main routes, these are linear in character but with gentle deflections and meandering. Orange dashed lines show cul-de-sacs and tertiary streets with a mixture of linear and meandering layouts.



Where possible, trees should be planted in the street design to help with appearance and biodiversity. This is particularly important where tree planting will soften the boundaries between previous developments and their differing styles.

Consideration should be given to the potential for communal seating and provision for street litter collection, in consultation with the Parish Council.

## Y2. Open Spaces

The layout of the existing houses and buildings encourages the provision of open space in the form of communal access, open verges, parking spaces and courtyards or similar areas.

New development should continue enabling this “openness” in a positive manner.



*Photo: Bower Court, Yetminster, showing individual gardens forming an open space*

## Y3. Gateway and Landmark Features

Gateway and built elements highlighting the access or arrival to a particular area, should be included in the designs where practical.

## Y4. Pattern and layout of buildings

Existing properties are not regular or uniform in design or style and this should be encouraged with new development.

A variety of styles, for example, a mixture of terraced, semidetached and if applicable detached properties, will reflect the existing housing styles although the actual “mix” will be dependent on the site size.

Properties should have sufficient plot depth to provide suitably sized rear gardens, commensurate with the design and type of building and the needs of the occupants.



*Photo: Queen Street, Yetminster, showing different housing styles*

## Y5. Building Line and Boundary Treatment

The historic nature of the street layout means that buildings are generally aligned along the main axis with their main façade and entrance facing it. There is a historic irregularity to the boundaries due to the different periods of construction and this should be encouraged in the form of recesses and variations in new development.



*Photo: Queen Street, Yetminster, showing an example of a street facing boundary wall.*

Boundary treatments will vary but these should be of high quality materials and standards. Boundary treatments facing the street and public areas should reflect the best local examples.

Low walls should be of brick or stone or hedgerows or a combination of these. Hedgerows with some mature tree planting is appropriate on interfaces with the countryside. The use of cheap panel fencing in publicly visible boundaries should be avoided.

#### **Y6. Building Heights and Roofline**

Heights of buildings should not exceed three storeys although three storeys, utilising the roof space (rather than an additional built floor), would be considered where felt to be appropriate and where the two story roof line will not be increased.

The roofline should reflect the pitched roof nature of the existing buildings. Unevenness due to lack of general uniformity in building height is encouraged in new development to enhance the established local interest and character.

The encouragement of uneven rooflines and a lack of uniformity should enable glimpses of the surrounding countryside, emphasising the rural nature of the villages.



*Photo: Yetminster High Street showing varying rooflines*

#### **Y7. Corner Buildings**

Corner buildings should address the public realm by placing windows on both sides of the corner aspect, using excellent design on both façades of the corner. It would not be appropriate to leave blank façades on one side of a corner building.



*Photo: Junction of Queen Street with the High Street, Yetminster, showing corner treatment with windows on both sides*

#### **Y8. Architectural Details**

Some of the prominent features of the properties found in the three villages and their surrounds are related to the building materials available locally which create a strong local character. This should be replicated through specific architectural types such as cottages or coach houses and by adopting particular architectural details such as focus on creating a detail out of the window element along the facades or a good variety in building line and routine. Uncharacteristic detailing should be resisted.

Design proposals should therefore make reference to local buildings considered of merit, and these photographs show examples of architectural treatments and details to materials that are considered a positive example, and from which influence can be drawn.

Other examples can be found in the [Conservation Area Appraisal](#) adopted by the then West Dorset District Council in 2009 (subsequently amended with boundary changes in 2010).

Whilst this document seeks to achieve sympathetic development, it is recognised that modern requirements for waste separation and recycling,

the number of household bins and size have increased. This potentially poses a problem in relation to the aesthetics of the property if bins are left without a design solution.



*Photos: Examples of features which create a strong local character*

Waste and cycle storage should, if placed on the property boundary, be integrated with the overall design of the boundary design. Consideration should be given to a range of hard and soft landscaping treatments such as hedges, trees, flower beds, low walls, and the use of high-quality paving materials to minimise the visual impact of bins and recycling containers.



*Photo: Example of a sympathetically designed storage facility*

### **Y9. Street Furniture**

The overall appearance of the plan area is attractive but the design and siting of street furniture by local authorities and public utilities is often uncoordinated and can detract from the area's overall attractiveness. Signage should therefore be kept to a minimum to avoid clutter and placed on existing poles or structures where possible.

Overhead cables are visually unattractive and both within the villages, and where there is likely to be an impact on the environment, utility providers should be encouraged to place their services underground wherever possible.

### **Y10. Vehicle Parking**

Residential car parking can be a mix of on-plot, side and front spaces, garage and courtyard parking. Car parking provision must be combined with landscaping to minimise the presence of vehicles and blend with the existing streetscape.

*Photo: An example of a landscaped parking spaces*



Where provided, garages must reflect the architectural style of the main building, rather than a mismatched unit. Whilst garages can be used as a design element to create a link between buildings, ensuring continuity of the building line, they should not be prominent elements in the street scene. In determining the garage dimensions, consideration should be given to the integration of cycle parking and waste storage within the structure.

On-street parking can be arranged either perpendicular or parallel to the carriageway, but must be designed to allow for the safe flow of pedestrians and cyclists and ensure access for waste refuse and emergency vehicles.

## **Y11. Sustainability**

### ***Eco Design***

Energy efficient or eco design combine all around energy efficient construction, appliances, and lighting with commercially available renewable energy systems such as air to heat pumps, solar water heating and solar electricity.

Starting from the design stage consideration must be given to opportunities to incorporate passive solar heating, cooling and energy efficient landscaping, depending on local climate and site conditions.

### ***Solar Roof Panels***

It is recognised that solar panels, when installed on a rooftop, can give rise to concern. The design and finish of the panel can be crucial in reducing the panels impact.

On new builds solar panels should be incorporated into the design features from the start. Consideration should be given to the use of solar shingles and photovoltaic slates and the use of solar panels as a material in their own right. Black solar panels with black mounting systems and frames can be an appealing alternative to blue panels.

On retro fits the proportions of the building and roof surface will dictate and potentially limit what will be the best location and size of panel to be used. Wiring and ancillary equipment should be concealed so as to limit their impact.

Consideration should be given to introducing other tile or slate colours in order to create a complimentary composition with the solar panel materials being considered. Contrast and boldness should not be rejected providing it is used in proportion.

### ***Rainwater Harvesting***

Simple and straightforward measures will allow for the capture and storage of rainwater as well as the use of grey water. The pipework and storage devices used in storage systems can be unsightly and consideration should be given to concealing tanks using complementary materials and attractive materials. New developments should utilise pervious ground cover for parking areas and underground tanks from which the collected surface water can be re-used.



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*Policies H3 and H6 were not carried forward from the draft plan and therefore do not feature in the list of policies*

