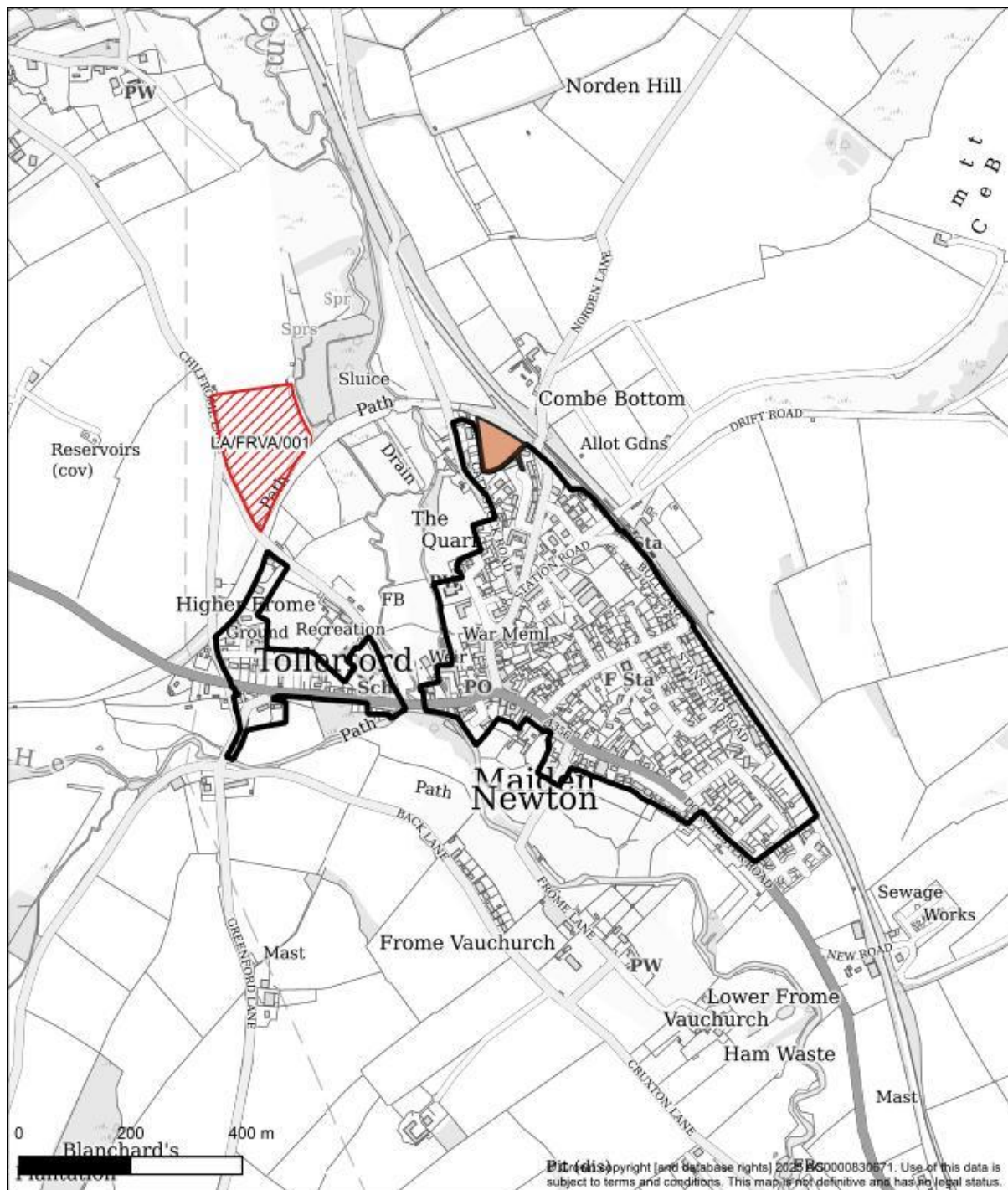


Maiden Newton



Consultation sites

 Residential option - proposed

Existing allocations & consents

 Settlement boundary - existing

 Residential permission - extant

LA/FRVA/001 - Land betwixt former Railway and Chilfrome Lane

Site name	Land betwixt former Railway and Chilfrome Lane
Site reference	LA/FRVA/001
Site area (ha)	2.78
Parish/Settlement	Maiden Newton
Proposed uses (estimated number of homes/capacity)	Around 46 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 46 homes	
Specific design requirements	Edge of village location, to the north and west of existing residential development.	Appropriate density, layout, form, scale and detailed design for the edge of village location.
Natural environment and ecology	The site is within the Poole Harbour Catchment. The site's southern and western boundaries are defined by hedgerows, and there is a woodland adjacent to its eastern edge.	Development will need to ensure nitrogen neutrality. Retain, and buffer, boundary hedgerows, and form significant buffer to woodland along the site's eastern edge. Explore opportunities to maintain and form links between the site and the wider countryside and enhance the function of a wildlife corridor running along the former railway line.
Landscape and visual	The site is within the Dorset National Landscape.	Assess whether 'major development' and potentially 'exceptional circumstances'. Sensitive design to respect the character/setting of the National Landscape.
Heritage	The site's southeastern edge is adjacent to the Maiden Newton Conservation Area. Around 350 metres further southeast from this edge of the site, within the conservation area, there are a cluster of listed buildings centred around Grade I Listed Church of St Mary.	Thoroughly assess asset's significance and potential impacts of development and minimise conflict between potential development and the heritage assets designation (including its setting). Pre-determination archaeological assessment, then potential for archaeological evaluation.

	Potential for remains of historic cultivation and Second World War military.	
Flood risk	Part of the eastern edge of the site defined as Flood Risk Zone 2 and 3 (this part of the site is also affected by surface water flood risk).	Site specific flood risk assessment required. Locate development outside of areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime. Surface water discharge location to be identified.
Amenity, health, education	Potential need for additional school spaces in this location.	Delivery of additional school capacity through provision of a site and/or financial contributions to meet need. (Explore opportunities for extension to primary school in Maiden Newton and expansion of secondary school in Beaminster).
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections. Public right of way crossing the site. Need for improvements to public transport provision in the area.	Provision of vehicular, cycle, and pedestrian access onto Chilfrome Lane and rights of way, and form links between the site and existing cycle routes. Retain existing right of way. Seek improvements to public transport in the area, alongside development.
Other issues	Groundwater source protection zone.	Investigation and assessment to determine the potential impact of development on the water source and to identify appropriate mitigation.