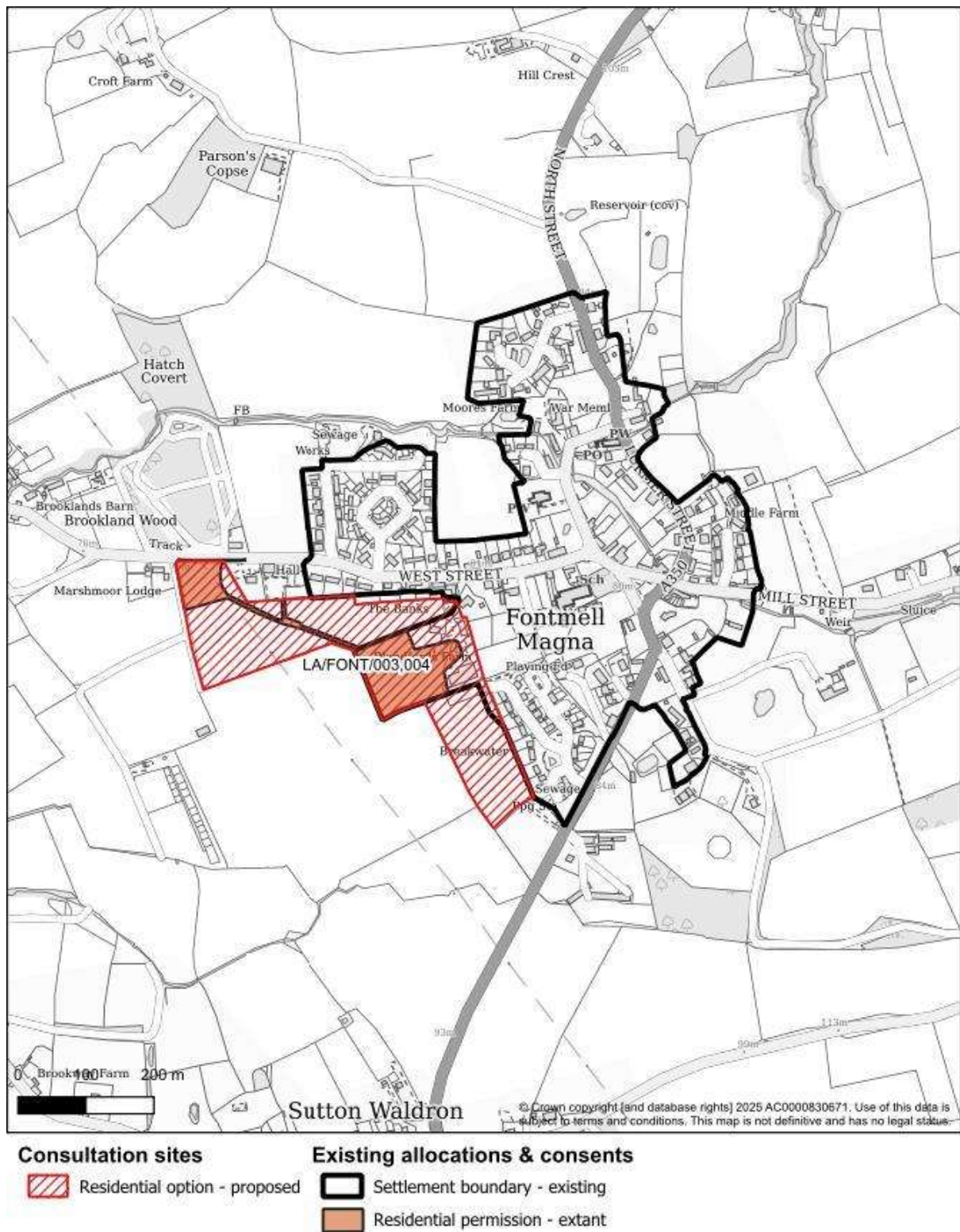


## Fontmell Magna



## LA/FONT/003,004 - Land south of West Street and west of Old Crown Road

Site name	Land south of West Street and west of Old Crown Road
Site reference	LA/FONT/003,004
Site area (ha)	7ha
Parish/Settlement	Fontmell Magna
Proposed uses (estimated number of homes/capacity)	Around 105 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 105 homes.	
Specific design requirements	Village location. Adjacent to existing residential development.	Appropriate density of development for the village location.
Natural environment and ecology	Hedgerows on boundaries. Site is partially within Great Crested Newt amber risk zone.  Records of priority species in the area.	Retain suitable area habitats and buffer. Lighting strategy.
Landscape and visual	Cranborne Chase National Landscape boundary approximately 0.75km to the east - potential impact on setting and views.  Site is within Conservation Area. Views from public right of way to west are likely to be screened/filtered but potential views from public right of ways to the south. Power line crossing the site.  Mature trees on northwest and southeast boundaries but hedges elsewhere.	Retain and enhance existing field boundary vegetation.
Heritage	Site entirely within Fontmell Magna Conservation Area and thus a moderate quantum of designated and non-des assets. Note Grade II Barn Cottage and Grade II* Church of St Andrew.	High quality designed development referencing vernacular materials, presented in an appropriate layout, scale and density which serves to positively enhance and not challenge identified assets and their setting.

	Close to historic core of village.	Pre-determination archaeological evaluation.
Flood risk	<p>Further investigation required in order to identify suitable surface water discharge location. The nearest Main River is almost 300m away along the road and there are no mapped surface water sewers nearby.</p> <p>Infiltration into soil will need to be investigated (including winter groundwater monitoring).</p>	A surface water discharge location will need to be identified.
Amenity, health, education	Development would help sustain existing education provision.	
Transport (access and movement)	West Street has potential capacity issues.	<p>Prefer vehicular access to be taken from Old Crown Road.</p> <p>Pedestrian links north to West Street towards the centre of village.</p>
Other issues	Multiple landowners.	Use mechanisms to support comprehensive development of the site, such as master planning.