

Environment and Biodiversity –DRAFT text V3

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Introduction

The parish lies within the Dorset National Landscape designation (previously known as the Dorset Area of Outstanding Natural Beauty AONB) and its coastline is part of The Jurassic Coast World Heritage Site. Part of the coastal landscape is owned, managed and promoted as a landscape asset by the National Trust¹: West Dorset is a tourist destination for its beauty and rural, environmental qualities. The Dorset Wildlife Trust has a Reserve close to the coast and the Chesil and the Fleet SSSI runs the length of the coastal strip. Fundamental to the parish's rural landscape quality is the farming activity that has shaped the landscape through history. Not only is this living landscape currently farmed by parish residents, but it is also a recreational and wellbeing asset for those living and working in the parish.

Local Plan Policies² recognise and respect this value. There are also development pressures on this landscape, and in the preparation and community consultation for our Neighbourhood Plan (NP) the protection and enhancement of the Parish's countryside - its landscape and biodiversity - was highlighted as a key issue for local residents³. Whilst most of the community support and welcome appropriate development in the parish, there are concerns for the quality, scale, location and community benefit of some development proposals, for the potential merging of villages – and eroding of character - due to expansion, building style, pressures on existing infrastructure, and loss of habitat quality. These concerns are addressed by the Objectives and Policies of this NP.

The Local Plan Policies, the National Landscape (formerly AONB) Management Plan⁴ and the presence of local, national and international environmental designations for this part of Dorset have been both a framework for, and important evidence supporting, the policies developed for our NP. The **Design Guide (Section XXX)**, as developed for the NP, incorporates and manifests the practical aspects of the NP's environmental policies. The interdependence of the countryside resource with all other aspects of the plan is also recognised: the health of the parish environment is a reflection of the community's activities in every arena – and vice versa.

Many of the environment and biodiversity policies of this NP focus on conserving the character and setting of the villages, either through protecting key green areas or views, or the immediate landscape setting. Protecting the individual character and physical separation of the three villages is important to the community, as is the protection of the character of the wider rural parish. Although most future development may be focused on the three villages, the community is mindful of the possibility of planning applications for rural land beyond the villages. It is important that any development conserves and enhances the characteristic patterns of the rural landscape as described in this NP.

The Dorset AONB Management Plan states: 'Neighbourhood planning provides a tool through which communities can direct growth toward locations that conserve and enhance local character.'⁵

Landscape and Biodiversity Strategic objective:

¹ Limekiln Hill/Tulk's Hill on the SW Coast Path National Trail and land west of the parish towards Cogden, See Map 13

² West Dorset, Weymouth and Portland Adopted Local Plan <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/adopted-local-plans/west-dorset-weymouth-and-portland-adopted-local-plan>

Dorset Local Plan Consultation 2021 <https://www.dorsetcouncil.gov.uk/w/about-the-dorset-council-local-plan-january-2021-consultation>

The 2025 Consultation for Dorset Local Plan 'Options' cites the Vision for environmental quality, rural landscape, biodiversity and settlements of distinct character as key to a sustainable future. <https://www.dorsetcouncil.gov.uk/w/dorset-council-local-plan-options-consultation-2025>

³ See Community Consultation details: May 2023; April 2024; November 2024

⁴ Dorset AONB Management Plan 2019-2024

https://dorset-nl.org.uk/wp-content/uploads/2019/04/DAONB_Managementplan.pdf

⁵ *ibid.* p88

The NP will conserve and enhance the natural and cultural environment which is the context for the three villages: the farmed landscape, the landscape features, habitats and species which create the rural qualities valued by the parish community. Sustaining this environment is also instrumental in combatting effects of climate change.

Within this strategic objective issues of landscape character and quality, and those of biodiversity are addressed separately, although there is inevitable and considerable overlap, such that policies are drafted to combine these interests.

Landscape and Biodiversity

Relevant West Dorset Local Plan (2015 extant) Policies have been used as a framework for the following issues, with reference also to the emerging Dorset Local Plan (consultation versions 2021 and 2025). These policies are listed in **Appendix 1.**

1 Landscape: Character

A Landscape Character Assessment for the Dorset AONB – Conserving Character – was published in 2008 and revised in 2018 for the Dorset AONB Management Plan 2019-2024⁶. The 2018 AONB assessment is the reference used for this report. The Management Plan is currently being revised under the new name for the Dorset AONB: the Dorset National Landscape.

The parish covers several of the Dorset Landscape AONB Assessment character areas, most of its land area falling into two areas, the Clay Valley and the Coastal Grassland. A small part of the Chalk Ridge Escarpment lies to the southeast of the parish. These Character Areas relate also to areas outside the parish. Full descriptions of these areas are given as **Appendix 2 and shown at Map 1**

The Local Plan Policies and the AONB Management Plan require any development in the area to respect the importance and quality of the AONB (National Landscape) landscape character. Both emphasise the recognition of ‘key characteristics’ and ‘landscape features’ as critical in this respect.⁷

At every community consultation event⁸ concerns were expressed for the survival of the special identities of the three villages. Two of the villages, Puncknowle and Swyre, have designated Conservation Areas (CAs), one of which, Puncknowle, has a detailed Appraisal. Both designations were made in 2007⁹ and their extent is shown on **Map 2.** The Puncknowle CA Appraisal is explicit in identifying not only valued historic buildings and other building groups of interest, but also key features such as mature individual trees and tree groups, important hedgerows, banks, stone

⁶ p 56. See www.dorsetaonb.org.uk based on The Dorset Coast Landscape & Seascape Character Assessment published in September 2010 also available via the Dorset AONB website. This assessment was based on the Dorset Council Landscape Character Assessment, a result of the national programme, set up by the Countryside Commission, to identify Landscape Character Areas for England. Reference is made in this report to the AONB title as this is the name under which the assessment was published.

⁷ The following extracts from the AONB Management Plan illustrate this point:

‘key characteristics of the different landscape and seascape types.... provides a spatial framework for AONB management’ (P 56)

‘Public goods for the Dorset AONB can be considered to include: Maintenance of characteristic landscape features such as stone walls, hedges and tree clumps (these will vary by Landscape Character Area).’ (P68)

‘Development affecting the AONB should be compatible with the character and appearance of the AONB and we should also aim to achieve landscape gain from development, wherever possible.’ (p86)

‘The AONB is valued for its special qualities, which include its undeveloped rural character, exceptional undeveloped coastline, tranquillity and dark night skies. Such landscape attributes need to be maintained for the future and this is best achieved through development that respects the pattern and character of the places in which it is located.’ (p87)

⁸ Community Consultation events 13 May 2023; 2/3 November 2023; 20 April 2024; 18 November 2024. For reports of these events see references in Community Consultation section of this report.

⁹ Appendix 1 West Dorset District Council, Puncknowle etc. Conservation Area Appraisal 2007

walls, ironwork and gate piers, and the lack of pavements. The community has recognised that special village character extends beyond the Conservation Areas.

For the NP to be effective in protecting the landscape character of the parish and the individual, separate character of each village, a statement of the characteristics of each village environment is needed. This exists from 2000 in the Parish Statement for each village (though there is little detail for West Bexington) published by West Dorset District Council¹⁰. A field check of these statements, with reference to the Conservation Area Appraisal for Puncknowle, was carried out by members of the Steering Group with input from the community at a consultation event.¹¹ This involved identifying the building character and key landscape features. It was found that the intrinsic character of the villages and details of the parish remain true to the Parish Statements and Conservation Area Appraisal, despite some changes such as the loss of a shop and some changes to farming practices and premises. The summary of this character, by village, as prepared for this NP, is provided at **Appendix 5**.

This local village character summary sits within the broader Character Areas of the AONB (National Landscape) and forms the basis for the NP Design Guide, which aims to ensure that each village retains its individual character, particularly in relation to new development. Within each village and its environs subdivisions have been identified based on character in order to guide development criteria for the Design Guide. These are shown on **Maps 3-6**.

In addition to the identification of key characteristics and features of the villages, the physical separation of the villages from one another contributes to their separate identities. For this reason the NP stresses the need for open farmland or green space to be retained between the villages as 'Green Break' areas. These areas were identified, or endorsed, and mapped by residents at community consultation sessions.¹² These strategic 'buffer' areas are indicated on **Maps 3-6**. Whilst there may be a general policy of restraint towards development in the open countryside of the Dorset National Landscape, some development (such as new farm buildings) may still be permitted, and it is therefore important that such development also does not take place in these most vulnerable gaps.

Local greens and open spaces are characteristic of all the villages, ranging from wide verges to the Allotments. Particular Local Green Spaces have been identified that are important to the character of the villages, often offer public access and can contribute to biodiversity.

The parish is also characterised by its views. The rolling and often steep terrain, combined with the broad expanse of Lyme Bay as one of its boundaries, means that views are varied, often long-reaching or suddenly enclosed. Panoramas across and beyond the parish boundaries are a significant feature. This means that the parish and its settlements are also very visible: activity and development have impact beyond local awareness.

2 Biodiversity: Designations, Priority Habitats and valued species

The geology of the international Jurassic Coast World Heritage Site supports a wealth of biodiversity. The parish is rich in species-rich habitats, some of which are designated sites of European status (Chesil Beach and the Fleet), nationally recognised sites (Chesil Beach and the Fleet) and other sites of regional significance (DWT Nature Reserve; Sites of Nature Conservation Interest). The designations and extent of Priority Habitats in the parish are shown on **Map 11**.

The adopted Local Plan Policy ENV2 'Wildlife and Habitats' relates to protection of internationally and nationally designated sites which are already protected by law, and is also clear that protection will be given to *'irreplaceable habitats, such as ancient woodlands and veteran trees'*, that *'proposals that conserve or enhance biodiversity should be supported'*, encouraging opportunities to be taken for enhancing biodiversity and improving the wider ecological

¹⁰ Appendix 4 West Dorset District Council, Parish Statement Puncknowle; Parish Statement Swyre.

¹¹ Community Consultation Environment Focus Group event 18 November 2024

¹² Community Consultation events; 20 April 2024; 18 November 2024. For reports of these events see references in Community Consultation section of this report.

networks when planning development. The community have identified wildlife and habitat conservation in the parish as an issue to be supported and extended through the Neighbourhood Plan.¹³

A summary of the parish landcover patterns and known valuable biodiversity assets is given at [Appendix 6](#). The southern slopes of the parish, south of the coast road, are known to support valuable, recorded habitats ([Map 4](#)). These habitats include those of the SSSI, Dorset Wildlife Trust Nature Reserve, and the National Trust land. Part of this land is managed as an organic farm and under Agri-environment management agreements, known to support a large number of rare and endangered species.¹⁴ Some of this land is owned by the National Trust¹⁵ and is managed by the tenant farmer to maintain a balance of the existing mosaic habitats.

Some stretches of farmland in the parish are actively farmed to support wildlife but are not entered into the environmental schemes. Permanent pasture is often not protected from development or agricultural intensification, but probably makes a considerable contribution to local species diversity and also to carbon sequestration. Where biodiversity surveys have not been carried out or published the value of habitats is unknown, and this amounts to a majority of the parish. Further formal survey work to identify valuable habitats and species within the parish would be welcomed as a contribution to the planning system.

Local knowledge of indicator species and anecdotal information about wildlife sighting across the parish has been gathered in consultation sessions to build a picture of the special value of the parish and the importance that this biodiversity holds for the community.¹⁶ In this way we know of the orchids and bats found in Swyre Churchyard which is actively managed for wildlife by the community; of rare Autumn Ladies Tresses orchids in a number of grazed fields near West Bexington; otters on the River Bride and Barn owls at Looke Farm.¹⁷ A local Bird Report for West Bexington and Cogden is published annually by local ornithologists, offering detailed reporting on sightings, also including a range of insects and mammals.¹⁸ The contribution that gardens make to the biodiversity of the parish is recognised by the NP. Guidance to encourage appropriate management of private gardens and open spaces is included in the [Design Guide at Section X](#).

The Dorset National Landscape (formerly AONB) drafted a Nature Recovery Plan in 2018¹⁹ which identified the habitat extent, quality and networks of the Landscape Character Areas and proposed action to be taken to redress imbalances. Interesting figures emerged which point to a considerable amount of statutory protection for existing high-quality habitats to the south of the parish, but most other important habitats having no protection.²⁰

¹³ Community Consultation events 13 May 2023; 2/3 November 2023; 20 April 2024; 18 November 2024. For reports of these events see references in Community Consultation section of this report.

¹⁴ DERC list of species see Appendix 8

¹⁵ Limekiln Hill and Tulk's Hill and some land south to the coast

¹⁶ Community Consultation events 20 April 2024; 18 November 2024. For reports of these events see references in Community Consultation section of this report.

¹⁷ All sightings by the community. Others include: Sika and Roe Deer, fox, badger, hare, dormouse, water vole, great-crested newts, common frog, adder, grass snake, and many insects, bees, butterflies, moths and dragonflies.

¹⁸ West Bexington and Cogden Bird Report, Mike Morse and Alan Barrett.

¹⁹ Dorset AONB 'Bexington Coast Draft Nature Recovery Plan' and 'Bride Valley Draft Nature Recovery Plan' 2018 (Draft only)

²⁰ The Bexington Coast Landscape Character Area (southern part of parish) supported 20% of the area of semi-natural habitat and most of the high-quality habitats were already protected. Arable land covered 65.7%, semi-natural grassland 17.4%, woodland 9.6% and 1% Water and wetlands. These figures relate to the whole Character Area of which the parish is only a part. There was scope to extend the area of semi-natural habitat and the vision was for this to increase from 20% to 40% by 2030. The 'nature network' of the good quality habitats – in other words, the quality habitats benefiting from linking with one another - in 2018 was 29.9% grasslands, 13.1% woodland and 1.5% wetlands.

In contrast figures for the Bride Valley Landscape Character Area (northern part of the parish) show that in 2018 13% of the Character Area was semi-natural habitat (again the figures relate to the whole character area of which the parish is only a part) and of the important habitats most had no statutory protection. 77% of the land was arable, 2% semi-natural grassland (mostly less than 1ha in size), and 10.1% was under woodland. Only 4% of the quality grasslands contributed to a 'nature network' and 25.8% of the woodlands. Most of the grasslands were agriculturally improved and of low value for biodiversity. The bold vision was to increase the area of semi-natural habitat – the habitats of value for biodiversity – from 13% to 40% coverage by 2030.

Although these figures are not tailored to the parish area, they are likely to be indicative of the picture, which shows the need for protection and enhancement of our existing valued habitats. The Draft Nature Recovery Plan will be used to create an updated Nature Recovery Strategy by the Dorset National Landscape, a project which is currently underway. The policies of the emerging Dorset Local Plan reinforce the protection for designated sites and rare or endangered species.

A summary of rare or endangered plant and animal species recorded in the parish is included in **Appendix 8** using data supplied by the Dorset Environmental Records Centre.²¹

Valued habitats can be enhanced by association and links to the wider 'nature network' of semi-natural habitats. Neighbouring land can also act as a 'buffer' to protect from any harmful effects of development or intensive land use. This buffer may also develop higher biodiversity value itself by association. **Map 12** shows an impression of land with higher ecological potential, which can also act as protection.

The Environment Act (2021) contains provisions for the protection and improvement of the environment, including introducing biodiversity net gain as a statutory requirement. This requirement provides a clear mechanism by which habitats will be 'valued' and a plan (either on-site or through off-site measures) to achieve a minimum 10% increase in overall biodiversity. There are exemptions, such as for very small sites not affecting habitats and householder applications. Whilst there is no need to repeat the legal requirements in local policy here, a locally-specific policy can help set a more holistic approach and identify local strategies, projects and issues that developers should take into account. These strategies could include proposals for habitat enhancement across the parish, as well as ensuring that any development itself contributes to biodiversity.

Policy: Landscape and Biodiversity

Intent: Any development will be required to protect and enhance the specific local Character Area qualities (as defined in this NP and the Design Guide²²) and biodiversity health, and their combined performance as the Green Infrastructure of the parish. Habitats of local value will be considered important, alongside those habitats of regional or national/international value. Important Local Views will be a consideration.

POLICY

- **Any proposed development, large or small, will be required to demonstrate in the proposal how this intent has been achieved;**
- **Any development proposed for the areas of open, traditionally farmed countryside which act as 'Green Breaks' between villages and are shown on Maps 3-6, will be resisted;**
- **Any requirements for Biodiversity Net Gain should have locally-specific outcomes from parish preferred projects wherever possible.**

3 Landscape features and biodiversity

Landscape features combine to contribute to the character of a place. They also often relate to the history of the area and some may be classed as Heritage Assets, biodiversity features or seen as landmarks. Key features which have been identified as special, for landscape and biodiversity, by residents include individual or groups of trees, ponds, wide verges, stone stiles, hedges and drystone walls. The characteristic patterns of features such as verges and ditches can also be distinctive, related to a particular place. The features identified by residents echo those recognised by the Village Statements and Conservation Area Appraisal. It is important that these details are recognised and conserved in any development proposals.

²¹ Appendix 8: Sample of Parish Species with Rarity and Threat Status (summarised from Dorset Environmental Records Centre (DERC) data) **List of Rare and Endangered Species (Puncknowle and Swyre Parish) to be edited before inclusion due to confidential data**

²² See Plan Section X and Appendix 5

- **Woodland, trees and orchards**

A feature which figures strongly in the Puncknowle Parish Statement and CA Appraisal is the significant presence of large trees, particularly in the centre of the village along Church Street and Rectory Lane. These trees are largely associated with the larger historic properties of the Manor, the Church, Home Farm, the Rectory and the Burial Ground.

Much of this tree cover in the village is evergreen and this gives a dense, established and sheltered character to the older centre of the village. Other trees of significance in this central area are the line of horse chestnuts along Church Street and incidental, but significant, garden trees. Since 2000 it is apparent that no significant new tree planting has been carried out to reinforce this important element, yet many trees have been lost from private properties.

In Swyre a similar pattern of tree cover exists in that dense, large and mostly evergreen trees are associated with grounds of the older buildings: the Church, Old Rectory and Manor Farmhouse, and on the roadside at Swyre Cross. Hedgerow and garden trees exist especially in the more sheltered parts of the village, for example between Swyre Road and Back Lane and on the south side of the Coast Road above the caravan park. These trees lend an established, sheltered and spacious character to the centre of Swyre. The village is overall characterised by substantial stone buildings and walls softened by the significant vegetation of gardens and overhanging trees. Green gaps between buildings are important contributions to this pattern.

West Bexington is typically exposed, especially to the south, somewhat sheltered by the hillside above to the north. Much of the vegetation is sculpted by the wind and there are fewer large trees. Where trees do survive they form focal points and are typically associated with dwellings. Other trees which form significant features are the incidental Monterey Cypress along the roadsides. Although extensive tall tree cover is not characteristic of the village, there are smaller or windswept trees well established as part of the mature scrub and wetland vegetation along the coast. In sheltered gullies these trees can reach a substantial size.

Beyond the centre of the villages, trees are a significant part of the gardens and roadsides. Examples of these veterans and landmarks are provided at [Appendix 7](#). The age structure of hedgerow trees across the parish, especially of the long-living native woodland species, is unbalanced: few are being promoted as saplings or retained as field trees other than in limited areas, so that the leafy, tree-lined lanes so characteristic of the inland farmland is being lost.

Within designated Conservation Areas, permission is required to carry out any work to, or remove a tree over a certain size, giving these trees a level of protection. There are also some trees in the village environs which have Tree Preservation Order (TPO) status. These include, in Puncknowle, groups of trees or individuals at the Old Rectory and in adjoining fields, at Oaklands (west end of the village), and along Clay Lane. In Swyre tree groups listed with TPOs lie within and without the Conservation Area boundary centred on Swyre House, either side of the Coast Road. West Bexington does not have a Conservation Area designation and has a number of TPO listings: 13 individual trees, 5 areas of trees and 6 groups scattered among the residential and farm buildings and gardens of the northern part of the village. Most of the TPOs in the parish date from the 1960s, 1970s and early 1980s.

The wider picture of tree cover in the parish is that of small woods and larger expanses of woodland on steeper and less productive land inland from the sea; linear woods along riverside and streams, including old withy beds; and a pattern of hedgerow trees, and some field trees, throughout the network of fields.

Trees provide a link with our history and are valued as such by our community, whether growing on public or private land. In practical terms they provide shelter, shade for grazing animals, together they form 'breezeways' to cool hot air in summer, they are an important biodiversity resource for all the wildlife that they support, and they ameliorate the effects of global warming.

The ancient woodland in the parish is centred on Puncknowle Wood, a Site of Nature Conservation Interest (SNCI) which is one of the largest ancient woodlands in this area of West Dorset. It links, by hedgerows, across the parish boundary eastwards to a similarly large tract of ancient woodland centred on Chapel Coppice. These woods, naturally occurring and managed over centuries to utilise the steeper slopes of the stream valleys, are an irreplaceable resource in terms of landscape character, history and biodiversity. Other, smaller ancient woodlands north of the parish are similarly linked by hedges and smaller linear woods to sites in our parish: the wider connections with habitats beyond the parish are important for wildlife. Broadleaf woodland is typical of the parish with some additional conifer planting for sporting cover.

Dutch Elm disease took its toll on many hedgerow trees in the last century and tree numbers are now reducing again with the arrival of Ash Die-back. With an ageing stock and minimal replacement, it is important to encourage tree retention and planting in association with development. The choice of species for planting is important for both landscape and biodiversity. Dorset Council recommend that the Forestry Commission guidelines should be followed.²³ The suitability of the tree species to the site characteristics and ongoing maintenance is critical for successful establishment and longevity.

There are several small orchards in the parish, one of which is registered with Defra as a 'Traditional Orchard'. This one is shown on **Map 11**. Traditional orchards would once have been commonly found in and around all the villages. Some sites still exist or have been recently replanted, including an orchard near Labour in Vain Farm, West Bexington, one at the Allotments, Puncknowle, and another close to Berwick Manor. Other small orchards are found as part of local gardens. Mature fruit and nut trees make a valuable contribution to biodiversity and must be protected.²⁴

Traditional orchards are important habitats for amphibians, mammals and birds which range widely across the landscape. A variety of bats forage over traditional orchards including the priority BAP species pipistrelle and greater horseshoe bat. The national status of the traditional orchard as a BAP habitat reflects this importance.

Policy: Woodlands, trees and orchards

Intent: Woodland and trees, as critically important habitat and features of local defined character, will be retained, conserved, and enhanced: to be managed for longevity. This policy aims to build local resilience to climate change and to redress the balance of hedgerow tree age structure which currently lacks young native trees.

POLICY

- **All trees and woodland in the Neighbourhood Area will be protected and numbers should be increased. This applies to all trees with or without TPOs. Unless proven to be dangerous, any removal of trees in village, field or hedgerow will be resisted;**
- **The promotion or planting of trees in the NA will be supported;**
- **Any loss of traditional orchards or mature fruit trees will be resisted; the planting and management of traditional orchards will be supported.**

²³ <https://www.gov.uk/guidance/replace-trees-after-felling-due-to-pests-and-diseases#choosing-replacement-tree-species>

²⁴ English Nature explains the value of traditional orchards and orchard trees in their Technical Note TIN020:

'Traditional orchards are important refuges for a wide range of wildlife. A number of species are conservation priorities under the national Biodiversity Action Plan (BAP) including dormouse, lesser spotted woodpecker, great crested newt, stag beetle, noble chafer and mistletoe marble moth. The total area of traditional orchards has declined drastically in recent years and the conservation of the remaining orchards is a high priority. In recognition of this, orchards have been made a national priority BAP habitat.

The most important habitat for wildlife is usually the old fruit trees, but orchards may also contain associated habitats including scrub, hedgerows, unimproved grassland, fallen dead wood, ponds and dykes. Much orchard wildlife depends on this mosaic.'

Natural England Technical Information Note TIN020 2010 Second edition www.naturalengland.org.uk Traditional Orchards: orchards and wildlife

- **Rivers, Ponds, Wetlands and Springs**

The complex geology of this part of West Dorset means that the parish is well supplied with natural springs, several of which flow all year round. Many paths are edged by open ditches, some formalised such as the ditch edging the verge to housing along Looke Lane.

In earlier years the villages were dependent on wells and ponds which were located for ready access. Puncknowle still has one pond on farmland; Swyre has one pond at the farm and several along the stream to Berwick. West Bexington has several ponds, including the Mill Pond, recently restored, in the centre of the village. Across the farmland south of the coast road there are a number of field ponds and dew ponds in active use, many of them identified and mapped by the community at one of the consultation sessions.²⁵ Natural formations of wetlands and meres are found along the coastal strip.

The River Bride, to the north of the parish, provides water for the man-made fish ponds close to its course. The river still holds relics of the engineering structures installed for the management of the water meadows of earlier centuries.

Ponds, meres and wetlands are important landscape features, lending character and promoting an understanding of the land and our history. They provide important habitats for a wide range of species, including great crested newts. Many of these habitats are vulnerable: to pollution, to flooding or drought and to inundation due to changing sea levels and extreme weather events.²⁶ Inundation of ditches and wetlands close to the coast has been experienced in recent years resulting in changes to the patterns of habitats along the coastal strip, and possibly, in the future, to their salinity. The conservation and restoration of these wetland features and habitats in the parish is important and will be encouraged.

Policy: Rivers, ponds, wetlands and springs

Intent: to protect and enhance wetlands, ponds and rivers as being essential for biodiversity and as significant local landscape features; also to take account of existing habitats and their value in considering any alterations to the wetland resource, such as the creation of new ponds, the re-routing of watercourses or draining of land.

POLICY

- **There shall be no loss or damage to ponds, watercourses, meres, wetlands or springs, as a result of development;**
 - **The creation of new ponds or wetlands, and restoration or management of existing, will be supported, depending on location and interaction with issues of heritage and biodiversity;**
 - **All new development should maintain nutrient neutrality and cause no adverse impact on site nor to neighbouring habitats;**
 - **Any new Sustainable Drainage Systems (SUDS) should result in potential benefit to existing neighbouring habitats.**
-
- **Tracks, field systems, hedgerows and stone features**

The network of tracks and paths across the parish are testament to past lives and activities and are used today by locals and visitors alike for dog-walking and rambling. In themselves they are landscape features and as such are

²⁵ Consultation event 18 November 2024. For a report of this event see references in Community Consultation section of this report.

²⁶ Climate change effects on species (Natural England 2020 ed) Part 3 Species P267

reinforced in places by man-made boundaries: walls and hedges, marked by stiles and bridges, some of which are old stone structures which provide added character.

Local stone has in the past been quarried in the area to be used as building stone, for stone walls, features such as wells, gravestones and kerbs, also being found naturally outcropping on the higher land. These weathered and established stone structures support a wealth of wildlife on surfaces, in cracks and joints and sheltered at the base in the verge or soil. Care should be taken to respect and protect these small communities in any management or construction work. Removal of stone and stone structures will be resisted.

Hedges and walls, or a combination of both, form most of the field boundaries in the parish. Some hedges still host emergent trees, and these should be encouraged for the future to not only maintain the integrity of the landscape but to also minimise soil erosion and flooding and to maintaining biodiversity. Hedges are important for biodiversity and are critical for connecting the many fragmented woodland habitats of the parish (see Map 11) that are essential for the survival of many species (such as the endangered dormouse). Associated with these hedges are many roadside verges, some with banks, and grassland field margins, all of which create habitat linkages and 'buffer' the hedgerows and woodlands from the more intensively managed land.

Natural England defines the important hedgerow habitat, advising how to ensure that, through management, hedgerows thrive during times of climate change and also play an important part in the adaptation of native species to these changes.²⁷

The older hedge and wall boundaries are also significant for their historical and biodiversity value and as a part of the Green Infrastructure of the parish. These topics are covered below and in Section X 'Heritage'. Many field boundaries surrounding the villages have been in existence at least since the 1840s²⁸. Most of these are hedges and walls which are therefore over 150 – 200 years old, or are on the site of such old features. Many will have hedgerow trees of the same age, or are regrowth from older trees. These old and ancient features are irreplaceable.

Hedges are protected in law by the Hedgerow Regulations 1997 (and updates).²⁹ The Hedgerow Regulations do provide a level of protection for hedgerows (those classed as 'important', depending on certain criteria), but not necessarily those hedgerows which have fallen into disrepair.³⁰ The NP will encourage the retention, restoration and positive management of these damaged hedgerows too, as landscape features and important habitats.

Tracks, field boundaries and stone structures are typical of the parish and their protection and ongoing management is important. Any loss of any of these features is a loss to habitat and the character of the immediate landscape; cumulative loss is a loss to the broad character and biodiversity of the parish.

Policy: Tracks, field systems, hedgerows and stone features

Intent: to protect and improve traditional field boundaries (hedges, hedgerows, banks and stone walls) and their patterns, and stone features (such as stiles, gravestones, gateposts and outcrops), as all having landscape, historical and biodiversity value; to encourage restoration and positive management to support longevity.

²⁷ Climate Change Adaptation Manual 2nd Edition, Natural England 2020 Evidence to support nature conservation in a changing climate. 8. Hedgerows. *'Any bank, wall, ditch or tree within 2m of the centre of the hedgerow is considered to be part of the hedgerow habitat, as is the herbaceous vegetation within 2m of the centre of the hedgerow. The original hedgerow BAP definition was confined to 'ancient and/or species rich' hedges, however, it has now been expanded to include all hedgerows consisting predominantly (at least 80%) of at least one native woody species of tree or shrub.'*

²⁸ Tithe Map Swyre 1839; Tithe Map Puncknowle 1841. Dorset History Centre, Dorchester

²⁹ Natural England and DEFRA, 'Countryside Hedgerow Protection' pub 11 Sept 2014, last updated 23 May 2024. <https://www.gov.uk/guidance/countryside-hedgerows-regulation-and-management>

³⁰ It is an offence to remove a hedgerow of 30 years and older, or one which is considered 'important', for which there are particular criteria. Hedgerows in existence before 1845 are considered 'important'. There are criteria to define a hedgerow, based largely on continuity, and excluding garden hedges. The 2024 update to the Regulations addresses hedgerow management and the protection of a 'buffer strip' at the base of the hedgerow. This additional protection is considered essential by Natural England for the hedgerow and its dependent species to thrive.

POLICY

- Any proposal for development, large or small, will be required to demonstrate how this intent will be achieved through: protection; restoration; new planting; ongoing maintenance.
 - existing stone structures and incidental stone outcrops together with their resident wildlife will be protected from damage or loss during any development activities.
-
- **Grassland and Gardens**

Permanent pasture is a potentially valuable habitat for wildlife, depending on management regimes for its biodiversity. Similarly, Local Green Spaces (see 4.0 below) which are primarily grassed have potential to support a range of species. The recent policy to manage the churchyard in Swyre to support wildlife has proved successful and orchids have been identified there since. Any consequent increase in the insect population is likely to be a benefit for pollination and to the resident bat colonies in the village. There may be opportunity to manage other Local Green Spaces in the villages to increase wildlife support alongside their other functions. This, and the enhancement of gardens for wildlife, would be encouraged.

Private gardens in the parish, often including grassed areas, can provide havens for wildlife and green links to other habitats, especially among more intensively managed farmland. They are an important part of the Green Infrastructure or 'nature network'. This point has been emphasised by the AONB Draft Nature Recovery Plan and is also reflected in leaflet advice offered to residents by the Dorset Wildlife Trust.³¹

Landscape Character Area descriptions recognise permanent pasture as characteristic of our parish, as small fields and traditionally as the larger grasslands. These are important habitats created over a long history of grazing and they support a specific and valuable range of species.

3 Green infrastructure and Farmland

The UK Town and Country Planning Association³² defines Green Infrastructure (GI) as *'a network of multi-functional green space and other green features, urban and rural, which can deliver quality of life and environmental benefits for communities.'*

Green infrastructure is not simply an alternative description for conventional open space. It includes parks, open spaces, playing fields, woodlands – and also street trees, allotments, private gardens, green roofs and walls, sustainable drainage systems (SuDS) and soils. It includes rivers, streams, canals and other water bodies, sometimes called 'blue infrastructure.'

Key features: The key features of green infrastructure are that it is a network of integrated spaces and features, not just individual elements; and that it is 'multi-functional' – it provides multiple benefits simultaneously.'

The NPPF³³ requires Local Plans to:

'take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.'

³¹ DWT leaflets (add list)

³² <https://www.tcpa.org.uk/what-is-green-infrastructure/>

³³ Ministry of Housing, Communities and Local Government, 'National Planning Policy Framework' pub. 27 March 2012; updated 12 December 2024. <https://www.gov.uk/guidance/national-planning-policy-framework/15-conserving-and-enhancing-the-natural-environment> para 188

The value of GI for biodiversity is acknowledged by the NPPF, the Local Plans³⁴ and the AONB Management Plan³⁵. Mammal, insect, amphibian and plant species depend on the inter-connectiveness of habitats for their survival. This network can be critical in a farmed landscape.

Much of our parish Green Infrastructure is comprised of the landscape and biodiversity features identified above: trees, woodlands, hedgerows, stone walls, watercourses, ponds, green verges and gardens. The continuity and longevity of these features is critical to a flourishing environment. Together with the 'Green Break' areas between villages, the Local Green Spaces identified below, and habitats of priority and value identified above, this is a network that will be protected under the Neighbourhood Plan.

As well as opportunities for protecting this network, the NP can encourage its improvement. All development proposals, from a domestic extension to a plan for a group of houses, can contribute to the Green Infrastructure in a positive way. Land entered by farmers into the national Agri-environment schemes for environmental land management also improves the network. Garden planting and hedgerow management can contribute to biodiversity and network links by the suitable choice of species; water management and choice of external lighting, gardening methods and the addition of bat and bird boxes, are all single opportunities which have a cumulative effect on the green infrastructure and thereby on the environment of the parish. The enhancement of the Green Infrastructure can also be an outcome of a Biodiversity Net Gain requirement. The AONB Management Plan quotes the NPPF 2018 as reinforcing the net gain principle in development, for establishing coherent ecological networks.³⁶

Policy: Grassland, Green infrastructure and Farmland

Intent: to enhance the interconnectivity value of locally important, less protected sites for biodiversity (such as woodlands, species-rich grasslands and hedgerows), alongside statutory designated sites and Priority Habitats, in order to deliver a broad Green Infrastructure of protection and enhancement which contributes to Climate Emergency mitigation.

POLICY:

- **Locally important habitats should suffer no loss or harm due to development;**
- **Development proposals which, by agreement, offer suitable semi-natural habitat as a 'buffer' to vulnerable habitats will be encouraged;**
- **Management of permanent grassland to enhance its biodiversity value should be part of development proposals where any grassland area is included;**
- **The Green Infrastructure of the parish should be reinforced by any new development;**
- **The protection of garden spaces as strategic Green Infrastructure and opportunity for biodiversity enhancement will be encouraged. This policy should influence any proposals for the use of green garden space for development;**
- **The provision of wildlife corridors and buffer areas to protect habitats, and the provision of new biodiversity features such as the erection of boxes in suitable locations for barn owl, little owl, kestrel, bats, swifts and passerine birds etc., will be supported;**

³⁴ The adopted West Dorset Local Plan defines Green Infrastructure as 'A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.' The plan recognises the value of green infrastructure and the need for a community-level strategy. This network of 'spaces and linkages.....though important in their own right, when considered as a holistic network they provide much greater benefits'.³⁴ It suggests that Neighbourhood Plans can define this network 'making clear the reason/s for their designation' and identifies 'areas to be included in the green infrastructure network, which can include small open gaps which prevent neighbouring communities that have distinct and separate characters from merging into one another, areas of particular local landscape or townscape importance, historically important spaces such as those identified within Conservation Area Appraisals.' 'Such a network is intended to support, but not prevent, the long-term development of communities. The resulting green infrastructure network will be given significant protection from development.'

The emerging Dorset Local Plan also stresses the value of an interconnected Green Infrastructure for enhanced environmental and biodiversity quality.

³⁵ The AONB Management Plan states that 'Developments will be required to make a positive contribution to the overall green infrastructure and ecological networks. All aspects of green infrastructure, e.g. sustainable drainage, also require good design that respects local character and must also make an appropriate contribution to landscape ecology. The net result of these contributions should be landscape gain.'³⁵

³⁶ Dorset AONB Management Plan 2019-2024 P88

- **Dark Skies**

The Dorset AONB Management Plan identifies Dark Skies as an important part of the Dorset landscape:

*'In addition to its outstanding scenic qualities, the AONB retains a sense of tranquillity and remoteness that is an integral part of these landscapes. It retains dark night skies and an undeveloped rural character.'*³⁷

The parish has some very dark skies, possibly the best in Dorset, and among the best in the South West. These are a precious part of our environment and culture that we should take steps to protect and enhance. Our dark skies are not only a benefit for our community, but also for visitors and tourists, often a surprise for those visiting from urban locations.

Community consultation has shown support for the 'dark skies' of our parish and the lack of street lighting.³⁸ Some concern has been voiced about levels of external lighting, particularly security lighting.³⁹ It is recognised that there are requirements for security and operational lighting at night but it is important that lights are of the appropriate type, strength and colour (warmth), angled accurately so as to avoid unnecessary light spill, and timed to be only on as long as is necessary. This has environmental benefits, saves energy and money.⁴⁰

All creatures, trees, shrubs and plants have evolved to survive and thrive with natural day/night cycles. Flora and fauna have not evolved to cope with artificial light at night and it can have a devastating impact on the natural behaviour of moths, bats, hedgehogs and birds to name a few. Human health too can be affected by regular disruptive bright lights at night.

Local Plan Policy ENV 16 identifies the issue of light pollution and puts forward proposals for external lighting that minimises damaging effects.⁴¹ The emerging Dorset Local Plan suggests Policy ENV11 (III) echoes this policy, requiring justification for external lighting proposals to any development.

The **Design Guide at Section X** adds practical information for domestic and commercial residents, and for new development, as to suitable installation and adjustment of light sources to benefit the survival of local wildlife.

Policy: Dark skies

Intent: to recognise and protect the precious nature of the dark skies of the parish and seek to improve this status.

POLICY:

- **Development proposals must respect the local Dark sky status.**
- **In justification for external lighting the impact on local communities and wildlife should be considered and mitigation proposed. Any light sources causing adverse impact on dark skies, wildlife diurnal systems and bat commuting and foraging patterns will be resisted;**
- **Street lighting should not be provided.**

4 Local Green Spaces

³⁷ Dorset AONB Management Plan 2019-2024
https://dorset-nl.org.uk/wp-content/uploads/2019/04/DAONB_Managementplan.pdf P39

³⁸ Community Consultation events 13 May 2023; 2/3 November 2023; 20 April 2024; 18 November 2024. For reports of these events see references in Community Consultation section of this report.

³⁹ Community Consultation events 20 April 2024; 18 November 2024. For reports of these events see references in Community Consultation section of this report.

⁴⁰ North Yorkshire Moors National Park <https://www.northyorkmoors.org.uk/things-to-do/stargazing-and-dark-skies/help-protect-our-dark-skies>

⁴¹ West Dorset, Weymouth and Portland Adopted Local Plan <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/adopted-local-plans/west-dorset-weymouth-and-portland-adopted-local-plan>

The National Planning Policy Framework ‘allows communities to identify and protect green areas of particular importance to them’ through the Neighbourhood Plan process.⁴² These designated places are subject to specific conditions relating to proximity to the community, special significance and size. These criteria are listed at **Appendix 9**.

Consultation with the community⁴³ established a wish to conserve special green open spaces and a short list was drawn up which fulfil the criteria. The relevant landowners were contacted for their response to the proposal.

The following sites are proposed as designated Local Green Spaces and are shown on **Map 4**:

NB EXCEL Spreadsheet to follow – the following table is for info only – is being updated and replaced

Site	Local significance for the community	Satisfies NPPF criteria?	Existing Protection /Status
1 Community Playing Field	Open space dedicated to children’s play, owned and managed by the Parish Council as mown grass and trees. Equipped with picnic tables, benches, a small football pitch and a range of play equipment, frequented mostly by local children and parents but open to all residents and visitors.	Yes	Parish Council owned and managed
2 Allotments	Cultivated land with mixed grass boundaries and verges and small ancillary buildings. Historic community use; opportunity for physical activity/ support for mental health and as tranquil outdoor space; wildlife value especially at boundaries - in hedges and margins.	Yes	Owned by William Napper Charity; managed by Parish Council as Corporate Trustees
3 Burial Ground	Currently in use as church graveyard, includes historically important stone wall boundaries and hedges/mature planting to perimeter cultural value, tranquillity value, features of visual and landscape value, and of biodiversity value; part of Green Infrastructure network for village and parish. Commemorative plaque for 6 donated Yew trees 1940.	Yes	Owner: Salisbury Diocese
4 St Mary’s Churchyard, Puncknowle	Currently in use as church grounds and inactive graveyard, includes historically important stone wall boundaries, gravestones, paths, lychgate and hedges/mature planting within (e.g. veteran Yew, Horse Chestnut) and perimeter; important context for historic listed Church. Cultural, community and village character value, features of visual, heritage and	Yes	Owner: Salisbury Diocese

⁴² NPPF Paragraphs 106-107 <https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-and-safe-communities#para100>

⁴³ Community Consultation events 20 April 2024; 18 November 2024. For reports of these events see references in Community Consultation section of this report.

	landscape value, and of tranquillity and biodiversity value; part of Green Infrastructure network for village and parish; potential for increased biodiversity value.		
5 Holy Trinity Churchyard, Swyre	Currently in use as church grounds and active graveyard, includes historically important stone wall boundaries, gravestones, paths, Lych Gate and hedges/mature planting within and perimeter; important context for historic building. Biodiversity value cultural, community and village character value, features of visual, heritage and landscape value, and of tranquillity and biodiversity value; part of Green Infrastructure network for village and parish; currently managed successfully by the community to increase biodiversity value.	Yes	Owner: Salisbury Diocese
6 Tulks Hill/Limekiln Hill	Currently grazed pasture for open public access, includes heritage assets of Neolithic Barrows and limekilns. The area is traversed by the South West Coast Path which follows the ridgeway and offers panoramic views across Lyme Bay, St Catherine's Chapel and The Fleet. The grassland and scrub is managed as a floristically rich mosaic of habitats.	Yes	National Trust owned – open access by agreement (not CROW)
7 Swyre village verges	Wide grass verges currently managed by community, safe walkways and characteristic of the village. These include the verge by Manor farm and the Church with community noticeboard, telephone box library, Jubilee tree and bench; the verge close by the bus stop (Coast Road); and the verge by the War Memorial (Coast Road).	Yes	?
8 West Bexington village verge	A wide area of roadside grass managed by neighbouring residents, in the centre of the village opposite Tamarisk Farm and the village noticeboards. Two trees, one planted for the Queen Elizabeth's Silver Jubilee, have been planted on the green and the telephone box is also located here (still functioning due to the lack of mobile phone signal in the village).	Yes	Private ownership (absentee landlord)
9 Coastal strip between path and fields east of West Bexington	Open grassland strip inland from the South west Coast Path, with a seat placed, for views of Chesil Beach, by West Dorset District Council. This area has primarily recreational value, allowing space to pause and step back from the path. The space also has opportunity value for coastal grassland habitat at a small scale.	Yes	National Trust ownership Public access by agreement (not CROW)

For further details see **Appendix 9**

Policy: Local Green Spaces

Intent: As part of the Neighbourhood Plan, Local Green Spaces have been chosen by the community for designation and statutory protection. These are listed below and shown on Maps 7-10; their details and value to the community is explained at Appendix 9.

- 1 Community Playing Field**
- 2 Allotments**
- 3 Burial Ground**
- 4 St Mary's Churchyard Puncknowle**
- 5 Holy Trinity Churchyard Swyre**
- 6 Tulks Hill/Limekiln Hill**
- 7 Swyre Village Verges**
- 8 West Bexington Village Verge**
- 9 Coastal strip E West Bexington**

Policy:

- **The Local Green Spaces listed above are given special protection, and development that would harm their reason for designation will not be permitted;**
- **Any development or activities within these Local Green Spaces must preserve their character and openness and not conflict with the purposes for which they were designated;**
- **Enhancement of the landscape character and biodiversity potential of Local Green Spaces will be supported where this action enhances their designated purpose.**

5 Important Local Views

The terrain of the parish offers a range of unfolding views on travelling through the landscape, and also significant viewpoints, some marked as known positions on road and tourist maps. In addition, large parts of the parish are visible from some distance (**Photo 1**). From Puncknowle the long views are particularly of the limestone ridge to the north, the fields and villages on its flanks and the A35 running along the ridge top. From south of the parish views are to the sea and Lyme Bay, across the wilder coastal farmland and West Bexington, westwards to Swyre and the hills around Bridport.

Views to and from the villages and scattered buildings of the parish contribute to the way the character of the area is perceived. Interruption of a rural scene by a prominent structure, reflection from a glazed feature, or a poorly directed external light can have a significant adverse effect. The position of planted areas can also have significant effects. Consideration of views from near and far must be a part of any development proposal.

Local Plan Policy ENV1 states that *'Development that would harm the character, special qualities or natural beauty of the Dorset Area of Outstanding Natural Beauty or Heritage Coast, including their characteristic landscape quality and diversity, uninterrupted panoramic views, individual landmarks, and sense of tranquillity and remoteness, will not be permitted.'*

The local community have identified favourite and well-known views and viewpoints and these were mapped during two consultation sessions.⁴⁴ As there were so many, the views were rationalised to reflect the range of views and these are listed below and shown on **Maps 7-10**. Full details are given in **Appendix 10**. All views listed are from well-used public rights of way.

Not all the views appreciated by the community have been identified or mapped; one of the characteristics of this parish is the variety of views, from the wide expansive panoramas to the surprising, intimate views of a hidden valley.

⁴⁴ Community Consultation April 20 2024; November 18 2024. For reports of these events see references in Community Consultation section of this report.

Views from less well-trodden paths may have received fewer mentions, but perhaps are no less deserving of protection.

Important Views

NB EXCEL Spreadsheet to follow – the following table is for info only – is being updated and replaced

View	Description
1 Farm track and footpath (W14/26) south of Puncknowle Manor	View north across village to A35 ridge beyond. Historic village centre in foreground.
2 Small field east of Clay Lane and Springfield (W14/11)	Sheltered pasture field with long views north to A35 ridge, ancient field patterns and Litton Cheney village.
3 'The Drives' (W14/11)	View across fields downhill to the Looke Farm complex. Looking east from this footpath is a view into a secluded valley of pasture and ancient woodland.
4 Field between Hoopers and Looke Lane (W14/1)	A village edge view with extensive views north to the A35 ridge.
5 Path north of Home Farm Campsite (W14/2)	Long view towards ridge; near view of hedged pasture and woodland edge.
6 Path south of Church Street to Bull Lane (W14/35)	Panoramic view to village edge of Church Street and beyond to A35 ridge; east to Knackers Hole Common woodland and west is the ancient hedgerow of Bull Lane.
7 'Swyre Corner' (junction of Swyre Rd, Hazel Lane and W17/4)	Long view north-west to Colmers Hill beyond Bridport.
8 Path between Bull Lane and Swyre (W17/9)	Long/middle ground view westwards of farm buildings, village roofs and pasture fields.
9 'Squirrel Seat' (W17/8)	Panoramic view south and east across field and brook to the Knoll; near views to historic farmstead, village houses and site of previous extended village.
10 Path to sea from Swyre (at seat) (W17/17)	Contained valley view of hedged pastures and woodland falling steeply to the sea.
11 Swyre Road by Gorselands Caravan Park	Panoramic view of farmland and sea, across the top of the caravans and WW2 (gun emplacement?).
12 Swyre Road, West Bexington approach	Looking SE across ponds to West Bexington village edge and the sea.
13 Private section of Swyre Road, West Bexington, just west of bungalow NAME?	Looking SW to village edge and sea; foreground of small pastures with ancient hedges.
14 Layby on Coast Road (B3157)	Panoramic view of Lyme Bay, looking across to West Bexington village below.

15 Footpath along Limekiln Hill (W14/17)	
16 The Knoll (W14/37)	180 degree (from footpath and foot of building) panoramic view of Lyme Bay and the coastal farmland, with partial views of Swyre and West Bexington.
17 The Crown public house garden	View north to A35 ridge framed by Burial Ground and garden trees, across Home Farm Caravan Site and pasture.
18 Tulks Hill	Panoramic views across Lyme Bay and eastwards to The Fleet and St Catherine's Chapel
19 New Lane	View from start of New Lane (after crossing Coast Road) – looking south, south-east views to West Bexington and beyond to Portland

Policy: Important Views

Intent: To protect key views, including but not limited to those representative views listed below, from any disruption or adverse impact due to development in the parish. All views require significant consideration in the development planning process, by recognising the impacts from nearby and afar: within the parish and from without.

Key Local Views
1 Farm track and footpath (W14/26) south of Puncknowle Manor
2 Small field east of Clay Lane and Springfield (W14/11)
3 'The Drives' (W14/11)
4 Field between Hoopers and Looke Lane (W14/1)
5 Path north of Home Farm Campsite (W14/2)
6 Path south of Church Street to Bull Lane (W14/35)
7 'Swyre Corner' (junction of Swyre Rd, Hazel Lane and W17/4)
8 Path between Bull Lane and Swyre (W17/9)
9 'Squirrel Seat' (W17/8)
10 Path to sea from Swyre (at seat) (W17/17)
11 Swyre Road by Gorselands Caravan Park
12 Swyre Road, West Bexington approach
13 Private section Swyre Road, W Bexington, west of bungalow NAME
14 Layby on Coast Road (B3157)
15 Footpath along Limekiln Hill (W14/17)
16 The Knoll (W14/37)
17 The Crown public house garden
18 Tulks Hill
19 New Lane

Policy:

Development proposals shall demonstrate how this intent has been achieved by:

- Retaining the key views that are valued by the community, including, but not limited to, those listed above;
- protecting views from the wider countryside that demonstrate the rural qualities and defined character of the parish;
- ensuring that the scale, design, and layout of development, including any planting, glazing, and external lighting, shall result in no adverse impacts on publicly accessible views over open countryside, and towards key landmarks, including, but not limited to, those views listed above.

END of TEXT