

Yetminster and Ryme Intrinseca Neighbourhood Plan

Heritage Impact Assessment

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1. Introduction

- 1.1 AECOM has been commissioned by the Yetminster and Ryme Intrinsic Neighbourhood Plan Steering Group (YRINPSG), as part of Yetminster and Ryme Intrinsic Parish Council (YRIPC), to produce a Heritage Impact Assessment (HIA) as part of the wider Yetminster and Ryme Intrinsic Neighbourhood Plan Strategic Environmental Assessment (SEA).
- 1.2 This document has been prepared by Mark Service, Senior Heritage Consultant at AECOM. AECOM have been instructed by the YRINPSG to prepare a HIA to assess the potential impact on heritage assets as a result of development on allocated sites in the villages of Yetminster and Ryme Intrinsic, west Dorset.
- 1.3 The draft Yetminster and Ryme Intrinsic Neighbourhood Plan includes a number of potential site allocations. A requirement for further assessment of the potential impact of development on these allocations was set out in Dorset Council's Conservation Officer's comments on the pre-submission draft of the Yetminster and Ryme Intrinsic Neighbourhood Plan (26 February 2020) which are appended to this assessment as Appendix A.
- 1.4 The purpose of this report appendix is to provide a proportionate assessment of likely impacts and significant effects arising from a selection of the proposed site allocations as pertains to the historic environment. The potential site allocations forming the focus of this assessment are listed in Section 5.
- 1.5 This HIA considers the historic development of the area, utilising on-site analysis and documentary research to identify heritage assets that may be affected by development on the allocated sites. It continues to describe those assets, their significance and any contribution made by their setting.

Neighbourhood Plan Location

- 1.6 The Neighbourhood Plan area is in west Dorset and includes the villages of Yetminster and Ryme Intrinsic, and part of Hamlet. Sherborne is about six miles north-east, Yeovil six miles north-west and Dorchester 15 miles south.

Aims

- 1.7 The aims of this assessment are to:
 - Identify all designated and non-designated heritage assets within the Neighbourhood Plan area which have the potential to be affected by development on the allocated sites;
 - Prepare a statement of significance, including any contribution made by setting, for the assets identified; and
 - Undertake an assessment of the likely impact on the assets identified as a result of development on the allocated sites, both directly and as a result of changes to their setting.

Structure

- 1.8 This report is structured in seven sections, with illustrations and appendices at the end.
 - The introductory section regarding the scope of assessment (this section);
 - The legislative and planning policy framework is provided in Section 2 (Legislation and Planning Policy) which also includes an overview of Historic England policy and guidance;
 - A description of the Neighbourhood Plan area's historical background is set out in Section 3;
 - Section 4 provides an assessment of the significance of all known designated and non-designated cultural heritage assets likely to be impacted by development on the allocated sites;
 - Section 5 lists the allocated sites assessed;

- Section 6 provides an assessment of the potential impacts of development within the allocated sites on the heritage assets identified; and
- Section 7 (Conclusion and Recommendations) summarises the findings of the assessment and makes recommendations for their inclusion in the Neighbourhood Plan.

Consultation

- 1.9 During the preparation of this HIA, on 5th February 2020, the methodology was shared with and approved by Dr James Weir, Senior Conservation Officer for Dorset Council.

2. Planning Guidance

- 2.1 Neighbourhood plans must meet certain basic conditions with regard to heritage in order to proceed to referendum (PPG para 065, reference ID 41-065-20140306). These include:
- having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses; and
 - having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area.
- 2.2 A draft plan must demonstrate that it contributes to the achievement of sustainable development, including protecting the historic environment (NPPF para 8c). Doing so requires the presentation of sufficient and proportionate evidence on how the draft plan guides development to sustainable solutions (PPG para 072, reference ID 072-20190509).
- 2.3 Yetminster and Ryme Intrinsic Neighbourhood Plan allocates sites for development. The Strategic Environmental Assessment Pre-Submission Stage Environmental Report (AECOM 2020) tested the draft plan policies including site allocations against environmental topics including Cultural Heritage. This document expands on those tests through a brief heritage impact assessment, i.e. assessing the impact of site allocations on the significance of heritage assets and thus concluding how the plan should be drafted (firstly, by seeking to avoid harmful impacts and, only secondly, by considering mitigation or compensation).
- 2.4 Historic England produces guidance on heritage impact assessment as it applies to site allocations, Neighbourhood Planning and Strategic Environmental Assessment, as set out below:
- Historic England's Advice Note 3: The Historic Environment and Site Allocations in Local Plans (2015);
 - Historic England's Advice Note 8: Sustainability Appraisal and Strategic Environmental Assessment (2016);
 - Historic England's Advice Note 11: Neighbourhood Planning and the Historic Environment (2018); and
 - Historic England's Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (2019).
- 2.5 In addition, the following advice published by Historic England has been used in assessing each site:
- Good Practice Advice in Planning 2: Managing Significance in Decision-Taking in the Historic Environment (2015); and
 - Good Practice Advice in Planning 3: The Setting of Heritage Assets (2nd edition 2017).

3. Methodology

Methodology for Assessing Heritage Value (Significance)

- 3.1 The National Planning Policy Framework (NPPF) (revised 2019) defines significance of heritage assets as, 'The value of a heritage asset to this and future generations because of its heritage interest'. This interest may be archaeological, architectural, artistic or historic (NPPF Annex 2, Glossary). Significance derives not only from a heritage asset's physical presence, but also from its setting.
- 3.2 Historic England also produce guidance for assessing significance in Conservation Principles (Historic England 2008). This sets out how heritage assets and places are valued by this and future generations because of their heritage interest. Significance can be described as the sum of the special interest of a historic place, building or area and is derived from an asset's evidential, historical, aesthetic and communal value.
- 3.3 The following assessment references the NPPF terms for defining an asset's heritage interest, but it also takes cognisance of the considerations outlined in Conservation Principles (Historic England 2008) where a broader definition of heritage interest is discussed.
- 3.4 The HIA has been undertaken in line with the methodology set out below.
- 3.5 The significance of a heritage asset is guided by its designated status, but is derived also from its heritage interest which may be archaeological, architectural, artistic or historic. Each identified heritage asset can be assigned a value in accordance with the criteria set out in Table 1. Using professional judgement and the results of consultation, heritage assets are also assessed on an individual basis and regional variations and individual qualities are taken into account where applicable.

Table 1: Criteria for assessing the significance of heritage assets

Significance	Asset categories
High	World Heritage Sites Scheduled Monuments Grade I and II* listed buildings Registered battlefields Grade I and II* registered parks and gardens Conservation areas of demonstrable high value Non-designated heritage assets (archaeological sites, historic buildings, monuments, parks, gardens or landscapes) that can be shown to have demonstrable national or international importance Well preserved historic landscape character areas, exhibiting considerable coherence, time-depth or other critical factor(s)
Medium	Grade II listed buildings Conservation areas Grade II registered parks and gardens Conservation areas Non-designated heritage assets (archaeological sites, historic buildings, monuments, park, gardens or landscapes) that can be shown to have demonstrable regional importance Averagely preserved historic landscape character areas, exhibiting reasonable coherence, time-depth or other critical factor(s) Historic townscapes with historic integrity in that the assets that constitute their make-up are clearly legible
Low	Locally listed buildings Non-designated heritage assets (archaeological sites, historic buildings, monuments, park, gardens or landscapes) that can be shown to have demonstrable local importance Assets whose values are compromised by poor preservation or survival of contextual associations to justify inclusion into a higher grade Historic landscape character areas whose value is limited by poor preservation and/ or poor survival of contextual associations

Not significant

Assets identified on national or regional databases, but which have no archaeological, architectural, artistic or historic value
Assets whose values are compromised by poor preservation or survival of contextual associations to justify inclusion into a higher grade
Landscape with no or little significant historical merit

- 3.6 Assignment of significance is a value judgement based on research, knowledge and the professional expertise of the author of the Heritage Impact Assessment. Ranking significance provides assistance in understanding the relative importance of different elements and assessing the likely impact of a potential site allocation.

Methodology for the Assessment of Impact

- 3.7 Having identified the value of the heritage asset, the next stage in the assessment is to identify the level and degree of impact to an asset that may arise from the principle of development. Impacts can occur to the physical fabric of the asset or affect it by changing its setting. The potential impact of allocation on the significance of heritage assets may be adverse, beneficial or neutral.
- 3.8 The level and degree of impact (impact rating) is assigned with reference to a four-point scale as set out in Table 2. If no impact on value is identified, a neutral effect is reported.

Table 2: Factors influencing the assessment of magnitude of impacts

Impact rating	Description of impact
High	Changes such that the heritage value of the asset is totally altered or destroyed. Comprehensive change to elements of setting that would result in harm to the asset and our ability to understand and appreciate its heritage significance.
Medium	Change such that the heritage value of the asset is significantly altered or modified. Changes such that the setting of the asset is noticeably different, affecting significance and resulting in changes in our ability to understand and appreciate the heritage value of the asset.
Low	Changes such that the heritage value of the asset is slightly affected. Changes to the setting that have a slight impact on significance resulting in changes in our ability to understand and appreciate the heritage value of the asset.
Very Low	Changes to the asset that hardly affect heritage value. Changes to the setting of an asset that have little effect on significance and no real change in our ability to understand and appreciate the heritage value of the asset

- 3.9 This assessment uses the 5-step site selection methodology as set out in Historic England's Advice Note 3: The Historic Environment and Site Allocations in Local Plans (2015) which suggests:

Step 1: Identify which heritage assets are affected by the potential site allocation;

Step 2: Understand what contribution the site (in its current form) makes to the significance of the heritage asset(s);

Step 3: Identify what impact the allocation might have on that significance;

Step 4: Consider maximising enhancements and avoiding harm; and

Step 5: Determine whether the proposed site allocation is appropriate in a policy context.

- 3.10 The impacts predicted in Step 3 are prior to the application of appropriate design mitigation and therefore reflect a reasonable worst-case scenario. Where adverse impacts are identified, and subject to the nature of the asset and the potential impact, consideration has been given to mitigation with a view to removing or reducing potential harm to the heritage asset. The effectiveness of any proposed mitigation has been evaluated with regard to the site's (and the asset's) situation, topography, key views, wider landscape characteristics etc. and is also a value judgement based on observations and the expertise of the author. Further details will also need to be assessed at planning application stage. Not all impacts will require mitigation; some may offer opportunities for enhancement which is made clear in the assessment. This

reasonable mitigation is applied at step 4, when the residual impacts of the proposed allocation are reported.

- 3.11 In order to ensure that the development of allocated sites takes place in a manner consistent with the conservation of the heritage assets in their vicinity, it is recommended that the mitigation measures set out in the Heritage Impact Assessment are incorporated into the Neighbourhood Plan.

Evidence Base Reference Material

3.12 The following sources were consulted:

- Site visit by Mark Service on 9th March 2021;
- The Dorset Council Strategic Housing Land Availability Assessment (SHLAA) 2018;
- Yetminster and Ryme Intrinseca draft Neighbourhood Plan 2020;
- Strategic Environmental Assessment Pre-Submission Stage Environmental Report 2020;
- Historic Ordnance Survey (OS) Maps;
- Historic England Register of Listed Buildings (NHLE); and
- The Yetminster Conservation Area Character Appraisal (2005).

4. Statement of Significance

Historical background

- 4.1 Yetminster is recorded in Domesday (1086) as having 76 households but occupation of the site almost certainly predates this as evidenced by the discovery of a Saxon cross in the churchyard in 1938. As the name suggests, it is likely that there was a minster church in the village.
- 4.2 In 1300 the Bishop of Salisbury instituted a weekly market and annual fair in the village.
- 4.3 The village maintained the three field farming system, with farmhouses concentrated within the village, examples of which survive on High Street and Church Street. During the late medieval period the village was divided into four manors, one held by the Bishop of Salisbury and the remaining three held as prebends by canons of Salisbury cathedral. The village continued to be owned by the Bishopric of Salisbury until c.1560 after which it became part of the Digby estate of Sherborne Castle.
- 4.4 In 1691 Robert Boyle, the chemist responsible for Boyle's Law and heir to the Stalbridge estate left an endowment to build a school for poor boys in the area. The school was built in 1697, continued as an educational establishment to the 20th century and was listed (NHLE 1323972) in 1951.
- 4.5 In 1774 Benjamin Jesty, a local farmer, inoculated his family against smallpox using cowpox 22 years before Edward Jenner undertook the same experiment.
- 4.6 The Wilts, Somerset and Weymouth Railway (WS&WR) opened between Yeovil and Weymouth in January 1857 with a station being provided at Yetminster. The station is currently one of around 150 request stops on Britain's railway network. The parish had a population of 1246 in 1848, 628 living in the village itself.
- 4.7 The folk band The Yetties was formed in the 1960s, the name being derived from Yetminster, the childhood home of the members.
- 4.8 The population of Yetminster in 2011 was 1,105.

Heritage Assets

Yetminster Conservation Area

- 4.9 The Yetminster Conservation Area was designated in September 1970 and extended in December 2009 and October 2010.
- 4.10 Yetminster is a T-shaped village with High Street forming the horizontal (east/west) section and Church Street the vertical (north/south). These streets, together with Chapel Lane and Queen Street to the north and south of High Street respectively and the historic infields in the rectangle formed by High and Church Streets, Birch Lane and Melbury Road form the majority of the conservation area.
- 4.11 There are important gateways to the conservation area at the junction of Melbury Road and Birch Lane, at both ends of the High Street and at Brister End.
- 4.12 The western entrance to the village on High Street is narrowly constrained by buildings and boundary walls. At the central section of the High Street buildings on the north side are set slightly further back, if only by a few feet as at Manor House, but they return to fronting directly onto the street once Holm Farm is reached. There is a less formal arrangement of buildings on Queen Street, with attractive views in both directions. The view from Manor House across open ground to the church is especially important, underlining the connection between the two.
- 4.13 The triangular junction of High Street and Church Street marks the centre of the village, with attractive views of historic buildings in all three directions. These views are made distinctive by the succession of gable ends and buildings fronting the High Street, with chimney stacks adding interest to the roofline, and the occasional mature tree to the streetscape. The church can be glimpsed from the eastern side of the junction, especially during the winter months. The view back down Church Street is terminated by Manor Farm House, a large building with 16th century origins and enlarged in the late 17th or 18th century.

- 4.14 The sinuous nature of High Street and Church Street and the rising of Church Street from the valley bottom mean that the scene is constantly changing as one moves around the village, with new views of a succession of buildings taking place. The eastern end of High Street is less constrained than the west end and with less interest in terms of historic buildings although there is a good view from between the returns of Chapel Lane with the gable ends of Gable Court to the left and terminating with the façade of Cross Farm House.
- 4.15 After Hill House and before the church is reached Church Street is characterised by a long row of 19th century buildings including the old school on the eastern side. Buildings on the western side are set back allowing good views of the church. When the church is reached there is an extensive view across the churchyard and the historic infield beyond. There are also views out to the countryside through gaps between the buildings on the east side of the street.
- 4.16 The Yetminster Conservation Area appraisal (West Dorset District Council 2010) references '*Panoramic views north from Birch Lane over the village and beyond to Lillington Hill, and south over countryside to Batcombe Hill*' (p.10) although it's difficult to see from which point/s on Birch Lane these can be had. There will, though, be good views from the field to the north of Birch Lane.
- 4.17 The conservation area contains 56 listed buildings including the grade I Parish Church of St Andrew and the grade II* Manor House and Upbury Farm House. These buildings are of special interest, as are the grade II listed Boyle's School, the White Hart, Rock House, The Old Court, House; Manor Farm House, Gable Court and Cross Farm House which are all landmark buildings due to their locations within the village.
- 4.18 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 leaded. Door surrounds are mainly stone with stone lintels or flat arches. Roofs are a variety of stone tiles, slate and clay tiles.
- 4.19 The conservation area is an asset of high value, containing as it does more than 50 listed buildings including three of high significance. The conservation area's significance derives from its historical interest in illustrating almost 1,000 years of Yetminster's history; architectural interest for its buildings, which cover the period from the late-medieval to the 19th century; aesthetic interest for the layout of its buildings and views and archaeological interest for the street layout, the information to be gained about medieval manorial land ownership and agricultural practice from the presence of the prebendal crofts and infield and for the as-yet undiscovered archaeology remaining underground. The conservation area is of demonstrable high value and is of **high significance**.

Prebendal Crofts

- 4.20 To the north of High Street are a series of eight regular, linear plots ranging between approximately 100m and 220m in length (**Plate 1**). Historic maps show these to have been ten (or possibly nine as the westernmost plot appears to have been sub-divided) in number in 1840 and to have been used as orchards at that time. The plots remained as 9/10 in number until the late 1960s or early 1970s when Stonyacres was laid out on land to the east of Thornford Road which included the westernmost plot/s.
- 4.21 The plots are mostly linked to houses on High Street, the majority of which are listed. Two of the plots, those behind The Old Court House (NHLE 1154445) and Higher Farm House (NHLE 1154462) contain listed stone barns (NHLE 1119155, 1119156). Apart from the loss of the westernmost plot/s and some infill development the crofts have remained remarkably unchanged in shape and size over the past two centuries. The Yetminster Conservation Area appraisal identifies the plots as '*possibly relating to medieval manorial land ownership*' (p.7) and in 2010 the conservation area was extended to take in the plots in order to '*recognise the historic field system and land tenure*' (p.23).
- 4.22 The crofts form an averagely to well-preserved historic landscape character area that has remained largely unchanged since at least 1840 and represent an asset of **medium to high significance**.

The Cedars (grade II, NHLE 1154426)

- 4.23 The Cedars, now known as Hound House (**Plate 2**), is located on the north side of High Street almost at its west end. The building is of mid-17th century origin and is now part of a terrace with School House and Boyle's Old School. The house is constructed of rubble walls with ashlar dressings to the quoins of the

west gable end and to the windowsills and door surround. Sash windows with glazing bars to both floors, thatched roof with casement windows in two dormers and brick stacks at either end of the ridge. There is a large 20th century addition to the rear. The house has historic interest as a mid-17th century dwelling house that is a constituent part of the conservation area. Its setting is High Street which is broadly unchanged since the 19th century in this part and contributes to significance. Much of the former croft that extended back from the house has been lost to development on Stonyacres but the portion that is left also contributes to significance. The building is of **medium significance**.

School House (grade II, NHLE 1119154)

- 4.24 School House is a terraced house at the western end of High Street on its north side (**Plate 3**). The building has 18th century or earlier origins and is constructed of stone rubble with a thatched roof and casement windows. A brick stack to the right hand side is shared with Boyle's Old School next door. The house was the headmaster's house and has historic interest. Its setting is the school with which it was associated and which contributes to its significance. The building retains its long croft to the rear (shared with Boyle's Old School) which also contributes to significance. The building is of **medium significance**.

Boyle's Old School (grade II, NHLE 1323972)

- 4.25 Boyle's Old School (**Plate 4**) was founded by the estate of Robert Boyle in 1691 and built in 1697. Construction is of stone rubble walls and a tiled roof with brick stacks. The ground floor has two stone mullioned and transomed windows with casements and hood moulds either side of a blocked doorway in a stone surround with a four-centred arch and a squared hood mould. The first floor has three mullioned windows with hood moulds. To the rear is a single-storey addition with mullioned and transomed windows. The porch to the right hand side of the main range is modern. The building has historic interest as an educational establishment that was operating from the early 18th to the mid-20th century. The building's setting is High Street, including the associated School House, which is broadly unchanged in this part since the 19th century and contributes to significance. The building retains its long croft to the rear (shared with School House) which also contributes to significance. The building is of **medium significance**.

The Old Court House including Front Boundary Walls (grade II, NHLE 1154445)

- 4.26 The Old Court House including Front Boundary Walls (**Plate 5**) is a large house on the north side of High Street dating to the mid-17th century with later additions. The building is L-shaped in plan with the main range sitting back from the street and a projecting wing at the west end. Construction is of rubble stone walls with ashlar quoins and dressings. Some render remains on the gable end of the wing. The roofs are tiles with brick stacks, the windows are mostly stone mullions with casements. The house has historic interest as one of the larger historic farmhouses in the centre of the village. Its setting is High Street extending for some distance, especially to the east, and the extant croft to the rear which contains a listed stone barn of probably 18th century origin. All the constituent parts of the house's setting contribute to its significance. The building is of **medium significance**.

Barn 32m North of the Old Court House (grade II, NHLE 1119155)

- 4.27 Barn 32m North of the Old Court House is of probable 18th century origin and is constructed of rubble stone walls with stone eaves courses. The barn has historic interest for its association with the Old Court House and for its part in the village's agricultural development. The barn's setting is the Old Court House and the extant croft to the rear, both of which contribute to significance. The building is of **medium significance**.

Barn 15m North of Higher Farm House (grade II, NHLE1119156)

- 4.28 Barn 15m North of Higher Farm House is probably early 19th century in date and is constructed of rubble stone walls with a half-hipped tiled roof. The barn has historic interest for its association with Higher Farm House and for its part in the village's agricultural development. The barn's setting is Higher Farm House

and the extant croft to the rear, both of which contribute to significance. The building is of **medium significance**.

Ford House (grade II, NHLE 1154661)

4.29 Ford House (**Plate 6**) is probably of 18th century origin and is now part of a larger complex which includes the former Railway Inn. The plan is Z-shaped with the main range being parallel to Station Road. A wing returns from the southern end of the main range and is attached to the former public house at its northern end. A further wing runs east from this wing and also appears to have been incorporated into the public house. Construction is of rubble stone with a tiled roof with coped gables and brick stacks. The majority of the windows to both wings on both floors are mullioned stone. The house has historic interest as an 18th century gentry house. Its setting is the western extent of the historic core of the village which has changed considerably with the addition of the railway, changes to the road layout and modern development and plays a diminished role in the asset's significance. The building is of **medium significance**.

Parish Church of St Hypolite (grade II*, NHLE 1119143)

4.30 The Parish Church of St Hypolite (or St Hippolytus) was built in the 13th century (nave and chancel), and 17th century (west tower and north porch). Construction is of stone rubble with freestone dressings and a tiled roof. The east wall of the chancel was rebuilt in the 17th century and contains three lights under four-centred arches. The side walls of the chancel have 13th century lancets otherwise the windows date to the 17th century. The church has historic interest for serving the village for over seven centuries and historic, architectural and archaeological interest for the survival of a considerable amount of 13th century fabric and for the lack of 19th century refurbishment. The church's setting is the village and parish of Ryme Intrinsic which continue to be rural and which contribute to the church's significance. The building is of **high significance**.

Lower Farm House Including Attached Barns (grade II, NHLE 1119145)

4.31 Lower Farm House Including Attached Barns (**Plate 7**) has a date stone of 1707 over the porch and is constructed of rubble stone walls with a thatched roof with coped gables and brick end stacks. A gabled, tiled entrance porch contains a door with a four-centred arch. Windows on both floors are stone mullioned with leaded lights under hoodmoulds while the two dormers contain casement windows. The attached barns are to the rear of the left hand side of the building and are of stone rubble, dating to the 18th to 19th centuries. The buildings have historic interest as part of the village's agricultural development. Their setting is the north-eastern extent of the historic core of the village which has changed considerably through the 19th and 20th centuries. The setting extends to the land to the north of the house which remains in agricultural use and contributes to significance. The building is of **medium significance**.

Lilac Cottage and The Lilacs (grade II, NHLE 1067416)

4.32 Lilac Cottage and The Lilacs (**Plate 8**) are a pair of semi-detached cottages built in 1928, possibly to a design by the Yeovil architectural practice of Petter and Warren. The practice designed the Nissen-Petren house after Major (later Lieutenant Colonel) Peter Norman Nissen's design for a semi-circular hut in the First World War. Two prototypes survive in Yeovil and others survive in Dorset and elsewhere. Construction is of concrete block walls with a steel roof structure clad in corrugated iron sheets. The houses have historic and architectural interest as an illustration of a short-lived solution to the housing shortage of the 1920s. The setting is the village of Ryme Intrinsic but the asset does not depend on its setting for significance. The building is of **medium significance**.

Yetminster Methodist Church (non-designated)

4.33 Yetminster Methodist Church (**Plate 9**), identified in the Yetminster Conservation Area Appraisal as an important local building, was built in 1849 at the north end of what is now Chapel Lane on land formerly used as an orchard. The building is of rubble stone with ashlar dressings and a slate roof. The chapel consists of a single cell with a northern side chapel, an eastern entrance and a modern lean-to addition on the south side. Lancet windows throughout including a three-light lancet to the east end. The gable ends of the chapel, side chapel and porch have stone coping. The chapel has historic interest for its part in the spiritual development of the village and community value for having served the village for over 160 years.

The chapel's setting is the village of Yetminster. While it once stood in isolation on the outskirts of the settlement the chapel is now surrounded, but the change in setting has not diminished its significance and continues to contribute to it. The building is of **low significance**.

Chapel Cottage (non-designated)

- 4.34 Chapel Cottage (**Plate 10**), identified in the Yetminster Conservation Area Appraisal as an important local building), is the central unit of a terrace of three cottages on the west return of Chapel Lane. The northernmost unit (No. 2) is almost identical while the southernmost is unheated and has a high window in its south gable end indicating a former agricultural use. The cottage is built of rubble stone with a slate roof and brick ridge stacks. The windows and door have timber lintels and the windows are timber casements. The cottage appears on the tithe map for the parish of Yetminster of 1840 at which time it was owned by the owner of the 16th century Gable Cottage further south on Chapel Lane. The cottage has historic interest as an early 19th century or earlier dwelling house. Its setting is Chapel Lane, which, although it has been subject to modern development on Capel Meadow and Bower Court, retains a number of historic buildings and contributes to the cottage's significance. The building is of **low significance**.

Milk Factory (non-designated)

- 4.35 Ten years after the railway arrived at Yetminster a milk factory was built to the west of the station north of Station Road and east of Chapel Street. The remaining building (**Plate 11**) dates from the early 20th century and comprises a large red brick shed with a tiled roof and metal windows. The building has historic interest as part of the village's agricultural and industrial past. The building's setting is the surrounding farmland which supplied its produce and the railway by which the milk was distributed. Both parts of the setting contribute to the asset's significance. The building is of **low significance**.

The Railway Inn (non-designated)

- 4.36 The Railway Inn (**Plate 12**) is a purpose built former public house in rendered brick with red brick quoins and dressings and hipped, tiled roofs with brick stacks. The main range runs north-south and is attached to a wing of the listed Ford House. A short wing runs west from the main range towards Chapel Lane, the entrance in the angle is later. The inn was built after the railway arrived at Yetminster, appearing on the 1871 census with an innkeeper, Charles Bishop, who also worked as a tailor. The inn has recently closed, diminishing its significance but it retains historic interest as a former public house. The asset's setting is Yetminster railway station which continues to operate and contributes to the asset's significance. The building is of **low significance**.

The Old Forge (non-designated)

- 4.37 The Old Forge (**Plate 13**) is a two storey building fronting onto Ryme Road at the centre of Ryme Intrinseca. The street elevation has two entrances, one being a stable door, and two small windows, one blocked, one boarded up. The first floor has a three-light timber casement. Construction is stone rubble with a pantiled roof and stone copings to the gable ends. The building appears to have been unheated as there is no chimney but a modern flue has been introduced to the west gable end. There is a slit window in the west gable, the remainder of the west elevation is obscured by a single-storey lean-to constructed of concrete blocks to the rear and stone rubble to the street and west elevations. The windows of the lean-to are modern metal casements. The stub of a single storey addition in stone rubble remains to the rear of the east end of the building and continues as a concrete block structure. The Old Forge appears on the tithe map for the parish of Ryme Intrinseca (1839) but its use is not given in the tithe apportionment. The 1887 OS map shows the building without its lean-to but with a range of three masonry buildings extending south from its east end. The lean-to is first shown on the OS map of 1929. A K6 telephone kiosk stands between the two entrances to the building from the street. The kiosk is first recorded on the 1962 OS map. Whether or not the building used to operate as the village's forge is unclear. The building is unheated and does not appear to have had a chimney. Three generations of the Pomeroy family are shown in census returns as being blacksmith's in Ryme between 1861 and 1901 and Pomeroy's Forge is a thatched cottage on the north side of Ryme Street. The blacksmith in Yetminster in 1911 was William Gould and it may be that the forge moved from Pomeroy's to the lean-to at this time as the lean-to is first shown on the OS map of 1929. The lean-to is currently used as a forge and notwithstanding the length of time the building has been used for this purpose it has historic interest as part of the village's agricultural past and may have archaeological interest in the ability of its form and features to yield information as to its former use/s. Its setting is the village of Ryme Intrinseca and the wider agricultural landscape from which the

forge drew and continues to draw its custom and which contributes to the asset's significance. The building is of **low significance**.

Former Cottages at The Elm, Yetminster (non-designated)

- 4.38 A small triangular plot containing a cottage is shown on the tithe map for the parish of Yetminster (1840) to the west of the junction of what are now Melbury Road, Birch Lane and Tark's Hill. The plot is recorded on the tithe apportionment as Cottage and Garden. The triangular plot can still be seen along with the remains of part of the cottage, in the form of a stone wall with a clearly defined corner (**Plate 14**), and the remains of a cobbled yard between the front of the cottage and the yard (**Plate 15**). Remains of a row of bollards to the east of the plot are interpreted as a modern deterrent against vehicular access. The building is shown on the First Edition 25in OS map of 1887 where it can be seen standing behind a narrow yard to the west of the triangular junction and labelled The Elm and Green. The indication that it may have been in use as a public house is not borne out by desk research. The building is shown as being divided into three parts on the street side with an undivided strip along the length of the building on the field side. The building is shown on subsequent maps labelled The Elm but ceases to be shown on the 1974 map and subsequent maps while its label remains.
- 4.39 The 1861 census shows Elm Green as three dwellings housing the families of two labourers and a butcher. A single dwelling named Elm Green is shown on the 1871 census when it housed Charles Atkins, a railway policeman, his wife Mary, their two children and his sister. The property's position within the census between Back Lane (the former name for Melbury Road) and Church Lane indicates that it is the Elm shown on the maps. The dwelling does not appear in the 1881 or 1891 censuses but appears on the 1901 census as two dwellings named The Elm, the homes of two carters. It is shown again as two dwellings in 1911, both the home of a road labourer and his family. George Harding, his wife Elizabeth and their nine children lived in one, William Park, his wife and stepson in the other. The remains of the building have some historic interest as part of the village's social development and may have some archaeological interest in its ability to yield information about its former use. The building is of **low significance**.

5. List of Sites

5.1 The following sites have been identified following consultation with Dorset Council and reflect those sites assessed within the SEA where there is the potential for impact to heritage assets as result of development:

- Policy H3 Land E of Stonyacres;
- Policy H4 Land fronting Melbury Road;
- Policy H5 The Site of 'Kilbernie';
- Policy H6 Land N of Chapel Meadow; and
- Policy H8 Land at The Old Forge, Ryme Intrinsic.

5.2 The sites are shown on Figure 1 below.

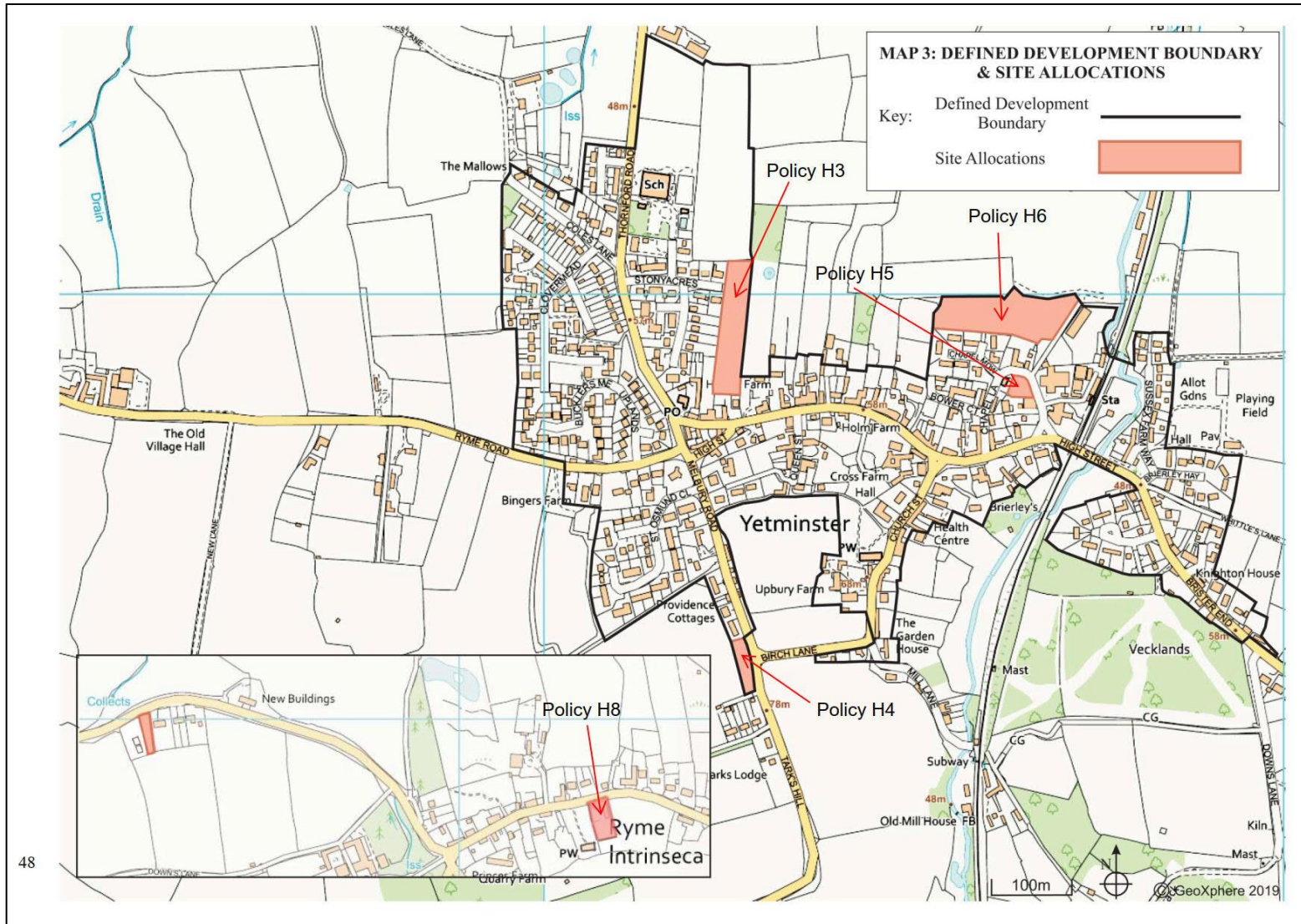


Figure 1. Site allocations

6. Heritage Impact Assessment

Policy H3 Land E of Stonyacres

Yetminster Neighbourhood Plan Site Reference Number: H3

SHLAA Reference Number: N/a

Site Address: East of Stonyacres, Yetminster

Site Area: 0.5ha

Site Allocation/Capacity: Sheltered housing of up to 15 dwellings



Step 1 Heritage Assets - designated and non-designated potentially affected:

Yetminster Conservation Area - **High significance**

Prebendal crofts - **Medium to high significance**

The Cedars – grade II listed building [NHLE 1154426] - **Medium significance**

School House – grade II listed building [NHLE 1119154] - **Medium significance**

Boyle’s Old School – grade II listed building [NHLE 1323972] - **Medium significance**

The Old Court House including Front Boundary Walls – grade II listed building [NHLE 1154445] - **Medium significance**

Barn 32m North of the Old Court House – grade II listed building [NHLE 1119155] - **Medium significance**

Barn 15m North of Higher Farm House – grade II listed building [1119156] - **Medium significance**

Step 2 What contribution does the existing site make to the significance of the heritage asset (s)?

The site is located within the Yetminster Conservation Area, being one of the eight prebendal crofts added to the north of the conservation area in 2010. The crofts are part of the historic field system and land tenure of the village and as such are an important part of the conservation area’s significance. The section of Stonyacres that runs from west to east off Thornford Road and the permissive footpath that runs north to south along the western edge of the plot afford good views across the plot to the prebendal plots to the east, allowing an understanding of how the plot and its neighbours fit into the village plan. From these locations at least six listed buildings can be seen, four on High Street: The Cedars; School House; Boyle’s Old School and The Old Court House, and the two barns within the prebendal plots. The site is within the setting of all these assets and as one of the prebendal crofts it makes a considerable contribution to their significance, especially to the significance of School House and Boyle’s Old School which are located on High Street at the southern end of the site. The tithe map and apportionment for the parish of Yetminster of 1840 shows the plot and school to have been under the ownership of Yetminster School at the time, the entire plot including the building being described as School House Garden and Orchard. The plot is shown on the tithe map to have been divided about one third of the way along its length with the southern portion being devoted to the school and garden and the rest to orchard.

Step 3 Potential impact of development on Significance?

The site benefits from ready-made access via Stonyacres immediately to the west. It is screened from the heart of the conservation area to an extent by existing buildings on the north side of High Street including the newly built Lime Cottage and Cedar Cottage just to the south of the plot (**Plate 16**). However, as one of the village’s original prebendal plots the site is an important part of the village’s history and makes a positive contribution to the conservation area and its significance.

Development of the plot would take away one of the village’s remaining prebendal plots. Two such plots were lost when Stonyacres was built and it is considered that the loss of another plot would constitute a **Medium Adverse** impact on the prebendal crofts as a heritage asset of **Medium to high significance**.

The Cedars lost its former prebendal plot when Stonyacres was built which resulted in a loss of significance for the asset. While the most important part of the asset's setting is High Street the site forms part of the asset's setting and contributes to its significance. Development of the site would not prevent an understanding of the asset as part of the historic core of the village but it would be a prominent feature of the landscape to the north, blocking views of the rear of the asset from the north and forming a distracting influence in views from the permissive footpath to the west of the site. It is considered therefore that development on the site would constitute a **Low Adverse** impact on The Cedars as a heritage asset of **Medium significance**.

School House and Boyle's Old School stand at the southern end of the site which as a former prebendal plot contributes considerably to their significance. Development of the site would not prevent an understanding of the assets as part of the historic core of the village but it would be a prominent feature of the landscape to the north, blocking views of the rear of the asset from the north and forming a distracting influence in views from the permissive footpath to the west of the site. It is considered therefore that development on the site would constitute a **Medium Adverse** impact on School House and Boyle's Old School as heritage assets of **Medium significance**.

The Old Court House including Front Boundary Walls stands approximately 40m south-west of the southern end of the site. Development of the site would not prevent an understanding of the asset as part of the historic core of the village but it would be a prominent feature of the landscape to the north, blocking views of the rear of the asset from the north-west. It is considered therefore that development on the site would constitute a **Low Adverse** impact on the Old Court House as a heritage asset of **Medium significance**.

Barn 32m North of the Old Court House and Barn 15m North of Higher Farm House rely on their parent buildings and the crofts on which they stand for their setting and much of their significance. Development of the site would not prevent an understanding of the assets as former agricultural buildings but would have some impact on the ability to appreciate the assets within the surrounding landscape by blocking views from the north-west. It is considered therefore that development on the site would constitute a **Low Adverse** impact on the Old Court House and Boyle's Old School as a heritage asset of **Medium significance**.

Step 4

Any mitigation for potential harm identified or opportunities to enhance Significance? How does the harm change as a result of the mitigation?

No opportunities for mitigating harm or enhancing significance have been identified. Screening of the site from heritage assets to the south and south west could be employed, but it is considered that this could represent an impact itself and would not reduce the level of harm as the assets' setting would still change.

Step 5 Should the site be allocated or how might the plan need to be changed? Although the levels of harm to the assets identified is mostly low adverse the number of assets affected and the loss of another of the village's prebendal plots suggests that the site should not be allocated.

Policy H4 Land fronting Melbury Road

Yetminster Neighbourhood Plan Site Reference Number: H4

SHLAA Reference Number: N/a

Site Address: Melbury Road, Yetminster

Site Area: TBC

Site Allocation/Capacity: Up to four dwellings



Step 1 Heritage Assets - designated and non-designated potentially affected:

Yetminster Conservation Area - **High significance**

Former cottages at The Elm - **Low significance**

Step 2 What contribution does the existing site make to the significance of the heritage asset (s)?

The site is located within the setting of the Yetminster Conservation Area on Tark's Hill at the junction with Birch Lane. The site marks the transition from the sparsely developed Tark's Hill to the outskirts of the village itself with more concentrated development along both sides of Melbury Road and the location is one of four identified as a gateway in the conservation area appraisal.

The eastern part of the site contains the remains of a row of stone cottages likely to date to 1840 or earlier (**Plate 13**). The western part is contained within a plot shown on the tithe map for the parish of

Yetminster (1840) as Bassels, a large arable field that is still in cultivation today and covers largely the same footprint.

The site makes a contribution to the significance of the Yetminster Conservation Area as part of the agricultural land surrounding the village

Step 3	Potential impact of development on Significance?	<p>While the site is screened from the majority of the interior of the conservation area there are views from it towards the church to the north-east, specifically from the field entrance at the northern end of the site (Plate 17). Development on the site has the potential to block or distract from this view and to change the setting of the conservation area on the approach to it along Tark's Hill. A row of houses in a contiguous terrace would have a low impact on the conservation area, especially if it were confined to the area behind the hedgerow and if sympathetic design and materials were used. As one of the gateways to the conservation area a scheme in this location would benefit from traditional design and materials such as stone rubble walls with ashlar dressings and slate or tiled roofs with brick stacks. The stone used for walling should be limestone which forms the underlying geology of the village and was used in the majority of its historic buildings. If development on the site were treated in this way and the field entrance used as the entrance to the development to preserve the view to the church the scheme would form an appropriate gateway to the village, with no impact on the significance of the conservation area. It is considered that such development would cause a Neutral impact on the Yetminster Conservation Area as a heritage asset of High significance.</p> <p>Removal of the remains of The Elm as part of the development of the site would have a High adverse impact on it as an asset of Low significance.</p>
Step 4	Any mitigation for potential harm identified or opportunities to enhance Significance? How does the harm change as a result of the mitigation?	<p>Restricting development to the area of the plot to the west of the hedgerow would enable the retention of the remains of The Elm. Conserving the remains of The Elm as part of the scheme would better reveal its significance and reduce impact on the asset to Low adverse. It is recommended that any scheme on the site commemorates the name of Elm Green.</p>
Step 5	Should the site be allocated or how might the plan need to be changed?	<p>Harm to the conservation area would amount to no more than Neutral if high quality, sympathetic design and materials were used. Harm to the remains of The Elm would be reduced to Low adverse if development were restricted to the west of the hedgerow and the remains were preserved. It is considered therefore that there are no heritage reasons why the site should not be allocated.</p>

Policy H5 The Site of 'Kilbernie'

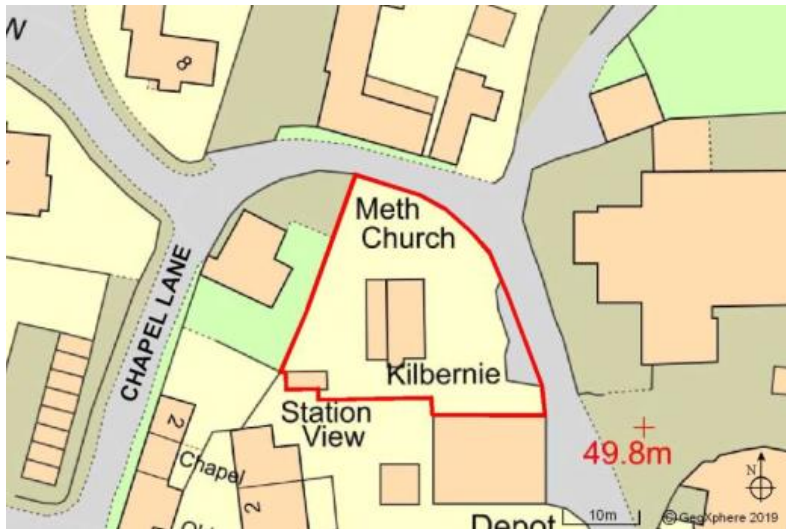
Yetminster Neighbourhood Plan Site Reference Number: H5

SHLAA Reference Number: N/a

Site Address: Chapel Lane, Yetminster

Site Area: TBC

Site Allocation/Capacity: Up to two dwellings



- Step 1** Heritage Assets - designated and non-designated potentially affected:
- Yetminster Conservation Area - **High significance**
 - Lower Farm House Including Attached Barns - grade II listed building [NHLE 1119145] - **Medium significance**
 - Ford House - grade II listed building [NHLE 1154661] - **Medium significance**
 - Yetminster Methodist Church – important local building - **Low significance**
 - Chapel Cottage – important local building - **Low significance**
 - Milk Factory - non-designated building - **Low significance**

The Railway Inn - non-designated building - **Low significance**

<p>Step 2</p>	<p>What contribution does the existing site make to the significance of the heritage asset (s)?</p>	<p>The site is located within the setting of the Yetminster Conservation Area and two listed buildings, two locally listed buildings and one non-designated building. Prior to development with the existing bungalow the site was used as an orchard and would have contributed to the significance of the conservation area, Lower Farm House, Ford House, Yetminster Methodist Church and Chapel Cottage. The current building on the site is of no heritage interest but the open nature of the garden that surrounds it on three sides continues to contribute to the significance of these assets as a reminder of the former orchard.</p>
<p>Step 3</p>	<p>Potential impact of development on Significance?</p>	<p>It should be noted that the Chapel Lane part of the conservation area adjacent to the site is of lower significance than other parts such as High Street, Church Street and Queen Street The building currently on the site (Plate 18) is of low height but also of low quality in terms of design and materials and is one of a number of buildings within the setting of the conservation area in this location that have a neutral or negative effect on it. While the current building on the plot masks views of the Methodist Church from Station Road this is not considered an important view within the conservation area. The presence of several designated and non-designated buildings of stone rubble within this part of the conservation area indicates that the replacement of the current bungalow with a building or buildings using that material would enhance the setting of the conservation area. If high quality, sympathetic design and materials are used impact on the Yetminster Conservation Area, an asset of High significance, would be Low beneficial, and impact from an increase in height and massing would be more than offset by the replacement of a neutral/negative building with a positive one.</p> <p>The listed building on which development on the site has the greatest potential for impact is the grade II listed Lower Farm House Including Attached Barns to the north although impact would be mainly on the farm house rather than the barns behind it. A traditional design of stone rubble with ashlar dressings and a slate or tile roof with brick stacks would have the least impact but it is important that the asset isn't presented with a blank gable end as at present. The stone used for walling should be limestone which forms the underlying geology of the village and was used in the majority of its historic buildings. A pair or row of houses facing the asset at the same distance or further away than the existing building and using high quality, sympathetic design and materials would have a Low beneficial effect on this asset of Medium significance.</p> <p>The grade II listed Ford House is not visible from the site but the site and the asset are visible in the same view from the eastern return of Chapel Lane. The replacement of the current building within the asset's setting with a building or buildings using high quality, sympathetic design and materials would have a Low beneficial impact on the Medium significance asset by improving its setting.</p>

The asset closest to the Site is the non-designated Yetminster Methodist Church, a building identified as being of local importance in the Yetminster Conservation Area appraisal. Use of traditional materials and moving development on the site to its southern end would open up views of the church from the eastern return of Chapel Lane and would have a **Low beneficial** effect on an asset of **Medium significance**.

The three other non-designated buildings around the site, Chapel Cottage, the Milk Factory and The Railway Inn are further from the site but would equally benefit from the replacement of the current building within their setting with a building or buildings using high quality, sympathetic design and materials. Such development on the site would have a **Low beneficial** impact on these **Low significance** assets by improving their setting.

Step 4	Any mitigation for potential harm identified or opportunities to enhance Significance? How does the harm change as a result of the mitigation?	It is considered that if the site is developed with a building or buildings using high quality, sympathetic design and materials, with consideration given to the placing and orientation of the buildings within the plot, impact will be beneficial and will enhance the significance of the conservation area and of heritage assets within it and in proximity to it.
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Step 5	Should the site be allocated or how might the plan need to be changed?	Impact to the conservation area and buildings within it and within its setting would be beneficial if high quality, sympathetic design and materials were used. It is considered therefore that there are no heritage reasons why the site should not be allocated.

Policy H6 Land N of Chapel Meadow

Yetminster Neighbourhood Plan Site Reference Number: H6

SHLAA Reference Number: N/a

Site Address: Chapel Meadow, Yetminster

Site Area: 0.76ha

Site Allocation/Capacity: Up to 23 dwellings



Step 1 Heritage Assets - designated and non-designated potentially affected:

Yetminster Conservation Area - **High significance**

Lower Farm House Including Attached Barns - grade II listed building [NHLE 1119145] - **Medium significance**

Step 2 What contribution does the existing site make to the significance of the heritage asset (s)?

The site is within the setting of the Yetminster Conservation Area and the grade II listed Lower Farm House. The holdings of the farm at the time of the tithe apportionment were not all contiguous but consisted of a number of fields to the north, north-east, east and south-east of the farmhouse. The farm held the land immediately behind the farmhouse and the fields either side of the track that continues north-east from Chapel Lane, both of which were used as orchards and the westernmost of which forms

part of the site. The farm did not hold Little Park, the field of pasture north-west of the farmhouse, part of which was developed with Chapel Meadow and the remainder of which forms part of the site.

The site is part of the agricultural land that surrounds the village and forms part of the setting of both the conservation area and the listed farmhouse. It contributes to the significance of the conservation area as part of the village's agricultural context and to the significance of the farmhouse as part of its historic landholding and a link between the farmhouse and the wider agricultural landscape to the north.

Step 3	Potential impact of development on Significance?	<p>It should be noted that the Chapel Lane part of the conservation area adjacent to the site is of lower significance than other parts such as High Street, Church Street and Queen Street. There is already development either side of the conservation area in this location, residential at Chapel Meadow to the west and agricultural industrial to the east. Development on the site would remove a very small proportion of the conservation area's agricultural setting with little or no loss of significance. The presence of the designated and non-designated buildings on Chapel Lane and Station Road would continue to mark the area out as part of the historic village. It is considered that development on the site would have a Low adverse effect on the conservation area which is an asset of High significance.</p> <p>Development on the site would effectively cut Lower Farm House off from the agricultural landscape to the north which forms the asset's setting. Views to and from the assets would be blocked and the isolated buildings would be less easily read as a former farmhouse and farm buildings. It is considered that development on the site would have a High adverse effect on the farmhouse which is an asset of Medium significance.</p>
Step 4	Any mitigation for potential harm identified or opportunities to enhance Significance? How does the harm change as a result of the mitigation?	<p>Placing development in such a way that it would not be visible in a view along the track to the east of Lower Farm Cottage would reduce impact on the conservation area. The impact on Lower Farm House would however remain the same.</p>
Step 5	Should the site be allocated or how might the plan need to be changed?	<p>The degree of impact that development on the site would have on the conservation area is considered to be acceptable given the relative significance of this part of the conservation area and the proportion of the conservation area that would be affected. However, development of the site would have a detrimental effect on Lower Farm House, cutting it off from a large proportion of its setting resulting in a loss of significance. The harm caused could not be mitigated and it is considered that from a heritage point of view the site should not be allocated</p>

Policy H8 Land at The Old Forge, Ryme Intrinsic

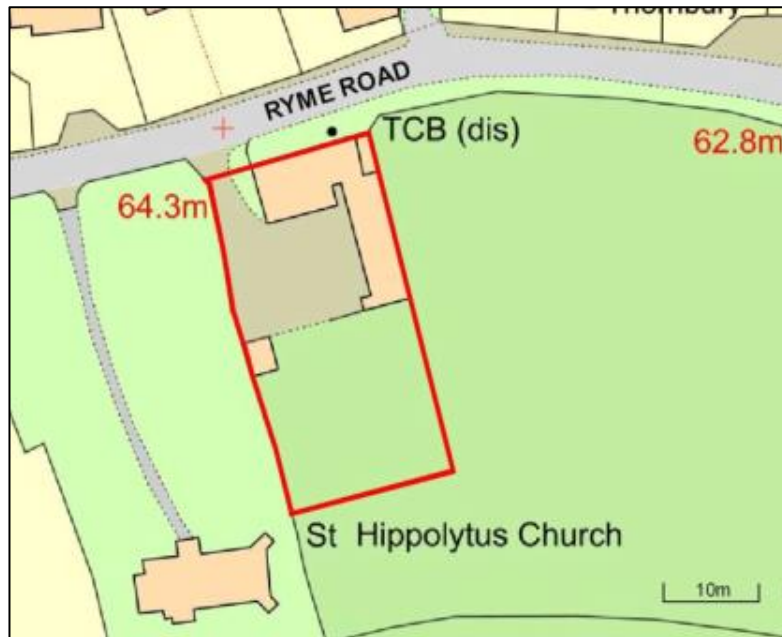
Yetminster Neighbourhood Plan Site Reference Number: H8

SHLAA Reference Number: N/a

Site Address: Ryme Road, Ryme Intrinsic

Site Area: TBC

Site Allocation/Capacity: Up to five dwellings



Step 1	Heritage Assets - designated and non-designated potentially affected:	Parish Church of St Hypolite - grade II* listed building [NHLE 1119143] - High significance Lilac Cottage and The Lilacs - grade II listed building [NHLE 1067416]] - Medium significance The Old Forge – non-designated building - Low significance
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Step 2	What contribution does the existing site make to the significance of the heritage asset (s)?	The site is within the setting of two listed buildings and contains a non-designated built heritage asset within it.
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Step 3 Potential impact of development on Significance?

The main Old Forge building is of some age being at least 180 years old and possibly older. It has historic and archaeological interest and its presence adds to the character of the village. The building should be retained as part of any scheme and converted to residential or commercial/industrial use. Development on the site would probably necessitate the demolition of the lean-to structure attached to the western elevation of the Old Forge in order to allow wide enough access for vehicles. The lean-to is a modern addition to the building and only contributes to its significance because it is currently the area of the building that is used as a forge (**Plate 19**). Given its use as a forge, removal of the lean-to would diminish the asset's significance by taking away its function. Development on the site to the rear of the Old Forge would alter its connection with its agricultural setting. It is considered that development on the site would have a **Medium adverse** impact on the Old Forge, an asset of **Low significance**.

Development on the site will be largely screened from Lilac Cottage and The Lilacs but will change their setting slightly by introducing a new built element to the village. This change in setting will not affect the significance of the assets which is inherent in their design and use of material rather than in their setting. It is therefore considered that development on the site would have a **Very low adverse** impact on this asset of **Medium significance**.

The Parish Church of St Hypolite stands close to the site boundary to the south-west. The church stands in a rectangular plot that runs back to the same field boundary as the plot behind the Old Forge. The church is partially screened from the Old Forge and the plot behind it by a hedge containing mature deciduous and coniferous trees and strengthening of the boundary would improve screening further. Development on the site would however be noticeable from within the churchyard (**Plate 20**), when facing the church along the path running south from Ryme Road and when opposite the entrance to the site.

The church can be seen when entering the village from the east by Manor Farm Cottages (**Plate 21**). Development on the site would have the potential to block this view until the hedge to the south of Ryme Road becomes taller and starts to incorporate mature trees at approximately NGR 358253, 110902. The change to the setting of the church caused by the presence of development on the site in proximity to the church and by blocking the view of the church from the eastern entrance to the village would constitute a **Medium adverse impact** on the church which is an asset of **High significance**.

Step 4 Any mitigation for potential harm identified or opportunities to enhance Significance? How does the harm change as a result of the mitigation?

The concrete block structures to the north and west of the main range of the Old Forge are modern and do not contribute to the building's significance over and above the fact that one of them is used as a forge. Removal of these accretions would better reveal the significance of the asset.

Harm to the grade II* Parish Church of St Hypolite could be mitigated by restricting development to no further than 40m from the street in front of the Old Forge or angling the building line so that it terminates at 40m from the street on the eastern boundary of the plot and 50m on the western boundary. Such a

scheme would preserve the views of the church when entering the village from the east up to the point at which the hedge to the south of the road start to obscure the views itself. Development on the Site should be restricted to two storeys and should be carried out using appropriate and sympathetic design and materials. As the location is sensitive any scheme in this location would benefit from traditional design and materials such as stone rubble walls with ashlar dressings and slate or tiled roofs with brick stacks. The stone used for walling should be limestone which forms the underlying geology of the village and was used in the majority of its historic buildings. If this advice is followed it is probable that an impact of **Low adverse** could be achieved.

<p>Step 5</p>	<p>Should the site be allocated or how might the plan need to be changed?</p>	<p>The developable area of the site would benefit from being redrawn to protect the view of the church when entering the village from the east along Ryme Road. Any development on the site needs to be of appropriate height and massing and carried out using design and materials sensitive to the village's historic buildings. While development on the site would have an impact on the main range of the Old Forge it is considered that any effect this would have on the significance of the assets would be compensated by the removal of the building's modern additions which would better reveal its significance. If this plan was followed it is considered that the main heritage reasons why the site should not be allocated would be removed and allocation could go ahead.</p>
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Yetminster and Ryme Intrinsic Group Parish Council 2020a. Strategic Environmental Assessment Pre-Submission Stage Environmental Report.

Appendix A - Dorset Council's Conservation Officer's comments on the pre-submission draft of the Yetminster and Ryme Intrinsic Neighbourhood Plan (26 February 2020)

Site Allocations

In general we have considerable concerns over the process of factoring heritage into the site allocations, specifically in demonstrating that significance has been understood sufficiently to permit in-principle development and/or related constraints.

We understand that there has been a two-stage assessment, first by the YRIPC itself and second by AECOM, who checked the sites and the previous assessment process. Though we were not able to locate a specific site assessment document prepared by the YRIPC, there are a number of indicators as to the process:

the NP text states that 'the sites were assessed against two factors identified at a series of informal public discussions', one of which was: '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' (p. 22);

AECOM's Site Assessment report (May 2019) refers to the YRIPC 'selected criteria' (para. 3.6, p. 10), which, without further explanation, presumably refers to the above. It also references the use of Locality's Site Assessment & Allocation Toolkit for their own assessments (para. 3.1, p. 10) which, notably, does not mention assessing heritage significance;

Unfortunately neither of these assessment procedures – on which allocations for in-principle development are given in the NP – appears to give evidence to suggest that the significance of potentially affected heritage assets has been assessed, nor any contribution made by setting to that significance.

The proposed sustainability and assessment framework in the SEA Report (Aug 2020) refers to considering 'the proximity to existing heritage designations and potential harm to these assets including their setting and significance...' (p. 14) [emphasis added]. Without the aforementioned assessments of significance, it is therefore not clear on what basis the conclusions for the impact of the site allocations on 'Cultural Heritage' on pp. 28-29 are given.

The site-specific policies make reference to proximity to heritage assets and the need for 'sensitive design', but these put the cart before the horse. The site allocation, by its very nature, gives an indication as to the 'in-principle' possibility for development and, if given, its quantum. For this reason it is vital that a proper assessment of significance has been undertaken on potentially affected heritage assets and their settings so that this is understood at the moment of allocation, not as a reactive element in response to a planning application. A developer would understandably be bemused if, in seeking to build out an allocated site, they ran into in principle refusal on heritage grounds because this element was insufficiently understood at the time of allocation.

Our comments on specific sites are given below, which should also illustrate some of the concerns raised above:

Policy H3 Land E of Stonyacres

It has not been demonstrated that both the significance of the plots and plot boundaries (which remain at least partially walled) and their contribution to the CA, has been understood – for this significance, see our brief discussion above.

The NP text indicates that 'the Conservation Team...have indicated that they would not support development on this site' (7.20, p. 26). Though we are unaware of the extent of previous involvement, this should give cause for concern.

It is not sufficient for the site-specific policy to rely on the design policy (H9) to attempt to mitigate harm, nor to state that 'in this particular case the benefits...are considered to outweigh the potential heritage harm' (ibid.). First, 'the potential heritage harm' should be better understood with reference to the significance of the surviving medieval plots, their contribution to the significance of related listed buildings and their contribution to the CA. Secondly, national policy affords 'great weight' to the conservation of designated heritage assets (e.g. Conservation Areas, listed buildings), meaning that public benefits need to be substantial, not simply exist; there is no 'great weight' attached to 'public benefits' in national planning policy.

The SEA summary concludes that 'although some harm is possible, the level of harm is unlikely to be substantial' (p. 57), but again this depends on the significance of the affected elements and their settings, which may be reinforce each other through their connection. It is also to be noted that 'less than substantial harm', even minor, is sufficient to trigger national and local policy considerations.

In general, we are greatly concerned by the allocation of this site on this basis and would be highly unlikely to support its development in principle, based on our own preliminary assessment above and using information from the CA Appraisal.

Policy H4 Land fronting Melbury Road

The explanatory text for this policy concludes that 'infill development would not cause significant harm to the character and appearance of the area', but without specifying whether this means the CA (7.22, p. 27), whose setting has the potential to be affected: AECOM's report highlights 'potential impacts on the Conservation Area', but again this has not been translated into the policy text;

The SEA report states that 'the undeveloped nature of the site is of no historic significance and could be developed without harm to the area's character' (p. 28), though it also acknowledges that 'historically there was development here' (p. 41).

Although not mentioned in the NP text or, as far as we can see, in the AECOM or SEA reports, the site is alongside an identified 'gateway' into the Conservation Area and therefore its characteristics, and the way in which it could contribute to the CA's setting (e.g. visibility, settlement-edge attenuation of built form) need to be understood. Would knowing more about the setting of the CA in this area change the view of the site's contribution and therefore the policy requirement?

The site generally does not seem to be fully understood. A cottage stood at the N end of this site in 1840, but by 1886 had been replaced by a structure called 'The Elm and Green'. But what was this?

We noted that some cobbled paving seems to survive under the grass on the edge of the site, as well as what appears to have been a line of railings or bollards along the frontage – do these relate to a historic use? Do they contribute to the assessment of significance? Would knowing more about the site change its description of 'no historic significance' and therefore the policy requirements?

Policies H5 The Site of 'Kilburnie' and H6 Land N of Chapel Meadow

Development on both these sites has the potential to affect the significance of the CA and listed buildings, though Policy H5 does not refer to the CA. But it is not made clear that the contribution of setting has been understood. For example, part of what contributes to appreciating and understanding the historic interest of Lower Farmhouse is the agricultural, undeveloped setting to its rear, including remnants of the orchard shown in 1840 – a historic farmhouse detached from any form of agricultural setting is likely to suffer some measure of harm to its significance.

We are aware that this site has arisen from the 2018 WDDC SHLAA, which itself is high-level and does not address site specific constraints in any detail. However, in developing an actual policy, as here, the significance of potentially affected heritage assets certainly needs to be assessed so that policy wording can reflect this in a proactive manner.

Policy H8 Land at The Old Forge, Ryne Intrinsic

Given the high grading of St Hippolytus Church, and the correspondingly greater weight to be given to its conservation, it is especially unfortunate that the NP documents do not demonstrate an understanding of the contribution of setting to its significance.

Our concern on this score is compounded by the proposed allocation of up to five additional dwellings on the site immediately adjacent. We note the comments in the NP referring to previous WDDC Conservation Team

comments (7.35, pp. 32-33), but such a densification in the immediate vicinity of a Grade II* building which is currently in a quiet and undeveloped setting will clearly have a significant impact on the setting of the building, both visually and in terms of the surrounding context.

In addition, the context is certainly not defined by small-scale housing developments projecting back from the road. Though we welcome the designation of the Old Forge as a locally important building (itself therefore needing an understanding of significance and setting), there is simply insufficient information to permit such a considerable and potentially damaging site allocation.

Summary/Recommendations

Based on the above, we would recommend the following steps:

1. Revisit the list of locally important buildings, identifying any that might exist within the wider NP Area, not simply in the village centres, considering also other structures or archaeological or landscape heritage assets.
2. Reword Policy EN1 so that it does not repeat national or local policy provisions, focussing instead on locally important non-designated heritage assets, which are not widely covered in either;
3. Add heritage provisos to Policies BS1 and T3;
4. Prepare an assessment of significance, including any contribution made by the setting, for all heritage assets potentially affected by development on the allocated sites. This does not need to be an extensive amount of work, but sufficient to give evidence that the allocations have been informed by this assessment. The following guidance – freely available to download – would likely prove useful:
 - Historic England, Statements of Heritage Significance (2019);
 - Historic England, Neighbourhood Planning and the Historic Environment (2018);
 - Historic England, Local Heritage Listing, 2nd edn (2016);
 - Historic England, The Setting of Heritage Assets, 2nd edn (2017) – especially the methodology checklists on pp. 11 and 13; and
 - Historic England, The Historic Environment and Site Allocations in Local Plans (2015) – especially the methodology on p. 5.
5. Following the above, revisit the site allocations and either remove sites as appropriate, or adjust policy wording to reflect the constraints imposed by the significance of affected heritage assets and the need to avoid or mitigate harm. Any other areas of significance which need to be explored in an application should be stated as being needed 'as part of a Heritage Statement'

I trust that the above is useful but please do not hesitate to contact us, if you have any queries.

Appendix B – Plates



Plate 1. Prebendal plot to rear of Boyle's Old School



Plate 2. The Cedars



Plate 3. School House



Plate 4. Boyle's Old School



Plate 5. Old Court House



Plate 6. Ford House



Plate 7. Lower Farm House



Plate 8. Lilac Cottage and The Lilacs



Plate 9. Yetminster Methodist Church



Plate 10. Chapel Cottage



Plate 11. Milk Factory



Plate 12. The Railway Inn



Plate 13. The Old Forge



Plate 14. Former cottages at The Elm



Plate 15. Cobbled surface to east of former cottages at The Elm



Plate 16. Land east of Stonyacres from eastern extent of Stonyacres



Plate 17. View from field entrance at north end of Land fronting Melbury Road to the Church of St Andrew



Plate 18. The Site of 'Kilbernie'. Note proximity of the grade II listed Lower Farm House to the right



Plate 20. Rear of the Old Forge showing concrete block extension.



Plate 21. Land at The Old Forge, Ryme Intrinsic from the east showing the Old Forge and the Parish Church of St Hypolite

