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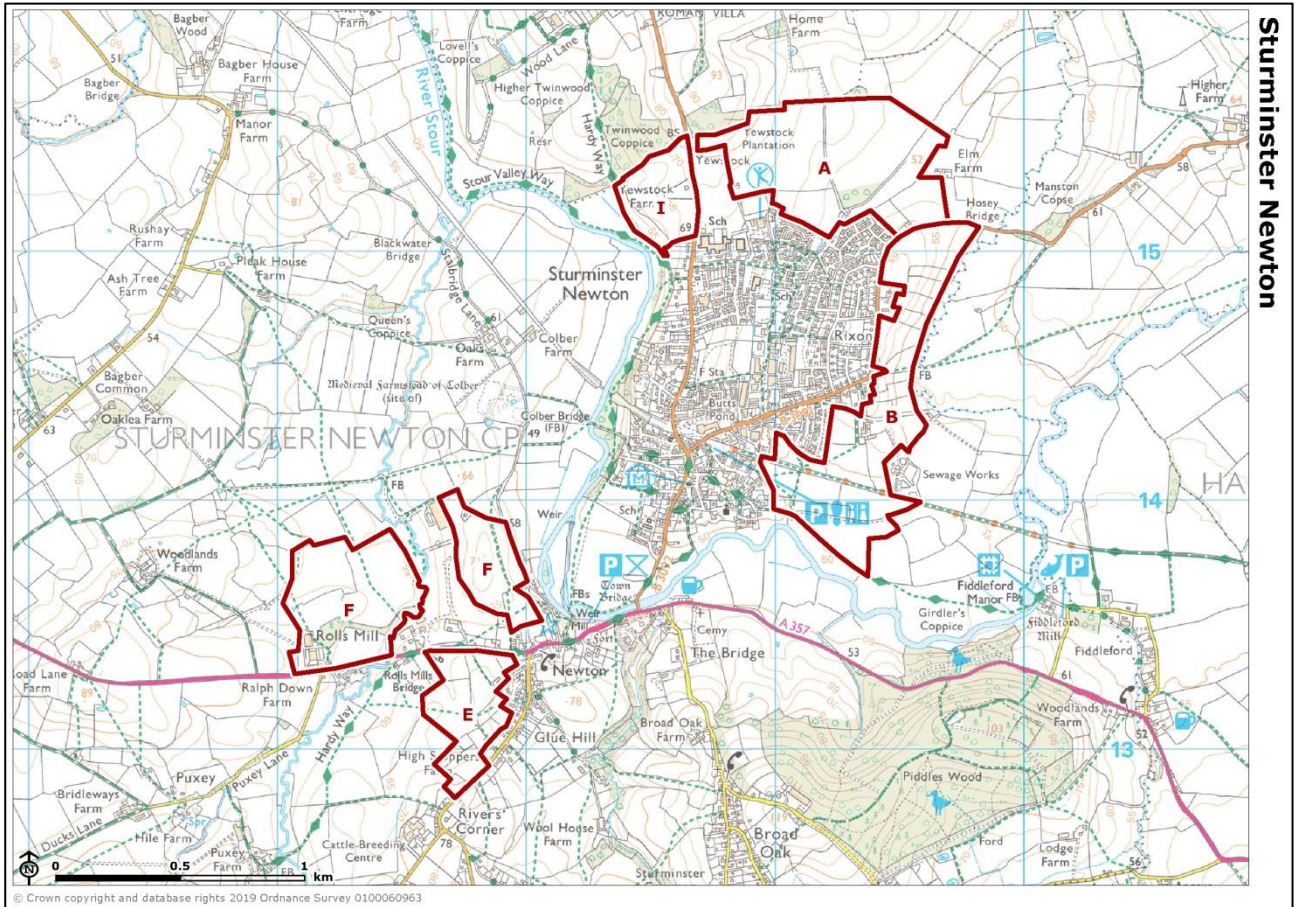
# North Dorset Strategic Landscape and Heritage Study

## Stage 2 Assessment: Sturminster Newton

Final Report  
Prepared by LUC for Dorset Council  
October 2019



## Sturminster Newton



### Representative photographs of the settlement



Glue Hill, looking north-east



The River Stour provides a focal part of the setting to the Conservation Area, including this area in the north of Newton

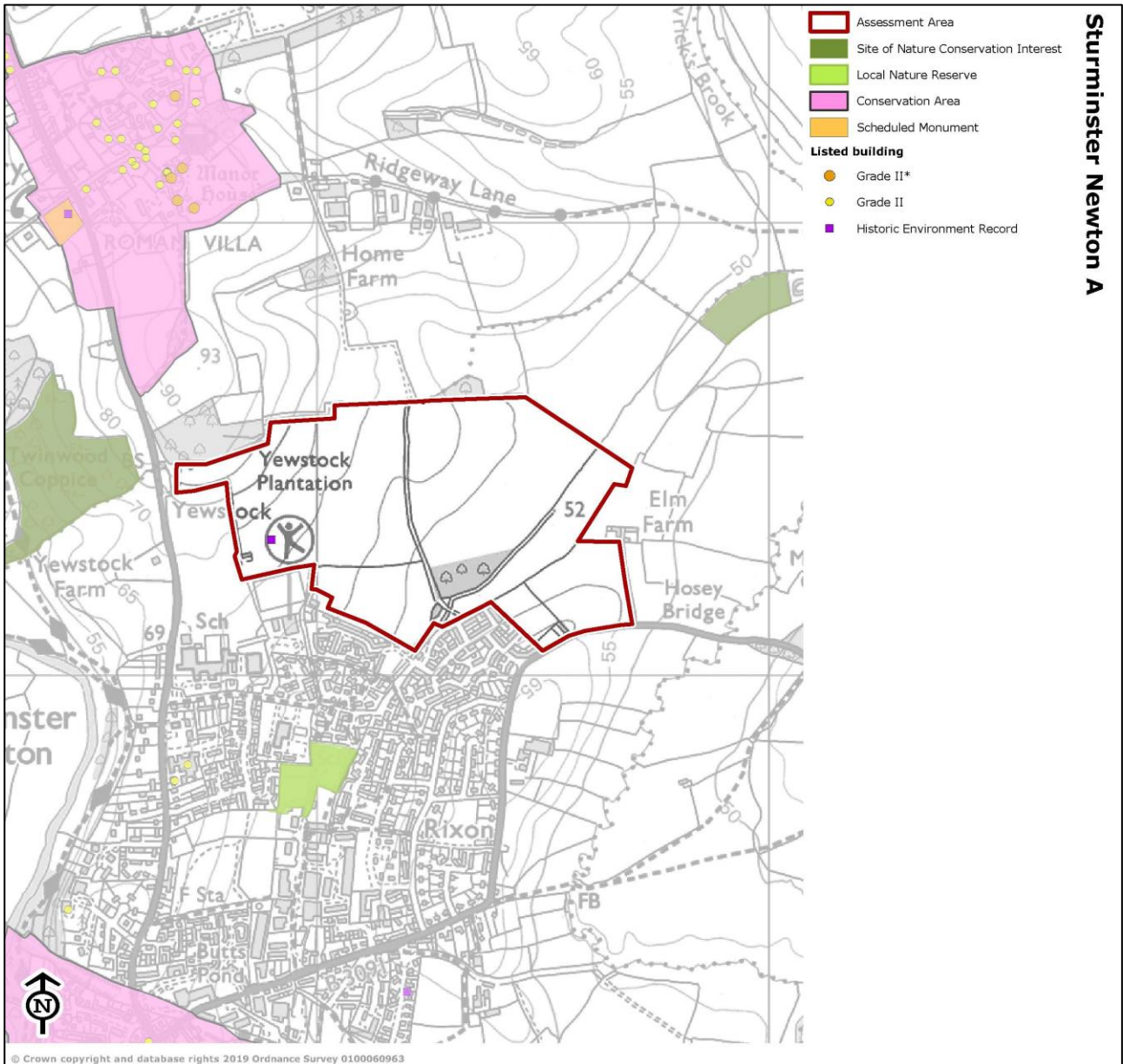
### Location and description

Sturminster Newton is a market town located approximately 15 km east of Sherborne and 13 km north-west of Blandford Forum. The River Stour runs through the settlement, with a 15<sup>th</sup> century medieval bridge connecting the town to Newton (south of the river). The town has Saxon origins and contains buildings from various eras including 17<sup>th</sup> and 18<sup>th</sup>-century thatched cottages, Georgian stone buildings, and 19<sup>th</sup>-century brick buildings. In the 20<sup>th</sup> century, modern housing estates have been constructed in the north and north-east of the town.

## Aerial context



## Assessment area: Sturminster Newton A



Sturminster Newton A

## Representative photographs



## Landscape sensitivity assessment

Landscape character context				
This assessment area falls within the North Dorset Limestone Ridges Landscape Character Area. This area includes the undeveloped land to the north of Sturminster Newton, between the B3092 and Manston Road.				
Assessment criterion	Description			Sensitivity score
Physical character (including topography and scale)	<ul style="list-style-type: none"> <li>Landform gently slopes from the highest point south of Yewstock Plantation at 85m AOD to 50m AOD in the east. Landform is steep in the west and becomes flatter in the east of the assessment area, before rising in the south-east of the area.</li> <li>Fields are medium-large with low hedgerows which creates an open character.</li> </ul>			M
Natural character	<ul style="list-style-type: none"> <li>Land use is primarily arable farmland. Field boundaries are mostly hedgerows with some mature hedgerow trees.</li> <li>The assessment area contains a small woodland and spurs of woodland along tracks and field boundaries, including deciduous woodland BAP priority habitat.</li> </ul>			L-M
Historic landscape character ( <i>please see separate heritage assessment for asset-based information</i> )	<ul style="list-style-type: none"> <li>The assessment area is located approximately 240 metres to the south of Hinton St Mary Conservation Area and forms part of the wider rural setting to the historic village.</li> <li>The HLC indicates that fields are a mixture of modern enclosure and a medieval strip field to the east.</li> </ul>			M
Form, density and setting of existing development <sup>1</sup>	<ul style="list-style-type: none"> <li>Primarily unsettled and rural, although the area is directly adjacent and provides setting to the settlement edge of Sturminster Newton.</li> <li>The assessment area strongly contributes to the sense of separation between Sturminster Newton and Hinton St Mary.</li> <li>The area provides part of the wider rural setting to Hinton St Mary, located to the north.</li> </ul>			M-H
Views and visual character including skylines	<ul style="list-style-type: none"> <li>There are long reaching, undeveloped views, particularly from the more elevated land in the north of the assessment area. Woodland and trees screen views in localised areas.</li> <li>Yewstock Plantation is a prominent feature on the skyline in views to the north.</li> <li>The elevated parts in the north of the assessment area are visually prominent in the local context.</li> </ul>			M
Perceptual and experiential qualities	<ul style="list-style-type: none"> <li>The area has undeveloped rural characteristics, despite its proximity to development.</li> <li>On higher ground, the landscape has an open and expansive character.</li> </ul>			M-H
Overall assessment of landscape sensitivity				
L	L-M	M	M-H	H
Landscape sensitivity of this area is increased by the sloping landform, visual prominence and the rural gap provided between Sturminster Newton and Hinton St Mary. Other sensitive features include BAP priority habitat deciduous woodland, the intact hedgerow network and the strong rural character despite the proximity of settlement. The lack of designated semi-natural and heritage features and flatter landform (in the east/north-east of the assessment area) reduce sensitivity. The area has overall <b>moderate</b> landscape sensitivity. The steeper slopes adjacent to Yewstock Plantation have increased landscape sensitivity.				

<sup>1</sup> There is an existing planning application (awaiting a planning decision) for up to 114 dwellings in the assessment area, on the northern settlement edge of Sturminster Newton (2/2018/1749/OUT). This development may alter the character of this area and may subsequently impact on the sensitivity to residential development.

## Heritage sensitivity assessment

### Dorset Historic Landscape Characterisation (HLC) context

According to the HLC most of the assessment area is modern enclosure, save for an enclosed medieval strip field to the east. This field has time-depth and may feature hedgerows that qualify as historically important under the 1997 Hedgerow Regulations. Such hedgerows are generally regarded as heritage assets of low value and would be susceptible to physical change.<sup>2</sup> The historic landscape has further value as it contributes to the historic character of the settlement at Hinton St Mary.

### Description and significance of heritage assets present

*A definitive list of assets within each study area is provided at Appendix 1 in the Stage 2 methodology report. Only assets judged to be of a level of significance likely to influence the planning process are discussed below.*

There are no designated assets within the assessment area.

Non-designated assets within the assessment area:

- Medieval ridge and furrow [MDO4862]

**Low importance**

- Undated hollow way/track [site visit]

**Low importance**

### Likely susceptibility to physical change as a result of development

The HER records ridge and furrow earthworks derived from medieval ploughing within the assessment area. Additionally, a hollow way/track was observed in woodland to the south of the assessment area during the field visits. Both assets would be highly susceptible to physical change e.g. truncation or total loss.

In the wider area, there is also a scheduled Roman villa and undated enclosure to the north, while Roman coins were discovered during the construction of Sturminster Newton High School to the south-west. This suggests some archaeological potential for similar remains. If hitherto unknown remains are present, they would also be susceptible to physical change and may have been truncated by medieval and later ploughing.

### Likely susceptibility to setting change as a result of development

Designated assets with the potential to experience setting change:

- Hinton St Mary Conservation Area

**High importance**

The conservation area encompasses the historic core of Hinton St Mary and includes four grade II\* listed buildings – the Church of St Peter [1110423], the Manor House [1110420] and its associated stables [1324511] and tithe barn [1110422] – as well as numerous grade II listed buildings and a scheduled Roman villa. It also includes an area of undeveloped land between Hinton St Mary and Sturminster Newton that is bounded by the driveway to the manor house. The conservation area sits uphill to the north of the assessment area; this topography offers some protection against any change in perception as a result of the introduction of built development. Further screening is provided by two areas of plantation and the tree-lined field boundaries that are either adjacent to or between the assessment area and conservation area. The same vegetation restricts the ability to experience any change in setting from the driveway to the grade II\* Manor House which is situated at the south edge of the conservation area. The manors grounds are also walled, blocking any perception to setting change at ground level. The aforementioned topography and vegetation is likely to further prevent any perceptibility of development, whilst the school field east of the B3092 would help maintain a sense of openness when travelling between Sturminster Newton and Hinton St Mary. Provided that the existing planting is retained and that any development does not include tall buildings, it is likely that any change to the rural character and perception/experience of the conservation area would be very low-level, if not nil. However, this will be the limit to which Sturminster Newton can expand north in this area as the rural gap remaining between

<sup>2</sup> In order to remove such a hedgerow an owner must serve notice on the local planning authority who then decides if it is 'important' and if so whether it should be retained.

the two should be maintained in order to protect the rural character and separate identity of Hinton St Mary.

- Sturminster Newton Conservation Area

**High importance**

The conservation area covers the southern part of this settlement, once a medieval market town. There are 121 listed buildings or structures in the area, the most notable being the grade I listed Town Bridge and Church of St Mary, and the grade II\* listed Sturminster Newton Mill and Sturminster Newton Castle. The area also contains the scheduled monuments of the Castle (a promontory fort re-used as a fortified medieval manor) and the medieval cross 200m north-west of St Mary's Church. The conservation area is surrounded to the west, east and south by open, undeveloped land with scattered, isolated development that relates principally to the town's historical dependence on an agricultural economy; most notable is Fiddleford Manor/Fiddleford Mill House, a scheduled monument and grade I listed building that stands to the east of the conservation area. More recent expansion of the town is concentrated to the north, and it is beyond this that the assessment area lies. If new development is visible at all, it would be seen in the distance and in the context of this existing development. As such, it would have negligible effect on the current character and interest of the conservation area or the way in which it is experienced.

- Hambledon Hill Camp – scheduled monument [1002677]

**High importance**

This prehistoric hill fort has high evidential value and lies approximately 4.9km to the south-east of the assessment area, with which it appears to have some inter-visibility. However, the assessment area does not appear to have a meaningful relationship with the asset or to lie in the way of such relationship, meaning that no effects are anticipated.

**Overall assessment of sensitivity of heritage assets to change within the area**

L	L-M	M	M-H	H
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The assessment area is known to contain low value ridge and furrow earthworks that would be susceptible to truncation/total loss. There is also a potential for historically important hedgerows of low value, and for hitherto unknown archaeological remains of unknown value. Both of these would be similarly vulnerable to physical change.

There are also two conservation areas – Hinton St Mary and Sturminster Newton – and a scheduled monument in the wider vicinity of the assessment area. Development is considered to be unlikely to affect any of these assets meaningfully provided that there is careful consideration of the height of development and the northern boundary treatment. Overall, the sensitivity of the area is assessed to be **low-moderate**.

# Summary of key sensitivities and guidelines for sustainable development

## Summary of key sensitivities

### **The following provides a summary of the key landscape and heritage sensitivities within the assessment area:**

- The undulating landform with some steep slopes and elevated, exposed areas.
- Features which contribute to the natural character and structure of the landscape including BAP priority habitat deciduous woodland and a strong hedgerow network.
- The close proximity of the Hinton St Mary Conservation Area, as well as the role the area plays in providing a rural, undeveloped setting to the village and heritage assets therein. There is a risk of low-level setting change to Hinton St Mary Conservation Area; development on the upper slopes/crest of Yewstock Hill should be avoided.
- The value of this area as an undeveloped rural gap to retain the sense of separation between the settlements of Sturminster Newton and Hinton St Mary.
- The undeveloped rural character of the landscape which contributes to the wider rural setting of Sturminster Newton.
- The landmark skyline feature of Yewstock Plantation, adjacent to the north of the assessment area.
- Long-reaching views, particularly from higher ground.
- Some potential for historically important hedgerows that would be susceptible to physical change/total loss.
- Risk of harm to known (and any unknown) archaeological remains.

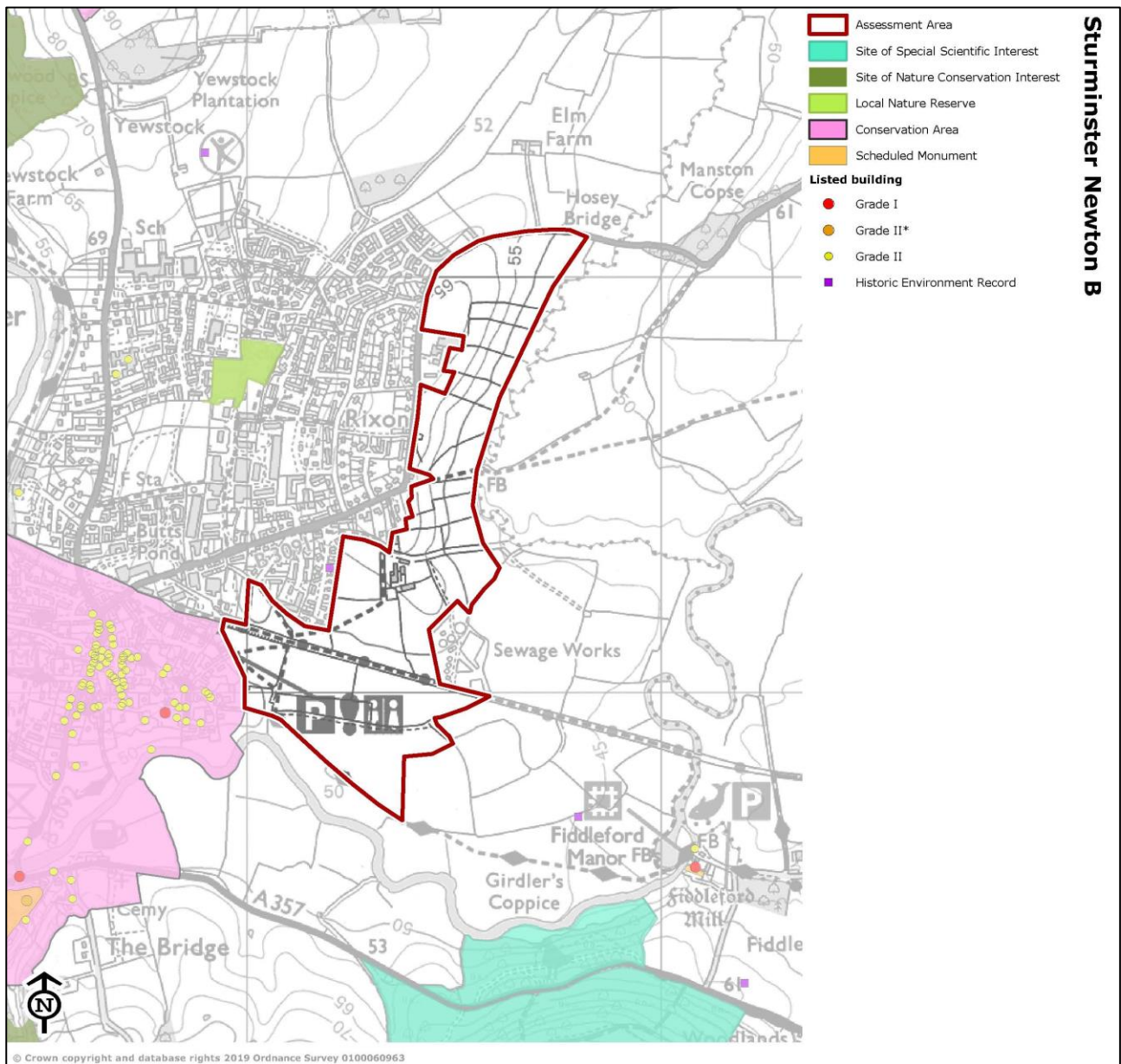
## Guidelines

### **Any new development should:**

- Avoid the steepest slopes of the area, where new development would be visually prominent and detract from the skyline feature of Yewstock Plantation.
- Retain existing hedgerows and trees which contribute to the landscape structure and natural character.
- Retain the sense of separation between the distinct settlements of Sturminster Newton and Hinton St Mary.
- Respect the existing form, vernacular and density of the settlement.
- Seek to retain historic pathways and any hedgerows that qualify as historically important, to help create a sense of place and deliver other public benefits e.g. accessibility, habitat connectivity.
- Undertake a full programme of archaeological desk-based assessment and, potentially, field evaluation in order to fully characterise any archaeology within the assessment area and inform an appropriate mitigation strategy. Any investigations would need to be informed and approved by the local authority's archaeological advisor.
- Seek to avoid/minimise harm to Hinton St Mary Conservation Area by ensuring that its rural character is not altered by the introduction of built development. This would probably require retention of existing trees to the north of the assessment area, but may also involve height restrictions on some buildings and careful siting of the development. **Note** that screening is only mitigation for harm and so is less preferable than simply avoiding harm through sensitive design.



## Assessment area: Sturminster Newton B



Sturminster Newton B

## Representative photographs



## Landscape sensitivity assessment

Landscape character context				
<p>The assessment area falls primarily within the North Dorset Limestone Ridges Landscape Character Area, although a small proportion of the south of the area is within the Upper Stour Valley Landscape Character Area. This area includes the land on the eastern outskirts of Sturminster Newton. The most northern boundary follows the B3091, whilst the eastern boundary follows the floodplain edge of the Chivrick's Brook and the southernmost extent is just north of the River Stour.</p>				
Assessment criterion	Description			Sensitivity score
Physical character (including topography and scale)	<ul style="list-style-type: none"> <li>Landform varies across the assessment area. In the north of the area adjacent to Chivrick's Brook the landform is steeply sloping, while close to the River Stour in the south of the area the topography is flat. Elevation ranges between 50 metres AOD and 65 metres AOD.</li> <li>There are some small-scale irregular strip fields located on the edge of the settlement, with frequent trees creating a small-scale landscape.</li> </ul>			M
Natural character	<ul style="list-style-type: none"> <li>There is mixed arable and pastoral agricultural land use.</li> <li>Hedgerows are well-established and contain frequent mature trees, with areas of riparian woodland following the course of Chivrick's Brook.</li> </ul>			L-M
Historic landscape character ( <i>please see separate heritage assessment for asset-based information</i> )	<ul style="list-style-type: none"> <li>The southernmost part of the area is directly east of the Sturminster Newton Conservation Area and contributes to the rural setting of the historic core of Sturminster Newton.</li> <li>The HLC identifies medieval enclosures to the north and modern enclosures to the south.</li> </ul>			M-H
Form, density and setting of existing development	<ul style="list-style-type: none"> <li>The assessment area is unsettled and contributes to the rural setting of Sturminster Newton, located to the west. This includes the historic core of the settlement.</li> <li>The south of the area contributes to the sense of separation between Sturminster Newton and the hamlet of Fiddleford. The River Stour forms a barrier between these two settlements.</li> </ul>			M-H
Views and visual character including skylines	<ul style="list-style-type: none"> <li>The sloping landform enables far reaching views to the east and the south. These include the prominent landform of Piddles Wood.</li> <li>Skylines are undeveloped and marked by mature hedgerow trees and woodland along the rivers.</li> <li>The tower of the grade I Church of St Mary is visible on the skyline from the south of the area.</li> </ul>			M-H
Perceptual and experiential qualities	<ul style="list-style-type: none"> <li>The area has a strong rural character, despite its proximity to the settlement edge.</li> <li>The smaller fields in the centre of the area have an enclosed and secluded character due to the dense hedgerows. This contrasts with a sense of expansiveness in the south of the area on the River Stour floodplain.</li> </ul>			M
Overall assessment of landscape sensitivity				
L	L-M	M	M-H	H
<p>Landscape sensitivity is increased by the sloping landform, dense network of hedgerows with mature trees, riparian woodland, small-scale irregular fields, undeveloped character, long views and rural setting provided to Sturminster Newton, including part of the conservation area. Overall, the area has <b>moderate-high</b> landscape sensitivity. Sensitivity is reduced by the absence of designated habitats.</p>				

## Heritage sensitivity assessment

### Dorset Historic Landscape Characterisation (HLC) context

The HLC indicates an agricultural landscape comprised of medieval enclosure to the north and modern enclosure to the south. The medieval enclosures have time-depth and may feature hedgerows that qualify as historically important under the 1997 Hedgerow Regulations. If such hedgerows are present then they are typically regarded as heritage assets of low value that would be susceptible to physical change.<sup>3</sup> The historic landscape has further value as parts form the setting of Sturminster Newton Conservation Area, as well as other heritage assets

### Description and significance of heritage assets present

*A definitive list of assets within each study area is provided at Appendix 1 in the Stage 2 methodology report. Only assets judged to be of a level of significance likely to influence the planning process are discussed below.*

There are no designated assets within the assessment area.

Non-designated assets within the assessment area:

- The route of the Somerset and Dorset Joint Railway [historic maps]

**Low importance**

- Historic footpaths [historic maps]

**Low importance**

### Likely susceptibility to physical change as a result of development

The embanked route of the former railway is now in use as a public right of way. Although unlikely, it could be physically changed as a result of development. The less manifest footpaths would be more susceptible to change or loss.

There is no archaeology recorded by the HER within the assessment area, but in the wider vicinity there is a scheduled Roman villa [1002433] and Iron Age Hill fort, later the site of a fortified medieval manor [1002719]. The HER also records medieval ridge and furrow earthworks. The assessment area may therefore have some potential for hitherto unrecorded remains. Its proximity to the Chivrick's Brook and the valley of the River Stour also highlight a potential for alluvial deposits with geoarchaeological/paleoenvironmental potential. If archaeology is present, it would also be susceptible to physical change and may have been truncated by medieval and later ploughing.

### Likely susceptibility to setting change as a result of development

Designated assets with the potential to experience setting change:

- Sturminster Newton Conservation Area

**High importance**

The conservation area covers the southern part of this settlement, once a medieval market town. There are 121 listed buildings or structures in the area, the most notable being the grade I listed Town Bridge and Church of St Mary, and the grade II\* listed Sturminster Newton Mill and Sturminster Newton Castle. The area also contains the scheduled monuments of the Castle (a promontory fort re-used as a fortified medieval manor) and the medieval cross 200m north-west of St Mary's Church. The conservation area is surrounded to the west, east and south by open, undeveloped land with scattered, isolated development that relates principally to the town's historical dependence on an agricultural economy; most notable is Fiddleford Manor/Fiddleford Mill House, a scheduled monument and grade I listed building that stands to the east of the conservation area. More recent expansion of the town is concentrated to the north of the conservation area.

The southern end of the assessment area is sited immediately east of the historic core of the conservation area, which extends to take in the river and open space that contains the settlement. Between the conservation area and Fiddleford Manor (discussed below) the land is open, undeveloped and flat. The

<sup>3</sup> In order to remove such a hedgerow an owner must serve notice on the local planning authority who then decides if it is 'important' and if so it is whether it should be retained.

south of the assessment area gives views back towards the conservation area, the form of which is punctuated and made legible by the tower of St Mary's Church. The fact that this land between the manor and church has survived largely undeveloped since the late-medieval/early post-medieval period is remarkable, and allows us to experience them both much as they have been for hundreds of years. Development in this area could therefore result in a high level of harm.

- Fiddleford Manor/Fiddleford Mill House – a scheduled monument and grade I listed building [1013372 & 1324484] and Fiddleford Mill – a grade II listed building [1110532]

**High importance**

A late-14<sup>th</sup> century manor house with later 16<sup>th</sup> and 18<sup>th</sup> century extensions and a 17<sup>th</sup> century remodelling, and an associated 18<sup>th</sup> century watermill. The manor house stands on the site of a scheduled monument, which extends to take in grounds that were once part of the manor building before it was altered, and remain visibly so. The estate associated with the house is thought to have extended west towards Sturminster Newtown and the assessment area. The manor site has a strong relationship with the river and surrounding open land that would have been an important source of income for its medieval and post-medieval residents to sustain their high-status life-style. Development could affect the legibility of these relationships.

- Hambledon Hill Camp – scheduled monument [1002677]

**High importance**

This prehistoric hill fort has high evidential value and lies approximately 4.9km to the south-east of the assessment area, with which it appears to have some intervisibility. However, the assessment area does not appear to have a meaningful relationship with the asset or to lie in the way of such relationship, meaning that no effects are anticipated.

**Overall assessment of sensitivity of heritage assets to change within the area**

L	L-M	M	M-H	H
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The assessment area is known to contain low value heritage assets that would be susceptible to truncation/total loss. There is also a potential for historically important hedgerows of low value, and for hitherto unknown archaeological remains of unknown value. Both of these would be similarly vulnerable to physical change.

The main sensitivities of the assessment area relate to designated assets in the wider area – Sturminster Newton Conservation Area; the grade II listed Fiddleford Mill and grade I listed and scheduled Fiddleford Mill House/Fiddleford Manor – and their susceptibility to setting change. Given their potential to experience harm due to the contribution of their open, rural setting to their significance the sensitivity of this assessment area is judged to be **high**.

# Summary of key sensitivities and guidelines for sustainable development

## Summary of key sensitivities

**The following provides a summary of the key landscape and heritage sensitivities within the assessment area:**

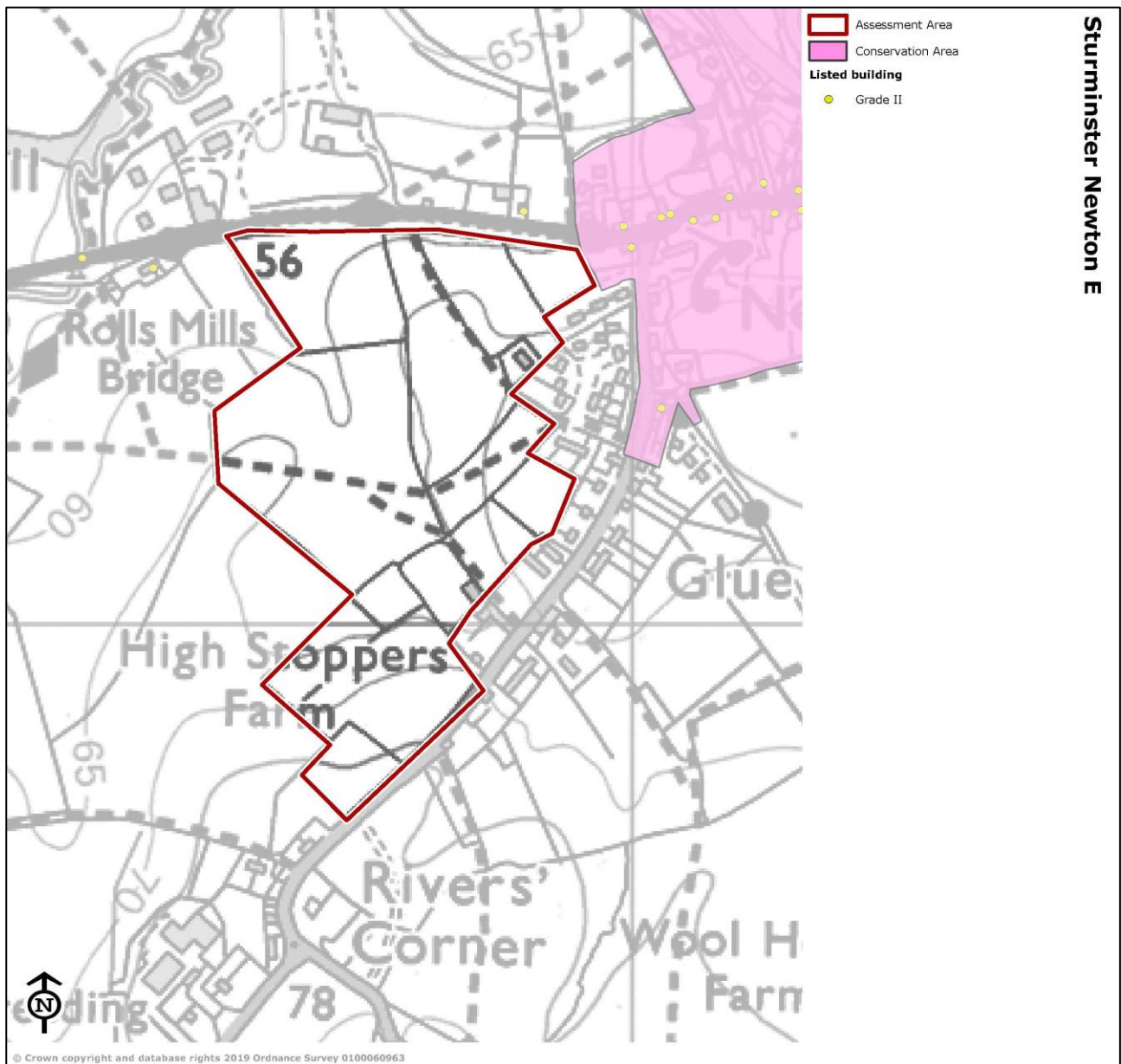
- Sloping landform associated with Chivrick's Brook topography that is visually prominent in a local context.
- Preserved medieval strip fields in the central part of the assessment area.
- Well established hedgerows with mature trees and riparian woodland along Chivrick's Brook which contribute to the natural character and structure of the landscape.
- The southern portion of the assessment area which makes an important contribution to the setting, and hence significance, of Sturminster Newton Conservation Area.
- Undeveloped character of the assessment area with long views to the east and south which include Piddles Wood.
- The contribution of the area to the rural setting of Sturminster Newton.
- Potential for historically important hedgerows that would be susceptible to physical change/total loss.
- Risk of harm to known (and any unknown) archaeological remains.
- Risk of harm to the setting of both the conservation area and a number of highly-graded and scheduled historic assets, as its undeveloped, open and flat character allows for far-reaching views of the settlement and adds to the rural character and high-status seclusion of the Fiddleford Manor/Fiddleford Mill House.

## Guidelines

**Any new development should:**

- Avoid slopes where development would be visually prominent and out of keeping with the existing settlement pattern.
- Retain the network of mature hedgerows with frequent trees which contribute to the natural character and structure of the landscape.
- Retain the overall rural and undeveloped character of the assessment area, which forms part of the rural setting to existing settlement in Sturminster Newton.
- Seek to retain historic pathways and any hedgerows that qualify as historically important, to help create a sense of place and deliver other public benefits e.g. accessibility.
- Undertake a full programme of archaeological desk-based assessment and, potentially, field evaluation in order to fully characterise any archaeology within the assessment area and inform an appropriate mitigation strategy. Any investigations would need to be informed and approved by the local authority's archaeological advisor.
- Be contained to the north of the old railway embankment (part of the North Dorset Trailway) that stands just south of the sewage works and east of the modern expansion of Sturminster Newton. This will allow the land to the south that contributes to the setting of the conservation area and of the scheduled and listed Fiddleford Manor/Fiddleford Mill House, to be conserved as modern development will be contained behind the embankment and adjacent to more recent development beyond the conservation area, thereby avoiding (or at least minimising) setting change. Careful siting and design of development and associated landscaping will be required to avoid/minimise effects to the setting of assets.

## Assessment area: Sturminster Newton E



Sturminster Newton E

## Representative photographs



## Landscape sensitivity assessment

Landscape character context				
The assessment area falls within the South Blackmore Rolling Vales Character Area. This area includes the agricultural land between Glue Hill and the A357, to the south-west of Newton.				
Assessment criterion	Description			Sensitivity score
Physical character (including topography and scale)	<ul style="list-style-type: none"> <li>Gently rolling topography sloping up from the River Divilish in the west. Elevation ranges between 65m and 75m AOD.</li> <li>Fields vary in scale from very small to medium sized.</li> </ul>			M
Natural character	<ul style="list-style-type: none"> <li>Land cover is primarily pasture with some arable fields.</li> <li>Fields are enclosed by hedgerows with occasional mature deciduous trees. Some hedgerows have been replaced by wooden fencing.</li> </ul>			L-M
Historic landscape character ( <i>please see separate heritage assessment for asset-based information</i> )	<ul style="list-style-type: none"> <li>The HLC indicates that enclosures are a mixture of modern and medieval piecemeal enclosure.</li> <li>The assessment area provides part of the rural setting for Sturminster Newton Conservation Area which is adjacent to the north-east.</li> </ul>			M-H
Form, density and setting of existing development	<ul style="list-style-type: none"> <li>The landscape is unsettled and contributes to the rural setting of Newton.</li> <li>Existing settlement in Newton is low density and constructed in a range of vernacular styles. Settlement tends to be located on lower ground although there is some 20<sup>th</sup> century linear development along Glue Hill.</li> </ul>			M
Views and visual character including skylines	<ul style="list-style-type: none"> <li>From elevated parts of the assessment area there are long-reaching views which extend across the adjacent countryside and include features such as Piddles Wood.</li> <li>The fields adjacent to Newton are low lying and more visually enclosed.</li> <li>Skylines are undeveloped and marked by the occasional mature hedgerow trees.</li> </ul>			M
Perceptual and experiential qualities	<ul style="list-style-type: none"> <li>The area has rural perceptual qualities with high levels of relative tranquillity and does not have a strong sense of association with the existing settlement.</li> <li>Traffic noise from the A357 can detract from the rural perceptual qualities and tranquillity of the area.</li> <li>On elevated ground the landscape has an open and expansive character.</li> </ul>			M
Overall assessment of landscape sensitivity				
L	L-M	M	M-H	H
Landscape sensitivity is increased by the proximity to the Sturminster Newton Conservation Area, long views from elevated ground, unsettled agricultural character and rural and tranquil qualities. Landscape sensitivity is reduced by the absence of designated semi-natural habitats and traffic noise which detracts from the rural perceptual qualities. Overall, the area has <b>moderate</b> landscape sensitivity.				

## Heritage sensitivity assessment

### Dorset Historic Landscape Characterisation (HLC) context

The HLC indicates a mainly agricultural landscape comprised of medieval and modern enclosure. The medieval enclosure has time-depth and may feature hedgerows that qualify as historically important under the 1997 Hedgerow Regulations. If such hedgerows are present then they are typically regarded as heritage assets of low value that would be susceptible to physical change.<sup>4</sup> The historic landscape also has further value in providing rural context to nearby heritage assets.

### Description and significance of heritage assets present

*A definitive list of assets within each study area is provided at Appendix 1 in the Stage 2 methodology report. Only assets judged to be of a level of significance likely to influence the planning process are discussed below.*

There are no designated assets within the assessment area.

Non-designated assets within the assessment area:

- Historic footpaths [historic maps]

**Low importance**

- Out barns [historic maps]

**Low importance**

### Likely susceptibility to physical change as a result of development

Review of historic mapping has revealed that there are extant historic footpaths within the assessment area. Out barns were also once present within the assessment area, but these are not typically substantial and remains may not be present. If they are, then along with the footpaths, they will be susceptible to physical change.

The HER records no archaeology within the assessment area but records medieval ridge and furrow earthworks nearby. Also in the wider vicinity is a scheduled Roman villa [1002433] and Iron Age hill fort, later the site of a medieval manor [1002719]. Given this, there is some potential for hitherto unrecorded remains. If archaeology is present, it would also be susceptible to physical change and may have been truncated by medieval and later ploughing.

### Likely susceptibility to setting change as a result of development

Designated assets with the potential to experience setting change:<sup>5</sup>

- Sturminster Newton Conservation Area

**High importance**

The conservation area covers the southern part of this settlement, once a medieval market town. There are 121 listed buildings or structures in the area, the most notable being the grade I listed Town Bridge and Church of St Mary, and the grade II\* listed Sturminster Newton Mill and Sturminster Newton Castle. The area also contains the scheduled monuments of the Castle (a promontory fort re-used as a fortified medieval manor) and the medieval cross 200m north-west of St Mary's Church. The conservation area is surrounded to the west, east and south by open, undeveloped land with scattered, isolated development that relates principally to the town's historical dependence on an agricultural economy; most notable is Fiddleford Manor/Fiddleford Mill House, a scheduled monument and grade I listed building that stands to the east of the conservation area. More recent expansion of the town is concentrated to the north of the conservation area.

The assessment area abuts the south-west corner of the conservation area; it would infill currently open fields and expand the later development that now lines the west of Glue Hill, outside the conservation area. Glue Hill descends into the conservation area and so, along with mature vegetation that lines the road,

<sup>4</sup> In order to remove such a hedgerow an owner must serve notice on the local planning authority who then decides if it is 'important' and if so it is whether it should be retained.

<sup>5</sup> 'The Firs' Grade II LB, (NHLE: 1110517) is shown as lying immediately adjacent to the assessment area in HE spatial data. However, the asset description does not match the house on which the data point lies. (That property is far more recent, and is not depicted on the 1<sup>st</sup> edition of the Ordnance Survey 25" map.)



makes this part of the conservation area quite enclosed, insular and intimate. The approach to the conservation area from the west is lined by open fields with mature vegetation to the perimeter, which largely obscures views south, but still adds to the rural character of settlement. Houses that line Glue Hill are visible in the distance in glimpsed views along this approach because of the topography, but provided that the robust boundary created by the mature vegetation that lines the road is retained and any development does not include tall buildings, it is likely that any change to the rural character or our experience of the conservation area would be low-level, if not nil.

- Rolls Mill Farmhouse – grade II listed building [1153775]

**High importance**

A mid-18th century farmhouse with 19th and 20th century alterations. There has been modern development within the setting of the building, but the density remains low and organic and so it retains its rural character. The assessment area is within the setting of the grade II listed Rolls Mill Farmhouse, but a buffer of open, undeveloped fields would be retained around the asset, which should be enough to preserve the sense of rural separation that the building’s setting contributes to its significance.

**Overall assessment of sensitivity of heritage assets to change within the area**

L	L-M	M	M-H	H
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The assessment area is known to contain low value heritage assets that would be susceptible to truncation/total loss. There is also a potential for historically important hedgerows of low value, and for hitherto unknown archaeological remains of unknown value. Both of these would be similarly vulnerable to physical change.

There are also designated assets in the wider vicinity - the grade II listed Rolls Mill Farmhouse and Sturminster Newton Conservation Area, which includes a number of listed buildings. It is the conservation area that presents as the main sensitivity of the assessment area, but if the dense vegetation on the approaches to the area is kept then the impact on its character and appearance is likely to be minimal.

# Summary of key sensitivities and guidelines for sustainable development

## Summary of key sensitivities

**The following provides a summary of the key landscape and heritage sensitivities within the assessment area:**

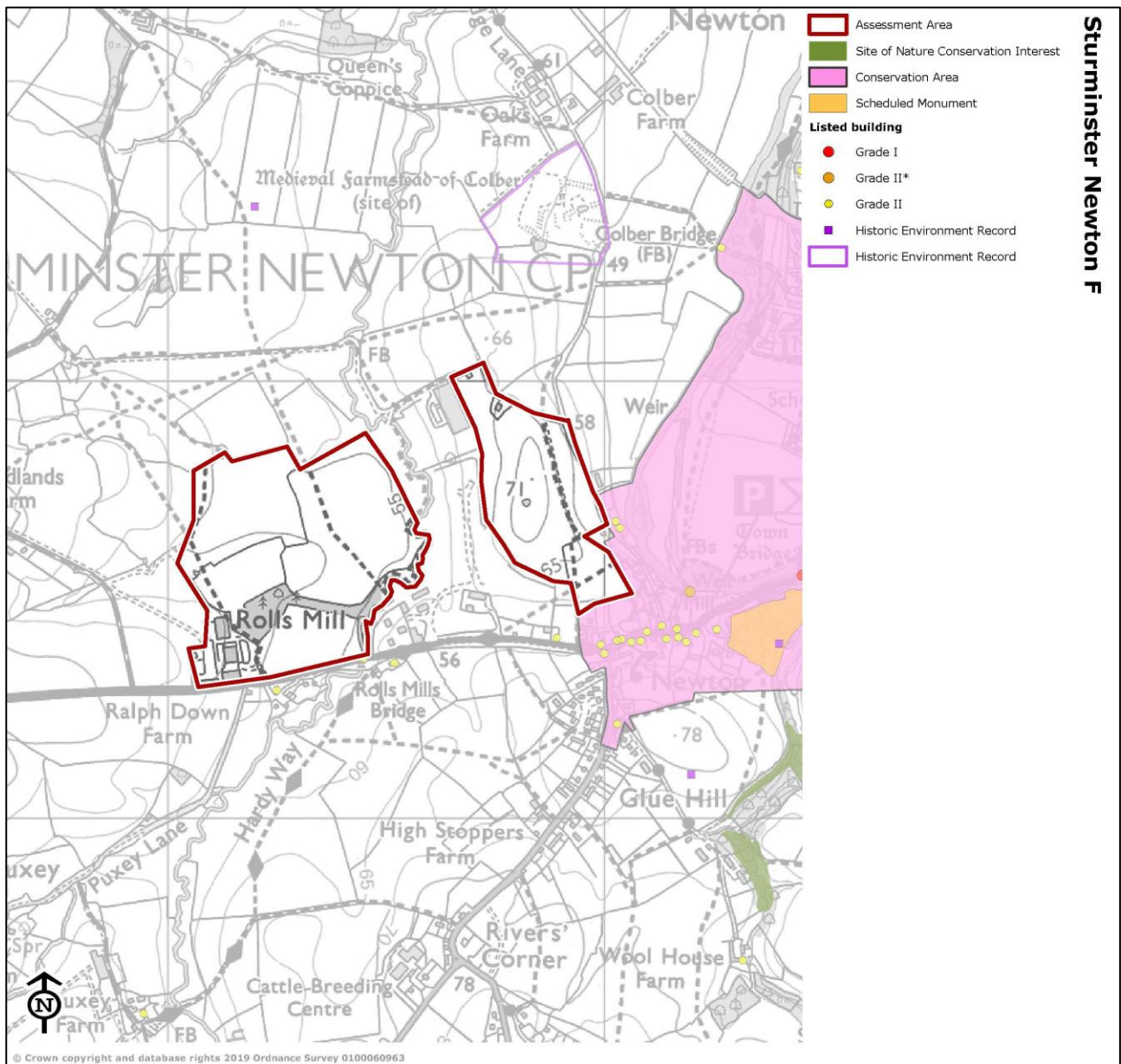
- The proximity and risk of harm to Sturminster Newton Conservation Area which is adjacent to the north-east.
- Open and expansive character of elevated land within the assessment area which is visually prominent in a local context.
- Hedgerows with occasional mature trees which contribute to the natural character and structure of the landscape.
- The strong rural perceptual qualities with high levels of relative tranquillity despite the proximity of settlement.
- The rural setting the area provides to existing settlement at Newton and the grade II listed Rolls Mill Farmhouse.
- Long reaching views across adjacent countryside from higher ground which include landmark features such as Piddles Wood to the east.
- Potential for historically important hedgerows that would be susceptible to physical change/total loss.
- Risk of harm to known (and any unknown) archaeological remains.

## Guidelines

**Any new development should:**

- Avoid the more elevated and/or sloping land where the development would be visually prominent in the local context.
- Retain the overall rural character of the landscape and the setting that it provides to existing settlement at Newton.
- Conserve the existing hedgerows with occasional mature trees.
- Respect the existing form, style and vernacular of existing development in Newton.
- Seek to retain historic pathways and any hedgerows that qualify as historically important, to help create a sense of place and deliver other public benefits e.g. accessibility.
- Undertake a full programme of archaeological desk-based assessment and, potentially, field evaluation in order to fully characterise any archaeology within the assessment area and inform an appropriate mitigation strategy. Any investigations would need to be informed and approved by the local authority's archaeological advisor.
- Seek to avoid/minimise harm to Sturminster Newton Conservation Area by ensuring that its rural character is not altered by the introduction of built development. This would require the retention of existing mature trees and vegetation, but may also involve height restrictions on some buildings and careful siting of the development. **Note** that screening is only mitigation for harm and so is less preferable than avoiding harm completely through design measures.

## Assessment area: Sturminster Newton F



## Representative photographs



## Landscape sensitivity assessment

Landscape character context				
<p>This assessment area falls within the South Blackmore Rolling Vales and Blackmore Landscape Character Areas. The area is located to the south-west of Sturminster Newton and north-east of Newton. The southern boundary roughly follows the A357. The area is split into two sections located either side of the River Divelish and its flood zone.</p>				
Assessment criterion	Description			Sensitivity score
Physical character (including topography and scale)	<ul style="list-style-type: none"> <li>• Undulating landform with elevation ranging between 71m and 50m AOD.</li> <li>• The River Divelish crosses north-south between the two sections of the assessment area.</li> <li>• The western section is relatively open and large scale, while the eastern section contains more frequent small-scale landscape features including hedgerows and trees.</li> </ul>			M
Natural character	<ul style="list-style-type: none"> <li>• Land use comprises irregular shaped fields mostly used for pasture with some arable farming.</li> <li>• Fields are enclosed by a well-developed hedgerow network.</li> <li>• The landscape has a strong wooded character. In the western half of the assessment area there is some BAP priority habitat deciduous woodland in addition to frequent mature in-field trees.</li> </ul>			M
Historic landscape character ( <i>please see separate heritage assessment for asset-based information</i> )	<ul style="list-style-type: none"> <li>• The HLC indicates that fields are a mixture of medieval and post-medieval enclosure.</li> <li>• The south-east of the area is directly adjacent to the Sturminster Newton Conservation Area.</li> <li>• There is one grade II listed building outside of the south of the area: the Rolls Mill Bridge.</li> </ul>			M-H
Form, density and setting of existing development	<ul style="list-style-type: none"> <li>• The landscape is unsettled with development limited to industrial buildings at Rolls Mill and isolated dwellings.</li> <li>• The area provides part of the wider rural setting to existing settlement in Sturminster Newton and Newton.</li> <li>• The western half of the assessment area is disconnected from the existing settlement.</li> </ul>			M
Views and visual character including skylines	<ul style="list-style-type: none"> <li>• There are long views from more elevated areas. These include views across Sturminster Newton to Yewstock Plantation.</li> <li>• Skylines are mostly undeveloped and marked by mature in-field and hedgerow trees.</li> </ul>			M
Perceptual and experiential qualities	<ul style="list-style-type: none"> <li>• The area has a distinct rural character and high levels of tranquillity despite the proximity of development.</li> <li>• Open and expansive character, particularly in the west of the area.</li> <li>• Traffic noise from the A357 can detract from the rural qualities of the area. Metal fencing associated with industrial development at Rolls Mill is a detracting feature.</li> </ul>			M-H
Overall assessment of landscape sensitivity				
L	L-M	M	M-H	H
<p>Landscape sensitivity is increased by the frequent mature in-field trees, the proximity to the Sturminster Newton Conservation Area, long views, rural setting provided to neighbouring settlement and strong rural character. Landscape sensitivity is reduced by traffic noise from the A357 and detracting features associated with Rolls Mill (North Dorset Business Park). Overall, the assessment area has <b>moderate-high</b> landscape sensitivity.</p>				

## Heritage sensitivity assessment

### Dorset Historic Landscape Characterisation (HLC) context

The HLC indicates an agricultural landscape comprised of medieval and post-medieval enclosure. This has some time-depth and may feature hedgerows that qualify as historically important under the 1997 Hedgerow Regulations. If such hedgerows are present then they are typically regarded as heritage assets of low value that would be susceptible to physical change.<sup>6</sup> The historic landscape has further value as it contributes to the heritage significance of Sturminster Newton Conservation Area, as well as other heritage assets in the vicinity.

### Description and significance of heritage assets present

*A definitive list of assets within each study area is provided at Appendix 1 in the Stage 2 methodology report. Only assets judged to be of a level of significance likely to influence the planning process are discussed below.*

There are no designated assets within the assessment area.

Non-designated assets within the assessment area:

- Historic footpaths [historic maps]

**Low importance**

- Out barns [historic maps]

**Low importance**

### Likely susceptibility to physical change as a result of development

Review of historic mapping has revealed that there are extant historic footpaths within the assessment area. Out barns were also once present within the assessment area, but these are not typically substantial and remains may not be present. If they are, then along with the footpaths, they will be susceptible to physical change.

The HER records no archaeology within the assessment area but records medieval ridge and furrow earthworks nearby. Also in the wider vicinity is a scheduled Roman villa [1002433] and Iron Age hill fort, later the site of a medieval manor [1002719]. Given this, there is some potential for hitherto unrecorded remains. The proximity of the assessment area to the River Divilish and its valley also highlight a potential for alluvial deposits with geoarchaeological/paleoenvironmental potential. If archaeology/geoarchaeology is present, it would also be susceptible to physical change and may have been truncated by medieval and later ploughing.

### Likely susceptibility to setting change as a result of development

Designated assets with the potential to experience setting change:

- Sturminster Newton Conservation Area

**High importance**

The conservation area covers the southern part of this settlement, once a medieval market town. There are 121 listed buildings or structures in the area, the most notable being the grade I listed Town Bridge and Church of St Mary, and the grade II\* listed Sturminster Newton Mill and Sturminster Newton Castle. The area also contains the scheduled monuments of the Castle (a promontory fort re-used as a fortified medieval manor) and the medieval cross 200m north-west of St Mary's Church. The conservation area is surrounded to the west, east and south by open, undeveloped land with scattered, isolated development that relates principally to the town's historical dependence on an agricultural economy; most notable is Fiddleford Manor/Fiddleford Mill House, a scheduled monument and grade I listed building that stands to the east of the conservation area. More recent expansion of the town is concentrated to the north of the conservation area. The western portion of the assessment area is not considered to contribute to the character or appearance of the conservation area because of its distance from it and the intervening topography, so development here will not affect the area's special interest.

In contrast the land in the eastern area rises quite sharply from the base of the river valley in the west and so features prominently in long-reaching views out over the countryside from within the conservation area

<sup>6</sup> In order to remove such a hedgerow an owner must serve notice on the local planning authority who then decides if it is 'important' and if so it is whether it should be retained.

over the other side of the river, as well as in the vicinity of the assessment area. This reinforces its rural setting and agricultural past and so contributes to its special interest. Extant development in the vicinity of the assessment area is limited, meaning that the setting of the listed buildings is one of rural seclusion on the edge of the settlement. Development of this area will detract from the qualities of all these heritage assets.

- Rolls Mill Farmhouse – grade II listed building [1153775]

**High importance**

A mid-18<sup>th</sup> century farmhouse with 19<sup>th</sup> and 20<sup>th</sup> century alterations. There has been modern development within the setting of the building, but the density remains low and organic and so it retains a rural character. No effects are anticipated.

- Rolls Mill Bridge - grade II listed building [1324480]

**High importance**

A handsome and robust late-18<sup>th</sup> century road bridge. It stands adjacent to and is now somewhat over-shadowed by a more modern bridge that carries the diverted A357 across the River Divelish. No effects are anticipated.

- Cottage facing the A357 - grade II listed building [1304142]

**High importance**

A charming mid-18<sup>th</sup> century whitewashed cob cottage with a thatched roof. Set back from the road edge, it beds down into the rural landscape, surrounded by open space and vegetation and occasional, informally-placed agricultural and residential buildings. There is the potential for development to impact upon the rural setting of the grade II listed Cottage facing the A357, but this could be avoided/minimised with careful planning of the development and by maintaining a strong green boundary along the edge of the A357.

- Mill Farmhouse and outbuilding - grade II listed buildings [1110517 and 1110527]

**High importance**

A 16<sup>th</sup> century hall house with later additions and an associated outbuilding in the valley of the River Stour. There are few other buildings in its setting, which has a rural, undeveloped character with dense hedgerows and the rise of the river valley extending west behind the buildings. Development of the eastern area could alter the rural setting of these assets affecting their legibility.

**Overall assessment of sensitivity of heritage assets to change within the area**

L	L-M	M	M-H	H
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The assessment area is known to contain low value heritage assets that would be susceptible to truncation/total loss. There is also a potential for historically important hedgerows of low value, and for hitherto unknown archaeological remains of unknown value. Both of these would be similarly vulnerable to physical change.

The main sensitivity of the assessment area therefore relates to designated assets in the wider area and their potential for setting change that affects their heritage significance, or the ability to appreciate this. Assets with the potential to be affected in this way include the grade II listed Cottage facing the A357, as well as Sturminster Newton Conservation Area and listed buildings within it – notably the grade II listed buildings at Mill Farm. The assessment area forms part of the rural setting of these assets aiding in their legibility. Given that the introduction of built development would harm this, the sensitivity of the assessment area is judged to be **high**.

# Summary of key sensitivities and guidelines for sustainable development

## Summary of key sensitivities

### **The following provides a summary of the key landscape and heritage sensitivities within the assessment area:**

- Undulating landform with some elevated areas which are visually prominent in a local context.
- Features which contribute to the natural character and structure of the landscape, including well-established hedgerows, in-field trees and woodland (including some BAP priority habitat deciduous woodland).
- The proximity of Sturminster Newton Conservation Area which is adjacent to the east.
- The rural setting the area provides to existing settlement in Newton and Sturminster Newton.
- Long views from higher ground which include landmark features such as Yewstock Plantation.
- Potential for historically important hedgerows that would be susceptible to physical change/total loss.
- Risk of harm to known (and any unknown) archaeological remains.
- Secluded, rural and tranquil undeveloped character of the assessment area, which contributes to the appreciation of both the conservation area and the listed buildings.

## Guidelines

### **Any new development should:**

- Avoid locally prominent slopes where development would be highly visible and would detract from the rural setting of existing settlement.
- Retain semi-natural features including hedgerows, woodland and mature in-field trees.
- Retain the overall rural character of the landscape and high levels of tranquillity.
- Seek to retain historic pathways and any hedgerows that qualify as historically important, to help create a sense of place and deliver other public benefits e.g. accessibility.
- Undertake a full programme of archaeological desk-based assessment and, potentially, field evaluation in order to fully characterise any archaeology within the assessment area and inform an appropriate mitigation strategy.
- Be limited to the western portion of the assessment area; the eastern portion of assessment area F should not be developed. Any development on the western portion should seek to avoid/minimise harm if possible to the Sturminster Newton Conservation Area by ensuring that its rural character is not altered by the introduction of built development. This would require the retention of existing trees and vegetation to the south of the assessment area and keeping development back from the road edge, but may also involve height restrictions on some buildings and careful siting of the development. **Note** that screening is only mitigation for harm and so is less preferable than avoiding harm completely through sensitive design.

## Assessment area: Sturminster Newton I



Sturminster Newton I

### Representative photographs



Sloping land to the east of the River Stour



Long views across the countryside to the west of Sturminster Newton



## Landscape sensitivity assessment

Landscape character context				
<p>The assessment area falls within the North Dorset Limestone Ridges Landscape Character Area, with a small part of the Upper Stour Valley Landscape Character Area on the western edge. The assessment area is situated directly to the north of Sturminster Newton, with its eastern boundary following the B3092, the area includes the land at Yewstock Farm.</p>				
Assessment criterion	Description			Sensitivity score
Physical character (including topography and scale)	<ul style="list-style-type: none"> <li>Sloping landform associated with the valley of the River Stour. Elevation ranges between 75m AOD and 50m AOD.</li> <li>Fields are medium-sized and irregular in shape. Frequent small-scale landscape features include trees and hedgerows.</li> </ul>			M-H
Natural character	<ul style="list-style-type: none"> <li>Land use is a mix of pastoral and arable agriculture. Fields are divided by thick mature hedgerows with mature trees.</li> <li>The adjacent River Stour contributes to the natural character of the landscape.</li> <li>The ancient woodland at Twinwood Coppice to the north is designated as a Site of Nature Conservation Interest and is identified as deciduous woodland BAP priority habitat.</li> </ul>			M
Historic landscape character ( <i>please see separate heritage assessment for asset-based information</i> )	<ul style="list-style-type: none"> <li>The HLC indicates that enclosures within this assessment are modern in origin.</li> </ul>			L
Form, density and setting of existing development	<ul style="list-style-type: none"> <li>The area contributes to the sense of separation between Sturminster Newton and Hinton St Mary. It also contributes to the wider rural setting of these settlements.</li> <li>The assessment area is unsettled, with the settlement edge of Sturminster Newton adjacent to the south.</li> <li>Development on the slopes would be out of keeping with the existing settlement pattern.</li> </ul>			M-H
Views and visual character including skylines	<ul style="list-style-type: none"> <li>Due to the sloping landform, views are focused on the countryside to the south and west. Scenic views of the River Stour characterise the view.</li> <li>Skylines are mostly marked by mature trees within hedgerows. Existing houses in Sturminster Newton are visible on the skyline to the south east.</li> <li>The sloping landform is visually prominent on the local landscape.</li> </ul>			M-H
Perceptual and experiential qualities	<ul style="list-style-type: none"> <li>The area has a strong rural character despite the proximity of development.</li> <li>A peaceful landscape, with high levels of tranquillity.</li> </ul>			M-H
Overall assessment of landscape sensitivity				
L	L-M	M	M-H	H
<p>Landscape sensitivity is increased by the steeply sloping landform, which is locally prominent, the expansive views over adjacent countryside, the sense of separation the landscape provides between the settlements of Sturminster Newton and Hinton St Mary and the proximity to Twinwood Coppice SNCI. Overall, the assessment area has <b>moderate-high</b> landscape sensitivity. The limited sense of time-depth in the landscape slightly reduces landscape sensitivity.</p>				

## Heritage sensitivity assessment

### Dorset Historic Landscape Characterisation (HLC) context

The HLC indicates a primarily agricultural landscape comprised of modern enclosure, which to the west gives way to the Stour flood plain.

### Description and significance of heritage assets present

*A definitive list of assets within each study area is provided at Appendix 1 in the Stage 2 methodology report. Only assets judged to be of a level of significance likely to influence the planning process are discussed below.*

There are no designated heritage assets within the assessment area.

Non-designated assets within the assessment area:

- Site of Toll Gate House and Garden [historic maps]  
**Low importance**
- Site of late post-medieval-modern building [historic maps]  
**Low importance**

### Likely susceptibility to physical change as a result of development

Review of historic mapping shows that there was formerly a toll house along the eastern boundary of the assessment area (potentially already built over), as well as another building towards the south-west corner. If any remains of these buildings survive they would be highly susceptible to physical change.

The HER records no archaeology within the assessment area but in the wider vicinity there is a scheduled Roman villa and undated enclosure to the north, while Roman coins were discovered during the construction of Sturminster Newton High School to the south-east. This suggests some archaeological potential for similar remains, and there is also likely to be evidence of former field boundaries. If hitherto unknown remains are present, they would also be susceptible to physical change.

### Likely susceptibility to setting change as a result of development

Designated assets with the potential to experience setting change:

- Hinton St Mary Conservation Area

#### **High importance**

The conservation area encompasses the historic core of Hinton St Mary and includes four grade II\* listed buildings – the Church of St Peter [1110423], the Manor House [1110420] and its associated stables [1324511] and tithe barn [1110422] – as well as numerous grade II listed buildings and a scheduled Roman villa. The conservation area sits uphill to the north of the assessment area; this topography offers some protection against any change in perception as a result of the introduction of built development. Further screening is provided by a sizable tree plantation that lies between the assessment area and conservation area. The same vegetation restricts the ability to experience any change in setting from the driveway to the grade II\* Manor House which is situated at the south edge of the conservation area. Its grounds are also walled, blocking any perception to setting change at ground level. The aforementioned topography and vegetation is likely to further prevent any perceptibility of development. Provided that this planting is retained and any development does not include tall buildings, it is likely that any change to the rural character and experience of the conservation area would be low-level, if not nil.

- Sturminster Newton Conservation Area

#### **High importance**

The conservation area covers the southern part of this settlement, once a medieval market town. There are 121 listed buildings or structures in the area, the most notable being the grade I listed Town Bridge and Church of St Mary, and the grade II\* listed Sturminster Newton Mill and Sturminster Newton Castle. The area also contains the scheduled monuments of the Castle (a promontory fort re-used as a fortified medieval manor) and the medieval cross 200m north-west of St Mary's Church. The conservation area is surrounded to the west, east and south by open, undeveloped land with scattered, isolated development that relates principally to the town's historical dependence on an agricultural economy; most notable is Fiddleford Manor/Fiddleford Mill House, a scheduled monument and grade I listed building that stands to the east of the conservation area. More recent expansion of the town is concentrated to the north of the conservation area.

If new development within the assessment area is visible at all, it would be in views along the riverbank and

from the other side of the river valley; as such, it would be seen in the distance and in the context of this existing development and would have very little effect on the current character and interest of the conservation area or the way in which it is experienced.

### Overall assessment of sensitivity of heritage assets to change within the area

**L**

**L-M**

**M**

**M-H**

**H**

The assessment area appears to contain low value heritage assets that would be susceptible to truncation/total loss. There are also two conservation areas – Hinton St Mary and Sturminster Newton – in the wider vicinity of the assessment area; however, it is unlikely that either would experience anything more than low-level harm, if any. Overall, the area has **low-moderate** sensitivity.

# Summary of key sensitivities and guidelines for sustainable development

## Summary of key sensitivities

**The following provides a summary of the key landscape and heritage sensitivities within the assessment area:**

- Steeply sloping and visually prominent landform associated with the valley of the River Stour.
- Strong natural character as a result of the presence of mature hedgerows with trees and the proximity to the River Stour.
- Contribution to the rural setting of existing settlement in Sturminster Newton and Hinton St Mary.
- The role of the area in maintaining the sense of separation between the settlements of Sturminster Newton and Hinton St Mary.
- High levels of tranquillity and strong rural character despite the proximity of development.
- Risk of harm to archaeological assets.
- Within the setting of the Hinton St Mary and Sturminster Newton Conservation Areas. The assessment area contributes to the rural setting and provides a rural buffer between the two settlements.

## Guidelines

**Any new development should:**

- Avoid the steep slopes associated with the valley of the River Stour where new development would be visually prominent.
- Retain the network of hedgerows with mature trees which contribute to the natural character and structure of the landscape.
- Preserve the high levels of tranquillity experienced in the landscape.
- Preserve the actual and perceived sense of separation between the distinct settlements of Sturminster Newton and Hinton St Mary.
- Undertake a full programme of archaeological desk-based assessment and, potentially, field evaluation in order to fully characterise any archaeology within the assessment area and inform an appropriate mitigation strategy. Any investigations would need to be informed and approved by the local authority's archaeological advisor.
- Seek to avoid/minimise harm to the character of the conservation area through alterations to its setting by ensuring that the rural, low-density and verdant character of the assessment area is not altered by the introduction of intensive built development. This would require the retention of existing trees to the north and within the assessment area, but may also involve height restrictions on some buildings and careful siting of the development. **Note** that screening is only mitigation for harm and so is less preferable than simply avoiding harm through design measures.

## Potential in-combination effects on heritage assets

Development of Assessment Area B, E and F - or any two thereof - could potentially give rise to greater in-combination effects to Sturminster Newton Conservation Area.

## Appendix 1: Historic environment assets within the assessment areas

Location*	Asset Type	Reference	Name	Grade
Sturminster Newton A	Monument	MDO4862	Ridge and furrow near Yewstock, Sturminster Newton	Non-designated

\*No assets recorded by the NHLE or HER were identified within the Sturminster Newton B,E,F or I assessment areas.