

NORTH DORSET LOCAL PLAN 2011 – 2026 PART 1

HERITAGE ASSESSMENT

ST MARY'S HILL, BLANDFORD ST MARY

August 2014

This heritage assessment has been produced to support the North Dorset Local Plan 2011 to 2026 Part 1. It has been produced by North Dorset District Council in order to inform the soundness of Policy 16 of the *New Local Plan*, which outlines the Council's policy with regard to Blandford.

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1. Introduction

- 1.1 Policy 16 in the North Dorset Local Plan – 2011 to 2026 Part 1: Pre-submission Document (published in November 2013) proposes 150 new homes on land to the west of Blandford Forum, otherwise known as the Crown Meadows, Bryanston Park or Bryanston Deer Park.
- 1.2 In response to consultation on the pre-submission document, English Heritage indicated that the Crown Meadows site should be subject to a heritage assessment and this work has now been completed. The heritage assessment indicates that the proposal for 150 homes would result in substantial harm to heritage assets.
- 1.3 As a result of this assessment the Council needs to re-assess its options for the growth of Blandford. Much work on options has been undertaken through the production of a variety of ‘evidence base’ studies and the results and implications of these studies are described in the Market Towns Site Selection Background Paper, which accompanied the pre-submission document.
- 1.4 These evidence base studies were used to inform the Council’s sustainability appraisal of the emerging Local Plan. Options for Blandford were examined in the Initial Sustainability Appraisal Report (published in March 2010) and the Addendum to the Initial Sustainability Appraisal Report (published in October 2012).
- 1.5 The addendum examined an additional site at Blandford referred to as ‘land south of the A350 and A354 junction’ alongside other options that had been identified previously. Whilst the addendum still concluded that growth to the south west of Blandford Forum (including the Crown Meadows site) was the best option, it identified ‘land south of the A350 and A354 junction’ as the next best option.
- 1.6 This heritage assessment examines the potential impact of development on the ‘land south of the A350 and A354 junction’ (referred to in this document as St Mary’s Hill) on heritage assets, in order to provide a comparative analysis with the work undertaken on the Crown Meadows site.
- 1.7 The key characteristics of the site are that it consists of a single arable field set within a wider chalk downland landscape. It lies beyond the A354 bypass to the south-east of Blandford St Mary and beyond the valley of the River Stour to the south west of the A350 and Lower Blandford St Mary. It lies outside the Blandford, Blandford St Mary and Bryanston Conservation Area and forms part of an undeveloped area of countryside in the A350 corridor that separates the main built-up area of Blandford from the village of Charlton Marshall.
- 1.8 The purpose of this document is to assess the significance of any effects of the proposed development on those heritage assets with which there may be any degree of direct or indirect impact. All the information contained in the document is accurate as of August 2014.

1.9 In addition to guidance provided by the National Planning Policy Framework (NPPF) the methodology undertaken to assess the impact of the proposed development has drawn on guidance for understanding and assessing heritage significance provided by English Heritage in Conservation Principles (Policies and Guidance) April 2008, Seeing the History in the View (May 2011) and The Setting of Heritage Assets (October 2011).

1.10 The document is structured as follows:

- The Legislative, National and Local Policy Frameworks;
- English Heritage Guidance;
- The History of the St Mary’s Hill Site;
- Analysis of the Heritage Assets and the Impact of Proposed Development; and
- Conclusions.

2. Legislative Framework

- 2.1 The Ancient Monuments and Archaeological Areas Act 1979 gives provision for a schedule of monuments which are protected.
- 2.2 The Planning (Listed Buildings and Conservation Areas) Act 1990 requires decision-makers to have ‘special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses’.
- 2.3 For the purposes of determining an application within a conservation area, the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that ‘special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area’.

3. The National Planning Policy Framework

- 3.1 The National Planning Policy Framework (NPPF) was published in March 2012. Paragraph 17 sets out twelve core planning principles and one of these is that planning should ‘conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations’. Other national core planning principles are that planning should ‘take account of the different roles and character of different areas’ and ‘always seek to secure high quality design’.
- 3.2 Paragraphs 126 to 141 in Section 12 of the NPPF relate to conserving and enhancing the historic environment. Paragraph 126 states that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance.
- 3.3 Paragraph 132 states that ‘when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification’.
- 3.4 Paragraphs 133 and 134 discuss substantial harm and less than substantial harm to the significance of heritage assets. It must be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or the nature of the heritage asset prevents all reasonable uses of the site and no viable use can be found that will enable its conservation. Where a development proposal will lead to less than substantial harm to the significance of a heritage asset, this harm should be weighed against the public benefits of the proposal.
- 3.5 Paragraph 137 encourages new development within Conservation Areas and within the setting of heritage assets to enhance or better reveal their significance. ‘Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably’.

4. Local Policy Framework

- 4.1 The policies contained in the Adopted Local Plan 2003-2011 have been recently updated; some have been saved whilst others have been revised following the publication of the Draft Core Strategy which, after consultation, shaped the policies of the New Local Plan 2011-2026, Part 1 of which was published in November 2013.

Draft Core Strategy (DCS)

- 4.2 In March 2010, NDDC produced a Draft Core Strategy, a draft Development Plan Document which ‘establishes the scale and broad location of future development and provides a strategic framework for development management decisions’ (1.1.2).
- 4.3 Draft Policy 14 relates to conserving and enhancing the environment. Regarding the historic environment, ‘The Council will protect nationally recognised heritage assets from harmful development in accordance with legislation and national policy and will also have regard to the impact of development on locally important heritage assets when making planning decisions’ (2.7.15).
- 4.4 Draft Policy 15 covered development in Blandford and indicated that in the period up to 2016, housing needs would be met through infilling and redevelopment within the existing built up area, the mixed-use regeneration of the Brewery site and the development of two greenfield sites within the A350 Blandford Bypass (2.8.8).
- 4.5 Paragraph 2.8.9 detailed two options for growth after 2016:
- Option 1 – Land to the north-east of Blandford Forum beyond the by-pass, but outside the Cranborne Chase & West Wiltshire Downs AONB (with capacity for about 800 dwellings); and
 - Option 2 – Land around Blandford St Mary and west of Blandford Forum, largely outside the Dorset AONB (with capacity for about 500 dwellings).
- 4.6 The Council’s preferred approach was to develop land west of Blandford Forum and west of Blandford St Mary (Option 2), as development in these locations would be more accessible to facilities and services and would have less impact on the landscape than Option 1 (2.8.10). A capacity of 200 houses was assumed for the Crown Meadows site.

Key Issues Consultation

- 4.7 In Autumn 2012, public consultation was undertaken on key issues for the revision of the DCS and views were sought on reducing the proposed level of housing on the Crown Meadows site from 200 to 150. This reflected ‘concerns about the visibility of the development in the landscape and the setting of Blandford Forum, particularly in views from the bridge over the River Stour at the entrance to the town’ (10.9). The Crown Estate suggested that a large area between the proposed housing development and the River Stour could be made available as public open space, as part of an overall scheme for the site.

4.8 At the same time, further work was undertaken on the Initial Sustainability Appraisal Report and an additional site at Blandford was assessed. Whilst the addendum still concluded that growth to the south west of Blandford Forum (including the Crown Meadows site) was the best option, it identified ‘land south of the A350 and A354 junction’ as the next best option.

Local Plan 2011-2026

4.9 Part 1 of the draft New Local Plan was published in November 2013. Amended policies for development in Blandford are outlined in Policy 16, which replaces Policy BL2 of the Adopted Local Plan 2003:

- Growth will be taken forward in ways which respect the town’s environmental constraints, support its role, function and identity, and contribute to making it more self-contained. Blandford’s distinctive natural and historic character will be retained and enhanced;
- The town’s natural and historic built environment will be protected and enhanced;
- In addition to infilling and redevelopment within the settlement boundary, Blandford’s housing needs will be met through: (h) the development of land to the west of Blandford Forum;
- New or improved facilities will include: (w) informal open space at Crown Meadows associated with housing development to the west of Blandford Forum.

4.10 This retained policy from the Adopted Local Plan 2003 is also relevant: “The Crown Meadows and land north of the Milldown should remain as open countryside and protected from encroaching development which would jeopardize their use as informal recreational areas” (BL7).

4.11 NDDC’s policies regarding the Historic Environment reflect those of the NPPF and are outlined in Policy 5 of the Pre-Submission Local Plan:

- Any development proposal affecting a heritage asset (including its setting) will be assessed having regard to the desirability of sustaining and enhancing the significance of that asset and securing a viable use for it that is most consistent with its conservation;
- For any designated heritage asset, great weight will be given to its conservation when considering any proposal that would have an impact on its significance. Clear and convincing justification for any development that would cause harm to the significance of a designated heritage asset will be required however slight and whether through direct physical impact or by change to its setting;
- In all cases substantial harm (whether through direct physical impact or by change to its setting) to, or the total loss of, a grade II listed building or a registered park or garden should be exceptional. Substantial harm (whether through direct physical impact or by change to its setting) to, or total loss of, grade I or II* listed buildings and registered parks and gardens, scheduled

monuments and undesignated archaeological sites of equivalent importance to scheduled monuments should be wholly exceptional;

- Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use;
- Where a development proposal will lead to harm to the significance of a non-designated heritage asset, regard will be had to the desirability of sustaining and enhancing the significance of the asset, the scale of any harm or loss, and the significance of the heritage asset.

Crown Meadows Heritage Assessment

- 4.12 In response to consultation on the pre-submission document, English Heritage indicated that the Crown Meadows site should be subject to a heritage assessment and this work has now been completed. The heritage assessment indicates that the proposal for 150 homes would result in substantial harm to heritage assets.
- 4.13 This heritage assessment examines the potential impact of development on the ‘land south of the A350 and A354 junction’ (i.e. the St Mary’s Hill site) on heritage assets, in order to provide a comparative analysis with the work undertaken on the Crown Meadows site.

5. English Heritage Guidance

Conservation Principles

- 5.1 English Heritage’s Conservation Principles, Policies and Guidance for the sustainable management of the historic environment makes clear that the historic environment is central to England’s cultural heritage and sense of identity, and hence a resource that should be sustained for the benefit of present and future generations. English Heritage’s aim in the document is to set out a logical approach to making decisions and offering guidance about all aspects of the historic environment and for reconciling its protection with the economic and social needs and aspirations of the people who live in it.
- 5.2 Principle 3 deals with the understanding of significance and makes clear that in order to identify the significance of a place, it is necessary first to understand its fabric, and how and why it has changed over time; and then to consider:
- who values the place, and why they do so;
 - how those values relate to its fabric;
 - their relative importance;
 - whether associated objects contribute to them;
 - the contribution made by the setting and context of the place; and
 - how the place compares with others sharing similar values.
- 5.3 With regard to an assessment of significance, the document examines the contribution made by context and setting to the significance of heritage assets. At paragraph 76 it states that ‘Setting’ is an established concept that relates to the surroundings in which a place is experienced, its local context, embracing present and past relationships to the adjacent landscape. Definition of the setting of a significant place will normally be guided by the extent to which material change within it could affect (enhance or diminish) the place’s significance.
- 5.4 Further to the above, paragraph 77 describes the role of context which it states embraces any relationship between a place and other places. Examples include cultural, intellectual, spatial or functional. The range of contextual relationships of a place will normally emerge from an understanding of its origins and evolution. Understanding context is particularly relevant to assessing whether a place has greater value for being part of a larger entity, or sharing characteristics with other places.
- 5.5 These Conservation Principles, Policies and Guidance identify the need for balanced and justifiable decisions about change in the historic environment depending upon understanding who values a place and why they do so, leading to a clear statement of its significance and, with it, the ability to understand the impact of the proposed change on that significance. As such, every reasonable effort should be made to eliminate or minimise adverse impacts on significant places. Ultimately, however, it may be necessary to balance the public benefit of the proposed change against the harm to the place. If so,

the weight given to heritage values should be proportionate to the significance of the place and the impact of the change upon it.

The Setting of Heritage Assets

5.6 Whilst the proposed development at Crown Meadows has a direct impact upon at least two heritage assets (i.e. the loss of the Lodge at the stables and part of the Deer Park), other assets are impacted with regard to their setting. In order to make an informed assessment, reference has been made to the setting guidance produced by English Heritage ‘The setting of Heritage Assets’ published in October 2011. This document provides guidance on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas, and landscapes.

5.7 The key principles for understanding setting are described as:

- Setting is the surroundings in which an asset is experienced. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance, or may be neutral.
- The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration; by spatial associations; and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each. They would be considered to be within one another’s setting.
- Setting will, therefore, generally be more extensive than curtilage, and its perceived extent may change as an asset and its surroundings evolve or as understanding of the asset improves.
- The setting of a heritage asset can enhance its significance whether or not it was designed to do so. The formal parkland around a country house and the fortuitously developed multi-period townscape around a medieval church may both contribute to the significance.
- The contribution that setting makes to the significance does not depend on there being public rights or an ability to access or experience that setting. This will vary over time and according to circumstance. Nevertheless, proper evaluation of the effect of change within the setting of a heritage asset will usually need to consider the implications, if any, for public appreciation of its significance.

- 5.8 The document describes the stages which should be undertaken in assessing the impact of development proposals on heritage assets. The document provides detailed commentary but in brief the stages are as follows:

Assessment Step 1: Identifying the Heritage Assets Affected and Their Settings

- The starting point of the analysis is to identify those heritage assets likely to be affected by the development proposal. For this purpose, if the proposed development is capable of affecting the contribution of a heritage asset’s setting to its significance or the appreciation of its significance, it can be considered as falling within the asset’s setting. English Heritage therefore recommends that local planning authorities should not interpret the concept of setting too narrowly.

Assessment Step 2: Assessing Whether, How and to What Degree Settings Make a Contribution to the Significance of the Heritage Asset(s)

- The starting point for this stage of the assessment is to consider the significance of the heritage asset itself and then establish the contribution made by its setting. The second stage of any analysis is to assess whether the setting of a heritage asset makes a contribution to its significance and the extent of that contribution. In other words to determine ‘what matters and why?’ in terms of the setting and its appreciation.

Assessment Step 3: Assessing the Effect on the Proposed Development on the Significance of the Asset(s)

- The third stage of any analysis is to identify the range of effects a development may have on setting(s) and evaluate the resultant degree of harm or benefit to the significance of the heritage asset(s). In some circumstances, this evaluation may need to extend to cumulative and complex impacts.

Assessment Step 4: Maximising Enhancement and Minimising Harm

- Maximum advantage can be secured if any effects on the significance of a heritage asset arising from development liable to affect its setting are considered from the project’s inception. Early assessment of setting may provide a basis for agreeing the scope and form of development, reducing the potential for disagreement and challenge later in the process.

Assessment Step 5: Making and Documenting the Decision and Monitoring Outcomes

- Determination will be guided by reference to adopted national and local policies and adopted guidance including that produced by English Heritage.

- 5.9 When determining the impact of the proposed development at St Mary’s Hill on the significance of designated and non-designated heritage assets, the general presumption is to safeguard the assets’ conservation. The more important the asset, the greater the weight should be as outlined within the NPPF. It is recognised that not all heritage assets are of equal importance and the contribution made by their setting to their significance also varies. Nor do all settings have the same capacity to accommodate change without harm to the significance of the heritage asset. This capacity may vary between designated assets of the same grade or of the same type or according to the nature of the change. It can also depend on the location of the asset: an elevated or overlooked location; a riverbank, coastal or island location; or a location within an extensive tract of flat land may increase the sensitivity of the setting (i.e. the capacity of the setting to accommodate change without harm to the heritage asset’s significance). This requires the implications of development affecting the setting of heritage assets to be considered on a case-by-case basis.

6. The History of the St Mary’s Hill Site

- 6.1 A number of historic maps were consulted at the Dorset History Centre which illustrate the history of the St Mary’s Hill site dating back to the mid-19th Century. The following analysis should be read in conjunction with the maps in Appendix I:
- Map of the Parish of Blandford St Mary, 1840 (T/BLM);
 - Ordnance Survey 1887, 1902, 1935 and present day.
- 6.2 The Map of the Parish of Blandford St Mary, 1840 (Map 1 in Appendix I) shows the main cluster of buildings at Blandford St Mary adjacent to the bridge over the River Stour into Blandford and also a looser grouping of buildings at Lower Blandford St Mary, including the Manor House, Clerkenwell House, The Old Rectory and the Church of St Mary. The St Mary’s Hill site is shown as being in agricultural use.
- 6.3 The 1840 map shows the main road into Blandford passing immediately south-west of the Manor House at Lower Blandford St Mary. However, the 1887 map (Map 2 in Appendix I) shows the main road into Blandford being relocated further south-west onto its present route. The reason for this is not entirely clear. However, these works may have been undertaken in association with the construction of the Somerset and Dorset Railway, which opened in 1862.
- 6.4 The larger scale map of 1902 (Map 3 in Appendix I) shows the route of the railway in cutting across the St Mary’s Hill site and the bridges over the railway on the A350 and at Ward’s Drove. This map shows that the current modern-day field was made up of a number of agricultural parcels (fields 115, 73 75 and 80, with smaller parts of 23, 71, 72 and 68). It also shows the location of the former St Mary’s School building on what’s now the Stour Park Business Area.
- 6.5 Soon after opening, the Somerset and Dorset Railway became the Somerset & Dorset Joint Railway (in 1875). From 1863 it ran from Burnham-on-Sea in Somerset to Wimborne in Dorset. The historic route of the railway at Blandford is shown on the 1935 Ordnance Survey Map (Map 4 in Appendix I).
- 6.6 The railway closed in 1966 and the cutting across the St Mary’s Hill site was subsequently filled in. It is thought this happened around the time the Blandford Bypass was constructed in the early 1980s to leave the arable field present today (as shown on the modern day map - Map 5 in Appendix I). Some bridge structures are still present on nearby land, in particular: two flood arches (part of a much larger bridge and embankment structure) adjacent to the River Stour itself and at Ward’s Drove (south of the St Mary’s Hill site).

7. Analysis of Heritage Assets and the Impact of the Proposed Development at St. Mary’s Hill

- 7.1 The broad conservation philosophy of English Heritage is that understanding the heritage significance of a place or asset is a prerequisite to managing that place or asset in ways that preserve and enhance its significance.
- 7.2 The following analysis will identify and assess the significance of individual heritage assets in close proximity to the proposed site. A heritage asset is defined in the NPPF as ‘a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing)’.
- 7.3 The NPPF defines significance as the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic.
- 7.4 The significance of a heritage asset derives not only from its physical presence and historic fabric but also from its setting. The settings of heritage assets in the vicinity of the site could potentially be changed by intervisibility with the proposed new housing development. The NPPF defines setting as ‘the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve’. Setting is not a heritage asset, nor a heritage designation. Its importance lies in what it contributes to the significance of the heritage asset. The contribution that setting makes to the significance does not depend on there being public rights or an ability to access or experience that setting. The following analysis will follow the guidance provided by English Heritage on setting by assessing whether, how and to what degree settings make a contribution to the significance of the heritage asset(s).
- 7.5 The heritage assets included in the assessment have been selected based on the size, location and topography of the proposed site. The study includes only those heritage assets with a degree of intervisibility with the proposed site and whose settings may be changed by the introduction of new development, including the relevant sub-area of the Blandford Conservation Area (see map in Appendix II). All listed buildings and structures in the immediate vicinity of the site have been assessed (see map in Appendix III).

Buried Archaeology

- 7.6 The Historic Environment Record contains no entries within the proposed site, although no field evaluation has taken place.

- 7.7 Assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments are subject to the same policies for designated heritage assets (NPPF para.139). Heritage assets that comprise only buried remains may not be readily appreciated by a casual observer, but they nonetheless retain a presence in the landscape and, like other heritage assets, have a setting. Buried archaeological remains can also often be appreciated in historic street or boundary patterns; in relation to their surrounding topography or other heritage assets; or through the long-term continuity in the use of the land that surrounds them (Setting of Heritage Assets, p.8).
- 7.8 The 2003 Local Plan shows a site of archaeological potential to the north and east of the A350 covering parts of Lower Blandford St Mary and land to the north. This site of archaeological potential does not extend south of the A350 and does not include the St Mary’s Hill site.
- 7.9 The senior archaeologist at Dorset County Council was consulted on an Environmental Impact Assessment (EIA) Screening Opinion sought on behalf of Blandford St Mary Homes for the St Mary’s Hill site in January 2014.
- 7.10 The senior archaeologist indicated that a geophysical survey would be appropriate and if nothing of potential significance was found, then no further work ought to be necessary. The senior archaeologist also indicated that if the geophysical survey indicated the presence of significant archaeological material, then further evaluation by trial trenching would be necessary.

Scheduled Monuments

- 7.11 No Scheduled Monuments will be affected by the proposed development of the site.

Registered Parks and Gardens

- 7.12 No registered Parks and Gardens will be affected by the proposed development of this site.

Statutory Listed Buildings and Structures

- 7.13 In order to identify the listed buildings and structures which could be affected by the proposed development, site visits and an analysis of the following resources were undertaken:
- The National Heritage List for England (English Heritage);
 - Inventory of the Historical Monuments in Dorset, Volume 3: Central (Royal Commission on Historical Monuments);
 - J. Newman and N. Pevsner, Buildings of England: Dorset (New Haven and London, 2002).
- 7.14 Other resources which discuss the characterisation of the Conservation Area and its sub-areas were also employed:
- D. W. Insall and Associates, Blandford Forum: Conserve and Enhance (1970);

- Dorset Historic Towns Project: Blandford Forum, Historic Urban Characterisation (Dorset County Council, 2011).

7.15 The study identified one building listed Grade I, two Grade II* buildings and seven Grade II buildings or structures requiring assessment. The Unique Identification Numbers and National Grid References for each listed building and structure have been given. The distance in metres from the site has also been given.

Lower Blandford St Mary

103284: Church of St Mary (ST 89168 05271)

Distance from Site

7.16 240 metres.

Figure 7.1: View of the Church of St Mary looking north-west from within the churchyard



Description

7.17 This parish church has a nave; chancel; west tower; south aisle and porch; north aisle, transept and vestry. It has a C14 west tower and C15 chancel with the south aisle and porch dating from 1837, the north aisle and transept dating from 1862; and the vestry dating from 1908. The building is constructed from rubble, banded flint and rubble and chequerwork flint and ashlar with ashlar dressings. There are slated and tiled roofs with

end stone copings. Both the medieval and C19 work is mainly in the Perpendicular style. The west tower has 3-stages, is embattled and unbuttressed with moulded strings. It has a C19 south door with chamfered, 4-centred head; a west window of 2 pointed lights; and single-light belfry windows with chamfered, pointed heads. The south aisle windows are pointed, of 2-lights and have labels with carved foliage stops. The chancel south wall has an original 2-light square headed window with stopped label west and a C19 single light window with carved stopped label. It has a central, blocked, pointed chamfered door. The east chancel and north transept windows are C19, pointed, of 3-lights with carved foliage labels. The vestry has 2-light, square headed windows and a pointed, chamfered door. The north aisle has 2 trefoiled lancets north and a 2-light perpendicular west window. The porch is gabled with a chamfered, pointed arch and a label with carved stops. The south door is pointed and moulded with continuous jambs. Internally the south arcade is of 3 bays with pointed, moulded arches, round columns with moulded capitals and bases. The north aisle arcade is similar, of 2 bays with simpler mouldings. It has a pointed transept arch with respond piers. The pointed chancel arch is of 2 chamfered orders springing from corbels and the pointed tower arch is of 2 chamfered orders. The nave and the south aisle have a plastered waggon roof. The chancel has a ribbed waggon roof and the transept has a collar-truss roof. There is a C19 open traceried pulpit and fielded panel pews possibly incorporating C18 woodwork. The C19 octagonal font has quatrefoils and trefoiled panels. There are also various C17, C18 and C19 monuments including one of 1758 to Francis Cartwright the architect.

Figure 7.2: View south-east from the churchyard of the Church of St Mary across the floodplain of the River Stour



Significance and Setting

- 7.18 The Church of St Mary is a Grade II* Listed Building and forms a focal point within the historic hamlet of Lower Blandford St. Mary. The church is located on the northern edge of the churchyard. The churchyard extends primarily to the south down to Church Lane, beyond which is a separate burial ground. Views extend across the burial ground and southwards across the floodplain of the River Stour.
- 7.19 There are a small number of residential properties in well-vegetated gardens between the church and the A350 forming the setting of the church to the west.

Figure 7.3: View of the Church of St Mary from the A350 showing a well-vegetated residential garden forming part of the setting to the west



Effects of the Proposed Development on the Significance of the Asset

- 7.20 Given the location of the church, the vegetation surrounding the asset and topography, there is little intervisibility between the church and the proposed development site. The tower does provide a focal point from the surrounding area although this too is limited in terms of its visual dominance within the local area. Oblique views of the church would be affected by the proposed development although any harm is likely to be slight.

Mitigation

- 7.21 Given the existing context, little mitigation would be required although an opportunity could be secured within the site to increase public visibility of the tower enabling enhanced appreciation from publically accessible vantage points.

103285: Elizabeth Jones Monument, in the Churchyard, 4 Metres South of Chancel of St Mary’s Church (ST 89167 05257)

Distance from Site

- 7.22 244 metres.

Description

- 7.23 This monument is located in the churchyard of St Mary's Church, 4 metres south of the chancel. It is an early C19 table tomb of ashlar with panelled sides and a flat top. The monument is to Elizabeth Jones, but the inscription is mostly illegible.

Figure 7.4: View of the churchyard of the Church of St Mary showing a cluster of ‘table tombs’, most of which are listed



Significance and Setting

- 7.24 The monument is a Grade II Listed Building, which forms part of a group of table tombs within the churchyard. The setting for this table tomb is formed primarily by the churchyard and the church with limited views beyond.

Effects of the Proposed Development on the Significance of the Asset

7.25 No direct or indirect impacts are envisaged.

Mitigation

7.26 None.

103286: Brine Monument in the Churchyard, 7 Metres South of Chancel of St Mary’s Church St Mary’s Church (ST 89175 05257)

Distance from Site

7.27 247 metres.

Description

7.28 The Brine Monument is located 7 metres south of the chancel of St Mary’s Church. It is a table tomb dating from 1770 to James Brine and his first and second wives, Jane and Alicia. It is ashlar with a flat top and panelled sides. The end pilasters bear a channelled key-pattern decoration.

Figure 7.5: The Brine Monument and detail of the inscription



Significance and Setting

7.29 The monument is a Grade II Listed Building, which forms part of a group of table tombs within the churchyard. The setting for this table tomb is formed primarily by the churchyard and the church.

Effects of the Proposed Development on the Significance of the Asset

7.30 No direct or indirect impacts are envisaged.

Mitigation

7.31 None.

103287: Wheller Family Monument, in the Churchyard, 11 Metres South of South Aisle of St Mary’s Church St Mary’s Church (ST 89174 05248)

Distance from Site

7.32 251 metres.

Description

7.33 This monument is located in the churchyard of St Mary's Church, 11 metres south of the south aisle. It is a table tomb dating from 1731. It is ashlar and has a flat top with an inset carved shield. There are panelled sides and the central oval panel bears egg and dart enrichment. There are a number of inscriptions to members of the Wheller and Tickland families.

Figure 7.6: The Wheller Family Monument and detail of the inscription



Significance and Setting

7.34 The monument is a Grade II Listed Building, which forms part of a group of table tombs within the churchyard. The setting for this table tomb is formed primarily by the churchyard and the church.

Effects of the Proposed Development on the Significance of the Asset

7.35 No direct or indirect impacts are envisaged.

Mitigation

7.36 None.

103288: Dale Monument, in the Churchyard, 14 Metres South of South Aisle of St Mary's Church (ST 89174 05245)

Distance from Site

7.37 254 metres.

Description

7.38 This monument is located in the churchyard of St Mary's Church, 14 metres south of the south aisle. It is a table tomb dating from 1780. It is ashlar with a flat moulded top and has panelled sides. The central panels are oval and the inscriptions are to James and Elizabeth Dale.

Figure 7.7: The Dale Monument and detail of the inscription



Significance and Setting

7.39 The monument is a Grade II Listed Building, which forms part of a group of table tombs within the churchyard. The setting for this table tomb is formed primarily by the churchyard and the church.

Effects of the Proposed Development on the Significance of the Asset

7.40 No direct or indirect impacts are envisaged.

Mitigation

7.41 None.

103289: The Manor House (ST 89092 05536)

Distance from Site

7.42 162 metres.

Description

7.43 The Manor House dates from the early C17 and was remodelled c.1700 and in the mid C18. There are also C19 and later additions to the north and east. The T-plan building has two storeys and attics and is constructed in English bond brickwork with ashlar dressings, with tiled roofs with end brick stacks. The south front is of 4 bays with 2 and 4-light mullioned windows, which have gauged brick heads over with bricks projecting to represent keystones. There is a first-floor plat band. The second bay from the right has a wooden porch with Tuscan pilasters and an elliptical archway. To the left the gable of the south-west cross-wing has 3 and 4-light stone mullioned windows with returned labels and a French window to the ground floor. The south-west front is symmetrical of 3 bays with 2 and 4-light stone mullioned windows with returned labels. The drawing room has an enriched C18 panelled plaster ceiling, bolection-moulded wall panelling and a fireplace with panelled pilasters. There is rich plasterwork to the staircase walls and the C18 staircase has open strings and turned balusters. The dining room has an enriched plaster cornice. Within the house there are various C17 and C18 fireplaces and C17 oak panelling.

Figure 7.8: The Manor House, Lower Blandford St Mary



Significance and Setting

7.44 The Manor House is a Grade II* Listed Building and sits on the periphery of the settlement on land below the level of the proposed development site. Principal elevations face south and south-west and the walled garden provides a secluded private

curtilage. Its immediate setting is created by its domestic curtilage and relates to the settlement of Lower Blandford St. Mary. Its wider setting relates primarily to the pastoral river valley landscape on all four sides although to the west it is curtailed due to the rising topography which lessens its visual role within the landscape. Its primary wider setting (from the north, east and south) is of the house sitting within its rural landscaped setting, which contributes to the significance of the asset and its historical relationship with its surroundings. There is also a noticeable change in character as the land rises to the west with the transition from the pastoral landscape of the flood plain to the more arable chalk downland character of the proposed development site.

Effects of the Proposed Development on the Significance of the Asset

- 7.45 No direct impacts are envisaged. Development on the higher ground will afford glimpses of the building and its surroundings within the context of the flood plain to the east. Return views from the asset may also capture some elements of the proposed development although any impact upon the significance of the asset as a result of a degree of visual connectivity would be slight and any harm would be less than substantial. Wider views of the asset from raised ground to the north-east show the asset in its rural setting with the site proposed for housing being seen on higher ground to the rear. From these points glimpses are also gained of the built up area of Blandford and Blandford St. Mary. There would be a degree of harm arising from development within the proposed development site as this would reduce from longer range views the relationship between the Manor House and its rural landscaped setting. However, given the scale of the proposed development site when viewed within the wider landscaped setting, the degree to which this would undermine that relationship of the Manor House with its rural surroundings would constitute less than substantial harm (slight).

Mitigation

- 7.46 Additional tree planting to the eastern boundary would soften the views to and from the proposed development site and reduce the visual impact of any development from longer range views although due to the topography this would not in itself be likely to render any new housing invisible and a degree of harm although lessened is likely to remain.

103290: Clerkenwell House (ST 89146 05324)

Distance from Site

- 7.47 173 metres.

Description

- 7.48 Clerkenwell House dates from the early C18. It is constructed with banded brick and flint with some rubble and has a tiled roof with slate margins and end brick stacks. The western addition to the property has a tiled, half-hipped roof with a brick stack part way along the ridge. There is a brick first floor plat band and coved plaster eaves. The house

has two storeys and attics, with a 5 window range to the main block with 9-pane sashes under flat, rubbed brick arches. The house also has a central porch. Internal features include an oak staircase with turned balusters, moulded handrails and square newel posts.

Significance and Setting

- 7.49 Clerkenwell House is a Grade II Listed Building. It sits between The Old Rectory to the north and St. Mary’s Church to the south. Its immediate setting is created by its domestic curtilage and the adjacent buildings and curtilages, both domestic and ecclesiastical. Its wider setting is similar to The Old Rectory, with a strong landscaped boundary reducing its visual connectivity with adjacent buildings and areas and its intervisibility with the proposed development site limited, also due to slight gradients in land levels as the ground falls away to the east.

Effects of the Proposed Development on the Significance of the Asset

- 7.50 No direct impacts are envisaged. Development on the higher ground may afford glimpses of the building and its surroundings within the context of The Old Rectory and St. Mary’s Church. Return views from the asset may also capture some elements of the proposed development site although any impact upon the significance of the asset as a result of a degree of visual connectivity would be slight and any harm would be less than substantial.

Mitigation

- 7.51 Additional tree planting to the eastern and southern boundaries of the St Mary’s Hill site would soften the views of the development from the asset.

103291: The Old Rectory (ST 89137 05355)

Distance from Site

- 7.52 158 metres.

Description

- 7.53 The original Rectory (dated RW 1712 on the staircase) has some early C19 alterations and a north western extension of 1870. The facade is in header bond brickwork with a tiled roof having slate margins and end brick stacks. There is a coved plaster cornice. The property has two storeys with attics and basements and 5 bays. There are flat gauged arches to the windows with part keystones. The upper floor has original 12-pane sashes with thick moulded glazing bars, but the lower floor has replacement 12-pane sashes. The 8 fielded-panel door is approached up a semi-circular flight of steps. The doorcase has a moulded, lugged architrave and pilastered surround with an open segmental hood borne on double-scroll consoles with acanthus enrichment above. There are early C19 canted bays to the rear. The early C19 extension is in English-bond brickwork and has a hipped, tiled roof, with 4 irregular window ranges including a projecting bay on the right.

There are various sash and casement windows and some of the ground floor openings having relieving arches. There is a near central C20 part-glazed plank door. Internally the main house has an original oak staircase with balusters, which take the form of vases surmounted by Tuscan columns. The newels are larger Tuscan columns. The spandrels bear carved scrolls and there is a heavy moulded handrail. The wooden landing fascia bears arabesques and is dated. There are various moulded cornices and panelling and several early C19 fireplaces. The whole house is very similar to some of the larger town houses of Blandford Forum.

Significance and Setting

- 7.54 The Old Rectory is a Grade II Listed Building, which was formerly listed as the Vicarage. The immediate setting of The Old Rectory is formed by its domestic curtilage and rough ground to the north which provides a relatively secluded setting contributing to its significance and its historic rural context. With regard to its wider setting, a strong landscaped boundary reduces its visual connectivity with adjacent buildings and areas and its intervisibility with the proposed development site is limited, also due to slight gradients in land levels as the ground falls away to the east. A further contributory factor is longer views to the asset from the north east which enables an appreciation, albeit from a distance, of The Old Rectory within its treed landscaped setting and the higher ground to the west.

Figure 7.9: View of Lower Blandford St Mary from the Wimborne Road. The Old Rectory is visible, but the Manor House is obscured by mature vegetation. Part of the St Mary’s Hill site is visible (far right field in middle distance)



Effects of the Proposed Development on the Significance of the Asset

- 7.55 No direct impacts are envisaged. Development on the higher ground may afford glimpses of the building and its surroundings within the context of The Clerkenwell House and St. Mary’s Church during the winter months in particular. Return views from the asset may also capture some elements of the proposed housing development although any impact upon the significance of the asset as a result of a degree of visual connectivity would be slight and any harm would be less than substantial. In a similar fashion to the Manor House, due to its orientation, The Old Rectory is visible from vantage points to the east and from higher ground the building would be seen within the same vista as the proposed development site, Blandford and Blandford St. Mary. As a result the impact would be similar and a degree of harm, less than substantial would be caused (this could be described as very slight).

Mitigation

- 7.56 Additional tree planting to the eastern and southern boundary would soften the views to and from the allocation from the asset although due to the topography this is unlikely to form an impermeable barrier.

Blandford Forum

434801: Church of St Peter and St Paul (ST 88564 06311)

Distance to Site

- 7.57 880 metres.

Description

- 7.58 The church has walls of Greensand ashlar with dressings of Portland and Ham Hill stone and a top balustrade; the roofs are tiled and of lead. The original design comprised Apse, Nave, North and South Aisles, and a West Tower. The last was originally intended to have a spire but a wooden cupola was substituted. In 1895 the apse was taken down and the Chancel was inserted between the nave and the rebuilt apse.

Significance and Setting

- 7.59 A notable example of Georgian church architecture in the classical style, as interpreted by provincial builder-architects. It is ‘a noble and eminently interesting building’ (Pevsner). Located at the end of the wide Market Place and set upon a raised churchyard, the church is the focal point of the heart of the town. The church has a sense of enclosure due to the tall impenetrable surrounding buildings and can only be partially appreciated at a distance from the west of the Market Place. The tower and cupola are very prominent in views from the approach to Blandford from the south-west, especially when crossing Blandford Bridge where the tower can be seen ‘above a charming muddle of soft red tiled roofs’ (Insall, p.16). The tower is also integral to long-distance views of the town from Bryanston, although there are kinetic changes depending on the density

of screening by trees. Further long range views of the cupola can be gained from higher ground to the east and south: it acting as a visual node to mark the centre of the historic Georgian town.

Figure 7.10: View north-west towards Blandford from the bridge on Ward’s Drove



Effects of the Proposed Development on the Significance of the Asset

- 7.60 The tower would appear in the same line of sight as the proposed development from views from Ward’s Drove and appreciation of the asset, albeit from afar (about 1.2 kilometres) may therefore be influenced by the proposed development. However, given the degree to which the asset can be appreciated from this distance and the reliance upon the long range views in defining its significance, any harm would be less than substantial.

Figure 7.11: ‘Zoomed up’ view towards Blandford from the Ward’s Drove bridge showing the cupola of the Church of St Peter and St Paul in the distance (far right)



Mitigation

- 7.61 Any blocking of the cupola from public views lessens the ability of the asset to act as a visual node and connectivity with the Georgian centre of Blandford Forum. However visual connectivity could be achieved through siting of any development to frame views to the asset from certain vantage points.

Blandford St Mary

103295: The Thatched Cottage (ST 88620 05784)

Distance from Site

- 7.62 380 metres.

Description

- 7.63 The cottage, located on the Bournemouth Road is probably early C18. It has whitewashed, rendered walls with a thatched roof, hipped to the south-west. There is a brick stack at the junction of hip and ridge and the part under the hip is possibly a C19 addition. It is a 2 storey building with a 2 window range. There are 2-light, wrought-iron

casements with leaded-lights and sash windows with glazing bars in the extension. The entrance to the property is now to the rear.

Significance and Setting

- 7.64 The Thatched Cottage is a Grade II Listed Building and since the thatched roof remains, it is thought to be one of the few surviving buildings that pre-date the fire of 1731. It is isolated from the historic core of Blandford St Mary and also pre-dates the development of the historic brewery complex (completed 1900). In terms of setting, The Thatched Cottage lies within a small group of residential properties on the northern side of Bournemouth Road beyond which is the complex of modern industrial buildings (and car parking) associated with the Hall & Woodhouse Brewery. The modern housing development to the south of Bournemouth Road also forms part of the setting.

Figure 7.12: The Thatched Cottage showing other nearby residential properties and car parking area



Effects of the Proposed Development on the Significance of the Asset

- 7.65 The building is fully screened from development on the St Mary’s Hill site by the surrounding built-up area of Blandford St Mary. There is no direct or indirect impact upon the asset.

Mitigation

- 7.66 None required.

Blandford, Blandford St Mary and Bryanston Conservation Area

- 7.67 Blandford is an historic town and the Georgian town centre has long been recognised as being one of the finest in England. Newman and Pevsner say that the centre of the town 'forms one of the most satisfying Georgian ensembles anywhere in England'. A Conservation Area was designated in 1972 to preserve and enhance Blandford’s historic character. It was expanded in 1990 and nine sub-areas within it were subsequently identified. These sub-areas define specific zones which have a coherent pattern to them requiring specific treatment not only to control development but also to encourage enhancement schemes.
- 7.68 The St Mary’s Hill site lies outside the Blandford, Blandford St Mary and Bryanston Conservation Area, the boundary of which is shown in Appendix II. The proposed development site is separated from the Conservation Area by the Blandford Bypass, but may be considered to form part of its setting.

Sub-Area VII: The Brewery and “Stour Park”

Distance from Site

- 7.69 Approximately 80 metres.

Description

- 7.70 The Brewery and “Stour Park” sub-area of the Blandford, Blandford St Mary and Bryanston Conservation Area (Sub-area VII) is the nearest to the St Mary’s Hill site and was one of the additions when the Conservation Area was expanded in 1990, as shown on the map in Appendix II.
- 7.71 The rationale for the inclusion of this area is explained in paragraphs 2.2.20 and 2.2.21 of the 2003 Local Plan. These paragraphs state:

“2.2.20 This sub-area was one of the additions to the Conservation Area in 1990. The main objective behind the addition was to ensure that the important setting of Blandford was not adversely affected by further unsympathetic development not only on the Brewery site but also within the proposed Stour Park Business Area. (Site C), E/2/5. At the same time, protection was afforded to the remaining C18th/19th buildings between the Bournemouth Road and the Brewery.

2.2.21 It should be stressed that the District Council does not wish to thwart the commercial aspirations of either the Brewery company or of any future company operating from the Stour Park Business area and it is hoped that high standards of building design can be promoted whilst at the same time allowing valuable employment generating development. There is also the possibility that the Brewery company could promote the "heritage" site of their brewing business, by attracting

tourists to visit the older buildings dating from the turn of the century. Any new development in this area should respect the open character of the Stour Meadows and also not harm important views of Blandford Church and town centre.”

- 7.72 Since the 2003 Local Plan was published planning permission has been granted for the comprehensive redevelopment of the Brewery site. The residential / employment mixed-use scheme will see the retention and conversion of the original brewery buildings as part of the residential element.

Significance and Setting

- 7.73 As a designated heritage asset, the conservation area is of significance. However, it is evident that the value and significance diminishes as one travels south from the historic core of the village of Blandford St. Mary adjacent to the entrance into Bryanston School as a result of recent, large scale retail development and associated car parking. The Brewery and Stour Park sub-area is largely dominated by the developments of Tesco and Homebase. These modern interventions do not reflect the more historic elements of the town or village settlement of Blandford St. Mary in terms of grain, scale, form and appearance and designated heritage assets such as the Thatched Cottage.
- 7.74 The Brewery and “Stour Park” sub-area was one of the additions when the Conservation Area was expanded in 1990. The 2003 Local Plan makes it clear that the main objective behind the addition was to try and protect the setting of Blandford from further unsympathetic development on the Brewery site and the Stour Park Business Area. The Stour Park Business Area has now been completely redeveloped and retains little heritage value. The heritage value of this sub-area relates largely to the complex of late Victorian brewery buildings located about 500 metres from the St Mary's Hill site, beyond the Stour Park Business Area.

Effects of the Proposed Development on the Significance of the Asset

- 7.75 There will be no direct harm to the conservation area and, given the nature of the development within its immediate confines no harm to the setting will be caused although oblique views of the proposed development site would be gained when travelling from the historic core to the by-pass. The historic brewery buildings are separated from the development site by the built-up parts of Blandford St Mary (including the modern industrial buildings on the brewery site). These features of heritage interest within the sub-area will not be affected by the proposed development at St Mary's Hill.

Figure 7.13: View north from land adjacent to the St Mary’s Hill site looking towards the boundary of the conservation area. Tesco is situated behind the tree screen



Mitigation

- 7.76 Sensitive landscaping on the northern boundary would filter views of the proposed development site when approaching from the conservation area.

Non-Designated Assets

- 7.77 The absence of statutory designation does not necessarily imply lack of significance; the fact that a place does not meet current criteria for formal designation does not negate the values it may have to local communities. Heritage assets not designated under statutory regimes, but recognised by the Local Planning Authority as having heritage significance, do merit consideration in planning matters and this intention is expressed in Policy 5 of NDDC’s Pre-Submission Local Plan.
- 7.78 A local list of non-designated assets is currently being compiled by NDDC and the original buildings on the Hall & Woodhouse Brewery site are good candidates for inclusion. These buildings are deemed to possess sufficient historic and local interest to merit consideration in planning matters at the proposed site. Some brief notes on a former Victorian school on the Stour Park Business Area are also included as is a discussion of the structures associated with the former Somerset and Dorset Joint Railway that still remain.

Hall and Woodhouse Brewery Buildings (ST 88558 05893)

Distance from Site

7.79 500 metres.

Figure 7.14: The complex of late Victorian brewery buildings on the Hall & Woodhouse site viewed from Bournemouth Road



Description

7.80 The complex of late Victorian brewery buildings on the Hall & Woodhouse site comprises a main brew house, a significant chimney stack, maltings, stables and offices. The complex was completed in 1900 and remains essentially unchanged today. The brewery has pale brick walls with red brick dressings and a part gabled, part half hipped slate roof.

Significance and Setting

7.81 Other than the listed buildings elsewhere within Blandford St. Mary, the brewery complex holds the greatest architectural and historic interest in this part of the Conservation Area. Although not statutory listed, the complex is considered to be of both county and regional architectural and historic significance. The late Victorian brewery buildings are located at the north western end of the brewery site. A complex of more modern large-scale industrial buildings, some of which used to house a bottling and canning plant, are located to the south west of the complex. Outside the brewery

site, the historic core of Blandford St Mary and the River Stour provide the setting to the north-west with a large linear car park and the informal recreation area of Stour Meadows providing the setting to the north-east. Bournemouth Road and the built-up area of modern Blandford St. Mary provides the setting to the south-west. The modern industrial complex of the Brewery dominates Bournemouth Road, but these buildings are mixed with C19 cottages and modern housing set back from the road. The modern housing estate on the south side of Bournemouth Road comprises a mixture of detached, semidetached and short terraced houses arranged around curvilinear culs-de-sac.

- 7.82 Longer range views to the Brewery complex are mainly from the south and largely limited to the Chimney which acts as a visual node, identifying the Brewery’s location and status within the settlement of Blandford St Mary.

Effects of the Proposed Development on the Significance of the Asset

- 7.83 Although not listed, the complex is considered (as stated previously) to be of both county and regional architectural significance. However, it is unlikely that the proposed development at St Mary’s Hill would have any direct or indirect impact upon the asset. The valley of the River Stour and the built-up parts of Blandford St Mary (including the modern industrial buildings on the brewery site) provide the setting for the late Victorian brewery building complex. These elements will not be affected by the proposed development at St Mary’s Hill.

Mitigation

- 7.84 Sensitive landscaping on the northern boundary would filter views of the proposed housing development when approaching from the conservation area.

Former St Mary’s School Building: Stour Park Business Area (ST 88754 05677)

Distance from Site

- 7.85 The original Victorian school building no longer exists, but the Homebase building incorporating some elements of the former school and a mosaic is 210 metres from the site.

Description

- 7.86 A Victorian school building (St Mary’s School) formerly occupied part of the Stour Park Business Area. The school, which is thought to date from 1846, was demolished to make way for the current retail units on the site including Homebase and Tesco. Some masonry elements from the former school (including a date inscription) and a mosaic recognising its past existence have been incorporated into the wall of the Homebase store fronting Bournemouth Road.

Significance and Setting

- 7.87 The site of the former school building is still within the Conservation Area, but in view of its complete redevelopment, very little of heritage interest remains. The small remnants of the school building that have been incorporated into the wall of the Homebase store would not merit inclusion on a ‘local list’ and consequently they are not considered to be a heritage asset in their own right. The history of this site is mentioned here to provide some context to help understand the development of the Stour Park Business Area.
- 7.88 The busy Bournemouth Road passing through Blandford St Mary, the post-war housing estate at Pigeon Close and more modern properties at Knights’ Close provide the setting for the elements of the former school and mosaic that have been incorporated into the wall of the Homebase store.

Figure 7.15 - Masonry elements from the former school and a mosaic in the wall of the Homebase store fronting Bournemouth Road



Effects of the Proposed Development on the Significance of the Asset

- 7.89 There is no direct or indirect impact upon the remains of the former Victorian school.

Mitigation

- 7.90 None.

Structures Associated with the Somerset & Dorset Joint Railway

Arches by River Stour: ST 88877 06144

Ward’s Drove Bridge: ST 88895 205173

Bridge under A350: ST 88812 05556

Distance from Site

- 7.91 Arches adjacent to the River Stour - 660 metres; Ward’s Drove Bridge – 140 metres; bridge under A350 - 110 metres.

Description: Overview

- 7.92 The Somerset and Dorset Railway (S&D) was created in 1862 and following a change in ownership became the Somerset & Dorset Joint Railway in 1875. From 1863 it ran from Burnham-on-Sea in Somerset to Wimborne in Dorset. Much of the S&D was single track, but the main line was double track from Midford to Templecombe and from Blandford south to Corfe Mullen.
- 7.93 The section south from Blandford ran on a bridge and embankment across the River Stour. It passed under a bridge on the A350 and continued in cutting across the St Mary’s Hill site before passing under a bridge at Ward’s Drove. The relationship of the railway to these features can be seen on the Ordnance Survey Map of 1935 in Appendix 1 (Map 4) and in more detail in relation to the St Mary’s Hill site on Map 3 from 1902.
- 7.94 The line was closed in March 1966 and much of the cutting across the site was filled in around the time the Blandford Bypass was built in the early 1980s.
- 7.95 The main features that remain visible are: two arches of the bridge over the River Stour on the northern edge of the river valley close to the Co-op supermarket; and the bridge taking Ward’s Drove over the former route of the railway to the south of the St Mary’s Hill site.

Description: Bridge and Embankment over the River Stour

- 7.96 The bridge itself had a wrought iron main lattice with wrought iron cross girders, longitudinal timbers set on ferro-concrete decking with wrought iron hand-rail parapets. However, none of this bridge structure remains. There were also 4 brick flood arches, on brick piers and abutments, two either side of the river. The two to the south of the river no longer exist, but the two on the northern bank remain.

Figure 7.16: The remaining two brick flood arches of the bridge and embankment structure that formerly carried the railway over the River Stour



Description: Ward’s Drove Bridge

- 7.97 The bridge is a brick arch on brick abutments and carries Ward’s Drove over the former route of the line. As the bridge went over a cutting, which is now filled in, it is fairly unobtrusive in the wider landscape. The field to the north-west is on the same level as the Ward’s Drove track (on the right hand side of Figure 7.17 below), but the land drops away more to the south-east, although the cutting on that side in the next arable field has also been filled in (see Figure 7.18 below).

Figure 7.17: Ward’s Drove Bridge, looking south-west along Ward’s Drove



Description: Bridge under the A350

- 7.98 It is understood that the bridge on the A350 over the railway, which is now located within the Blandford Bypass, was retained with the brick arches being filled in as part of the works for the new road. Whilst the structure is still thought to remain, it is completely buried and no longer visible.

Significance and Setting

- 7.99 The remaining structures described above provide evidence of the former Somerset and Dorset Joint Railway. Whilst the Ward’s Drove Bridge remains largely intact, the two remaining flood arches of the bridge over the River Stour represent only a small part of the bridge / embankment structure that once existed. Although the bridge under the A350 is thought to remain intact, the infilling of the arches means that its heritage interest can no longer be easily appreciated.
- 7.100 In the vicinity of Blandford, much of the track bed has been removed, cuttings have been infilled and embankments removed, so the historic context of the remaining structures is not immediately apparent and their setting is provided primarily by the surrounding landscape. The two remaining arches of the bridge over the River Stour stand as an isolated feature in the river valley landscape. The setting for the bridge over Ward’s Drove is mainly formed by the surrounding chalk downland landscape, although there are also some properties on the drove between the bridge and the A350.

Effects of the Proposed Development on the Significance of the Assets

- 7.101 The remaining structures provide evidence of the existence of the former Somerset and Dorset Joint Railway in this area. However, the removal of the track bed, infilling of cuttings and dismantling of bridges and embankments has resulted in much of their historic context being lost.
- 7.102 The proposed development at St Mary’s Hill will not affect the setting of the two flood arches in the River Stour floodplain, as these lie over 650 metres away beyond the existing built up area of Blandford St Mary. The proposed development would also not affect the setting of the buried bridge carrying the A350 over the (now filled in) route of the former railway. Although only just over 100 metres away, this lies within the existing built-up area of Blandford St Mary, south of the Tesco Petrol Filling Station and north of an Electricity Substation.

Figure 7.18: View south-east from Ward’s Drove Bridge. This part of the setting of the bridge would be unaffected by development at St Mary’s Hill



- 7.103 The proposed development would have an impact on the setting of the Ward’s Drove Bridge in views to the north-west as this would change from being predominantly rural (apart from the few properties in Ward’s Drove itself) (see Figures 7.10 and 7.11 above) to having an outlook onto an urban area, albeit about 140 metres to the north west. The setting in views to the south-east (see Figure 7.18 below) would not be affected. There

would be a level of harm to this non-designated heritage asset, although this is not considered to be substantial.

Mitigation

- 7.104 The role and function of the Ward’s Drove Bridge could be better understood by (a) routing the North Dorset Trailway onto the historic line of the railway; and (b) ensuring that the historic route of the railway is retained in the development. Both of these mitigation measures are deliverable because (a) the completion of the Trailway is sought by Policy 13: Grey Infrastructure in the North Dorset Local Plan – 2011 to 2026 Part 1 and (b) the developers’ sketch layout (see Appendix IV) shows the historic route of the railway retained as part of the development.
- 7.105 The development of the St Marys Hill Site would have a slight negative impact on the setting of the Ward’s Drove Bridge. However, mitigation measures in association with the development could provide a more appropriate context for the structure through the extension of the North Dorset Trailway along the original line and using the opportunity to interpret the former route into and out from the town.

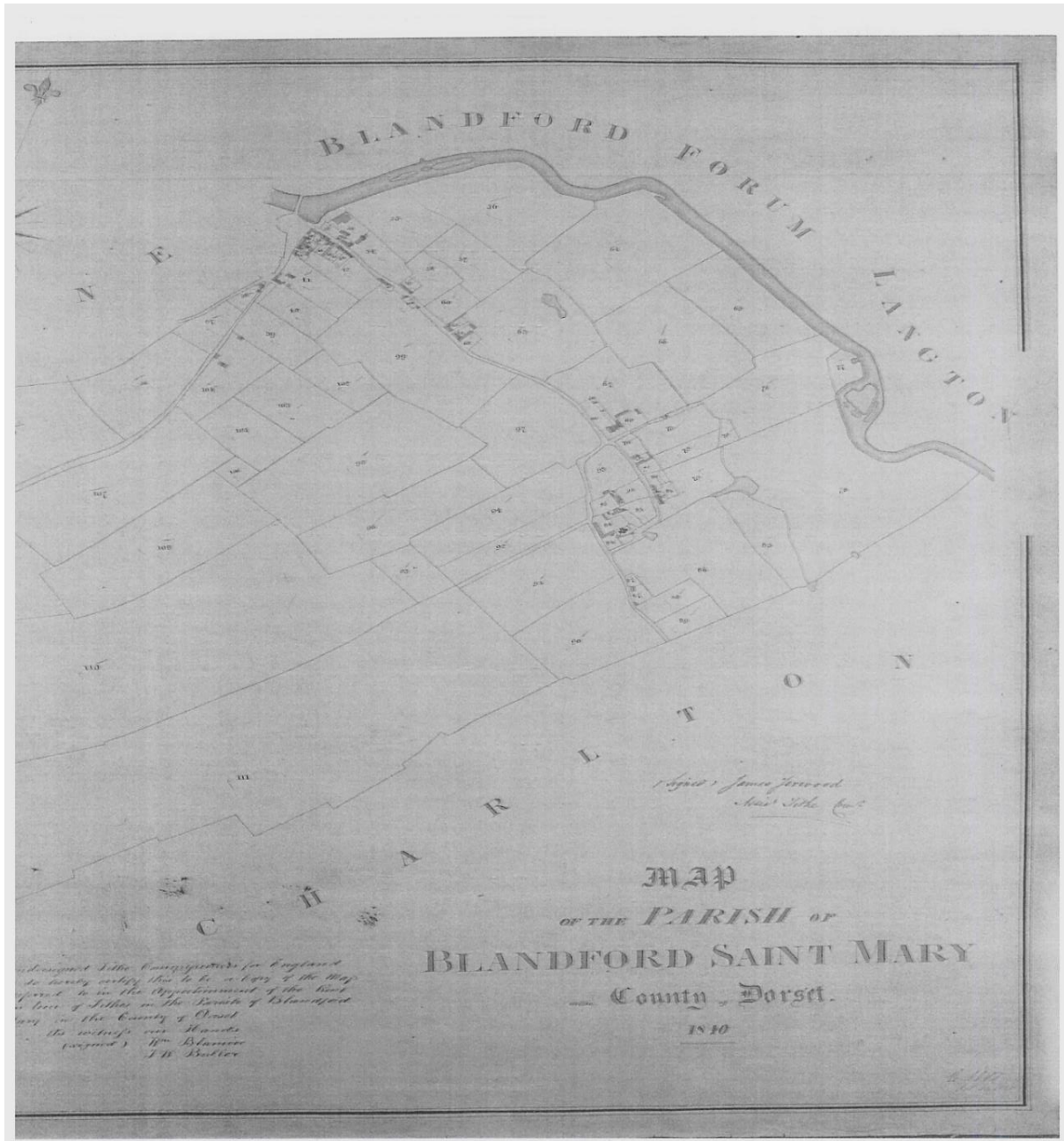
8. Conclusions

- 8.1 No designated heritage assets will experience a major significance of effect by the proposed development and so none will experience substantial harm.
- 8.2 1 Grade I and 2 Grade II* listed buildings will experience a limited degree of visual interruption within their wider setting although given the nature of the topography, distance (especially in relation to the Grade I listed building) and landscaping, this is relatively minor and less than substantial. Seven Grade II listed buildings will experience no or negligible impact.
- 8.3 Three of the four non-designated assets will not be affected by the proposal. The fourth, Ward’s Drove Bridge will lose part of its rural setting and harm will be caused although given the nature of the asset and its context this would not amount to substantial harm.
- 8.4 The setting of one sub-area of the Conservation Area will experience no impacts.
- 8.5 Although no archaeology has been identified within the site, further investigation will be necessary to reflect the EIA Screening Opinion comments of Dorset County Council’s senior archaeologist.
- 8.6 The overall impact of the proposed development on the significance of heritage assets will be limited and not sufficient to warrant resistance in heritage terms.
- 8.7 According to Paragraph 134 of the NPPF and Policy 5 of the Pre-Submission Local Plan, any degree of harm, no matter how slight, should be weighed against the public benefits of the proposal and a clear and convincing justification will be required.

Appendix I: Historic Maps

Map 1 - Map of the Parish of Blandford St Mary, 1840

This map shows the original alignment of Bournemouth Road (now the A350) prior to the construction of the railway.



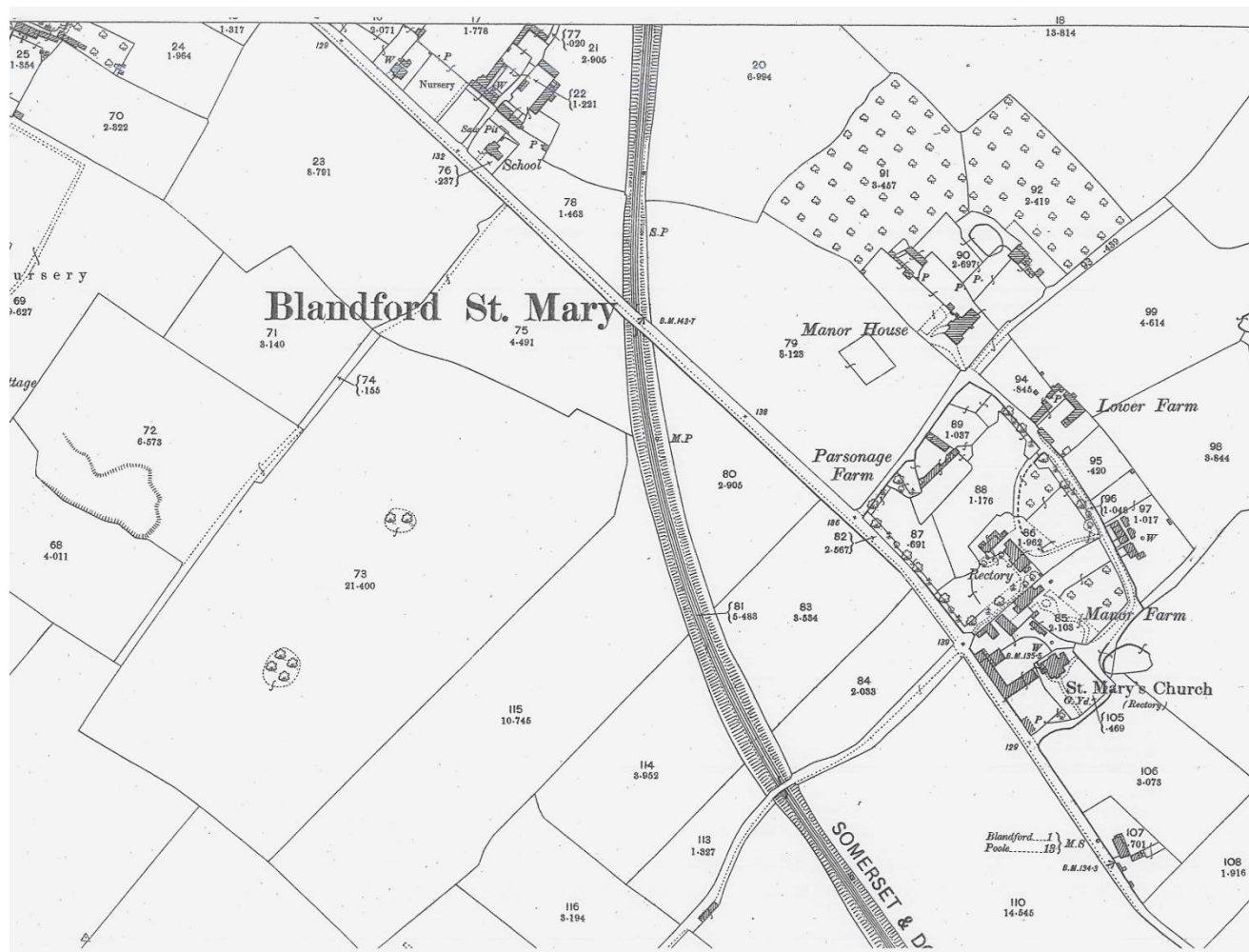
Map 2 - Ordnance Survey Map of 1887

This map shows the new (and current) alignment of Bournemouth Road (now the A350) after construction of the railway, which opened in 1862.



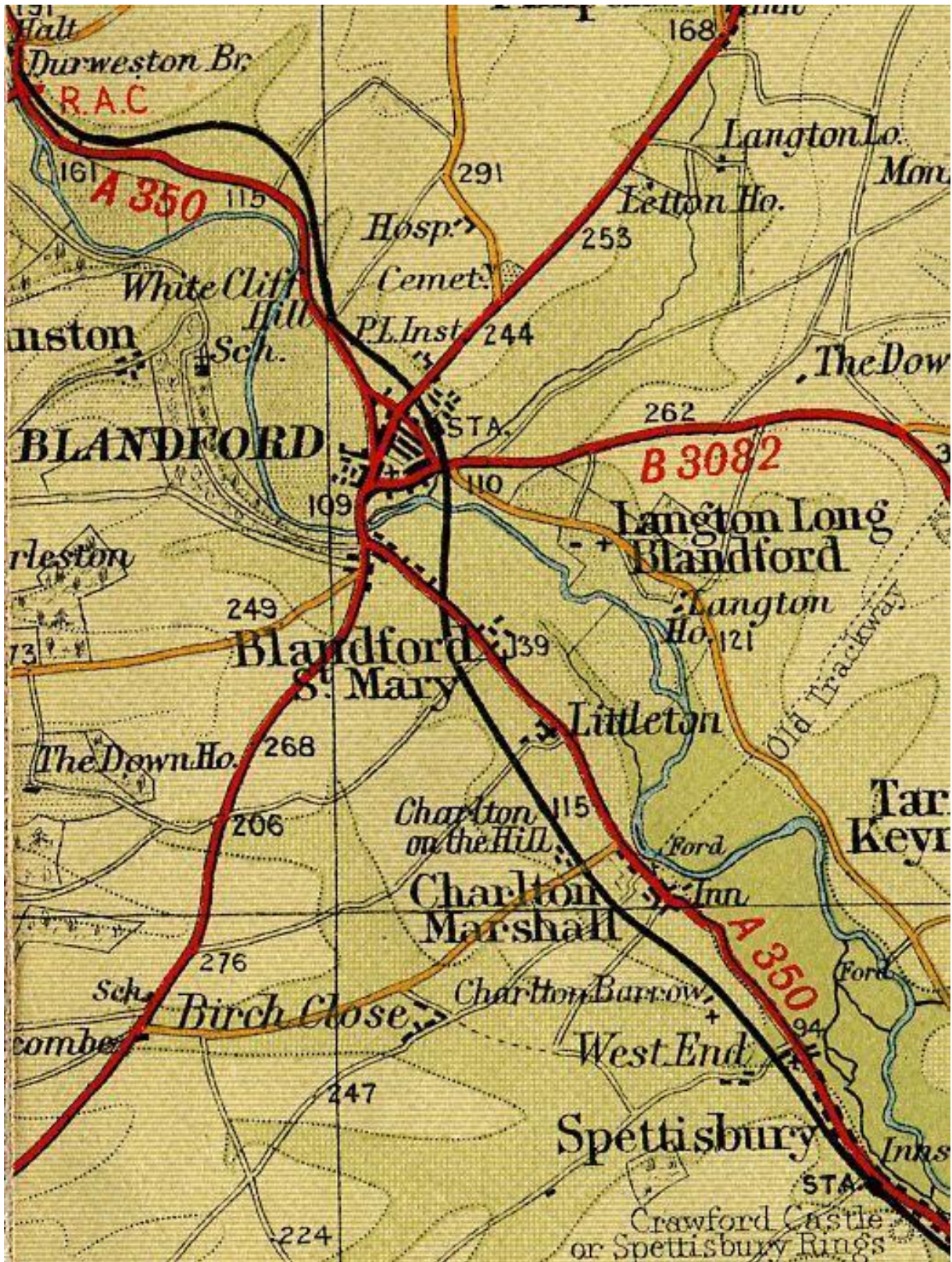
Map 3 - Larger Scale Ordnance Survey Map of 1902

This map shows the relationship of the railway to Ward’s Drove and the A350, where it passes through the present-day St Mary’s Hill proposed development site (made up of fields 115, 73 75 and 80, with smaller parts of 23, 71, 72 and 68). It also shows the location of the former St Mary’s School building on what’s now Stour Park Business Area.



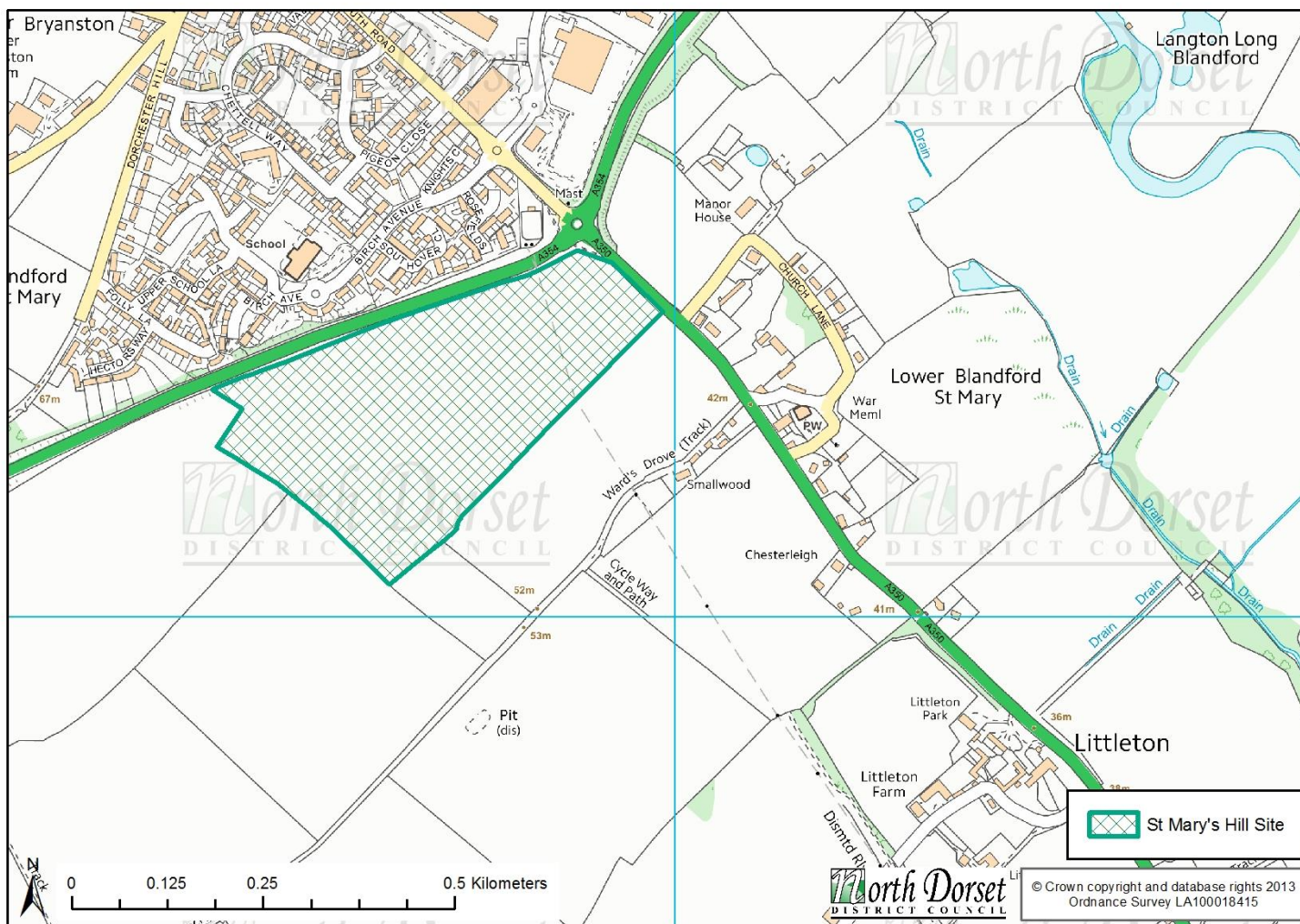
Map 4 - Ordnance Survey of 1935

This map provides a wider perspective of the route of the railway at Blandford in 1935 and its relationship to Ward's Drove, the A350 and the River Stour.



Map 5 - Modern Ordnance Survey

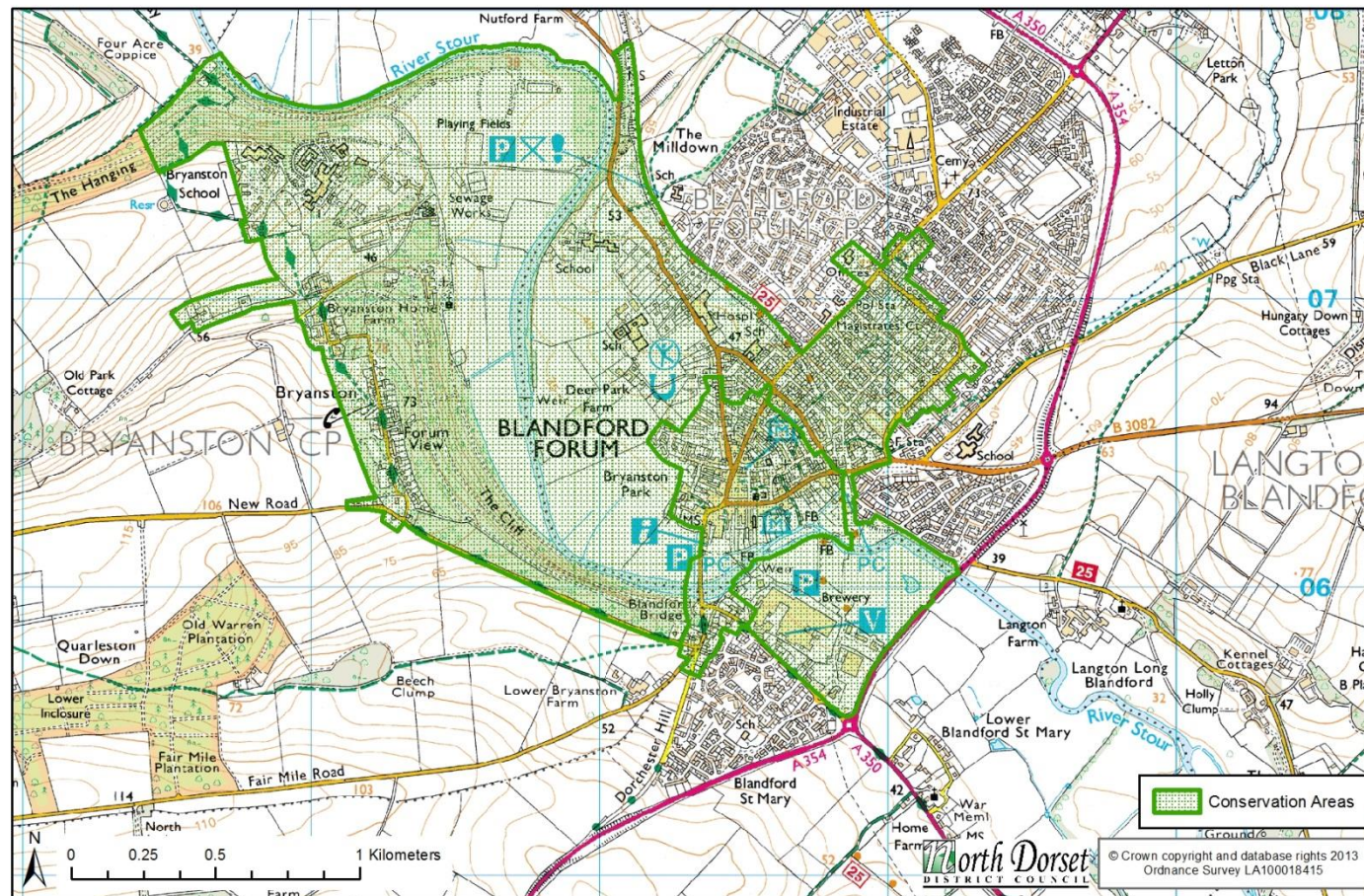
This map shows the modern day relationship between Lower Blandford St Mary and the main built-up area of Blandford. The St Mary’s Hill Site is the single large field immediately south of the A354 / A350 roundabout junction shown hatched in green.



Appendix II: Conservation Area and Sub-area VII

Blandford, Blandford St Mary and Bryanston Conservation Area

The map below shows the original Blandford Conservation Area and the boundary of the much larger Blandford, Blandford St Mary and Bryanston Conservation Area, which was designated in 1990. Sub Area VII: The Brewery and “Stour Meadows” covers the extended area to the south east of the original conservation area up to the A354 Blandford Bypass.



Appendix III: Map Showing the Location of Listed Buildings

The map below shows the location of the listed buildings at Blandford St Mary and Lower Blandford St Mary, which could be affected by the proposed development.

Blandford St Mary

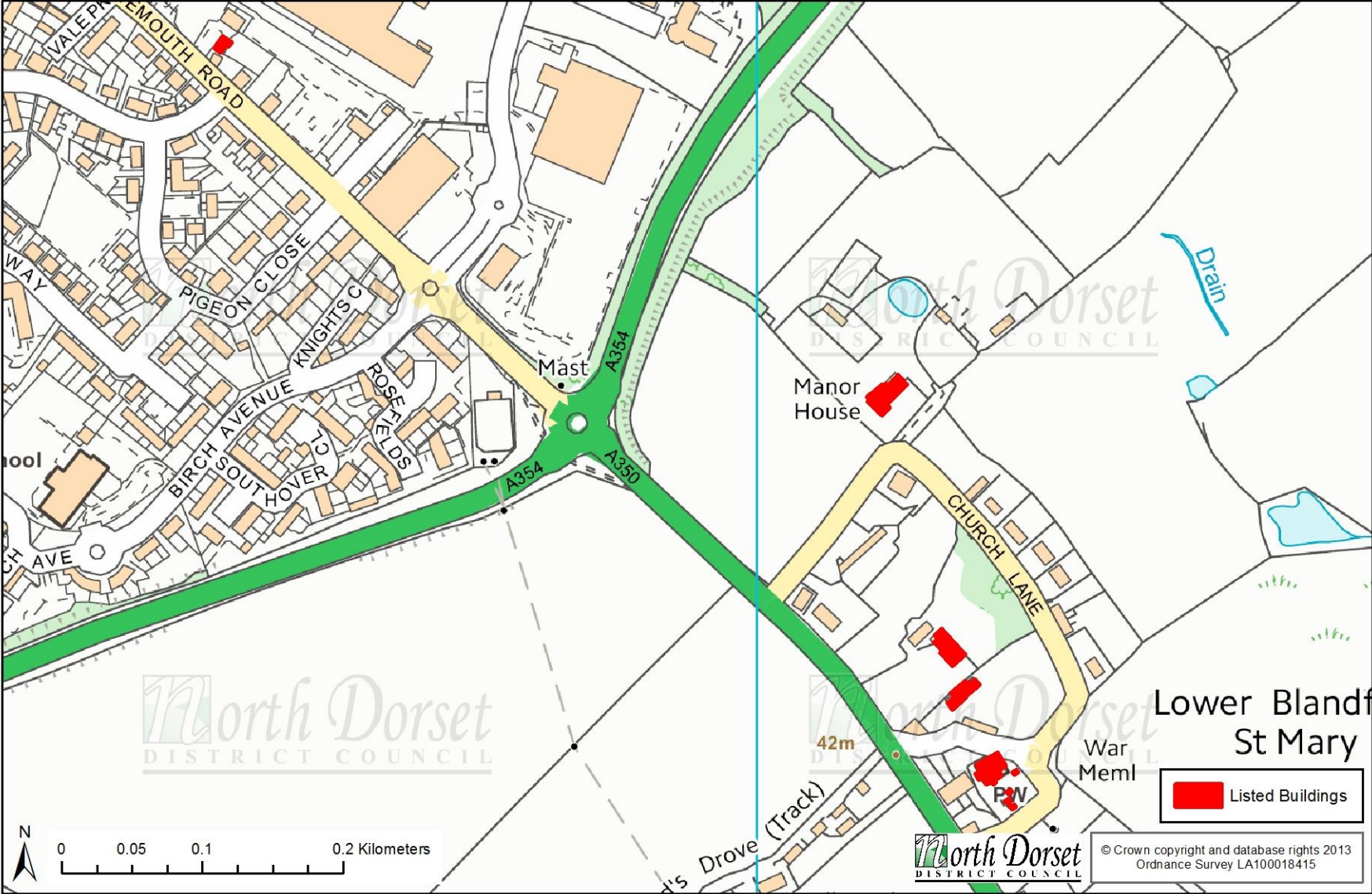
The one listed property at Blandford St Mary shown on the map below (on Bournemouth Road south of the Brewery) is:

- The Thatched Cottage – Grade II.

Lower Blandford St Mary

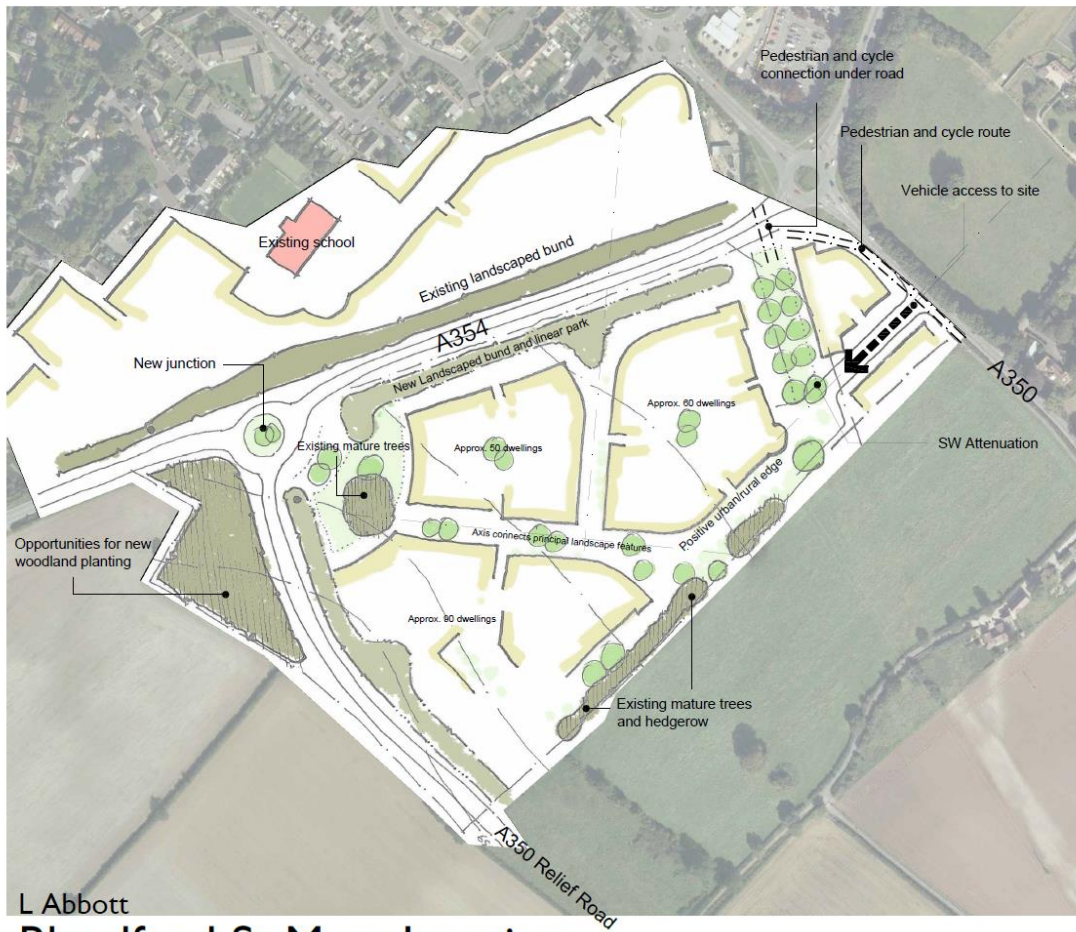
The eight listed properties at Lower Blandford St Mary shown on the map below are, from north to south:

- The Manor House - Grade II*;
- The Old Rectory - Grade II;
- Clerkenwell House - Grade II;
- Church of St Mary – Grade II*; and
- Brine, Dale, Elizabeth Jones and Wheller Family Monuments all in the Churchyard of the Church of St Mary – all Grade II.



Appendix IV: Initial Sketch Layout

This sketch layout was prepared by Blandford St Mary Homes and shows an initial conceptual approach to how the St Mary’s Hill site could be developed. The sketch layout shows 200 dwellings accommodated on the site, although it is thought to have capacity for about 300 dwellings. The developer has since sought an EIA Screening Opinion on proposals for 150 dwellings on the eastern part of the site.



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 Check dimensions on site before work proceeds. Report discrepancies to the Architects.
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D	18.12.12	General Revision
C	17.12.12	General Revision
B	13.12.12	General Revision
A	12.12.12	General Revision
Rev	Date	Amendment

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Date Dec 12 Drawing File 12169-A.dwg
 Scale @ A3 1:2500 12169.03 D

Blandford St Mary Junction

Sketch Layout - 200 dwellings