

## 5 Environmental Capacity: Landscape, Greenspace and the Historic Environment

5.1 This chapter considers the environmental capacity of assets that provide mainly cultural ecosystems services, for example areas designated for their landscape quality, heritage features and green infrastructure.

### Types of assets and data sources

5.2 **Table 5.1** identifies the assets that have been considered and where the data on those assets has been obtained from.

**Table 5.1 Landscape and sense of place assets and data sources**

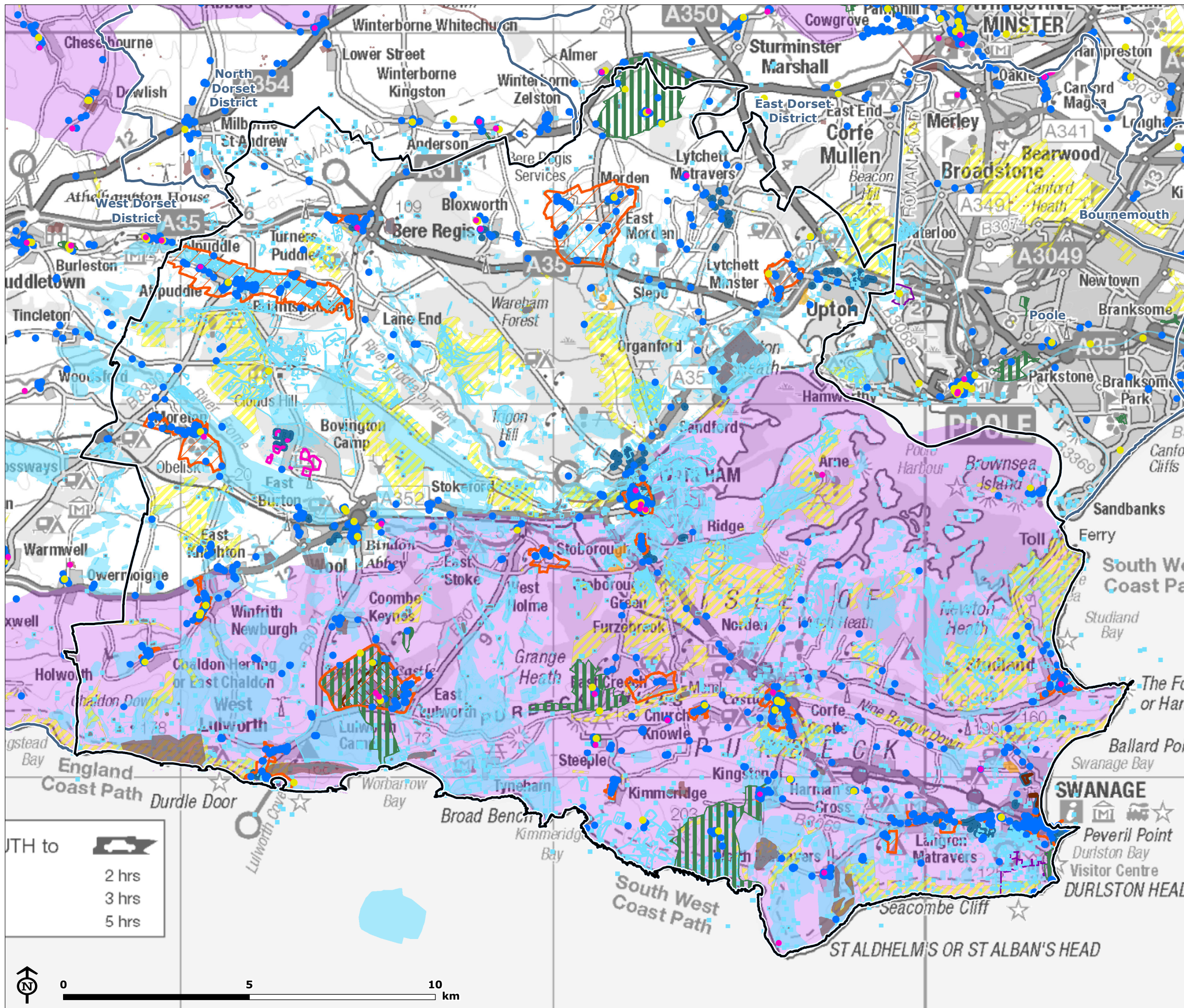
Type of asset	Data topic	Data source
Landscape	Area of Outstanding Natural Beauty (AONB)	Natural England
Community and greenspace	Open access land (including registered common land)	Natural England
	Public parks and greenspace	Purbeck DC
	Village greens	Data not available: viewed online <sup>89</sup>
	Country Park	Natural England
	SANGs	Purbeck DC
Historic environment	Schedule monuments	Historic England
	Other historic environment records	Historic England & Dorset CC
	Listed buildings	Historic England & Purbeck DC
	Conservation areas	Historic England & Purbeck DC
	Registered parks and gardens and battlefields	Historic England

5.3 **Figure 5.1** shows the type and location of landscape, greenspace and historic environment assets within the District.

5.4 For each type of assets the remainder of this Chapter sets out:

- Why the environmental assets are important.
- Current baseline and future trends.
- The sensitivity of the assets.

<sup>89</sup> <http://www.natureonthemap.naturalengland.org.uk/MagicMap.aspx>



**PURBECK**  
Environmental and  
Infrastructure Capacity

**Figure 5.1: Landscape, Greenspace and Historic Environment Assets**

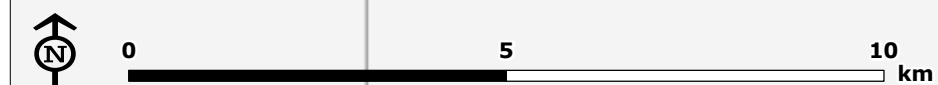
- Purbeck District Council
- Other Local Authority boundary
- Landscape**
- Area of Outstanding Natural Beauty
- Community & green space**
- Parks & gardens
- Open Space
- Amenity Open Space
- Open Country and Registered Common Land
- Suitable Alternative Natural Greenspace
- Country Park
- Historic environment**
- Listed Building (by grade)
- I
- II\*
- II
- Registered Parks and Gardens
- Scheduled Monument
- Conservation Area
- Other Historic Environment Record\*\*

\*\* Other Historic Environment Records from DCC includes monuments only and represents indicative / raw dataset.

Map Scale @ A3: 1:100,000



Distance to  
  
 2 hrs  
 3 hrs  
 5 hrs



## Landscape

### Why are these assets important?

- 5.5 Landscape and open space, whether it is rugged coastline, peri-urban greenspace or an urban park, is the setting for every aspect of our lives. It serves a variety of cultural functions, and provides not just aesthetic pleasure but also contributes to sense of place and tranquillity. An appreciation of how today's landscape was formed can also inform an understanding of its management over time and contribute to future land use planning. Understanding of landscape character and sense of place is also important to providing a sense of identity and community.
- 5.6 Landscape is also vitally important as it provides us with a wide variety of goods and services/benefits. It is therefore an essential cornerstone of quality of life for people and communities, and of sustainable development which fits within environmental limits – an ultimately finite resource which needs careful management if it is to retain its ability to provide the fullest range of services, whether provisioning (food/fuel), cultural/social, environmental or economic.
- 5.7 Although not a landscape designation, the overall function of a Green Belt relates to landscape as it can contribute significantly to openness of land, as the NPPF states:
- “The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.”<sup>90</sup>*
- 5.8 It must be noted however, that *“land within the Green Belt is not protected for its landscape qualities”* and *“openness is not the same as landscape character”*.<sup>91</sup> Openness relates to a lack of built development as opposed to visual openness.
- 5.9 The allocation of Green Belt land is a planning designation and is not linked to the environmental capacity of the land. We have therefore considered Green Belt land not as an environmental capacity constraint, but a potential planning constraint to deliverability. We therefore discuss it further in **Chapter 7**.

### Legislation

- 5.10 The European Landscape Convention recognises the importance of the cultural, ecological, environmental and social value of landscape. The convention provides a platform for landscape to be considered at all stages; planning, protection and management in order to achieve sustainable development.
- 5.11 AONBs are designated under the National Parks and Access to the Countryside Act 1949, amended in the Environment Act 1995. The Countryside and Rights of Way Act 2000 clarifies the procedure and purpose of designating AONBs. In terms of conservation, AONBs have the same status as National Parks.

### National planning policy

- 5.12 Section 11 of the NPPF states that:
- “The planning system should contribute to and enhance the natural and local environment by: protecting and enhancing valued landscapes(...)”<sup>92</sup>*
- 5.13 It also states that:
- “Great weight should be given to conserving landscape and scenic beauty in (...) Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty.”<sup>93</sup>*

---

<sup>90</sup> National Planning Policy Framework, CLG (2012) paragraph 79

<sup>91</sup> Planning Officers Society, Planning for a Better Future: We need to talk about the Green Belt (2015)

<sup>92</sup> National Planning Policy Framework, CLG (2012) paragraph 109

<sup>93</sup> National Planning Policy Framework, CLG (2012) paragraph 115

- 5.14 While this permits some small-scale development within an AONB, major development is only permitted in exceptional circumstances. For the purposes of this assessment, we have assumed that any housing provision of sufficient scale to contribute meaningfully to Purbeck's housing need would be considered 'major'.
- 5.15 The NPPF states that assessments of landscape sensitivity should be prepared for areas where there are major expansion options.<sup>94</sup> It states at para 113 that local planning authorities should set criteria based policies against which proposals for any development on or affecting protected wildlife or geodiversity sites or landscape areas will be judged.
- 5.16 The national Planning Practice Guidance (PPG) section on the Natural Environment promotes the preparation of landscape character assessments to achieve the objective for planning to recognise the intrinsic character and beauty of the countryside<sup>95</sup>.

#### *Local planning policy*

- 5.17 The Local Plan considers the landscape through numerous policies including Policy LD: General Location of Development that requires new development to be located within settlement boundaries.
- 5.18 In addition, Policy CO: Countryside states that any new development in the countryside should "*make a positive contribution to landscape character*"<sup>96</sup>. The policy also requires conversions of rural buildings to housing to provide "*an enhancement to the immediate setting*" and their "*intrinsic character (...) and the contribution they make to the interest and attractiveness of the countryside should not be harmed.*"<sup>97</sup>
- 5.19 Policy LHH: Landscape, Historic Environment and Heritage states that development proposals "*will be expected to conserve the appearance, setting, character, interest, integrity, health and vitality of landscape (including trees and hedgerows)*"<sup>98</sup>. Furthermore the Policy LHH does not consider development proposals in isolation as it will consider the "*direct, indirect and cumulative impacts relative to the significance of the asset affected*".<sup>99</sup>

#### **Current baseline and future trends**

- 5.20 Purbeck's landscape assets are summarised below, along with an indication of how they might be expected to change in the future.

#### *Area of Outstanding Natural Beauty*

- 5.21 Much of Purbeck lies within the Dorset Area of Outstanding Natural Beauty (AONB) which was designated in 1959. The AONB incorporates the following landscape character areas<sup>100</sup>:
- Poole Harbour;
  - South Purbeck Heaths;
  - Frome Valley Pasture;
  - Rempstone Wooded Pastures;
  - Purbeck Ridge;
  - Corfe Valley;
  - Kimmeridge Coast;
  - Purbeck Plateau;
  - Swanage;
  - Lulworth Wooded Pastures;

<sup>94</sup> National Planning Policy Framework, CLG (2012) paragraph 170

<sup>95</sup> Planning Practice Guidance, Reference ID: 8-001-20140306

<sup>96</sup> Purbeck Local Plan Part 1: Planning Purbeck's Future (2012), page 71

<sup>97</sup> Purbeck Local Plan Part 1: Planning Purbeck's Future (2012), page 72

<sup>98</sup> Purbeck Local Plan Part 1: Planning Purbeck's Future (2012), page 96

<sup>99</sup> Purbeck Local Plan Part 1: Planning Purbeck's Future (2012), page 96

<sup>100</sup> <http://www.dorsetaonb.org.uk/our-work/landscapework/landscape-character>

- South Dorset Escarpment;
- Chaldon Downs; and
- Osmington Ridge and Vale.

5.22 The most recent Management Plan<sup>101</sup> identifies that development pressure for additional housing is a current key challenge, in addition to reduced availability of finance for the AONB, and the pressures of climate change. The following, in particular, are highlighted:

- Greater and more unpredictable risk of coastal erosion as a result of rising sea levels and increased storminess, with potential for damage to coastal properties, businesses, infrastructure and access.
- Potential impacts and changes to Dorset’s agricultural sector, including flooding/saturation and a reduced number of days that land can be worked, greater risk of soil erosion, increase/change in pests and diseases, crop damage, increased need for irrigation, changes in crops and cropping practices. The viability of Dorset’s agricultural sector is heavily influenced by fluctuations in commodity prices, which are significantly impacted by severe weather events in the world’s ‘breadbaskets’.
- Greater flooding from more intensive rain events.
- Significant impacts to the natural environment including the loss of some species as they are unable to adapt to new climatic conditions and the arrival of new species, some of which may harm native species and indigenous ecosystems.
- Risks to our health and wellbeing from greater extremes of temperature and rainfall and the impacts on our homes and services.

5.23 Purbeck District Council is currently undertaking a detailed assessment of landscape sensitivity within the AONB to determine whether there are any sites within the AONB that may be suitable for residential development. The study has considered sites in the vicinity of existing settlements but has not yet concluded. Preliminary findings indicate that, although the landscape within the AONB remains sensitive, there may be the potential for homes, close to existing settlements, without significantly changing or harming existing landscape character.

5.24 Any sites that the Council identifies through this review process will be specifically assessed against the criteria in paragraphs 115 and 116 of the NPPF, along with other relevant constraints, before they are put forward as an option to meet the District’s housing need.

5.25 As this work has not yet concluded, we have assumed for the purpose of this study that the whole of the AONB is unsuitable for residential development.

### Sensitivity of assets

5.26 The capacity of each asset to withstand change, their significance and their overall sensitivity is summarised in **Table 5.2**.

**Table 5.2 Sensitivity of landscape assets**

Asset	Capacity to withstand change	Significance	Sensitivity
Dorset AONB	<i>Susceptible</i> This is sensitive landscape susceptible to change which is why it is given national policy protection. It is recognised however that some areas within the AONB may be less sensitive. Further work is being undertaken by Purbeck District Council on this.	<i>National</i> The AONB is protected at the UK level by the NPPF	<b>High</b> Avoid residential development

<sup>101</sup> The Dorset AONB Management Plan 2014-2019: A Framework for the Future  
<http://www.dorsetaonb.org.uk/assets/downloads/ManagementPlan/2014-2019-DAONB-MP.pdf>

## Community and greenspace

### Why are these assets important?

- 5.27 This section considers open spaces that are an important part of the green infrastructure network but also have an important community accessibility component. The provision of greenspace in terms of its amenity value is considered further in the assessment of infrastructure and service availability, in **Chapter 7**.
- 5.28 Parks are provided for community benefit, while Village Greens are sites that have been designated for their community value. Open access land and common land are types of greenspace that have been granted specific rights of access. SANGs are intended to provide space for recreation, for example dog walking, that would otherwise take place at sensitive wildlife sites. All of these forms of greenspace have both an environmental and community benefit.
- 5.29 Greenspaces and the wider green infrastructure network as a whole provide a range of benefits to the environment, society and the economy. These assets provide regulating and supporting services such as areas for primary production, improved air quality and climate regulation such as reducing local temperatures and alleviating flood risk. Assets also provide cultural services as they provide spaces for leisure and recreational activities that afford to human health benefits (both physical and mental wellbeing). Economic benefits are gained through increasing the attractiveness of the local area which is an asset to employers and employees, supporting the tourism sector and reducing healthcare costs.

### Legislation

- 5.30 Local communities can make the legal case for designating open green spaces as 'assets of community value' under the Localism Act 2011 or 'Town or Village Greens' under the Commons Act 2006.
- 5.31 The Commons Act 2006 provides some protection against encroachment and severance on common land. The Countryside and Rights of Way Act 2000 (CROW) ensures that the public have the right to use common land and open access land.
- 5.32 The requirement for SANGs usually arises as a result of the Habitats Regulations<sup>102</sup>, in order to protect European designated sites (SAC, SPA or Ramsar) from impacts related to recreation; however the Regulations do not provide any protection for SANGs themselves.

### National planning policy and guidance

- 5.33 The NPPF (para. 74) sets out the only circumstances in which an open space can be developed for different uses. It clarifies that existing open space should not be built on unless:
- an assessment has been undertaken which has clearly shown the open space to be surplus to requirements; or
  - the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
  - the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.
- 5.34 The NPPF provides a mechanism by which local authorities can protect some open spaces under a 'Local Green Space' designation (paras.76-77), and provides high level criteria for such a designation.
- 5.35 There are no national standards for open space provision, however the NPPF states that:

*“Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. The assessments should identify specific needs and quantitative or qualitative deficits or surpluses of open space,*

---

<sup>102</sup> The Conservation of Habitats and Species Regulations 2010

*sports and recreational facilities in the local area. Information gained from the assessments should be used to determine what open space, sports and recreational provision is required."*

#### *Local planning policy*

- 5.36 At a local level, Policy GI: Green Infrastructure, Recreation and Sports Facilities, requires new residential developments to provide recreation, sport and/or open space facilities and green infrastructure. The Policy requests that this provision is designed into schemes and make them integral to the development, however where this is not possible, off-site provision or a financial contribution is required.
- 5.37 Policy GI also safeguards existing green infrastructure, recreation and sports facilities:
- "All open space, sport and recreation areas will be protected. Any loss of these uses will only be permitted where there is a proven excess of such provision and the proposed loss will not result in a current or future shortfall in the plan period and/or suitable replacement facilities are provided."*<sup>103</sup>
- 5.38 The policy notes that any replacement facilities will need to:
- "take account of the needs of the area and current standards of open space, sport and/or recreational provision but should be equivalent to, or an improvement upon, the existing resource, in terms of size, attractiveness, quality and accessibility."*<sup>104</sup>
- 5.39 A green infrastructure strategy for the District has not yet been prepared and there are no District-wide open space standards, however Policy DH: Dorset Heaths International Designations requires:
- "Between 400 metres and 5km of a heathland, new residential development and tourist accommodation will be required to take all necessary steps on site to avoid or mitigate any adverse effects upon the internationally designated site's integrity or, where this cannot be achieved within the residential development, to make a contribution towards mitigation measures designed to avoid such adverse effects taking place. Measures will include:*
- *Provision of open space and appropriate facilities to meet recreation needs and deflect pressure from heathland habitats;*
  - *Heathland support areas;*
  - *Warden services and other heathland/harbour management;*
  - *Access and parking management measures; and*
  - *Green infrastructure."*
- 5.40 The requirement for SANGs to mitigate the potential impact of proposed residential development on heathland are also identified within Policy NW: North West Purbeck, CEN: Central Purbeck, and NE: North East Purbeck.
- 5.41 A draft GI Strategy has however been prepared for Swanage<sup>105</sup> that concluded that the town had a wide range of GI assets which provided several functions, however the condition of these assets ranged from average or poor. Using the audit and analysis undertaken for existing GI in Swanage, the Strategy has identified 21 proposals to help improve GI and maximise its benefits in the town.

#### **Current baseline and future trends**

- 5.42 Purbeck's community and greenspace assets are summarised below, along with an indication of how they might be expected to change in the future.

---

<sup>103</sup> Purbeck Local Plan Part 1: Planning Purbeck's Future (2012), page 88

<sup>104</sup> Purbeck Local Plan Part 1: Planning Purbeck's Future (2012), page 88

<sup>105</sup> Swanage Green Infrastructure Strategy: Draft for Consultation (2015)

[https://www.dorsetforyou.gov.uk/media/208451/Appendices-to-Draft-Swanage-Green-Infrastructure-Strategy/pdf/Appendices\\_to\\_Draft\\_Swanage\\_Green\\_Infrastructure\\_Strategy.pdf](https://www.dorsetforyou.gov.uk/media/208451/Appendices-to-Draft-Swanage-Green-Infrastructure-Strategy/pdf/Appendices_to_Draft_Swanage_Green_Infrastructure_Strategy.pdf)

### *The green infrastructure network as a whole*

- 5.43 The most recent Green Infrastructure (GI) Strategy for South East Dorset<sup>106</sup> (which only covers the eastern portion of the District) highlights the importance of the natural environment and its contribution to the wider economic strategy as well as providing social and environmental gains.
- 5.44 In order to strengthen the Green Infrastructure Network, the strategy identifies 14 Key Strategic Priority Projects, some of which will be enhancing GI in Purbeck including:
- The Cycleway Project: new cycle routes and upgrades to existing routes, primarily within urban areas, to improve linkages between major employment centres, residential areas and greenspaces;
  - The Local Open Space Project: encourages local authorities to consider the role of smaller parks and open spaces in their green infrastructure strategies;
  - Woodland Restoration Project: intended to provide direction to local authorities in the restoration of ancient woodland and the protection of trees; and,
  - Heath Restoration Project: identifying opportunities for heathland expansion, for example securing land adjacent to heaths to improve the resilience of species and habitats to urban pressures and climate change.
- 5.45 It recognises however, that funding will be diminishing and it is important that the existing assets are maintained and new assets are required to support the growth of the population.

### *Country parks and gardens*

- 5.46 Durlston Country Park is the only Country Park within Purbeck and the majority of its boundary lies within a National Nature Reserve (NNR) , however there are two parcels of land that lie outside of the NNR; one to the north of the NNR boundary and the other is the central parcel that contains the Information Centre and car park.

### *Registered common land*

- 5.47 There are 26 registered parcels of common land within Purbeck<sup>107</sup>. Common land can be owned by a local council, the National Trust or privately, however most areas include the right to roam where the public are allowed to conduct activities such as walking, running, climbing and wildlife watching.
- 5.48 Common land often includes biodiversity designations and as they were exempt from agricultural activity including ploughing, these areas are often host to many pre-historic features such as settlement boundaries and field systems.
- 5.49 Urban and industrial expansion, the intersection of transport routes all threatens common land. Furthermore, the lack of active management can lead to vegetation over growing which in turn can change the landscape and severs views as woodland often emerges.
- 5.50 Reverting to previous land practices on common land such as grazing, is thought to be a good approach to active management. There are however challenges with this concerning the right mix of livestock, fencing and the interaction of human's recreation use including dog walking.

### *Village greens*

- 5.51 Village greens are generally located within a centre of a defined settlement and are defined under the Commons Registration Act, 1965. They are privately owned, but similarly to common land, they can be used for lawful sports and recreation and some also allow grazing. It is typical for village greens to have organised or ad-hoc fetes, picnics and games.
- 5.52 There are 11 village greens currently in Purbeck<sup>108</sup>:
- Churchland Green, East Morden (0.07ha);

---

<sup>106</sup> Investing in Green Places: South East Dorset Green Infrastructure Strategy (2011)  
[https://www.dorsetforyou.gov.uk/media/190178/GI-Strategy--Investing-in-Green-places/pdf/GI\\_Strategy\\_-\\_Investing\\_in\\_Green\\_Places.pdf](https://www.dorsetforyou.gov.uk/media/190178/GI-Strategy--Investing-in-Green-places/pdf/GI_Strategy_-_Investing_in_Green_Places.pdf)

<sup>107</sup> Common-Land.com, Land Near Purbeck <https://common-land.com/lands/show/Purbeck>

<sup>108</sup> [www.natureonthemap.naturalengland.org.uk/MagicMap.aspx](http://www.natureonthemap.naturalengland.org.uk/MagicMap.aspx)



- Bloxworth Green, Bloxworth (6.5ha);
- Stockford Common allotment, Stokeford (1.2ha);
- The Cross, Wool (0.06ha);
- The Green, East Chaldon (0.09ha);
- Three separately listed Greens in East Lulworth (0.02ha, 0.06ha & 0.24ha);
- Worth Village Pond, Worth Matravers (0.06ha);
- The Green, Studland (0.11ha); and
- Herston Fields, Swanage (c.6ha).

#### *Open access land*

5.53 Purbeck is host to c.4,800 hectares of open access land. Members of the public have the ‘right to roam’ on open access land and so are able to go beyond designated paths.

5.54 Some of Purbeck’s open access land is restricted, however, as it is located on land owned by the MoD where routine military practice occurs.

#### *Public parks and gardens*

5.55 There are eight public parks and gardens in Purbeck; six are located within Swanage, one at Lulworth Castle, which is the largest, and one in Moreton.

#### **Sensitivity of assets**

5.56 The capacity of each asset to withstand change, their significance and their overall sensitivity is summarised in **Table 5.3**.

**Table 5.3 Sensitivity of community and greenspace assets**

<b>Asset</b>	<b>Capacity to withstand change</b>	<b>Significance</b>	<b>Sensitivity</b>
Village greens	<p><i>Susceptible</i></p> <p>This designation relates to the qualities of a specific place and, which may be difficult to replace.</p>	<p><i>National</i></p> <p>The Commons Act 2006 provides some protection against encroachment.</p>	<p><b>High</b></p> <p>Avoid residential development</p>
<p><i>Note that GIS data for village greens was not available to incorporate into the mapping of environmental constraints. However, this data is available to view online and has been taken into account in the assessment of each parcel (see <b>Table 8.1</b>)</i></p>			
Open access land (including registered common land)	<p><i>More robust</i></p> <p>Open access land may coincide with other biodiversity or heritage features, but the designation itself refers to how the land is used, which could be accommodated elsewhere.</p> <p>However, common land designations may be complex and related to historic rights that cannot easily be accommodated elsewhere.</p> <p>As the two datasets are combined, open access land has been classed as ‘more robust’ as development may be possible in some areas.</p>	<p><i>National</i></p> <p>Open access land is designated by the Countryside and Rights of Way Act 2000.</p> <p>The Commons Act 2006 provides some protection against encroachment onto common land.</p>	<p><b>Moderate</b></p> <p>Residential development may be possible in some locations</p>

Asset	Capacity to withstand change	Significance	Sensitivity
Country Park	<p><i>More robust</i></p> <p>The primary purpose of these designations is to offer leisure and recreation opportunities close to population centres, however they also often have biodiversity value.</p> <p>The majority of the country park is also classed as an NNR (high sensitivity), the small areas outside the NNR are considered to be more robust.</p>	<p><i>National</i></p> <p>Country Parks are statutorily declared and managed by local authorities in England and Wales under the Countryside Act 1968.</p>	<p><b>Moderate</b></p> <p>Residential development may be possible in some locations</p>
Public parks and gardens (including amenity open space and SANGs)	<p><i>Susceptible</i></p> <p>These are located to meet the needs of specific communities and as such may be difficult to replace.</p>	<p><i>Local</i></p> <p>Afforded protection by Local Plan Policy GI</p>	<p><b>Moderate</b></p> <p>Residential development may be possible in some locations</p>

## Historic environment

### Why are these assets important?

- 5.57 Heritage features, buildings and archaeology, field patterns and land uses combine to create the historic environment. The historic environment shapes an area's character and identity, providing links with our heritage and past generations. The historic environment and the heritage features it contains are finite resources which enhance quality of life and provide communities with a sense of place which can be shared through education and enjoyed in recreation<sup>109</sup>. The historic environment is not limited to built features and archaeological remains, but also includes historic land uses, such as coppiced woodland or grazing marsh which may have existed in a similar form for many centuries.

#### Legislation

- 5.58 Listed building consent should be determined in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990. This Act also sets out measures for the designation of conservation areas and control over demolition within them.

#### National Planning policy

- 5.59 Section 12 of the NPPF (Conserving and enhancing the historic environment) states that:

*"Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance."*<sup>110</sup>

- 5.60 Section 12 the NPPF also draws on the significance of heritage assets:

*"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. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites,*

<sup>109</sup> National Planning Policy Framework (2012)

<sup>110</sup> National Planning Policy Framework, CLG (2012) paragraph 126

*battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.”<sup>111</sup>*

#### *Local planning policy*

- 5.61 Purbeck’s historic environment is considered in the Local Plan under Policy LHH: Landscape, Historic Environment and Heritage.

*“Proposals for development and other works will be expected to conserve the appearance, setting, character, interest, integrity, health (...) and heritage assets - be these locally, nationally or internationally designated or otherwise formally identified by the Local Planning Authority.”<sup>112</sup>*

- 5.62 The policy also considers the impact of one new development on historic assets as well as multiple developments:

*“In considering the acceptability of proposals the Council will assess their direct, indirect and cumulative impacts relative to the significance of the asset affected, and balance them against other sustainable development objectives.”*

- 5.63 Where new development is to impact on the historic environment or heritage assets, Policy LHH also requires development, where appropriate, to enhance and improve conservation at these locations.

#### **Current baseline and future trends**

- 5.64 Purbeck has a wealth of cultural heritage assets that all contribute to Purbeck’s sense of place, identity, character and local distinctiveness, with many of the features being described as ‘irreplaceable’<sup>113</sup>. The Royal Society for the Encouragement of the Arts, Manufactures and Commerce (RSA) produces a Government-recognised Heritage Index, which takes into account 120 indicators from tangible heritage assets such as historic buildings to heritage related activities such as community initiatives. The Heritage Index combines data on the heritage assets recorded in the area with details of heritage activity to produce a score that demonstrates how well an area is making use of its heritage assets. Purbeck scores within the top 5% of all the 325 local authorities in England.
- 5.65 Recognising the rise in development and changes in land management practices in Purbeck since the Second World War, particularly to heathland, Historic England commissioned the National Mapping Programme, Mapping of Wild Purbeck Project. Aerial photographs were systematically taken, assessed and added to the Historic Environment Record. The results inform strategic planning and future research frameworks for the area and also trigger holistic heathland management practices<sup>114</sup>.
- 5.66 The most recent data<sup>115</sup> shows that 53 of Purbeck’s designated historic assets are on the Heritage at Risk register as they are known to be at risk from neglect, decay or inappropriate development.
- 5.67 Environmental factors such as climate change, sea level rise and erosion are also likely to put pressure on the District’s historic assets.

#### *Scheduled monuments*

- 5.68 Scheduled monuments are archaeological sites and monuments that are considered to have national importance. Historic England recognises that some change at these sites is possible, but it is anticipated that scheduled monuments remain as they are found.
- 5.69 Purbeck’s landscape is rich in archaeology and has 258 scheduled sites and reflects the interactions of our ancestors and the natural environment. Many of these landscapes however are currently being under managed and have led to assets being damaged from vegetation or

---

<sup>111</sup> National Planning Policy Framework, CLG (2012) paragraph 132

<sup>112</sup> Purbeck Local Plan Part 1: Planning Purbeck’s Future (2012), page 96.

<sup>113</sup> Purbeck Heritage Priorities 2016-2020.

<sup>114</sup> Cornwall Archaeological Unit, National Mapping Programme: Mapping of Wild Purbeck (2015). <https://content.historicengland.org.uk/images-books/publications/nmp-mapping-of-wild-purbeck/wild-purbeck-nmp-6600-report.pdf/>

<sup>115</sup> Historic England: Search the Heritage at Risk Register <https://historicengland.org.uk/advice/heritage-at-risk/search-register/>

lying in settings that are alien to their original landscape<sup>116</sup>. Other archaeological sites are at threat from agricultural activities such as ploughing which particularly presents risk to scheduled ancient monuments.

- 5.70 In some cases, scheduled monuments (as well as other types of heritage asset) may have areas around them which contribute to their setting. There is no data that identifies the areas in which the setting of any heritage asset could be affected; this is typically informed by detailed studies at specific sites. We have therefore excluded 'setting' as a specific asset but have taken it into account in the consideration of detailed studies that might be required at the site level (**Chapter 8**).

#### *Other historic environment records*

- 5.71 The Dorset Historic Environment Record (HER) contains all known non-designated historic assets as well as designated assets and is held on a Geographical Information System (GIS). There are mainly three types of record within the HER:
- Monuments (these can define any type of heritage feature, including buildings);
  - Events (fieldwork such as excavation or building survey); and,
  - Sources and archives.
- 5.72 Currently the Dorset HER contains over 3,000 records for assets located in Purbeck, with nearly 2,000 records added from the National Mapping Programme of the District in 2015<sup>117</sup>. Records are regularly being added and updated with new information found in from site work, field work and research.
- 5.73 Historic England states that "*HERs are a primary source of information for planning, development-control work, and land management.*"<sup>118</sup>

#### *Listed buildings*

- 5.74 Historic England note that listings "*highlight what is significant about a building or site, and helps to make sure that any future changes to it do not result in the loss of its significance.*"<sup>119</sup>
- 5.75 The built historic environment plays an intrinsic role in defining localities within Purbeck as differing construction methods and materials reflect the District's varying geology as well as the predominant extractive industry in which elements of it are still in existence today.
- 5.76 Listed Buildings are designated by the Planning (Listed Buildings and Conservation Areas) Act 1990<sup>120</sup> which classifies them into three grades:
- Grade I buildings are of exceptional interest;
  - Grade II buildings are particularly important buildings of more than special interest; and,
  - Grade II\* are of special interest warranting every effort to preserve them.
- 5.77 There are 1,441 Listed Buildings within the District<sup>121</sup> and over 95% of these designations are Grade II<sup>122</sup>. Development that takes place within close proximity to Listed Buildings can affect their setting.

#### *Conservation areas*

- 5.78 There are currently 25 conservation areas within Purbeck. A conservation area is locally designated and is defined as "*an area of special architectural or historic interest, the character*

---

<sup>116</sup> Purbeck Heritage Strategy 2010-2015.

<sup>117</sup> Cornwall Archaeological Unit, National Mapping Programme: Mapping of Wild Purbeck (2015).<https://content.historicengland.org.uk/images-books/publications/nmp-mapping-of-wild-purbeck/wild-purbeck-nmp-6600-report.pdf/>

<sup>118</sup> Historic England, Historic Environment Records (HERs) <https://historicengland.org.uk/advice/technical-advice/information-management/hers/>

<sup>119</sup> Historic England, What is Listing? <https://historicengland.org.uk/listing/what-is-designation/>

<sup>120</sup> Planning (Listed Buildings and Conservation Areas) Act 1990 <http://www.legislation.gov.uk/ukpga/1990/9/contents>

<sup>121</sup> Historic England <https://www.historicengland.org.uk/listing/the->

[list/results?q=&county=&grade=&searchtype=nhlesearch&searchResultsPerPage=100](https://www.historicengland.org.uk/listing/the-list/results?q=&county=&grade=&searchtype=nhlesearch&searchResultsPerPage=100)

<sup>122</sup> Dorset for You <https://www.dorsetforyou.gov.uk/listedbuildings/purbeck>

and appearance of which it is desirable to preserve or enhance.”<sup>123</sup> The character of these areas help determine the ‘sense of place’ as the designation considers elements beyond just that of building quality; it encompasses the historic form of an area including the layout of historical transport routes and boundaries and use of materials.

- 5.79 Conservation areas thereby recognise the historical value of an area, rather than one single Listing. Development is not prevented within these areas, but is managed<sup>124</sup>. This means that any property alterations designated or not, such as changes to the exterior of a building within these areas, may require planning permission<sup>125</sup>.

*Registered parks and gardens, and battlefields*

- 5.80 There are six registered parks and gardens and no battlefields within the District. Historic England note they are a “fragile and finite resource: they can easily be damaged beyond repair or lost forever. Whether in town or country, such places are an important, distinctive, and much cherished.”<sup>126</sup> Through the registration process, it is hoped that the sites will be protected and managed with due care.
- 5.81 It is the designed spaces that are the focus of the registered parks and gardens designations and their landscapes are a ‘material consideration’ if a proposed development has the potential to impact on a registration.

**Sensitivity of assets**

- 5.82 The capacity of each asset to withstand change, their significance and their overall sensitivity is summarised in **Table 5.4**.

**Table 5.4 Sensitivity of historic environment assets**

Asset	Capacity to withstand change	Significance	Sensitivity
Scheduled monuments	<i>Susceptible</i> The preservation in situ and protection of the setting of scheduled monuments are paramount to their designation, therefore Historic England recommends that they remain as they are found. The extent of the setting of scheduled monuments does however vary.	<i>National</i> Scheduled monuments are identified in the NPPF which places great weight on the impact of proposed development on the significance of an asset. The NPPF states that “Substantial harm to or loss of a (...) notably scheduled monuments (...) should wholly be exceptional”.	<i>High</i> Avoid residential development
Other historic environment records	<i>Susceptible</i> The HER contains a wide variety of historic assets and therefore some will have a higher susceptibility to change than others.	<i>Local - National</i> The HER contains a wealth of identified heritage assets, some of which have national importance. The NPPF states that Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.	<i>Moderate</i> Residential development may be possible in some locations

<sup>123</sup> Planning (Listed Buildings and Conservation Areas) Act 1990 <http://www.legislation.gov.uk/ukpga/1990/9/contents>

<sup>124</sup> Dorset for You: Conservation Areas <https://www.dorsetforyou.gov.uk/article/384644/Conservation-Areas>

<sup>125</sup> Historic England: Conservation Areas <https://historicengland.org.uk/listing/what-is-designation/local/conservation-areas/>

<sup>126</sup> Historic England: Registered Parks and Gardens <https://historicengland.org.uk/listing/what-is-designation/registered-parks-and-gardens/>

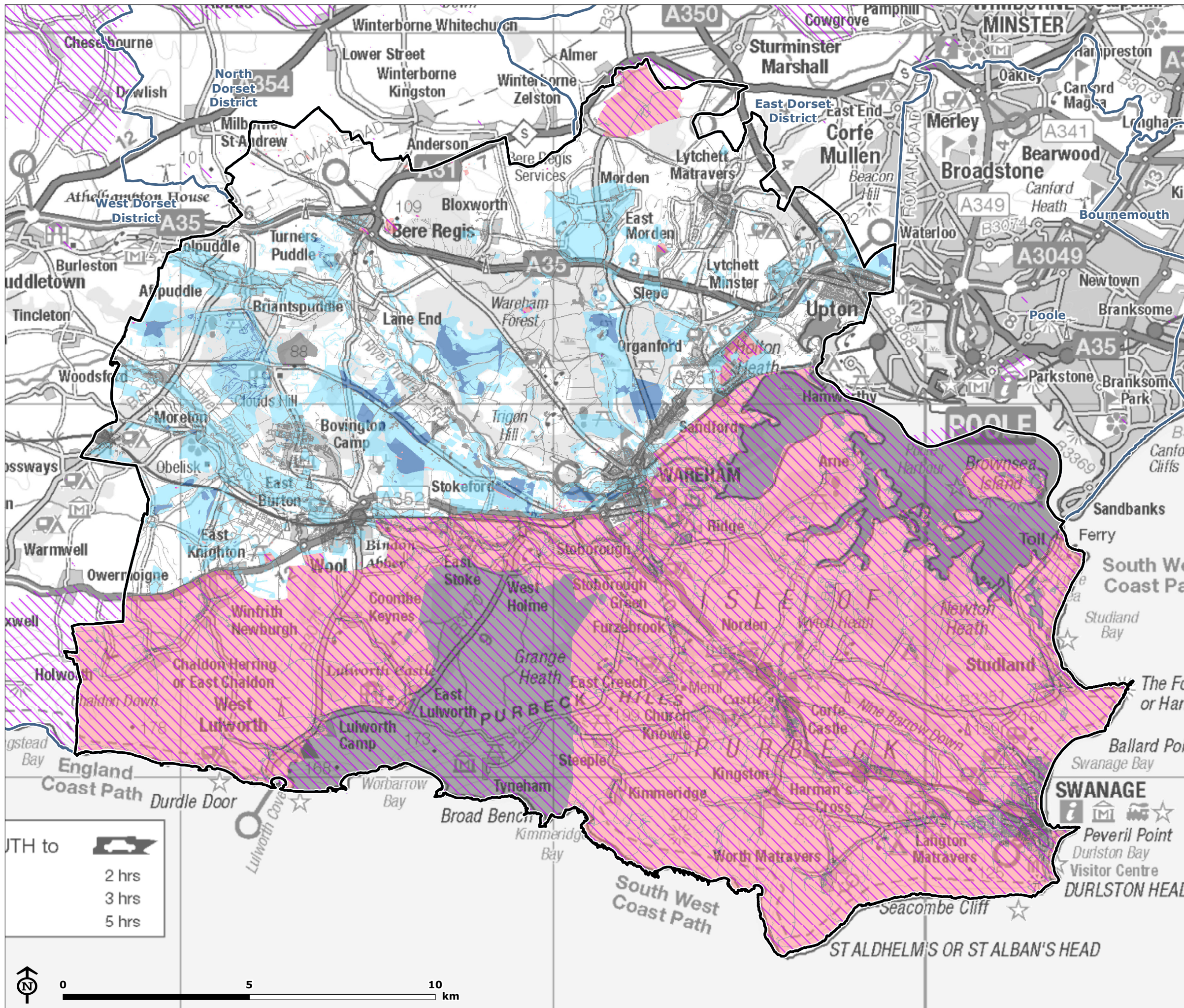
Asset	Capacity to withstand change	Significance	Sensitivity
Listed buildings	<p><i>Susceptible</i></p> <p>Listed buildings are of special architectural or historic interest and may be irreplaceable.</p>	<p><i>National</i></p> <p>Listed Buildings are designated by the Planning (Listed Buildings and Conservation Areas) Act 1990<sup>127</sup>. The NPPF states that substantial harm to or loss of to grade I or II* listed building should be wholly exceptional.</p>	<p><i>High</i></p> <p>Avoid residential development</p>
Conservation areas	<p><i>Susceptible</i></p> <p>The character of these areas help determine the 'sense of place' and therefore any development that is not in keeping with the character of these areas can result in the erosion of their identity.</p>	<p><i>Local</i></p> <p>Conservation areas are designated by the local planning authority.</p>	<p><i>Moderate</i></p> <p>Residential development may be possible in some locations</p>
Registered parks and gardens and battlefields	<p><i>Susceptible</i></p> <p>Historic England note they are a "are a fragile and finite resource: they can easily be damaged beyond repair or lost forever."<sup>128</sup></p>	<p><i>National</i></p> <p>Registered parks and gardens are identified in the NPPF which places great weight on the impact of proposed development on the significance of an asset. The NPPF states that "Substantial harm to or loss of a (...) notably battlefields (...), grade I and II* registered parks and gardens (...) should wholly be exceptional".</p>	<p><i>High</i></p> <p>Avoid residential development</p>

<sup>127</sup> Planning (Listed Buildings and Conservation Areas) Act 1990 <http://www.legislation.gov.uk/ukpga/1990/9/contents>

<sup>128</sup> Historic England: Registered Parks and Gardens <https://historicengland.org.uk/listing/what-is-designation/registered-parks-and-gardens/>

## Environmental capacity of the District

- 5.83 **Figure 5.1** shows that over half of the District is constrained by the Dorset AONB, a national designation. It is likely that some of the areas within the AONB (for example sites close to existing settlements) may have capacity for residential development, and therefore have moderate sensitivity. Purbeck District Council is currently undertaking a study to identify any possible areas of the AONB suitable for residential development. However, until that work has been completed the whole AONB has been treated as high sensitivity.
- 5.84 Aside from the AONB, all other areas showing as higher sensitivity are cultural heritage assets. Charborough Park, a Grade II\* Registered Park and Garden represents the large area of higher sensitivity on Purbeck's northern boundary. There are also four village greens outside the AONB area at East Morden, Bloxworth, Stokeford and Wool. These are not shown on **Figure 5.1** but are located in relation to the assessed parcels, in **Table 8.1**.
- 5.85 The moderately sensitive areas in the west of Purbeck generally depict open country and registered common land.
- 5.86 There are no areas with 'lower' sensitivity in this theme and the north west of Purbeck has areas that have no mapped environmental constraints within this theme.
- 5.87 The sensitivity of the District, taking into account all environmental assets is presented in **Chapter 6**.



**PURBECK**  
Environmental and Infrastructure Capacity

**Figure 5.2: Landscape, Greenspace and Historic Environment Assets and Their Sensitivity**

- Purbeck District Council
- Other Local Authority boundary
- Physical constraint
- Sensitivity value**
  - Higher
  - Moderate - two sub-themes
  - Moderate - only 1 sub-theme
- Designation level**
  - Nationally designated site

**NOTE:**  
**Higher sensitivity areas:** Listed Buildings, Registered Parks and Gardens, Scheduled Monuments, Area of Outstanding Natural Beauty

**Medium sensitivity areas:** Open country and registered common land, Parks and gardens, Open space, Amenity open space, SANGs, Conservation Area, Country Park, other HER

**Physical constraint:** Roads, railway, buildings, water bodies, military firing range areas and coastal erosion zones.

Map Scale @ A3: 1:100,000

