

Appendix P1 Holwell Heritage and Character Assessment

October 2017



Quality information

Prepared by

Emma van der Velde

Assistant Landscape Architect,
AECOM

Katerina Koukouthaki

Built Heritage Consultant,
AECOM

Checked by

Jon Rooney

Associate, AECOM

Approved by

Jon Rooney

Associate, AECOM

Revision History

Revision	Revision date	Details	Name	Position
0	29/08/2017	Prepare Draft	Emma van der Velde	Landscape Architect, AECOM
0	07/09/2017	Review Draft	Sally-Anne Holt	Holwell NP Working Group
1	12/09/2017	Revise Draft	Emma van der Velde	Landscape Architect, AECOM
1	25/09/2017	Review Draft	Jon Rooney	Associate, AECOM
2	12/09/2017	Revise Draft	Emma van der Velde	Landscape Architect, AECOM
2	05/10/2017	Review Draft	Hannah Barter	Locality
3	16/10/2017	Revise Final	Emma van der Velde	Landscape Architect, AECOM

Prepared for:

Locality

Prepared by:

AECOM Infrastructure & Environment UK Limited
36 Storey's Way
Cambridgeshire
Cambridge CB3
0DT
UK

T: +44 1223 488 000
aecom.com

AECOM Infrastructure & Environment UK Limited ("AECOM") has prepared this Report for the sole use of the Holwell Neighbourhood Plan Working Group Parish Council ("Client") in accordance with the Agreement under which our services were performed. No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by AECOM.

Where the conclusions and recommendations contained in this Report are based upon information provided by others it is upon the assumption that all relevant information has been provided by those parties from whom it has been requested and that such information is accurate. Information obtained by AECOM has not been independently verified by AECOM, unless otherwise stated in the Report. The methodology adopted and the sources of information used by AECOM in providing its services are outlined in this Report. The work described in this Report was undertaken in the period May to August 2017 and is based on the conditions encountered and the information available during the said period of time. The scope of this Report and the services are accordingly factually limited by these circumstances.

Where assessments of works or costs identified in this Report are made, such assessments are based upon the information available at the time and where appropriate are subject to further investigations or information which may become available. AECOM disclaim any undertaking or obligation to advise any person of any change in any matter affecting the Report, which may come or be brought to AECOM's attention after the date of the Report.

Certain statements made in the Report that are not historical facts may constitute estimates, projections or other forward-looking statements and even though they are based on reasonable assumptions as of the date of the Report, such forward-looking statements by their nature involve risks and uncertainties that could cause actual results to differ materially from the results predicted. AECOM specifically does not guarantee or warrant any estimate or projections contained in this Report.

Where field investigations are carried out, these have been restricted to a level of detail required to meet the stated objectives of the services. The results of any measurements taken may vary spatially or with time and further confirmatory measurements should be made after any significant delay in issuing this Report.

Copyright

© This Report is the copyright of AECOM Infrastructure & Environment UK Limited. Any unauthorised reproduction or usage by any person other than the addressee is strictly prohibited.

Table of Contents

1.	Introduction	4
2.	Approach	4
3.	Context	5
3.1	Location	5
3.2	Planning Policy Context.....	6
3.2.1	National Planning Policy.....	6
3.2.2	Local Planning Policy.....	6
3.2.3	Existing Landscape Character Assessment.....	8
4.	Historical Development	9
4.1.1	Historical Development.....	10
4.1.2	Heritage Assets.....	11
5.	Key Characteristics	14
6.	Managing Change.....	21
6.1	Forces of change.....	21
6.2	Positive aspects of character.....	21
6.3	Issues to be addressed.....	21
6.4	Sensitivity to change.....	22
6.5	Character management principles.....	22
7.	Next Steps	23
	References.....	24
	Appendix A - Historic Maps	25
	Appendix B – Schedule of Heritage Assets.....	28

Figures

Figure 1 – Neighbourhood Plan Area

Figure 2 – Heritage Assets

Figure 3 – Landscape Context

1. Introduction

This report presents a summary of the history and character of the Holwell Neighbourhood Plan Area in the district of West Dorset. It has been prepared by consultants at AECOM on behalf of Locality, working with the Holwell Neighbourhood Plan Working Group and is based on a detailed appraisal of the area carried out through desk study and fieldwork.

Characterisation is a recognised approach to understanding the context and special qualities of a place which make it distinctive from other places. The information generated through the process of characterisation can then be considered in the planning and design process.

The purpose of this report is to succinctly describe the historical development and key characteristics of Holwell which combine to form the distinctive character of the area. This process is supported by the National Planning Policy Framework, which states that neighbourhood plans should develop robust and comprehensive policies based on an understanding and evaluation of its defining characteristics (DCLG, 2012). In doing so, policies can ensure that developments respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.



2. Approach

The approach followed in developing this study has been tailored to meet the specific needs of the neighbourhood planning process and draws on best practice guidance including:

- An Approach to Landscape Character Assessment (Natural England 2014);
- Using Historic Landscape Characterisation (Historic England 2004);
- Character and identity Townscape and heritage appraisals in housing market renewal areas (Historic England and CABE 2008); and
- Understanding Place Historic Area Assessments: Principles and Practice (Historic England 2010).



3. Context

This section of the report describes the location and context of the Holwell and summarises local planning policies which are relevant to the study.

3.1 Location

The Parish of Holwell is located in West Dorset and has a population of approximately 370 residents (DCC, *Dorset Data Book*, 2011). It covers approximately 979ha of gently undulating, mainly agricultural land. The area comprises generally undeveloped, small clustered hamlets and farmsteads surrounded by chalk escarpments and limestone hills. Adjacent small rural settlements include Bishops Caundle to the north, Kings Stag to the east and Pulham to the south; these small settlements are set apart by large spans of agricultural land and patches of woodland and contribute to the remote, rural character of the area. Larger settlements are a further distance from Holwell including Sherborne 10km to the north west and Dorchester 25km to the south. There is a network of roads running through Holwell and into the surrounding area; connecting the small settlements. Primary roads within proximity include the A3030 from Sherborne in the north, travelling eastwards through Bishops Caundle. The closest railway station is at Sherborne with hourly connections to Salisbury.

Figure 1: Neighbourhood Plan Area



Legend

Neighbourhood Plan Boundary

3.2 Planning Policy Context

3.2.1 National Planning Policy

National Planning Policy Framework (NPPF), 2012

The NPPF requires local authorities to set out in their Local Plan a positive vision for the enhancement and enjoyment of heritage assets (DCLG, 2012). Part 12 Conserving and enhancing the historic environment clearly states that local authorities should recognise “*the desirability of new development making a positive contribution to local character and distinctiveness*” and should seek “*opportunities to draw on the contribution made by the historic environment to the character of a place*”.

Planning Practice Guidance

Planning Practice Guidance was reviewed, catalogued and published on the internet by the government in 2014 and is regularly updated (DCLG, 2014). The section on design includes guidance on promoting landscape character (Paragraph: 007 Reference ID: 26-007-20140306). It states that “*development should seek to promote character in townscape and landscape by responding to and reinforcing locally distinctive patterns of development*” and that the “*successful integration of new development with their surrounding context is an important design objective*”.

3.2.2 Local Planning Policy

Key local planning documents and policies of relevance to development with regards to heritage and character include the following:

The West Dorset, Weymouth and Portland Local Plan (2015)

The West Dorset, Weymouth and Portland Local Plan forms the local planning framework, which provides guidance on the future development and is the basis on which all planning decisions are made within the settlement area.

The following policies have been highlighted for its relevance to the management of the heritage and character assets of Holwell:

- ENV1 – Landscape, Seascape and Sites of Geological Interest
 - *Development should be located and designed so that it does not detract from and, where reasonable, enhances the local landscape character. Proposals that conserve, enhance and restore locally distinctive landscape features will be encouraged.*
 - *Where proposals relate to sites where existing development is of visually poor quality, opportunities should be taken to secure visual enhancements. Development that significantly adversely affects the character or visual quality of the local landscape or seascape will not be permitted.*
 - *Appropriate measures will be required to moderate the adverse effects of development on the landscape and seascape.*
- ENV3. Green Infrastructure Network
 - *Development that would cause harm to the green infrastructure network or undermine the reasons for an area’s inclusion within the network will not be permitted unless clearly outweighed by other considerations.*
 - *Development proposals that promote geodiversity and biodiversity within this network of spaces and provide improved access and recreational use (where appropriate) should be supported.*
- ENV4 – Heritage Assets.
 - *The impact of development on a designated or non-designated heritage asset and its setting must be thoroughly assessed against the significance of the asset. Development should conserve and where appropriate enhance the significance.*

- ENV10 – The Landscape & Townscape Setting
 - *All development proposals should contribute positively to the maintenance and enhancement of local identity and distinctiveness. Development should be informed by the character of the site and its surroundings.*
 - *Development will provide for the future retention and protection of trees and other features that contribute to an area's distinctive character. Such features may not always be designated or otherwise formally recognised.*
 - *Development should only be permitted where it provides sufficient hard and soft landscaping to successfully integrate with the character of the site and its surrounding area.*
 - *Opportunities to incorporate features that would enhance local character, including public art, or that relate to the historical, ecological or geological interest of a site, should be taken where appropriate.*
- ENV11 – The Pattern of Streets & Spaces.
 - Within and adjoining existing settlements, development should ensure that:*
 - *streets and spaces are well-defined, safe and pleasant to use, with active and overlooked public areas and secure private areas;*
 - *Places are designed to be clear and simple for people to find their way around, and not dominated by the road layout and parking, places are well-connected throughout the site and with the surrounding area and do not unduly limit opportunities for future growth. Bus routes and bus stops, and strategic cycle and pedestrian routes, should be planned for;*
 - *the design of routes reflects the likely levels of use, and key routes will be easily identifiable through their scale, alignment and use of vistas;*
 - *provision is made for bin stores, recycling facilities, drying areas, cycle parking, mobility scooter storage and private amenity/garden space (and associated storage and composting facilities) appropriate to the uses proposed and character of the area.*
- ENV12 – The Design & Positioning of Buildings.
 - *Development will achieve a high quality of sustainable and inclusive design. It will only be permitted where it complies with national technical standards and where the siting, alignment, design, scale, mass, and materials used complements and respects the character of the surrounding area or would actively improve legibility or reinforce the sense of place.*
- ENV14. Shop Fronts and Advertisements
 - *High quality design and materials in shop front development are encouraged. Proposals for new or replacement shop fronts, including associated features will normally be permitted if they are compatible with and respect the character, appearance and scale of the building, and do not result in the loss of historic fabric in the case of a heritage asset.*
- ENV15 – Efficient & Appropriate Use of Land.
 - *Development should optimise the potential of the site and make efficient use of land, subject to the limitations inherent in the site and impact on local character.*

The District Council has also produced the following Supplementary Planning Documents to guide developmental best practice:

- Design and Sustainable Development Planning Guidelines
- Planning Obligations Guidelines

3.2.3 Existing Landscape Character Assessment

Existing character assessments have been reviewed to provide some context to this more detailed assessment. The study area falls within National Character Area (NCA), 133: Blackmore Vale and Vale of Wardour, as defined by Natural England (Natural England, 2014). This NCA is broad but provides some context to the character of the study area. The key characteristics of this area which are of particular relevance to this assessment are:

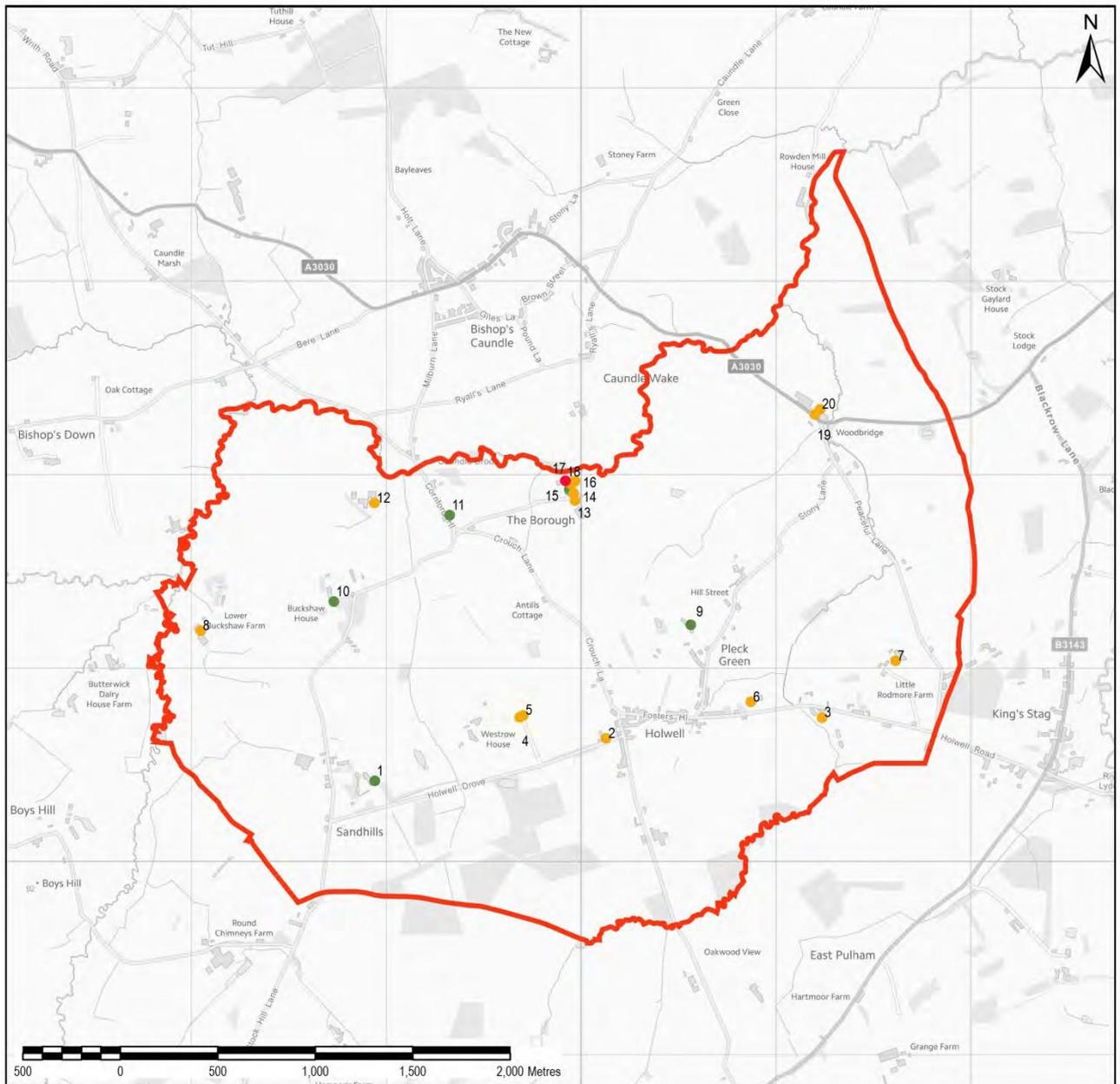
- *A complex mosaic of mixed farming: undulating, lush clay vales dissected by a broken limestone ridge and fringed by Upper Greensand hills and scarps.*
- *Small irregular and rectilinear pasture fields with hedgerow oak trees and many scattered small broadleaved woodlands.*
- *Fragmented semi-natural habitats comprised mostly of damp, small grasslands and scrub, and often relict areas of common.*
- *Predominantly clay surface geology (soils) leading to seasonally high water table with standing water in fields; many ditches and streams.*
- *Wooded Upper Greensand scarps and outliers, some with historic houses and parks.*
- *Broken low limestone ridges with shallow valleys, and steeper valleys around the margins of the area.*
- *Small villages and hamlets forming nuclei within a patchwork of fields, hedges, woods and trees, mostly derived from medieval settlement and land use.*
- *Many villages at the foot of the scarps, at river crossing points, on the Greensand springline, along the limestone ridge and at strategic sites.*
- *A wide variety of local building materials and techniques, including timbering, thatch, tile, Todber Freestone and Upper Greensand.*



Undulating, clay vales of mixed farming, Ryall's Lane

4. Historical Development

Figure 2: Heritage Assets



Legend

- Listed building- Grade I
- Listed building- Grade II
- Listed building- Grade II*
- ▭ Study Area

4.1.1 Historical Development

Holwell consists of, according to Leslie W. Coffin¹, nine hamlets: Holwell Borough; Buckshaw hamlet; The Manor and Sandhills; Westrow House and Farm; Crouch Hill and School; Pleck and Gunville; Hill Street; Packers Hill and Piccadilly; and Woodbridge. The Borough was the original medieval part of the village comprising St Laurence Church and the village stocks, the Rectory, the School as well as a few farmhouses and cottages. The settlement was then extended, when hamlets to the south, east and west were established later. Agriculture was for many years the main economic activity in the village and the numerous surviving farms and cottages are reminiscent of that time. There were two important periods for the village in the 20th century. The first one is the period following the World War I when a lot of the men were lost in the war. Then, following a period of development, a period of depression followed with high unemployment affecting the whole of the British Isles that lasted until the beginning of World War II.

1075: Holwell became a Manor of the bishops of Sarum (Salisbury). It was transferred to the diocese of Bristol in 1542 and remained unattached until 1836 when it was transferred again to the Archdeaconry of Sherborne and diocese of Salisbury.

1086: Holwell mentioned in the Domesday Book as part of Milborne Port.

1188: The 1188 Pipe Rolls refer to Holwell as Holewala.

1201: The village is referred to as Holeweye meaning ridge or bank in hollow or sunk enclosure and in the 14th century as Haleghewelle.²

15th century: The parish Church of St Laurence (NHLE 1152109, grade I) was built with a chancel and organ chamber and was later restored in 1885. Naish Farmhouse (NHLE 1118847, grade II*) also built with 16th, 18th and 19th century alterations and additions.

16th century: The Manor House (NHLE 1118845, grade II*) was built and most of it rebuilt in 1889.

18th century: The village stocks to the south of the church are installed however some of the woodwork has been renewed.³

1769: The “*Duty performed by the farmers of Holwell under the maintenance of the Holwell Highways Act called Plough Duty*” was established. Each farmer was responsible for the maintenance of a section of the roads and bridges of the parish. Following this act, for some years Holwell’s bridges were repaired and rebuilt.

1771 Peaceful Lane Bridge rebuilt

1801: In the census of 1801, 293 people were living in the village in 63 houses. There were 71 families and 99 people were employed in agriculture.

1824: Rowden Bridge Mill rebuilt

1830: Woodbridge Bridge rebuilt

1844: Holwell was historically part of Somerset and became part of Dorset in 1844.

1853: The oldest pillar box in public service is considered to be at Barnes Cross (NHLE 1237251, grade II*). It dates from 1853 and was manufactured by John Butt and Co. at Sweetbriars Street Foundry, Gloucester for the Gloucester and Western District of the Post Office.

1861: The highest population was recorded in 1861 when 495 were living in the village.

World War II: During the early part of World War II most of the milestones were buried in order to prevent enemies to locate themselves. Some of them remained buried until today.

¹ Coffin, L., W., Holwell and Villages: Past and Present, Dorset, 1990, p. 88

² Coffin, L., W., Holwell and Villages: Past and Present, Dorset, 1990, p. 16

³ http://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=MDO1245&resourceID=1012

1924: The Village Hall constructed in 1924. It is a single storey corrugated iron building on a timber frame with a concrete asbestos roof. The building was surveyed recently and is under consideration if it will be repaired or a new Village Hall will be built.

1983: 339 people were living in 101 houses.

Present: The majority of the new buildings are located around Fosters Hill road in the settlements of Pleck and Crouch Hill.

4.1.2 Heritage Assets

Listed Buildings

Listed Buildings are buildings of special architectural and historic interest. They are designated by the Secretary of State. The Holwell Neighbourhood Plan area contains 20 listed buildings, one of them is of exceptional interest (grade I), five are listed for their more than special interest (grade II*) and the rest of them are of special interest (grade II). Surviving buildings from the medieval period, particularly the 15th century, include the parish church of St Laurence (NHLE 1152109, grade I) and Naish Farmhouse (NHLE 1118847, grade II*) while post medieval buildings include the Manor House (NHLE 1118845, grade II*) and Westrow Cottage East (NHLE 1324136, grade II). Further information regarding listed buildings can be found at the National Heritage List for England.

Buildings of Local Interest

Local lists play an essential role in building and reinforcing a sense of local character and distinctiveness in the historic environment. Local lists can be used to identify significant local heritage assets to support the development of Local Plans. There has been no local list produced for the Holwell area by the West Dorset District Council.

However, this does not mean that buildings that are not listed lack architectural, historic or social interest. There are many buildings in the village that date from the 19th and 20th century (or earlier) that could be considered of local interest. A number of buildings and structures have been identified which positively contribute to the character and heritage of the area. The list is not definitive but provides some additional buildings of interest within the area.

South View – Methodist Chapel: The building to the south of Peveril House was built around 1826⁴ (apparent on the 1886's map) and was the first Methodist Chapel in the village. It was used as a chapel for the first time in 1828 and has recently been converted and extended. It is two-storeys high and three bays wide. The south elevation is rendered while the north elevation exposed rubble. There is a porch in the south elevation and two dormers windows in the roof. The building is another example of vernacular architecture and has historical and communal value.

The Chapel House: This was the second Methodist Chapel in the village, red brick with stone details, gothic revival style. The chapel, including a school room opened in 1903 and closed in 1975.⁵ It is of modest Gothic revival style constructed of Evercreech brick and freestone details on the windows. The roof is constructed of locally made red tiles and the porch is covered with encaustic tiles. The chapel has now been converted into a house. It has architectural, historical and communal value.

Holwell Nursery School, Crouch Lane: The Nursery is based in a building, parts of which are over 300 years old and stands on the site since 1778⁶. It is one storey with pitched roof and has a porch on the south elevation and a single storey extension with flat roof to the north. The oldest part is constructed of red brick with stone details. The building has historical and communal value.

Stocks to the south of the church: The stocks outside the parish church are considered to date from the 18th century. They are constructed of wood that has been renewed and iron fittings. They have historical value.⁷

Lodges to the north and north-east of Buckshaw House's Gates: Two similar lodges constructed of rubble with stone details. Both lodges are well-preserved examples of early 20th century domestic revival architectural style

⁴ Coffin, L., W., Holwell and Villages: Past and Present, Dorset, 1990, p.178

⁵ Coffin, L., W., Holwell and Villages: Past and Present, Dorset, 1990

⁶ <http://www.holwell-nursery.btck.co.uk/>

⁷ 'Holwell', in An Inventory of the Historical Monuments in Dorset, Volume 3, Central (London, 1970), pp. 117-123. British History Online <http://www.british-history.ac.uk/rchme/dorset/vol3/pp117-123> [accessed 10 August 2017].

with arts and crafts influence with vernacular materials. The first lodge appears on the 1901's map and the northern one in 1927's map. They have both architectural and historical value.

Manor Farmhouse: Manor Farm appears on the 1886's map. Manor Farmhouse is a two and a half storeys farmhouse constructed of rubble with red brick details and tiled roof. Each elevation comprises two gables. The building was refurbished recently. It is an attractive building of traditional appearance but not the original.

In addition to these buildings of local interest, there are a range of traditional buildings throughout the area which are associated with farming. These buildings can be divided into two sub-categories: farmhouses and cottages. The majority are constructed of rubble stone however there are some brick and rendered examples. All are two-storeys high and have features such as porches with pitched roofs, tiled roofs and timber windows. Most of them appear on the 1886 Ordnance Survey map and are good examples of vernacular architecture of Holwell. They all contribute to the local distinctiveness of the area and are considered to be buildings of local interest.

Farmhouses are predominantly three-bays wide:

- Holwell Manor Cottage, Stock Hill Lane;
- Lower Woodbridge House, Peaceful Lane;
- Windmill Cottage, Holwell Road (just outside the parish boundary); and
- Red House, Peaceful Lane, (appears on the map in 1927 however it is of similar style with the above ones)

Cottages are mainly longer, rectangular buildings:

- Proctor's Cottage;
- Barnes Cross Cottage, Cornford Hill (associated with the grade II* letter box to the east of it);
- Caundle Brook Cottage, Crouch Lane (thatched); and
- Nightingale Cottage, Crouch Lane



Lodges to the north and north-east of Buckshaw House's Gates



Village Stocks



Nightingale Cottage, Crouch Lane

5. Key Characteristics

This section of the report summarises the key characteristics of the neighbourhood plan area. Natural England defines key characteristics as “*those combinations of elements which help to give an area its distinctive sense of place*” that would result in significant consequences for the current character if they were changed or lost. As a result, they form important evidence to support the development of planning and management policies and a reference point against which to monitor future change (Natural England, 2014). The key characteristics of Holwell are as follows:

- Deeply rural, sparse settlement surrounded by an agricultural landscape with a strong sense of tranquillity and remoteness;
- Land use within the main areas of settlement is a mixture of residential dwellings clustered around the intersection of Foster’s Hill and Crouch Lane, which are the main vehicle routes into the settlement;
- Predominantly low-density ribbon development with no clear settlement edge or centre to Holwell;
- Farmsteads, agricultural land and large manor houses are located around the perimeter of the main settlement;
- The settlement includes a village hall, nursery school and campsite;
- The Church of Saint Laurence and a cluster of properties forming Holwell Farm form a small medieval settlement at the terminus of a narrow farm track off Cornford Hill;
- The parish includes several small woodlands, the most significant being Warry’s Plantation located south of Holwell Drove;
- The primary hydrological feature is Caundle Brook, which forms the northern periphery of the Parish Boundary; other smaller brooks are also found within the area;
- Landscape of mixed arable and pastoral land interspersed by woodland and small ditches and streams lined with riparian woodland;;
- Variety of architectural styles representing the villages historical development with a strong rural and agricultural vernacular;
- There are pockets of small late 20th century housing developments in the parish including Foxs Close;
- Narrow rural lanes with wide grass verges, lined by hedgerows;
- Glimpsed views across rolling agricultural land from areas of higher ground;
- Large detached properties, often high quality renovated agricultural buildings with extensive grounds and rural views, located in small clusters throughout the parish area. Buildings are set back from the road and concealed by vegetation, fence lines and entrance gates on property boundaries;
- A number of large historic, manor houses are located within the Parish including, Buckshaw House and Holwell Manor; properties are accessed through gated entrances with tree-lined driveways;
- A network of Public Right of Way runs through the Parish providing access and permeability for pedestrians;
- Agricultural land is divided by dense hedgerows and hedgerow trees; and
- Howell Drove is a straight stretch of road running east to west across the parish. The road is lined on both sides with wide grass verges and an avenue of trees.

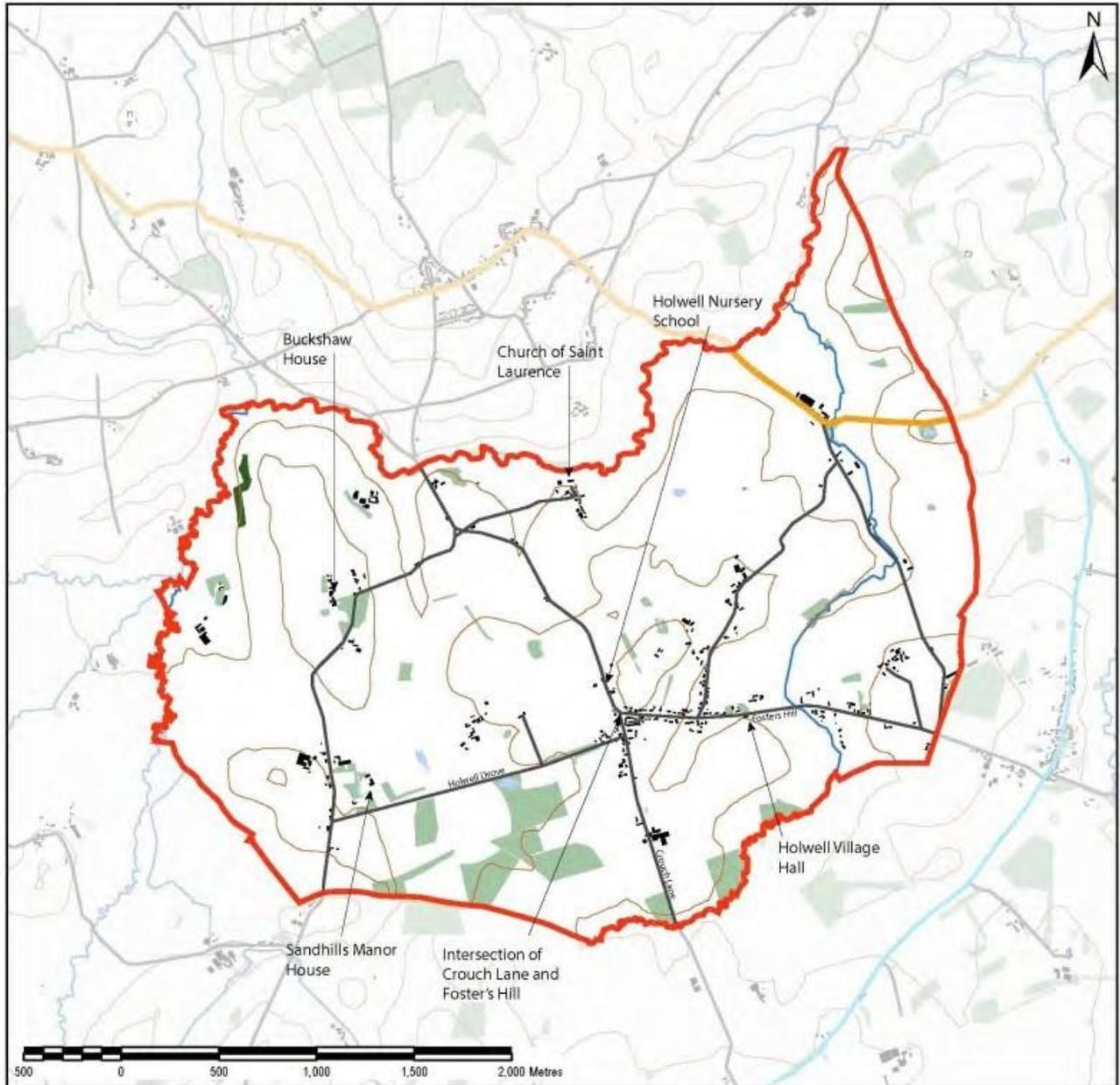
Key Characteristics provided by the Holwell Neighbourhood Plan Working Group:

- The area has an intimate feel / comparatively low, flat landscape surrounded by the elevated chalk escarpment and limestone hills;
- Views are open or framed across the vale with these higher lands in the distance;
- Many small woods and copses;
- Numerous streams and ditches;
- Small pasture fields of varied size and shape are bordered by a continuous network of trimmed hedgerows that contain frequent, mature hedgerow oak trees;

- Extensive network of streams, often associated with small woodlands;
- Areas of lowland neutral grassland; and
- Roadside hedges often set back behind a wide grass verge with a ditch immediately in front.

Figure 3: Landscape Context

Contains OS data © Crown copyright and database right 2017



Legend

- | | | |
|------------------|----------------|-------------------|
| Buildings | Primary Road | Watercourse |
| Woodland | Secondary Road | Surface Water |
| Ancient Woodland | Local Road | 10m Contour Lines |

Rural Landscape



Above: Gentle undulating mixed farmland, divided by woodland with development largely concealed, characteristic of much of the parish, Foster's Hill.

Below: The historic centre of the village around the Parish Church of St Laurence is surrounded by pasture and the riparian corridor of Caundle Brook, enhancing the rural characteristics of the parish.



Settlement Layout



Above: Large detached houses throughout the parish are generally set back from the road by well vegetated front gardens and fence lines on boundaries.

Below: Buildings in the core settlement of the parish around Fosters Hill are low density, ribbon development set back from the street by manicured hedgerows and large front gardens.



Examples of Built Form





Green Space and Public Realm



Above: Limited public realm at Fosters Hill

Below: Public Right of Way off Stony Lane. Designated recreation space is limited to the network of Public Rights of Way that traverse the area.



6. Managing Change

6.1 Forces of change

The character of the Holwell Parish is the result of a range of interactions between natural and human processes. This evolution is supported by the section on historical development which describes how the structure and character of the area has changed over time. Together this provides a baseline against which change can be monitored and managed.

The evolution of the landscape will continue and therefore the management of change is essential to ensure that sustainable social, environmental and economic outcomes are achieved. This section therefore considers various factors which may influence change and inform the policies set out in the Holwell Neighbourhood Plan.

6.2 Positive aspects of character

There are a number of positive aspects of character which should be sustained, reinforced or enhanced. These generally relate to its tranquil setting and quality of the rural character:

- High degree of tranquillity and scenic beauty across the Parish;
- A strong and well-managed network of grass verges, hedgerows and woodland lining the secondary roads through the area, which are characteristic of a rural landscape;
- Variety of architectural design of buildings, which enhance diversity and interest;
- Low-density ribbon development comprising predominantly detached houses set in large plots, characteristic of a rural area;
- Buildings generally set back from the road with well-vegetated gardens that create a sense of enclosure and reduce the visual influence of development on the surrounding landscape;
- Intermittent views across the agricultural landscape are afforded from areas of higher ground;
- The survival of historic buildings of traditional architecture and local vernacular detailing, which contributes to a strong sense of place;
- The survival of 15th and 16th century buildings such as the parish church of St Laurence, Naish Farmhouse and the Manor House; and
- The survival of farmhouse and cottages illustrating the agricultural past of Holwell.

6.3 Issues to be addressed

The following issues have been identified, which need to be considered as part of new development or active management:

- Alterations to existing buildings through permitted development which are unsympathetic to existing buildings such as replacement of original windows and doors with uPVC ones and extensions that do not respect the materials and the style of the original building;
- There is no designated access for cyclists in the area which means they have to travel on narrow lanes with limited visibility and passing vehicles;
- Limited space designated for community activities within the village;
- Limited range of community services, including shops;
- Existing community buildings such as Holwell Village Hall have low architectural quality and minimal landscape features; and
- Lack of designated recreation space.

Issues to be addressed provided by the Holwell Neighbourhood Plan Working Group:

- Some agricultural buildings and village edges are visually intrusive;
- Plantations of conifer trees within woodlands appear out of character;
- Hedgebanks are in poor condition;
- Historic loss of traditional orchards around settlements;
- Depleted mature tree stock due to historic loss of elm to Dutch Elm Disease; and
- Existing hedgerow oak trees are mature specimens, sometimes stag headed.

6.4 Sensitivity to change

There are also some elements which are particularly sensitive to change:

- The sense of remoteness with an apparent lack of development within the rural landscape;
- Views across the agricultural landscape;
- Sense of enclosure provided by woodland, trees and hedgerows in the landscape; and
- Designated and non-designated heritage assets and their settings.

6.5 Character management principles

The character and quality of the rural landscape makes a strong contribution to the character of settlement within Holwell and an appreciation of its history and heritage. The dispersed nature of the settlement and the abundance of mature vegetation create a strong framework within which future development could be accommodated, so long the general pattern of development is maintained. Managing change in this area should focus on sustaining, reinforcing or enhancing those aspects which contribute to its rural qualities and character. There should be a particular focus on design quality, which reinforces local distinctiveness, but does not preclude originality or seek to impose particular architectural styles. In order to address the issues highlighted above, the following principles should be considered when defining policies with respect to heritage and character.

- Retain and protect the rural, tranquil character and scenic beauty of the area;
- The design of new buildings should respond to the scale, density and position of existing buildings in relation to the streets and plots and should enhance local distinctiveness without limiting originality and innovation;
- Development proposals that would result in the loss of trees or woodland should provide a clear commitment to replace this vegetation;
- Conserve and protect heritage assets and their settings;
- Conserve the rural character of roads by maintaining grass verges and hedgerows;
- Where new domestic access points are required, small-scale features such as fencing, entrance gates and hedgerows should respond to the local vernacular to promote and enhance local distinctiveness;
- Proposals to alter historic buildings should demonstrate a thorough understanding of the history and design qualities of the buildings and provide a clear rationale for how this has been taken into account in the design of the proposed alterations, without limiting originality and innovation;
- Improve the quality of community and retail facilities to enhance the sense of place; and
- Proposals that provide designated recreation space and opportunities for play will be encouraged.

In addition to policy protection, Holwell Neighbourhood Plan Working Group may decide to take forward projects or initiatives which could be financed through the Community Infrastructure Levy (CIL) or Section 106 (S106) contributions, or if the project is not eligible for these mechanisms, through other means of funding or delivery. CIL is a tool for local authorities to levy contributions from developers to help deliver infrastructure projects which

benefit the local community – for more information, see <http://planningguidance.communities.gov.uk/blog/guidance/community-infrastructure-levy/>.

Section 106 agreements are site-specific and put in place to make it possible to approve a planning application that might not otherwise be acceptable in planning terms – for example, the provision of new green space. It is recommended to seek advice from the Local Planning Authority on what types of project can be funded through CIL and S106.

7. Next Steps

This study is intended to provide evidence to support the development of policies with respect to heritage and character for the Holwell Neighbourhood Plan. As such, it does not provide a comprehensive overview of contribution of individual buildings, streets or spaces to the character of the area. It should be considered alongside other evidence gathered through the plan making process, such as detailed policy reviews, consultation responses and site options assessments and the evidence base of the West Dorset, Weymouth and Portland Local Plan.

Local lists play an essential role in building and reinforcing a sense of local character and distinctiveness in the historic environment, as part of the wider range of designation. They enable the significance of any building or site on the list (in its own right and as a contributor to the local planning authority's wider strategic planning objectives), to be better taken into account in planning applications affecting the building or site or its setting. It is suggested that these are discussed with the local planning authority and that the following guidance Historic England's 'Local Heritage Listing Historic England Advice Note 7' (HE 2016) is used to prepare a selection criteria for a local list, thereby encouraging a more consistent approach to the identification and management of local heritage assets across Holwell and West Dorset more widely. Creating a local list based on sound and consistent selection criteria will ensure a credible and accountable way of identifying local heritage assets, to the benefit of owners and developers who need to understand the significance of the local heritage.

A wealth of further information and support is available to assist Holwell Parish Council in applying the principles set out in this assessment. The Locality website is a useful starting point and is updated regularly. Current guidance which may be of interest includes:

- Community Rights and Heritage, July 2016: <http://mycommunity.org.uk/resources/community-rights-and-heritage/>
- Heritage in Neighbourhood Plans, July 2016: <http://mycommunity.org.uk/news/heritage-in-neighbourhood-plans/>
- Design in Neighbourhood Planning, February 2016: <http://mycommunity.org.uk/resources/design-in-neighbourhood-planning/>

Further technical support is also available to priority neighbourhood planning groups and forums through Locality, funded by DCLG. The other packages of support currently available are:

- Housing Advice and Assessment
- Site options and assessment
- Urban Design and Masterplanning, including Design Codes
- Strategic Environmental Assessment (SEA)
- Environmental Impact Assessment (EIA)
- Habitats Regulations Assessment (HRA)
- Viability of proposals
- Evidence Base and Policy Reviews
- Facilitation Support
- Technical Facilitation
- Healthcheck prior to examination

Further information is available in the Neighbourhood Planning Grant Guidance Notes produced by Locality: <http://mycommunity.org.uk/resources/guidancenotes-neighbourhood-planning/>

References

Department of Communities and Local Government. (2012). National Planning Policy Framework. [online] Available: <<https://www.gov.uk/government/publications/national-planning-policy-framework--2>>. Last accessed 18 July 2017.

Dorset County Council (2011) The Dorset Data Book. Available: https://www.dorsetforyou.gov.uk/media/167232/Dorset-Databook-2011-Part-1/pdf/Data_Book_2011_Part_1_single_page.pdf. Last accessed on 1 August 2017

English Heritage and CABE. (2008). Character and identity: Townscape and heritage appraisals in housing market renewal areas. [online] Available: <<http://webarchive.nationalarchives.gov.uk/20110118095356/http://www.cabe.org.uk/files/character-and-identity.pdf>>. Last accessed 18 July 2017.

Historic England. (2004). Using Historic Landscape Characterisation. [online] Available: <<https://historicengland.org.uk/images-books/publications/usinghistoriclandscape-characterisation/>>. Last accessed 18 July 2017.

Historic England. (2010). Understanding Place Historic Area Assessments: Principles and Practice. [online] Available: <<https://historicengland.org.uk/images-books/publications/understanding-place-principles-practice/>>. Last accessed 18 July 2017.

Natural England. (2014). An Approach to Landscape Character Assessment. [online] Available: <https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/396192/landscape-character-assessment.pdf>. Last accessed 18 July 2017.

West Dorset District Council (2009) Design and Sustainable Development Planning Guidelines. Available: https://www.dorsetforyou.gov.uk/media/135106/Supplementary-Planning-Document-February-2009/pdf/JW_pb_Design_SPD_090320.pdf. Last accessed on 1 August 2017.

West Dorset District Council (2009) Planning Obligations Guideline. Available: https://www.dorsetforyou.gov.uk/media/143235/Planning-Obligation-guidelines/pdf/Planning_obligations_guidelines_web_version.pdf. Last accessed on 1 August 2017

West Dorset District Council (2009) West Dorset Landscape Character Assessment. Available: https://www.dorsetforyou.gov.uk/media/pdf/m/r/Landscape_Character_Assessment_February_2009.pdf. Last accessed on 1 August 2017

West Dorset District Council, Weymouth and Portland Borough Council (2015) Sustainability Appraisal. Available: https://www.dorsetforyou.gov.uk/media/209520/Sustainability-Appraisal/pdf/FORMATTED_OR_fn_Sustainability_Appraisal_WEB.pdf. Last accessed on 1 August 2017

West Dorset District Council, Weymouth and Portland Borough Council (2015) West Dorset, Weymouth and Portland Local Plan. Available: https://www.dorsetforyou.gov.uk/media/209581/West-Dorset-Weymouth--Portland-Local-Plan-2015/pdf/West_Dorset__Weymouth___Portland_Local_Plan_2015.pdf. Last accessed on 1 August 2017

Dorset OPC (2017) Holwell. Available at: <http://www.opcdorset.org/HolwellFiles/Holwell.htm>. Last accessed on 1 August 2017

Royal Commission on Historical Monuments of England (1970) *An Inventory of the Historical Monuments in Dorset, Volume 3*. Central London. Her Majesty's Stationary Office. Available at: <http://www.british-history.ac.uk/rchme/dorset/vol3/pp117-123>. Last accessed 7 August 2017.

Coffin, L.W. (1990) *Holwell and Villages: Past and Present*. Dorset. S.Coffin

Appendix A - Historic Maps



1886-A3PDF-10000,

39015
CMAPS-CM-647621-39015-150817
370376, 111086

County Series

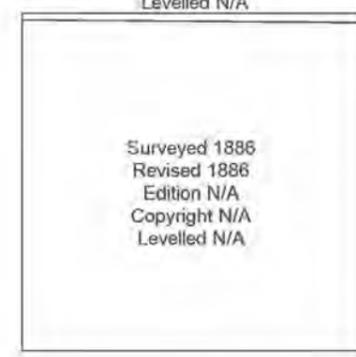
1886

1:10,560

1:10,560



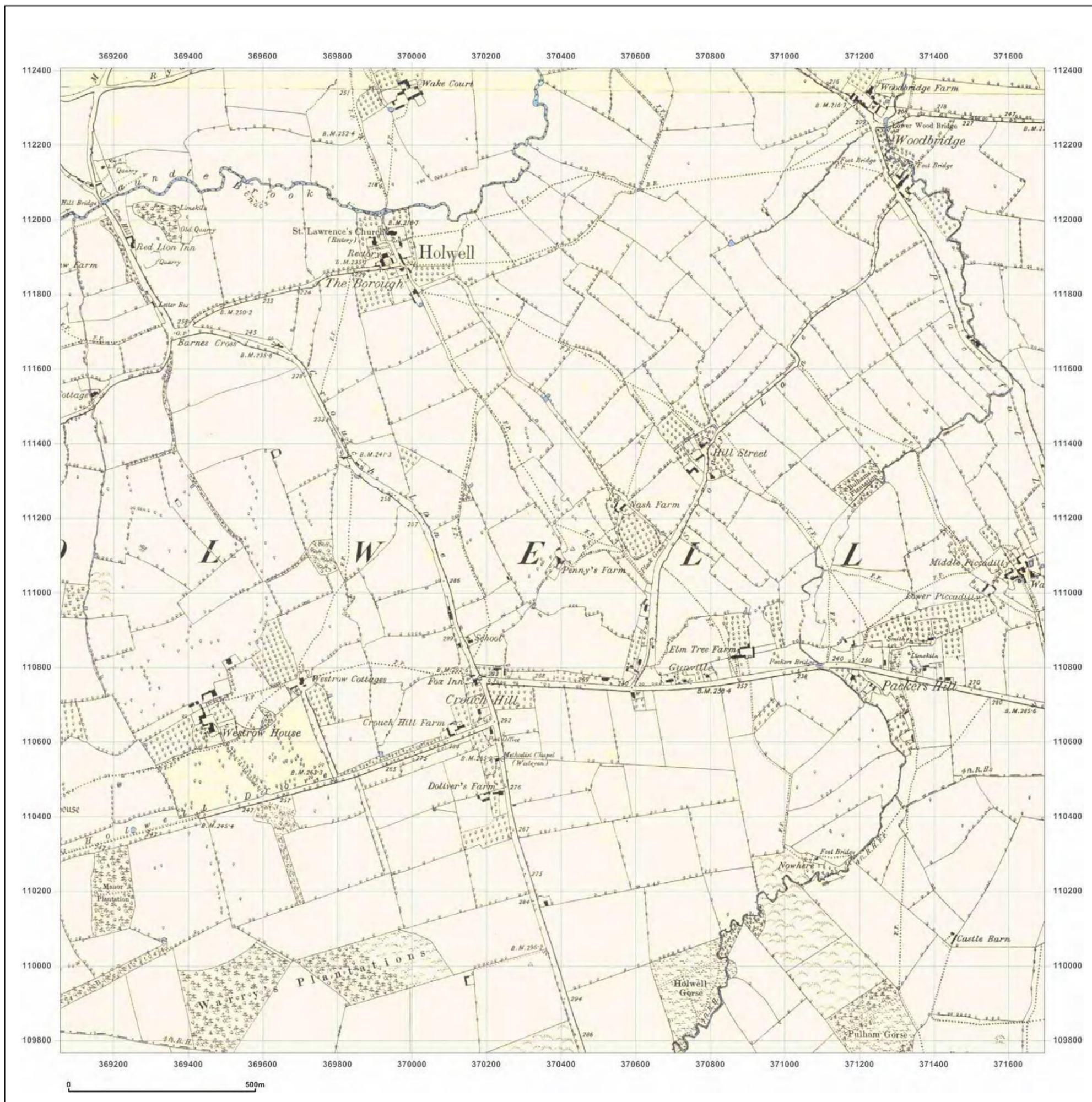
Surveyed 1886
Revised 1888
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1886
Revised 1888
Edition N/A
Copyright N/A
Levelled N/A



15 August 2017





1957-A3PDF-10000,

39015
CMAPS-CM-647620-39015-150817
370376, 111086

Provisional

1956-1957

1:10,560

1:10,560



Surveyed 1957
Revised 1957
Edition N/A
Copyright N/A
Levelled N/A

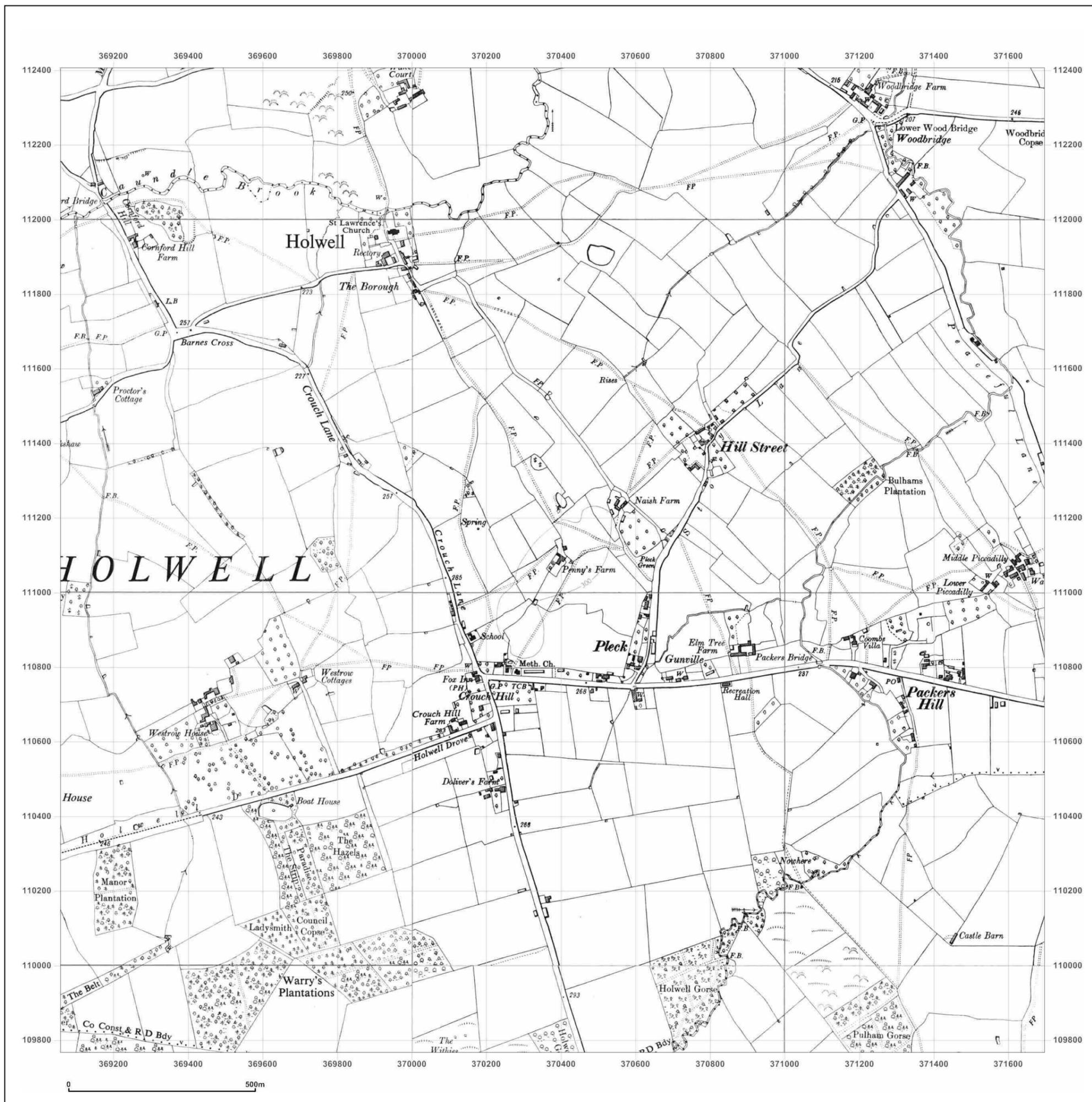
Surveyed 1956
Revised 1956
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1957
Revised 1957
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1957
Revised 1957
Edition N/A
Copyright N/A
Levelled N/A



15 August 2017



Appendix B – Schedule of Heritage Assets

ID	LIST ENTRY	NAME	GRADE	EASTING	NORTHING	LIST DATE
1	1118845	MANOR HOUSE	II*	368924	110402	11/07/1951
2	1304895	CHURCH HILL FARMHOUSE	II	370129	110639	11/07/1951
3	1118846	STRAWBERRY COTTAGE	II	371237	110746	21/05/1984
4	1152182	WESTROW COTTAGE WEST	II	369687	110748	21/05/1984
5	1324136	WESTROW COTTAGE EAST	II	369704	110759	21/05/1984
6	1324137	ELM TREE FARMHOUSE AND OUTBUILDINGS ATTACHED TO THE EAST	II	370872	110827	11/07/1951
7	1152205	MIDDLE PICCADILLY FARMHOUSE	II	371613	111039	11/07/1951
8	1324134	LOWER BUCKSHAW FARMHOUSE	II	368049	111196	11/07/1951
9	1118847	NAISH FARMHOUSE	II*	370562	111225	11/07/1951
10	1152103	BUCKSHAW HOUSE	II*	368715	111328	21/05/1984
11	1237251	PILLAR BOX AT BARNES CROSS AT ST 693 118	II*	369308	111775	16/09/1987
12	1118842	BUCKSHAW FARMHOUSE	II	368940	111856	21/05/1984
13	1324135	COTTAGE APPROXIMATELY 30 METRES SOUTH OF HOLWELL FARMHOUSE	II	369968	111868	21/05/1984
14	1118844	HOLWELL FARMHOUSE	II	369963	111906	31/07/1961
15	1304902	THE RECTORY	II*	369923	111908	11/07/1951
16	1118843	TABLE TOMB 4 METRES SOUTH OF SOUTH AISLE OF ST LAURENCE'S CHURCH	II	369950	111952	21/05/1984
17	1152109	CHURCH OF ST LAWRENCE	I	369940	111967	21/05/1984
18	1264161	TABLE TOMB 9 METRES EAST OF THE CHANCEL OF ST LAURENCE'S CHURCH	II	369969	111968	11/07/1951
19	1152259	PAIR OF FARMBUILDINGS APPROXIMATELY 20 METRES SOUTH WEST OF WOODBRIDGE FARMHOUSE	II	371200	112313	21/05/1984
20	1118848	WOODBIDGE FARMHOUSE	II	371225	112340	11/07/1951

