

# **Milton Abbas Neighbourhood Plan**

## **HERITAGE ASSESSMENT**

**Relating to the site allocations within the Milton  
Abbas Neighbourhood Plan**



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### Acknowledgement:

I would like to thank Nick Chisholm-Batten of AECOM for his assistance in the preparation of this assessment.

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## 1. Introduction

- 1.1 Kevin Morris Heritage Planning Ltd. has been appointed by the Milton Abbas Neighbourhood Plan Steering Group to provide an assessment of the likely impacts on known heritage assets, including their settings, as a result of potential development of the sites allocated within the Neighbourhood Plan.
- 1.2 This report follows work by AECOM who undertook an independent site assessment for the Milton Abbas Neighbourhood in January 2019. As stated by AECOM, the Neighbourhood Plan is being prepared in the context of the North Dorset Local Plan Part 1 (adopted in January 2016) and Milton Abbas forms one of the eighteen larger villages which have been identified as a focus for growth to meet local needs in addition to the four larger towns of Gillingham, Blandford Forum, Shaftesbury and Sturminster Newton. As reported, it is suggested that Milton Abbas will be required to deliver approximately 40 dwellings within the period of the Local Plan. Further to this, a Housing Needs Assessment (HNA) was prepared on behalf of the Neighbourhood Plan Steering Group to form part of the evidence base for the Neighbourhood Plan. This was completed in December 2018. The recommendations from the HNA confirm a housing target of 20 dwellings for Milton Abbas.
- 1.3 In the context of the above, the purpose of the heritage site assessment is to produce a clear appraisal of the suitability of each of the sites for potential development by assessing the possible effects of the suggested allocation and resultant development on those heritage assets with which there will be any degree of direct or indirect impact. In addition to guidance provided by the National Planning Policy Framework (NPPF 2018) the methodology undertaken to assess the impact of the proposed development has drawn on guidance for understanding and assessing heritage significance provided by Historic England in Conservation Principles (Policies and Guidance 2008 – now under revision), Historic England: Good Practice Advice (2015) and The Setting of Heritage Assets (2017).
- 1.4 Five areas will be considered as part of this study; archaeology, statutory listed buildings, the registered landscape, the Milton Abbas Conservation Area and non-designated heritage assets as determined from examination of the context and Historic Environment Record. An examination will be made of the significance of the assets likely to be affected by each of the sites and then the degree to which the proposed allocation is likely to impact upon their significance together with any mitigation that should be considered to offset any likely resultant harm.

## 2. The Sites

- 2.1 AECOM's sites report of January 2019 makes clear that sixteen sites have been considered through the site assessment. The list of sites and their locations are provided in Table ES1 and Figure 1.2 of their January 2019 Assessment. In light of their findings those sites most appropriate for shortlisting by the Milton Abbas Neighbourhood Plan Steering Group for taking forward for housing through the Neighbourhood Plan are as follows:

Site 5: Land at Langham Farm 2 (eastern section of the site)

Site 8: Land at Catherine's Well; and

Site 10: Land at Windmill Clump (northern half of the site).

- 2.2 In addition to these sites, a further five sites are potentially suitable for taking forward for housing through the Neighbourhood Plan. However, these sites have more significant constraints addressed within AECOM's study which would need to be addressed prior to allocation. The sites are as follows:

Site 5: Land at Langham Farm 2 (northern, southern and western section of the site);

Site 6: Land at Catherine's Well;

Site 7: Land at Catherine's Well (western section of the site);

Site 11: Land north of The Street; and

Site 12: Land at Catherine's Well 4 (eastern section of the site).

Further to the above, a further six sites were felt to be inappropriate for specific allocations through the Neighbourhood Plan given their size, and instead it is felt that they may be appropriate for conversions or windfall development and have not therefore been examined in further detail within this document. They are:

Site 1: Land at Delcombe Farm;

Site 2: Land at Delcombe Farm;

Site 3: Land at Greenhill Down;

Site 9: Land at Hoggen Down;

Site 15: Land at Long Close Farm; and

Site 16: Land at Milton Mills

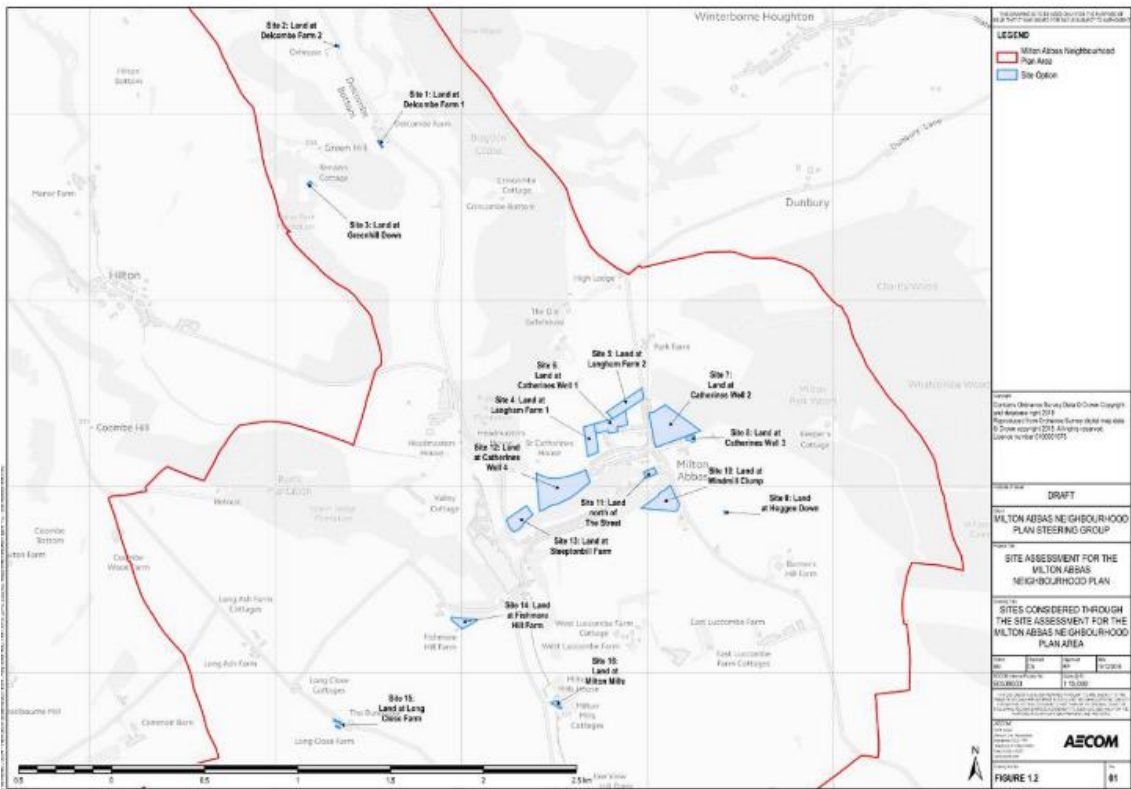


Fig. 1. The Neighbourhood Plan Area and location of sites: Source AECOM

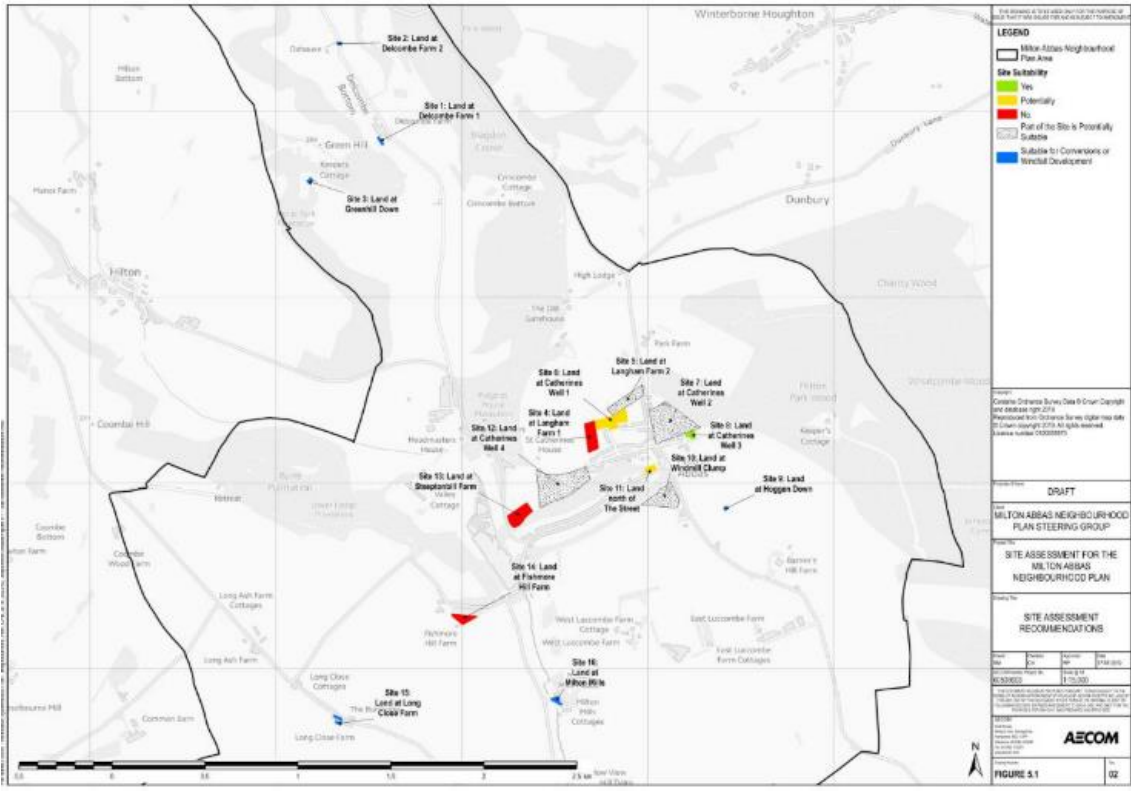


Fig. 2. A plan from AECOM’s report identifying the sites and their potential. Source AECOM

### 3. Historical Context

#### General

- 3.1 The Neighbourhood Plan area includes the historic village of Milton Abbas and its surroundings. The historical development of Milton Abbas is well documented and this brief description has drawn reference from several sources. Of particular note and worthy of further reading is the historical information contained within the Milton Abbey Landscape Management Plan commissioned by The Great Stare with aid from the Heritage Lottery Fund.
- 3.2 Little detailed or extensive knowledge exists of the area and its context pre-Conquest or during the Middle Ages although the Dorset Historic Environment Record provides evidence of early occupation with numerous non-designated monuments including the existence of a cross dyke dating from the late Bronze Age to Late Iron Age within the existing village and possible barrows north of St. Catherine's Well. These, together with numerous other non-designated monuments within the plan area suggests that the landscape would have been occupied and intensively farmed supported by further evidence of terracing throughout the area with lynchets surviving particularly well within the existing woodland and in at least two other areas valley slopes are ribbed or separated with small ridges running across the contour at intervals of up to 30 yards or 27 metres.
- 3.3 Further to this it is known that the origins of the present village and Abbey site stem from a collegiate church which was founded in circa 933 AD by King Athelstan of Wessex, to commemorate his brother Edwin who tragically died at sea and for which Athelstan was said to have been responsible. To provide support to the church, Athelstan granted it sixteen manors in Dorset. In 964, King Edgar dismissed the secular priests and replaced them with Benedictine monks from Glastonbury, who sustained their monastic life for several centuries. Over this period the Abbey developed as did the large market town outside its gates and St. Catherine's Chapel was constructed due east of the Abbey building. Development of the Abbey and its surroundings continued until six centuries of monasticism came to an abrupt halt with the dissolution of the monasteries under Henry VIII in 1539. The monks were dispersed and within a year the monastery's manors and other properties had been sold off.
- 3.4 In addition to the growth of the Abbey, the adjacent market town continued to thrive and became known as Middleton and in 1540, Sir John Tregonwell, a lawyer who had helped arrange Henry VIII's divorce from Catherine of Aragon and at the Dissolution acted as commissioner taking the surrenders of monasteries, bought the Abbey and estate for £1,000 and converted it into a private house. He died in 1565 but the Tregonwell family continued to occupy Milton Abbey house for the following century. Mary Tregonwell inherited in 1680, and in 1696 she married a naturalised Swede, Jacob Bancks, who had previously served in the Royal Navy. They had two children, one of whom, Jacob,



inherited the estate in 1724. Following his death in 1737 the Milton Estate passed to John Strachan, the son of a female cousin and after several legal wrangles, he was allowed to sell the estate in 1752 to a Joseph Damer.

- 3.5 Damer was a wealthy and ambitious man whose fortune had descended from a great-uncle. In 1742, he married Caroline Sackville, daughter of the first Duke of Dorset and following her death in 1755 Damer commissioned the Italian sculptor Carlini to make a monument to mourn her which currently stands in the north transept of the Abbey.
- 3.6 Damer's influence on Milton Abbey, the adjacent town and wider landscape was significant. Following acquisition, he set about a grand scheme to reshape the valley in which it lay. He planned the removal of Middleton and to replace the decaying Abbey buildings with a great house suited (as was a common view in the 18th Century) to its surroundings and his position.
- 3.7 The map in Fig. 3 dating from the 1760s, reveals the position of the village and house, plus the layout of the estate, shortly before Damer's (Lord Milton's) re-planning. As is evident, the majority of the village was sited south of the old Abbey church, a fragment of which remained. The map demonstrates a linear arrangement of buildings along principle and secondary roads. At this time Middleton was a town of some size, recorded in the 18th century as having over a hundred dwellings, a grammar school, a church, four inns, a brewery and several shops.

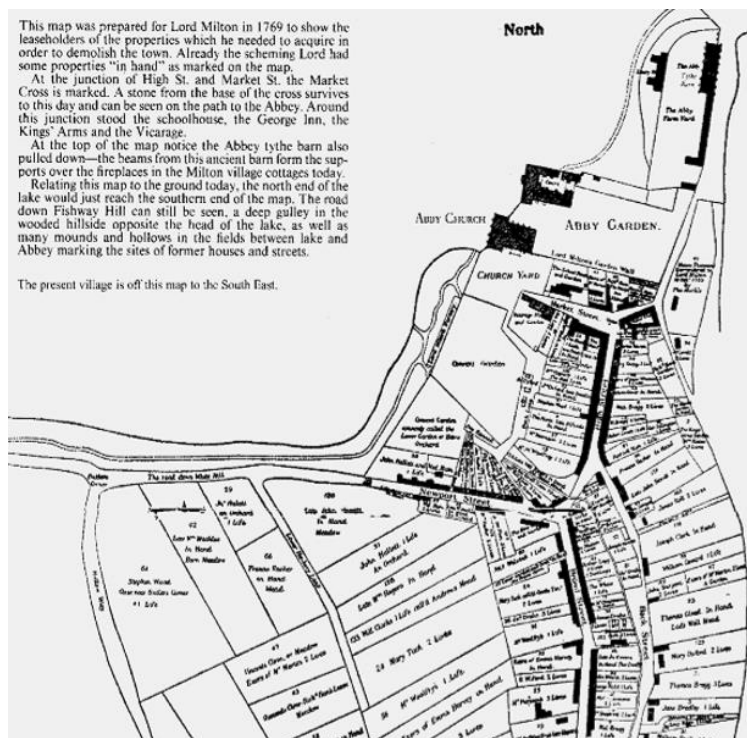


Fig. 3. Extract from an 18<sup>th</sup> Century plan prepared to inform Lord Milton of leasehold arrangements within Middleton as part of his grand plan

- 3.8 Initially Lord Milton hired John Vardy (1718-1765), who had constructed the Horse Guards in London and who worked intermittently on the Dorset project and a house for Damer in Park Lane. After Damer was created Baron Milton in 1764, he enlisted the great landscaper Lancelot 'Capability' Brown to design the grounds, and, following the death of Vardy in 1765, the famed architect Sir William Chambers (1723-1796) to create an appropriate house in the Gothic style, much against Chambers' tastes. Following frequent quarrels with his client Chambers resigned, leaving the completion of the interior to James Wyatt, who also 'restored' the Abbey Church. The result is the impressive Gothic mansion in its valley setting, which in time attracted three royal visits.
- 3.9 Even as Lord Milton, Damer found that his removal of the town, house by house as the leases expired or the occupants moved, did not go unopposed; one tenant, a lawyer, stubbornly remained but was flooded out when the sluice gates of the old Abbey pond above the town were opened. An artist's impression painted in the 1950's by Commander Hodgekinson, Headmaster of Milton Abbey School is displayed in the Abbey, but it is not clear whether this is based on any historical fact. Whatever Lord Milton's intentions in the case, the tenant took him to court and won. But by 1779 Damer had raised the entire town of Middleton and created a new model village on a site half a mile to the southeast. This was a huge project over many years and attracted labour from surrounding villages to landscape the estate, build new roads and move the village. Labourers were only paid a daily rate however and much of the landscaping and other work was carried out during the summer.
- 3.10 The inhabitants from Middleton town were transferred to the new model village approximately half a mile away, out of the sight of the remodelled Milton Abbey House and its Lakeland view. It is possible that the construction of The Street started at the lower end (west) progressing up and returning down the southern side as clearance and site preparation took place in a methodical sequential way.
- 3.11 Despite the population of the former town with over 100 dwellings only 40 cottages were constructed although as is evident today the cottages were subdivided often housing four families. The replacement village was built to accommodate those who remained and worked on Lord Milton's estate and a limited number of small industries that were established in the former town continued in the replacement village. Examples included a brewery, which continued to thrive well into the twentieth century supplying many inns including The Hambro Arms in Milton Abbas, The Crown at Winterborne Stickland, The Royal Oak at Milborne St Andrew, and The Drax Arms at Bere Regis. A number of home industries such as the Bakery, the Tailors and Blacksmiths continued and their locations are still evident.



Fig. 4. A 19<sup>th</sup> Century representation of the Mansion and Abbey Church set within its landscape looking from the west.

- 3.12 After Damer's death in 1798 at the age of 80, the estate passed to his son, George, and then to Damer's daughter Caroline. When she died in 1828 it passed to Henry Dawson Damer RN whose sole heir sold the estate in 1852 to Charles Joachim, Baron Hambro, a merchant banker from Denmark who made Milton Abbey his seat. Hambro commissioned Sir George Gilbert Scott to restore the Abbey Church in 1865, saving it from potential ruin. During this time additional building took place within the village and surrounding area with generally small-scale development resulting in buildings such as Hill Lodge (statutory listed) and the small Wesleyan Methodist Chapel (a non-designated heritage asset) both situated on the eastern side of the village.
- 3.13 Through their eighty years at Milton Abbey the Hambros saw the trees and shrubs planted by Capability Brown grow to their full maturity, especially under the care of Sir Everard Hambro. In 1932 the estate was sold and divided up. The Ecclesiastical Commissioners bought the Abbey and for some time the house was used as a healing centre. In 1953 the grounds were bought by a trust to establish a school, Milton Abbey and it was during the mid to latter part of the 20<sup>th</sup> Century that the village expanded northwards with the creation of St. Catherine's Well .

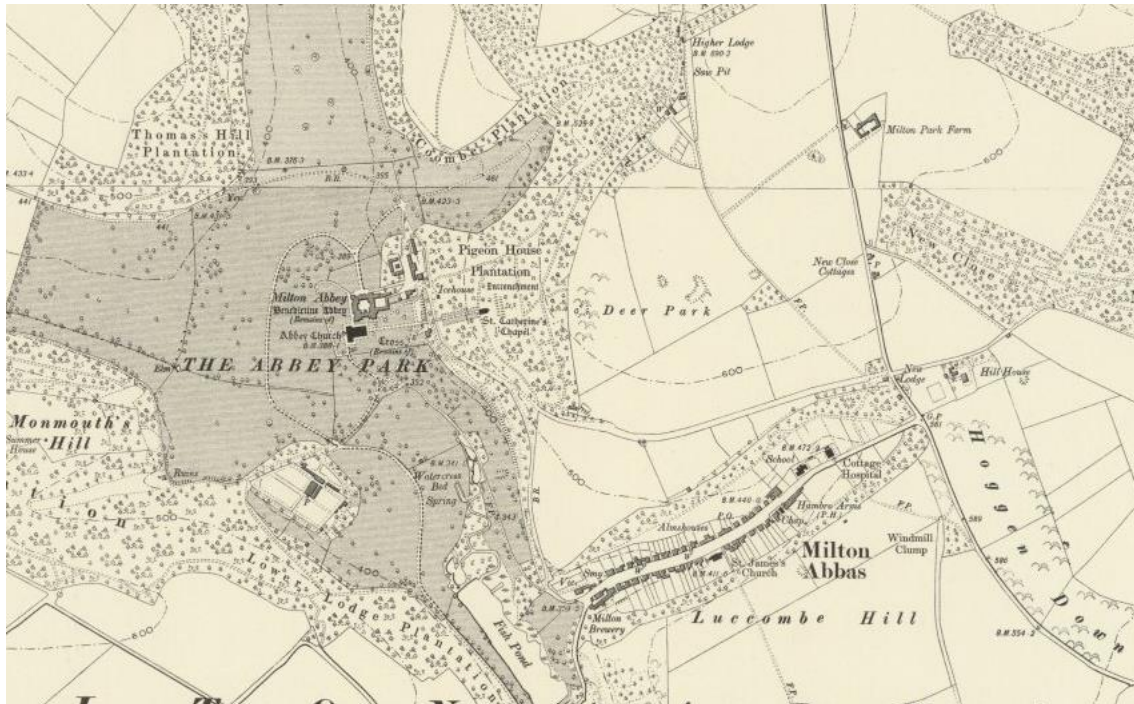


Fig. 5. A late 19<sup>th</sup> Century map of Abbey Park and the village of Milton Abbas.

### The landscape

3.14 When 'Capability' Brown completed the dramatic flight of grass steps linking St Catherine's Chapel and the Abbey Church, he called it 'The Great Stair'. As reported within the Milton Abbey Management Plan, Brown was subsequently "overwhelmed by the emergence of his overall project, he christened the whole place 'The Great Stare'. Stare - not in aggression, fear or vacancy, but in wonder at one of England's most glorious settings. It proved one of his greatest achievements". The landscape was laid out in circa 1763-82, during the great phase of English landscape design with Brown being the leading exponent of the more informal, naturalistic style of garden design which became hugely popular and highly influential in the second half of the C18. Again, the Management Plan draws reference to an Arthur Young who stated in 1771: *Lord Milton is making many improvements at Milton Abbey, of the most striking kind, which will so happily unite with the natural beauty of the grounds, as to render the whole uncommonly fine. The great peculiarity of the place is a remarkable winding valley surrounded on every side by hills, whose variety is very great. It is all lawn, and, as the surface has many fine swells, the effect is everywhere beautiful. The continuing sweeps of hanging woods are very noble.*

3.15 Browns vision saw more than 2,500 acres of land being transformed into a planned landscape with the Abbey as its the focal point and much of the surrounding Woodland (the lake is probably post-Brown) still in existence. Much of the land reflects its former appearance, certainly within the wider boundary although the grounds immediately adjacent to the school have seen several changes to facilitate the needs and aspiration of the Milton Abbey School.

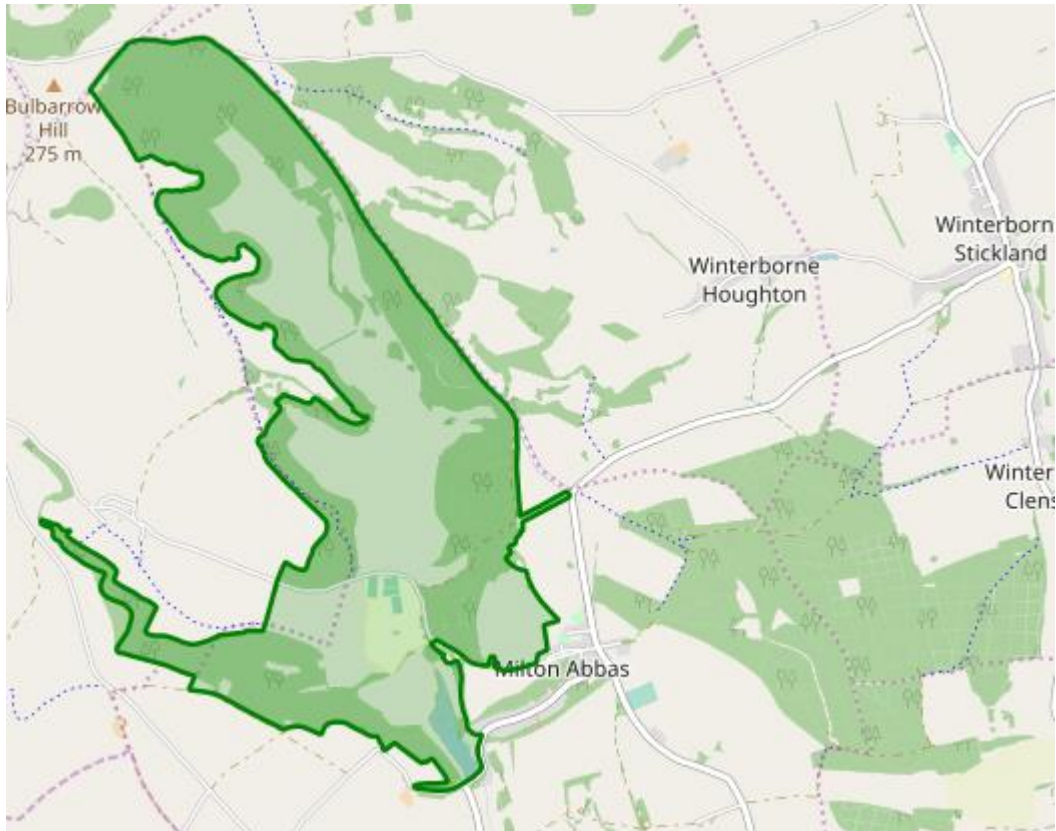


Fig. 6. An extract from the Council’s mapping information which illustrates the extent and boundary of the registered historic landscape. Source: Dorset Explorer

#### 4. Heritage Designations

- 4.1 Numerous heritage designations apply to the Neighbourhood Plan Area and suggested sites. As part of this report, only those with a potential reliance upon the site allocations for a contribution towards their significance have been identified. Each will be addressed on a site by site basis; however two significant designations comprise the historic landscape and conservation area. They are:

##### Registered Park

The “Capability Brown” landscape is a registered historic park listed grade II\*. It runs to at least 2,500 acres, of which 1,347 acres lie within the boundary of the Historic England registered park and garden. For interest, the site also falls within an Area of Outstanding Natural Beauty (AONB) which covers 44% of Dorset. The park is of high significance in historic, archaeological and architectural (landscape) terms and is of national interest.

The register subdivides the park into several areas as well as providing a general description. The entry is as follows:

*LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING* Milton Abbey is situated circa 4.5km north of Milborne St Andrew and the A354 road which leads north-east from Puddletown to Blandford Forum. The circa 535ha site comprises some 7ha of gardens and pleasure grounds, and circa 528ha of parkland, ornamental plantations and lakes. The site is bounded to the south and south-east by a minor road which runs east from Hilton to Milton Abbas, while to the north-east and north the boundary is formed by a minor road which leads north from Milton Abbas to Bulbarrow Hill, from which the site is separated by a stone park wall and by a park pale ditch. To the west, south-west and east the site adjoins agricultural land from which it is separated by a variety of hedges, banks and fences. The site is undulating, comprising a dry downland valley extending north from the abbey to a high point adjacent to the northern boundary of the park, with a further valley extending westwards from the abbey towards the village of Hilton, the church tower of which serves as an eye-catcher in the landscape (outside the area here registered). A further valley drops away to the south of the abbey, where a stream is dammed to form an artificial lake. Southerly views through this valley are now (early C21) partly obscured by vegetation, while extensive views to the south and west survive from the higher ground north of the abbey. The late C18 village of Milton Abbas, laid out to a design of Lancelot Brown (1774) and with a church designed by James Wyatt (1786) as part of Lord Milton's extensive improvements is not included in the registered site, but forms part of its setting. Similarly, the minor road leading south from Lower Lodge to Milborne St Andrew, circa 1km of which is planted with an avenue, and which was laid out by Lord Milton in the late C18 as an approach to the abbey, forms part of the setting of the site.

*ENTRANCES AND APPROACHES* The early C21 entrance to Milton Abbey is from the minor road which leads north and north-west from Milton Abbas to Hilton, at a point circa 200m north-east of the house. The entrance is marked by a pair of late C18 ashlar piers decorated with carved swags of flowers which support a pair of simple iron gates (all listed Grade II). Beyond the entrance, a tarmac drive leads south-west and south, adjoined to the west by lawns and C20 playing fields, and to the east by late-C20 school houses, to reach a carriage turn below the north façade of the abbey. From the carriage turn, a drive leads east to the stable court north-east of the house, the C18 and C19 buildings of which have been converted and extended in the C20 for school use.

Further drives lead north-east and south-east to join the minor road leading from Milton Abbas to Hilton. The present north drive replaces an earlier northern approach which followed a course circa 20m further west, joining the carriage turn on axis with the gatehouse leading to the central courtyard of the Abbey (OS, 1900). This earlier drive joined the minor road from Milton Abbas to Hilton at a point opposite a further drive, King Edward's Drive, which survives as a track (2004) leading circa 1km north-east through Combe Plantation to join the minor road forming the north-eastern boundary of the site. This drive passes the late C18 Stone Lodges (listed Grade II\*), a pair of classical, two-storey stone lodges flanking square ashlar piers and wrought iron gates attributed to Sir

*William Chambers (listed building description) circa 800m north-east of the house, and emerges on to the minor road at High Lodge, a picturesque brick and flint Gothic cottage dating from 1909. King Edward's Drive is shown on Woodward's plan of Milton Abbey (1769), and probably formed part of Lancelot Brown's initial phase of improvements for Lord Milton.*

*The principal C18 approach to the Abbey was from the south. With the exception of the northern section adjacent to the Abbey, this drive survives as a track (2004) which enters the site at Lower Lodge, circa 320m south-west of Milton Abbas. Lower Lodge (listed Grade II) comprises a late-C18 single-storey stone cottage built in classical style, which adjoins a pair of wrought-iron gates supported by rusticated stone piers ornamented with carved swags. Beyond the entrance, the drive extends circa 400m north-west through the park, to the east of Lower Lodge Plantation and to the west of the lake. Sweeping north and north-west the drive passes to the northeast of the kitchen garden, and continues northwards through a pair of late-C18 stone piers to pass over a stream on a late C18 stone bridge circa 270m south-west of the Abbey. The bridge, probably designed by Chambers, has a parapet formed from pierced quatrefoil mouldings, matching late C18 ornamental details on the house and abbey church. Beyond the bridge the drive now extends c 430m north to join the minor road leading to Hilton, but formerly swept north-east and south to join the north drive c 130m north of the Abbey. This arrangement, shown on the early C20 OS (1900), replaced an C18 drive shown on a late-C18 estate plan (DRO: Ph 67) which turned more sharply east to approach the carriage court north of the house from the north-west. The south drive is not shown on Woodward's estate plan (1769), at which time the village of Abbey Milton still occupied the ground to the south and below the Abbey church. The drive was formed as part of Brown's second phase of work for Lord Milton in the late C18, following the clearance of the village circa 1774, and was associated with the formation of the lake and southern park. The northern section of the C18 south drive was removed in the mid-C20 during the formation of playing fields north of the Abbey.*

*GARDENS AND PLEASURE GROUNDS The informal pleasure grounds are situated principally to the north, south and west of the house. The carriage turn below the north façade of the house returns below the west façade, forming a gravelled terrace overlooking west-facing sloping lawns. To the north, the terrace is terminated by a large, C18 stone urn (listed Grade II), ornamented with swags and putti. The lawns to the north and west of the house, which formed part of Brown's first phase of work at Milton from 1763, and which are shown on Woodward's estate plan (1769), have been partly re-graded and terraced to form school playing fields in the C20. A C19 ha-ha circa 150m west of the house separating the lawns from the park (OS, 1900), only survives to the south-west of the abbey church. To the south of the church, the ground drops away towards the lake, views of which are now (2004) obscured by trees and scrub. Sloping lawns immediately south of the church are planted with a group of mature cedars, ilex oaks and evergreen shrubs, while a late-C20 all-weather*

games pitch has been constructed circa 150m south of the church. The sloping ground to the south of the church is shown on both Woodward's 1769 estate plan, and the undated late-C18 estate plan (DRO: Ph 67) as an enclosed burial ground, which was adjoined to the east by Market Street and domestic properties in the village of Abbey Milton. The burial ground was incorporated in to the pleasure grounds by Brown when the remnants of the village were cleared by Lord Milton circa 1774. To the east of the abbey church a level lawn extends circa 100m to a late-C20 beech hedge and drive which leads south from the stable yard to Green Walk (listed Grade II; Scheduled Ancient Monument), an C18 thatched cottage which survives from the former village of Abbey Milton circa 130m south-east of the house, and the late-C20 Headmaster's House circa 160m south-south-east of the house. To the north, the lawn is enclosed by the service range, terminated to the east by an early-C20 semi-circular arbour supported by Ionic columns (roofless, 2004), to the east of which extends a slightly-raised, stone-edged grass terrace backed by stone walls screening the stable yard. The remains of the mediaeval market cross (listed Grade II; Scheduled Monument) comprising an octagonal stone base stand towards the south-east corner of the lawn circa 100m south-east of the house. Beyond the late-C20 beech hedge and drive to the east of the lawn, an area of level ground is laid out with a box-edged geometrical parterre planted with mature specimen Chusan palms. To the east of the parterre the steep, west-facing slope ascends to a terraced walk which extends circa 100m to reach a later-C18 brick bridge (listed Grade II) which crosses the minor road leading from Milton Abbas to Hilton. The terrace was planted in the early C20 as a rose walk with arches and swags (CL, 1915). The bridge is also approached from the level of the lawn by a monumental flight of grass steps, the foot of which is flanked by mature clipped yews, formerly cut in to topiary shapes (CL, 1915). To the east of the bridge a further flight of grass steps ascends to St Catherine's Chapel (listed Grade I; Scheduled Ancient Monument) circa 240m east of the house, a late-C12 ecclesiastical structure originally associated with the mediaeval abbey. The east lawn occupies the site of a large walled garden and village premises which are shown on the late-C18 estate plan (DRO: Ph 67). This area was opened up and laid out as lawns by Brown in the late C18, while the formal gardens comprising the surviving parterre, rose terrace and grass steps, together with geometrical flower beds which do not survive (CL, 1915) were laid out in the mid- or late C19 (OS, 1887).

**THE PARK** The park extends to the north, west and south of the Abbey, and is today in mixed cultivation with arable land and school playing fields to the north and west, and pasture to the south. A dry valley, Delcombe Bottom, extends circa 3km north-northwest of the Abbey to high ground east of Bulbarrow. The valley sides are planted with mixed woodland which serves to frame extensive views from the Abbey. Some 1.4km north-north-west of the house, to the north of Horse Park Plantation, a structure now (2004) known as Keeper's Cottage (not inspected 2004), was formerly known as the Menagerie (OS, 1887), while circa 2km north of the house Delcombe Farm (now, 2004, known as Delcombe Manor, listed Grade II\*) was rebuilt circa 1750 using mediaeval material from



*Milton Abbey to serve as an eye-catcher (Pevsner, 1972). Woodward's estate plan (1769) identifies the open floor of the valley as 'The Great Lawn', and also shows the enclosing wooded belts. The creation of the park north of the Abbey formed part of Brown's first phase of activity at Milton from 1763, when a series of agricultural enclosures shown on Philip Byles' mid-C17 plan of Abbey Milton were removed. To the west of the house a further valley extends towards Hilton. The vista from the house and lawns is framed to north and south by the wooded slopes of Thomas's Hill Plantation and Monmouth's or Melmoth's Hill. This arrangement reflects that shown on Woodward's estate plan (1769) and form part of Brown's first phase of improvements for Lord Milton. To the south of Melmoth's Hill, a contiguous belt of mixed woodland, Lower Lodge Plantation and Ruins Plantation, extends from southeast, adjacent to Lower Lodge, to north-west enclosing the south and south-western sides of the park. A narrow valley, St Thomas' Vale (Woodward, 1769), extends westwards into Ruins Plantation circa 480m south-west of the house. At the eastern end of this valley, a folly (listed Grade II; Scheduled Monument) representing the ruins of a chancel and transept of a gothic church, serves as an eye-catcher. The folly appears to incorporate fragments of mediaeval stonework, presumably removed from the abbey church, perhaps during its restoration by James Wyatt in 1789. The structure is not shown on Woodward's estate plan of 1769, but was present by the late C19 (OS, 1887), when a summerhouse also stood on Melmoth's Hill (unlocated, 2004).*

*The park to the south of the Abbey comprises a valley enclosed by Lower Lodge Plantation to the south-west, and by the wooded slopes of St Catherine's Hill to the north. A stream flows from north to south through the valley, and is dammed on the southern boundary of the park to form an informal lake. A marshy area to the north of the lake indicates the extent of the ornamental water created by Brown for Lord Milton circa 1774 on the site of the former village; it appears that the lake never achieved its intended extent (Stroud, 1975). A footpath leading south from the boundary of the pleasure grounds through the park and along the eastern side of the lake leads to the late-C18 model village of Milton Abbas, emerging adjacent to Lake Lodge (listed Grade II), an early- or mid-C19 picturesque thatched cottage ornée. The village (outside the area here registered) occupies a valley which ascends eastwards from the lake. The wooded slopes above the thatched cottages form part of the setting of the park. The C18 park created by Brown and Lord Milton took in former agricultural land, together with the site of the mediaeval village south of the abbey. Taylor's Map of Dorset (1769) shows an avenue extending north of the house through the lower end of Brown's Great Lawn, and a geometrical arrangement of trees recorded by Woodward on his estate survey (1769) may reflect this feature. John Speed does not indicate a park at Milton on his county map (1610), but Philip Byles' plan (1652-8) notes Milton Park, an area of woodland circa 0.5km east of the late-C18 village. This woodland (outside the area here registered) survives in the early C21, and conforms to the mediaeval abbots' hunting park (Oswald, 1959). The wood is delineated on Woodward's plan (1769), where it is shown, as today, as a detached area without any*

*obviously ornamental treatment. In the late C18 or early C19 an approximately triangular area to the south-east of King Edward's Drive and immediately south of Stone Lodges was adapted as a park for a herd of 300 fallow deer. It was disparked circa 1860 (Shirley, 1867).*

### Conservation Area

The Milton Abbas conservation area was first designated in 1970 and was subsequently extended in 2013 following public consultation taking in more of the historic parkland surrounding the Abbey, recognising the individual and cumulative value of the buildings, structures and landscape. It contains all elements of significance, archaeological, architectural, artistic and historic interest as a result of the elements which make up the area.

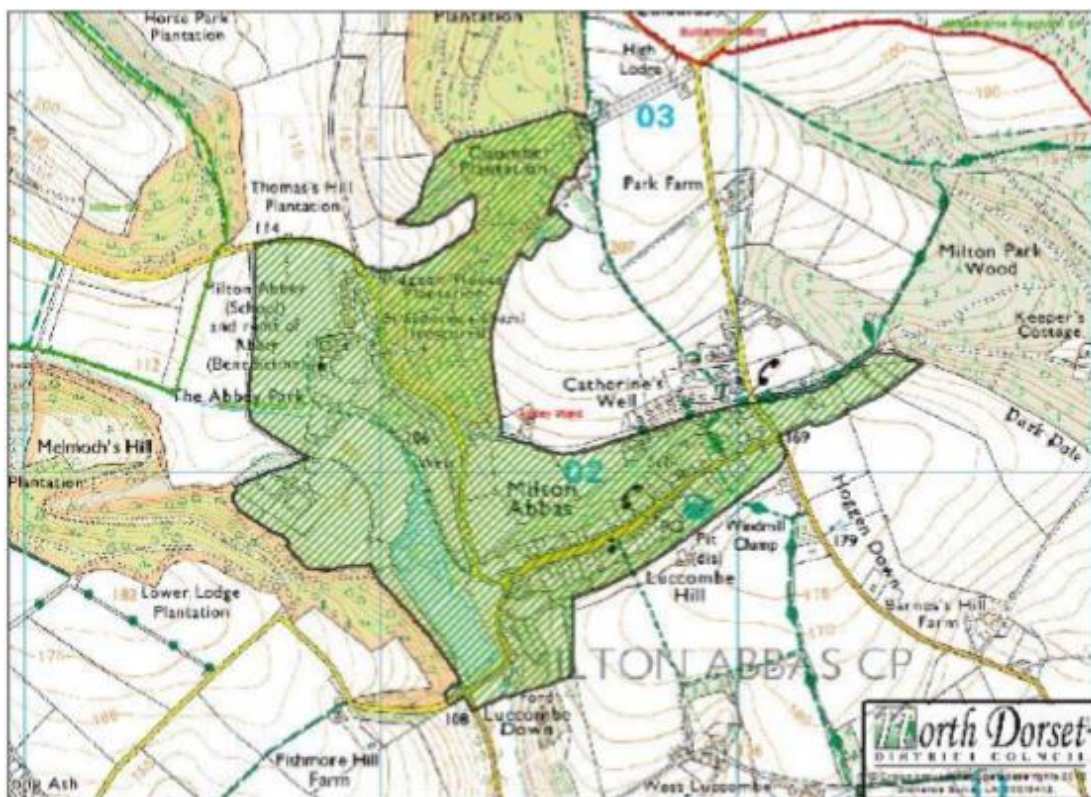


Fig. 7. An extract from the Council's Milton Abbas Conservation Area Appraisal showing the extent and coverage of the designated conservation area.

- 4.2 Other designations considered as part of this assessment are scheduled monuments, statutory listed buildings and monuments identified by the Historic Environment Record.

## 5. Legislative Framework

- 5.1 The Ancient Monuments and Archaeological Areas Act 1979 gives provision a schedule of monuments which are protected. The Planning (Listed Buildings and Conservation Areas) Act 1990 requires decision makers to have 'special regard to the desirability of

preserving the building or its setting or any features of special architectural or historic interest which it possesses'. For the purposes of determining an application within or within the setting of a conservation area, the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that 'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'.

## 6. Planning Policy and Guidance

- 6.1 As the sites lie adjacent or within designated heritage assets, any development that has the potential to affect an asset's significance, including its setting are subject to statutory controls exercised by the local planning authority who will in turn apply both local and national guidance and determine applications in accordance with the adopted local plan. This section lists planning policy and relevant guidance which will be applicable to the site allocations and subsequent development.

### National Planning Policy Framework

- 6.2 The National Planning Policy Framework (NPPF) was revised in July 2018. Section 12 relates to the achievement of well-designed places making clear that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve and that good design is a key aspect of sustainable development, creating better places in which to live and work and helping make development acceptable to communities. Paragraph 127 makes clear that policies and decisions should ensure that developments:

*"a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*

*b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*

*c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*

*d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*

*e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*

*f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users<sup>46</sup>; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience."*

- 6.3 Paragraph 130 states that permission should "be refused for development of poor design that fails to take the opportunities available for improving the character and

*quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents.”*

- 6.4 Paragraphs 184 to 202 relate to conserving and enhancing the historic environment. Paragraph 189 states that *“when determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.”* Paragraph 193 makes clear that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Whilst there is no statutory protection for the setting of conservation areas, paragraph 194 of the NPPF 2018 requires that consideration be given to any harm to or loss of significance of a designated asset, which includes conservation areas, from development within its setting.

#### Local Policy Framework

- 6.5 The North Dorset Local Plan Part 1 sets out the strategic planning policies for the district and was adopted by the Council on 15 January 2016. Policies contained within the Plan replace a large number of the policies set out in the 2003 Local Plan and all planning decisions must be made in accordance with the development plan unless 'material considerations' indicate otherwise. At the time of writing, North Dorset District Council is embarking on producing a new Local Plan for the District, which will replace both the North Dorset District-Wide Local Plan (1st Revision) (adopted in January 2003) and the North Dorset Local Plan Part 1 (adopted in January 2016). To help in this process the Council has completed a 'Call for Sites' consultation Strategic Housing Land Availability Assessment (SHLAA) to identify sites that may have potential for development over the next 15 years. The 'Call for Sites' was an opportunity for agents, landowners and developers to submit land which they believe could be developed to meet future demand for homes and jobs. All the sites identified within the Motcombe Neighbourhood Plan Site Allocations were assessed by NDDC as part of the SHLAA process.
- 6.6 Policy 5 of the Local Plan (a copy attached as an appendix) from paragraphs 4.113 to 4.177 lays out the District Council’s approach to safeguarding North Dorset’s historic environment. It reflects national policy guidance and requires those proposing development to provide an assessment of the likely heritage impacts arising from development, including the impact on setting.

#### Historic England Guidance

- 6.7 In 2008 the Conservation Principles published by English Heritage (which is currently be updated and revised) describes significance in terms of four values: evidential value, historical value, aesthetic value and communal value. In describing significance, the Historic England’s consultation draft is more closely aligned with the terms used in the NPPF (which are also used in designation and planning legislation): archaeological,

architectural, artistic and historic interest. This is in the interests of consistency, and to support the use of the Conservation Principles in more technical decision making.

- 6.8 Historic England's extant document, "Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment" makes clear that the historic environment is central to England's cultural heritage and sense of identity, and hence a resource that should be sustained for the benefit of present and future generations. Historic England's aim is to set out a logical approach to making decisions and offering guidance about all aspects of the historic environment and for reconciling its protection with the economic and social needs and aspirations of the people who live in it. Principle 3 deals with the understanding of significance and makes clear that in order to identify the significance of a place, it is necessary first to understand its fabric, and how and why it has changed over time; and then to consider: who values the place, and why they do so; how those values relate to its fabric; their relative importance; whether associated objects contribute to them; the contribution made by the setting and context of the place; and how the place compares with others sharing similar values. With regard to an assessment of significance, the document examines the contribution made by context and setting to the significance of heritage assets. At paragraph 76 it states that 'setting' is an established concept that relates to the surroundings in which a place is experienced, its local context, embracing present and past relationships to the adjacent landscape. Definition of the setting of a significant place will normally be guided by the extent to which material change within it could affect (enhance or diminish) the place's significance. Further to the above, paragraph 77 describes the role of context which it states embraces any relationship between a place and other places. Examples include cultural, intellectual, spatial or functional. The range of contextual relationships of a place will normally emerge from an understanding of its origins and evolution. Understanding context is particularly relevant to assessing whether a place has greater value for being part of a larger entity or sharing characteristics with other places. These Conservation Principles, Policies and Guidance identify the need for balanced and justifiable decisions about change in the historic environment depending upon understanding who values a place and why they do so, leading to a clear statement of its significance and, with it, the ability to understand the impact of the proposed change on that significance. As such, every reasonable effort should be made to eliminate or minimise adverse impacts on significant places. Ultimately, however, it may be necessary to consider the public benefit of the proposed change against the harm to the place.
- 6.9 Historic England: Good Practice Advice in March 2015, published a set of three Good Practice Advice notes relating to the care of the historic environment. This guidance series presently covers three topics: The Historic Environment in Local Plans, Decision-Taking in the Historic Environment and, The Setting of Heritage Assets. The notes are not in themselves planning policy, but are intended to provide a guide for the successful application of government planning policy contained in the NPPF and Planning Practice Guidance to the historic environment. They replace the Historic Environment Planning Practice Guide published in 2010.
- 6.10 The document identifies the proposed principles:
- Principle 1: The historic environment is of value to us all

Principle 2: Everyone should be able to participate in sustaining the historic environment

Principle 3: Understanding the significance of heritage assets is the starting point for effective conservation

Principle 4: Heritage assets should be managed to sustain their heritage values

Principle 5: Decisions about change need to be reasonable, transparent and consistent

Principle 6: Documenting and learning from decisions is essential to inform future management

- 6.11 Historic England's 'The setting of Heritage Assets' published in December 2018, provides guidance on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas, and landscapes. It states that the NPPF makes it clear that the setting of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. The document also recognises that the settings of heritage assets change over time. Of particular note is the statement:

*Settings of heritage assets which closely resemble the setting at the time the asset was constructed or formed are likely to contribute particularly strongly to significance....*

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

**Step 1: identify which heritage assets and their settings are affected**

The starting point of the analysis is to identify those heritage assets likely to be affected by the site allocations and resultant development. For this purpose, if the proposed development is capable of affecting the contribution of a heritage asset's setting to its significance or the appreciation of its significance, it can be considered as falling within the asset's setting. The guidance also provides further understanding by describing 'Zones of Visual Influence' which define the areas from which a development may potentially be totally or partially visible by reference to surrounding topography. However, it recognises that such analysis does not take into account any landscape artefacts such as trees, woodland, or buildings, and for this reason a 'Zone of Theoretical Visibility' which includes these factors is to be preferred.

**Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated**

The starting point for this stage of the assessment is to consider the significance of the heritage asset itself and then establish the contribution made by its setting. The second stage of any analysis is to assess whether the setting of the heritage asset makes a contribution to its significance and the extent of that contribution.

**Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it**

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

**Step 4: explore the way to maximise enhancement and avoid or minimise harm**

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

**Step 5: make and document the decision and monitor outcomes**

Determination will be guided by reference to adopted national and local policies and adopted guidance including that produced by Historic England. When determining the impact of the proposed development on the significance of designated and non-designated heritage assets, the general presumption is to safeguard the assets' conservation. The more important the asset, the greater the weight should be as outlined within the NPPF.

## 7. Assessing significance

7.1 Statutory designation is the legal mechanism by which significant historic places or assets (designated heritage assets) are identified in order to protect them. In addition, assets can be identified relative to their degree of importance at the local level (non-designated heritage assets). However, it is necessary to go beyond pure designation to enable a more detailed and broader understanding of significance that considers the archaeological, architectural artistic or historic significance of those assets likely to be affected by the proposals. This is achieved using the terminology and criteria from the NPPF (2018) and which places the concept of significance at the heart of the planning process and makes clear that significance is the means by which the cultural importance of a place and its component parts is identified and compared. This is essential to effective conservation and management as the identification of elements of high and lower significance, based on a thorough understanding of a site or building enables owners and designers to respect and where possible enhance the cultural values of the site.

### Significance Categories and Descriptions

7.2 In this case, significance is broadly determined by consideration of the extent of survival and degree of special interest of those assets likely to be affected by the site allocations and subsequent development. In order to aid the assessment a generic guide is provided to aid consideration of the various sites and their likely impacts. The purpose of this is to ensure that allocation takes into account the contribution that the various heritage assets make to our understanding and appreciation of significance.

As stated, although only generic, it does at least start to distinguish between different levels of significance. It is as follows:

Very High Of International Importance	World Heritage Sites and the individual attributes that convey their Outstanding Universal Value. Areas associated with intangible historic activities and areas with associations with particular innovations, scientific developments, movements or individuals of global importance.
High Of National Importance	Scheduled Monuments Listed Buildings (Grade I, II*) Registered Historic Parks and Gardens (Grade I, II*). Grade II Listed Buildings which can be shown to have exceptional qualities in their fabric or historic associations Registered Battlefields. Non-designated sites and monuments of schedulable quality and/or importance discovered through the course of assessment, evaluation or mitigation. Unlisted assets that can be shown to have exceptional qualities or historic association and may be worthy of listing at Grade II* or above. Designated and undesignated historic landscapes of outstanding interest, or high quality and importance and of demonstrable national value. Well-preserved historic landscapes, exhibiting considerable coherence, time-depth or other critical factors.
Medium Of Regional Importance	Conservation Areas Grade II Listed Buildings Grade II Registered Historic Parks and Gardens Historic townscapes and landscapes with reasonable coherence, time depth and other critical factor(s). Unlisted assets that can be shown to have exceptional qualities or historic association and may be worthy of Grade II listing. Designated special historic landscapes. Undesignated historic landscapes that would justify special historic landscape designation, landscapes of regional value. Averagely well-preserved historic landscapes with reasonable coherence, time-depth or other critical factors. Archaeological features and deposits of regional importance.
Low Of Local Importance	Locally Listed Buildings Sites of Importance within a district level. Heritage Assets with importance to local interest groups or that contributes to local research objectives Robust undesignated assets compromised by poor preservation and/or poor contextual associations. Robust undesignated historic landscapes. Historic landscapes with importance to local interest groups. Historic landscapes whose value is limited by poor preservation and/or poor survival of contextual associations
Negligible	Assets with little or no archaeological, architectural or historical interest.

### Archaeological Interest

7.3 The NPPF's Annex 2 Glossary defines archaeological interest in the following way:

*“There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.”*



- 7.4 Historic England has helpfully sought to clarify the distinction between archaeological interest and historic interest that NPPF intends. Paragraph 13 of the organisation’s Historic Environment Good Practice Advice in Planning Note 2: Decision-taking in the historic environment begins:

*“Archaeological interest, as defined in the NPPF, differs from historic interest . . . because it is the prospects for a future expert archaeological investigation to reveal more about our past that needs protecting.”*

- 7.5 Historic England’s 2017 consultation draft of its Conservation Principles describes archaeological interest within the Glossary as follows:

*“This is sometimes called evidential or research value. There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity that could be revealed through investigation at some point. Archaeological interest in this context includes above-ground structures as well as earthworks and buried or submerged remains more commonly associated with the study of archaeology. Heritage assets with archaeological interest may be the only source of evidence for human activities in the distant past. Equally, they may contain evidence that complements or contradicts the evidence of written records or verbal accounts in more recent times.”*

#### Architectural and Artistic Interest

- 7.6 The 2017 consultation draft of its Conservation Principles defines architectural and artistic interest at paragraphs 42 to 44 as follows:

*“Architectural and artistic interests derive from a contemporary appreciation of the asset’s aesthetics. Architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is derived from the use of human imagination and skill to convey meaning through all forms of creative expression. This might include the use, representation or influence of historic places or buildings in artworks (contributing to their significance through their association with art), as well as the meaning, skill and emotional impact of works of art within our environment that are either part of heritage assets or assets in their own right. There is often an overlap between architectural and artistic interest. However, when making decisions about conservation it can be useful to draw a distinction between design created through detailed instructions (such as architectural drawings) and the direct creation of a work of art by a designer who is also in significant part the craftsman (such as a sculptor).*

*The sensory and intellectual stimulation we derive from a heritage asset dictates its aesthetic value, which can be the result of conscious design, including artistic endeavour or technical innovation, or the seemingly fortuitous outcome of the way in which a place has evolved and been used over time. Many places combine these two.....*

*The design of an asset imparts aesthetic qualities through its composition, decoration or detailing, and craftsmanship. As a result, the materials or planting used, and the form, proportions, massing silhouette, views and vistas and circulation created can*

*all affect how the architectural interest is experienced and valued. Equally, points of access, corridors and pathways, the arrangement of spaces and plan form, sources of heat, light and power may all contribute to the architectural interest.”*

### Historic Interest

- 7.7 The Historic Environment Good Practice Advice in Planning Note 2: describes historic interest at paragraph 16 as:

*“Historic interest is an interest in what is already known about past lives and events that may be illustrated by or associated with the asset.”*

- 7.8 Historic England’s 2017 consultation draft of its Conservation Principles defines Historic Interest at paragraph 28 as follows:

*“This is sometimes called historical value. A heritage asset is most commonly valued for its historic interest – because of the way in which it can illustrate the story of past events, people and aspects of life (illustrative value, or interest). When these stories become enmeshed with the identity of a community, in addition to the asset’s historic interest it can be said to hold communal value.”*

- 7.9 The assessment of significance is usually (but not always) an amalgam of these different interests, and the balance between them will vary between buildings and places. The important thing is to demonstrate that all these interests have been considered. This is achieved by assessing the significance of the asset relative to comparable places and the relative significance of its component parts.

## 8. Analysis of Heritage Assets and the impacts of the Site Allocations

- 8.1 The following review follows the order created by AECOM within their assessment, namely sites 5: Land at Langham Farm (both halves), Site 8: Land at Catherine’s Well; and Site 10: Land at Windmill Clump (northern half of the site). These are then followed by the further sites, Site 6: Land at Catherine’s Well, Site 7: Land at Catherine’s Well (western section of the site); Site 11: Land north of The Street; and Site 12: Land at Catherine’s Well (eastern section of the site).

### Site 5 - Land at Langham Farm (both halves)

- 8.2 This site which is currently agricultural land is approximately 1.14ha and is located to the north of St. Catherine’s Well. Topographically, the site is predominantly flat and the area is bordered by existing hedgerows to its east and south, hedgerow trees and hedge to its east and is open to the north.
- 8.3 The western boundary of the site also forms the boundary with the Milton Abbey Registered Park and several local monuments exist within the adjacent parkland although as the aerial image demonstrates the land immediately to the west of the site is also in agricultural use and does not read as historic parkland as such, neither are the monuments very evident.
- 8.4 In terms of its significance the Parkland has been described previously and is highly significant and of national importance. That importance or significance is based upon

its historic interest and association with Brown together with the connectivity with the Abbey and Mansion and former town. It contains numerous historic structures of architectural, artistic and historic interest. In terms of its landscape architecture its importance is highlighted within the Historic England description and the evidence base for the Great Stare project. Its historic and landscape architectural significance can also be extended to its artistic significance as part of the planned landscape, also described previously and some ornamental and decorative structures such as the garden urns within the pleasure grounds. Added to that are the numerous references to known archaeology and designation of the scheduled monument on the site of the original Middleton although it is fair to say that the monument itself is not reliant upon the site allocation, its setting being formed by the valley sides, woodland planting, House and Abbey and village to its east.

- 8.5 In light of its high and national significance, the registered park is highly sensitive to change within its boundaries or immediately adjacent. However, in terms of degrees of sensitivity, the field adjacent and to the west of the site, whilst within the boundary of the park, functions more as a setting for the adjacent woodland rather than reading as formal parkland itself unlike the fields within the valley to the north of the Abbey which create a distinctive landscape feature in themselves due to the topographical nature of the valley as well as their significant contribution for providing setting to the woodland and Mansion and Abbey set within their pleasure grounds.
- 8.6 As such it is felt, from site analysis that the adjacent field is of less significance and sensitivity than other parts of the historic parkland. Being adjacent to the registered park does not render the site undevelopable however given its linear form and any development should be limited to the east of the site with the opportunity offered to create a generous physical and visual buffer between built development and the parkland boundary through appropriate landscaping within its western half which will enable the asset to be seen and appreciated and thus minimise any harm.



Fig. 8 Extract from AECOM's assessment identifying the location of site 5. Source: AECOM



Fig. 9. An extract from the Council's plan which shows the location of the HER monuments and registered park (in green). The blue line and dotted area to the south is the Milton Abbas Conservation Area which is not affected by the allocation. Source: Dorset Explorer

- 8.7 With regard to the adjacent monuments, they comprise flint pits (HER: MDO24014) and a very faint trace of a feature is just discernible from the aerial image in Fig. 8. Their significance is primarily archaeological and can be said to be of lower significance given their local rather than national interest. They will have a setting however which is dependent upon space being maintained around them. Given the response to the development of the site relative to the registered parkland a similar approach would safeguard their significance.



Fig. 10. Views looking north and north-west across the field (registered parkland) adjacent to sites 5 and 6 from St. Catherine's Well to the south west of both sites.

### Site 8 Land at Catherine's Well

- 8.8 Site 8 is a small parcel of land situated north of the access serving Milton Manor and adjacent properties. It lies to the south-east of Site 7. The site measures approximately 0.08ha and is currently occupied by sheds, boats and informal allotments / open spaces and lies adjacent to linear development along the north of the access road. Topographically, the site is flat and a small tree group forms its northern boundary and to its south a group of mature trees forms a screen between the site and Milton Manor which itself is contained by hedgerows. The eastern boundary of the site borders the Clenston / Milton Park Wood (ancient and seminatural woodland). Land directly to the south of the site falls within the boundary of the Milton Abbas Conservation Area which in turn envelopes Milton Manor and its gardens both of which are significant.



Fig. 11. Site 8 highlighted in blue. The large building and gardens to its south are Milton Manor.  
Source: AECOM

- 8.9 The significance of the conservation area has been described previously and its setting is extensive. Within this part of the area however its setting is limited and contained by the access lane, existing buildings to its northern side and landscaped framework. The effect is to limit the ability to view and appreciate the asset from the north and the suggested site.



Fig. 12. An extract from the Council's plan which shows the location of the Milton Abbas Conservation Area in blue and HER monuments and statutory listed Milton Manor (in green). Source: Dorset Explorer

- 8.10 In addition to the site bordering the designated conservation area, the area to its south also forms the garden and curtilage of Milton Manor, a grade II listed building along with its separately listed walls and piers. The building is also recognised as a monument on the Dorset HER (20 40 061). The list descriptions for both are as follows:

*Milton Manor (Formerly listed as Milton Manor Hotel, MILTON PARK, MILTON ABBAS PARK)*

*GV II Country house. Original (centre) section a mid-C19 cottage; enlarged in early C20 in Arts and Crafts style. Rear range has roughcast walls, slate roofs part hipped, part gabled, roughcast stacks. Part two storeys, part single storey.*

*Front range has walls of rubble stone up to first floor level with stone slate hanging above, stone slate hipped roof, four rubble stone stacks along ridge, those in centre set diagonally. One storey and attic. This range of E-plan form, with projecting gabled wings each end and central gabled porch. Each side of the porch, the roof of the centre section brought down to form a verandah. Open porch on octagonal stone piers supporting a canted lintel formed of stone slates set on edge. Glazed oak doors. Above these, in gable, a twin canted oriel window with lead lights and hipped roof, on a shaped oak bracket. Each side of porch, on ground floor, a three-light stone mullioned window with lead lights. Two gabled dormers in attic with oak mullioned windows with lead lights. In the wings at each end, ground floors each have a four-light stone mullioned and transomed window with lead lights. Attics each have a four-light oak mullioned window with lead lights. In rear wing the centre section has oak mullioned and transomed windows. Rear (service) block has plain sashes.*

*Internally, the front range has an oak staircase in Jacobean style with heavy square turned balusters. Four-centred arched stone fireplace with Coats of Arms. Oak panelling in several rooms. Interesting example of Arts and Crafts design.*

*Listing NGR: ST8120802194*

*Garden wall, gatepiers and gates 30 metres south east of Milton Manor (Formerly listed as Garden wall, gatepiers and gates 30 metres south east of Milton Manor Hotel, MILTON PARK)*

*GV II Garden wall. Early C20. Flint wall with stone capping. In centre, pair of flint gatepiers with flat stone caps surmounted by stone urns. Ornamental wrought iron gates. At each end of wall, a pair of flint piers with over-sailing caps, surmounted by acorn-shaped finials in flint.*

*Listing NGR: ST8122802137*

- 8.11 Both listed buildings are significant (and of regional importance), the latter being largely dependant on the house for its setting and integrity. The house is architecturally and historically significant given it reflects the Arts and Crafts style, a movement that had impacts across Britain, Europe and America in particular between about 1880 and 1920. The movement represented a move away from industrialism and mass production to traditional craftsmanship using simple forms, and often used medieval, romantic, or folk styles of decoration. It also advocated economic and social reform and was essentially anti-industrial. The house is also important aesthetically and is reliant upon its gardens in particular to provide its setting and to enhance an appreciation and understanding of its importance and significance. An ability to appreciate the building however is limited to the east, south and west, with the treed northern boundary creating an appropriate backdrop to its setting and screen from adjacent buildings.



Fig. 13. A view from the south west looking across fields to Milton Manor and its landscaped setting.

8.12 An appropriate and high quality development within the site allocation would see the removal of the existing structures and other clutter which add little if anything to the local character. Development would also leave the significant tree's setting for Milton Manor and its garden structures together with the conservation area unharmed and the ability to still appreciated and view the buildings within their setting from the south, east and west.

#### Site 10 Land at Windmill Clump

8.13 Site 10 is approximately 1.06ha and is currently used for agricultural purposes, primarily for arable farming with a large farm building located in its northern corner. The site which drops from the south-east to north west is bounded to its north by mature woodland and to the east by the road leading into the village from Winterborne Whitechurch and Hoggen Down. The south-eastern boundary is open to farmland.

8.14 The northern boundary is also formed by the Milton Abbas Conservation Area, a designated heritage asset of high significance given its inclusion of the registered park, scheduled monument and large number of nationally important and significant listed buildings and structures. The woodland whilst not within the registered park is important and provides a mature landscaped setting for the buildings and spaces within the conservation area. As such the site provides a setting for the adjacent conservation area although that setting is affected by the large agricultural building at the north-western corner of the site.



Fig. 14. Site 10 highlighted in blue. Source: AECOM





Fig 15. Views looking west and north across the site allocation.



Fig. 16. An extract from the Council's plan which shows the location of the Milton Abbas Conservation Area in blue and HER monuments and statutory listed buildings in (in green and starred). Source: Dorset Explorer

8.15 Development on this site has the potential to impact upon the setting and appreciation of the conservation area although no impacts are perceived on the listed buildings or monuments within the valley due to the topographical nature of the area. Due to the agrarian character of this particular site and given its visually (rather than physically) isolated position above the valley, residential development is likely to result in a degree of harm to the significance of the conservation area, albeit less than substantial. It is accepted that the existing farm building does not enhance the setting of the conservation area, but nonetheless it is a form of building that sit naturally within an agrarian setting and its position within the site is such that it is not overly dominant or conspicuous within its context. Development to any great extent is likely to be unacceptable although an appropriate form sited to the north east corner in lieu of the existing building may be achievable without harm being caused.

### Site 6 Land at Catherine's Well

- 8.16 This site (Fig. 17), currently rough scrub is approximately 1.00ha and slopes gently downwards north to south, the hedgerow and boundary to the registered parkland forming its western boundary and part northern boundary. A public bridleway passes directly through the site. There are long views from the south-west of the site across the valley. Additionally, there are direct views into the site from residential properties located adjacent to the south of the site and back towards the registered parkland. A small corridor of trees located along the northern site boundary and a several small trees fall within the site all forming a landscaped framework.
- 8.17 Site 6 is adjacent to the parkland and HER monuments. In a similar fashion to site 5, a buffer should be provided relative to the parkland in particular for the reasons expressed previously. This could be achieved through sensitive landscaping including a degree of open space or measures to prevent garden buildings and other structures being sited close to the parkland boundary (e.g. Article 4 Direction or removal of permitted development rights via a planning condition). However, given the location of Damer Close and Middleton Row, there is the opportunity for some limited infilling and rounding off whilst safeguarding the ability to view and appreciate the space beyond and to provide a buffer between the development and heritage assets. This approach would minimise any perceived harm.



Fig. 17. An extract from AECOM's assessment showing Site 6 highlighted in blue. Note: this image does not show Damer Close which is identified in Fig. 11. Source: AECOM



Fig. 18. View across the site, looking south west across the valley (left) and west (right). The far boundary and northern boundary within the image form the edge of the registered parkland.



Fig. 19. An extract from the Council's plan which shows the location of the HER monuments and registered park (in green). The blue line and dotted area to the south is the Milton Abbas Conservation Area which is not affected by the allocation. Source: Dorset Explorer

### Site 7 Land at Catherine's Well

8.18 Site 7 is located to the east of the existing settlement and is approximately 3.45ha. The site is predominantly greenfield land, comprising of horse paddocks, agricultural fields and outbuildings in its north eastern corner. The northern boundary is formed by Wyndham house and its rear garden, the eastern boundary of the site borders the Clenston / Milton Park Wood (an area of ancient and semi-natural woodland) the southern boundary by residential properties and gardens adjacent to the lane serving

Milton Manor and the western boundary by a hedge and road leading north from the village and serving St. Catherine's Well.

- 8.19 The site is north of Milton Manor but as per the reasons set out with reference to site 8, development of this area is not likely to have a harmful effect upon its significance, particularly given existing houses to its north already form a buffer.
- 8.20 To the south and south-east of the site is the Milton Abbas Conservation Area, a highly significant conservation area as previously described. In terms of its setting this is currently framed by development to the south of the site allocation and modern housing within the St. Catherine's Well area. The most visible part of the conservation area, and one in which the historic area can be appreciated, is formed by Hill Lodge and its environs together with the former Wesleyan Chapel to its south which are dealt with in the following paragraphs. However, whilst any degree of harm resulting from the development of this site is likely to be very slight (less than substantial), the south western corner (currently containing several Norway spruces) could be landscaped in such a way as to maintain the existing setting as far as possible creating a suitable buffer and treatment which would also help reinforce its rural location and balance the site of the former clay pit opposite.
- 8.21 Hill Lodge, to the south-west of the site is grade II listed. The Historic England list description is as follows:

*3/78 Hill Lodge*

*II*

*Detached cottage - former lodge to Park. Mid C19. Walls of flint and brick banding, with ornamental tile-hanging in gables. Tiled roof, with bands of fish-scale tiling, ornamental bargeboards and gable finials. One brick stack on ridge and one at rear, with oversailing caps with dentil ornament. L-shaped plan. In cottage ornee style. Single-storey. On front elevation, a tiled verandah on timber posts. Part-glazed door under this, and one casement with diamond lead lights. Projecting gabled wing at right end, has a slightly projecting bay window with casements with lead lights. On left end wall, a brick canted bay window with dentil cornice and hipped roof, and casements with lead lights. C20 rear extension in matching construction. Picturesque.*

*Listing NGR: ST8103002183*

- 8.22 This building is of regional significance and is important architecturally and historically, typifying a 19<sup>th</sup> Century lodge type building in both form and appearance and its significance is strengthened as a result of its historical association with the historic parkland, Abbey and Mansion. During the 19<sup>th</sup> Century the building was on the periphery of the park and relatively isolated. Subsequent development during the 20<sup>th</sup> Century has eroded this isolated setting and visual connectivity with the park to the extent that any ability to appreciate its former function has largely been lost. Subsequent alterations and additions to the building have also lessened its significance. As such, its setting is now created by surrounding development although its proximity on the roadside corner, the sloping nature of the area to the south, together with its garden and surrounding landscaping provide an attractive if intimate

setting which in turn enables the asset to be viewed and appreciated despite loss of its historic context.



Fig. 20 Hill Lodge. View from the south-west corner of the site (roadside) and view looking east towards the south-west corner of the site along St. Catherine's Well.

- 8.23 Development of the site has the potential to cause some slight harm to its setting, particularly if grouped around the south west corner of the site. To offset any harm and as mentioned previously with regard to the setting of the Conservation Area, an appropriate landscaped area with trees would help safeguard the setting of the listed building, any subsequent harm resulting from the development of the area helping mitigate the less than substantial harm.
- 8.24 The former Wesleyan Chapel (1875 to 1895 HER MDO2402) to the south of Hill Lodge has also been considered as a non-designated heritage asset. This sits below the site on a southwestern sloping site set within its garden and landscaped framework. It is an important building at the local level representing the move away from the governance and usages of the established Church of England in this instance during the 18<sup>th</sup> and 19<sup>th</sup> centuries and its simple form and appearance, whilst typically 19<sup>th</sup> century reflects the adoption of more simple forms of worship. Its reliance upon the site for its setting is negligible given the topography and position relative to the site and as a result no harm is envisaged.



Fig. 21 The former chapel. Source: Google

- 8.25 The final monument considered relative to site 7 is the Old Chalk Pit (HER O24026) at the eastern end of St. Catherine's Well which dates from the late 19<sup>th</sup> Century. This is locally significant in archaeological terms despite being relatively late in date. The

area is largely laid to grass and little evidence exists of its former function despite now forming an attractive edge to the village. It is not reliant upon the adjacent site for its significance and no harm is envisaged resulting from development of site 7.



Fig. 22 The site of the former chalk pit looking south (left) and east (right). Source: Google



Fig. 23 An extract from the Council's mapping layers to enable understanding of the adjacent heritage assets. Source: Dorset Explorer.

#### Site 11: Land north of The Street

- 8.26 This relatively small site is approximately 0.16ha and sits to the north of The Street. No further comment is provided given a recent application under reference 2/2018/1365/FUL, for the demolition of the existing residential dwelling on site and the erection of two new dwellings has been granted planning permission.



Fig. 24 Site 11. Source: AECOM

Site 12: Land at Catherine’s Well

8.27 Site 12 is approximately 3.57ha and is located at the western end of St. Catherine’s Well. The site is bounded to its north by a single unmade track and hedgerow, to the east by rear gardens of 20<sup>th</sup> century residential properties, the south by mature woodland and the western boundary is open to farmland. The site slopes north to south.

8.28 The whole site falls within the Milton Abbas Conservation Area and the western half of the site contains an HER monument (O4459) a Bronze Age to late Iron Age Cross Dyke. The northern boundary also sits adjacent to the registered park.



Fig. 25. The Site 12. Source: AECOM



Fig. 26. Views looking south (left) and west (right) from the north-east corner off the site.



Fig. 27 An extract from the Council's mapping layers to enable understanding of the adjacent heritage assets. Source: Dorset Explorer.

8.29 The importance and significance of the registered park has already been described and it is clear that the site provides a setting to the designated heritage asset although as stated, the field to the north of the site which also sits adjacent to sites 5 and 6 has less significance than other parts of the registered area. That said, it is designated and although of less significance than other parts there is still a duty to have regard to its setting. Development of the site has the potential to cause harm to its by virtue of changes to its setting and thus significance. Development may be possible if based upon this assessment alone but any proposals should if pursued be sited in such a way as to create a buffer between the asset and the developable area in order to safeguard its setting.



- 8.30 However, the site also falls within the designated conservation area. The land has been included to provide a setting for the conservation area, a legitimate reason for designation. To develop the area would undermine this function and alter the character and appearance of this part of it to the extent that harm would be caused albeit less than substantial.
- 8.31 Further to the above, the monument identified in Fig. 27 which runs through the site is also a significant consideration and constraint. It too has significance in archaeological terms and will have a setting although not to the same extent as the park or conservation area. Development on or immediately adjacent will cause harm.
- 8.32 Whilst taken individually it may be possible to overcome what are significant heritage constraints to develop this area (in addition to AONB issues), however, taken cumulatively any development would be extremely limited if at all feasible in this location. If development is to be pursued, the harm resulting from development would have to be weighed against any public benefits arising with development only being located at its eastern edge and of a form which would create a permanent edge to the area preventing further erosion or loss of significance of the asset.

## 9. Conclusion

- 9.1 This study has examined the likely potential of the site allocations within the Neighbourhood Plan to impact upon the significance of designated and non-designated heritage assets within the framework provided by national and local policies. Milton Abbas is a highly sensitive location to develop in terms of likely effects upon designated and non-designated heritage assets.
- 9.2 There is scope to make provision for additional housing through sensitive design and siting of new development on a number of those sites identified as described. It would appear from desk top and site analysis that the housing numbers identified can be secured whilst safeguarding the significance of known heritage assets and their settings. Furthermore, the allocations also provide the opportunity to strengthen the underlying character and appearance of the village through careful choice of materials, layout and form using a limited materials palette together with landscaping with a strong reference to the local vernacular tradition.

## APPENDIX

### North Dorset Local Plan

#### POLICY 5: THE HISTORIC ENVIRONMENT

##### Assessing Proposals That Would Harm a Heritage Asset

Any development proposal affecting a heritage asset (including its setting) will be assessed having regard to the desirability of sustaining and enhancing the significance of that asset and securing a viable use for it that is most consistent with its conservation.

For any designated heritage asset, great weight will be given to its conservation when considering any proposal that would have an impact on its significance. Clear and convincing justification for any development that would cause harm to the significance of a designated heritage asset will be required however slight and whether through direct physical impact or by change to its setting.

##### Justifying Substantial Harm to or the Loss of a Designated Heritage Asset

Development that results in substantial harm to or the loss of a designated heritage asset will be refused unless it can clearly be justified that there is substantial public benefit resulting from the development, outweighing the harm or loss, or all of the following apply: a the nature of the heritage asset prevents all reasonable uses of the site; and b no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and c conservation by grant-funding or some form of charitable or public ownership is not possible; and d the harm or loss is outweighed by the benefit of bringing the site back into use.

In all cases substantial harm (whether through direct physical impact or by change to its setting) to, or the total loss of, a grade II listed building or a registered park or garden should be exceptional. Substantial harm (whether through direct physical impact or by change to its setting) to, or total loss of, grade I or II\* listed buildings and registered parks and gardens, scheduled monuments and undesignated archaeological sites of equivalent importance to scheduled monuments should be wholly exceptional.

##### Justifying Less Than Substantial Harm to a Designated Heritage Asset

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

##### Justifying Harm to a Non-Designated Heritage Asset

Where a development proposal will lead to harm to the significance of a non-designated heritage asset, regard will be had to: e the desirability of sustaining and enhancing the significance of the asset; and f the scale of any harm or loss; and g the significance of the heritage asset.

##### Hidden and Unidentified Heritage Assets

Remains or hidden features or fabric, which contribute to the significance of a designated heritage asset (or which suggest that a non-designated heritage asset is of demonstrably

equivalent significance), should be recorded and preserved in situ. The recording and excavation of remains or hidden features or fabric of less heritage value may be permitted, if recording and preservation in situ is not a reasonable or feasible option.

### Enabling Development

In exceptional circumstances, a proposal for enabling development that would not otherwise be permitted may be supported if it can be demonstrated that this will secure the long-term preservation and enhancement of a designated heritage asset considered to be at risk, or other heritage asset on a local risk register maintained by the Council. Such development will only be permitted if: h it has been demonstrated that reasonable consideration has been given to other options for securing the long-term preservation and enhancement that are more consistent with the policies of the Local Plan and these are not available; and i it has been demonstrated that the enabling development is the minimum necessary to secure such long term preservation and enhancement; and j the benefits of the enabling development outweigh the dis-benefits of departing from other relevant policies in the Local Plan.

Enabling development will not be permitted where the Council considers the current condition of the heritage asset is the result of deliberate or reckless neglect or actions designed to secure a benefit from this exception to policy.

## Archaeology

### Sources and Further Reading:

- SDO33 - Serial: Dorset Natural History and Archaeological Society. 1930. Proceedings of the Dorset Natural History and Archaeological Society for 1929. 51. 45-46.
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- SDO136 - Monograph: RCHME. 1970. An Inventory of Historical Monuments in the County of Dorset. Volume III (Central) Pt 2. 179.
- SDO14033 - Unpublished document: Valentin , J. 1996. An Archaeological Evaluation of a Proposed Redevelopment at the Coldstream Dairy, Milborne St Andrew, Dorset.
- SDO14034 - Unpublished document: Cox, P, Chandler, J, and Valentin, J. 1996. A Preliminary Archaeological Assessment at the Coldstream Dairy, Milborne St Andrew, Dorset.