

## MILTON ABBAS PARISH NEIGHBOURHOOD DEVELOPMENT PLAN IMPORTANT VIEWS ASSESSMENT 2019



*Photo: Anthony Shearn*

### Introduction

1. The purpose of this document is to support the policies in the Milton Abbas Neighbourhood Plan that seek to conserve important, distinctive views and vistas within the Parish. It briefly sets out the methodology used to identify the proposed important views and vistas. A short explanation with supporting photographic evidence has also been provided.

2. The Milton Abbas Parish boundary is set within the Dorset Area of Outstanding Natural Beauty and encompasses a Conservation Area which includes much of Milton Abbas village, the Abbey and school buildings, St Catherine's Chapel and the lake; and an area enclosing the Abbey, school buildings, lake and Capability Brown landscape which is designated as a Historic Park. The surrounding countryside is described as follows in the North Dorset Landscape Character Assessment:

*"The Plan area sits almost entirely within the Dorset Area of Outstanding Natural Beauty (AONB) with the exception of the southernmost part around Bagber and Hewish Farms. It lies in the Dorset Downs and Cranborne Chase National Character Area and is described as a chalk valley and downland landscape associated with Upper Milborne and Upper North Winterborne Valleys. Key characteristics of these locally defined landscape character areas include:*

- *Heart shaped valley enclosed with dry tributary valleys and deep coombes associated with the Upper Winterborne Valley, and a more linear and intimate 'V' shaped chalk valley with associated winterbourne and surrounding steep branching valleys and open chalk downlands in the Upper Milborne Valley to the west*
- *Thin calcareous soils with underlying geology of chalk*
- *Incised valley slopes with patches of semi-natural chalk grassland and broadleaved woodlands*
- *Clear chalk winterbourne stream with floodplain supporting occasional water meadows, wet woodlands, water cress beds and rough damp meadows*
- *Winding rural lanes along the valley floor with a series of small linear and nucleated villages of brick, flint, stone, thatch and cob*
- *Smaller scale pastures and fields patterns on valley floor with species rich dense hedgerows, small broadleaved woodlands and occasional hedgerow trees*

- *Designed parkland landscapes with veteran trees, railings, flint walls and country houses along the valley floor*
- *Secluded, intimate and tranquil character*

*These landscapes have a strong character. Occasional unsympathetic leylandii and conifer planting, signage along the rural lanes and urban fringe land use and horse pastures around settlements are noted as issues that are detrimental to this character.”*

3. The character of this parish is defined by the rolling Dorset countryside and farmland, and by the nationally important architectural heritage of Milton Abbey with Capability Brown’s landscape surrounding it, and the original 18<sup>th</sup> century ‘Model Village’ of Milton Abbas.

4. This assessment focusses on areas of potential development around the village, and highlights the many panoramic views of the surrounding Dorset countryside and distant hills. There is a significant number of views across the countryside, all within the Dorset Area of Outstanding Natural Beauty, and it would be impossible to list all of them. However, some are included to show Milton Abbas in its countryside setting which is an integral part of its character and amenity. Also included are views of Milton Abbey and the 18<sup>th</sup> century ‘Model Village’ which are central to the character of the village and are established visitor attractions.

## **Methodology**

### **5. Identifying sites**

A number of important views have been suggested by the steering group for inclusion in the plan, and the most significant ones are set out below and five additional views have been included following public consultation.

### **6. Site visits**

Members of the Steering Group undertook field surveys to assess and photograph the views put forward.

### **7. Criteria used for defining an Important Public View**

The Steering Group ensured that the views were public rather than private views and visible either from the public highway, public footpaths, bridleways, public open spaces or space to which the public has unfettered access. They were carefully recorded, mapped and assessed.

### **8. The reasons**

The reason for the importance of each view is established by assessing its role in relation to the character of the parish and local heritage as follows:

- a) Important to the character and/or setting of the Conservation Area
- b) Important to the setting of a listed building(s)
- c) Important landscape views
- d) Important to the settlement setting and/or approach
- e) Important view of landmark feature such as a listed building; woodland; settlement

## Important Public Views

Ref no.	Grid ref.	Description of view	Reason (see below)				
			a	b	c	d	e
1	E380110 N102335	Looking west from St Catherine's Chapel to Milton Abbey and across the valley to the wooded Melmoth's Hill beyond.	Y	Y			Y
2	E379636 N102636	When travelling from Hilton towards Milton Abbas this view is the first sighting of Milton Abbey and the adjacent 18 <sup>th</sup> century house, and shows them perfectly in the setting of Capability Brown's landscape.	Y	Y	Y		Y
3	E379797 N102270	Looking west from Milton Abbey towards Hilton and Melmoth's Hill showing Capability Brown's landscape.	Y	Y	Y		
4	E379769 N102658	The view from Abbey Gates looking north showing the Capability Brown landscape of Delcombe Valley.	Y		Y		
5	E380386 N102082	From the track near St Catherine's House, looking south across fields to the woods above The Street, and beyond in a wide, far-reaching vista to the Purbeck Hills and Dorset coastline.			Y	Y	
6	E380660 N102089	Looking west from the path to Jane's Wood across pasture towards Melmoth's Hill.			Y	Y	
7	E380754 N101868	From the high end of The Street showing the 18 <sup>th</sup> century thatched cottages, St James' Church, the Alms Houses and Reading Rooms, looking towards the lake and wooded hillside beyond.	Y	Y		Y	Y
8	E380403 N101735	From the bottom of The Street looking uphill this view shows the thatched cottages of the 18 <sup>th</sup> century 'Model Village' with the Alms Houses and church set in a gently curving wooded valley.	Y	Y		Y	Y
9	E380285 N101414	From the road at the south end of the lake, tantalising glimpses of this iconic Capability Brown landscaping feature can be seen.	Y	Y		Y	Y
10	E380347 N101680	Looking south west from the road junction at the bottom of the Street towards the lake and the wooded hillside beyond. In winter this offers a view of the lake and its surroundings.	Y		Y	Y	
11	E381150 N101863	Looking south and south west from the bridleway and footpath at Windmill Clump on Hoggen Down across farmland and Dorset countryside to coastal hills.			Y	Y	
12a	E380655 N102550	From the bridleway going north from Catherines Well towards Deer Park, this site offers wide, panoramic views across Dorset countryside from the Purbeck Hills in the south to the coastal hills and Hardy's Monument in the west.			Y	Y	
12b	E380624 N102641	From the bridleway going north from Catherines Well towards Deer Park, this site offers wide panoramic views across Dorset countryside looking south east towards Isle of Wight, Poole Harbour and the Purbeck Hills.			Y	Y	
13	E380900 N103140	At the junction of the bridleway with the C31 road at High Lodge there are panoramic views across farmland and forestry to the Isle of Wight, Poole Harbour and the Purbeck Hills.			Y	Y	

a) Important to the character and/or setting of the Conservation Area

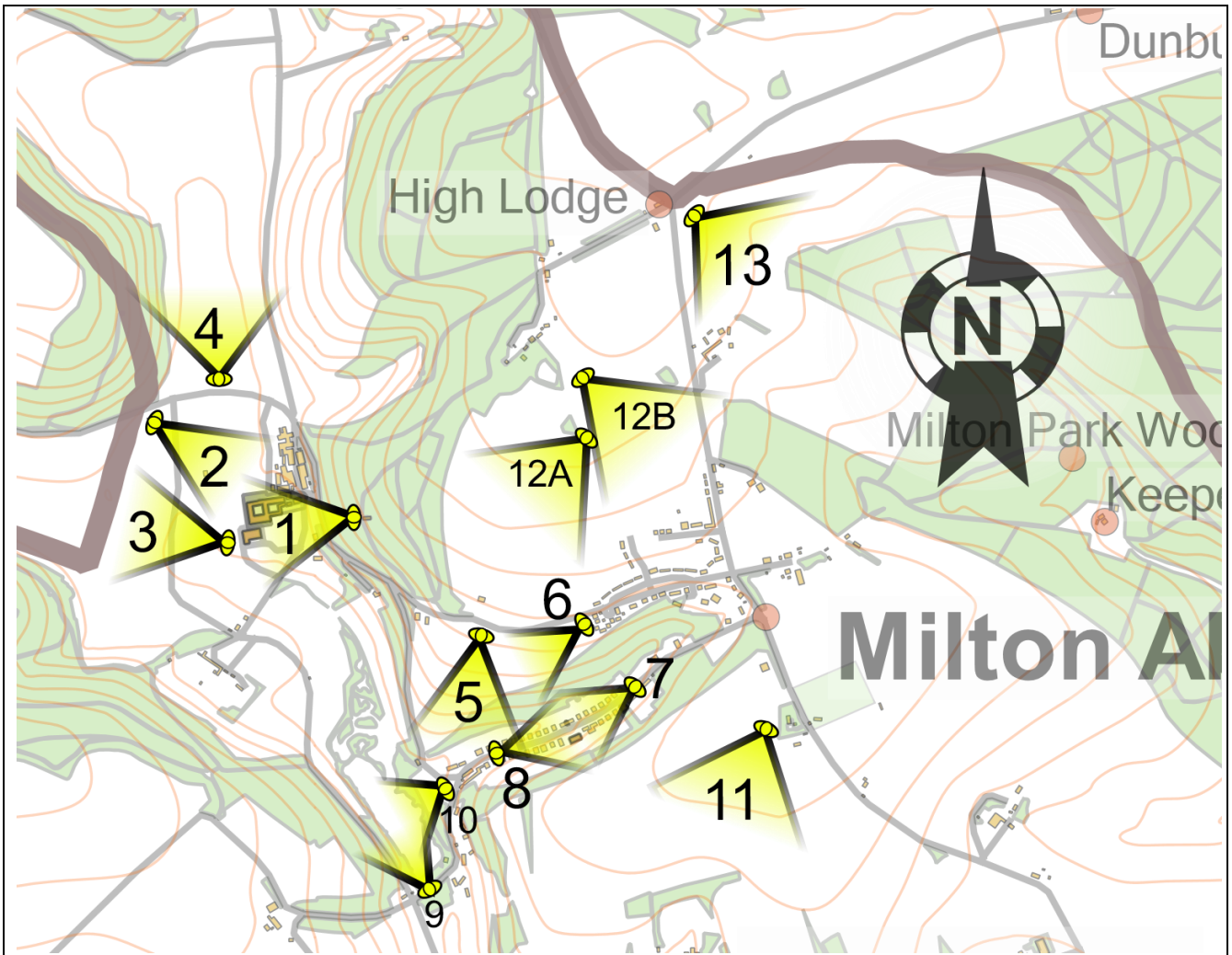
b) Important to the setting of a listed building(s)

c) Important landscape views




d) Important to the settlement setting and/or approach



e) Important view of landmark feature such as a listed building; woodland; settlement

**MAP** showing location of viewpoints



IMPORTANT VIEW 1	
	<p>1. Looking west from St Catherine's Chapel to Milton Abbey and across the valley to the wooded Melmoth's Hill beyond. <i>Public access: woodland area around St Catherine's Chapel is dedicated land under section 16 of the CROW Act.</i></p>

<p><b>IMPORTANT VIEW 2</b></p>	
	<p>2. When travelling from Hilton towards Milton Abbas this view is the first sighting of Milton Abbey and the adjacent 18<sup>th</sup> century house, and shows them perfectly in the setting of Capability Brown’s landscape. <i>Public access: adopted highway D33308</i></p>
<p><b>IMPORTANT VIEW 3</b></p>	
	<p>3. Looking west from Milton Abbey towards Hilton and Melmoth’s Hill showing Capability Brown’s landscape. <i>Public access: public footpath ref E15/19</i></p>
<p><b>IMPORTANT VIEW 4</b></p>	
	<p>4. The view from Abbey Gates looking north showing the Capability Brown landscape of Delcombe Valley. <i>Public access: adopted highway D33308</i></p>

<p><b>IMPORTANT VIEW 5</b></p>	
	<p>5. From the track near St Catherine's House, looking south across fields to the woods above The Street, and beyond in a wide, far-reaching vista to the Purbeck Hills and Dorset coastline. <i>Public access: permissive footpath / restrictive byway*</i></p>
<p><b>IMPORTANT VIEW 6</b></p>	
	<p>6. Looking west from the path to Jane's Wood (where it leaves the track) across pasture towards Melmoth's Hill. <i>Public access: permissive footpath / restrictive byway*</i></p>

*Public access: Views 5 and 6 are accessed from a route which is currently signposted as a permissive footpath (View 6 also being seen from the permissive path off this track that links to Jane's Wood, which the Parish Council also has right of access over). The track linking from Catherine's Well to Hilton Road is subject to an application (made September 2009) to be included on the definitive rights of way map as a Restricted Byway. This application was considered by the Dorset County Council Regulatory Committee on 12 July 2018 – full papers can be seen here:*



<https://moderngov.dorsetcouncil.gov.uk/CeListDocuments.aspx?Committeeld=277&MeetingId=1674&DF=12%2f07%2f2018&Ver=2>

*The committee RESOLVED (unanimously) that:*



- (a) An order be made to modify the definitive map and statement of rights of way to record the route from Catherine's Well to Hilton Road as shown A1-A3-B-B1-C-D on Drawing 14/21/2 as a restricted byway; and*
- (b) If the order is unopposed, or if any objections are withdrawn, it be confirmed by the County Council without further reference to the Committee.*

*At the current time it is understood that the order has been appealed, and therefore the final decision is awaited.*

<p><b>IMPORTANT VIEW 7</b></p>	
	<p>7. From the high end of The Street showing the 18th century thatched cottages, St James' Church, the Alms Houses and Reading Rooms, looking towards the lake and wooded hillside beyond. <i>Public access: adopted highway C31</i></p>
<p><b>IMPORTANT VIEW 8</b></p>	
	<p>8. From the bottom of The Street looking uphill this view shows the thatched cottages of the 18th century 'Model Village' with the Alms Houses and church set in a gently curving wooded valley. <i>Public access: adopted highway C31</i></p>
<p><b>IMPORTANT VIEW 9</b></p>	
	<p>9. From the road at the south end of the lake, tantalising glimpses of this iconic Capability Brown landscaping feature can be seen. <i>Public access: adopted highway C31</i></p>

<p><b>IMPORTANT VIEW 10</b></p>	
	<p>10. Looking south west from the road junction at the bottom of The Street towards the lake and the wooded hillside beyond. In winter this offers a view of the lake and its surroundings. <i>Public access: adopted highway C31</i></p>
<p><b>IMPORTANT VIEW 11</b></p>	
	<p>11. Looking south and south west from Windmill Clump on Hoggen Down across farmland to coastal hills. <i>Public access: public footpath: E15/6 and bridleway: E15/24</i></p>
<p><b>IMPORTANT VIEW 12a</b></p>	
	<p>12a. From the bridleway going north from Catherines Well towards Deer Park, panoramic views across Dorset countryside from the Purbeck Hills in the south to the coastal hills and Hardy's Monument in the west. <i>Public access: public bridleway: E15/1</i></p>



<p><b>IMPORTANT VIEW 12b</b></p>	
	<p>12b. From the bridleway going north from Catherines Well towards Deer Park, this site offers wide panoramic views across Dorset countryside looking south east towards Isle of Wight, Poole Harbour and the Purbeck Hills. <i>Public access: public bridleway: E15/1</i></p>
<p><b>IMPORTANT VIEW 13</b></p>	
	<p>13. At the junction of the bridleway with the C31 road at High Lodge there are panoramic views across farmland and forestry to the Isle of Wight, Poole Harbour and the Purbeck Hills. <i>Public access: public bridleway: E15/2</i></p>

*[Photos: Michael Moorsom]*