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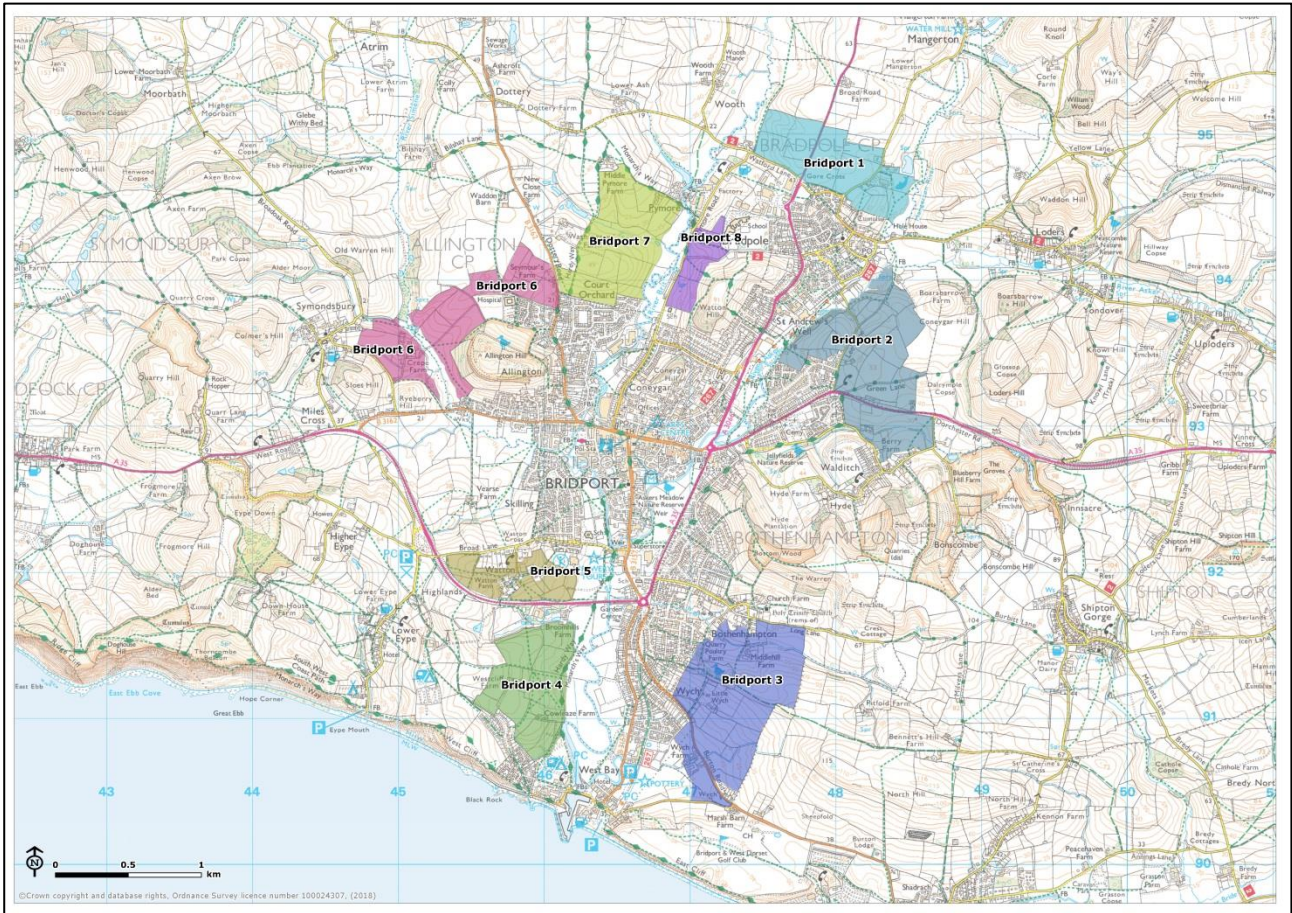
West Dorset, Weymouth and Portland Strategic Landscape and Heritage Study

Stage 2 Assessment: Bridport

Prepared by LUC
July 2018



Bridport



Representative photographs of the settlement



Location and description

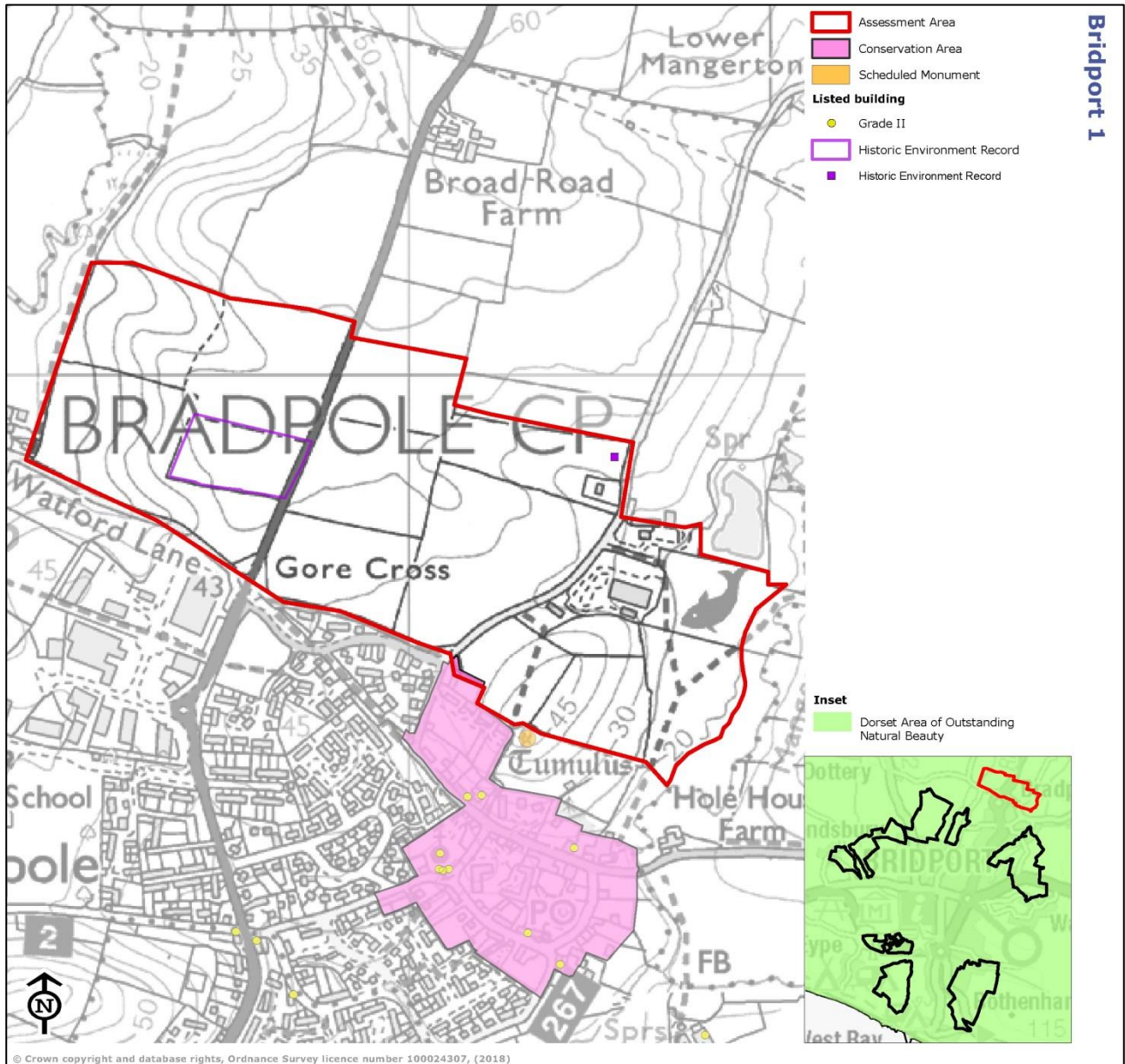
Bridport is located along the River Brit and the River Asker, close to where the River Brit flows into the English Channel. The town is recorded in the Domesday book and was historically known for the local rope and net making industry. Much of the existing settlement dates from the 18th century.

The setting of Bridport and West Bay is defined by the coastal valley setting, overlooked by nearby hills and ridges, which form part of the Dorset AONB.

Aerial context



Assessment area: Bridport 1



Representative photographs



Landscape sensitivity assessment

Landscape character context				
This assessment area falls within the Brit Valley Landscape Character Area. It is also wholly within the Dorset AONB. The area is located immediately to the north of Bridport (Bradpole).				
Assessment criterion	Description			Sensitivity score
Physical character (including topography and scale)	<ul style="list-style-type: none"> Broad ridge lying between the River Brit (west) and the Mangerton River (east). Steeply sloping land rises up from the river valleys from 20m to 50m AOD. Landform overlain by medium to large scale regular fields. 			M
Natural character	<ul style="list-style-type: none"> Arable and improved pasture fields enclosed by low-cut hedgerows with occasional hedgerow trees. Farm complex in the east of the area surrounded by deciduous woodland. 			L
Historic landscape character (<i>please see separate heritage assessment for asset-based information</i>)	<ul style="list-style-type: none"> Fields are divided into a regular post-medieval field pattern. The south-eastern part of the area is adjacent to a nationally designated bowl barrow (Scheduled Monument) on the 45m contour line. It is also adjacent to and provides an undeveloped rural setting to Bradpole Conservation Area. 			L-M
Form, density and setting of existing development	<ul style="list-style-type: none"> The existing area is unsettled apart from two farms to the east, which are both surrounded by woodland. The A3066 crosses through the centre of the area. The area is adjacent to the northern edge of Bridport, comprising modern housing, large-scale industrial units (screened by dense woodland) and vernacular residential buildings on the edge of Bradpole. Despite this, there is a sense of separation from the settlement. Hedgerows, trees and garden plantings soften the developed edge and provide a transition to the farmed landscape. 			M-H
Views and visual character including skylines	<ul style="list-style-type: none"> Open undeveloped skylines marked by hedgerows and occasional trees. Wide vistas to the surrounding AONB-designated countryside and wooded hillsides. Limited visibility/relationship to Bridport; a pylon line features in views to the north. The urban edge of Bradpole is visible, although is partially screened by trees. 			M-H
Perceptual and experiential qualities	<ul style="list-style-type: none"> A working agricultural landscape with strong connections to the surrounding open countryside. Levels of tranquillity broken by the sound/movement of traffic on the A3066. Open and exposed character, particularly in the east. 			M-H
Overall assessment of landscape sensitivity				
L	L-M	M	M-H	H
The unsettled, rural character of this farmed landscape, its role as containment to northern Bridport, its visual and character connections with the surrounding open countryside (all AONB-designated), function as a backdrop to Bradpole Conservation Area, proximity to a Scheduled bowl barrow on the slopes above Bradpole, and the open, undeveloped character of its skylines all present significant sensitivities to development, result in moderate-high sensitivity overall. The overall lack of important natural or				

historic features within the landscape itself, the flat topography of the ridge top, presence of the busy A3066 and proximity of existing modern housing and industrial development slightly reduce landscape sensitivity. The central area between the A3066 and Mangerton Lane has lower levels of sensitivity, due to the flat landform and limited views out of the area.

Heritage sensitivity assessment

Bridport Historic Landscape Characterisation (HLC) context

The historic character of the area comprises regular and planned enclosed fields of post-medieval date.

Description and significance of heritage assets present

A definitive list of assets within each study area is provided at Appendix 1 in the Stage 2 methodology report. Only assets judged to be of a level of significance likely to influence the planning process are discussed below.

Designated assets within the assessment area include:

- Bradpole Conservation Area

High importance

Non-designated assets within the assessment area include:

- Findspot of a Bronze Age artefact [MDO471]

Low importance

- Post-medieval allotment [MDO23922]

Low importance

- Locally listed building

Low importance

- Locally listed building

Low importance

Likely susceptibility to physical change as a result of development

The non-designated heritage assets that are archaeological would be highly susceptible to physical change as a result of development, which will result in their removal. The known remains are limited and of low significance, and as such, will not represent a significant constraint to the planning process. However, the potential impact to them would need to be thoroughly assessed and appropriately mitigated.

The assessment area takes in a small stretch of the northern boundary of Bradpole Conservation Area, and intersects with two locally listed buildings. The assessment area boundary should be altered to preclude the Conservation Area, and any buildings within it, as development within this area would potentially physically change the character and appearance of the Conservation Area contravening the Planning (Listed Buildings and Conservation Areas) Act 1990, which states that there is a special interest in preserving and enhancing these elements.

Likely susceptibility to setting change as a result of development

- Bradpole Conservation Area

High importance

- One of the key qualities of Bradpole Conservation Area is its attractive wider setting, with open countryside surrounding it to the north, east and southeast. Development within the assessment area, which is located adjacent/ in close proximity to the northern part of the Conservation Area, would adversely affect this setting by removing the open countryside along this side and effectively enclosing the Conservation Area within suburban development on all but one side.

- Lodders and Uploaders Conservation Area

High importance

- This Conservation Area lies to the east of the assessment area. It includes a number of listed buildings and buildings of local interest that form a linear settlement along the valley of the River Aske. It also covers some areas of open countryside, including strip Lynchets along New Road and Waddon Hill, which rises to 150m AOD. The landscape setting and dramatic topography are considered to be one of the key characteristics of the Conservation Area, and development within the assessment area would visually infringe on the countryside to the northwest. Views from Waddon Hill across Mangerton Valley and from

the western end of the Conservation Area are the most likely to be affected.

- Scheduled Monument - Bowl barrow 200m north east of Holy Trinity Church [1016096]

High importance

- This scheduled monument is situated directly adjacent to the southern limits of the assessment area. Bowl barrows are funerary monuments dating from the Late Neolithic period to the Late Bronze Age. Many are grouped and located prominently with visual links, which emphasise their function/ symbolism to other contemporary features and later funerary monuments. This example, although prominently situated does not appear to have any intentional intervisibility with other heritage assets in the wider vicinity. [Need to verify in the field]

Overall assessment of sensitivity of heritage assets to change within the area

L	L-M	M	M-H	H
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The overall heritage sensitivity of Bridport 1 is judged to be **moderate-high** based primarily upon the potential impacts, by way of setting change, to designated assets that would result from development within the assessment area.

There are opportunities to avoid effects through sensitive masterplanning and design, avoiding the setting of key designated assets.

Summary of key sensitivities and guidance for sustainable development

Summary of key sensitivities

The following provides a summary of the key landscape and heritage sensitivities within the assessment area:

- The landscape's unsettled, agricultural character with open undeveloped skylines marked by hedgerows and occasional trees.
- Visual and character connections with the surrounding farmed countryside and wooded hills, all within the Dorset AONB.
- The area's role as an immediate rural and agricultural setting and containment to northern Bridport, as well as Bradpole Conservation Area.
- The adjacent bowl barrow on the slopes behind Bradpole – a Scheduled Monument.
- A sense of relative tranquillity despite the proximity of development and the busy A3066.
- Its nationally recognised landscape value, as reflected in its inclusion within the Dorset AONB.

Guidance for sustainable development

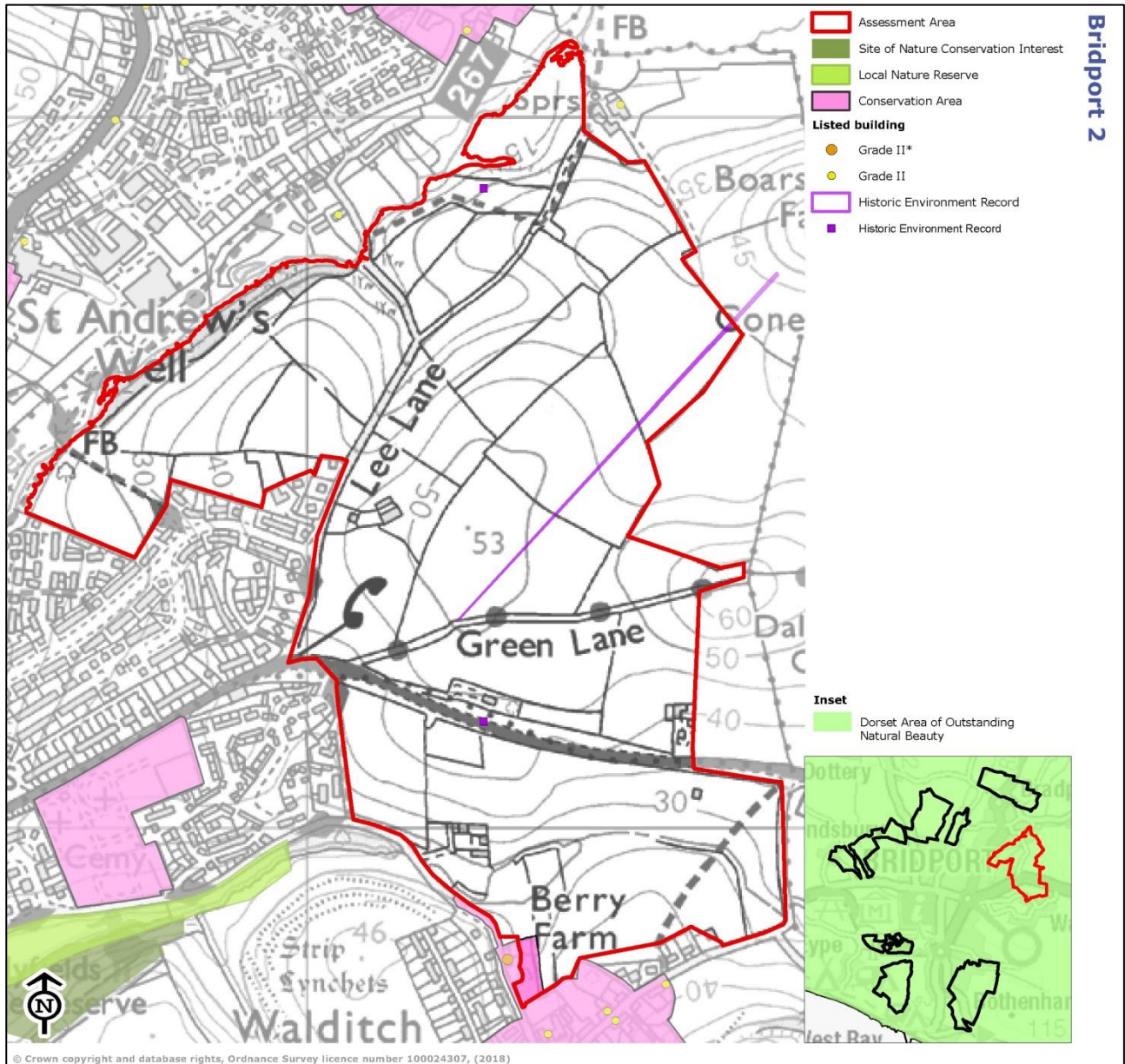
This area is within the Dorset AONB, a nationally designated landscape where there is a presumption against major development. Any development may have an impact on the character and special qualities of the AONB. Therefore, the guidance below should be closely followed.

Any new development should:

- Avoid areas of sloping ground, particularly in the western and eastern parts of the assessment area, where development would be prominent from the surrounding landscape.
- Be limited to areas associated with the existing settlement to the south, particularly the area between the A3066 and Mangerton Lane. Development should be in keeping with the character and scale of existing adjacent buildings.
- Protect and conserve natural features within the landscape, including hedgerows and occasional trees.
- Not detract from the setting or integrity of heritage features including the Scheduled bowl barrow adjacent to the south.
- Respect the setting that the landscape provides to the historic settlement of Bradpole (Conservation Area) and the Listed Buildings within.
- Respect and seek to conserve surrounding rural character and high levels of tranquillity in the siting and design of any new development
- Ensure any new development does not adversely affect the special qualities of Dorset AONB, including uninterrupted panoramic views, a sense of tranquillity and remoteness, dark night skies, undeveloped rural character and a rich historic and built heritage¹.

¹ Taken from the Statement of Significance within the Dorset AONB Management Plan 2014-2019.

Assessment area: Bridport 2



Representative photographs



Landscape sensitivity assessment

Landscape character context

This assessment area falls within the Brit Valley Landscape Character Area. All of the landscape falls within the Dorset AONB.

It comprises valley slopes of the Asker in north-eastern Bridport, rising up behind housing developments and the historic village of Walditch immediately to the south.

Assessment criterion	Description	Sensitivity score
Physical character (including topography and scale)	<ul style="list-style-type: none"> Land sloping up from the River Asker to the west, extending southwards across strongly undulating land. Elevation ranges from 20m to 53m AOD; a west-flowing stream valley intersects the area to the south. Fields of varying regular shapes and sizes from small-medium, enclosed by hedges and lines of trees. 	M-H
Natural character	<ul style="list-style-type: none"> Land use mainly a mixture of pasture and arable farmland. Natural character provided by linear woodland belts along fields and watercourses, linking to the hedgerow network. Traditional orchards associated with Berry Farm, with rough grassland/scrub on the Asker valley slopes. 	M
Historic landscape character (<i>please see separate heritage assessment for asset-based information</i>)	<ul style="list-style-type: none"> Regular fields of medieval origin, with open early 20th fields in the south. The southern boundary abuts Walditch Conservation Area and Bradpole Conservation Area is adjacent to the north. Higher land is intervisible with Downe Hall Registered Park and Garden (Grade II), situated on Coneygar Hill beyond the Asker Valley to the west. 	M
Form, density and setting of existing development	<ul style="list-style-type: none"> The landscape is unsettled apart from dispersed farms which are generally screened by trees. It wraps around urban edges to the west and south, forming an elevated rural backdrop. 	M-H
Views and visual character including skylines	<ul style="list-style-type: none"> Undeveloped farmed and wooded skylines forming the transition to the steep dramatic hills beyond to the east and south (all within the AONB). Elevation affords views over Bridport and the hills framing the town to the west, including Allington Hill and summits beyond (also all within the AONB). 	H
Perceptual and experiential qualities	<ul style="list-style-type: none"> High levels of relative tranquillity and strong rural qualities despite proximity of the urban edge. 	M-H

Overall assessment of landscape sensitivity

L	L-M	M	M-H	H
<p>The landscape's prominent undeveloped slopes, absence of settlement, strong medieval field pattern with inter-connected hedgerows and woodlands, role as a backdrop to development at lower levels and strong visual relationships with surrounding distinctive hill summits (all within the AONB) result in an overall landscape sensitivity judgement of moderate-high.</p>				

Heritage sensitivity assessment

Bridport Historic Landscape Characterisation (HLC) context

The historic character of the area comprised mainly of medieval enclosed fields, which are characterised by their straight/ regular/ elongated form. The southern end of the assessment area consists of open field enclosure of post-medieval date.

Description and significance of heritage assets present

A definitive list of assets within each study area is provided at Appendix 1 in the Stage 2 methodology report. Only assets judged to be of a level of significance likely to influence the planning process are discussed below.

Designated assets within the assessment area include:

- Walditch Conservation Area
High importance
- Grade II* Listed Berry Farmhouse [1213863]
High importance

Non-designated assets within the assessment area include:

- A prehistoric findspot [MDO353]
Low importance
- A medieval lynchet [MDO473]
Low importance
- A post-medieval firing range [MDO23901]
Low importance

Likely susceptibility to physical change as a result of development

The non-designated heritage assets are all archaeological and, as such, are highly susceptible to physical change as a result of development, which could result in their removal. The known remains are not of a level of significance to cause significant constraint to the planning process but the potential impact to them would need to be thoroughly assessed and appropriately mitigated.

The assessment area takes in small part of Walditch Conservation Area, including the curtilage of the Grade II* Listed Berry Farmhouse [1213863]. Development within either of these areas could result in harm to their significance.

Likely susceptibility to setting change as a result of development

Designated assets susceptible to setting change include:

- Bradpole Conservation Area
 - One of the key qualities of Bradpole Conservation Area is its attractive wider setting, with open countryside surrounding it to the north, east and southeast. Development within the assessment area, which is located adjacent/ in close proximity to the eastern part of the Conservation Area, would adversely affect this setting by removing the open countryside to the southeast and east.
- Lodders and Uploders Conservation Area
 - This Conservation Area lies to the northeast of the assessment area. It forms a linear settlement along the valley of the River Aske. It also covers some areas of open countryside, including strip Lynchets along New Road and Waddon Hill, which rises to 150m AOD. The landscape setting and dramatic topography are considered to be one of the key characteristics of the Conservation Area, and development within the assessment area may result in a slight visual intrusion to the countryside to the southwest. This would potentially affect views from Waddon Hill and from the western end of the conservation area.
- Bridport Conservation Area
 - Bridport Conservation Area includes 300 Listed Buildings and a number of distinct character areas. In terms of setting it is edged by river valleys and hills, with undeveloped land along the floodplain and on the valley slopes. These are integral to its character, providing impressive views from within the town to the surrounding countryside, and a strong "sense of place". Development within the assessment area could have an effect on these characteristics as a consequence of setting change.
- Grade II* Listed Berry Farmhouse [1213863]

- Development would visually encroach on the wider rural setting of this building, with which it historically has a functional relationship.
- Grade II Listed Stepps Farmhouse [1213872]
 - This asset lies adjacent to the north eastern tip of the assessment area. Development would visually encroach on the wider rural setting of the building, with which it historically has a functional relationship.
- Downe Hall Registered Park and Garden (Grade II)
 - This park comprises a plantation with an elevated position on Coneygar Hill, which that allows long views of the surrounding area - including northeast towards the assessment area. Development would visually encroach on the views in this direction removing a large tract of open countryside alongside the River Asker.

Overall assessment of sensitivity of heritage assets to change within the area

L	L-M	M	M-H	H
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The overall heritage sensitivity of the assessment area has been judged to be **moderate-high** based on the setting change that would likely result to a high number of designated assets. The steeply-sloping and elevated nature of much of the assessment area significantly reduces the options available to avoid or mitigate effects.

Summary of key sensitivities and guidance for sustainable development

Summary of key sensitivities

The following provides a summary of the key landscape and heritage sensitivities within the assessment area:

- The landscape's unsettled, rural character with prominent slopes forming a backdrop and containment to development.
- Visual and character connections with the surrounding landscapes, including dramatic hills and slopes (all within the AONB).
- The rural setting it provides to Bradpole and Walditch Conservation Areas and intervisibility with Downe Hall Grade II Registered Park and Garden on Coneygar Hill to the west.
- The network of hedgerows and bands of woodland defining a strong medieval field pattern. Valued pockets of rough grassland/scrub on the Asker Valley slopes and traditional orchards at Berry Farm.
- A sense of relative tranquillity despite the proximity of development.
- Its nationally recognised landscape value, as reflected in its inclusion within the Dorset AONB.

Guidance for sustainable development

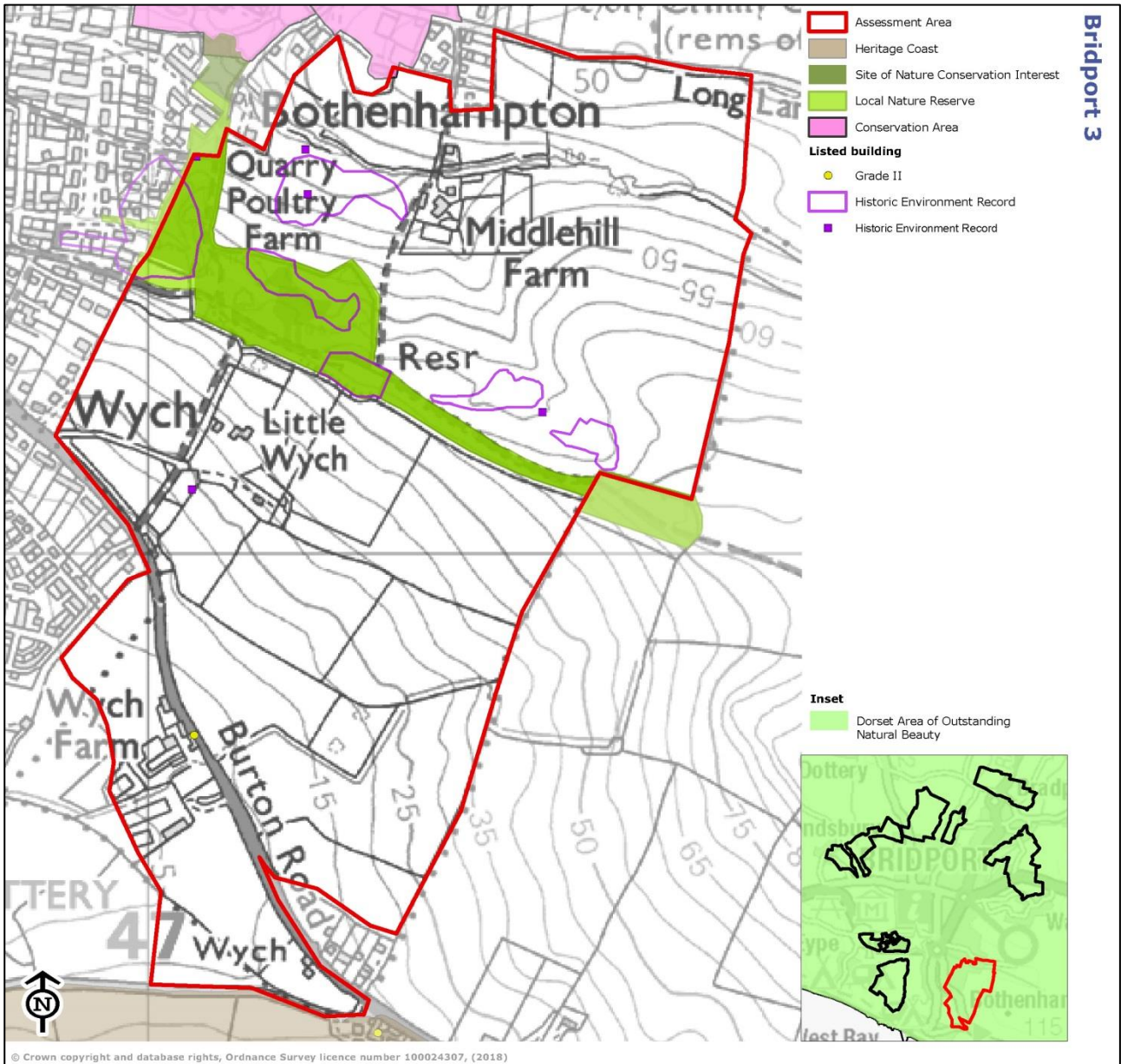
This area is within the Dorset AONB, a nationally designated landscape where there is a presumption against major development. Any development may have an impact on the character and special qualities of the AONB. Therefore, the guidance below should be closely followed.

Any new development should:

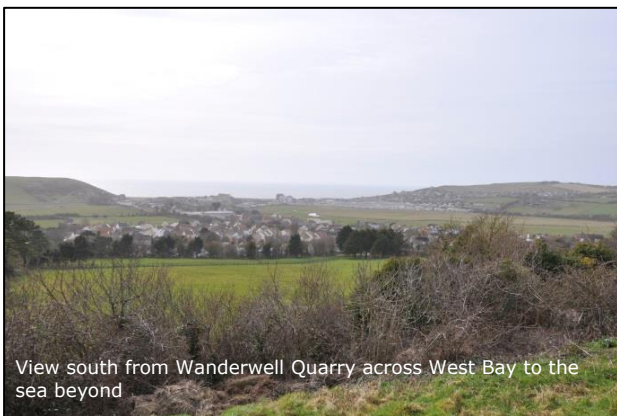
- Avoid the prominent slopes, where development would be highly visible from the surrounding landscape and would detract from the undeveloped skylines.
- Be limited to small scale development on lower ground, adjacent to existing urban edges. New structures should complement the form and vernacular of existing buildings.
- Respect the role of the landscape as an undeveloped backdrop and setting to existing development, including the historic settlements within Bradpole and Walditch Conservation Areas (and the Listed Buildings these areas contain).
- Protect and conserve the valued natural features within the landscape including hedgerows, woodland, and areas of rough grassland/scrub.
- Not detract from the distinct visual character of the landscape, with long views across Bridport to the hills in the west and to higher ground in the south and east (all within the Dorset AONB).
- Respect the wider setting the landscape provides to Downe Hall Grade II Registered Park and Garden on Coneygar Hill to the west.
- Ensure any new development does not adversely affect the special qualities of Dorset AONB, including uninterrupted panoramic views, a sense of tranquillity and remoteness, dark night skies, undeveloped rural character and a rich historic and built heritage².

² Taken from the Statement of Significance within the Dorset AONB Management Plan 2014-2019.

Assessment area: Bridport 3



Representative photographs



Landscape sensitivity assessment

Landscape character context				
<p>This assessment area falls within the Bride Valley and Bridport Landscape Character Areas. It falls entirely within the Dorset AONB.</p> <p>The area comprises steep slopes running to the east of Wych and West Bay in south-eastern Bridport.</p>				
Assessment criterion	Description			Sensitivity score
Physical character (including topography and scale)	<ul style="list-style-type: none"> Steep south/south-westerly sloping land, ranging from 10m to 75m AOD. Cut by an east-west flowing tributary of the Brit in the north of the area, creating an undulating landform. Medium scale fields complement the landform scale, with small-scale landscape elements formed by trees, hedges and farm buildings. 			M-H
Natural character	<ul style="list-style-type: none"> Land use primarily pastoral farming with some arable. Bands of broadleaved woodland fringing the tributary and sheltering farms. Valued areas of woodland, scrub and semi-improved grassland at Wanderwell Quarry SNCI and Bothenhampton LNR (also a former quarry). A strong hedgerow network connects to the areas of woodland. 			M
Historic landscape character (<i>please see separate heritage assessment for asset-based information</i>)	<ul style="list-style-type: none"> Regular, post-medieval field pattern. Bothenhampton Conservation Area directly adjacent to the north-west, with clusters of Listed Buildings, including the Grade I Old Holy Trinity Church. Forms part of the wider setting to West Bay Conservation Area to the south-west. A former lime kiln and quarry exposures at Bothenhampton LNR provide evidence for past industrial activity (also recognised for their geological interest). 			M
Form, density and setting of existing development	<ul style="list-style-type: none"> Settlement limited to dispersed farm buildings, surrounded by woodland. Forms an elevated, rural backdrop adjacent to the existing built edge of Wych immediately to the west and the wider town of Bridport beyond. 			H
Views and visual character including skylines	<ul style="list-style-type: none"> Steep slopes defined by pasture, hedgerows and trees, forming undeveloped rural skylines. Gaps in tree cover allow visual connections between this rural landscape, Wych and West Bay – with the coast (Heritage Coast and World Heritage Site) and sea beyond. Views are also afforded to rural hills west of Bridport. 			H
Perceptual and experiential qualities	<ul style="list-style-type: none"> A rural landscape with strong natural qualities provided by the mosaic of farmland, hedgerows and woodland. High levels of relative tranquillity on the doorstep of development, occasionally interrupted by traffic noise. 			M-H
Overall assessment of landscape sensitivity				
L	L-M	M	M-H	H
<p>The steep slopes, absence of modern development with strong rural and tranquil qualities, important areas of semi-natural habitat, role as a backdrop and containment to development (including Bothenhampton Conservation Area), and visual connections with the Heritage Coast and World Heritage Site and wider AONB heighten sensitivity. It is judged as having moderate-high sensitivity overall.</p>				

Heritage sensitivity assessment

Bridport Historic Landscape Characterisation (HLC) context

The historic character of the area is primarily comprised of planned enclosure of post-medieval date, which is characterised by large fields with regular straight boundaries. These fields are recorded as having been pastoral in function.

Description and significance of heritage assets present

A definitive list of assets within each study area is provided at Appendix 1 in the Stage 2 methodology report. Only assets judged to be of a level of significance likely to influence the planning process are discussed below.

Designated assets within the assessment area include:

- Bothenhampton Conservation Area

High importance

- Grade II listed Wych Farmhouse

High importance

Non-designated assets within the assessment area include:

- Locally listed buildings

Low importance

- Post-medieval/ unknown lime kilns [MDO352; MDO358 and MDO356]

Low importance

- Post-medieval/ unknown quarries [MWX4312; MWX5240 and MWX5240]

Low importance

- Post-medieval reservoir [MDO23897]

Low importance

- Post-medieval sheep dip [MWX4359]

Low importance

Likely susceptibility to physical change as a result of development

The non-designated heritage assets that are archaeological would be highly susceptible to physical change as a result of development, which will result in their removal. Where there has been past extractive activity, any potential archaeological remains will have already been removed. The known archaeological assets are of low significance and as such, would not cause constraint to the planning process but the potential impact to them would need to be thoroughly assessed and appropriately mitigated.

The assessment area includes a very small part of the Bothenhampton Conservation Area, and part of a locally listed building. These assets should be avoided by any development.

Likely susceptibility to setting change as a result of development

Designated assets susceptible to setting change include:

- Bothenhampton Conservation Area

- The village is virtually surrounded by modern suburban development to its west, north and south but projects into open countryside to the east in a valley between Hyde and North Hills, which rise to 124 and 115m respectively. One of its key attributes is the High hills, hedges and trees to the east, NE and SE of the Conservation Area. Development would visually encroach upon this.

- Grade II listed Wych Farmhouse [1213556]

- Barn At Marsh Barn Farm [1213873]

- This 18th century farmhouse and 16th century barn are both rural buildings with historically functional ties to the countryside surrounding them. The change in rural setting would reduce the legibility of this relationship.

- Grade I Old Holy Trinity Church [1324171]

- There is likely to be some impact on the rural setting of this asset as development within the assessment area would remove the agricultural landscape to the south of it – need to verify in the

field just how much intervisibility there is in light of the topography.

- West Bay Conservation Area
 - This Conservation Area lies to the southwest of the assessment area. It comprises the historic core of the small coastal settlement of Bridport Harbour. Consequently, it is primarily of maritime character. However, its wider rural setting provides the backdrop for the cliff top and shoreline views of the Conservation Area. Development would effectively remove this rural aspect to the northeast of the Conservation Area.
- Bowl barrow on North Hill 750m north east of Marsh Barn [1016371]
 - Located in an elevated position to the east of the assessment area this asset does not appear to be intervisible with other assets of similar date/ function/ symbolism. However, intervisibility may be argued only to add emphasise to such relationships and development would nonetheless change its rural setting.

Overall assessment of sensitivity of heritage assets to change within the area

L	L-M	M	M-H	H
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The overall heritage sensitivity of this assessment area is judged to be **moderate** based primarily on the potential setting change to a number of designated assets.

Summary of key sensitivities and guidance for sustainable development

Summary of key sensitivities

The following provides a summary of the key landscape and heritage sensitivities within the assessment area:

- The landscape's unsettled, rural character with steep slopes forming a backdrop and containment to development.
- Visual and character connections with the surrounding landscapes and seascapes (all within the Dorset AONB), the West Dorset Heritage Coast and Jurassic Coast World Heritage Site.
- The rural setting it provides to Bothenhampton Conservation Area, including the Grade I Old Holy Trinity Church, and West Bay Conservation Area to the south-west.
- Valued woodland, scrub and semi-improved grassland habitats – and geological exposures/quarrying relics – at Wanderwell Quarry SSSI and Bothenhampton LNR.
- A sense of relative tranquillity despite the proximity of development.
- Its nationally recognised landscape value, as reflected in its inclusion within the Dorset AONB.

Guidance for sustainable development

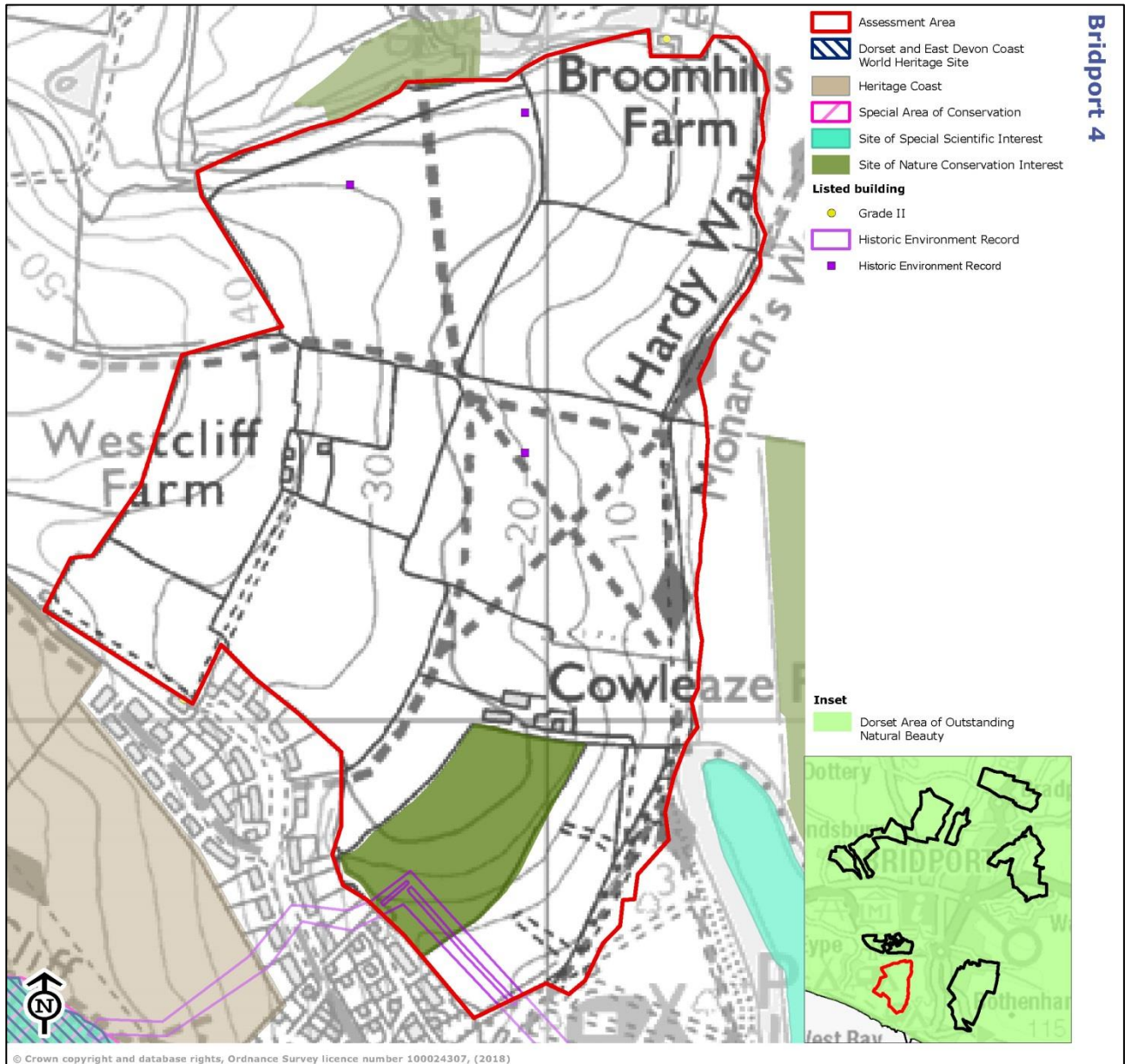
This area is within the Dorset AONB, a nationally designated landscape where there is a presumption against major development. Any development may have an impact on the character and special qualities of the AONB. Therefore, the guidance below should be closely followed.

Any new development should:

- Avoid areas of steep landform and high elevation, where development would be highly prominent from the surrounding landscape and would interrupt undeveloped skylines.
- Be limited to small-scale development on lower ground adjacent to the existing urban edge. New structures should complement the form and vernacular of existing buildings.
- Protect and conserve semi-natural features including locally protected habitats within Wanderwell Quarry SSSI and Bothenhampton LNR.
- Respect and retain the rural setting the landscape provides to existing settlement, including Conservation Areas at Bothenhampton and West Bay and the Listed Buildings they contain.
- Retain the distinct visual character of the landscape, with long views to adjacent landscapes and across the settlement at West Bay to the sea beyond.
- Preserve the locally important levels of tranquillity and the strong rural of character of the landscape.
- Ensure any new development does not detract from the wider setting of West Dorset Heritage Coast and Jurassic Coast World Heritage Site.
- Ensure any new development does not adversely affect the special qualities of Dorset AONB, including uninterrupted panoramic views, a sense of tranquillity and remoteness, dark night skies, undeveloped rural character and a rich historic and built heritage³.

³ Taken from the Statement of Significance within the Dorset AONB Management Plan 2014-2019.

Assessment area: Bridport 4



Representative photographs



Landscape sensitivity assessment

Landscape character context				
<p>This assessment area falls within the Chideock Hills and Brit Valley Landscape Character Areas. All of the landscape is within the Dorset AONB and it abuts the West Dorset Heritage Coast to the south-west. .</p> <p>It comprises land sloping up from the Brit floodplain in south-west Bridport, located to the north of West Cliff residential area.</p>				
Assessment criterion	Description			Sensitivity score
Physical character (including topography and scale)	<ul style="list-style-type: none"> Sloping topography rising relatively steeply to the west from the River Brit. Elevation ranges from five to 45m AOD. Medium-large scale fields complement landform scale. Small-scale features formed by hedgerows, trees, farm buildings and caravans in the south-east. 			M
Natural character	<ul style="list-style-type: none"> Land use dominated by mixed farmland, including intensive arable. A caravan/camping site is located to the south-east. Natural character provided by thick hedgerows and bands of woodland enclosing some fields. Cowleaze Farm SNCI found to the south, locally valued for semi-improved and unimproved neutral grasslands. Lower slopes fringing the Brit include floodplain grazing marsh habitats. 			M
Historic landscape character (<i>please see separate heritage assessment for asset-based information</i>)	<ul style="list-style-type: none"> Regular piecemeal fields of medieval origin as indicated by the HLC. The landscape forms part of the wider setting to West Bay Conservation Area to the south-east. The area is intervisible with Coneygar Hill, part of the Downe Hall Registered Park and Garden (Grade II) 			M
Form, density and setting of existing development	<ul style="list-style-type: none"> Unsettled rural area part from occasional farm buildings and part of a larger caravan park to the south-east. Forms an immediate farmed backdrop to housing and extensive holiday park developments behind West Cliff. Also part of the wider rural backdrop to West Bay (Conservation Area) and Wych. 			M-H
Views and visual character including skylines	<ul style="list-style-type: none"> Undeveloped elevated skylines characterised by hedgerows and trees. Overlooks development at West Bay and Wych, beyond the Brit floodplain. Visual connections with surrounding AONB-designated landscapes and the Heritage Coast and World Heritage Site-designated coastline. 			M-H
Perceptual and experiential qualities	<ul style="list-style-type: none"> A tranquil, working agricultural landscape with natural qualities provided by hedgerows, trees and woodland. Intervisibility with adjacent development dilutes overall feelings of tranquillity. In the south of the area, the sound of waves and seabirds provide links to the coast. 			M-H
Overall assessment of landscape sensitivity				
L	L-M	M	M-H	H
<p>The landscape's open, undeveloped slopes, strong rural and tranquil qualities, important areas of semi-natural habitat, role as a backdrop to development (including West Bay Conservation Area), and visual connections with the Heritage Coast, World Heritage Site and wider AONB heighten sensitivity. It is therefore judged as having moderate-high sensitivity overall.</p>				

Heritage sensitivity assessment

Bridport Historic Landscape Characterisation (HLC) context

The historic character of the area is primarily comprised of piecemeal enclosure of medieval date, which is recorded as being pastoral. The southeast corner of the assessment area consists of a small area modern recreational land, in use as a caravan park.

Description and significance of heritage assets present

A definitive list of assets within each study area is provided at Appendix 1 in the Stage 2 methodology report. Only assets judged to be of a level of significance likely to influence the planning process are discussed below.

There are no designated assets within the assessment area.

Non-designated assets within the assessment area include:

- Three circular features of unknown date [MWX4667; MWX4669 and MWX4671], with a fourth [MWX4670] undated oval feature on the north-western edge of the assessment area.

Low-medium importance

- A probable WWII barbed wire defence [MDO29614]

Low importance

Likely susceptibility to physical change as a result of development

The only known heritage assets within the assessment area are non-designated heritage archaeological remains. These would be highly susceptible to physical change as a result of development, which will result in their removal. The known remains are not of a level of significance to cause constraint to the planning process. However, the potential impact to them would need to be thoroughly assessed and appropriately mitigated.

Likely susceptibility to setting change as a result of development

Grade II Listed Broomhills [1216084]

- 17th century farmhouse lying on the northeast corner of the assessment area in the valley of the River Brit. As a rural building it will have a functional and historical relationship with the countryside surrounding it. Development would be detrimental to the legibility of these relationships.

Cliff Cottage [1216620]

- Development would visually encroach on the wider rural setting of this building, with which it historically has a functional relationship.

West Bay Conservation Area

- This Conservation Area lies to the south-east of the assessment area. Views from the east of the Conservation Area take in West Cliff and the estate on it – the caravan park is visually intrusive on the floodplain and hillside. The visual intrusiveness of the caravan park and the development on West and East Cliffs, diminish the natural, coastal setting of the Conservation Area and the enjoyment of it. Development on the valley slopes behind the caravan park, would be of further detrimental effect on the setting of the Conservation Area.

Overall assessment of sensitivity of heritage assets to change within the area

L	L-M	M	M-H	H
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The overall heritage sensitivity of this assessment area is judged to be **moderate**, primarily because of the potential impacts to the setting of designated assets.

Summary of key sensitivities and guidance for sustainable development

Summary of key sensitivities

The following provides a summary of the key landscape and heritage sensitivities within the assessment area:

- The landscape's unsettled, rural character with farmed slopes forming a backdrop to development.
- Visual and character connections with the surrounding landscapes and seascapes (all within the Dorset AONB), the West Dorset Heritage Coast and Jurassic Coast World Heritage Site.
- Its role as part of the wider landscape setting to West Bay Conservation Area.
- Natural character provided by a network of thick hedgerows linking to bands of woodland.
- Valued neutral grasslands at Cowleaze Farm SNCI and floodplain grazing marsh fringing the Brit.
- A sense of relative tranquillity despite the proximity of development.
- Its nationally recognised landscape value, as reflected in its inclusion within the Dorset AONB.

Guidance for sustainable development

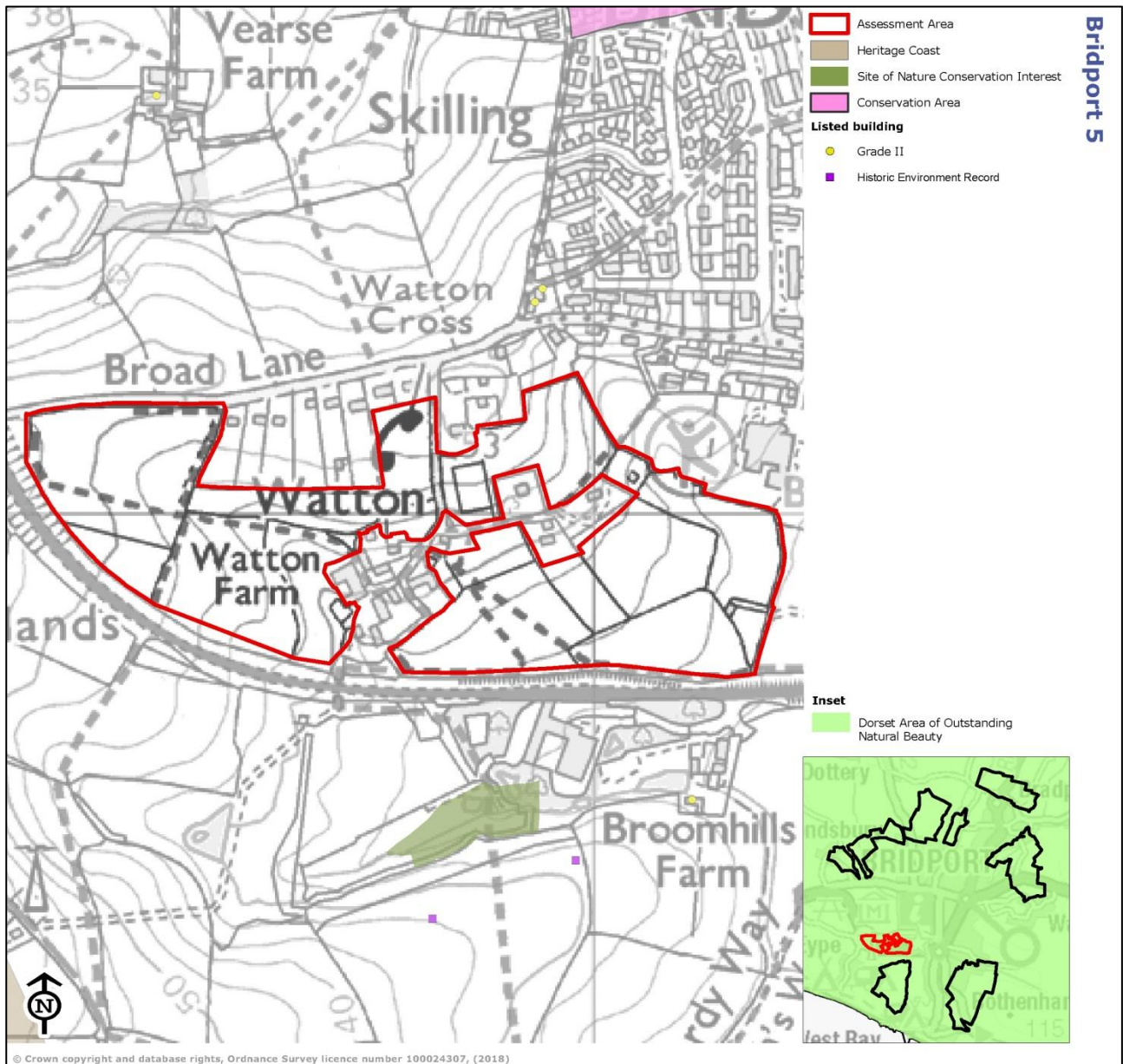
This area is within the Dorset AONB, a nationally designated landscape where there is a presumption against major development. Any development may have an impact on the character and special qualities of the AONB. Therefore, the guidance below should be closely followed.

Any new development should:

- Avoid areas of sloping landform and higher ground, where development would be visually prominent from surrounding landscapes (as well as the sea) and would detract from the undeveloped skylines.
- Respect the existing role of the landscape as an undeveloped backdrop to settlement, including West Bay Conservation Area.
- Protect and conserve features which provide natural character, including hedgerows, areas of woodland and locally designated habitats at Cowleaze Farm SNCI.
- Respect the setting that the landscape provides to Downe Hall Grade II Registered Park and Garden and the Heritage Coast and World Heritage Site-designated coastline.
- Respect and seek to conserve surrounding rural character and high levels of tranquillity in the siting and design of any new development
- Ensure any new development does not adversely affect the special qualities of Dorset AONB, including uninterrupted panoramic views, a sense of tranquillity and remoteness, dark night skies, undeveloped rural character and a rich historic and built heritage⁴.

⁴ Taken from the Statement of Significance within the Dorset AONB Management Plan 2014-2019.

Assessment area: Bridport 5



Representative photographs



Landscape sensitivity assessment

Landscape character context				
<p>This assessment area falls within the Chideock Hills and Brit Valley Landscape Character Areas Landscape Character Areas. It is wholly within the Dorset AONB.</p> <p>It comprises land sloping up from the Brit floodplain to the south of housing development at Skilling. It is bounded to the south by the A35.</p>				
Assessment criterion	Description			Sensitivity score
Physical character (including topography and scale)	<ul style="list-style-type: none"> Complex topography generally rising north-west from the floodplain of the Brit (reaching a maximum of 53m AOD). Small to medium irregular field pattern, often appearing larger in scale due to fences and low hedgerows. 			M
Natural character	<ul style="list-style-type: none"> Land is used for pasture and arable farming. Natural character is limited to the network of hedgerows with mature trees, many of which have been replaced by fencing. 			L-M
Historic landscape character (<i>please see separate heritage assessment for asset-based information</i>)	<ul style="list-style-type: none"> The field pattern is medieval in origin, forming irregular patterns of various shapes and sizes. Two Grade II Listed buildings to the north of the assessment area; Providence Cottage and its coach house. Intervisible with Bothenhampton and Walditch Conservation Areas on the opposite side of the Brit. 			L-M
Form, density and setting of existing development	<ul style="list-style-type: none"> An unsettled rural landscape fringing the small settlement of Watton, the farm complex of Watton Farm and occasional outlying properties. It sits behind more extensive housing development at Skilling to the north, including linear development of detached properties set in long gardens extending south from Broad Lane. 			M
Views and visual character including skylines	<ul style="list-style-type: none"> Views afforded across the Brit floodplain to the steeply sloping land and hill summits beyond (all AONB). Intervisible with adjacent development at Skilling and Bridport beyond; the landscape forms part of the undeveloped rural slopes rising above development. From higher elevations, there are glimpses of the sea. 			M-H
Perceptual and experiential qualities	<ul style="list-style-type: none"> A rural, working farmed landscape adjacent to urban residential development. Traffic noise from the A35 can detract from tranquillity. From higher ground, the landscape has an open and expansive quality. 			M-H
Overall assessment of landscape sensitivity				
L	L-M	M	M-H	H
<p>The landscape's open, undeveloped slopes, strong rural qualities, role as a backdrop and setting to development (including Bothenhampton and Walditch Conservation Areas), irregular small-medium pattern of medieval fields enclosed by hedgerows and visual connections with the wider AONB present sensitivities to development. Its lack of natural and heritage features and loss of tranquillity due to the A35 reduces landscape sensitivity to moderate overall.</p>				

Heritage sensitivity assessment

Bridport Historic Landscape Characterisation (HLC) context

The historic character of the area is primarily formed by enclosed fields of medieval date, recorded as having been in pastoral use. These enclose the historic medieval settlement of Watton, part of which also falls within the assessment area.

Description and significance of heritage assets present

A definitive list of assets within each study area is provided at Appendix 1 in the Stage 2 methodology report. Only assets judged to be of a level of significance likely to influence the planning process are discussed below.

There are no designated or non-designated assets known within the assessment area.

Likely susceptibility to physical change as a result of development

There are no known heritage assets that are susceptible to physical change as a result of development. However, there is always a risk of unknown archaeological remains being present and an archaeological desk-based assessment, potentially followed by some form of archaeological evaluation, would be required. If archaeological remains were identified, it would be necessary to mitigate the impacts of the development in a manner proportionate to their significance.

The medieval enclosure to the west highlights a potential for hedgerows that are considered to be historically important under The Hedgerow Regulations 1997, and are therefore protected from unauthorised removal.

Likely susceptibility to setting change as a result of development

Designated assets that are susceptible to setting change within the wider area include:

- Grade II Listed Broomhills [1216084]
 - 17th century farmhouse lying to the south of the assessment area in the valley of the River Brit. As a rural building it historically has a functional relationship with the countryside surrounding it. Development would be detrimental to the legibility of this relationship; however, the farmhouses relationship with the assessment area is already visually compromised by the A35 which runs east to west to the north of the area.

Overall assessment of sensitivity of heritage assets to change within the area

L	L-M	M	M-H	H
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The overall heritage sensitivity of this development is judged to be **low** in light of there being no known heritage assets that would be physically impacted and there being only one designated asset with the potential for setting change; an impact that could be reduced by appropriate mitigation such as screening via landscaping/ tree planting.

Summary of key sensitivities and guidance for sustainable development

Summary of key sensitivities

The following provides a summary of the key landscape and heritage sensitivities within the assessment area:

- The landscape's unsettled, rural character with farmed slopes forming a backdrop to development.
- Visual and character connections with the surrounding landscapes (all within the Dorset AONB), particularly on the opposite side of the Brit Valley.
- Its role as part of the wider landscape setting to Bothenhampton and Walditch Conservation Areas and backdrop to nearby Grade II Listed Buildings at Providence Cottage and its coach house.
- Natural character provided by the network of hedgerows and mature trees enclosing irregular fields of medieval origin.
- A sense of relative tranquillity despite the proximity of development.
- Its nationally recognised landscape value, as reflected in its inclusion within the Dorset AONB.

Guidance for sustainable development

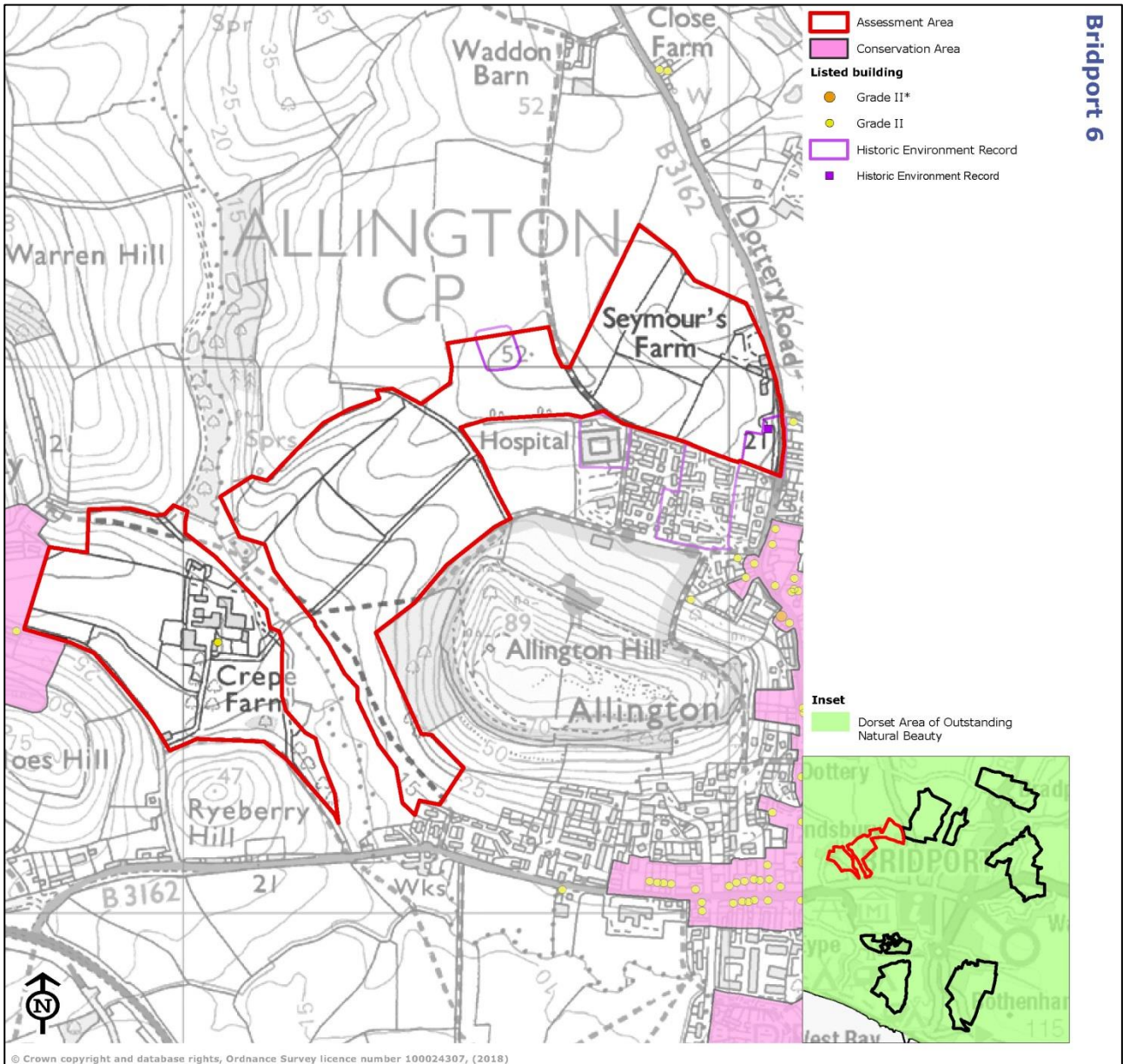
This area is within the Dorset AONB, a nationally designated landscape where there is a presumption against major development. Any development may have an impact on the character and special qualities of the AONB. Therefore, the guidance below should be closely followed.

Any new development should:

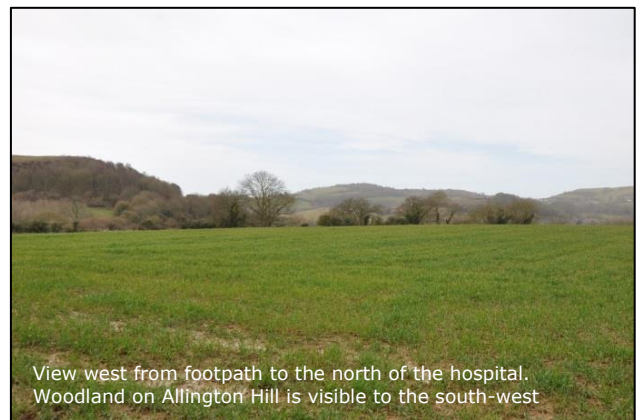
- Avoid higher ground where there are long views and development would be prominent from surrounding landscapes (which are within the Dorset AONB).
- Be limited to small-scale development in the eastern part of the assessment area, where it is less likely to be perceived as encroaching into the wider countryside. Development should complement the form and vernacular of existing structures.
- Respect the wider setting the landscape provides to historic settlements and heritage features, including Bothenhampton and Walditch Conservation Areas and Listed Buildings within.
- Protect and conserve natural features within the landscape, including hedgerows and mature trees.
- Retain the overall rural and tranquil character of the landscape.
- Ensure any new development does not adversely affect the special qualities of Dorset AONB, including uninterrupted panoramic views, a sense of tranquillity and remoteness, dark night skies, undeveloped rural character and a rich historic and built heritage⁵.

⁵ Taken from the Statement of Significance within the Dorset AONB Management Plan 2014-2019.

Assessment area: Bridport 6



Representative photographs



Landscape sensitivity assessment

Landscape character context

This assessment area falls within the Chideock Hills and Brit Valley Landscape Character Areas Landscape Character Areas. All of the landscape is within the Dorset AONB.

It is located on the north-western fringes of Bridport; wrapping around Allington Hill and joining onto the northern edge of Allington and to the east of the historic village of Symondsburry.

Assessment criterion	Description	Sensitivity score
Physical character (including topography and scale)	<ul style="list-style-type: none"> Sloping land either side of the River Simene (a tributary of the Brit). Elevation ranges from 10m on the valley floor to 52m AOD at a hill summit in the eastern part of the landscape. Landform superimposed by a pattern of regular medium-scale fields and frequent trees within hedges. 	M
Natural character	<ul style="list-style-type: none"> Land use predominantly pasture and arable farming. Fields enclosed by hedgerows with frequent hedgerow trees. Natural character along the river provided by mature trees and linear bands of broadleaved woodland. 	L-M
Historic landscape character (<i>please see separate heritage assessment for asset-based information</i>)	<ul style="list-style-type: none"> Fields a mixture of post-medieval planned and 20th century regular enclosures. Includes the Grade II Listed Crepe Farmhouse. Landscape sits on the doorstep of Symondsburry Conservation Area to the west, with its landmark Grade I Listed parish church glimpsed through trees. Elevated and sloping land in the east affords views across the Brit Valley towards Bridport Conservation Area and Downe Hall Grade II Registered Park and Garden. 	M
Form, density and setting of existing development	<ul style="list-style-type: none"> Settlement limited to the historic Crepe Farm and its associated agricultural buildings in the west, and another farm in the east – both screened by trees/woodland. A rural area separated from the main developed part of Bridport by the prominent Allington Hill. Part of the area backs onto the north-western fringes of Bridport, including Bridport Community Hospital. Developed edges are softened by hedgerows/trees to grade into the rural landscape. The western area forms part of the rural, agricultural setting to the historic village of Symondsburry. 	M-H
Views and visual character including skylines	<ul style="list-style-type: none"> Elevated hill summits and upper slopes create undeveloped rural skylines marked by trees. Views to the south dominated by a series of pasture /scrub/woodland cloaked hills forming landmark features; Sloes Hill, Ryberry Hill and Arlington Hill. Distinctive trees on top of Calmer's Hill are often visible. Eastern area intervisible with the steep eastern slopes of the Brit (e.g. Watton Hill) and prominent hills beyond. 	M-H
Perceptual and experiential qualities	<ul style="list-style-type: none"> A tranquil, rural landscape with traditional agricultural land uses. Traffic noise/movement from the B3162 and A35 detracts from these qualities. From higher ground, there is an open and expansive feel. 	M-H

Overall assessment of landscape sensitivity

L

L-M

M

M-H

H

Overall, the landscape has **moderate-high** sensitivity due to the unsettled, strongly agricultural character, role as a backdrop and containment to the northern edges of Bridport, position adjacent to f Symondsburys Conservation Area with landmark Grade I listed church and intervisibility with the distinctive hills to the south. Open views across the Brit Valley and beyond to the east (all within the wider AONB and featuring Downe Hall Grade II Registered Park and Garden), separation from the main area of Bridport by Allington Hill and locally valued bands of woodland also present sensitivities to development. The proximity of the existing urban edge and B3162, along with areas of low visual prominence (owing to landform and tree cover) act to reduce landscape sensitivity.

Heritage sensitivity assessment

Bridport Historic Landscape Characterisation (HLC) context

The historic character of the area is mixed comprising piecemeal medieval enclosure by Symondsburys to the west, and more planned regular post-medieval and later enclosure to the east.

Description and significance of heritage assets present

A definitive list of assets within each study area is provided at Appendix 1 in the Stage 2 methodology report. Only assets judged to be of a level of significance likely to influence the planning process are discussed below.

Designated assets within the assessment area include:

- Grade II Listed Crepe Farmhouse [1287777]

High importance

Non-designated assets within the assessment area include:

- A post-medieval brickworks and brick kiln [MDO23886 and MDO23887]

Low importance

- A post-medieval infectious disease hospital [MDO20151]

Low importance

- A post-medieval allotment [MDO23914]

Low importance

- An enclosure of unknown date [MDO37622]

Low importance

Likely susceptibility to physical change as a result of development

The non-designated heritage assets are all archaeological and, as such, are highly susceptible to physical change as a result of development, which will result in their removal. The known remains are of low significance and therefore would not cause constraint to the planning process. However, the potential impact to them would need to be thoroughly assessed and appropriately mitigated.

The area of medieval enclosure to the west highlights a heightened potential for hedgerows that are considered to be historically important under The Hedgerow Regulations 1997, and which are therefore protected from unauthorised removal.

Likely susceptibility to setting change as a result of development

Designated assets susceptible to setting change include:

- Grade II Listed Crepe Farmhouse [1287777]
 - This 19th century farmhouse lies within the assessment area. Development would visually encroach on the rural setting of the asset with which it historically has a functional relationship.

- Symonsbury Conservation Area
 - The assessment area sits immediately adjacent to the north western edge of the Symonsbury Conservation Area. Symonsbury is nucleated village set between two large hills, Sloes and Colmer's Hills, in a tributary valley of the River Simene. One of the key attributes of this CA is its high quality landscape setting, in the Dorset AONB, characterised by high rounded hills capped with woodland, narrow valleys and wide views, from higher ground, of Bridport and the coast. There are no key views to or from the assessment area but it likely result in some visual intrusion. More significantly, it would be detrimental to the historic pattern of the village as development would essentially link it to Bridport to the east.

Overall assessment of sensitivity of heritage assets to change within the area

L	L-M	M	M-H	H
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The overall heritage sensitivity of the area is judged to be **moderate** based primarily upon the likely setting effects to the designated assets.

Summary of key sensitivities and guidance for sustainable development

Summary of key sensitivities

The following provides a summary of the key landscape and heritage sensitivities within the assessment area:

- The traditional agricultural character with settlement limited to occasional farms.
- Its role as a backdrop and containment to the north-western fringes of Bridport.
- Visual and character connections with the surrounding landscapes (all within the Dorset AONB), particularly the locally distinctive hill summits and longer vistas across the Brit Valley and beyond.
- The intervisibility of the eastern hill summit and slopes with Bridport Conservation Area and Downe Hall Grade II Registered Park and Garden, also on the slopes above the Brit.
- Its function as an immediate setting to Symondsburry Conservation Area, with landmark Grade I parish church.
- Natural character provided by the network of hedgerows and mature trees, along with bands of woodland along the Simene and screening farms.
- A sense of relative tranquillity despite the proximity of development and B3162.
- Its nationally recognised landscape value, as reflected in its inclusion within the Dorset AONB.

Guidance for sustainable development

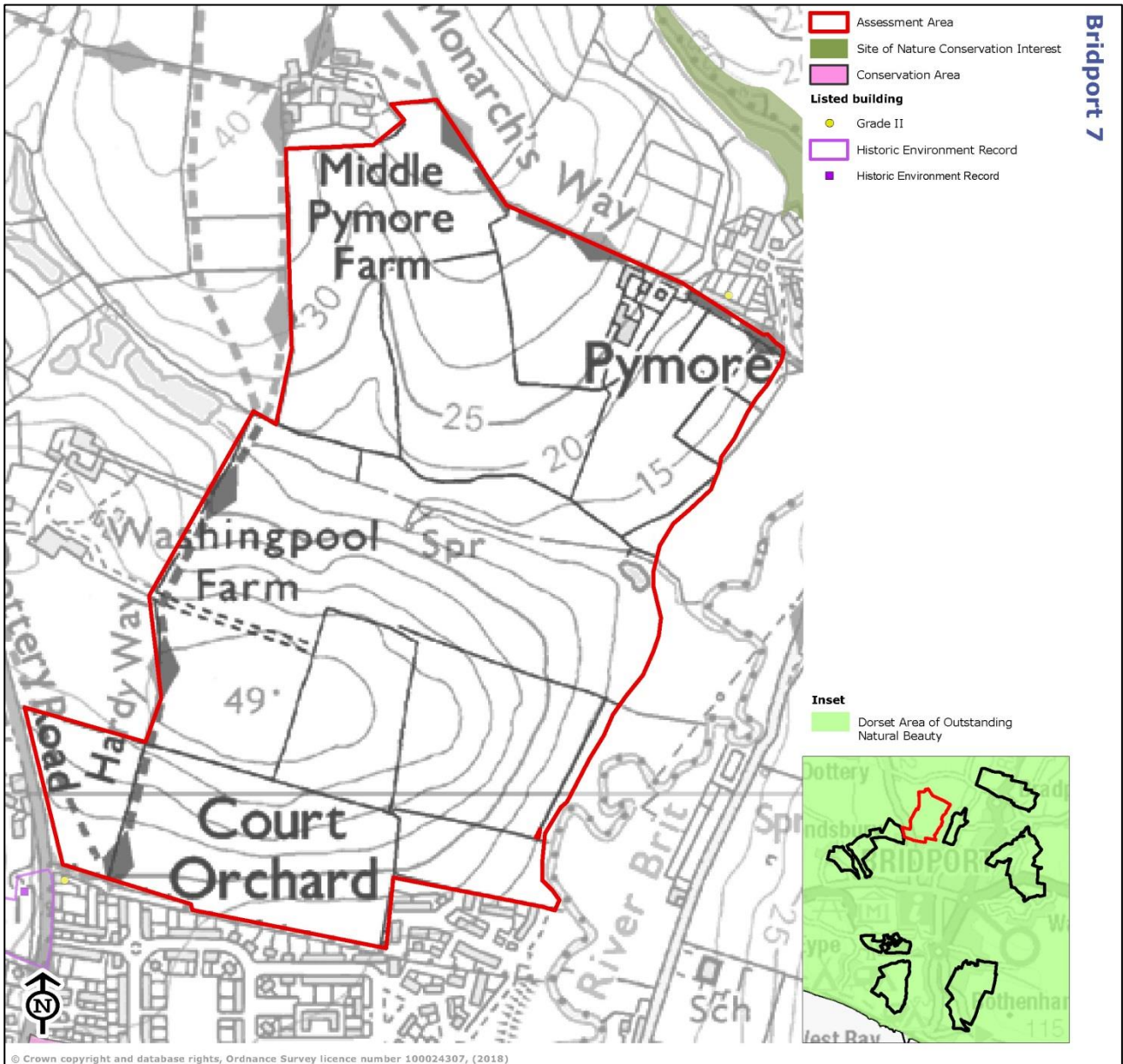
This area is within the Dorset AONB, a nationally designated landscape where there is a presumption against major development. Any development may have an impact on the character and special qualities of the AONB. Therefore, the guidance below should be closely followed.

Any new development should:

- Avoid the higher slopes, where development would be prominent within the wider landscape (all within the Dorset AONB).
- Respect the role of the landscape in providing a setting and backdrop to existing development within Bridport.
- Respect the setting of nearby heritage features, including Conservation Areas within Bridport and Symondsburry (and Listed Buildings within, such as the Grade I Symondsburry Parish Church) and Downe Hall Grade II Registered Park and Garden.
- Protect and conserve natural features within the landscape including hedgerows with trees and areas of woodland.
- Preserve the distinct visual character of the landscape, including views to landmarks within the surrounding landscape such as Colmer's Hill.
- Respect and seek to conserve surrounding rural character and high levels of tranquillity in the siting and design of any new development
- Ensure any new development does not adversely affect the special qualities of Dorset AONB, including uninterrupted panoramic views, a sense of tranquillity and remoteness, dark night skies, undeveloped rural character and a rich historic and built heritage⁶.

⁶ Taken from the Statement of Significance within the Dorset AONB Management Plan 2014-2019.

Assessment area: Bridport 7



Representative photographs



Landscape sensitivity assessment

Landscape character context				
This assessment area falls within the Brit Valley Landscape Character Area. All of the landscape is within the Dorset AONB. It is located on the north-western fringes of Bridport, immediately behind Court Orchard.				
Assessment criterion	Description			Sensitivity score
Physical character (including topography and scale)	<ul style="list-style-type: none"> Sloping landscape rising up from the River Brit to the east, and cut by a west-east flowing tributary through its centre to create a sense of enclosure. Elevation ranges from 10m on the floodplain to a hill summit of 49m AOD in the south of the area. Medium-scale field pattern above the unenclosed slopes of the tributary valley. Small-scale features formed by hedgerows with trees. 			M
Natural character	<ul style="list-style-type: none"> Mixture of pasture and arable fields, with rough grassland, scrub and trees along the valley slopes. Hedgerows and hedgerow trees form ecological networks in the farmed landscape. Some have been lost and replaced with post and wire fencing. 			M
Historic landscape character (<i>please see separate heritage assessment for asset-based information</i>)	<ul style="list-style-type: none"> Regular pattern of planned post-medieval enclosures above open valley slopes. Grade II Listed Buildings located immediately adjacent to the area at Pymore, including Pymore Terrace, the bridge crossing the Brit and former mill buildings. Forms part of the wider setting to Bridport Conservation Area to the south and to the Grade II Registered Park and Garden of Downe Hall. 			L-M
Form, density and setting of existing development	<ul style="list-style-type: none"> Unsettled apart from a farm complex on the edge of Pymore. Forms an immediate setting to the hamlet of Pymore to the north, comprising a mixture of historic and modern residential buildings and a small business park. Slopes up behind a 20th century housing estate at Court Orchard, with agricultural fields forming the backdrop. The landscape is surrounded by open countryside to the north, west and the River Brit floodplain to the east. 			M-H
Views and visual character including skylines	<ul style="list-style-type: none"> Undeveloped skylines comprising open agricultural fields, hedgerows and hedgerow trees. Elevated land and higher slopes afford views out of the landscape to the characteristically wooded hills framing Bridport and distant views to the sea. 			M-H
Perceptual and experiential qualities	<ul style="list-style-type: none"> A strongly agricultural landscape with traditional rural qualities and important local levels of tranquillity. Expansive and open on higher ground. Nearby settlement does not adversely affect rural qualities. 			M-H
Overall assessment of landscape sensitivity				
L	L-M	M	M-H	H
<p>The landscape's unsettled, strongly agricultural character, role as a backdrop and containment to the northern edges of Bridport at Court Orchard (surrounded by open AONB-designated countryside), setting provided to adjacent Grade II Listed buildings at Pymore, including Pymore Terrace (which directly overlooks the landscape) all present sensitivities to development. Sensitivity is also increased by views from higher slopes across the River Brit and beyond to the distinctive hilly setting of Bridport, and natural character provided by hedgerows, trees and scrub/rough pasture/woodland along the tributary valley. Overall landscape sensitivity is therefore judged as moderate-high.</p>				

Heritage sensitivity assessment

Bridport Historic Landscape Characterisation (HLC) context

The historic character of the area is primarily comprised of post-medieval planned enclosure, characterised by regular fields recorded as having been in pastoral use. In the centre of the assessment area, either side of the small tributary to the River Brit, is an area of open pasture.

Description and significance of heritage assets present

A definitive list of assets within each study area is provided at Appendix 1 in the Stage 2 methodology report. Only assets judged to be of a level of significance likely to influence the planning process are discussed below.

There are no designated or non-designated assets known within the assessment area.

Likely susceptibility to physical change as a result of development

There are no known heritage assets that are susceptible to physical change as a result of development. However, there is always a risk of unknown archaeological remains being present and an archaeological desk-based assessment, potentially followed by some form of archaeological evaluation, would be required. If archaeological remains were identified, it would be necessary to mitigate the impacts of the development in a manner proportionate to their significance.

Likely susceptibility to setting change as a result of development

- Grade II Listed - New Close Farmhouse, cider house and wall [1118896 and 1118897]
 - This asset sits to the west of the assessment area. As a farmhouse it historically has a functional relationship with the surrounding countryside, however, development would largely be screened by the intervening tree cover/ vegetation.
- Grade II Listed - 222 North Allington [1216399]
 - This assets sit to southwest of the assessment area respectively. It appears to be a cottage originally associated with Allington Brickworks, which was located on the opposite side of the road, given this it is not anticipated that there would be any significant potential setting impact from development.
- Grade II Listed - Pymore Terrace [1288895]
- Grade II Listed - Manager's House at Pymore Mills [1288866]
- Grade II Listed - Office Building, formerly Hostel of Pymore Mills, immediately south-east of Former School
- Grade II Listed - Bridge to Present Managers Office at Pymore Mills [1288867]
- Grade II Listed - Bridge to Pymore Terrace [1213871]
- Grade II Listed - Privy at Rear of Cottages immediately south-east of former School
 - These buildings from the remnants of a settlement which developed around a post-medieval rope mill. They therefore historically share a functional relationship with the surrounding landscape, which was worked to produce material for the rope. Their setting is primarily rural and whilst development would encroach on this, their value is largely evidential and historical.
 - The mill complex is the focus of an extensive heritage-led regeneration scheme. Development within or adjacent to the river corridor could be harmful to setting of industrial assets (e.g. visual and functional relationships) – but could be accommodated as a coherent extension to existing settlement / development

Overall assessment of sensitivity of heritage assets to change within the area

L

L-M

M

M-H

H

The overall heritage sensitivity of this assessment area is judged to be **moderate**, based on the potential for setting change to designated assets.

Summary of key sensitivities and guidance for sustainable development

Summary of key sensitivities

The following provides a summary of the key landscape and heritage sensitivities within the assessment area:

- The traditional agricultural character with settlement limited to farms.
- Its role as a sloping backdrop and containment to the north-western fringes of Bridport, including as part of the wider setting of the town's Conservation Area.
- Visual and character connections with the surrounding landscapes (all within the Dorset AONB), particularly the locally distinctive hill summits and longer vistas across the Brit Valley and beyond.
- The immediate setting the landscape provides to the Grade II Listed Pymore Terrace and other Listed Buildings within the adjacent historic settlement. It also provides part of the wider setting to Downe Hall (Grade II Registered Park and Garden).
- Natural character provided by the network of hedgerows and trees, along with rough grassland, scrub and woodland along the open tributary valley slopes.
- A sense of relative tranquillity despite the proximity of development.
- Its nationally recognised landscape value, as reflected in its inclusion within the Dorset AONB.

Guidance for sustainable development

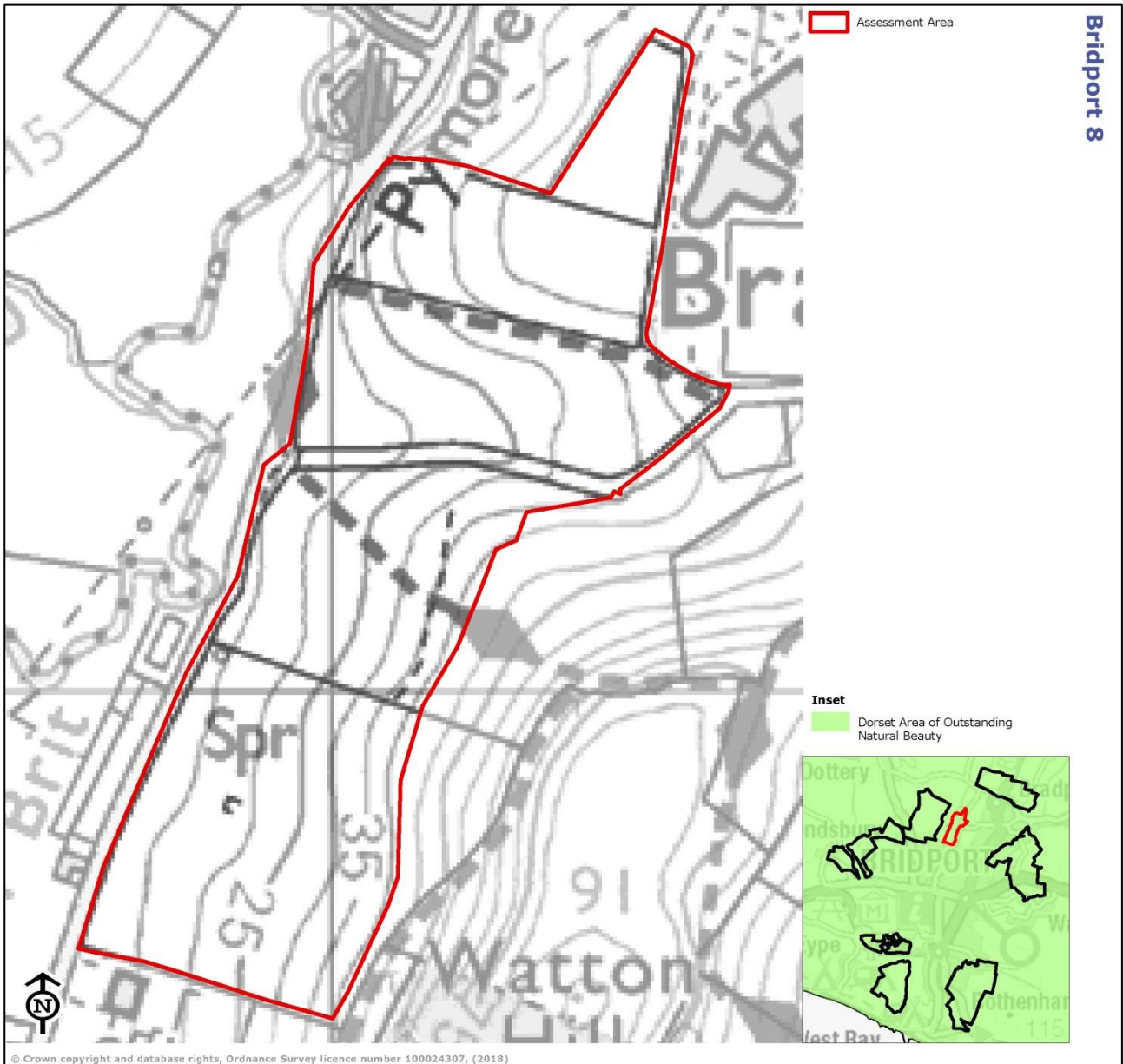
This area is within the Dorset AONB, a nationally designated landscape where there is a presumption against major development. Any development may have an impact on the character and special qualities of the AONB. Therefore, the guidance below should be closely followed.

Any new development should:

- Avoid higher ground, where it would be visually prominent from the existing settlement and in views from other areas of high ground including Watton Hill and Coneygar Hill.
- Respect the setting that the landscape provides to important heritage features, including Grade II Listed Buildings and the Downe Hall Registered Park and Garden.
- Protect and conserve the semi-natural features within the landscape, including hedgerows with trees, rough grassland and woodland.
- Respect the setting the landscape provides to existing settlement, including the historic core of Bridport (Conservation Area).
- Conserve the functional and visual relationships between the Pymore mill complex, that forms an important element of designated industrial assets' setting.
- Retain the visual character of the landscape, with long views across the settlement of Bridport to the sea beyond.
- Ensure any new development does not adversely affect the special qualities of Dorset AONB, including uninterrupted panoramic views, a sense of tranquillity and remoteness, dark night skies, undeveloped rural character and a rich historic and built heritage⁷.

⁷ Taken from the Statement of Significance within the Dorset AONB Management Plan 2014-2019.

Assessment area: Bridport 8



Representative photographs



Landscape sensitivity assessment

Landscape character context

This assessment area falls within the Brit Valley Landscape Character Area. All of the landscape is within the Dorset AONB.

It comprises part of the eastern valley slopes of the River Brit in north-eastern Bridport, to the north of Coneygar.

Assessment criterion	Description	Sensitivity score
Physical character (including topography and scale)	<ul style="list-style-type: none"> Steeply sloping valley slope of the River Brit, rising from 10m to 40m AOD. Slopes divided into regular, medium-scale fields. Small-scale features created by hedgerows and frequent hedgerow trees. 	M-H
Natural character	<ul style="list-style-type: none"> A farmed landscape, mostly used for sheep grazing. Natural character limited to an intact network of thick hedgerows with frequent hedgerow trees. Some have been replaced by post and wire. 	L-M
Historic landscape character (<i>please see separate heritage assessment for asset-based information</i>)	<ul style="list-style-type: none"> Fields of post-medieval origin – a mixture of planned and piecemeal enclosures. In proximity to Grade II Listed Buildings in Pymore, including the bridge and former hostel of Pymore Mills to the north west. Intervisible with the wooded slopes of Downe Hall Grade II Registered Park and Garden to the south. 	L-M
Form, density and setting of existing development	<ul style="list-style-type: none"> Unsettled but adjacent to two schools and associated playing fields to the north and south. To the south, beyond the school, is 20th century housing development forming the edge of Coneygar. The slopes form part of the eastern rural setting to Court Orchard, on the opposite valley side. 	M-H
Views and visual character including skylines	<ul style="list-style-type: none"> Part of the wider rural, agricultural setting to northern Bridport, rising up to Watton Hill (91m AOD) to the east. Valley slopes directly overlook the River Brit and its opposing valley side, rising up to undeveloped hills beyond. Views south marked by the elevated wooded slopes of Coneygar Hill – a local landform feature. There are also views of the wider landscape to the north (Dorset AONB). 	M-H
Perceptual and experiential qualities	<ul style="list-style-type: none"> An unsettled, working agricultural landscape. Locally important relative levels of tranquillity, occasionally affected by traffic on Pymore Road. Exposed and open character experienced from higher slopes. 	M

Overall assessment of landscape sensitivity

L	L-M	M	M-H	H
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The landscape's unsettled, working agricultural character, steep, visually prominent slopes rising up to Watton Hill, function in containing the development limits of Bridport, intervisibility with the wider AONB-designated landscape, views south to Coneygar Hill and the wooded slopes of the Downe Hall estate (Grade II), and setting it provides to Listed Buildings in Pymore all present sensitivities to development. Overall landscape sensitivity is judged as **moderate-high**.

Heritage sensitivity assessment

Bridport Historic Landscape Characterisation (HLC) context

The historic character of the area is primarily comprised of post-medieval piecemeal and planned enclosure.

Description and significance of heritage assets present

A definitive list of assets within each study area is provided at Appendix 1 in the Stage 2 methodology report. Only assets judged to be of a level of significance likely to influence the planning process are discussed below.

There are no designated or non-designated assets known within the assessment area.

Likely susceptibility to physical change as a result of development

There are no known heritage assets that are susceptible to physical change as a result of development. However, there is always a risk of unknown archaeological remains being present and an archaeological desk-based assessment, potentially followed by some form of archaeological evaluation, would be required. If archaeological remains were identified, it would be necessary to mitigate the impacts of the development in a manner proportionate to their significance.

Likely susceptibility to setting change as a result of development

There is a small cluster of Grade II Listed Buildings located to the southeast of the assessment area that are associated with North Mill. These buildings would have originally had a functional relationship with the surrounding open countryside but are now largely enclosed by development. There is very little to no intervisibility with the assessment area due to the intervening tree cover/ vegetation and as such there would be a negligible impact to the setting of these assets.

There is also a small cluster of Grade II Listed buildings to the northwest of the assessment area within Pymore. These are again primarily associated with a post-medieval mill and therefore historically share a functional relationship with the landscape. Their setting is primarily rural and whilst development would encroach on this the visibility of such an intrusion is likely to be negligible as a result of the intervening tree cover/ vegetation.

Overall assessment of sensitivity of heritage assets to change within the area

L

L-M

M

M-H

H

The overall heritage sensitivity of this assessment area is judged to be **low** based on the absence of any heritage assets that would be physically impacted and the potential negligible impact to the setting of designated assets.

Summary of key sensitivities and guidance for sustainable development

Summary of key sensitivities

The following provides a summary of the key landscape and heritage sensitivities within the assessment area:

- The steep, visually prominent valley slopes rising up to the local landmark of Watton Hill to the east.
- The unsettled, working agricultural character and role as containment to the development limits of Bridport.
- Intervisibility with the opposing valley slope of the Brit, forming part of the rural backdrop to housing developments at Court Orchard.
- Important views to the wider open countryside of the AONB, as well as the distinctive wooded slopes of Coneygar Hill (with Downe Hall Grade II Registered Park and Garden) to the south.
- The wider setting the landscape provides to Grade II Listed buildings in nearby Pymore.
- Natural character provided by the network of thick hedgerows and hedgerow trees.
- A sense of relative tranquillity despite the proximity of development and Pymore Road.
- Its nationally recognised landscape value, as reflected in its inclusion within the Dorset AONB.

Guidance for sustainable development

This area is within the Dorset AONB, a nationally designated landscape where there is a presumption against major development. Any development may have an impact on the character and special qualities of the AONB. Therefore, the guidance below should be closely followed.

Any new development should:

- Avoid areas of steep landform, particularly slope associated with Watton Hill, where development would be visually prominent from surrounding areas (within the Dorset AONB)
- Be limited to small-scale, sparse development which is in keeping with the form and style of adjacent settlement.
- Respect the setting and containment provided to existing development within Bridport.
- Respect the setting the landscape provides to nearby heritage features, including Grade II listed buildings in Pymore and parts of Downe Hall Grade II Registered Park and Garden.
- Protect and conserve semi-natural features within the landscape including the network of thick hedgerows with trees which divide the fields.
- Retain the distinct visual character of the landscape, with long views from higher ground across the adjacent settlement and countryside.
- Ensure any new development does not adversely affect the special qualities of Dorset AONB, including uninterrupted panoramic views, a sense of tranquillity and remoteness, dark night skies, undeveloped rural character and a rich historic and built heritage⁸.

⁸ Taken from the Statement of Significance within the Dorset AONB Management Plan 2014-2019.

Potential in-combination effects on heritage assets

The main heritage asset with the potential to be impacted by in-combination effects is West Bay Conservation Area, which would lose nearly all of its wider rural setting were assessment areas G and E developed in tandem.