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West Dorset, Weymouth and Portland Strategic Landscape and Heritage Study

Stage 2 Assessment

Prepared by LUC
July 2018



Project Title: West Dorset, Weymouth and Portland Strategic Landscape and Heritage Study

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1 Introduction



1 Introduction

- 1.1 This report is the presents the second stage of the Landscape and Heritage Sensitivity Assessment. It follows on from the Stage 1 Report, which conducted a high-level scoping exercise of sites included in the Issues and Options Consultation document¹, based on a consideration of landscape and heritage constraints to development.
- 1.2 **In the Stage 1 Report, the 'conclusions' section for each** settlement sets out which areas were taken through to Stage 2 and those which were excluded on the basis of landscape and heritage constraints, or other grounds (e.g. planning constraints not related to landscape or heritage).

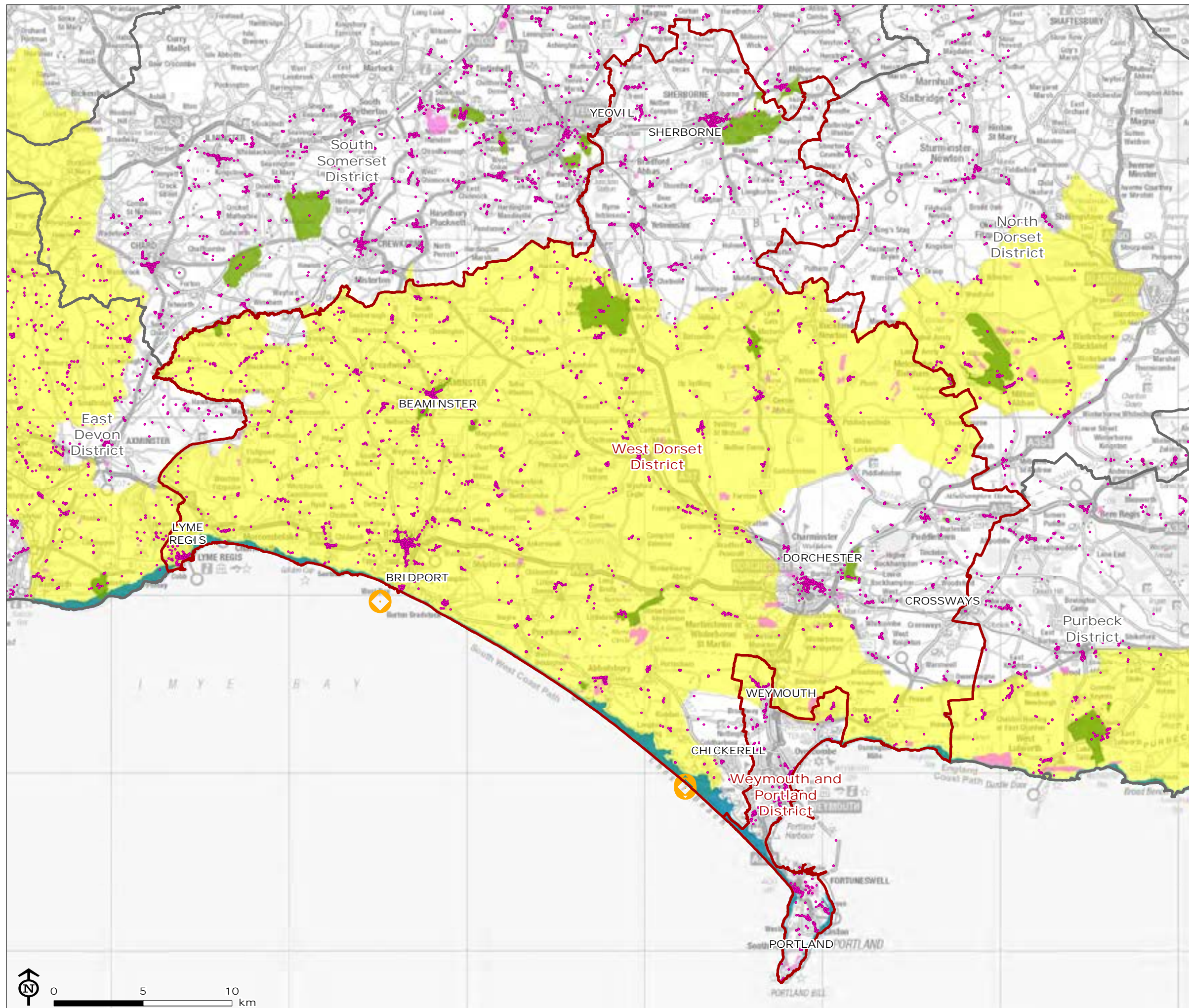
Purpose of the Strategic Landscape and Heritage Sensitivity Study

- 1.3 The West Dorset, Weymouth and Portland Local Plan Review will need to accommodate a significant amount of new growth in an area that is characterised by its high quality landscape and rich variety of natural and built heritage features. Development could have differing degrees of impact on these assets. This study provides robust and up-to-date evidence to feed into the Review to inform the scale, form and location of future development to minimise harm to the landscape, heritage assets and the historic character and setting of the settlements. **Figure 1.1** provides an overview of the study area in the context of the main landscape and heritage designations.
- 1.4 The overall aim of this study was to appraise the sensitivity of land at the ten main centres of growth (Weymouth, Dorchester, Beaminster, Bridport, Chickerell, Lyme Regis, Portland, Sherborne, Crossways and Yeovil) to the effects of development. The assessment gives particular regard to the consideration of the impact on the landscape and historic environment.
- 1.5 The outputs of this work will be used by the local planning authority to:
 - Identify land where development would have least impact on areas of landscape value or heritage significance.
 - Help in refining broad growth areas and inform the evaluation of potential development locations.
 - Help establish site options for consideration through the Sustainability Appraisal process and for future consultation and more detailed study.
- 1.6 As previously noted, a number of areas were excluded from the Stage 2 Assessment following the high-level scoping exercise completed during Stage 1 of this project. The assessment areas for Stage 2 of the study are shown in Figure 1.2 and within each of the ten individual settlement reports.

¹ Joint Local Plan Review for West Dorset, Weymouth and Portland. Initial Issues and Options Consultation. February 2017.

West Dorset Landscape and Heritage Strategic Assessment

Figure 1.1: West Dorset and Weymouth & Portland Study Area



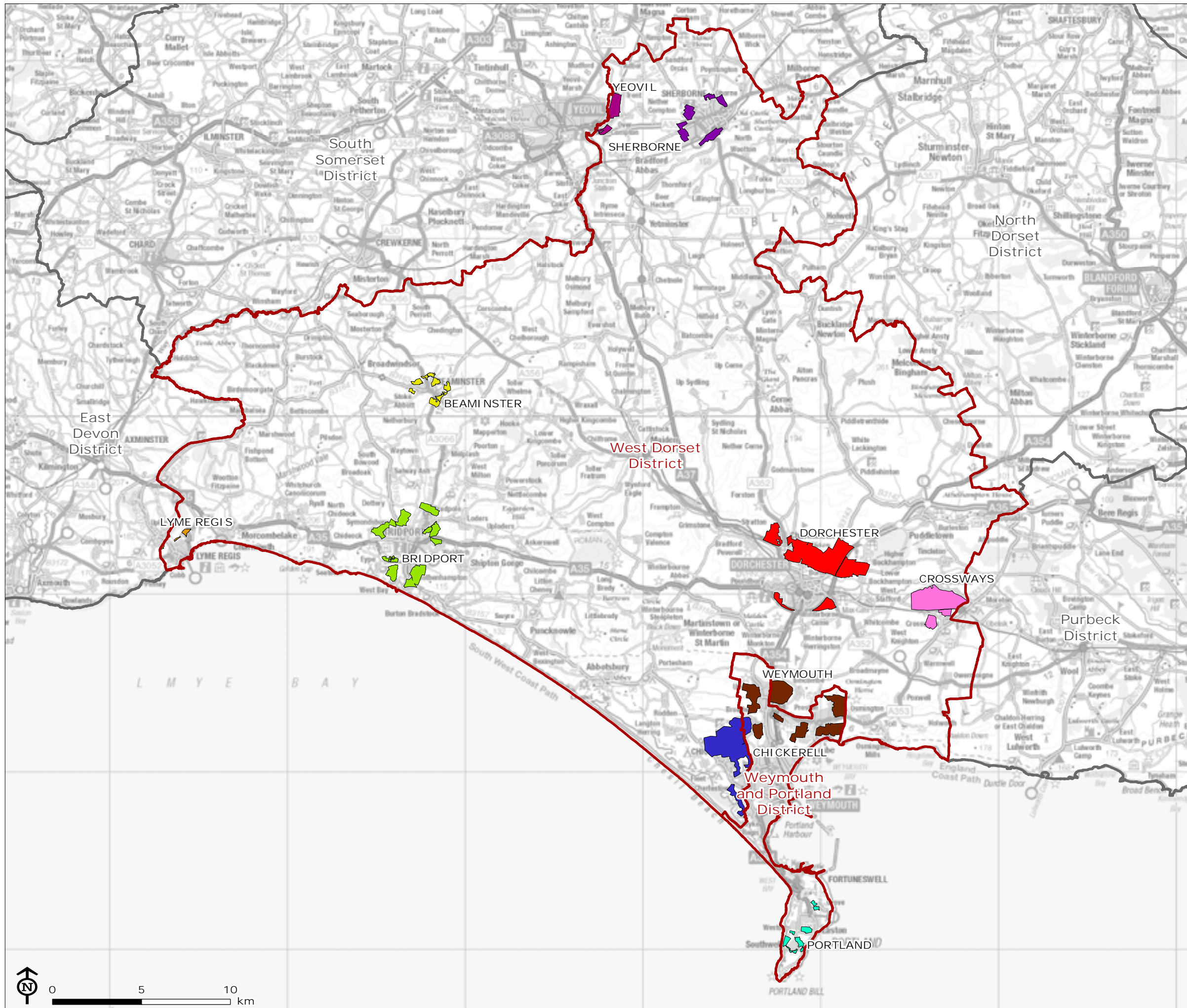
- West Dorset and Weymouth & Portland study area
- Local authority boundary
- Listed building
- Registered Park and Garden
- Scheduled Monument
- World Heritage Site
- Area of Outstanding Natural Beauty
- Protected wreck

Map Scale @A3: 1:210,000



West Dorset Landscape and Heritage Strategic Assessment

Figure 1.2: Stage 2 Assessment Areas



- West Dorset and Weymouth & Portland study area
- Local authority boundary
- Assessment area**
- BEAMINSTER
- BRIDPORT
- CHICKERELL
- CROSSWAYS
- DORCHESTER
- LYME REGIS
- PORTLAND
- SHERBORNE
- WEYMOUTH
- YEOVIL

Map Scale @A3: 1:210,000



Policy context

The European Landscape Convention

- 1.7 The European Landscape Convention (ELC) came into force in the UK in March 2007. It establishes the need to recognise landscape in law; to develop landscape policies dedicated to the protection, management and planning of landscapes; and to establish procedures for the participation of the general public and other stakeholders in the creation and implementation of landscape policies.
- 1.8 The ELC definition of 'landscape' recognises that all landscape has value, be they ordinary, degraded or outstanding:

"Landscape means an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors"

International historic environment context

- 1.9 The framework through which the historic environment is understood is codified through a series of international Charters, agreed under the auspices of the United Nations Educational, Scientific and Cultural Organisation (UNESCO) through its formal associate NGO, the International Council on Monuments and Sites (ICOMOS). Broadly, the charters and other agreed doctrinal texts formalise a shared understanding of the key principles and procedures to be followed in the conservation of heritage assets and places. Key texts that influence national approaches to conservation include:
- Venice Charter (1964): provides the original international framework for the conservation and restoration of historic buildings.
 - **Burra Charter (1979): introduced the concept of 'cultural significance'** – including the meaning of places to people and communities – and the need for a precautionary approach in conservation practice.
 - Nara Document on Authenticity (1994): set out the concepts of cultural diversity and heritage diversity, and reinforced the universality of the importance of cultural heritage to all peoples. It also established the concepts of heritage values and authenticity.
 - **Xi'an Declaration on the Conservation of the Setting of Heritage Structures, Sites and Areas (2005):** formalised the concept of the setting of heritage assets.
- 1.10 The core principles of these documents have been adopted as part of national planning policy over decades, supplemented by guidance provided by Historic England and its predecessor bodies.

National planning policy context

Landscape

- 1.11 The National Planning Policy Framework (NPPF), published in 2012 and under review at the time of writing, states within its core planning principles that planning should ***"take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it"***.
- 1.12 The NPPF (2012) calls for valued landscapes to be protected and enhanced (para 109), also recognising the wider benefits of ecosystem services. Criteria-based policies against which development proposals will be judged are the recommended approach set out in the NPPF (para 113), with landscape sensitivity assessments undertaken where expansion options are being considered (para 170).

Historic Environment

- 1.13 NPPF provides extensive guidance for local planning authorities (LPA) on understanding and conserving their historic environment through development plans (para. 126-127) and in development management decisions (para. 128-141).

- 1.14 The framework seeks to ensure that Local Plans set out a 'positive strategy for the conservation and enjoyment of the historic environment', highlighting the need for recognition of the irreplaceable nature of heritage assets, and the need to conserve assets in a manner appropriate to their significance.
- 1.15 When considering development proposals, paragraph 129 of the NPPF states that:
"Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal."
- 1.16 In determining the significance of an impact on a heritage asset, paragraph 132 states 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. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional."*
- 1.17 Non-designated assets are also recognised in the NPPF with paragraph 139 stating that:
"Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets."

Definitions

- **Heritage Assets** are defined in Annex 2 of the NPPF as: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).
- **Archaeological Interest** is defined as: a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
- **Designated Heritage Assets** comprise: World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Park and Gardens, Registered Battlefields and Conservation Areas.
- **Significance** is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. A fuller understanding of the concept of heritage significance, and the process required to understand the contribution made by relevant heritage values, is established in **English Heritage (2008) 'Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment'**.
- **Setting** is defined as: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance, or may be neutral.

Dorset AONB

- 1.18 Areas of Outstanding Natural Beauty (AONBs) are nationally important protected landscapes. The Dorset AONB, designated in 1959, is **one of 46 AONB's in England, Scotland and Wales**. Covering 1,129 square kilometres, approximately 42% of the county, it is the fifth largest AONB in the UK and stretches from Lyme Regis in the west, along the coast to Poole Harbour in the east, and north to Blandford Forum. AONBs are designated for the fine quality of their landscape, which does not simply refer to the visual appearance of the landscape, but includes flora, fauna, geological/ physiographical features, manmade, historic and cultural associations and our sensory perceptions of it. The majority of the Dorset AONB is contained within West Dorset District.
- 1.19 In the Dorset AONB contrasting and complex geology gives rise to chalk downland, limestone country, greensand ridges and clay vales, creating a unique sequence of landscapes of outstanding scenic qualities. An integral part of these landscapes is the sense of tranquillity and remoteness derived from its undeveloped rural character. Within this overall context, there are numerous individual landmarks, such as hilltop earthworks and monuments that help to contribute an individuality and sense of place at a local scale. These landmarks are comprised of some of the finest visible archaeological remains in the country, such as Maiden Castle and the extensive Neolithic / Bronze Age ceremonial landscape of the South Dorset Ridgeway.
- 1.20 **Over the centuries, Dorset's landscapes have inspired poets, authors, scientists and artists**, many of whom have left a rich legacy of cultural associations. The best known of these is Thomas Hardy, but other literary figures inspired by the area include William Barnes, Jane Austen, John Fowles and Kenneth Allsop. Notable artists associated with Dorset include Turner, Constable and Paul Nash and Gustav Holst.
- 1.21 In 2013 the AONB Partnership formally adopted the 'Dorset AONB Management Plan 2014-2019'. The primary purpose of this document is to ensure the conservation and enhancement of the **AONB's natural beauty** and with regards to planning it **aims to ensure that: 'The national importance of the AONB will be recognised and reinforced within the planning system to deliver a common vision of sustainable development in the AONB. The planning system will ensure that changes within the AONB conserve and enhance its landscape and scenic beauty, and that development meets the highest standards of sustainability, design and quality.'** To ensure this the management plan sets out three objectives:
1. Support sustainable development that conserves and enhances the special qualities of the AONB;
 2. **Impacts of development and land use damaging to the AONB's special qualities are avoided and reduced;** and,
 3. Reduce the negative impacts of traffic and its management on the AONB.
- 1.22 In relation to the three objectives, a total of 18 policies are identified for reflection in local and neighbourhood plans. Those most relevant to this study and highlighted as being delivered through local plan policy are presented in **Table 1.1** below.

Table 1.1 – Relevant Dorset AONB Management Policies

Management Policy
PH1a: Ensure that any necessary development affecting the AONB is sensitively sited and designed and conserves and enhances local character
PH1b: Ensure that proposals Promoter affecting the AONB are assessed to a high standard
PH1d: Promote the use of high quality design, materials and standards of workmanship in all developments in the AONB
PH1e: Promote sustainable construction and the consideration of climate change mitigation and adaptation in all development and infrastructure management in the AONB
PH1f: Support and promote appropriate farm diversification schemes that contribute to the conservation and enhancement of the AONB
PH1g: Conserve and enhance the AONB's undeveloped rural character, panoramic views, tranquillity and remoteness and wildness
PH2a: Protect the AONB from inappropriate development and land use

Management Policy

PH2b: Protect the quality of uninterrupted panoramic views into, within and out of the AONB.

- 1.23 There is a presumption against major development in AONBs, except in exceptional circumstances, as set out in paragraph 116 of the NPPF.

Historic England Guidance

- 1.24 Historic England has published a number of relevant guidance documents that should be taken into account when assessing the historic environment.

Conservation Principles (2008)

- 1.25 The primary aim of the Conservation Principles, Policies and Guidance is to support the quality of decision-making, and create a clear, transparent and sustainable management regime for all aspects of the historic environment. To do this the document sets out six conservation principles to be used as a tool to aid analysis. Of these six principles number 3 '**Understanding the significance of places is vital**' is inherently linked to the NPPF, and articulates an approach to assessing significance of heritage assets based on their **evidential, historical, aesthetic and communal** values, and balancing these with the contribution made by their setting and wider cultural context. Having first understood and addressed the values that make up the significance of a place, the document sets out how then to manage impacts on significance.

Historic Environment Good Practice Advice in Planning, Note 2, Managing Significance in Decision-Taking in the Historic Environment

- 1.26 Historic England published its Historic Environment Good Practice Advice in Planning, Note 2: Managing Significance in Decision-Taking in the Historic Environment in April 2015. The guidance is intended to assist those implementing historic environment policy, and provides information on the importance of understanding and assessing the significance of any heritage asset likely to be affected by development proposals, and the contribution (if any) that setting makes to that significance. It states that this understanding is important in the conception and design of a successful development, and in enabling local planning authorities to make decisions in line with legal requirements, the requirements of the development plan and those of the NPPF.
- 1.27 The note provides guidance on three aspects of significance: its nature, extent and level, and advocates a structured approach to assessing development proposals likely to affect the significance of heritage assets.

Historic Environment Good Practice Advice in Planning, Note 3, The Setting of Heritage Assets (2017)

- 1.28 **This document sets out Historic England's guidance on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas, and landscapes. The setting of an asset is an important element in its heritage value and the document states that an assessment of the impact of a proposed development should identify whether the development would be acceptable in terms of the degree of harm to an asset's setting.** This document defines setting as the surroundings in which a heritage asset is experienced. Elements of a setting can make positive or negative contributions to the value of an asset and affect the ways in which it is experienced.

Overview of landscape and heritage context in West Dorset and Weymouth & Portland

- 1.29 Large areas of West Dorset, Weymouth and Portland are nationally designated as part of the Dorset AONB for their high quality landscapes which are highly valued by the many people who live in and visit these areas. The districts contain significant lengths of coastline, and have an important relationship with the adjacent seascape, including long distance views.
- 1.30 The landscape contains a variety of important and diverse semi-natural habitats, including areas of ancient woodland and ecologically valued chalk grassland.

- 1.31 The districts are strongly rural, with settlements usually nestled amongst the hills or in valleys near the coast. Many of the settlements are historic in origin and constructed in a distinct local vernacular, with the cores designated as Conservation Areas. Across the landscape, people can experience dark night skies and high levels of tranquillity, particularly away from major roads and settlements.
- 1.32 West Dorset, Weymouth and Portland contain a wealth of heritage assets from various periods of history, including many internationally and nationally significant features. These include the Dorset and East Devon Coast UNESCO World Heritage Site. Lyme Regis is particularly well known for fossils.
- 1.33 There is evidence of historic occupation of the landscape, including numerous Roman remains and the dramatic Iron Age hillfort of Maiden Castle which is a prominent feature on the skyline to the south of Dorchester. Later features include Sherborne Abbey and designed parklands (e.g. Kingston Maurward near Dorchester, Sherborne Castle and Beaminster Manor). As well as natural and built heritage, the landscape also has strong cultural associations with writers and artists, including Thomas Hardy who was born and spent most of his life in Dorset.
- 1.34 While these qualities and characteristics of the districts represent the things which people value most about these landscapes, they also present significant constraints in terms of development.

Structure of this report

- 1.35 This Stage 2 Report is structured as follows:
- Chapter 2 provides detailed methodology of how the Stage 2 element of the study was undertaken, using a criteria-based assessment.
 - Chapter 3 sets out the overall landscape and heritage sensitivity results.
 - Appendix 1 comprises a database of heritage assets.
 - Appendix 2 provides links to other background information and relevant guidance documents
- 1.36 This report was produced following an initial Stage 1 report, which forms a separate document.
- 1.37 There are also ten individual reports for each of the ten settlements included in the study, which provide detailed assessments on landscape and heritage sensitivity for each of the assessment areas,

2 Stage 2 Methodology



2 Stage 2 Methodology

- 2.1 As mentioned in the introductory section, the purpose of this study is to inform the Local Plan Review for West Dorset District Council and Weymouth & Portland Borough Council, which adopted their joint local plan in October 2015. The first stage in this study was to undertake a high-level review of the Broad Search Areas which formed the options in the West Dorset, Weymouth and Portland Issues and Options Document (Feb 2017) in relation to landscape and heritage constraints. The findings of this part of the study are contained within the separate Stage 1 Report.
- 2.2 The aim of the project was to develop a proportionate method to help decision-making at this stage of the Local Plan Review process to guide the general location and design of future development, noting the need of the districts for to accommodate housing and associated land for employment and infrastructure. It is a strategic-level study undertaken at a scale of 1:25,000. More detailed LVIA and heritage assessments will be required on a site by site basis in relation to the development of any specific site and to inform master plans.

Stage 1: Desk-based assessment

Evidence gathering

- 2.3 All relevant documents and available GIS data were compiled and reviewed to form the starting point and overall context for the study.
- 2.4 For the purposes of the Historic Environment assessment the following sources were consulted:
- Historic England (HE) designated asset datasets:
 - Listed Buildings;
 - Scheduled Monuments;
 - Registered Parks and Gardens
 - World Heritage Sites².
 - Dorset Historic Environment Record (HER) data;
 - Dorset Historic Landscape Characterisation (HLC) data and important local buildings;
 - Relevant Local Authority data for Conservation Areas; and
 - Digital historical mapping.

Historic Environment Limitations

- 2.5 **The study has utilised a range of sources on the area's historic environment. Much of this is necessarily secondary information compiled from a variety of sources (e.g. Historic Environment Record (HER) data and Conservation Area documentation). It has been assumed that this information is reasonably accurate unless otherwise stated.**
- 2.6 The study provides a strategic assessment of the risk of harm to heritage assets arising from development within the study area. As detailed proposals for the sites are not available, the study cannot draw conclusive statements regarding the significance of the potential impacts or definitive levels of harm. Detailed assessments would need to be undertaken as part of any subsequent planning applications and, if necessary, accompanying Environmental Impact Assessments (if the decision is taken to proceed with the allocation of these sites for development).

² NB – all HE designation data was reviewed but no Registered Battlefields are located within the area of study.

Refine assessment area boundaries

- 2.7 Following the Stage 1 Assessment, the Broad Areas of Search selected for more detailed study were considered in their landscape and historic environment context, with appropriate boundaries drawn to reflect landscape character and the presence/setting of heritage assets (including a consideration of how the land in question contributes to the character and significance of adjacent settlement). Wherever possible, **these were 'nested' within the available landscape character assessment framework.** If this was not possible (i.e. due to differences in scale), assessment areas were defined using local landscape character and existing boundary features in the landscape, i.e. tracing physical features such as field boundaries, roads/railways, watercourses, woodland edges, etc. The outer extent of the boundaries was broadly based on the extent of the Broad Areas of Search analysed during the first stage of the project.
- 2.8 To ensure a truly integrated landscape and heritage sensitivity assessment, both aspects have used the same spatial framework – with individual assessments undertaken for each component heritage asset to feed into the overall judgements for the assessment area.

Confirm the approach to assessing landscape sensitivity

Background and definitions

- 2.9 There is currently no prescribed method for assessing landscape sensitivity. However, the *Landscape Character Assessment Guidance for England and Scotland Topic Paper 6: Techniques and Criteria for Judging Capacity and Sensitivity* (Scottish Natural Heritage and the former Countryside Agency, 2004) is a discussion paper on landscape sensitivity and capacity and has **informed LUC's approach** over the years, along with experience of undertaking similar studies.
- 2.10 Paragraph 4.2 of Topic Paper 6 states that:
- 'Judging landscape character sensitivity requires professional judgement about the degree to which the landscape in question is robust, in that it is able to accommodate change without adverse impacts on character. This involves making decisions about whether or not significant characteristic elements of the landscape will be liable to loss... and whether important aesthetic aspects of character will be liable to change'.*
- 2.11 In this study the following definition of sensitivity has been used, which is based on the principles set out in Topic Paper 6. It is also compliant with the third edition of the Guidelines for Landscape and Visual Impact Assessment (GLVIA 3, 2013) as well as definitions used in other landscape sensitivity studies of this type:

Landscape sensitivity is the relative extent to which the character and quality of an area (including its visual attributes) is likely to change.

A criteria-based assessment

- 2.12 In line with the recommendations in Topic Paper 6 and NPPF, the landscape sensitivity assessment is based on an assessment of landscape character using carefully defined criteria. Criteria selection is based on the attributes of the landscape most likely to be affected by **development, and considers both 'landscape' and 'visual' aspects of sensitivity**³. The criteria used by this study are defined in **Table 2.2**, providing examples of the types of landscape character or features that could indicate low or high sensitivity against each.

Making an overall judgement on levels of landscape sensitivity

- 2.13 A five-point rating **from 'low' to high'** landscape sensitivity is used to illustrate overall levels of landscape sensitivity – i.e. how susceptible the character and quality of the landscape would be to change. These definitions are shown in the **Table 2:1** below.

Table 2:1: The five-point scale of landscape sensitivity

Sensitivity judgement	Definition
-----------------------	------------

³ Note that in assessing visual sensitivity we considered the visual character of the landscape. A study of visual receptors was not part of this study and will be required at the site level for an LVIA.

High	The key characteristics and qualities of the landscape are highly sensitive to change.
Moderate-high	The key characteristics and qualities of the landscape are sensitive to change.
Moderate	Some of the key characteristics and qualities of the landscape are sensitive to change.
Low-moderate	Few of the key characteristics and qualities of the landscape are sensitive to change.
Low	The key characteristics and qualities of the landscape are robust and are unlikely to be subject to change.

Table 2:2: Landscape sensitivity assessment criteria and scoring

The individual criteria are set out below. Note that no scoring of criteria is undertaken and the overall rating is based on professional judgement. In some cases one criterion alone may be sufficient to result in a judgement high sensitivity but more often it is the interaction of factors.

Landscape and Visual Sensitivity Assessment Criteria				
Physical character (including topography and scale)				
<p>This considers the shape and scale of the landform, landscape pattern and landscape elements in relation to the scale of potential development. Smooth, gently undulating or flat landforms are likely to be less sensitive to development than a landscape with a dramatic landform, distinct landform features or incised valleys with prominent slopes. This is because developments may mask distinctive topographical features which contribute to landscape character.</p> <p>This criterion considers how developments fit with the scale of the landform (understanding the scale of the development proposed is important when applying this criterion). Larger scale, simple landforms are likely to be less sensitive to larger scale developments than smaller scale, enclosed landforms (where large scale developments could appear out of scale with the underlying landform). Conversely, smaller developments may be able to be screened within enclosed landforms, therefore reducing landscape sensitivity. Existing small-scale features in the landscape in the form of existing buildings or trees will influence the scale of development that can be accommodated in the landscape.</p>				
Low sensitivity	Low-moderate sensitivity	Moderate sensitivity	Moderate-high sensitivity	High sensitivity
<i>e.g. the landscape has smooth, gently undulating or featureless landform with uniform landscape pattern and low density of overlying landscape features.</i>		<i>e.g. the landscape has an undulating landform and some distinct landform features; it is overlain by a mixture of small-scale and larger scale field patterns and a moderate density of small-scale landscape features.</i>		<i>e.g. the landscape has a dramatic landform or distinct landform features that contribute positively to landscape character; the area has a high density of small-scale landscape features and is overlain by a small-scale field pattern.</i>
Natural character				
<p>This criterion considers the natural qualities of the landscape in terms of coverage of semi-natural habitats and valued natural features (e.g. trees, hedgerows) which could be vulnerable to loss from development. Areas with frequent natural features (including large areas of nationally or internationally designated habitats) result in increased sensitivity to development, while landscapes with limited natural features (including intensively farmed areas or areas with high levels of existing development) will be less sensitive.</p>				
Low sensitivity	Low-moderate sensitivity	Moderate sensitivity	Moderate-high sensitivity	High sensitivity
<i>e.g. much of the landscape is intensively farmed or developed with little semi-natural habitat coverage and few valued natural features.</i>		<i>e.g. there are areas of valued semi-natural habitats and features found in parts of the landscape, whilst other parts are intensively farmed or developed.</i>		<i>e.g. large areas of the landscape are nationally or internationally designated for their nature conservation interest; there is a frequent occurrence of valued natural features across the landscape.</i>

Landscape and Visual Sensitivity Assessment Criteria

Historic landscape character

This considers the extent to which the landscape has 'time-depth' (a sense of being an historic landscape, with reference to the Historic Landscape Characterisation) and/or the presence of heritage assets that are important to landscape character (i.e. Conservation Areas, Scheduled Monuments, listed buildings, archaeological features and remains or other features listed in the landscape character assessment).

Landscapes with small-scale, more irregular field patterns of historic origin are likely to be more sensitive to the introduction of modern development than landscapes with large, regular scale field patterns because of the risk of losing characteristic landscape patterns.

Low sensitivity	Low-moderate sensitivity	Moderate sensitivity	Moderate-high sensitivity	High sensitivity
<i>e.g. A landscape with relatively few historic features important to the character of the area and little time depth (i.e. large intensively farmed fields).</i>		<i>e.g. A landscape with some visible historic features of importance to character, and a variety of time depths.</i>		<i>e.g. A landscape with a high density of historic features important to the character of the area and great time depth (i.e. piecemeal enclosure with irregular boundaries, ridge and furrow)</i>

Form, density and setting of existing settlement

This considers the overall settlement form and character of existing settlement and considers whether development in the landscape would be in accordance with the general pattern, setting and form of current development. It also relates to the landscape pattern associated with existing settlement edges (where relevant), for example if it is well integrated by woodland cover or open and exposed to form a 'hard edge' to the adjoining landscape.

This criterion also considers the extent to which the landscape contributes to the identity and distinctiveness of settlements, by way of its character and/or scenic quality, for example by providing an attractive backdrop/ setting, or playing an important part in views from a settlement. This also considers the extent to which the area contributes to a perceived gap between settlements (the loss of which would increase coalescence).

Low sensitivity	Low-moderate sensitivity	Moderate sensitivity	Moderate-high sensitivity	High sensitivity
<i>e.g. the area does not contribute positively to the setting of the settlement or play a separation role. Development in the assessment area would have a good relationship with the existing settlement form/ pattern, and could provide the opportunity to improve an existing settlement edge.</i>		<i>e.g. the area provides some contribution to the setting of the settlement by providing, or plays some part in views from the settlement, or play a role in the perception of a gap between settlements. Development in the assessment area may be slightly at odds with the settlement form/ pattern, and may adversely affect the existing edge to some extent.</i>		<i>e.g. the area provides an attractive backdrop/ setting to the settlement, plays an important part in views from the settlement, or forms an important part in the perception of a gap between settlements. Development in the assessment area would have a poor relationship with the existing settlement form/pattern, and would adversely affect an existing settlement edge (which may be historic or distinctive).</i>

Landscape and Visual Sensitivity Assessment Criteria

Views and visual character including skylines

This considers the visual prominence of the assessment area, reflecting the extent of openness or enclosure in the landscape (due to landform or land cover), and the degree of intervisibility with the surrounding landscape (i.e. the extent to which potential development would be visible).

Visually prominent landscapes are likely to be more sensitive to development than those which are not so visually prominent. Landscapes which are visually prominent and intervisible with adjacent landscapes (both urban and rural) are likely to be more sensitive to development than those which are more hidden or less widely visible.

It also considers the skyline character of the area including whether it forms a visually distinctive skyline or an important undeveloped skyline. Prominent and distinctive and/or undeveloped skylines, or skylines with important landmark features, are likely to be more sensitive to development because new buildings/structures may detract from these skylines as features in the landscape. Important landmark features on the skyline might include historic features or monuments.

Low sensitivity	Low-moderate sensitivity	Moderate sensitivity	Moderate-high sensitivity	High sensitivity
<i>e.g. the area is enclosed/visually contained and/or has a low degree of visibility from surrounding landscapes and the area does not form a visually distinctive or important undeveloped skyline</i>		<i>e.g. the area is semi-enclosed or has some enclosed and some open areas. It is likely to have some inter-visibility with surrounding landscapes, and may have some visually distinctive or undeveloped skylines within the area.</i>		<i>e.g. the area is open and/or has a high degree of visibility from surrounding landscapes, and/or the area forms a visually distinctive skyline or an important undeveloped skyline.</i>

Perceptual and experiential qualities

This considers qualities such as the rural character of the landscape (traditional land uses with few modern human influences), sense of remoteness or tranquillity. Landscapes that are relatively remote or tranquil (due to freedom from human activity and disturbance and having a perceived naturalness or a traditional rural feel with few modern human influences) tend to increase levels of sensitivity to development compared to landscapes that contain signs of modern development. High scenic value and dark night skies also add to sensitivity in relation to this criterion. This is because development will introduce new and uncharacteristic features which may detract from a sense of tranquillity and or remoteness/naturalness.

Low sensitivity	Low-moderate sensitivity	Moderate sensitivity	Moderate-high sensitivity	High sensitivity
<i>e.g. the area is significantly influenced by development/human activity, where new development would not be out of character.</i>		<i>e.g. A landscape with some sense of rural character, but with some modern elements and human influences.</i>		<i>e.g. A tranquil or highly rural landscape, lacking strong intrusive elements. A landscape of high scenic value with dark skies and a high perceived degree of rural character and naturalness with few modern human influences.</i>

Historic Environment Assessment methodology

Desk-based assessment

- 2.14 A desk-based assessment (DBA) was undertaken focusing on the proposed allocation sites. Work was carried out following the Chartered Institute for Archaeologists (CIfA) *Standard and Guidance for Historic Environment Desk Based Assessment* (2017; 2014). Due to the nature of the study, namely responding to the potential for development, rather than a specific development proposal, the DBA work omits some aspects to be expected in a full CIfA S&G⁴-compliant DBA.
- 2.15 In addition, Historic England guidance *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 ('GPA3')* has been followed in understanding the contribution of setting to the significance of assets and impacts thereon. Similarly, *The Historic Environment and Site Allocations in Local Plans: Historic England Advice Note 3 ('HEAN3')* has informed the methodology.
- 2.16 The DBA provides an understanding of the historic environment of the study area and identification of heritage assets in the study area which may be susceptible to effects due to setting change. This underpins the subsequent appraisal of issues associated with development of the site. Judgements on archaeological potential are provided, based on available HER data.

Asset significance

- 2.17 Following identification of the heritage assets susceptible to potential development of the site, an appraisal of their heritage significance was prepared. This is articulated in accordance with Conservation Principles (English Heritage, 2008) and NPPF and includes a consideration of the role of setting in this significance. Assets are ascribed a level of significance, in line with EIA practice. Levels are as follows:
- **High** – assets of national or international importance or demonstrable equivalence;
 - **Medium** – assets of importance to regional understanding;
 - **Low** – assets of importance to local understanding;
 - **Negligible** – assets of no importance; and
 - **Uncertain** – assets for which there is insufficient evidence to ascribe a level of importance.

Potential effects

- 2.18 The risk of harm to the significance of heritage assets, should the site be developed, was then appraised. This focused on effects to the significance of the asset in line with NPPF and considers:
- a. The significance of the asset.
 - b. The likely effect of the potential development upon the asset.
- 2.19 Assessment of effects related to setting change follows the stages set out in HE guidance (GPA3), taking cognisance of recent planning case law.
- 2.20 A summary of how risk is defined is provided in
- 2.21 **Table 2.3.** Professional judgement has been used to inform the final decision regarding the degree of harm.

Table 2.3: Definition of Potential Effect to Historic Environment receptors

Potential Effect	Definition
High	Asset is of high or medium significance and the magnitude of the impact is likely to be of such a scale that the significance of the heritage asset would be substantially harmed.
Medium-high	Asset is of high or medium significance and the magnitude of the potential impact will be of such a scale that the significance of the asset would be harmed but not substantially.

⁴ Standard and Guidance.

Potential Effect	Definition
Medium	Asset is of low significance and the impact will be of such a scale that the significance of the asset would be substantially harmed.
Low-medium	Asset is of low significance but the scale of the impact will be of such a scale that the significance of the asset would be harmed but not substantially.
Low	Asset is of high, medium or low significance and the potential impact will be of such a minimal scale that the significance of the asset will not be harmed.

In-combination effects

- 2.22 In addition to assessing the potential effect to individual heritage assets, an assessment was also undertaken of the potential impact of proposed development on the local historic environment. This considered:
- Potential effect on group value of assets;
 - Combined impact of individual effects from one proposed development on a particular receptor; and
 - Effects from several developments – including committed development – which when considered together could give rise to significant cumulative effects.
- 2.23 Potential cumulative effects are reported using a similar scale as per
- 2.24 **Table 2.3.** This judgement is based on professional opinion.

Desk-based landscape and historic environment assessments

- 2.25 All available information was interrogated to give an indication of the landscape and heritage sensitivity of each assessment area, using the criteria based approach set out above.
- 2.26 **The historic environment and landscape assessments were undertaken separately by the team's specialists, with their findings collated into a standardised profile to present the information holistically in order to better understand the sensitivity of a given area.**

Stage 2: Field verification

- 2.27 A structured process of field survey verification was undertaken by both landscape and historic environment experts in order to test and refine the outputs from the desk study. Each assessment area was visited in turn to record information and take photographs. The field survey was undertaken from roads and public rights of way to gain a understanding of landscape character sensitivity. There was no access to private land.

Landscape

- 2.28 The landscape assessment fieldwork focused in particular on the relationships between the assessment sites and adjoining settlement, landscape settings and wider views, and articulation of special qualities relating to the Dorset AONB, the condition of individual landscape features, and perceptual qualities (i.e. levels of tranquillity). It also noted any important features within each area that would be sensitive to change and examined potential opportunities for landscape and Green Infrastructure.

Historic environment

- 2.29 Initial impressions on likely potential impacts on known archaeological remains, archaeological potential and effects related to the setting change were tested in the field. This included assessing how the development site can be viewed from key assets. It also included photography to illustrate any key points.
- 2.30 The historic environment assessment fieldwork primarily considered:
- Heritage assets within the site, their susceptibility to physical impacts and setting change;
 - Relationships between heritage assets within the site and in the surrounding environs;

- Heritage assets outside the site boundary that could experience setting change; and
- Potential for change to wider historic landscape character.

Stage 3: Reporting

2.31 Due to document sizes, there are a number of outputs for this project as follows:

- **Stage 1 Report** – Presents the results of a high-level scoping exercise of sites included in the Issues and Options Consultation document, based on a consideration of landscape and heritage constraints to development.
- **Stage 2 Report** (this document) – Sets out the purpose, policy context and methodology of the Stage 2 element of the study.
- **Ten individual settlement reports**. These contain the detailed landscape and heritage sensitivity proformas produced during the Stage 2 element of this study. All of the individual settlement reports were produced in draft in June 2018, for consideration by the Dorset Councils Partnership. Comments received were accounted for in the final versions of these reports.

2.32 Each of the individual settlement reports is structured as follows:

- An overview of the settlement in terms of its landscape and historic environment context and setting;
- A map and aerial photograph showing the boundaries of the assessment sites identified for the settlement;
- Landscape sensitivity assessment for each assessment area, comprising:
 - Detailed map of the site, with landscape designations and recorded heritage assets .
 - Representative photographs.
 - Overall description of site location (in settlement and landscape context) and landscape character context – i.e. which Landscape Character Area(s) the site falls within.
 - Criteria-based landscape sensitivity assessment, with a description and score given against each assessment criterion (See **Table 2.2**).
 - Overall assessment of landscape sensitivity including the five-point scale rating.
- Historic environment sensitivity assessment for the same assessment site, including:
 - Historic Landscape Character (HLC) context.
 - Heritage assets / groups of heritage assets present within the site, with a strategic consideration of their significance and likely susceptibility to physical change and/or setting change
 - Heritage assets / groups of heritage assets with the potential to experience setting change, with a strategic consideration of their significance and likely susceptibility to change
 - Overall assessment of heritage sensitivity including the five-point scale rating.
- Valued landscape features / attributes – considering national and local designations present, importance for public access/recreation (e.g. rights of way/access land), settlement setting, functional use, perceptual attributes etc.

Guidance for sustainable development, including opportunities for landscape and Green Infrastructure enhancements and mitigation of impacts from development.

3 Results



3 Results

Overall Landscape Sensitivity Assessment results

3.1 **Table 3.1** provides a summary of the overall judgement scores for each of the assessment areas for sensitivity in terms of both landscape and heritage. These scores are also shown in mapped format at **Figures 3.1 to 3.20**.

Please note that the overall judgement scores should always be interpreted in conjunction with the information contained in the detailed profiles within each of the reports for the ten individual settlements.

Table 3.1: Overall landscape and heritage sensitivity scores

Settlement	Assessment Area	Overall Landscape Sensitivity Score	Overall Heritage Sensitivity Score
Beaminster	1	M-H	M-H
	2	M-H	L-M
	3	M	M
	4	M-H	M
	5	M	M-H
	6	M	L-M
	7	M	M-H
Bridport	1	M-H	M-H
	2	M-H	M-H
	3	M-H	M
	4	M-H	M
	5	M	L
	6	M-H	M
	7	M-H	M
	8	M-H	L
Chickerell	1	M-H	H
	2	M	M-H
	3	M-H	L

Settlement	Assessment Area	Overall Landscape Sensitivity Score	Overall Heritage Sensitivity Score
Crossways	1	L-M	L
	2	L-M	L
	3	M	M-H
Dorchester	1	M-H	H
	2	M-H	M-H
	3	M	H
	4	L-M	M-H
	5	M-H	M
	6	M-H	M-H
Lyme Regis	1	M-H	M
	2	M-H	L-M
	3	M-H	L
Portland	1	L-M	M
	2	M-H	M-H
	3	M	M-H
	4	L-M	L-M
	5	M-H	M
	6	L-M	M
	7	M	M
	8	M-H	M
Sherborne	1	M-H	M-H
	2	M	M-H
	2 (The Slopes)	H	M-H
	3	M	L
	4	M	L
	5	M	L
Weymouth	1	M-H	H

Settlement	Assessment Area	Overall Landscape Sensitivity Score	Overall Heritage Sensitivity Score
	2	H	H
	3	M-H	M-H
	4	M	L-M
	5	M-H	L-M
	6	M-H	M-H
	7	M-H	H
	Yeovil	1	M-H
2		M-H	M

NOTE ON INTERPRETATION: This map shows the overall sensitivity of each assessment area. It must be interpreted alongside the supporting information contained in the detailed assessment area profiles in the supporting reports, which may indicate areas or features of higher or lower sensitivity within each assessment area.

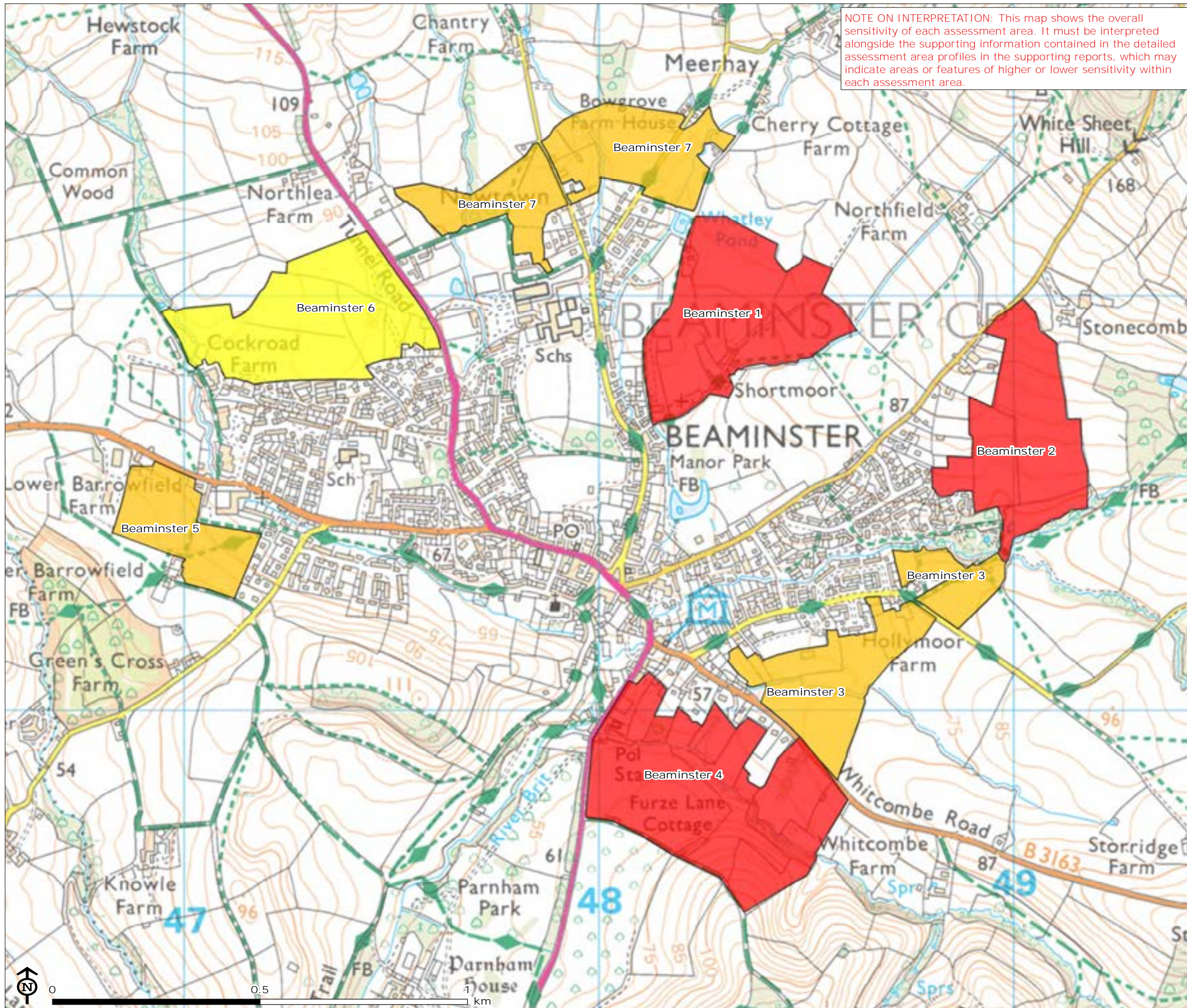


Figure 3.1: Overall Landscape Sensitivity - BEAMINSTER

Landscape sensitivity

- Low-Moderate
- Moderate
- Moderate-High

Map Scale @A3: 1:9,000



NOTE ON INTERPRETATION: This map shows the overall sensitivity of each assessment area. It must be interpreted alongside the supporting information contained in the detailed assessment area profiles in the supporting reports, which may indicate areas or features of higher or lower sensitivity within each assessment area.

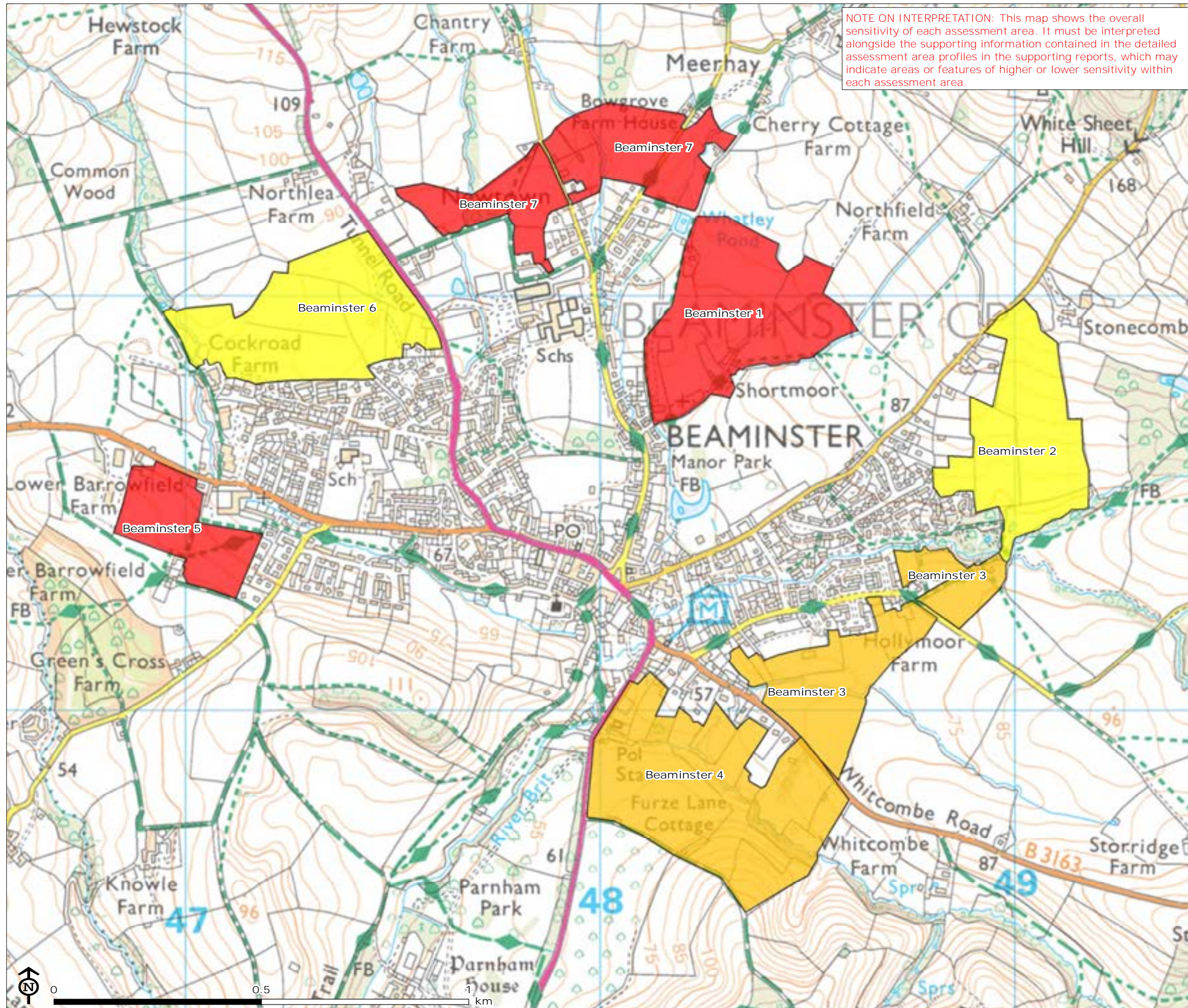


Figure 3.2: Overall Heritage Sensitivity - BEAMINSTER

Landscape sensitivity

- Low-Moderate
- Moderate
- Moderate-High

Map Scale @A3: 1:9,000



NOTE ON INTERPRETATION: This map shows the overall sensitivity of each assessment area. It must be interpreted alongside the supporting information contained in the detailed assessment area profiles in the supporting reports, which may indicate areas or features of higher or lower sensitivity within each assessment area.

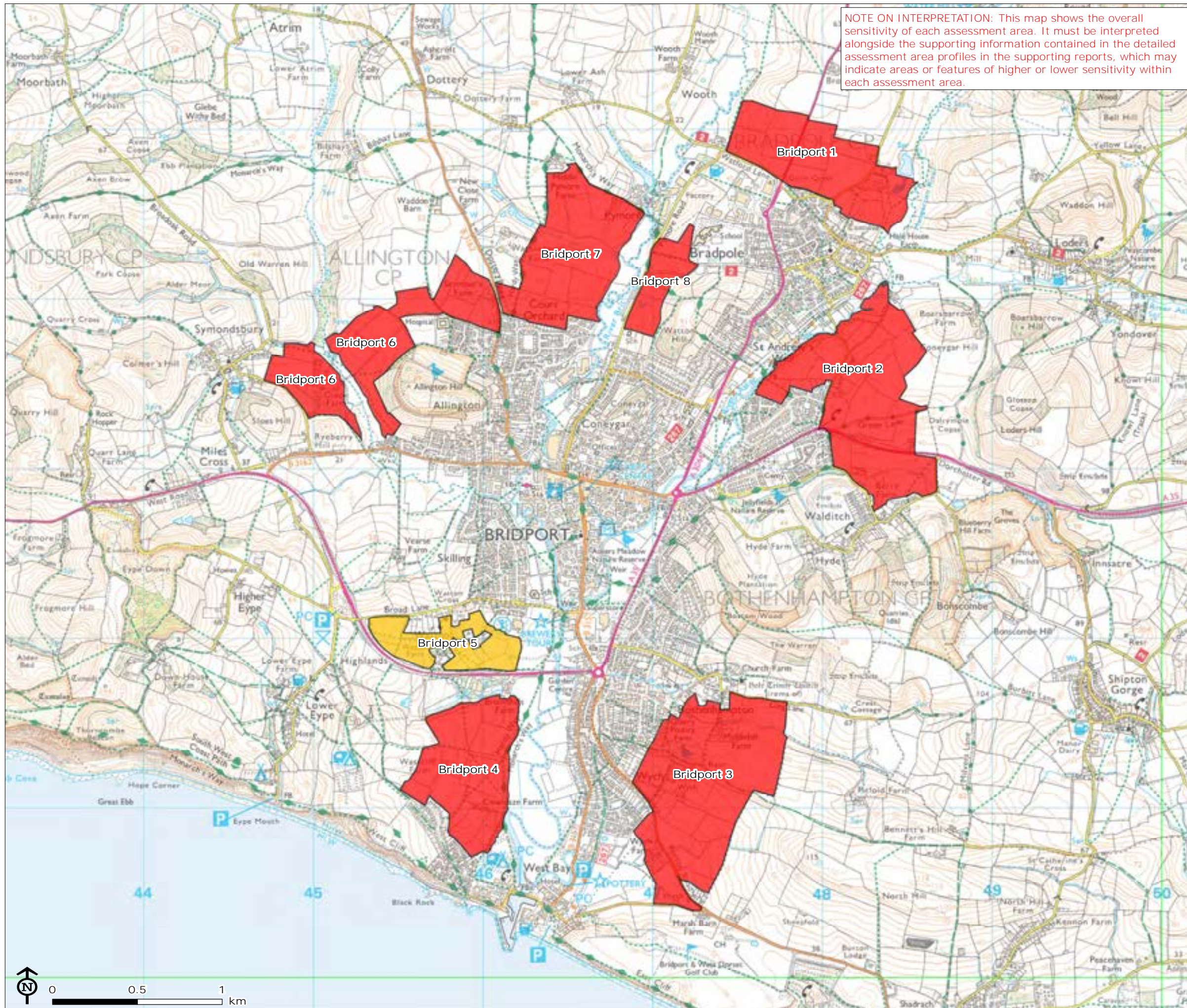


Figure 3.3: Overall Landscape Sensitivity - BRIDPORT

Landscape sensitivity
 Moderate
 Moderate-High

Map Scale @A3: 1:22,000



NOTE ON INTERPRETATION: This map shows the overall sensitivity of each assessment area. It must be interpreted alongside the supporting information contained in the detailed assessment area profiles in the supporting reports, which may indicate areas or features of higher or lower sensitivity within each assessment area.

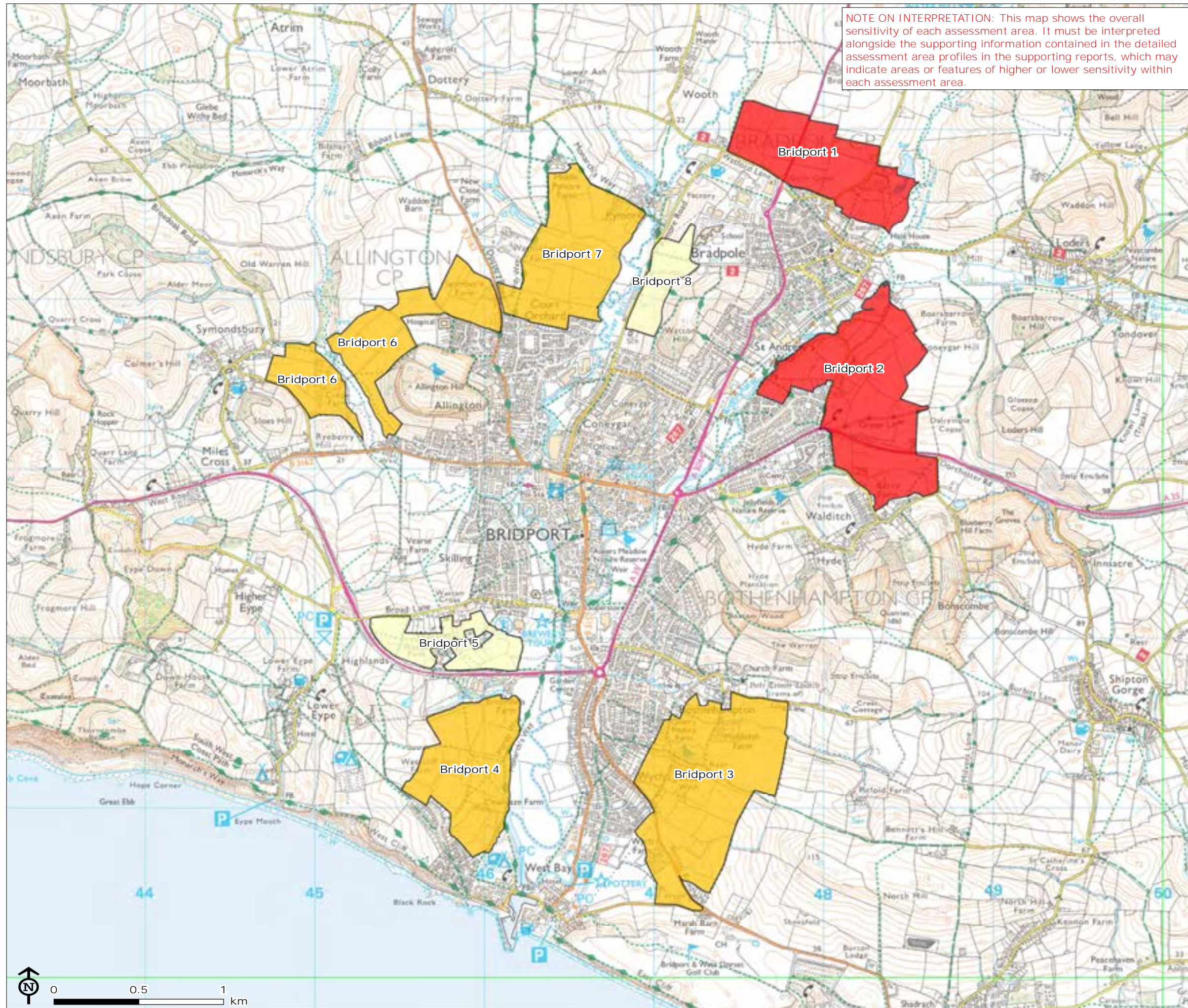


Figure 3.4: Overall Heritage Sensitivity - BRIDPORT

Landscape sensitivity

- Low
- Moderate
- Moderate-High

Map Scale @A3: 1:22,000



NOTE ON INTERPRETATION: This map shows the overall sensitivity of each assessment area. It must be interpreted alongside the supporting information contained in the detailed assessment area profiles in the supporting reports, which may indicate areas or features of higher or lower sensitivity within each assessment area.

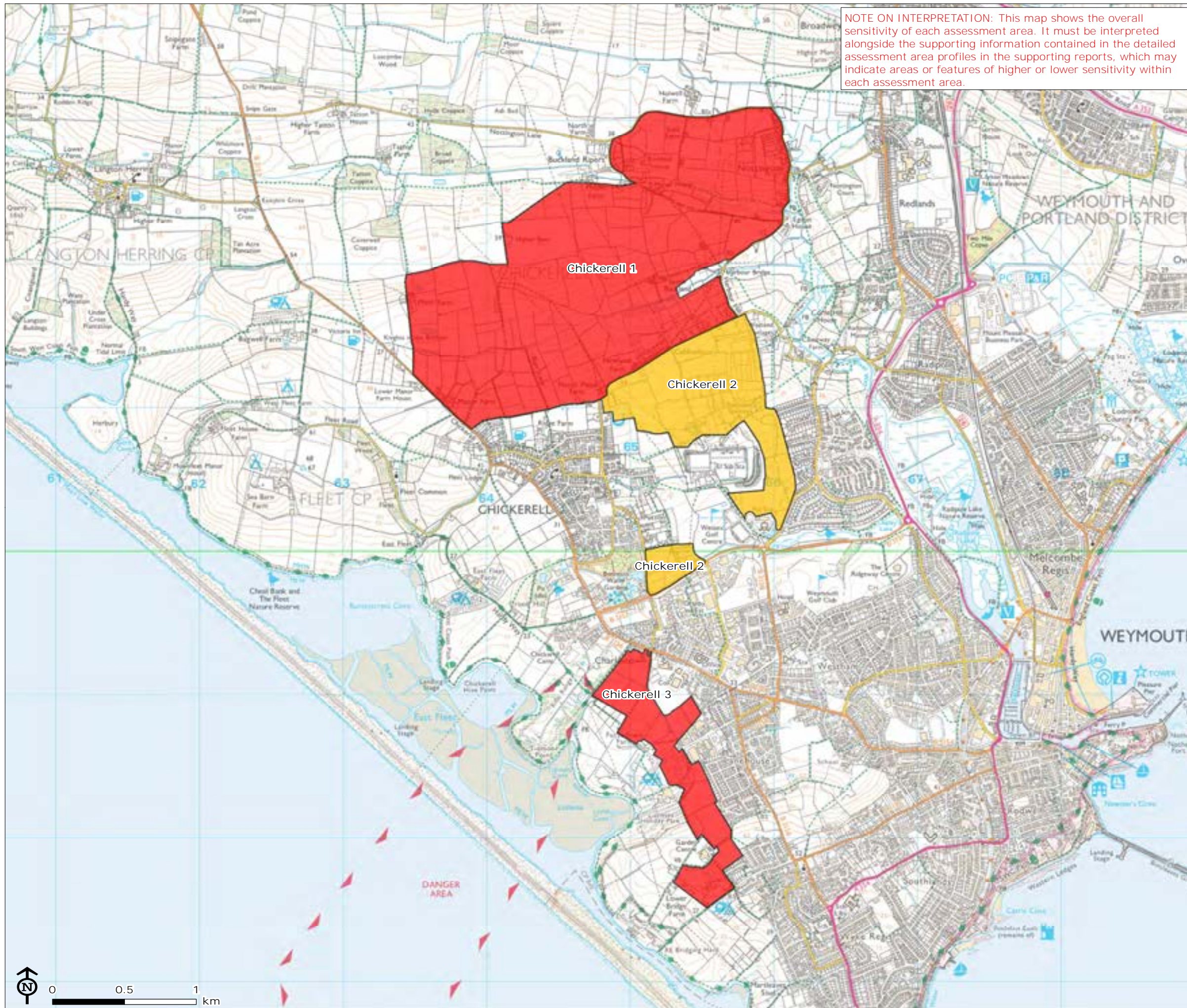
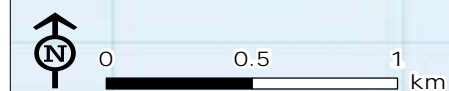


Figure 3.5: Overall Landscape Sensitivity - CHICKERELL

Landscape sensitivity
 Moderate
 Moderate-High



Map Scale @A3: 1:26,000



NOTE ON INTERPRETATION: This map shows the overall sensitivity of each assessment area. It must be interpreted alongside the supporting information contained in the detailed assessment area profiles in the supporting reports, which may indicate areas or features of higher or lower sensitivity within each assessment area.

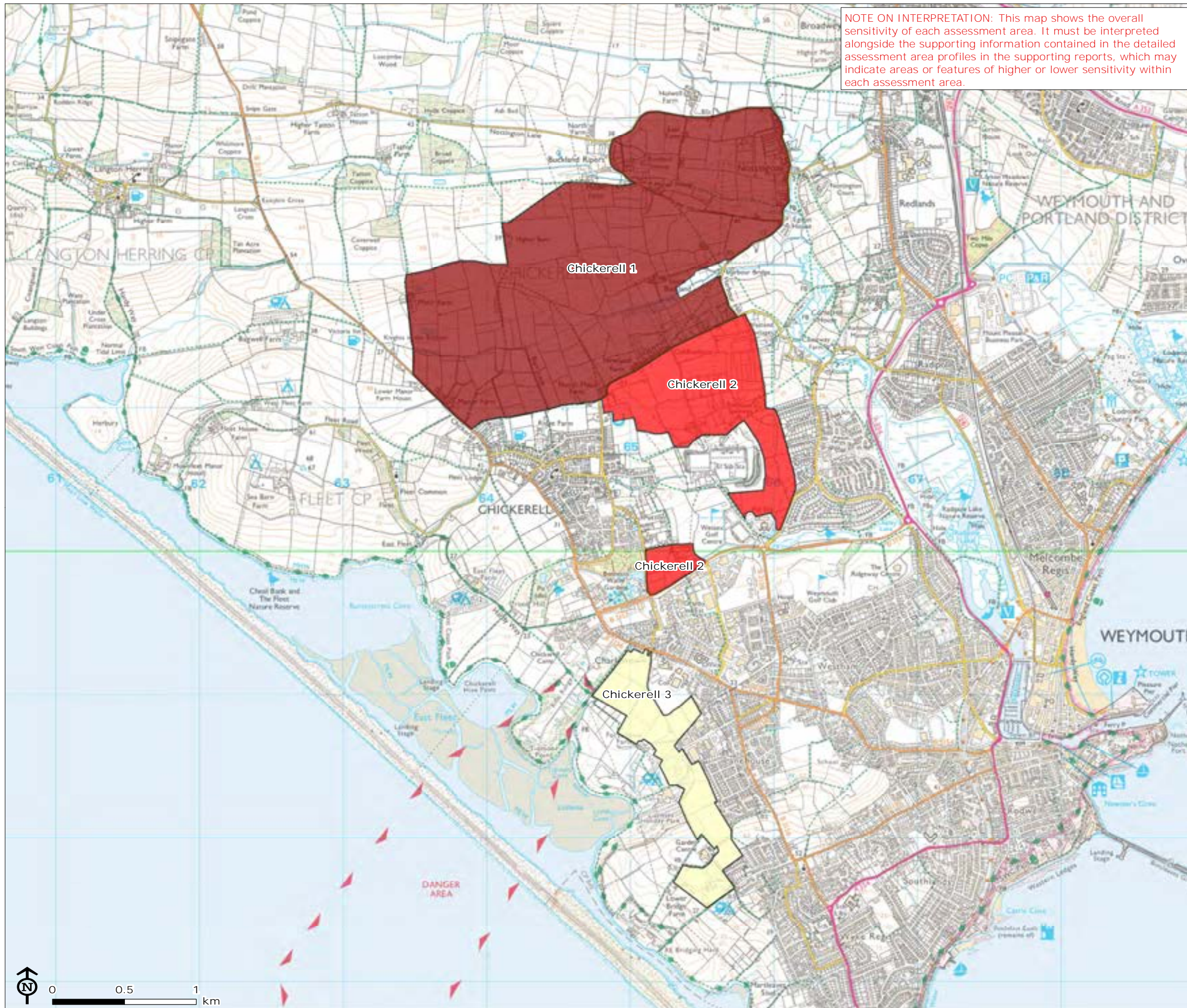
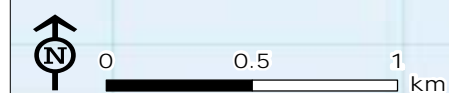


Figure 3.6: Overall Heritage Sensitivity - CHICKEREIL

Landscape sensitivity
 Low
 Moderate-High
 High



Map Scale @A3: 1:26,000



NOTE ON INTERPRETATION: This map shows the overall sensitivity of each assessment area. It must be interpreted alongside the supporting information contained in the detailed assessment area profiles in the supporting reports, which may indicate areas or features of higher or lower sensitivity within each assessment area.

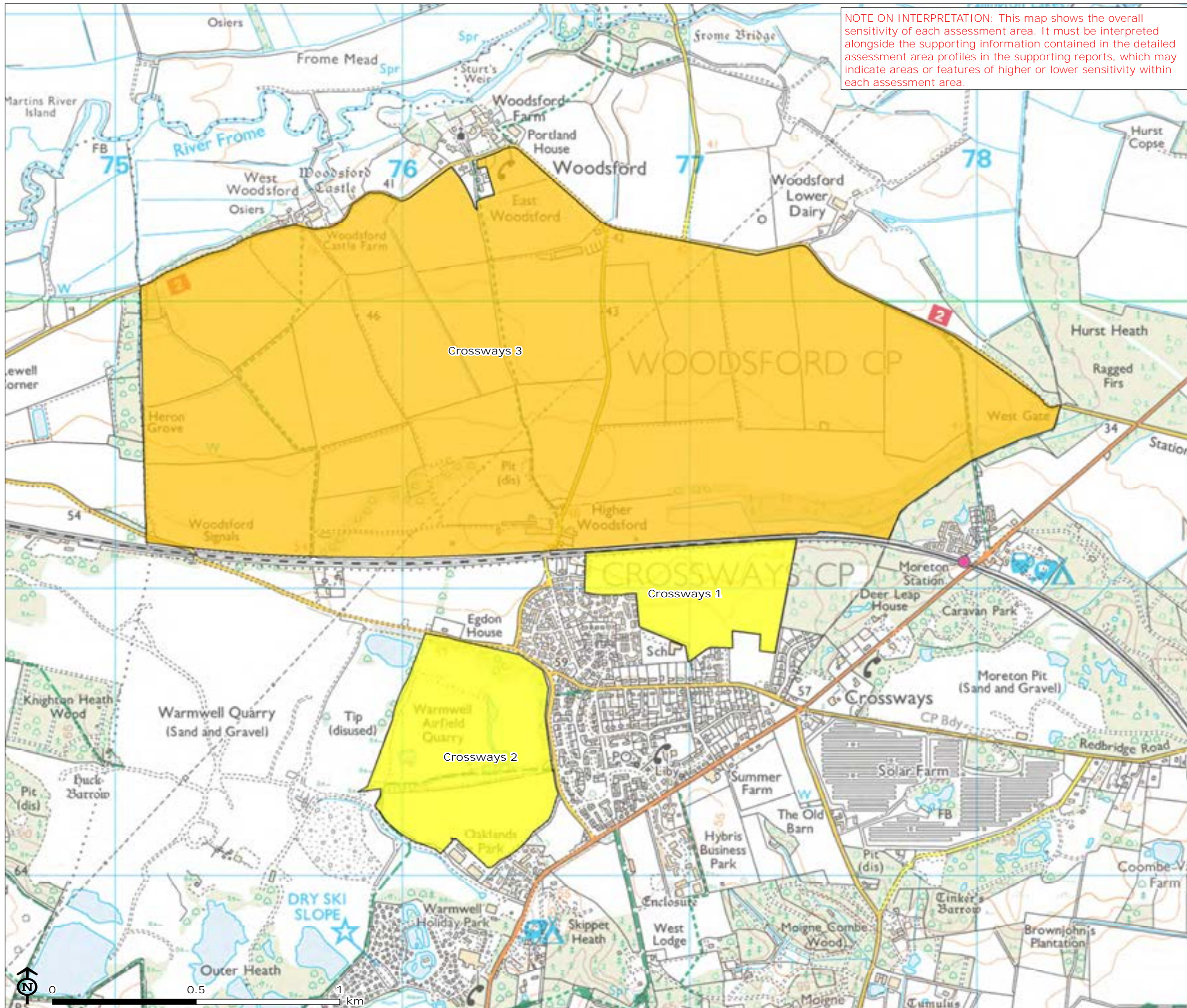


Figure 3.7: Overall Landscape Sensitivity - CROSSWAYS

Landscape sensitivity
 Low-Moderate
 Moderate

Map Scale @A3: 1:13,000



NOTE ON INTERPRETATION: This map shows the overall sensitivity of each assessment area. It must be interpreted alongside the supporting information contained in the detailed assessment area profiles in the supporting reports, which may indicate areas or features of higher or lower sensitivity within each assessment area.

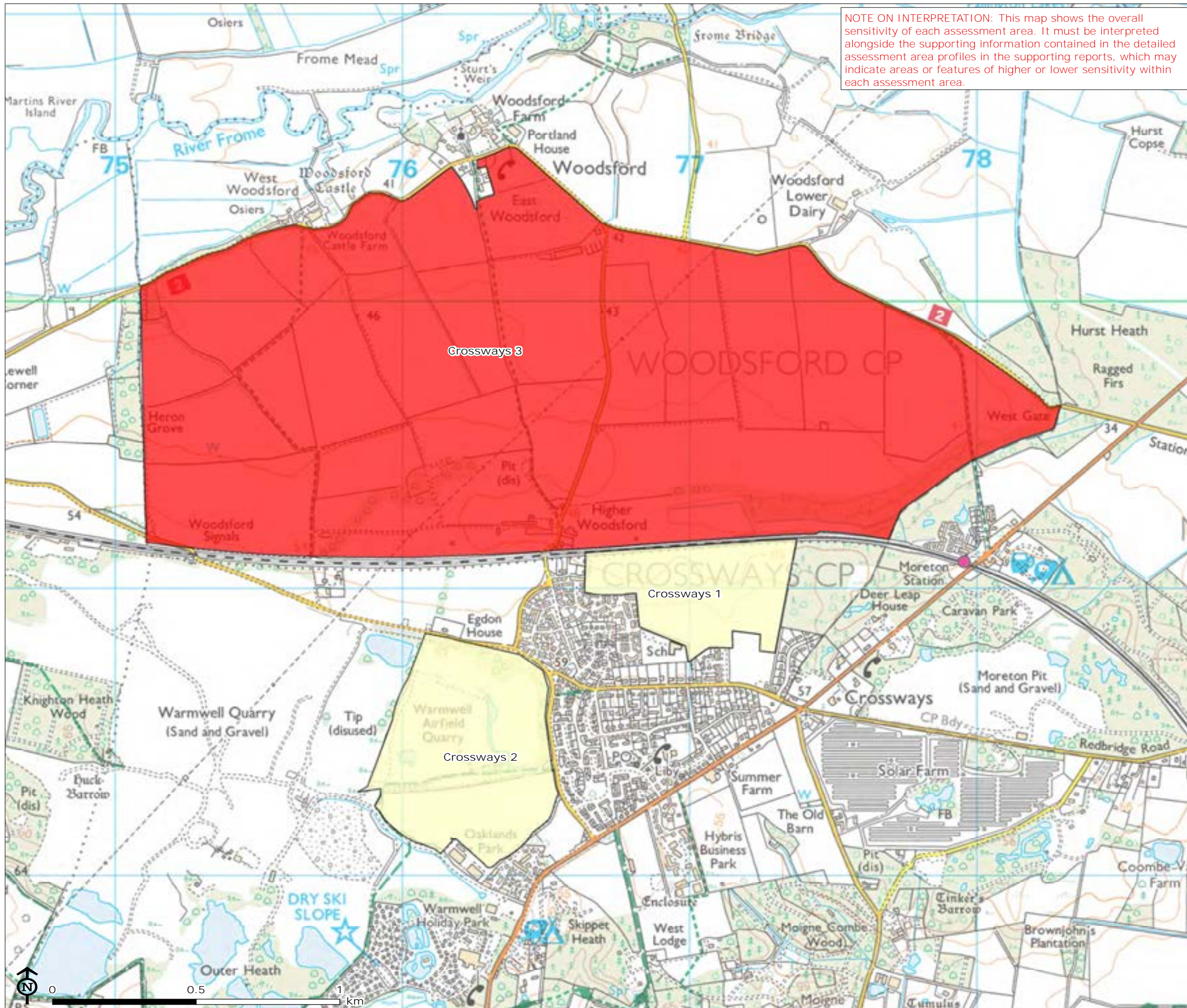


Figure 3.8: Overall Heritage Sensitivity - CROSSWAYS

Landscape sensitivity
 Yellow Low
 Red Moderate-High

Map Scale @A3: 1:13,000



NOTE ON INTERPRETATION: This map shows the overall sensitivity of each assessment area. It must be interpreted alongside the supporting information contained in the detailed assessment area profiles in the supporting reports, which may indicate areas or features of higher or lower sensitivity within each assessment area.

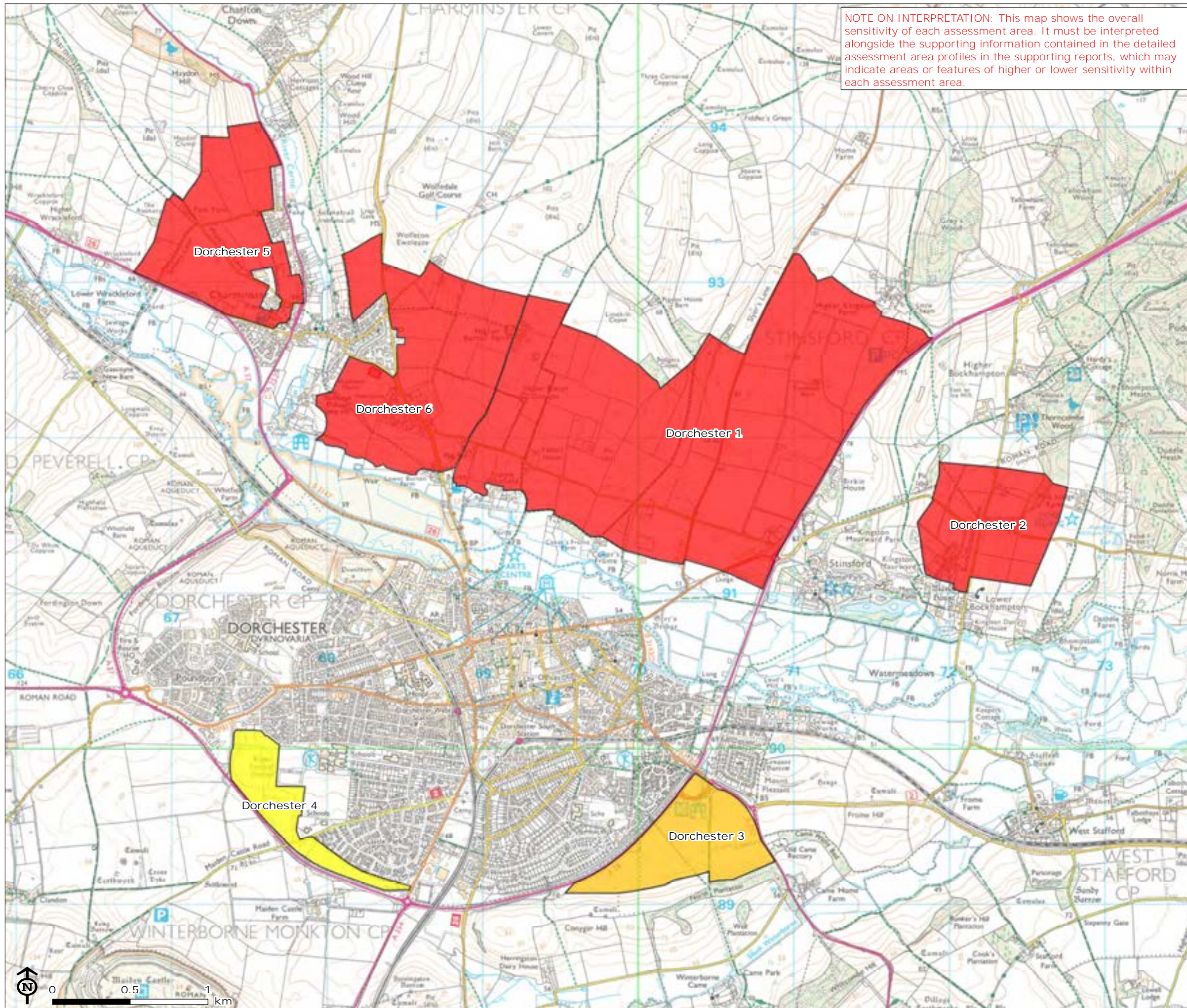


Figure 3.9: Overall Landscape Sensitivity - DORCHESTER

Landscape sensitivity

- Low-Moderate
- Moderate
- Moderate-High

Map Scale @A3: 1:24,000



NOTE ON INTERPRETATION: This map shows the overall sensitivity of each assessment area. It must be interpreted alongside the supporting information contained in the detailed assessment area profiles in the supporting reports, which may indicate areas or features of higher or lower sensitivity within each assessment area.

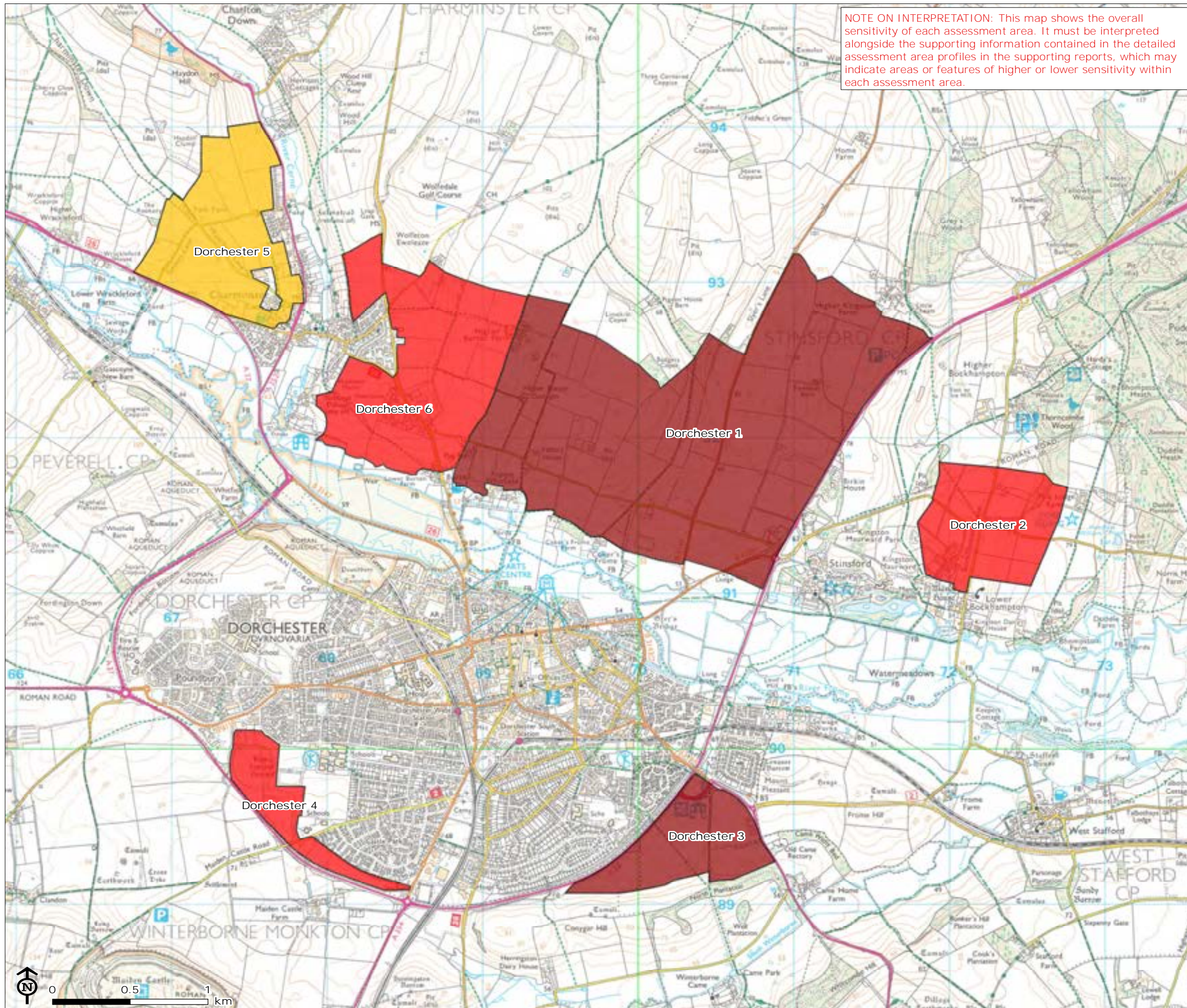


Figure 3.10: Overall Heritage Sensitivity - DORCHESTER

Landscape sensitivity

- Moderate
- Moderate-High
- High

Map Scale @A3: 1:24,000



NOTE ON INTERPRETATION: This map shows the overall sensitivity of each assessment area. It must be interpreted alongside the supporting information contained in the detailed assessment area profiles in the supporting reports, which may indicate areas or features of higher or lower sensitivity within each assessment area.

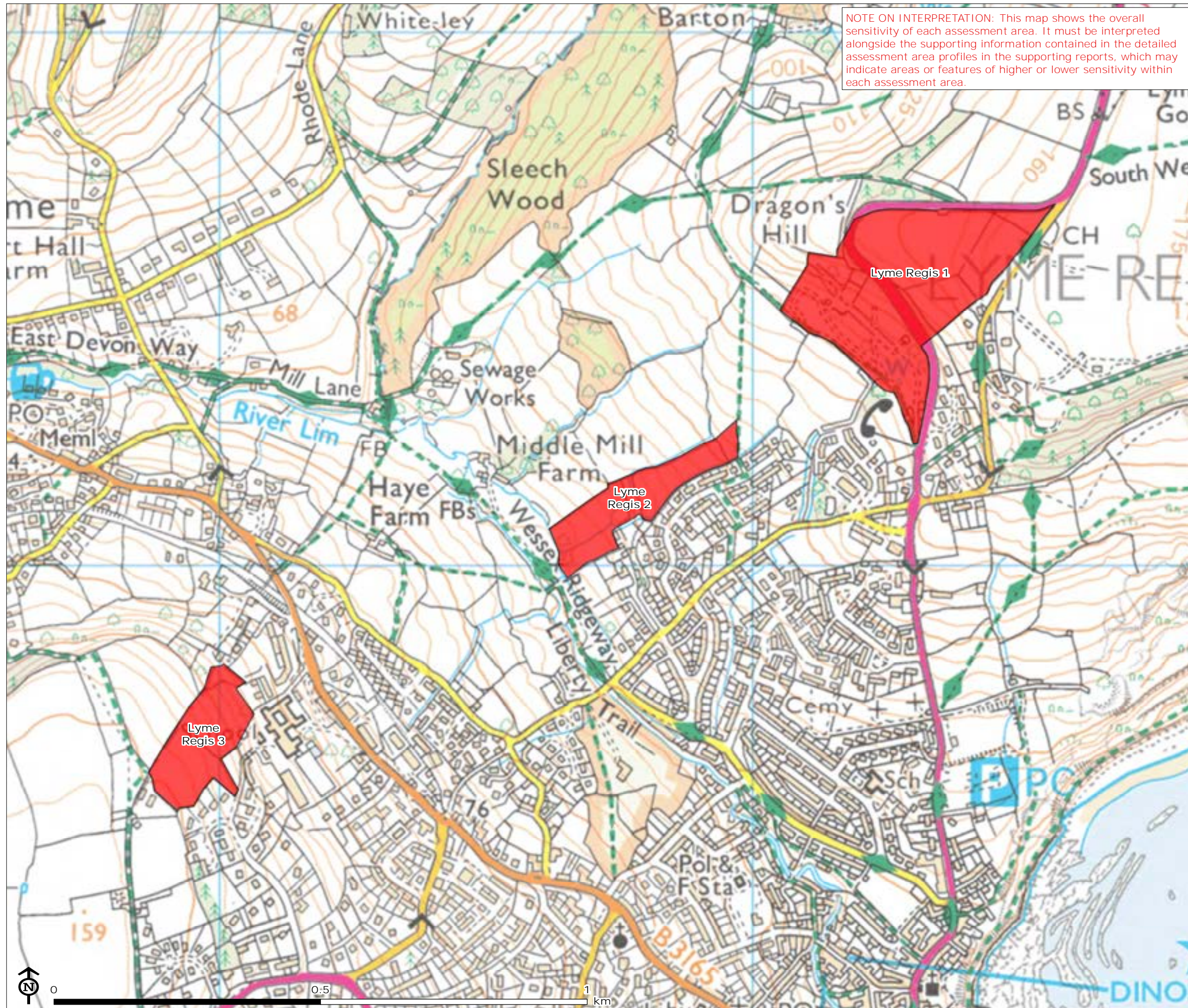


Figure 3.11: Overall Landscape Sensitivity - LYME REGIS

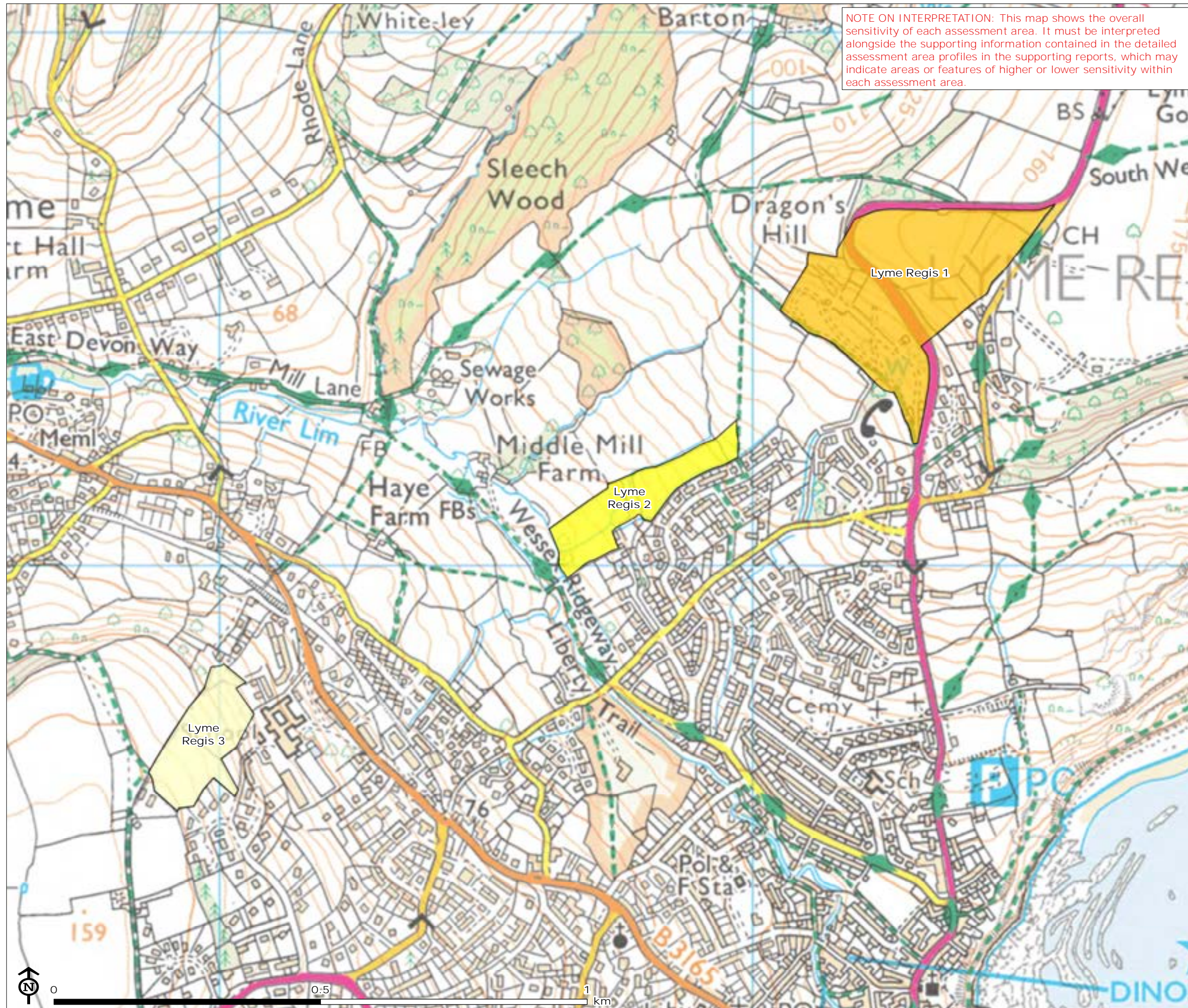
Landscape sensitivity
Moderate-High

Map Scale @A3: 1:7,000



NOTE ON INTERPRETATION: This map shows the overall sensitivity of each assessment area. It must be interpreted alongside the supporting information contained in the detailed assessment area profiles in the supporting reports, which may indicate areas or features of higher or lower sensitivity within each assessment area.

Figure 3.12: Overall Heritage Sensitivity - LYME REGIS



Landscape sensitivity

- Low
- Low-Moderate
- Moderate

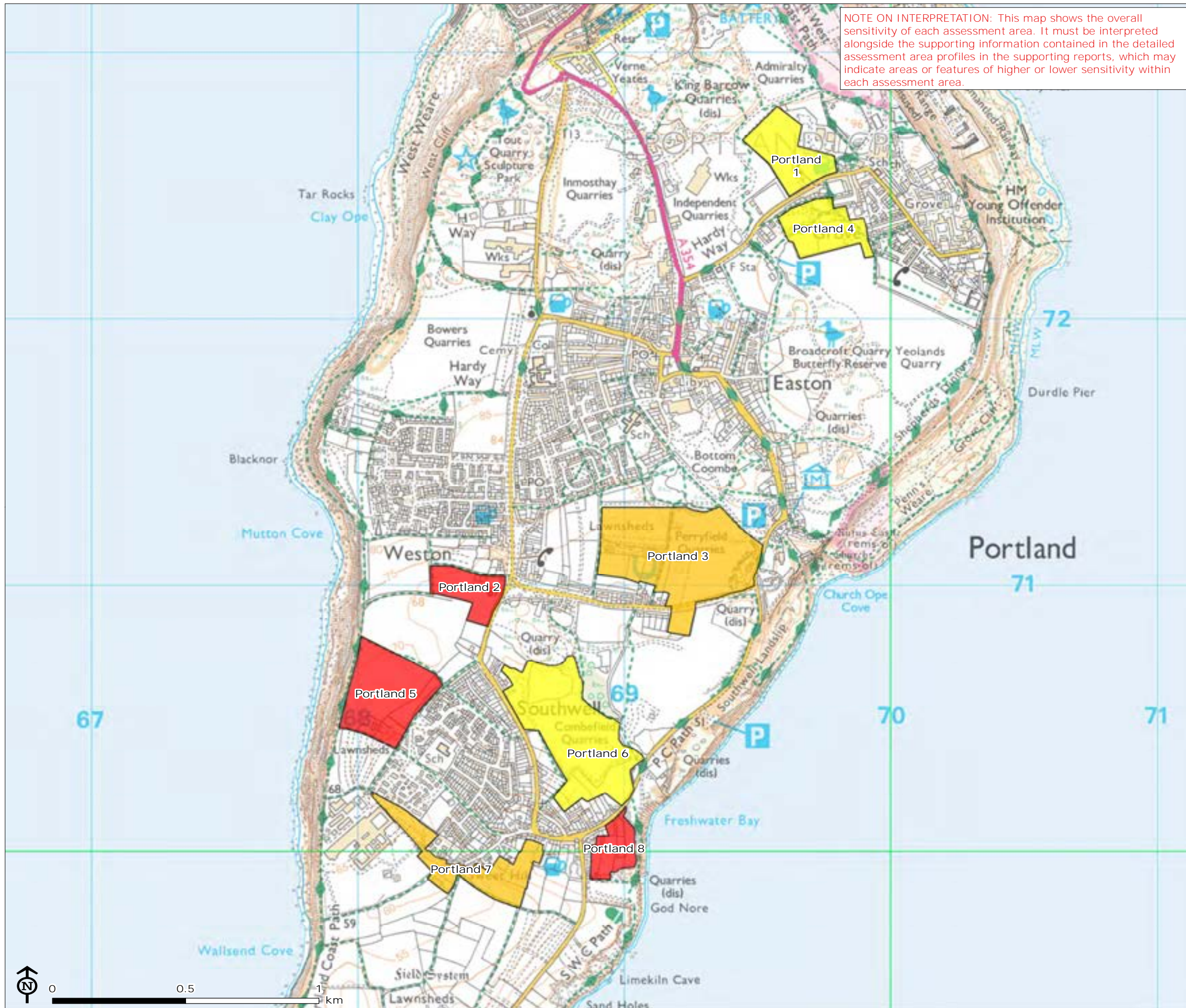
Map Scale @A3: 1:7,000



West Dorset Landscape and Heritage Strategic Assessment

NOTE ON INTERPRETATION: This map shows the overall sensitivity of each assessment area. It must be interpreted alongside the supporting information contained in the detailed assessment area profiles in the supporting reports, which may indicate areas or features of higher or lower sensitivity within each assessment area.

Figure 3.13: Overall Landscape Sensitivity - PORTLAND



Landscape sensitivity

- Low-Moderate
- Moderate
- Moderate-High

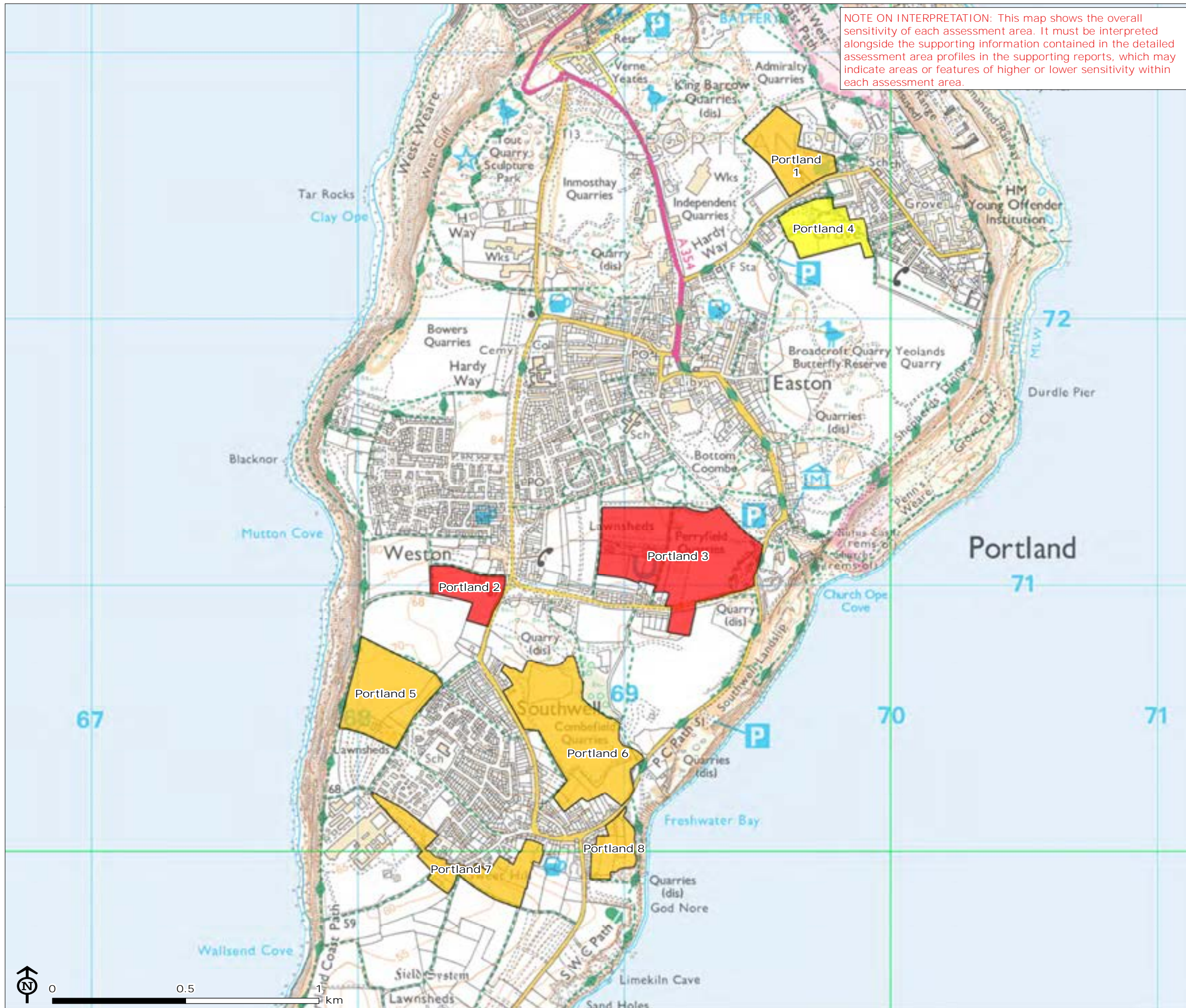
Map Scale @A3: 1:14,000



West Dorset Landscape and Heritage Strategic Assessment

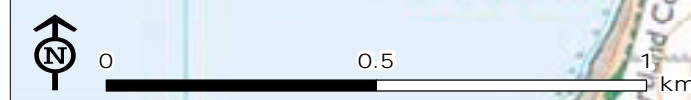
NOTE ON INTERPRETATION: This map shows the overall sensitivity of each assessment area. It must be interpreted alongside the supporting information contained in the detailed assessment area profiles in the supporting reports, which may indicate areas or features of higher or lower sensitivity within each assessment area.

Figure 3.14: Overall Heritage Sensitivity - PORTLAND



Landscape sensitivity
 Low-Moderate
 Moderate
 Moderate-High

Map Scale @A3: 1:14,000



NOTE ON INTERPRETATION: This map shows the overall sensitivity of each assessment area. It must be interpreted alongside the supporting information contained in the detailed assessment area profiles in the supporting reports, which may indicate areas or features of higher or lower sensitivity within each assessment area.

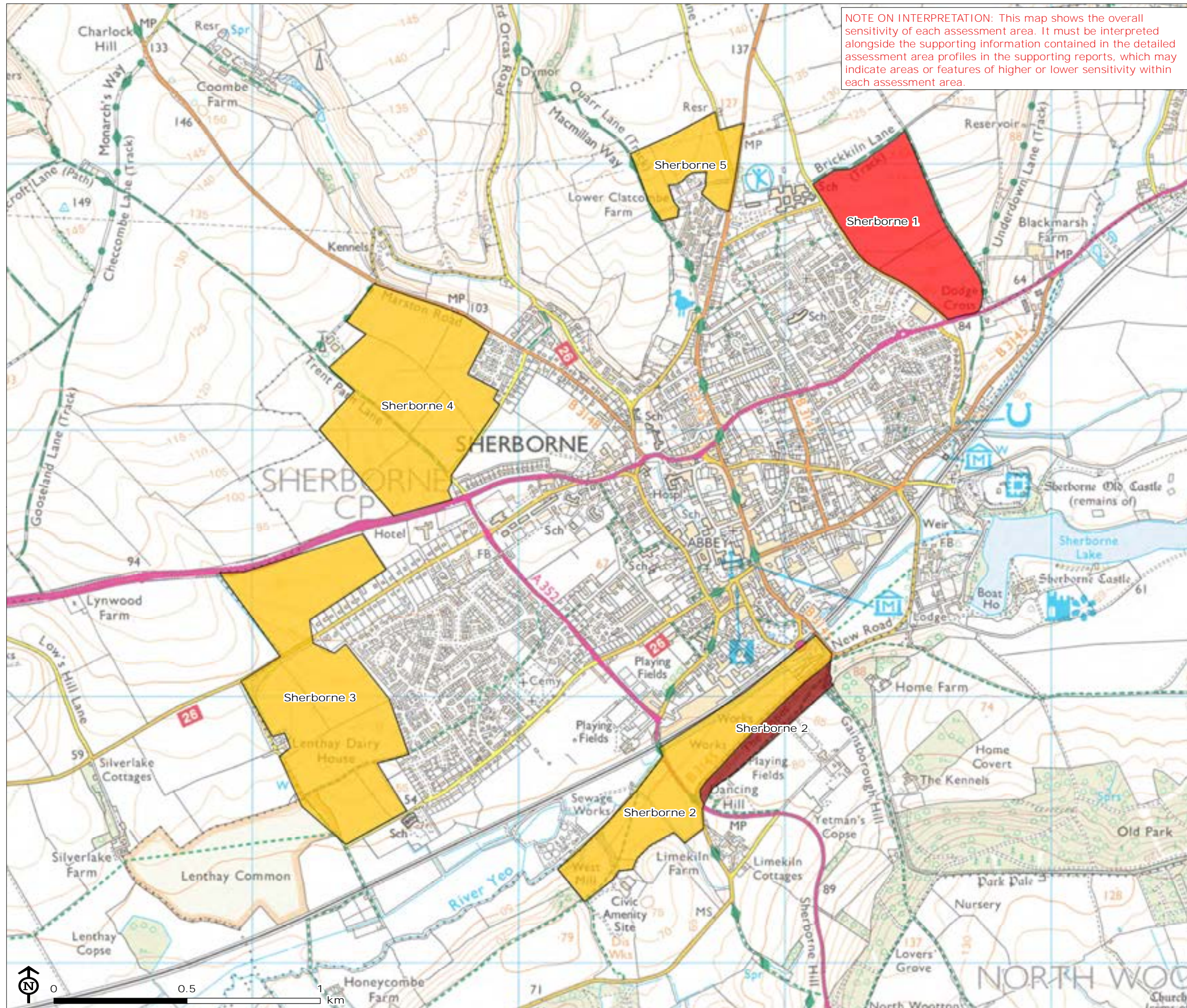


Figure 3.15: Overall Landscape Sensitivity - SHERBORNE

Landscape sensitivity

- Moderate
- Moderate-High
- High

Map Scale @A3: 1:14,000



NOTE ON INTERPRETATION: This map shows the overall sensitivity of each assessment area. It must be interpreted alongside the supporting information contained in the detailed assessment area profiles in the supporting reports, which may indicate areas or features of higher or lower sensitivity within each assessment area.

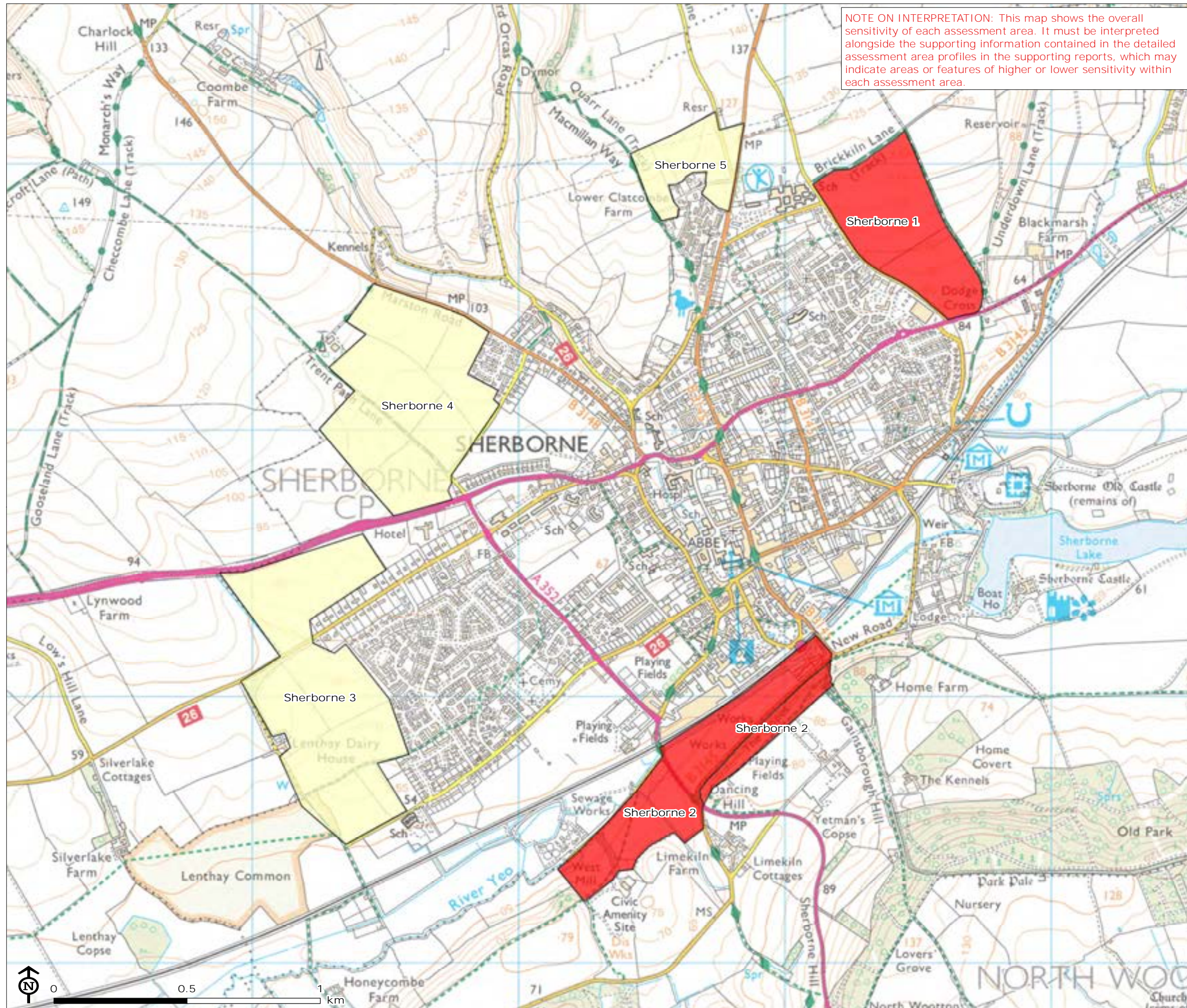


Figure 3.16: Overall Heritage Sensitivity - SHERBORNE

Landscape sensitivity
 Low
 Moderate-High

Map Scale @A3: 1:14,000



NOTE ON INTERPRETATION: This map shows the overall sensitivity of each assessment area. It must be interpreted alongside the supporting information contained in the detailed assessment area profiles in the supporting reports, which may indicate areas or features of higher or lower sensitivity within each assessment area.

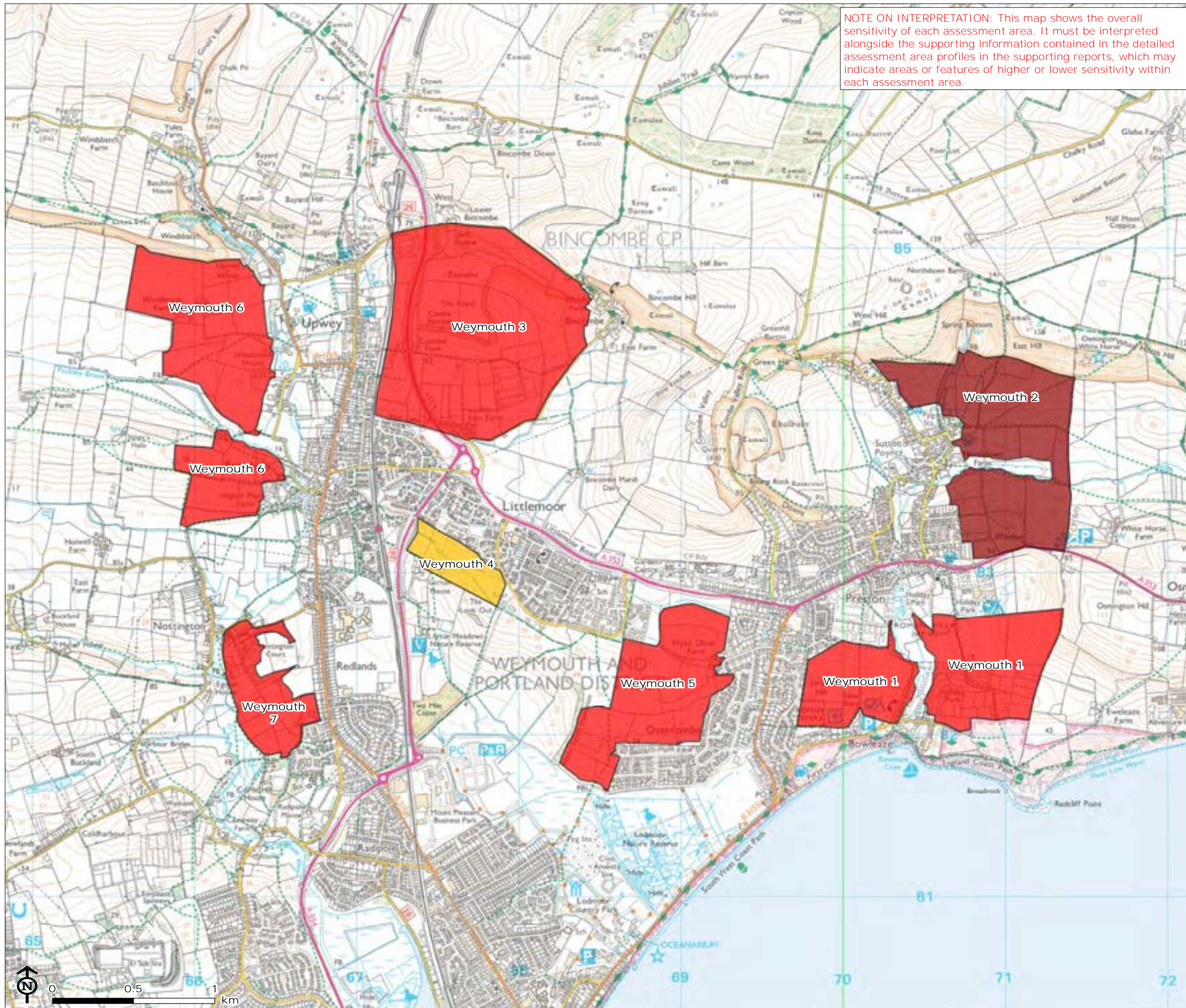


Figure 3.17: Overall Landscape Sensitivity - WEYMOUTH

Landscape sensitivity

- Moderate
- Moderate-High
- High

Map Scale @A3: 1:23,000



NOTE ON INTERPRETATION: This map shows the overall sensitivity of each assessment area. It must be interpreted alongside the supporting information contained in the detailed assessment area profiles in the supporting reports, which may indicate areas or features of higher or lower sensitivity within each assessment area.

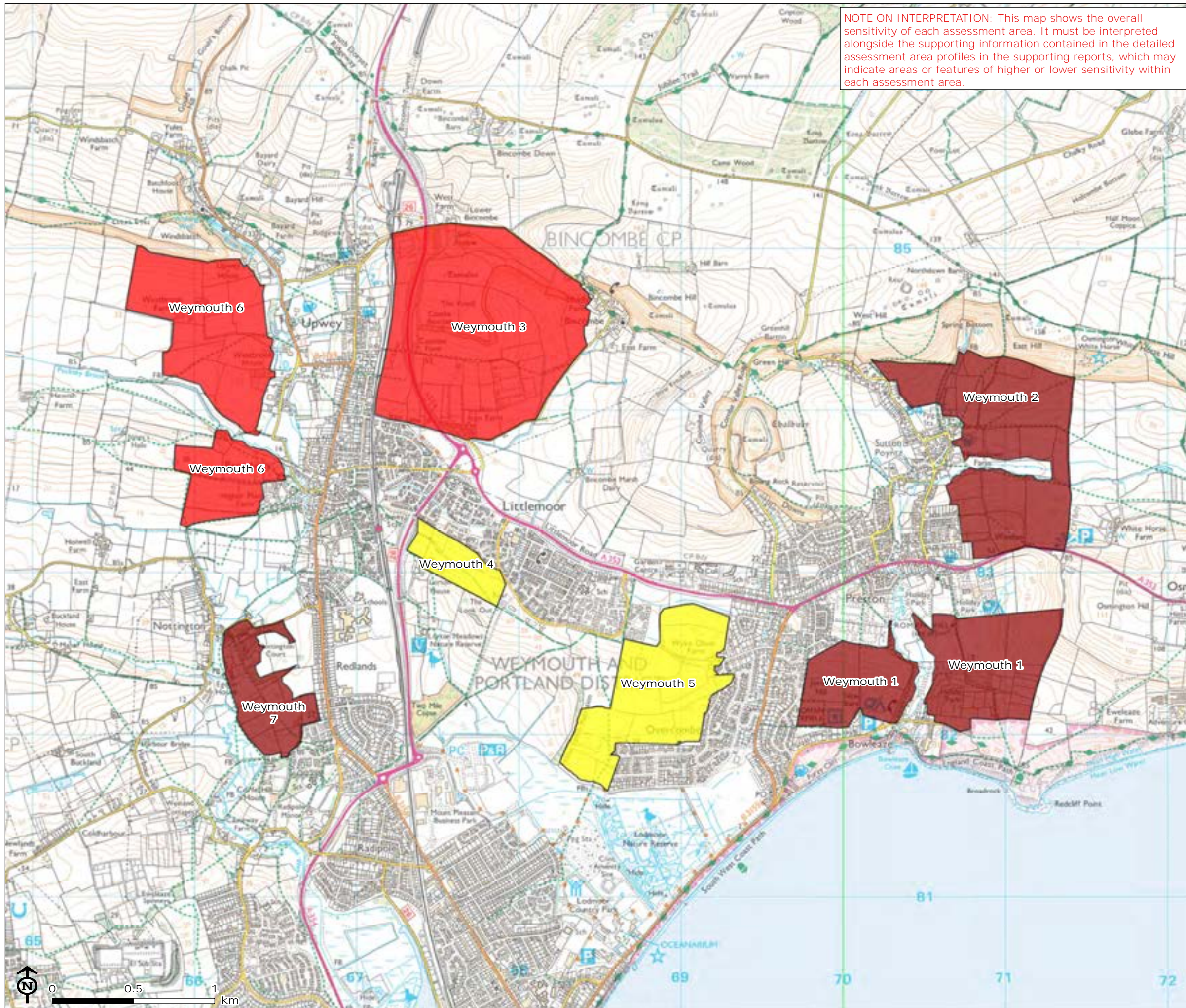


Figure 3.18: Overall Heritage Sensitivity - WEYMOUTH

Landscape sensitivity
 Low-Moderate
 Moderate-High
 High

Map Scale @A3: 1:23,000



NOTE ON INTERPRETATION: This map shows the overall sensitivity of each assessment area. It must be interpreted alongside the supporting information contained in the detailed assessment area profiles in the supporting reports, which may indicate areas or features of higher or lower sensitivity within each assessment area.

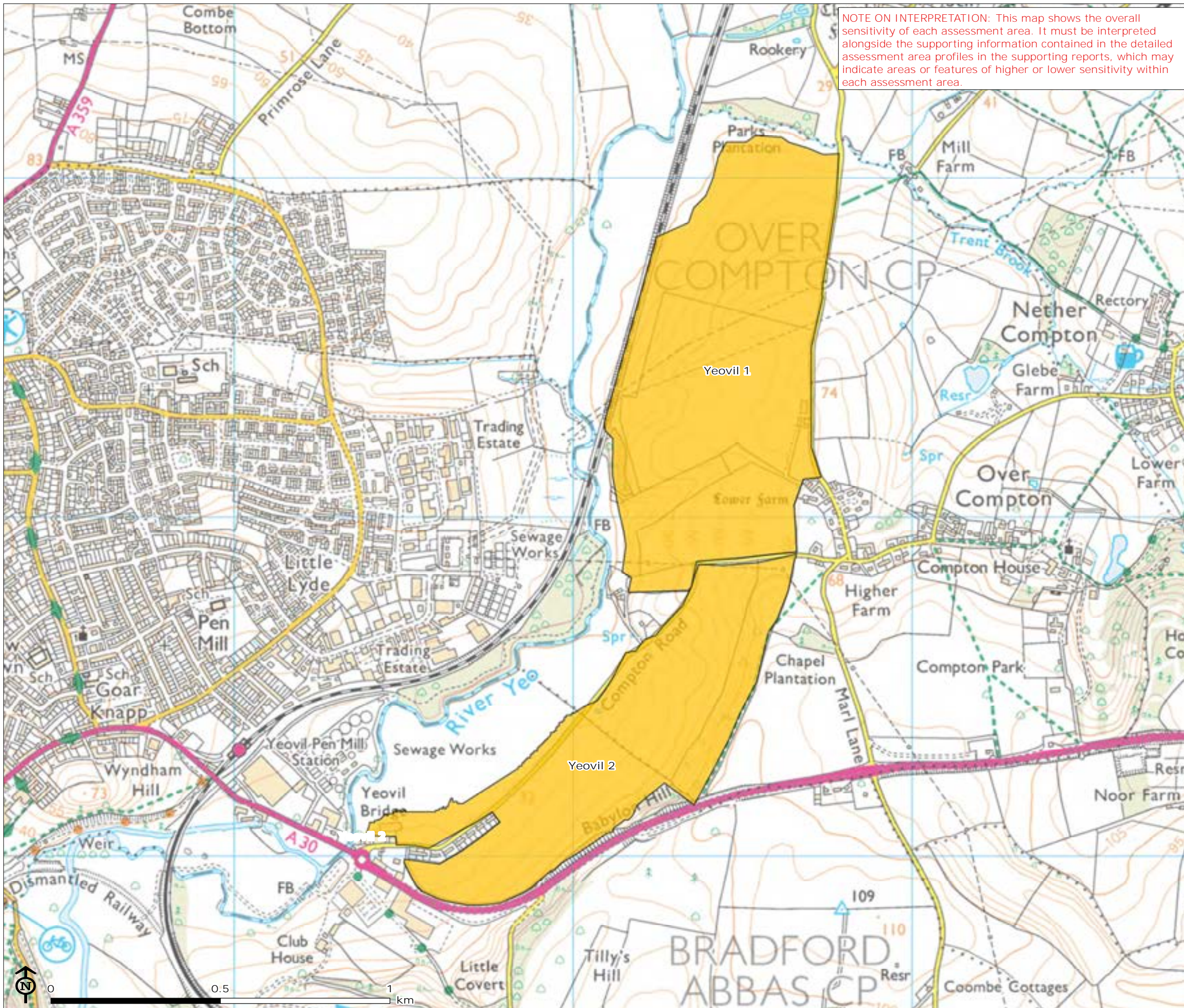


Figure 3.19: Overall Landscape Sensitivity - YEOVIL

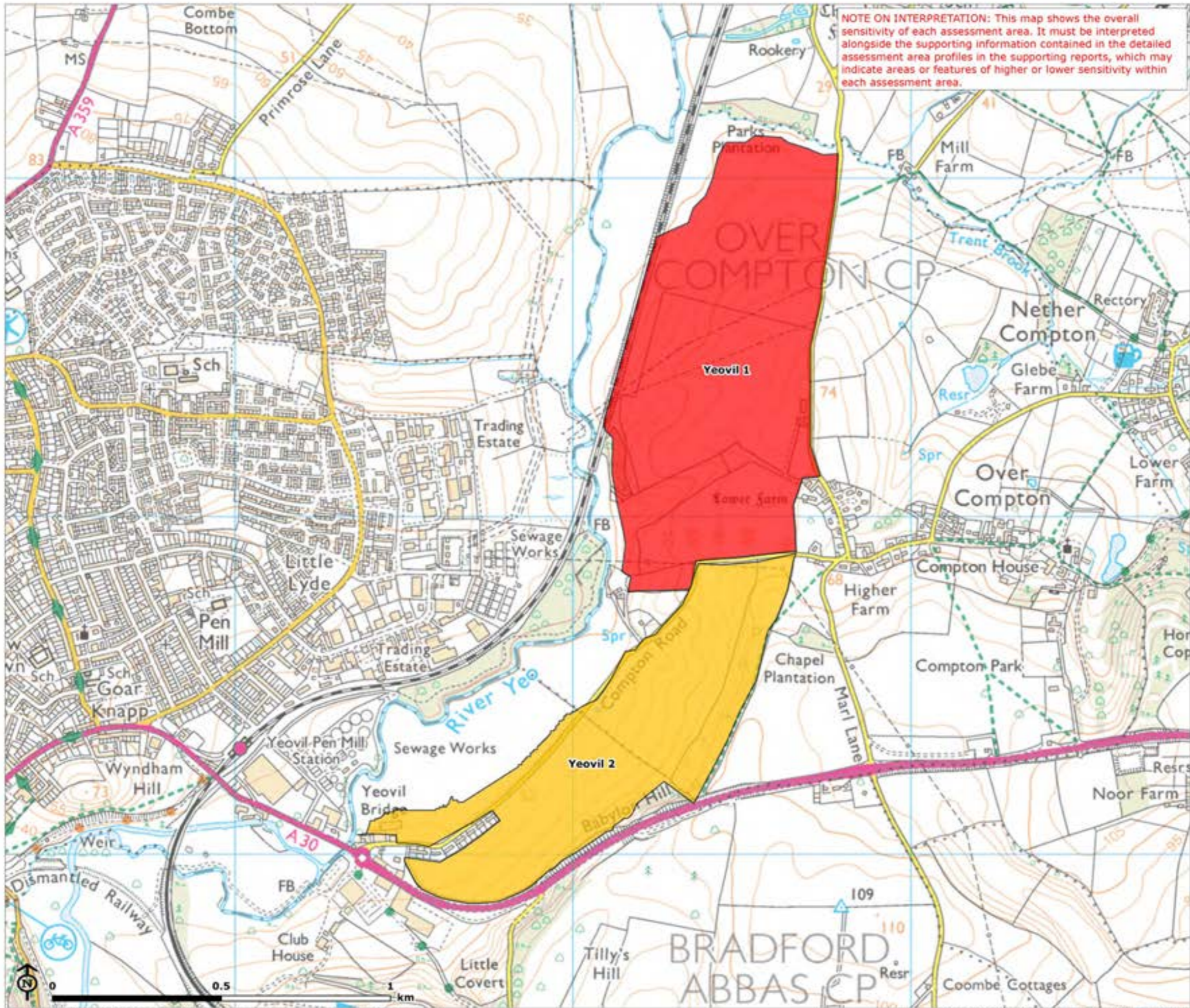
Landscape sensitivity
 Moderate

Map Scale @A3: 1:11,000



West Dorset Landscape and Heritage Strategic Assessment

Figure 3.20: Overall Heritage Sensitivity - YEOVIL



Landscape sensitivity
 Moderate
 Moderate-High

Map Scale @A3: 1:11,000



Appendix 1

Heritage database

Appendix 2

Links to other documents/evidence

This appendix lists other existing documents and evidence which have informed this report or provide additional evidence which can be used alongside the findings of this report:

- West Dorset, Weymouth & Portland Local Plan Review Issues and Options (Feb 2017) https://www.dorsetforyou.gov.uk/media/219492/Local-Plan-Review-Issues-and-Options-Feb-2017/pdf/Issues_and_Options_FINAL_WITH_COVERsmaller.pdf
- West Dorset, Weymouth & Portland Local Plan Review Issues and Options Sustainability Appraisal (Feb 2017) https://www.dorsetforyou.gov.uk/media/219486/Local-Plan-Review-Issues-and-Options-Feb-2017-Sustainability-Appraisal/pdf/Sustainability_Appraisal_FINAL_WITH_COVERreduced_size.pdf
- Historic Environment Assessment of Land North and South-East of Dorchester, Chris Blandford Associates, June 2013. <https://m.dorsetforyou.com/article/410414/Local-Plan-Examination-Document-Library-Eastern-Area>
- Conservation area appraisals <https://www.dorsetforyou.com/conservation/west> - identify the special architectural and historic interests of conservation areas, and ensure that their designation is effective in preserving their special interest.
- Historic Landscape Character Study, Dorset County Council
- Historic Urban Characterisation: Dorset Historic Towns Project <https://www.dorsetforyou.gov.uk/article/390076/Dorset-historic-towns-survey> – Forms part of the national programme surveying the archaeology, topography and historic buildings of **England’s historic towns and cities.**
- Historic Environment Record <https://www.dorsetforyou.gov.uk/her> - Dorset County Council Provides comprehensive record of all aspects of the archaeological and built environment
- Dorset AONB Built Environment Assessment Work
- GPA1 - Historic Environment Good Practice Advice in Planning Note 1 – The Historic Environment in Local Plans (March 2015) <https://content.historicengland.org.uk/images-books/publications/gpa1-historic-environment-local-plans/gpa1.pdf/>
- GPA 3 - Historic Environment Good Practice Advice in Planning Note 3 - The Setting of Heritage Assets (March 2015) <https://content.historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/gpa3.pdf/>
- The Historic Environment and Site Allocations in Local Plans (HE Advice Note no.3) <https://content.historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans/heag074-he-and-site-allocation-local-plans.pdf/> – the 5 steps in this can be applied to this study to ensure that, for example, the essential design criteria/conditions that should be considered should the site be allocated, will be applied.
- Weymouth and Portland Landscape Character Assessment (2013) https://www.dorsetforyou.gov.uk/media/177794/Landscape-Character-Assessment-February-2013/pdf/FINAL_WPBC_Landscape_Character_Assessment_February_2013.pdf
- West Dorset Landscape Character Assessment (2009) https://www.dorsetforyou.gov.uk/media/136430/Landscape-Character-Assessment-February-2009/pdf/Landscape_Character_Assessment_February_2009.pdf
- Landscape Description Units, Dorset County Council
- Dorset AONB Landscape Character Assessment (2008) <http://www.dorsetaonb.org.uk/our-work/landscapework/landscape-character>
- Dorset Coast Landscape and Seascape Character Assessment (2010) http://www.cscope.eu/_files/MSP_Dorset/Land-and_Seascape_Character_Assessment.pdf

- Landscape Institute Guidelines for Landscape and Visual Impact Assessment (GLVIA3)
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