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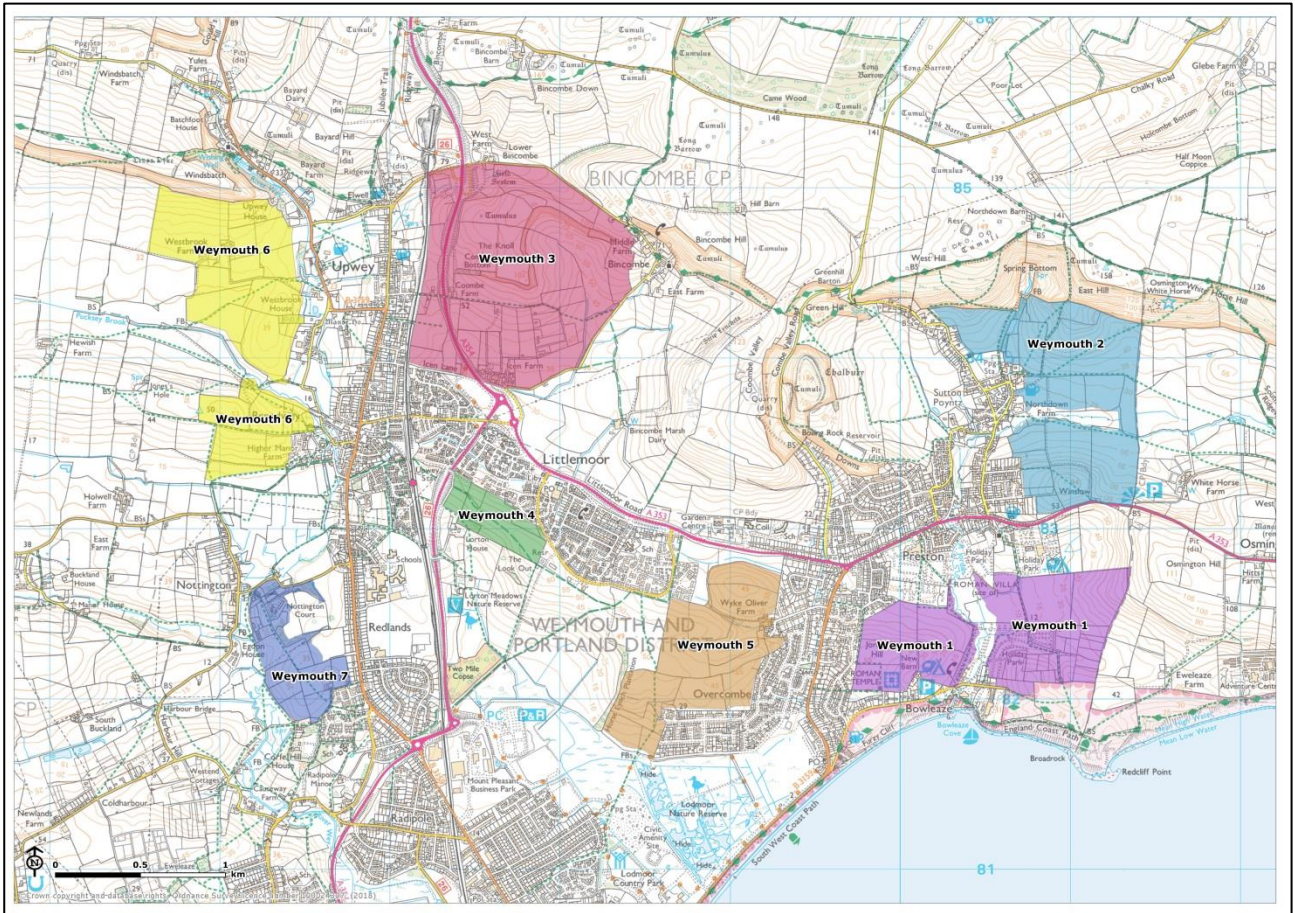
West Dorset, Weymouth and Portland Strategic Landscape and Heritage Study

Stage 2 Assessment: Weymouth

Prepared by LUC
July 2018



Weymouth



Representative photographs of the settlement



Vernacular houses in Sutton Poyntz



Modern residential development in Overcombe

Location and description

Weymouth is located where the River Wey flows into the English Channel at Weymouth Bay, to the north of Portland. The historic core of the town is focused around the bay and the harbour area and it developed as a Georgian seaside resort. The town has expanded in the 20th century, and has now merged with the nearby settlements of Wyke Regis, Radipole, Preston and Broadwey.

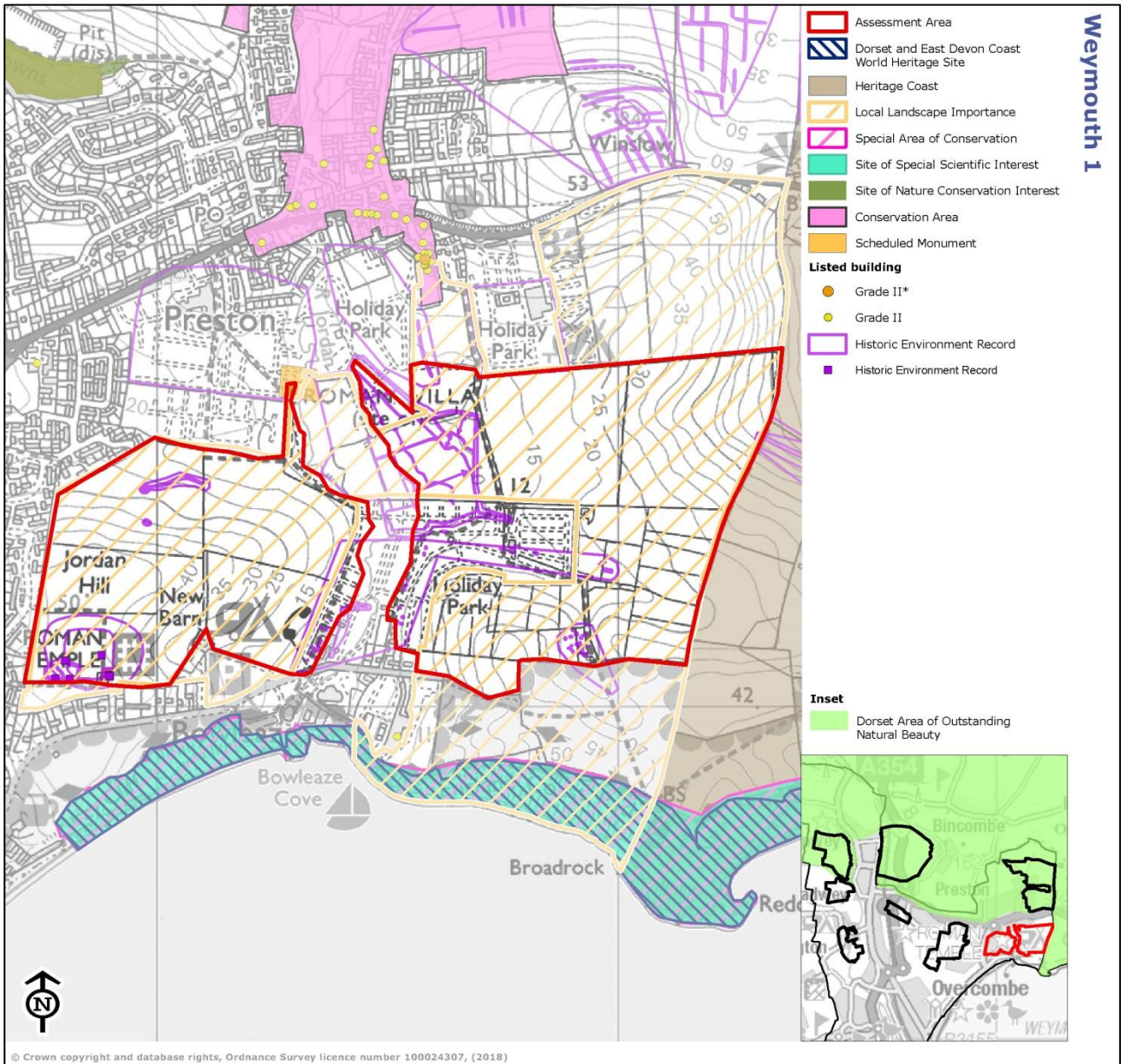
Aerial context

WEYMOUTH



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Assessment area: Weymouth 1



Representative photographs



Landscape sensitivity assessment

Landscape character context				
<p>This assessment area falls within the Osmington Ridge and Vale Landscape Character Area and also forms part of the Preston/Sutton Poyntz Area of Local Landscape Importance. The Dorset AONB is adjacent to the east. It comprises the valley of the River Jordan as it flows towards Bowleaze Cove on Weymouth Bay, with sloping land and hills located adjacent to the river.</p>				
Assessment criterion	Description	Sensitivity score		
Physical character (including topography and scale)	<ul style="list-style-type: none"> Gently sloping coastal valley containing the River Jordan, which becomes steeper in some places, including Jordan Hill which is prominent in the local context. Grassland fields are divided into a regular, small-scale field pattern, although long views and sense of openness can create the perception of a larger-scale landscape. 	M-H		
Natural character	<ul style="list-style-type: none"> Fields are mostly improved grassland and are divided by a network of hedgerows. Trees are located along the course of the river and within hedgerows. A number of fields are used for horsiculture with post and wire fences. This area is adjacent to the internationally important Isle of Portland to Studland Cliffs SAC (located to the south). 	M		
Historic landscape character (<i>please see separate heritage assessment for asset-based information</i>)	<ul style="list-style-type: none"> This area contains nationally important Roman Villa and Roman Temple Scheduled Monuments. This area is adjacent to and provides part of the wider setting to Sutton Poyntz Conservation Area and the Grade II* Listed Church of St Andrew. The HLC indicates that the land cover within this area is mainly of modern origin (including the holiday park and camp sites). There are some post-medieval enclosures. 	M-H		
Form, density and setting of existing development	<ul style="list-style-type: none"> A number of holiday parks occur within landscape. Some parts are visually prominent while others are screened by woodland. This area forms an attractive and undeveloped rural setting to Bowleaze and Preston. 	M-H		
Views and visual character including skylines	<ul style="list-style-type: none"> There are picturesque views out to sea, which include Weymouth Bay, the tied island of Portland and parts of the Jurassic Coast World Heritage Site. The northern parts of the area face inland and are overlooked by hills beyond to the north. Skylines are locally prominent, particularly on Jordan Hill, and are open and undeveloped. 	M-H		
Perceptual and experiential qualities	<ul style="list-style-type: none"> There are expansive and open perceptual qualities due to elevation and limited woodland cover. This area is highly influenced by the weather and sea conditions due to its position on the coast. 	M-H		
Overall assessment of landscape sensitivity				
L	L-M	M	M-H	H
<p>The sloping valley landform, setting provided to historic settlement, nationally significant heritage features, sense of openness and exposure and long views which include the sea result in an overall moderate-high landscape sensitivity. Sensitivity is reduced slightly (from the 'high' rating) by the presence of modern intrusions including extensive holiday/caravan parks and the limited semi-natural features within the landscape.</p>				

Heritage sensitivity assessment

Weymouth Historic Landscape Characterisation (HLC) context

The historic character of the area is mixed comprising post-medieval and later enclosure and a post-war recreational campsite.

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:

- Scheduled Monument - Preston Roman Villa [1002704]
High importance
- Scheduled Monument – Jordan Hill Romano-Celtic Temple [1013371]
High importance

Non-designated assets within the assessment area include:

- A Late Iron Age to Roman cemetery with settlement and ritual activity [MDO6667; MWX3409; MWX3409; MWX3414; MWX471; MDO32371 and MWX3405]
Medium-High importance
- Iron Age to medieval agricultural features [MDO24375; MDO24373; and MWX3629]
Low importance
- Quarry pits of medieval and later date [MWX3916; MDO24377; MDO24828 and MDO24827]
Low-negligible importance
- Post-medieval drainage ditches and lime kiln [MWX4717; MDO6718]
Low importance
- Modern military remains [MDO24371; MDO24327; and MDO24368]
Low importance

Likely susceptibility to physical change as a result of development

The area includes two scheduled monuments and a series of non-designated heritage assets, some of which are important in relation to the significance of the designated assets, as they aid in understanding of their functional and historical relationships. Both the designated and non-designated heritage assets would be highly susceptible to physical change with development resulting in their truncation/ total loss.

The potential total loss of the non-designated assets may not be an absolute constraint on development, but given their character, significance and potential relationship to nearby Roman ritual sites would require an extensive programme of archaeological investigation. In contrast, the Scheduled Monuments are protected statutorily and works to them are not permitted without consent from the Secretary of State. (Substantial harm or loss of nationally important remains would also contravene the NPPF, which states that such impact to designated assets should be 'wholly exceptional'.)

Likely susceptibility to setting change as a result of development

Designated assets with the potential to experience setting change:

- Scheduled Monument - Preston Roman Villa [1002704]
High importance
- Scheduled Monument – Jordan Hill Romano-Celtic Temple [1013371]
High importance
 - The above ground setting of these assets has changed considerably over time. Nevertheless, the relationship between the asset, the wider landscape and earlier and contemporaneous assets can

readily be appreciated.

A key aspect of the temple's setting is its siting at the top of Jordan Hill, which would have made it a prominent feature in the landscape with wide ranging views to and from the immediate surrounding settlement (including potentially from the villa), as well as the wider agricultural landscape and out to sea. Both the prominence of the temple in the landscape and its views are reduced in the current townscape, and further development would potentially result in the further erosion / loss of this aspect of its setting. The designated assets can also be said to have a below ground setting that is, at least in part, likely to survive relatively intact. This setting comprises the remains of further Roman settlement and activity, which aids the understanding of both designated assets individually, as well as the relationship between them. Development would again potentially result in the loss of this aspect of their setting.

- Sutton Poyntz Conservation Area
High importance

- Open views to the south of the Conservation Area are important to the setting of the asset – both in terms of views from and into the area. Development within the eastern part of the assessment area could disrupt sight-lines from the Conservation Area towards the sea, and views into the Conservation Area from Bowleaze.

- Grade II*-listed Church of St. Andrew
High importance

- Visibility of the tower from Bowleaze allows understanding of the 14th-16th century church and village core within the landscape; development in the eastern portion of the area could affect this.

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

L	L-M	M	M-H	H
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Weymouth 1 has a high sensitivity to change, primarily as a result of the potential for physical and setting effects to two Roman Scheduled Monuments. These assets are of national significance and are highly sensitive to change within their settings; any development proposed in the area would need to provide a comprehensive understanding of their relationship with assets in the vicinity and ensure that harm would be avoided.

Physical effects to the Scheduled Monuments would require separate Scheduled Monument Consent from Ministers; this would not normally be granted for development of the type proposed. This would also be contrary to NPPF.

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:

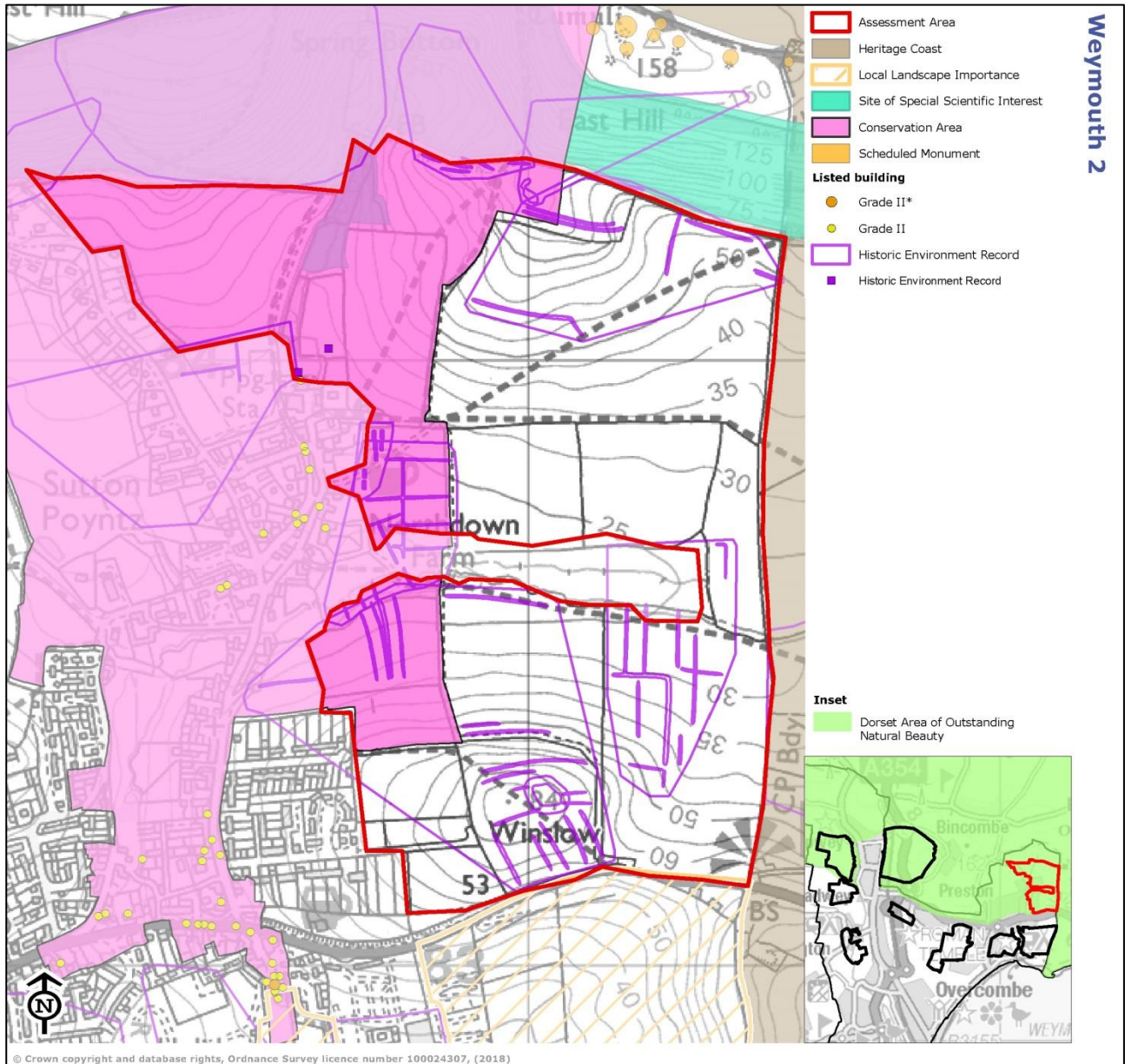
- The sloping valley landform of the River Jordan.
- The undeveloped setting the landscape provides to adjacent historic settlement cores.
- Sea views afforded from higher ground (and the visibility of this landscape from the sea).
- The open and undeveloped skylines, which are locally prominent.
- Nationally important heritage assets, including Scheduled Roman remains with strong functional and visual relationships with adjacent assets and the wider landscape.
- Setting of Church of St. Andrew and Preston/Sutton Poyntz Conservation Area
- The location of the area adjacent to the AONB, Heritage Coast (to the east) and Dorset and East Devon Coast World Heritage Site.

Guidance for sustainable development

Any new development should:

- Be limited to parts of the area on lower elevations adjacent to existing development.
- Be in-keeping with the form, style and vernacular of existing development.
- Utilise existing woodland/tree cover to screen any development.
- Avoid development in areas where it would detract from the locally prominent skylines which are currently open and undeveloped.
- Ensure that development does not interrupt or detract from the sea views which are often experienced from higher ground or the southern parts of the area adjacent to the coast.
- Avoid steeply sloping parts of the landscape, including the locally prominent mound of Jordan's Hill.
- Ensure that the undeveloped setting the landscape provides to existing settlement, including their historic cores, is retained.
- Protect the integrity and setting of heritage features within and adjacent to the area, including the Roman Scheduled Monuments and the Grade II* Listed Church of St Andrew.

Assessment area: Weymouth 2



Representative photographs



Landscape sensitivity assessment

Landscape character context				
<p>This assessment area falls within the Osmington Ridge and Vale and South Dorset Escarpment Landscape Character Areas. It is also part of the Dorset AONB. It comprises steeply sloping land used for agriculture to the north and south of a small stream. It is adjacent to the dramatic ridge of White Horse Hill.</p>				
Assessment criterion	Description			Sensitivity score
Physical character (including topography and scale)	<ul style="list-style-type: none"> Steeply sloping land to the north and south of a small stream which crosses through the area. The dramatic slopes of White Horse Hill are located to the north of the area. A locally prominent rounded hill is located at Winslow in the south of the area. Generally a medium-large scale landscape due to the relatively large fields with low hedges and expansive views, although becoming smaller-scale and more intimate close to the settlement edge. 			M-H
Natural character	<ul style="list-style-type: none"> The farmed landscape mainly comprises pasture used for cattle and sheep grazing. Fields are divided by low hedgerows which contribute to natural character, along with trees which follow the course of the stream. A small part of the White Horse Hill SSSI extends into the north of this area. 			M
Historic landscape character (<i>please see separate heritage assessment for asset-based information</i>)	<ul style="list-style-type: none"> This area provides a setting to Tumuli (Scheduled Monuments) visible on West Hill and to White Horse Hill (Scheduled Monument). It is partially within and provides a setting to Sutton Poyntz Conservation Area (and a number of Listed Buildings contained within). The HLC indicates that the enclosures within this area are of medieval/post medieval origin. 			H
Form, density and setting of existing development	<ul style="list-style-type: none"> The area has an unsettled character with development limited to agricultural buildings in the south of the area. This area abuts the historic edge and modern development at Sutton Poyntz/Preston and forms an undeveloped setting to the settlements. It also provides a significant part of the gap between Sutton Poyntz and Osmington (to the east). 			M-H
Views and visual character including skylines	<ul style="list-style-type: none"> There is viewpoint in south of the area (along the A353) looking across this landscape towards White Horse Hill. There are views to the coast and sea from higher ground. Skylines are undeveloped and open. In some places, trees are a feature on the skyline. Pylons are visible on skylines outside of the area to the north. 			H
Perceptual and experiential qualities	<ul style="list-style-type: none"> Traditionally rural and tranquil landscape, with a strong sense of time depth resulting from the historic field patterns and nearby heritage features. Traffic noise from the A353 can be intrusive in the south of the area. The farmland has an expansive, open character. 			M-H
Overall assessment of landscape sensitivity				
L	L-M	M	M-H	H
<p>The steeply sloping landform, nationally designated semi-natural habitats, setting the landscape provides to nationally significant heritage features, medieval field patterns, and important views (including a viewing area for White Horse Hill) as well as role as a rural gap result in overall high landscape sensitivity.</p>				

Heritage sensitivity assessment

Weymouth Historic Landscape Characterisation (HLC) context

The historic character of the area is comprised of a mix of piecemeal, planned and regular enclosure dating from the

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:

- Sutton-Poyntz Conservation Area

High importance

Non-designated assets within the assessment area include:

- An early Iron Age to Roman settlement [MDO6722]

Low-medium importance

- An Iron Age to medieval enclosed field system and field boundary [MDO24399 and MDO6673]

Low importance

- Medieval agricultural features including a field system, strip lynchets and ridge and furrow [MDO24394; MDO24405; and MDO24459]

Low importance

- A medieval to Post-medieval field system and field boundary [MDO24396 and MDO24396]

Low importance

- Post-medieval field systems [MDO24380 and MDO24392]

Low importance

- Post-medieval extractive pits and a quarry [MDO24409 and MDO24397]

Low importance

- The remains of a group of WWII Nissen huts [MDO24379]

Low importance

- A ditch of unknown date [MDO6721]

Low importance

Likely susceptibility to physical change as a result of development

The non-designated heritage assets are all highly susceptible to physical change as a result of development as they comprise below ground remains/ earthworks that would be truncated/ entirely removed. The known remains are not likely to be of a level of significance that would act as an absolute constraint to development but an extensive archaeological investigation would be required.

The parts of the Conservation Area that are included within the development area comprise enclosed fields, which relate to the rural character and context of the village. Development within these would result in significant change to all of these elements contravening the statutory protection afforded to them by the Planning (Listed Buildings and Conservation Areas) Act 1990, which states that these elements should be preserved or enhanced.

Likely susceptibility to setting change as a result of development

Designated assets with the potential to experience setting change:

- Sutton-Poyntz Conservation Area (including some listed buildings in the historic core of the village)

High importance

- The Sutton-Poyntz Conservation Area comprises predominantly rural buildings, a number of which, within the historic core, are listed. The setting of the Conservation Area is a largely rural, with the surrounding fields relating to the village - and its buildings - historical development. The Ridgeway to the north is also an important physical feature, which is of significance due to its contribution to the rural setting. The open countryside around Sutton Poyntz is therefore both an important element of the Conservation Area's physical character and setting. Development within it would likely result in a significant adverse change, primarily by way of visual intrusion to the east of the village's historic core. In particular, a key view east from the pond in the centre of Sutton Poyntz would be impacted, as would two further key views northeast from Plaisters Lane.
- Scheduled Monument – Chalbury univallate hillfort, two bowl barrows, part of a Bronze Age urnfield and a series of medieval strip fields [1002711]

High importance
- Scheduled Monument – West Hill Tumuli [1002771]

High Importance

 - These two nationally important Bronze Age assets are both elements of the same designed landscape, in which their inter-visibility would have been of high importance. Development would potentially interrupt the visual and functional relationships between the assets, as well as detract from their primarily rural settings.
- Scheduled Monument – Osmington White Horse [1005574]

High Importance

 - Development would potentially result in a significant adverse change to the rural setting of this post-medieval feature and to the views in which it is visible.

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

L	L-M	M	M-H	H
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The non-designated heritage assets within the area are all archaeological remains with a level of importance such that the impact from development could be mitigated through an appropriately staged archaeological investigation.

The **high** level of heritage sensitivity for this assessment area is derived primarily from the potential physical and setting change to the designated assets within and around it. By directly abutting the village's historic core, development would adversely affect the physical character of the Sutton Poyntz Conservation Area. This would contravene the statutory protection afforded to the asset.

Setting change to Sutton Poyntz Conservation Area would likely occur, and could constitute a significant change – particularly as development on the hill slopes which could change the sense of scale of the historic settlement and reduce the legibility of its historic form. Development in the area could result in significant setting change to the Scheduled Osmington White Horse, encroaching on its rural setting. Similarly, development could also affect the setting of Chalbury hillfort by substantially expanding the developed area within views to the east and reducing the legibility of the landform.

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 visual prominence and distinctive landform of the valley slopes and rounded hills.
- Areas of important semi-natural habitat, including broadleaved woodland, streams and lowland calcareous grassland.
- Setting provided to nationally significant heritage features including an extensive barrow group, Chalbury hillfort and the White Horse monument.
- The undeveloped setting the landscape provides to the historic cores of nearby settlements, including Sutton Poyntz Conservation Area.
- Sparsely settled character of the area, resulting in strong rural qualities.
- The location of the area within the Dorset AONB.
- High levels of tranquillity and strong rural character due to limited modern development in the area.

Guidance for sustainable development

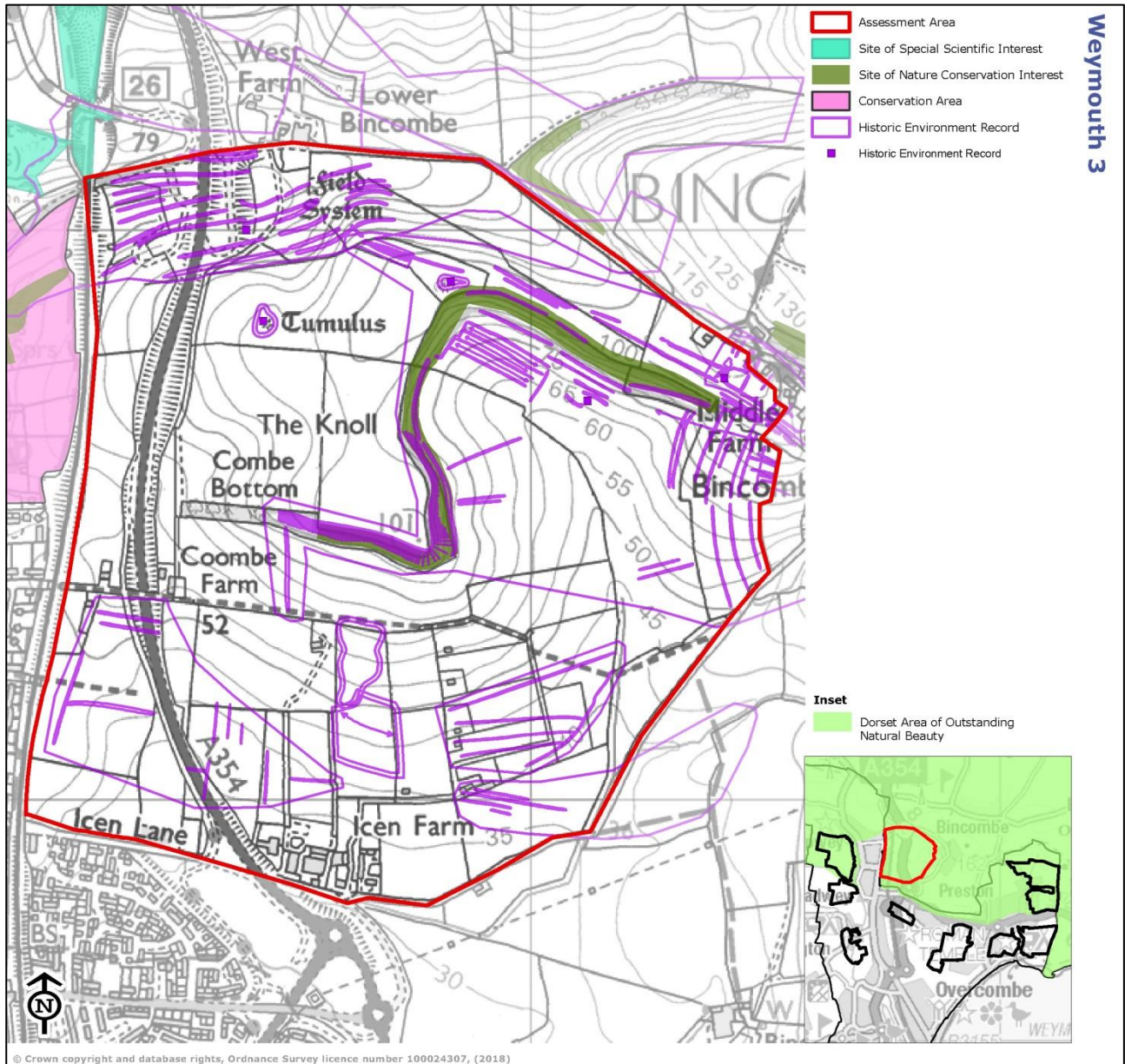
This area is within the Dorset AONB, a nationally designated landscape where there is a presumption against major development. Any development may have an impact on the character and special qualities of the AONB. Therefore, the guidance below should be closely followed.

Any new development should:

- Be limited to areas immediately adjacent to existing development. Retain the sparsely settled character of the area.
- Respect and complement the traditional vernacular of existing development within the historic village of Sutton Poyntz (designated as a Conservation Area).
- Avoid steeply sloping locations where development would be highly prominent within the wider landscape.
- Respect the setting of nationally important heritage features in adjacent landscapes, including the White Horse monument.
- Protect and conserve important areas of lowland calcareous grassland, woodland and stream habitats, including those designated as part of White Horse Hill SSSI.
- 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: Weymouth 3



Representative photographs



Landscape sensitivity assessment

Landscape character context				
<p>This assessment area falls within the South Dorset Escarpment and Osmington Ridge and Vale Landscape Character Areas. It is wholly contained within Dorset AONB. It comprises a hill known as 'The Knoll' which is used for agricultural land. The A354 crosses north-south through the area – much of the road is in cutting although in the north of the area the road is on an embankment.</p>				
Assessment criterion	Description			Sensitivity score
Physical character (including topography and scale)	<ul style="list-style-type: none"> Prominent slopes and summit of 'The Knoll' ridgeline, rising to 101 metres AOD. Varied in scale due to a wide range of field sizes, although the low hedges and long views result in an expansive landscape. 			M-H
Natural character	<ul style="list-style-type: none"> Land use is primarily pasture, with some areas of arable farming and horse paddocks. Fields are divided by hedgerows with mature trees. In places, these have been replaced by post and wire fencing. Trees are also associated with buildings. A strip of lowland calcareous grassland BAP priority habitat crosses the landscape, with some semi-improved grassland and mixed woodland. These are locally designated within Bincombe Hill SNCI. Scrub habitat is found on steeper areas. 			M
Historic landscape character (<i>please see separate heritage assessment for asset-based information</i>)	<ul style="list-style-type: none"> This area is adjacent to Upwey Conservation Area and forms part of its wider landscape setting. The Grade I listed Parish church of Holy Trinity in Bincombe is nearby to the east. A historic tumulus and field system (ridge and furrow) are located in the north of the area. The HLC indicates that the fields within this area are primarily post-medieval/modern enclosures. 			M-H
Form, density and setting of existing development	<ul style="list-style-type: none"> This area is generally unsettled and rural with several farm buildings at Coombe Farm and Icen Farm. Forms an attractive rural backdrop to Upwey, Broadwey, Littlemoor and the village of Bincombe. It also provides a sense of separation between the Weymouth suburbs and Bincombe. 			M-H
Views and visual character including skylines	<ul style="list-style-type: none"> There are long views from higher elevations, including views to Tumuli on nearby hills. This landscape is visually prominent from surrounding areas. A prominent pylon line and telecommunications mast is visible on the skyline to the south. 			M-H
Perceptual and experiential qualities	<ul style="list-style-type: none"> This area is strongly rural, despite the close proximity of urban development. Adjacent to Upwey, there are some urban fringe influences. Large scale farm buildings at Icen Farm can be visually intrusive, and traffic along the A354 and adjacent railway detracts from tranquillity. 			M
Overall assessment of landscape sensitivity				
L	L-M	M	M-H	H
<p>The prominent and distinctive landform of the Knoll, important semi-natural habitats, setting the landscape provides to historic settlements, unsettled character, long views and sense of openness and exposure in overall moderate-high landscape sensitivity. Sensitivity is reduced slightly (from the 'high' rating) by the lack of historic field patterns and intrusive features within the in the landscape, including the A354.</p>				

Heritage sensitivity assessment

Weymouth Historic Landscape Characterisation (HLC) context

The historic character of the area comprises a mix of post-medieval piecemeal and planned enclosure to the north and dispersed modern settlement to the south.

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 in the assessment area.

Non-designated assets within the assessment area include:

- A Bronze Age bowl barrow [MDO305]
Medium importance
- An Iron Age field system [MDO6672]
Low importance
- A medieval shrunken village, field system and lynchet [MDO322; MDO244; and MDO240]
Low importance
- Medieval to post-medieval field boundaries, cultivation marks and extractive pit [MDO24928; MDO25003; MDO24998 and MDO24931]
Low importance
- A post-medieval drainage ditch [MDO25000]
Low importance
- A mound of unknown date and function [MDO308]
Unknown importance

Likely susceptibility to physical change as a result of development

The non-designated heritage assets are all highly susceptible to physical change as a result of development as they comprise below ground remains/ earthworks that would be truncated/ entirely removed. While the majority of features are of low importance, some, such as the Bronze Age barrow and mound of unknown date, are of higher value and are potentially liable to be functionally/ symbolically related to a number of the nationally important remains outside the development area, meaning that their removal may potentially affect the setting of some of these assets individually, as well as reduce the legibility of the wider prehistoric funerary landscape.

Nonetheless, the known remains are not likely to be of a level of significance that would act as an absolute constraint to development, although in the event of disturbance they would require an extensive archaeological investigation.

Likely susceptibility to setting change as a result of development

Designated assets with the potential to experience setting change:

- Scheduled Monument – Six round barrows on Bincombe Hill [1002744]
High importance
- Scheduled Monument – Group of round barrows on Bincombe Hill [1002701]
High importance
- Scheduled Monument – Long barrow 400yds (360m) NW of Hill Barn [1002423]
High importance
- Scheduled Monument – Group of round barrows on North Bincombe Hill [1003305]

High importance

- Scheduled Monument – Chalbury univallate hillfort, two bowl barrows, part of a Bronze Age urnfield and a series of medieval strip fields [1002711]

High importance

- These nationally important assets are likely to have been constructed so as to be deliberately intervisible with each other. Development is likely to be detrimental to their wider rural landscape setting and the understanding of their functional and symbolic relationships. The effect of development on the setting of these assets will need to be evaluated in more detail 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 non-designated heritage assets within the area are all archaeological remains of probable low - medium significance and the impact of development on them could be mitigated through appropriate archaeological investigation.

The **moderate to high** level of heritage sensitivity is therefore primarily derived from the potential setting change that would be incurred by the five nationally important designated assets located within the wider vicinity of the assessment area. All of these assets are broadly contemporary features within a wider prehistoric landscape, the legibility and significance of which may be significantly impacted by development within the assessment area.

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:

- Visual prominence and distinctive profile of 'the Knoll', with long views of the wider landscape from higher ground.
- Important areas of semi-natural habitat and naturalistic features within the farmed landscape, including lowland calcareous grassland and mixed woodland within Bincombe Hill SNCI.
- Sparsely settled character of the landscape, with development limited to agricultural buildings.
- Historic features, most notably an extensive barrow group.
- The attractive backdrop the undeveloped, farmed landscape provides to adjacent settlements.
- The sense of separation the landscape provides between the Upwey, Littlemoor and Bincombe.
- High levels of tranquillity and strong rural character due to limited modern development in the area.
- The location of the area within the Dorset AONB.

Guidance for sustainable development

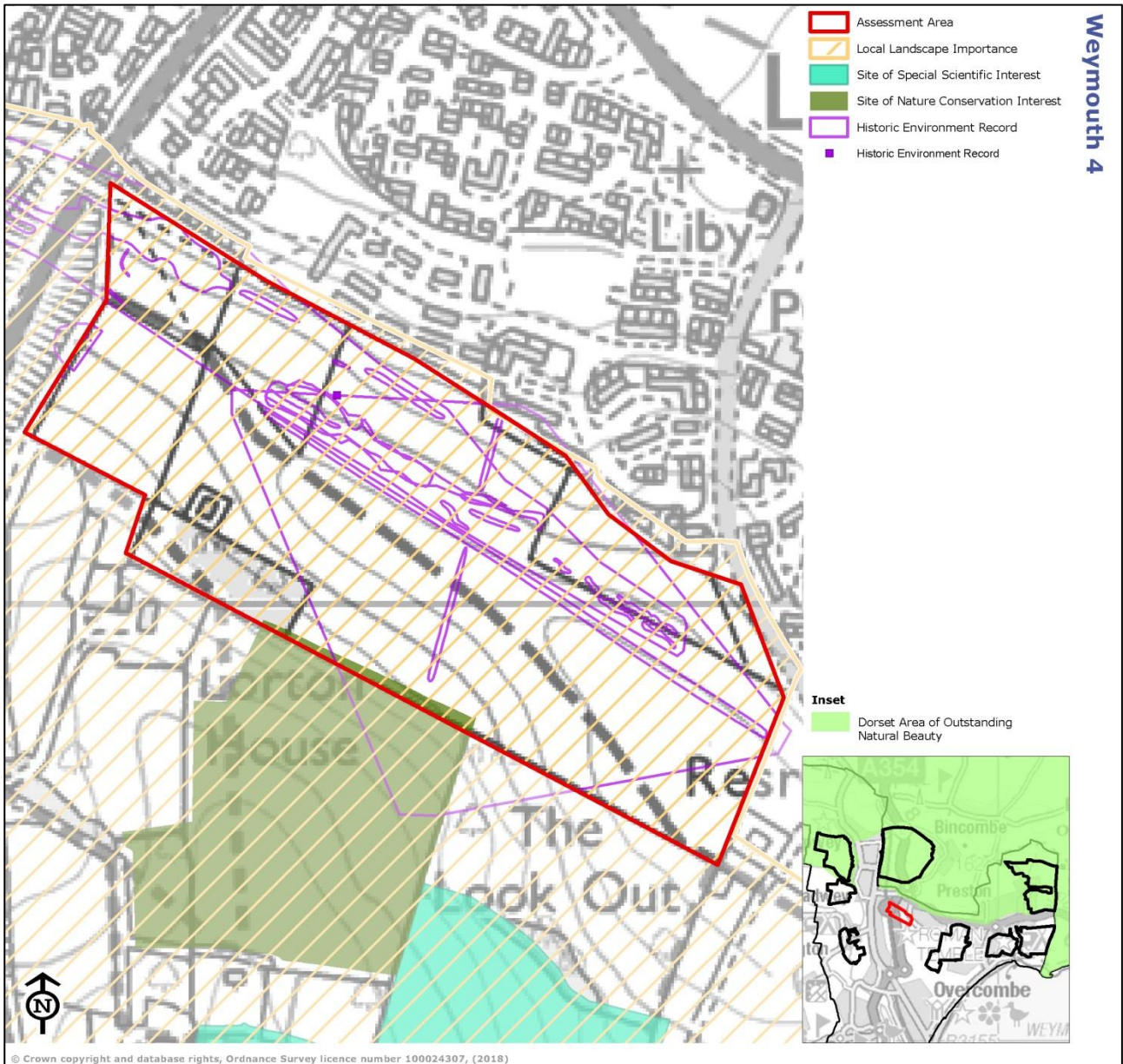
This area is within the Dorset AONB, a nationally designated landscape where there is a presumption against major development. Any development may have an impact on the character and special qualities of the AONB. Therefore, the guidance below should be closely followed.

Any new development should:

- Avoid any development on steeply sloping land or distinctive landforms (particularly 'the Knoll'), where it would likely be prominent within the wider landscape.
- Any new development should be located adjacent to the existing settlement edge, west of the A354. New structures should be in keeping with the style and form of existing settlement.
- Protect and conserve areas of semi-natural habitats within the agricultural landscape including locally designated lowland calcareous grassland and mixed woodland habitat.
- Preserve and respect the setting provided to heritage features within and adjacent to the landscape, including the ridge and furrow field system, barrow group and the Grade I Listed Parish Church of Holy Trinity in Bincombe.
- Respect the role of the landscape in forming an attractive undeveloped backdrop to existing development within the settlements of Upwey, Littlemoor and Bincombe.
- Preserve the sense of separation the landscape provides between the existing settlements of Upwey, Littlemoor and Bincombe.
- 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: Weymouth 4



Representative photographs



Landscape sensitivity assessment

Landscape character context				
<p>This assessment area falls within the Osmington Ridge and Vale Landscape Character Area and is also within the Southdown Ridge Area of Local Landscape Importance. It comprises fields on sloping land to the south west of existing development at Littlemoor. The western boundary is formed by the A354 in cutting.</p>				
Assessment criterion	Description			Sensitivity score
Physical character (including topography and scale)	<ul style="list-style-type: none"> Upper slopes of the Lorton Valley, which rises up to 60 metres adjacent to Littlemoor. Varied scale due to a range of field sizes. The sense of scale is increased by the expansive character of the landscape and long views. 			M-H
Natural character	<ul style="list-style-type: none"> The fields contain areas of semi-improved grassland, with scrub habitat on the steeper slopes. Hedgerows divide the fields. Broadleaved woodland associated with an existing property is located along the southern boundary of the area Lorton Meadows SNCI is adjacent to the south of the area and protects an area of lowland meadow habitat. 			M
Historic landscape character (<i>please see separate heritage assessment for asset-based information</i>)	<ul style="list-style-type: none"> The HLC indicates that the fields within this area are enclosures of post-medieval origin. This area does not provide a landscape setting to any heritage features. 			L-M
Form, density and setting of existing development	<ul style="list-style-type: none"> This area provides an undeveloped setting to existing development at Littlemoor and Broadway. The area is unsettled, although it has a strong association with existing development at Littlemoor. 			M
Views and visual character including skylines	<ul style="list-style-type: none"> The slopes are prominent in views, particularly from the south. There are also long views from higher ground to the north and south, which include glimpses of the sea and views across existing settlement. Skylines are undeveloped, open and expansive. Pylons to the north and west are prominent on the skyline. 			M-H
Perceptual and experiential qualities	<ul style="list-style-type: none"> This area has an intact rural character despite the presence of adjacent urban development. Tranquillity is disturbed by traffic noise from the adjacent railway and A354. 			M
Overall assessment of landscape sensitivity				
L	L-M	M	M-H	H
<p>The prominent sloping valley slopes, semi-natural habitats, undeveloped character, sense of openness and exposure and long views increase landscape sensitivity. Sensitivity is reduced by the lack of historic field patterns, limited heritage, intrusive transport infrastructure and strong association with existing development at Littlemoor. On balance, this area has overall moderate landscape sensitivity.</p>				

Heritage sensitivity assessment

Weymouth Historic Landscape Characterisation (HLC) context

The historic character of the area comprises enclosed fields of probable 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.

There are no designated assets within the assessment area.

Non-designated assets within the assessment area include:

- An enclosed early Iron Age settlement and series of pits [MDO37210; MDO37237; MDO37238; MDO37240; MDO37241; MDO37242; and MDO37243]

Low-medium importance

- Early and Late Iron Age to Roman burials [MDO37220; MDO37211; MDO37212 and MDO37221]

Low-medium importance

- A Roman burial and stock enclosure [MDO37228 and MDO37236]

Low importance

- Medieval to post-medieval field boundary [MDO24893]

Low importance

- A post-medieval quarry and limekiln [MDO23349]

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 with development being likely to result in their truncation/ total removal. The known remains are not of a level of significance to cause constraint to the planning process but the potential impact to them would need to be thoroughly assessed and appropriately mitigated through a programme of archaeological investigation that would include fieldwork.

It is worth noting that much of the Iron Age and Roman settlement and associated cemetery remains were identified during the excavations undertaken ahead of the construction of Weymouth Relief Road in 2008-9, along the north-western boundary of the development area. These remains will therefore have already been removed; however, they highlight the likelihood of further associated remains within the rest of the development area.

Further localised removal of archaeological deposits within the area will have arisen as a result of post-medieval extractive activity, which is known to have occurred along the north-eastern boundary of the development area.

Likely susceptibility to setting change as a result of development

No designated heritage assets in the wider vicinity have been identified as having a setting that may change as a result of development within the assessment area.

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

L

L-M

M

M-H

H

The overall heritage sensitivity of the assessment area is judged to be **low-moderate** as a consequence of development within the assessment area likely only resulting in physical change to archaeological remains, an impact that could be mitigated through an appropriate programme of archaeological investigation.

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:

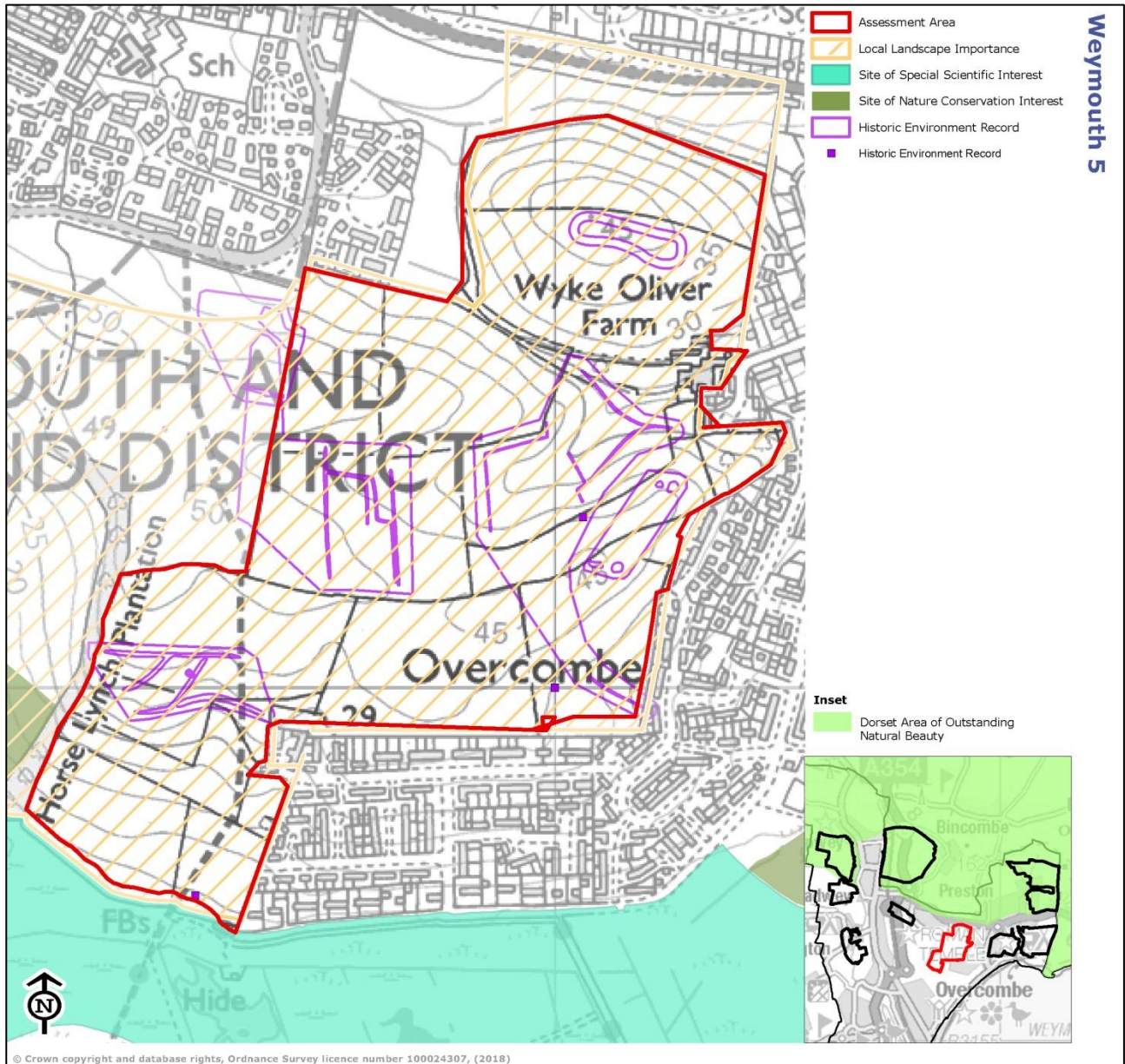
- Prominent slopes which enable long views in a southerly direction.
- Areas of semi-natural habitat and natural features within the landscape, including woodland, scrub and semi-improved grassland.
- The unsettled and intact rural character, despite presence of adjacent urban development.
- The undeveloped backdrop the landscape provides to adjacent settlements, with undeveloped skylines.
- The location of the assessment area within the Southdown Ridge Area of Local Landscape Importance.

Guidance for sustainable development

Any new development should:

- Be limited to area strongly associated with existing adjacent development at Littlemoor. (i.e. the northern areas of the assessment area)
- Avoid the higher, more visually prominent slopes where development would impact on the undeveloped skylines.
- Respect the undeveloped backdrop and setting that the landscape provides to existing settlements.
- Protect and conserve valued areas of semi-natural habitat, including broadleaved woodland, scrub and semi-improved grassland.
- Respect the landscape's role as part of the Southdown Ridge Area of Local Landscape Importance.

Assessment area: Weymouth 5



Representative photographs



Landscape sensitivity assessment

Landscape character context				
This assessment area falls within the Osmington Ridge and Vale Landscape Character Area and the Southdown Ridge Area of Local Landscape Importance. It comprises undulating land and locally prominent hills between Overcombe and Littlemoor, currently under use as mixed farmland.				
Assessment criterion	Description			Sensitivity score
Physical character (including topography and scale)	<ul style="list-style-type: none"> This landscape slopes up from sea level to 45 metres AOD in the north. A small rounded hill is located in the north east. A mixed-scale landscape with some intricate, small-scale areas and others which are more open and expansive. 			M
Natural character	<ul style="list-style-type: none"> Land use is a mixture of arable and pasture. A small stream lined by riparian woodland contributes to the natural character of the landscape. Hedgerows divide the fields within the area and form part of a wider habitat network. Broadleaved woodland at Horse Lynch Plantation is adjacent to the area. Important coastal habitats are adjacent to the south of the area, including Lodmoor SSSI. 			L-M
Historic landscape character (<i>please see separate heritage assessment for asset-based information</i>)	<ul style="list-style-type: none"> The HLC indicates that the fields within this area are enclosures of post-medieval origin. This area does not contribute significantly to the setting of any heritage assets. 			L-M
Form, density and setting of existing development	<ul style="list-style-type: none"> An undeveloped landscape, although it is associated with existing urban edges at Overcombe and Littlemoor. This area forms an important separation function between the distinct settlements of Littlemoor and Overcombe/Preston. It also forms an attractive undeveloped backdrop to the existing settlements. 			H
Views and visual character including skylines	<ul style="list-style-type: none"> The hill slopes are locally prominent. Long views over the adjacent settlements and towards the sea, particularly from higher ground. There are also views inland to the hills beyond (which are within the Dorset AONB). Expansive, open skylines punctuated by occasional trees. 			M-H
Perceptual and experiential qualities	<ul style="list-style-type: none"> On higher ground, the area has an open and expansive quality. Rural and mostly tranquil landscape, which provides a sense of escape from the adjacent urban areas. Noise and movement from the A353 can detract from tranquillity in the north. 			M-H
Overall assessment of landscape sensitivity				
L	L-M	M	M-H	H
The sloping landform, important sense of separation and setting the landscape provides to existing settlement, sense of openness and exposure and long views which include the sea result in an overall moderate-high landscape sensitivity. Sensitivity is reduced slightly (from the 'high' rating) by the limited semi-natural habitats, historic field patterns and heritage features within the landscape. Areas of lower ground adjacent to existing settlement at Littlemoor have moderate landscape sensitivity as they are less prominent in the wider landscape.				

Heritage sensitivity assessment

Weymouth Historic Landscape Characterisation (HLC) context

The historic character of the area is 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.

There are no designated assets within the assessment area.

Non-designated assets within the assessment area include:

- A middle Bronze Age urnfield [MWX2912]

Low-medium importance

- Artefact findspots dating from the Palaeolithic to Roman period [MWX492; MWX2909; MWX493; MWX491; MWX477; MWX478; MWX475; MWX476; MWX474; MWX482; MWX479]

Low importance

- Artefact findspots of unknown date [MWX480 and MWX481]

Negligible importance

- Possible medieval or later field boundaries [MDO24883 and MDO24882]

Low importance

- Post-medieval extractive pits/quarries [MDO24829; MDO24832; MDO24833 and MDO24834]

Low importance

Likely susceptibility to physical change as a result of development

The non-designated heritage assets are all highly susceptible to physical change as a result of development as they comprise below ground remains/ earthworks that would be truncated/ entirely removed. While the majority of features are of low importance, the Bronze Age urnfield - if further evidenced - may be of higher value and could potentially relate to nationally important prehistoric funerary remains outside the development area e.g. the scheduled barrows and urnfield at Charlbury to the north.

Nonetheless, it is not anticipated that the known archaeological would prove to be a significant constraint to development, although an appropriate programme of archaeological investigation would be necessary.

Likely susceptibility to setting change as a result of development

Designated assets with the potential to experience setting change:

- Scheduled Monument – Chalbury univallate hillfort, two bowl barrows, part of a Bronze Age urnfield and a series of medieval strip fields [1002711]

High importance

- This nationally important asset is located approximately 650m to the north of the assessment area. It is prominently located within a primarily rural setting, enabling intervisibility with other prominent prehistoric features in the wider area, particularly those along the ridge to the north. Views south to the assessment area are interrupted by development along the northern side of the A353, which joins the two settlements of Preston to the east and Littlemoor to the east. While this detracts from the wider rural setting, it does not appear to interrupt the intervisibility/ relationships between the monuments at Charlbury and any other nationally important prehistoric features. However, the Bronze Age urnfield located at the south-eastern corner of the assessment area may share a functional/ historical/ visual relationship with the scheduled monument, the legibility of which may be reduced in the event of development.

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

L

L-M

M

M-H

H

The overall heritage sensitivity is anticipated to be **low-moderate** based primarily upon the level of physical change to the known archaeological resource. The setting change that would likely result to the Scheduled Monument at Chalbury would be adverse, but this is not likely to be either extensive or

significant due to very limited intervisibility (screening provided by intervening landform).

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:

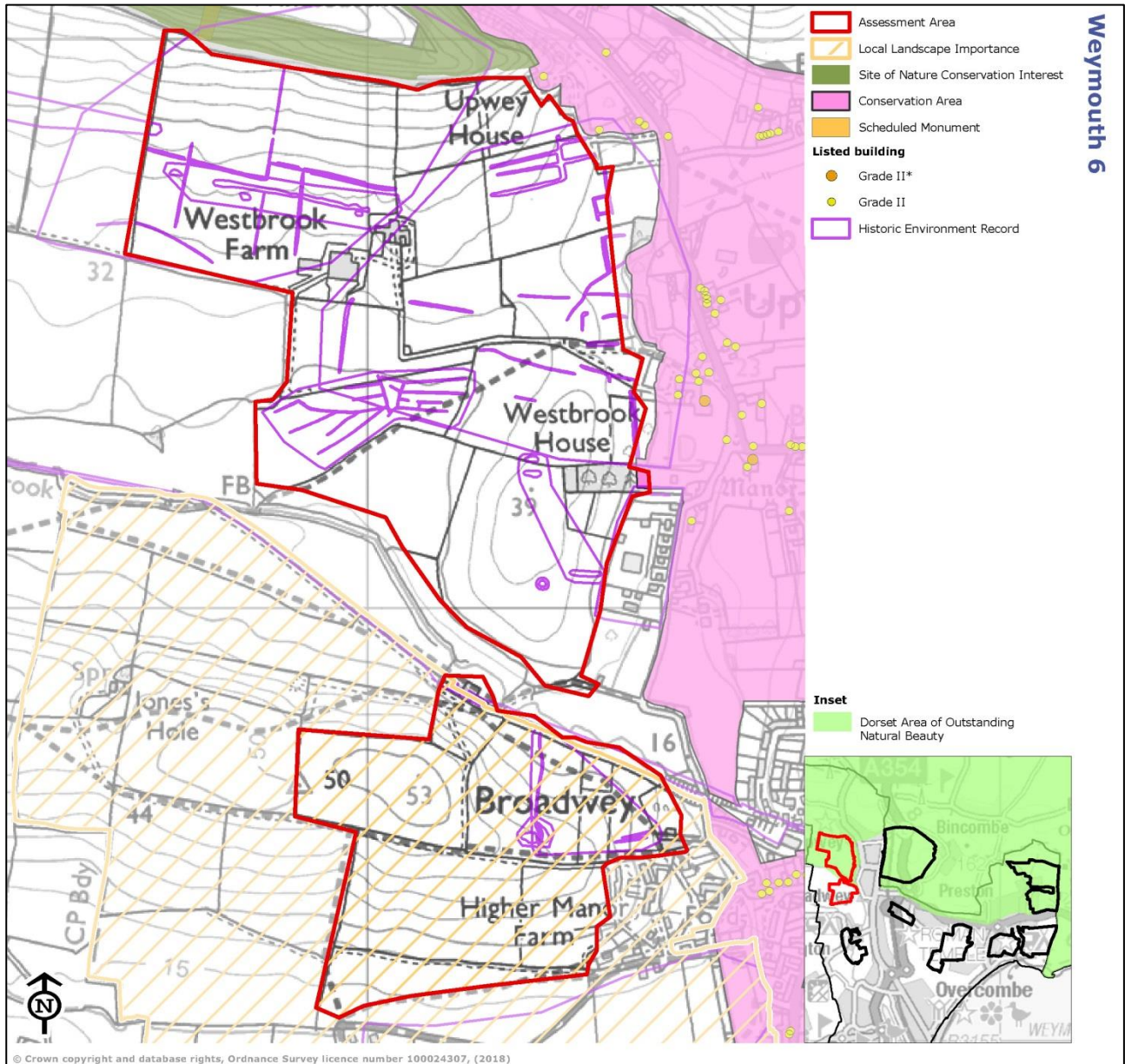
- Locally prominent valley slopes and hill landform, with long views out to sea from higher ground.
- Natural features within the landscape which form part of the wider habitat network, including hedgerows and trees.
- The sense of separation and setting that the landscape provides to existing development at Littlemoor and Overcombe and notably the rural gap along the A353.
- Open and expansive skylines, which break up the existing development.
- High levels of tranquillity and strong rural character despite the close proximity of the urban environment.
- The intervisibility of the landscape with the hills within Dorset AONB.
- The inclusion of the landscape within the Southdown Ridge Area of Local Landscape Importance.

Guidance for sustainable development

Any new development should:

- Be limited to areas of lower ground adjacent to existing settlement within Overcombe/Littlemore. Ensure development is in keeping with the style, form and vernacular of adjacent settlement.
- Respect the role of the landscape as an undeveloped backdrop to existing settlement.
- Preserve the sense of separation between the distinct urban areas of Overcombe and Littlemoor and the gap along the A353.
- Retain the distinct visual character of the landscape, with long views including the sea and the tied island of Portland beyond and to the hills of Dorset AONB to the north.
- Avoid the higher, more visually prominent slopes where development would impact on the undeveloped skylines.
- Retain the natural features within the landscape including hedgerows and trees. Utilise these features to help screen development where appropriate.
- Protect the qualities of the landscape which are recognised through its designation as part of the Southdown Ridge Area of Local Landscape Importance.

Assessment area: Weymouth 6



Representative photographs



Landscape sensitivity assessment

Landscape character context				
<p>This assessment area falls within the South Dorset Ridge and Vale Landscape Character Area. The north of the area is within the Dorset AONB, and the southern part of the area is within the Wey Valley Area of Local Landscape Importance. It comprises sloping agricultural land to the west of Upwey and Broadwey, either side of Pucksey Brook.</p>				
Assessment criterion	Description			Sensitivity score
Physical character (including topography and scale)	<ul style="list-style-type: none"> Slopes of the Wey Valley and its tributaries, including Pucksey Brook. This area has a varied scale depending on the topography. On higher ground it can appear larger scale due to low hedgerows/fencing which enable extensive views and a sense of openness. In contrast, areas adjacent to the brook have a more intimate scale. 			M-H
Natural character	<ul style="list-style-type: none"> Land use is primarily pasture fields enclosed by a mix of hedgerows and post and wire fencing. Deciduous woodland is located along watercourses and associated with the settlement edges. Thick hedgerows with mature trees also contribute to natural character, along with some in-field trees. 			L-M
Historic landscape character (<i>please see separate heritage assessment for asset-based information</i>)	<ul style="list-style-type: none"> The HLC indicated that the enclosures within this area are of post-medieval origin. Directly adjacent to both Upwey and Broadwey Conservation Areas (and Listed Buildings within including Grade II* Westbrook House). There are a number of nationally significant heritage features on the Windsbach ridge to the north. 			M
Form, density and setting of existing development	<ul style="list-style-type: none"> This area provides an immediate setting to the historic cores of Upwey and Broadwey. The presence of village greens and open areas within the Conservation Area boundaries mean that this area is not immediately adjacent to the existing settlement edge. The area is rural with existing development limited to scattered farm buildings and Grade II* listed Westbrook House. 			M-H
Views and visual character including skylines	<ul style="list-style-type: none"> Long views to the north (including the distinct ridgeline) and to the south over adjacent countryside. Skylines are generally open and undeveloped and occasionally punctuated by trees. A prominent pylon line to the south of the area is visible on the skyline. 			M
Perceptual and experiential qualities	<ul style="list-style-type: none"> Strongly rural perceptual qualities, with structures limited to a number of farms and isolated dwellings. This area has high levels of tranquillity and feels far removed from the nearby urban area. Open and exposed character experienced on high ground. 			M-H
Overall assessment of landscape sensitivity				
L	L-M	M	M-H	H
<p>The steep valley slopes, setting provided to the adjacent Conservation Areas, sparsely settled and strong rural character with high levels of tranquillity result in an overall moderate-high landscape sensitivity. Sensitivity is reduced by the lack of historic field patterns and limited natural features/habitats in the landscape.</p>				

Heritage sensitivity assessment

Weymouth Historic Landscape Characterisation (HLC) context

The historic character of the area is entirely comprised of enclosed fields of post-medieval date, except for a small area of post-medieval linear settlement along the eastern boundary.

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:

- Upwey Conservation Area

High importance

Non-designated assets within the assessment area include:

- A possible Bronze Age barrow [MDO24903]

Medium importance

- A medieval to post-medieval field system and boundaries [MDO24906; MDO24779 and MDO24914]

Low importance

- Post-medieval field boundaries and drainage systems [MDO24911; MDO24900; MDO24907 and MDO24908]

Low importance

- Post-medieval extractive pits [MDO24899 and MDO24905]

Negligible importance

- Post-medieval to modern railway embankment [MDO19467]

Low importance

Likely susceptibility to physical change as a result of development

The non-designated heritage assets are all highly susceptible to physical change as a result of development as they comprise below ground remains/ earthworks that would be truncated/ entirely removed. The known remains are not likely to be of a level of significance that would act as a constraint to development, but an appropriate programme of archaeological investigation would be required.

The assessment area currently takes in a very small part of Upwey Conservation Area, adjacent to Westbrook House. Development within the Conservation Area would potentially affect its character and appearance, contravening the statutory protection afforded to the asset via its designation.

Likely susceptibility to setting change as a result of development

Designated assets with the potential to experience setting change:

- Upwey Conservation Area

High importance

- Broadwey Conservation Area

High importance

- Nottingham Conservation Area

High importance

- There is a high potential for setting change to three Conservation Areas, and a number of the listed buildings within them, as they all share a similar wider rural valley setting with historical, functional, and visual associations. The hillside locations of the assessment area means that development may be highly visually intrusive, although views from specific listed buildings within Upwey Conservation Area may be largely screened by the substantial tree cover that broadly follows the curtilage of development along

Church Street.

- Scheduled Monument - Cross dyke on Windsbatch [1002753]

High importance

- This earthwork sits directly on the northern edge of the assessment area. Its legibility in the landscape, cutting off the end of the promontory of Windsbatch, is partly reliant on an open setting to appreciate both the landform and monument.

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 is judged to be **moderate-high** based primarily upon the sensitivity to setting change of the designated assets within the surrounding area.

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 distinct valley landform, which slopes up towards higher ground on ridges and hills.
- Strips and blocks of deciduous woodland, which are connected by a network of hedgerows.
- The setting provided to historic rural settlements including Conservation Areas at Upwey and Broadway.
- The setting of the Scheduled cross-dyke on Windsbatch.
- The sparsely settled character of the landscape, with development limited to occasional farm buildings.
- Long views from higher ground, with associated open and undeveloped skylines.
- High levels of tranquillity and strong rural character due to limited modern development in the area.
- The recognised landscape value of the assessment area, with the north forming part of the nationally protected landscape of Dorset AONB and the south locally designated as part of the Wey Valley Area of Local Landscape Importance.

Guidance for sustainable development

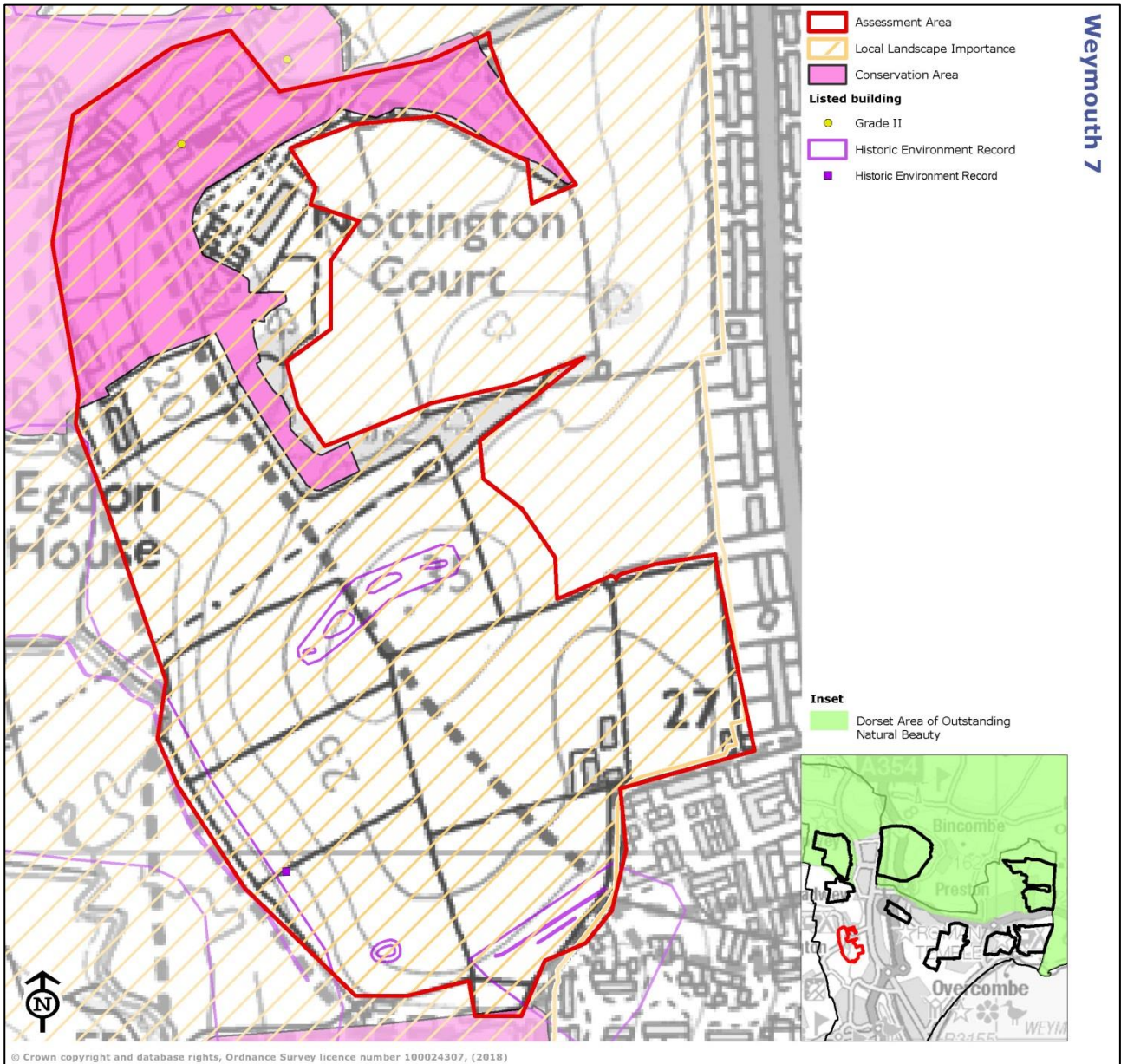
Part of this area is within the Dorset AONB, a nationally designated landscape where there is a presumption against major development. Any development may have an impact on the character and special qualities of the AONB. Therefore, the guidance below should be closely followed.

Any new development should:

- Avoid areas of higher ground, where development would be visually prominent from surrounding areas and may also adversely affect the visual character of the landscape.
- Protect and conserve landscape features which contribute to natural character, including areas of deciduous woodland and thick hedgerows which divide the fields.
- Respect and seek to conserve surrounding rural character and high levels of tranquillity in the siting and design of any new development.
- Respect the setting of the adjacent historic settlements, including the Conservation Areas at Upwey and Broadway.
- Conserve the setting of the Scheduled cross-dyke on Windsbatch through sensitive design – leaving the lower slopes of the hill undeveloped.
- Ensure that the rural and tranquil qualities of the landscape (recognised through the area's partial inclusion in the Wey Valley Area of Local Landscape Importance) are retained.
- 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: Weymouth 7



Representative photographs



Landscape sensitivity assessment

Landscape character context				
<p>This assessment area falls within the South Dorset Ridge and Vale and Lower Wey and Lorton Valley Landscape Character Areas. It is also within the Wey Valley Area of Local Landscape Importance. It comprises undulating farmland to the east of the River Wey and west of Redlands. The settlement of Nottingham is adjacent to the north west.</p>				
Assessment criterion	Description			Sensitivity score
Physical character (including topography and scale)	<ul style="list-style-type: none"> Gently sloping land to the east of the River Wey which rises to a small rounded hill. Generally this is a small-scale landscape, although long views and a sense of openness can create the impression of a larger scale landscape. 			M
Natural character	<ul style="list-style-type: none"> Land use is mostly pasture fields enclosed by hedges. There are also horse paddocks with post and wire/wooden fencing. Blocks of deciduous woodland (particularly around Nottingham Court), hedgerows with mature trees and in-field trees contribute to natural character. Coastal and floodplain grazing marsh is located along the adjacent river corridor. 			M
Historic landscape character (<i>please see separate heritage assessment for asset-based information</i>)	<ul style="list-style-type: none"> This landscape contains part of Nottingham Conservation Area and is adjacent to Radipole Conservation Area (to the south), providing part of the wider setting to both. The HLC indicates that post-medieval fields are used for a mixture of arable and pasture. This area contains the Grade II Listed Building of April's Cottage, and is directly adjacent to a number of other Listed Buildings within Nottingham Conservation Area. 			M-H
Form, density and setting of existing development	<ul style="list-style-type: none"> Sparsely settled character, with occasional houses scattered throughout the landscape. The landscape is associated with and provides a rural setting to existing adjacent development at Redlands and Nottingham. 			M-H
Views and visual character including skylines	<ul style="list-style-type: none"> There are views across the adjacent river valley and over the development at Redlands from higher elevations. Views include Portland and surrounding high ground. Skylines are locally prominent and have an undeveloped character. 			M
Perceptual and experiential qualities	<ul style="list-style-type: none"> The adjacent river lends a natural quality to the area. This area has a strong rural quality despite the close presence of dense urban development to the south east. Open and expansive on high ground. 			M-H
Overall assessment of landscape sensitivity				
L	L-M	M	M-H	H
<p>The sloping landform, blocks of woodland, setting provided to existing development, locally prominent skylines and rural qualities result in an overall moderate-high landscape sensitivity. Sensitivity is reduced by the lack of historic field patterns, limited semi-natural habitats, enclosed visual character on lower ground. Areas of lower ground immediately adjacent to development at Redlands have lower levels of landscape sensitivity.</p>				

Heritage sensitivity assessment

Weymouth Historic Landscape Characterisation (HLC) context

The historic character of the area is comprised principally of post-medieval regular enclosures.

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:

- Nottingham Conservation Area
High importance
- Radipole Conservation Area
High importance
- Grade II listed Building - Aprils Cottage [1334448]
High importance

Non-designated assets within the assessment area include:

- Post-medieval extractive pits [MDO24793 and MDO24817]
Negligible importance
- Post-medieval lime kiln [MWX3909]
Low importance
- Post-medieval trackway [MDO24795]
Low importance
- Post-medieval water meadow [MDO24804]
Low importance

Likely susceptibility to physical change as a result of development

The non-designated heritage assets are all highly susceptible to physical change as a result of development as they comprise below ground remains/ earthworks that would be truncated/ entirely removed. The known remains are of low significance and would not act as an absolute constraint to development; however, an appropriately staged programme of archaeological investigation, which was proportionate to the significance of the assets, would be required.

The assessment area takes in approximately half of Nottingham Conservation Area and just clips the northern boundary of Radipole Conservation Area. Development within these areas would be detrimental to their character and appearance contravening the statutory protection afforded to them by the Planning (Listed Buildings and Conservation Areas) Act 1990, which states that these elements should be preserved or enhanced.

Likely susceptibility to setting change as a result of development

Designated assets with the potential to experience setting change:

- Nottingham Conservation Area
High importance
- Radipole Conservation Area
High importance
 - There is a high potential for setting change to the two Conservation Areas, and a number of the designated assets contained within them, as they both share a similar setting within a rural valley with which they have historical, functional, and visual associations. The valley side location of the assessment area means that development may be highly visually intrusive to both conservation areas which sit lower; it would also remove the rural gap between the two settlements conflating them into

one and reducing their legibility as separate historic settlements.

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 has been judged to be **high** primarily as a result of the physical infringement on Nottingham Conservation Area and the potential for extensive setting change to this and Radipole Conservation Area.

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:

- Locally prominent hill landform which affords views over the adjacent river corridor and urban development.
- Important semi-natural habitats, including areas of broadleaved woodland.
- The immediate setting the landscape provides to the Conservation Areas at Nottingham and Radipole.
- The sense of separation the landscape provides between the distinctive settlements of Redlands and Nottingham.
- The undeveloped, agricultural character of the landscape.
- High levels of tranquillity and strong rural character due to limited modern development in the area and which are recognised through its inclusion within the Wey Valley Area of Local Landscape Importance.

Guidance for sustainable development

Any new development should:

- Be limited to areas associated with existing settlement at Redlands and development which is in-keeping with the form and style of existing structures.
- Protect and conserve landscape features which contribute to natural character, including hedgerows and areas of broadleaved woodland associated with Nottingham Court.
- Respect the setting that the landscape provides to the Conservation Areas at Nottingham and Radipole and the Listed Buildings within the Conservation Areas.
- Retain the sense of separation that the landscape provides between the distinct areas of settlement at Redlands and Nottingham.
- Avoid the more visually prominent areas where development would intrude on undeveloped skylines and detract from the distinctive views experienced from high ground.
- Ensure that the rural and tranquil qualities of the landscape (recognised through the area's inclusion in the Wey Valley Area of Local Landscape Importance) are retained.

Potential in-combination effects on heritage assets

Development of Weymouth 1, 2, 5, and 3 would constitute a major change in the setting of the Scheduled Monument at Chalbury [1002711]

- **Chalbury univallate hillfort, two bowl barrows, part of a Bronze Age urnfield and a series of medieval strip fields [1002711]** - The prehistoric features all derive significance from their prominent positioning and functional/ symbolic/ visual relationship with other broadly contemporary features in the wider area, particularly those along the ridgeways to the north. All of the features also derive significance from their rural setting. Development of Weymouth 2 and 3 would remove significant areas of open agricultural land to the east and west of the asset and affect the views in these directions, given their topography they would also significantly reduce the prominence of Chalbury within the landscape. Development of Weymouth 1 and 5 to the south of the asset would remove some of the last areas of open agricultural land between Chalbury and the sea. In tandem the developments would create a belt urban development that surrounds Chalbury on three sides.

Development of Weymouth 6 and 3 would be likely to have a significant effect on the setting of Upwey conservation area.

- Upwey is a linear rural settlement that sits within the valley of the river Wey. It derives significance from its wider rural setting, which comprises woodland and agricultural fields that extend up the enclosing valley hillsides, as a result of the historical associations with the development of the settlement which was focused around the 17th century manor house. The development of Weymouth 1 and 6 would remove virtually all of this wider agricultural landscape to the east and west and enclose the Conservation Area within a suburban envelope.

Development of Weymouth 6 and 7 would also potentially be significantly detrimental to the setting of Broadwey Conservation Area.