

Upper Marshwood Vale Neighbourhood Plan Heritage Assessment



Photograph courtesy of Ali Cameron

On behalf of the Upper Marshwood Vale Neighbourhood Plan Committee

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Introduction

This heritage assessment has been produced to support the Upper Marshwood Vale Neighbourhood Plan. It was instructed as a result of the site option survey undertaken in the four parishes of Bettiscombe, Pilsdon, Marshwood and Stoke Abbott in January 2018. Four sites were submitted and a further three submissions accepted and assessed in August 2018. This report will be submitted to WDDC for a final screening prior to inclusion in a first draft of the Neighbourhood Plan. It has been prepared by Kim Sankey BA(Hons), DipArch, AADipCons, RIBA.

The report therefore:

- undertakes a Heritage Assessment of Marshwood in general and the proposed 4 allocations in particular, and
- provides professional advice to the Neighbourhood Plan Committee which taken together with other recommendations will appropriately mitigate any heritage impact.

Heritage Assets and their Protection

A Heritage Asset is defined in the National Planning Policy Framework 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 asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

Para 190 of the National Planning Policy Framework makes clear 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.”

Para 193 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.”

Listed Buildings are given specific protection under The Planning (Listed Buildings and Conservation Areas) Act 1990, which requires decision-makers to have special regard to the desirability of preserving a Listed building or its setting or any features of special architectural or historic interest which it possesses. The Ancient Monuments and Archaeological Areas Act 1979 gives provision for a schedule of monuments which are protected.

Policy ENV4 Heritage Assets of the West Dorset, Weymouth & Portland District Plan 2015 follows the higher-level guidance:

- i) The impact of development on a designated or non-designated heritage asset and its setting must be thoroughly assessed against the significance of the asset. Development should conserve and where appropriate enhance the significance.
- ii) Applications affecting the significance of a heritage asset or its setting will be required to provide sufficient information to demonstrate how the proposals would positively contribute to the asset's conservation.
- iii) A thorough understanding of the significance of the asset and other appropriate evidence including conservation area character appraisals and management plans should be used to inform development proposals including potential conservation and enhancement measures.
- iv) Any harm to the significance of a designated or non-designated heritage asset must be justified. Applications will be weighed against the public benefits of the proposal; if it has been demonstrated that all reasonable efforts have been made to sustain the existing use, find new uses, or mitigate the extent of the harm to the significance of the asset, and; if the works proposed are the optimum required to secure the sustainable use of the asset.
- v) The desirability of putting heritage assets to an appropriate and viable use that is consistent with their conservation will be taken into account.
- vi) Where harm can be justified, appropriate provision will be required to capture and record features, followed by analysis and where appropriate making findings publicly available.

Call for Sites

Within the Call for Sites in the four parishes, only Marshwood Parish supported development which has resulted in a short list of four front runners:

Site 01: The Dungeon, Marshalsea DT6 5QE

Site 02: Land adjoining Gramarye Lodge, Marshwood DT6 5QA

Site 03: Three Counties Nursery, Marshwood DT6 5QJ

Site 07: Land opposite Marshwood Primary School, Marshwood DT6 5QA

Note. The following three sites were considered but have not been included for the reasons stated below:

Site 04: Adjacent Penn View – not supported

Site 05: Land to east of Bottle Inn, Marshwood DT6 5QJ planning permission has been approved (WD/D/18/002718) for change of use from agricultural land to provision of 6 pitches for holiday accommodation.

Site 06: Adjacent Bottle Inn – supported but there was no demand for additional houses in the immediate future.

The Neighbourhood Plan Committee acknowledged that there is a significant opportunity in the future to integrate the development sites along the B3165 (sites 01, 02, 05, 06 & 07) into an overall scheme, thereby improving the architecture of the whole village, which could also enhance the setting of several heritage assets.

Working Draft

Following the call for sites and consultation, a public meeting was held in November 2018 and feedback was received in respect of the following areas:

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- Establish a site for a new shop for Marshwood - the Dungeon offers a possible location with the land opposite the school as an alternative.
- Identify that sufficient regard has been given to the impact on Listed Buildings and the AONB.
- A 30-space car park to benefit the school and church together with housing including live/work units.
- The design and layout of new housing shall make reference to local character and the historic pattern of development.

The approximate locations of the potential development sites and settlement boundaries between the four parishes in the Upper Marshwood Vale are shown on the Map below as 01, 02, 03 & 07.



Heritage Assets in the Neighbourhood Plan Area

The Upper Marshwood Vale comprises four separate parishes Bettiscombe, Marshwood, Pilsdon and Stoke Abbot and remains largely pastoral in character.

The village of Marshwood sits astride its inland ridge, between Birdsmoorgate and Lambert's Castle with views north into the tumbling countryside of the Axe valley, which is shared between Somerset and Devon and views south towards the coast into Dorset's western bowl. The settlement is widely dispersed along the B3165.

There are 27 listed buildings or structures in the Marshwood Parish area, most of which are Grade II with the exception of Nash Farmhouse and the remains of Marshwood Castle both of which are Grade II*. Marshwood Castle is a motte and bailey built by William de Mandeville on being created Baron of Marshwood by King John in 1205. Marshwood is one of Dorset's vanished medieval castles and one of the most forgotten according to Bartelot in 1944. There are 14 listed building entries in the core of the village. Most are farm houses, farm buildings, cottages or religious buildings.

St Marys' Church was built in 1841, but it would seem that only the tower is original, the rest was rebuilt in 1884. Until this time the parish had a dispersed settlement but no nucleus. Marshwood's many farmsteads languished in a state of virtual dereliction from the end of WWI until the second half of the C20 when piped water and mains electricity were introduced with the advent of the Milk Marketing Board.

There are no registered historic parks or gardens in or close to Marshwood but there were two deer parks, one a large medieval deer park known as Cricklade Park, its park pale and ditches circled Mutton Street and many of the farms in Marshwood. Adjoining Cricklade to the east, for a couple of centuries at least, was a second deer park, known as Marshwood Park. The remnants of hunting lodges may well have been incorporated into several of the surviving farms including Deer Park and Lodge House Farms. There is some material on Marshwood in the Dorset Historic Environment Record, but no detailed study of the parish because there has been little modern development until the recent affordable housing at Bramblehay and open market houses at Old Chapel Yard.

There are two scheduled monuments in the parish – Marshwood Castle which houses the ruin of the former Chapel of St Mary and Lamberts Castle, an Iron Age hill-fort, 425m west of Nash Farm.

Of the 14 listed buildings, a former public house Rose Crown House occupies a gateway site at Birdsmoorgate on the eastern approach at the lower end of the village. A group of four listed stone buildings comprising Backwell Cottage and Merlins, Thimble and Yew Tree Cottages, have an integral relationship with the open countryside to the south across the Vale. The listed buildings on the western approach at the upper end: The Bottle Inn, The Old Chapel and Parish Church, are equally distinctive, all of different styles a common use of local stone. The view of uninterrupted agricultural land is characteristic of Marshwood and the soft and enfolding landscape of rounded hills is an overall feature of importance to the setting and protection of the Upper Marshwood Vale Parish which is an Area of Outstanding Natural Beauty.

Assessment methodology

The purpose of this document is to assess the significance of any effects of the potential development sites on the heritage assets in the area. Guidance produced by Historic England advises on assessing whether a heritage asset will be harmed by development. This broadly follows steps, as set out below:

- > Step 1: Identify the heritage assets affected and their settings – it is important at this stage not to interpret the concept of setting too narrowly.
- > Step 2: Assess whether, how and to what degree settings make a contribution to the significance of the heritage asset(s) – this depends on the significance of the heritage asset itself and then the contribution made by its setting.
- > Step 3: Assess the effect on the proposed development of the significance of the asset(s) – ie the degree of harm or benefit to the significance of the heritage asset(s).
- > Step 4: Consider whether there is scope to modify the proposals to maximise enhancement and minimise harm.
- > Step 5: Clearly record the assessment and resulting decisions.

Heritage Assets in Marshwood



Merlins, Backwell, Thimble and Yew Tree Cottages al Grade II listed.



St Mary's Parish Church, Grade II listed with Lambert's Castle (Scheduled Monument) in the distance. The Old Chapel, Grade II listed with its chert boundary wall onto the road.



Colmers Farmhouse and Harmshay Farmhouse both Grade II listed.

The Sites

Site 01. The Dungeon DT6 5QA



Temporary single storey shop proposed with maximum of 6 car parking spaces. Site area approximately 25m long and 22m deep with new access off B3165.

Site 02. Land adjoining Gramarye Lodge, DT6 5QA



This parcel of land could join the village to the school. Parking for school and church is supported but would require a new access from either the B3165 or Mutton Street or both. Very conspicuous site in the long views behind established hedgerows on four sides. Although there are several modern buildings to the east and west, any two-storey development would impact on the parish church and chapel. This site was proposed for some small-scale development, parking/ an equipped playground/ and a single-storey meeting room, for example.

Site 03. Three Counties Nursery, DT6 5QJ



Brownfield site of established horticultural business accessed from Turner's Lane, well screened from western group of houses. Views of the AONB to south and north. Adjacent to NT land and heritage asset Lamberts Castle SAM 200m to south west. Land suitable for live/ work units.

Site 07. Land opposite the School DT6 5QJ



Grazing land adjacent to playground with capacity for 30 cars, a maximum of 3No building plots and a shop. Impact on four heritage assets Sadborrow House Grade II* seen in the distance, The Old Chapel and St Mary's Church, all Grade II.

Heritage Assets in close proximity to potential development sites

Site	Listed Buildings	Scheduled Monument	Non-scheduled monument
01.The Dungeon DT6 5QA	Backwell Cottage, and attached Cottage – Merlins (Grade II), Thimble Cottage (Grade II), also Yew Tree Cottage (Grade II) 80m to the north.	Site very conspicuous in the long views from the east and across the valley from higher ground Pilsdon Pen 2.5km away in Broadwindsor Parish.	
02. Land adjoining Gramarye Lodge DT6 5QA	The Parish Church of St Mary (Grade II) and The Old Chapel (Grade II).	Site visible from Lambert's Castle from the south west.	Possible archaeological interest due to close proximity to Church and Churchyard.
03.Three Counties Nursery DT6 5QJ	n/a	Possible archaeological due to close proximity to Lamberts Castle.	
07. Land opposite the School DT6 5QJ	The Parish Church of Mary (Grade II), The Old Chapel (Grade II), Colmer Farmhouse (Grade II), Harmshay Farmhouse (Grade II). Sadborow House (Grade II*) in Thorncombe Parish.	n/a	

As all of the sites except site 03 are within the AONB, any development is likely to impact on distant views.

New development should neither exceed the height of existing traditional buildings in this rural setting nor promote a use which would be incompatible with the established uses.

Assessment of setting and significance

Heritage Asset	Proximity to development	Description	Setting and Significance
Backwell Cottage and attached cottage to left (Merlins)	80m north of 01 The Dungeon	Grade II listed building. Two attached cottages. Early C19, possibly earlier. Rubble and brick walls with brick quoins. Bituminised slate roof with half hip at left hand and gable-end at right hand. Two stacks, brick, rendered, one at righthand gable, other at centre of left-hand cottage on ridge. Two storeys. Four windows: casements with cast-iron glazing bars and catches. Old glass panes. Wooden lintels and cills. Plank door to right hand cottage, at centre with brick porch jamb and pentice slate roof C19. Left hand cottage with C20 front door and porch, right of centre.	Of national importance, two in a group of high-quality buildings, flanked by two other heritage assets in the immediate vicinity, Thimble Cottage and Yew Tree Cottage. Open southern aspect from first floor windows towards the Vale. Fronting onto yard, set back from main road, entrance accessed through shared drive with stone boundary walls
Thimble Cottage and Yew Tree Cottage	80m north of 01 The Dungeon	Grade II Listed Building. Two attached cottages. C17 or C18. Rubble walls, roughcast. Corrugated-iron roof with gabled and half hipped end. Two brick stacks at ridge. Two storeys. Five windows: Thimble with C20 metal-framed casements. Yew Tree with C19 wooden casements and glazing-bars. Two plank doors and roughcast porches, one gabled and one pentice. Thimble with heavy-chamfered ceiling beam. C20 flat roofed wing at rear of Yew Tree. The range is at right-angles to the road and to Backwell Cottage. Included for group value.	Of national importance, Yew Tree Cottage contributes to the street scene within which its southern, heavily buttressed, elevation is prominent on the B3165.

Heritage Asset	Proximity to development	Description	Setting and Significance
Colmer Farmhouse	500m north of 07 land opposite Marshwood Primary School	Grade II Listed Building. Farmhouse C17 and probably later. Rubble stone walls with stone quoins, roughcast at centre and at left hand. Corrugated-iron roof with stone coping at right hand and hipped at left hand. Two stacks, one at right gable, one left of centre. Two storeys. Four window casements with wooden frames and glazing bars. Wooden and concrete lintels and cills. Door at centre, plank with one window opening. Simple wooden porch, C20. Interior: Heavy ceiling beams, with ovolo and cavetto mouldings in room left of front door. Large open fireplace with chamfered wooden lintel over. Small square-panelled wainscot. Plank and muntin partitioning, possible C16. Widely-spaced studding, with cob infill, plastered, resting on a stone sleeper wall: probably original back wall of house, before an extant C17/C19 extension. Source: RCHM Dorset I, p157(13).	Of national importance, retains some original features and is seen in the long views from within the site (which falls parallel with the entrance track).

Heritage Asset	Proximity to development	Description	Setting and Significance
The Old Chapel	10m north of 02 Land adjacent to Gramarye Lodge and 80m east of 07 Land opposite the school	Grade II Listed Building. House, formerly Dissenting Chapel. Mid C18, converted to a house 1932. Rubble walls with brick quoins. Stone copings to gable ends. Slate roof with stone ridge. Two C20 rubble stacks, both at ridge and both slightly in front of gable-ends. One storey with cellars beneath. Two windows: Palladian design. Wooden frames with small rectangular leaded lights. Central windows with arcuated leads. Symmetrical front. Front door reached up balanced stone flight of stairs. Plank door with round head. Two side windows make the centre a Palladian composition also. Brick jambs and voussoirs to gable-end windows.	Of national importance, The Congregational Chapel was provided by the Marshalsea Estate and could seat 120. The extent of domestication has undermined the essential significance, Velux rooflights and modern windows to the rear. The setting of the former chapel has already been compromised by recent modern development to the east. The Old Chapel is framed alongside new housing in views across the field adjacent to Gramarye Lodge from Mutton Street and is prominent in street views in both directions.

Heritage Asset	Proximity to development	Description	Setting and Significance
Church of St Mary	25m SW of 02 Land adjacent to Gramarye Lodge, 50m away from 07 Land opposite the school	Grade II Listed Building. Parish Church. West Tower 1841, rest rebuilt in 1884 by G Vials. Rubble walls with lias stone ashlar dressings. Slate roofs. West Tower to north Nave, South Aisle, Chancel, Vestry at west end to south. Entrance through west doorway of tower. Tower of three stages with plain stone parapet. Tall lancet bell-openings with foiled cross-in-circle motif above. Diagonal buttresses with alternating dressed stones and rubble-work. Nave windows: paired lancets, straight-chamfered. Chancel lancets with hood-mould over. Two north wall buttresses. Interior: Nave with 3-bay south arcade carried on round piers. Capitals with stiff-leaf foliage and pecking birds. Chancel of two bays, division with nave suggested by dado and Purbeck shafts to left and right. East window of three lancets with Purbeck-shaft framing. Roof, of scissor-brace construction with ashlar, unceiled. South aisle with transverse internal buttresses. Font: stone, octagonal with irregular quatrefoils. Pulpit: with simple turned framing in wood. Brass reading stand in pulpit. Sedilia: very plain, stone, with trefoil heads. Source: Pevsner, Dorset, P.271.	Of national importance, by a known architect, on elevated site at the upper end of the village. Tower conspicuous in long views on the approach along Mutton Street and from the B3165. The only landmark building in Marshwood parish, the tower is particularly visible on all approaches into the settlement.

Heritage Asset	Proximity to development	Description	Setting and Significance
Sadborow House	2miles north of 07 Land opposite the School	Grade II* Country House in small park. Built between 1773 and 1775 by John Johnson, for John Bragge and cost £2,589 2s 4½ d. 1843: 2-storey wing was added on West additions and alterations in neo-Grecian style. Portland Walls, with Ham stone Ashlar facing. Slate-and asphalt roofs of shallow pitch; The house is square in plan with the main entrance on the East front. The East, North and South fronts are symmetrically designed, of 3 storeys and with 5 window bays (East). Sashes with wooden glazing bars and crown glass. East front-plinth, flat-band at first floor level and a block cornice. Central entrance with blind arcading over ground floor windows. Stone porch with panelled sides: early 19C addition. Arcaded and pedimented chimney-stack over cornice early 19C. South front: wide semi-circular bay in middle to full height. North front: ground floor addition of early 19C to East 4 bays. Stone panel with relief carving of arms of Bragge impaling Sparrow, Bragge crest and date 1843. North entrance has stone surround of the original East entrance-doorway.	Of national importance, characterised by view of three storey building in parkland setting across the valley. Particularly notable as a landmark building, fronting onto open countryside.
Harmshay Farmhouse	300m to south of 07 Land opposite the School.	Grade II Farmhouse. C17. Rubble walls, roughcast and painted. Thatch roof with one gable end and one half-hipped end. Two renewed brick stacks, one at RH gable and one at LH. 11/2 storeys. Four windows, casements both wooden and C20 plastic. Door at RH end with two glazed panels, C20. One bay extension at LH end, with plain plastering.	Of national importance, not readily visible in distant views owing to intervening vegetation.

Consideration of potential impact of development sites

Site	Proposed development including limitations	Assessment	Potential impact	Advisory notes
01 The Dungeon	<p><i>Proposed for a temporary village shop and associated parking for a maximum of 6 cars. The NP Committee are committed to restoring good shopping and convenient parking where needed.</i></p> <p>Providing that the layout and design will pay special regard to the setting of four Listed Buildings 80m to the north, a modest single storey building would be in keeping with the scale of bungalows lining the northern side of the B3165. The south and eastern part of the site will be retained as an open space. The development should create a high-quality built frontage onto the road.</p>	<p>The open character of the site makes a positive contribution to the AONB and the setting of several listed buildings beyond. There is clear intervisibility between the site and the east/west and south facing roofs of these designated heritage assets. Any development must make reference to the historic pattern of development in the proposed layout.</p>	<p>Neutral / slight impact, <u>providing that</u> there is careful attention to scale, height mass and bulk in the design of any proposed single storey building to mitigate views into and out of the site and views glimpsed of the listed buildings along the B3165.</p>	<p>This site is located at the lower end of the village but close to the former shop. It would potentially attract passing trade. With the south and eastern part of the site set apart for open space there is an opportunity to enhance the biological diversity of the site.</p>
02 Land adjacent to Gramarye Lodge	<p><i>Proposed for parking/ equipped playground/ a small meeting room for use by the church and school and to include 2 or 3 dwellings that could help fund the project and offer some affordable housing provision.</i> The land is currently only accessible from Mutton Street. Access from either the existing entrance or via a new entrance off the B3165 would be challenging due to the topography of the site. Impact on the</p>	<p>The site provides uninterrupted views of Lambert's Castle (above the hedgerow) to the west, the Vale to the south and towards the Devon/ Somerset borders to the north.</p>	<p>Negative impact from the proposed development and formation of new vehicular entrances in close proximity to two listed buildings, the Parish Church and The Old Chapel when viewed across the open space. Provision of a modest</p>	<p>The village does not require an excessive amount of car parking, which in this instance is dependent on two points of access. A playground could better link the central part of the village via the public footpath to the upper part and school. Any playground space should make</p>

Site	Proposed development including limitations	Assessment	Potential impact	Advisory notes
	two heritage assets would result in substantial harm to their setting.		meeting room would be of the same footprint as a dwelling, but single storey and therefore less conspicuous.	provision for high-quality landscaping.
03 Three Counties	<i>Allocated for 5+ live/ work units (defined as a dwelling unit on its own that contains, to a varying but limited extent, a workplace component). The design of the live/ work units should incorporate locally distinctive materials and have regard to their appearance when seen from Turner's Lane. The site features laid hedges and Dorset hedge banks which are to be retained and preserved in any development.</i>	Outside the Dorset AONB, however, development on this site will bring about only modest change to the wider landscape setting. There are no key views except from higher ground from woodland surrounding Lamberts Castle.	Positive impact given that this is a brownfield site and has been, until 10 years ago, an established business. The quantum of development, principles of design, scale, layout and materials shall have regard to the setting of the scheduled monument.	New development should follow the established pattern of development to the west, of two storeys and sensitive to the prevailing character of Marshwood buildings, stone, pitched roofs of masonry construction. Appropriate boundary treatment can encourage ecology.
07 Land opposite the school	<i>Car park for up to 30 cars for the joint use of the school and the church, a maximum of 3No houses and a shop. Car park, dwellings and shop to be accessed from a common entrance formed in the existing boundary hedge (self-seeded trees between hedgerow) and some loss for a visibility splay. The layout will have regard to the existing pattern of development and replanting of indigenous</i>	There will be a change to the skyline, and new buildings will be visually prominent in the street scene across the open space. The site is elevated and can be seen from the west gable end of The Old Chapel. Development is limited to the south east corner of the field and would abut the existing track and playground.	Neutral/ Slight impact on the significance of the two closest listed buildings, St Mary's Church and the Old Chapel, but less than substantial harm would result because development could be contained at the far western end of the site. A single level	The development would establish a clear physical link between the group of listed buildings and the new development. Any new design shall respect neighbouring buildings in mass, scale and materials. Encourage the same approach that was adopted at Old Chapel

Site	Proposed development including limitations	Assessment	Potential impact	Advisory notes
	hedgerow. These three NP requirements are mutually beneficial.	The closest listed building group of St Mary's Church and The Old Chapel will influence the detailed design and choice of materials in new buildings. Introduction of a new access onto the B3165 will rationalise the ad hoc parking both sides of the road but will generate an increase in vehicle movement and activity.	vehicle access could be accommodated to serve both the car park and residential units. There is already a precedent for new cottages at Old Chapel Yard along this side of the B3165. Impact on the wider views when seen across the valley.	Yard and Bramblehay regarding the orientation of plots, layout and choice of locally distinctive materials including potential for enhanced boundary treatment and ecology. This is key to reduce the impact of development on the heritage assets.

Conclusions

Analysis of the findings provides sufficient evidence to demonstrate that the impact of development on the setting of designated heritage assets ranges from negative (Site 02 Adjacent to Gramarye Lodge), neutral/ slight (Site 01 The Dungeon and Site 07 Land opposite the school), to positive (Site 03 Three Counties).

There is an opportunity for the Neighbourhood Plan to further limit the impact by including in the NP a policy which emphasises the importance of good design in minimising harm to the significance of the heritage assets, and in one instance reducing the capacity of Site 07 Land opposite the school to either 3 dwellings or a pair of modest cottages and a shop, as this is more in keeping with the prevailing character of the settlement. The intervisibility of any new buildings along the roadside on the western approach into Marshwood would therefore be reduced. Development has already taken place on land east of The Old Chapel (Old Chapel Yard), which has undermined its setting, but there is relatively more 'breathing space' between Site 07, The Old Chapel (80m) and the Church (50m), with modern buildings intervening, than Site 02 Land adjacent to Gramarye Lodge.

To summarise the Upper Marshwood Vale proposal to develop Site 02 Land adjacent to Gramarye Lodge would likely result in substantial harm to the setting of two heritage assets (St Mary's Church and The Old Chapel). The current setting of Site 07 Land opposite the school makes very little contribution to the significance of the same heritage assets. The development of cottages, a shop and car park in the vicinity of the Parish Church and the Old Chapel will result in a change to the setting of both but will not reduce their special interest and therefore would result in less than substantial harm to their significance. On the basis of that conclusion, all the National and Local legal and policy tests have been satisfied.

Design parameters need to be sufficiently robust to avoid harm to the collective or individual setting of heritage assets. Public benefits derived from the proposed development on these four sites include enhanced public access to the open countryside, a shop, a designated car park, a playground, enhancement of biological diversity and safer traffic movement through the village.

There is clearly a need for a design policy in the Neighbourhood Plan to include the following wording: Development that is of high-quality design and is sympathetic to the traditional built character of the village within the Parish will be supported where it takes into account the following recommendations:

1. Respect the historic value and architectural hierarchy of heritage assets so that any new buildings maintain a harmonious appearance, in scale, mass and bulk.
2. Respect the visual and physical inter-relationship with surrounding heritage assets by maintaining spatial character, sightlines and avoiding dominating forms that detract from their significance or setting.
3. Have regard to the open nature of the surrounding land, all amenity space shall be located within the core of development with natural, non-suburban materials and boundaries which emulate the agrarian character of the village.

The impact of development on the listed building groups at sites 01 The Dungeon and 07 Land opposite the School are both sensitive to change and will require high quality design that is sensitive to the rural setting of the heritage assets and the Dorset AONB. However, although there are two diagrammatic proposals for these two sites, there is no indication of the number of live / work units that could be accommodated on Site 03 Three Counties, which very likely has the greatest capacity for development. Nor is there an indicative layout for the proposals at Site 02 which, despite having a negative impact on heritage assets, offers wide ranging benefits to the whole community.

These proposals should contribute positively to Marshwood's local identity and distinctive character and that the quantum of housing provided on the two sites – 03 Three Counties and 07 Land opposite the school should be guided by the characteristics of the plot and the scale of the development in their immediate context.

On this basis it can be concluded that the potential impact on heritage assets will not be harmful. The neutral/ slight, positive impact of development on three of the four sites would rely heavily on the detailed design of the new buildings, their boundary treatment and landscaping to protect the aesthetic value of the setting of the assets. The proposed developments would not harm any of the principal contributors to the significance of the designated heritage assets comprising the evidential and historic values inherent in their physical fabric. The key elements of the assets' setting seen in views of the AONB from all of the sites will remain unchanged.

Therefore, the neighbourhood plan would be unlikely to generate significant environmental effects in terms of its heritage impact.