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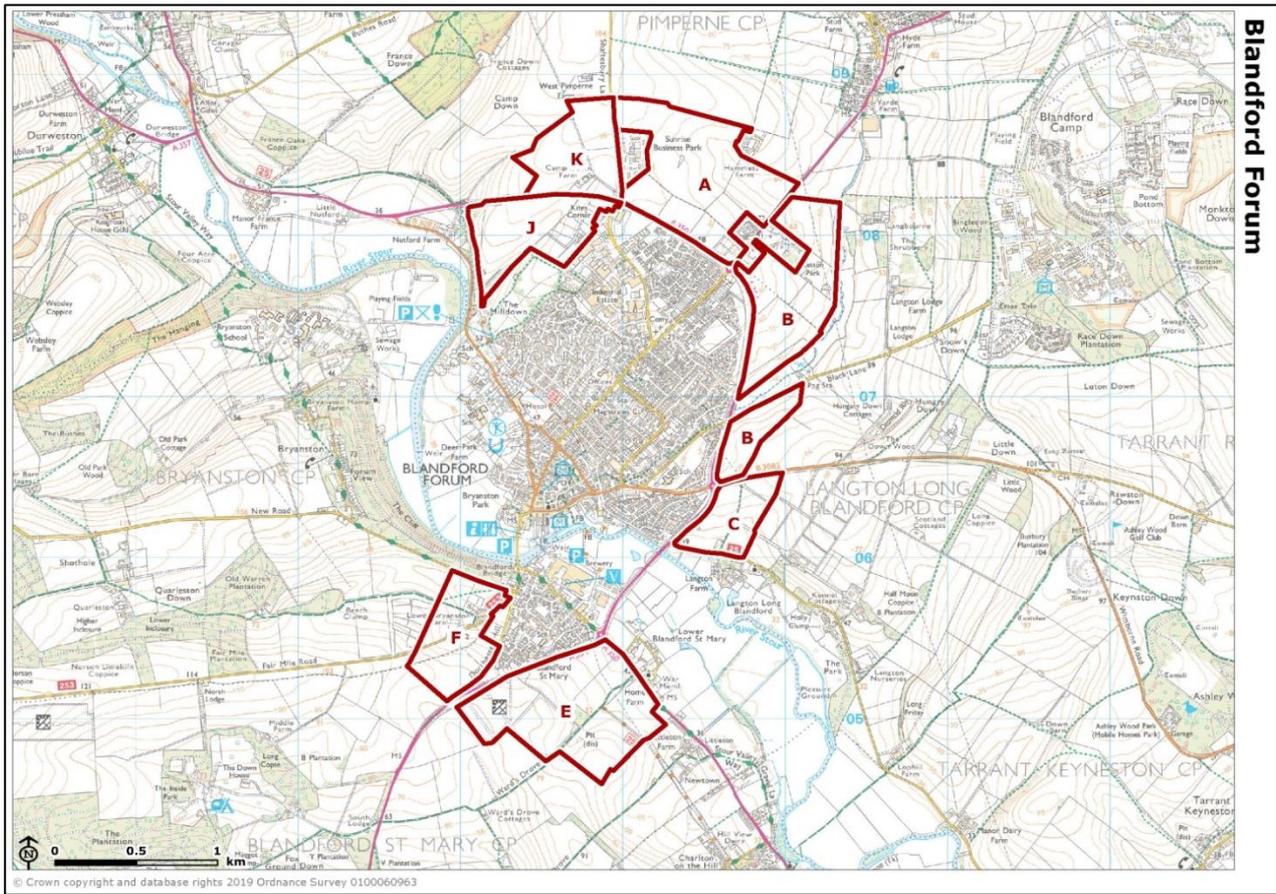
North Dorset Strategic Landscape and Heritage Study

Stage 2 Assessment: Blandford (Forum and St Mary)

Final Report
Prepared by LUC for Dorset Council
October 2019



Blandford (Forum and St Mary)



Representative photographs of the settlement



Location and description

Blandford Forum is located in a valley formed by the meandering course of the River Stour. The small town is mostly of Georgian origin. Key industries included button and lace making, gloving, iron founding, brick making and candle making. The Somerset and Dorset Joint Railway provided important connections from the town, beginning in the mid-19th century. In the 1980s, the town expanded significantly to the north and east.

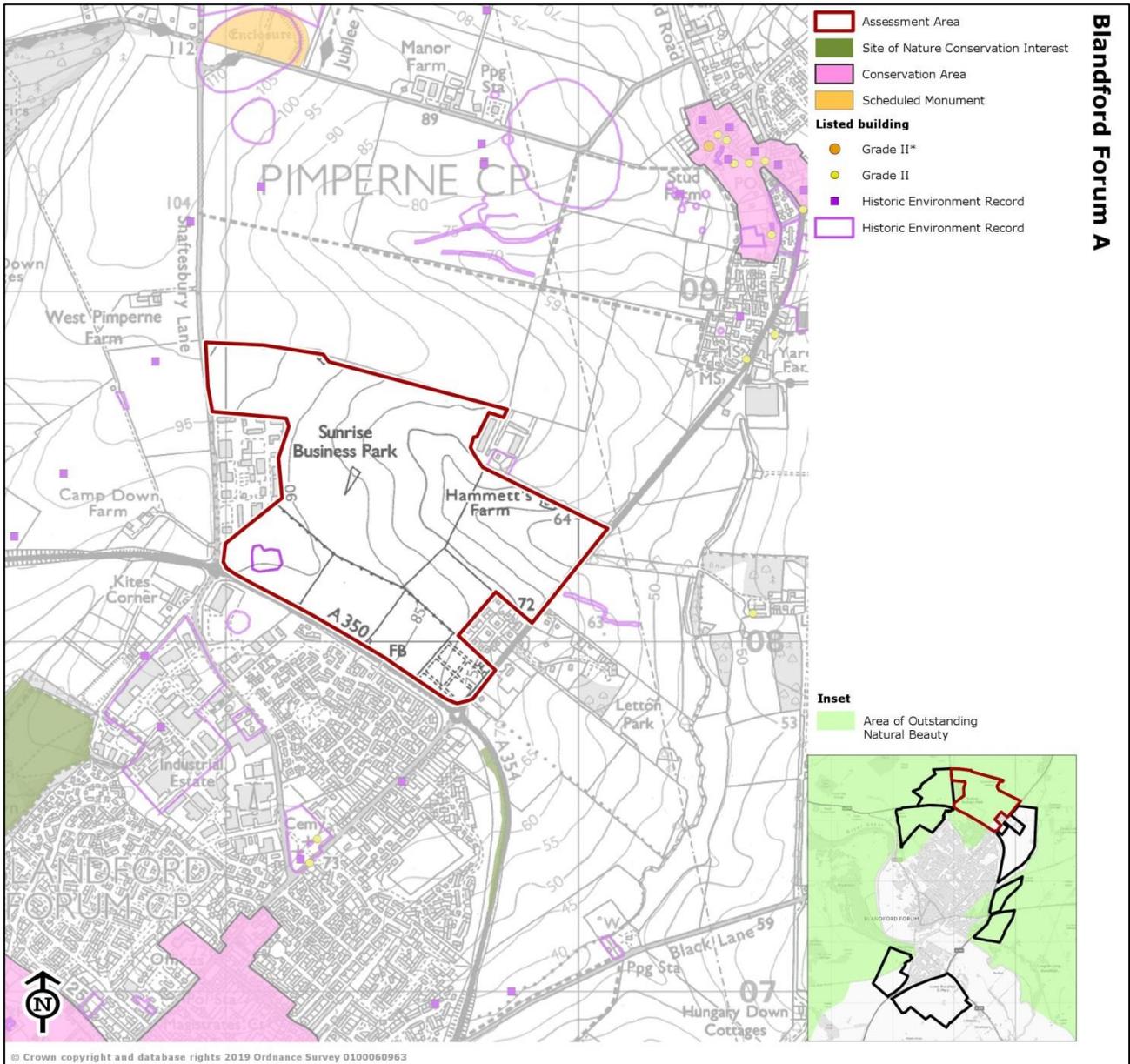
Blandford St Mary is located directly south of Blandford Forum, with the two settlements separated by the River Stour. The settlement is thought to pre-date Blandford Forum. The Hall and Woodhouse Brewery (established in 1777) were key to the development of this settlement. The town also expanded in the 20th century, with development extending onto the slopes to the south.

The settlements are almost completely surrounded by nationally designated landscapes, with Cranborne Chase and West Wiltshire Downs AONB to the north and east, and Dorset AONB to the west. The boundaries meet to the north-west of Blandford Forum. A small proportion of Blandford Forum is within the Cranborne Chase and West Wiltshire Downs AONB.

Aerial context



Assessment area: Blandford (Forum and St Mary) A



Representative photographs



Landscape sensitivity assessment

Landscape character context				
<p>This assessment area falls within the Cranborne Chase Wooded Chalk Downland and East Blandford/Pimperne Downs Landscape Character Areas. It is almost entirely contained within the Cranborne Chase & West Wiltshire Downs AONB. This area is located to the north-east of Blandford Forum and comprises land between Higher Shaftesbury Road (Shaftesbury Lane) and Salisbury Road.</p>				
Assessment criterion	Description	Sensitivity score		
Physical character (including topography and scale)	<ul style="list-style-type: none"> Sloping landform with the highest point in the north-west (100m AOD) and the lowest point in the east (65m AOD). Broad, large-scale landform overlain by medium to large geometric-shaped arable fields, bound by thick, low hedgerows which create a sense of openness. 	M-H		
Natural character	<ul style="list-style-type: none"> Fields are mostly used for arable farming. The south-east corner of the assessment area is used for allotments. There is a small strip of traditional orchard BAP priority habitat along the southern edge of the assessment area. Field boundaries in the south of the assessment area are broad planted strips of young woodland. To the north, hedgerows tend to be low cut. Occasional in-field trees are also found. 	L-M		
Historic landscape character (<i>please see separate heritage assessment for asset-based information</i>)	<ul style="list-style-type: none"> There are no designated heritage assets within the assessment area. The HLC identifies the majority of fields within the assessment area to be post-medieval fields that have been reorganised in the 20th century. 	L		
Form, density and setting of existing development	<ul style="list-style-type: none"> The area makes a significant contribution to the sense of separation between Blandford Forum and Pimperne. The area is unsettled, although there are views to Sunrise Business Park in the west and a small housing estate off Salisbury Road in the east. Hammett's Farm abuts the north eastern boundary of the area. The area is adjacent to the edge of Blandford Forum (located to the south). However, it is separated from the rest of the settlement by the A350 and belts of woodland. 	M-H		
Views and visual character including skylines	<ul style="list-style-type: none"> The assessment area is visually screened from Blandford Forum by thick hedgerows and belts of woodland. Views out are extensive due to the elevated and open landform, extending to undeveloped skylines in the east and west. The skylines of the assessment area are mostly undeveloped. The low lying buildings are not visually prominent on the skyline. 	M		
Perceptual and experiential qualities	<ul style="list-style-type: none"> The assessment area is undeveloped, with an open and exposed character. Roads, including the A350 and A354, introduce localised traffic noise which detracts from the rural qualities of the landscape. 	M-H		
Overall assessment of landscape sensitivity				
L	L-M	M	M-H	H
<p>The visually prominent sloping landform, open, elevated and undeveloped character, contribution to the sense of separation between Blandford Forum and Pimperne and expansive views result in overall moderate-high landscape sensitivity. Sensitivity is reduced by the lack of designated cultural heritage or natural heritage assets and noise from the A350 and A354. The sensitivity of the smaller fields in the south is slightly reduced due to the flatter landform and enclosure by thick hedgerow boundaries.</p>				

Heritage sensitivity assessment

Dorset Historic Landscape Characterisation (HLC) context

The HLC indicates a primarily agricultural landscape predominantly comprised of enclosed fields of post-medieval¹ date, although review of early OS maps suggests that they have been reorganised to some extent. There is a small area of dispersed post-war settlement in the south-east of the assessment area. The earlier enclosures have some time-depth and may include hedgerows that qualify as historically important under the 1997 Hedgerow Regulations. Such hedgerows are generally regarded as heritage assets of low value and would be susceptible to physical change.² The historic landscape has further value as it forms the setting and contributes to the heritage significance of some nearby heritage assets (discussed below).

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:

- Cropmark of a possible prehistoric enclosure [MDO23170]

Uncertain importance (probably low - medium depending on form and survival)

Likely susceptibility to physical change as a result of development

As a buried archaeological asset, the possible prehistoric enclosure is inherently highly susceptible to the physical effects of development – potentially giving rise to damage or total loss.

In light of the undeveloped nature of the assessment area and the number, density and variety of archaeological remains in the wider area,³ particularly those relating to the prehistoric and Roman periods, there is a strong potential for further unknown remains that would be susceptible to damage or total loss.

Likely susceptibility to setting change as a result of development

Designated assets with the potential to experience setting change:

- Enclosure south of Pimperne Down – scheduled monument [1002860]

High importance

Enclosed Iron Age farmstead with earthwork bank and buried features, which partial excavation has shown was also reused during WWII as a light anti-aircraft battery. The heritage significance of this asset primarily derives from its evidential value; setting may contribute to its legibility as it is prominently located, probably for symbolic and/or defensive reasons. However, the assessment area does not appear to relate meaningfully to the assets setting and effects are unlikely.

- Pimperne Conservation Area

High importance

The conservation area takes in the historic core of Pimperne and includes a number of grade II listed buildings, as well as the grade II* medieval Church of St Peter's [1110839] the tower of which is a local landmark. There is no conservation area appraisal for Pimperne, but its special architectural and historic interest appears to relate to these listed buildings and a number of non-designated historic buildings, several of which were at least originally of agricultural function. The assessment area is part of a rural buffer between Blandford Forum and Pimperne, which helps the two historic settlements maintain their separate identity and character. Its development would not affect the legibility of either but would place considerable pressure on the remaining rural gap.

- Blandford Forum, Blandford St Mary and Bryanston Conservation Area

High importance

¹ AD 1066-1499.

² In order to remove such a hedgerow an owner must serve notice on the local planning authority who then decides if it is 'important' and if so whether it should be retained.

³ Cranborne Chase is an unusually intact archaeological landscape, which makes it highly important.

This conservation area takes in the three historic settlements of Blandford Forum,⁴ Blandford St Mary and Bryanston as well as the former Bryanston Park Estate, which remains clearly legible despite modern development within the north of it. The character and special interest of the conservation area is derived from a combination of the significant historical background and time-depth, the very high number of historic buildings,⁵ the intact medieval town plan, and their topographic location within a bend in the River Stour which enables a visual connectivity with the surrounding landscape.⁶ The conservation area lies to the south and south-west of the assessment area at a distance of 780m at its closest; the two do not appear to have any kind of relationship that would be affected by development.

- Langbourne House – grade II listed building [1324314]

High importance

An 18th century country house originally set in an informal park with driveway, woodland planting and an orchard. Many elements of these survive making it a non-designated heritage asset in its own right. Some former estate buildings are also extant, although they are now converted to residential use and appear to be in private ownership. The rural setting of the former parkland and house aids in their legibility as a former elite country residence; the introduction of development along Salisbury Road could affect the ability to appreciate this to a limited extent.

- Cemetery Chapels, gateway and boundary walls to Blandford Cemetery – grade II listed building [1438960] and War Memorial - grade II listed building [1435897]

High importance

The chapels, gateway and walls were built to designs by James B Green in the mid-19th century when Blandford Cemetery was established. Their high heritage value is derived from their aesthetic, historical and group value. The monuments in the cemetery – particularly the war memorial – are likely to add to this interest. The original rural setting of the cemetery has now been entirely lost and replaced with modern development. Development of the assessment area would not affect its heritage significance.

Non-designated assets with the potential to experience setting change:

- Hammett’s Farm, formerly Cottage Farm [MDO38064]

Low importance

This post-medieval farmhouse derives its significance from a combination of historical and aesthetic values. The farmhouse is surrounded by a number of large modern agricultural buildings that are of no heritage significance. The farmhouse has a historical and functional relationship with the surrounding area that aids in the understanding of its significance. Development of the assessment area would result in the loss of agricultural land to the west and south-west of the farmhouse, reducing the legibility of the building. The effect of this harm would likely be less than substantial and towards the lower end of the scale.

- Letton Park and Letton Park Bake House and Servants’ Quarters

Low Importance

In the second half of the 20th century, Letton House was destroyed and its parkland redeveloped for residential purposes. This has altered the character of the parkland, but the limited scale of development means that there are extant estate features such as the former drive and planting. At least two buildings from the estate – the Bake House and Servants’ Quarters - also survive and aid in the legibility of the former estate. Development of the assessment area would reduce the wider rural setting of the former Letton Park, but the effect of such change would be minor given that there is already modern development to the west of the A354, directly opposite the park.

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

L	L-M	M	M-H	H
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Overall the historic environment resource is considered to have **low-moderate** sensitivity as few of the designated and non-designated assets in the wider area have any kind of meaningful relationship with the assessment area. Where heritage assets do have a relationship with the assessment area that could be changed by development, any resulting harm would be less than substantial and towards the lower end of the scale. In addition to effects arising from setting change, there is a risk of damage to, or total loss of, the potential prehistoric enclosure within the assessment area. Any potentially important hedgerows or hitherto unknown archaeological remains could also be at risk of damage or loss.

⁴ Including Stour Meadows and the Hall and Woodhouse Brewery complex which forms part of the historic context.

⁵ Mainly of 18th and 19th century date.

⁶ Dorset Councils Partnership: Blandford Forum Town Centre Conservation Area Appraisal, 2018 - <https://www.dorsetforyou.gov.uk/planning-buildings-land/planning-policy/north-dorset/neighbourhood-planning/submitted-plans/pdfs/blandford-v2/associated-documents/blandford-forum-town-centre-conservation-area-appraisal-draft-version-2018.pdf>

Summary of key sensitivities and guidelines for sustainable development

Summary of key sensitivities

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

- Location partly within the nationally valued landscape of Cranborne Chase & West Wiltshire Downs AONB.
- The elevated and exposed sloping landform with broad, undeveloped skylines.
- Expansive views from high elevations, which stretch to distant hills in the east.
- The unsettled agricultural character of the landscape, with some well-established hedgerow field boundaries.
- The contribution of the landscape to the sense of separation between Blandford Forum and the village of Pimperne.
- Potential for historically important hedgerows that would be susceptible to physical change/total loss.
- Risk of physical harm to a known archaeological asset and the potential for hitherto unknown archaeological remains that would be similarly susceptible.
- Risk of harm to the heritage significance of the non-designated Hammett's Farm, Letton Park and Langbourne Park as a result of loss of rural setting.

Guidelines

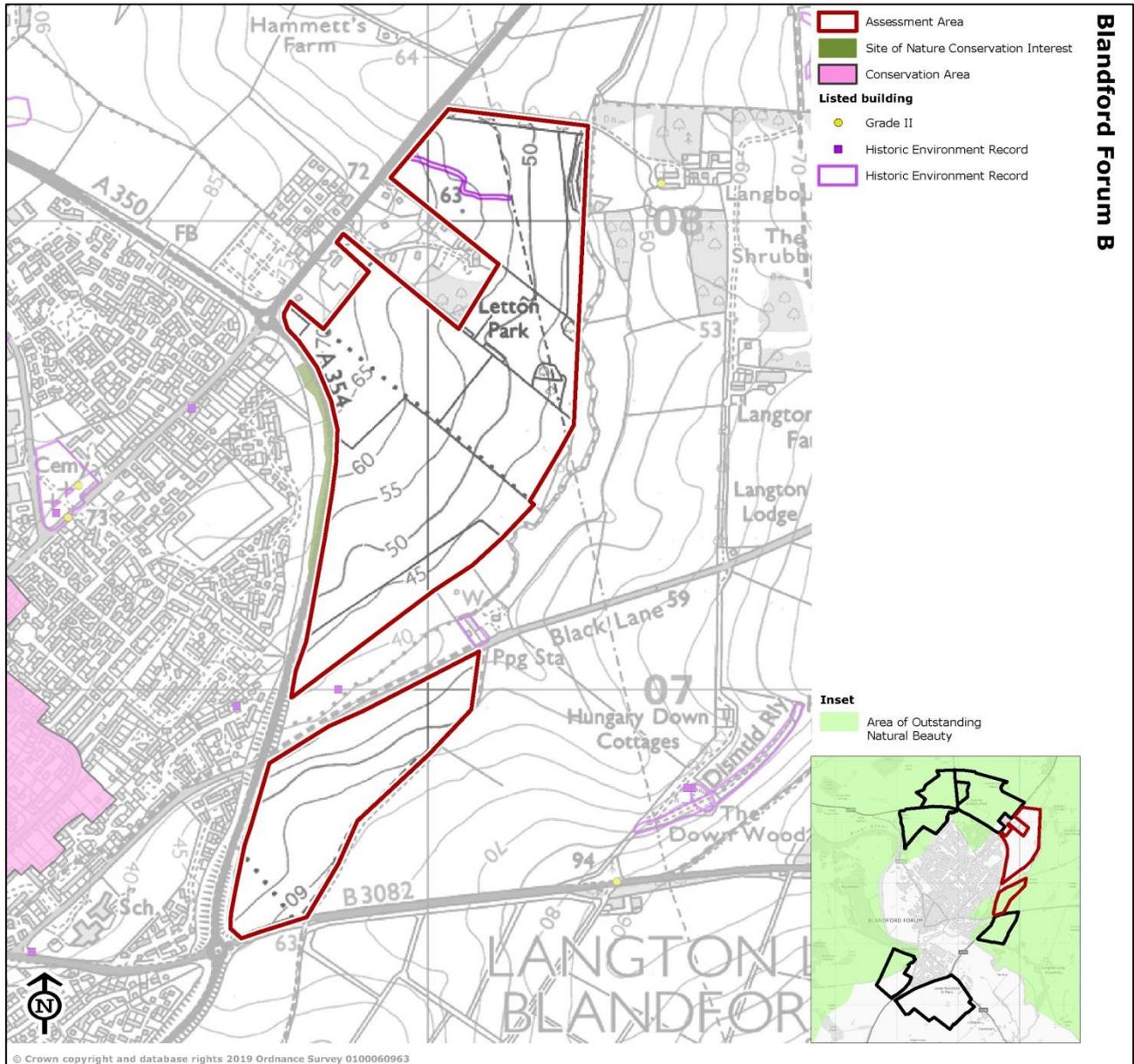
This area is within the Cranborne Chase & West Wiltshire Downs AONB, a nationally designated landscape where there is a presumption against major development. Any development may have an impact on the character and special qualities of the AONB. Therefore, the guidance below should be closely followed.

Any new development should:

- Avoid exposed slopes in the west where development would be visually prominent.
- Ensure it is built to match the local building vernacular with appropriate styles and building materials.
- Not interrupt the long views across the landscape, particularly from the higher ground in the north.
- Preserve the setting of Hammett's Farm by providing a buffer of agricultural land to the south and west by ensuring development does not extend beyond Letton Close and the business park to the west. This would also help to maintain distance between the two settlements of Pimperne and Blandford Forum.
- Ensure it does not adversely affect the special qualities of the Cranborne Chase & West Wiltshire Downs AONB including: the tranquil unspoilt qualities of the area, wide expansive skies, rich land use history, local vernacular building styles and strong sense of place.⁷
- Evaluate and avoid/mitigate impacts to archaeological features.
- Seek to retain any hedgerows that qualify as historically important to help create a sense of place.
- Further investigate and characterise the archaeological potential of the assessment area via desk-based research and, if necessary field evaluation, to inform an appropriate mitigation strategy. Typically, mitigation would involve either targeted excavation or an archaeological watching brief, but for high value remains (even those not designated) preservation in-situ would be required. All investigation should be informed and approved by the local authority's archaeological advisor.

⁷ Cranborne Chase AONB (2019), Cranborne Chase AONB Management Plan; 2019-2024.

Assessment area: Blandford (Forum and St Mary) B



Representative photographs



Landscape sensitivity assessment

Landscape character context				
<p>This assessment area falls within the East Blandford/Pimperne Downs Landscape Character Area. The southern part of the assessment area is within Cranborne Chase & West Wiltshire Downs AONB. This area is situated to the north-east of Blandford Forum and comprises land between Salisbury Road (A354) and Wimborne Road (B3082). The area is divided into two sections which are located either side of Black Lane.</p>				
Assessment criterion	Description	Sensitivity score		
Physical character (including topography and scale)	<ul style="list-style-type: none"> Both parts of the assessment area slope down towards the stream valley which separates the two sections. Elevation ranges from 75m to 45m AOD in the northern section and between 40m and 60m AOD in the southern section. Fields are primarily medium to large scale. Smaller scale features include hedgerows with trees. 	M-H		
Natural character	<ul style="list-style-type: none"> Land use is primarily arable farming, with some pasture fields close to the stream. Hedgerows are generally well established and often contain mature trees. There are also lines of trees along the A354 and in field boundaries. An area of BAP priority habitat deciduous woodland is located along the northern boundary of the assessment area. The Blandford Bypass SNCI is adjacent to the west. 	M		
Historic landscape character (<i>please see separate heritage assessment for asset-based information</i>)	<ul style="list-style-type: none"> There are no designated cultural heritage assets within the assessment area. The HLC identifies a mix of post-medieval and later field enclosures. 	L-M		
Form, density and setting of existing development	<ul style="list-style-type: none"> There is no built development within the assessment area, although it is adjacent to a housing estate of large detached properties at Letton Park to the north. The assessment area is adjacent to the eastern boundary of Blandford Forum and forms an undeveloped rural setting to this part of the town. However, it is separated from existing development by the A354 and woodland. The northern part of the assessment area contributes to the sense of separation between Blandford Forum and Pimperne. 	M-H		
Views and visual character including skylines	<ul style="list-style-type: none"> There are long views out towards surrounding rural landscape in the east. The sloping landform of the assessment area means the area is locally visually prominent. Skylines are generally broad and undeveloped, although there are some small-scale overhead lines. 	M-H		
Perceptual and experiential qualities	<ul style="list-style-type: none"> The area has a distinctly undeveloped and rural feel with high levels of tranquillity despite its proximity to Blandford Forum. The A354 and A350 introduce noise and visual disturbance in localised areas. The assessment area has an open and expansive character, particularly on higher ground. 	M-H		
Overall assessment of landscape sensitivity				
L	L-M	M	M-H	H
<p>The sloping landform, rural qualities, unsettled character and long-distance views to the east result in overall moderate-high landscape sensitivity. Traffic noise from the A354 and A350 and the presence of overhead lines detract from the rural qualities of the landscape.</p>				

Heritage sensitivity assessment

Dorset Historic Landscape Characterisation (HLC) context

The HLC indicates a primarily agricultural landscape with field enclosures of post-medieval⁸ and industrial⁹ and modern¹⁰ date. The earlier enclosures have some time-depth and could include hedgerows that qualify as historically important under the 1997 Hedgerow Regulations. Parts also have some value as they contribute to the setting of nearby heritage assets and help maintain Blandford Forum and Pimperne as separate settlements.

The northern part of the assessment area includes part of the former Letton Park, a designed landscape which, following the destruction of Letton House, was redeveloped for residential purposes (albeit at a low-scale). This has changed the parkland design, but boundaries, former drive and elements of the informal planting appear to have survived. As a group these have some heritage value and may be considered to be a heritage asset.

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

- Undated linear feature [MDO37381]
Unknown importance
- A sub-rectangular double-ditched enclosure associated with a series of pits and postholes containing Middle/Late Bronze Age material, including a burial [EDO6351]
Low-medium importance
These remains have low to medium evidential value as part of an important wider prehistoric landscape.
- Building in Letton Park [historic mapping]
Low importance

Likely susceptibility to physical change as a result of development

As buried archaeological assets, the undated linear feature and building remains are inherently highly susceptible to physical effects of development – potentially giving rise to damage or total loss. The other recorded archaeological remains would have already been removed via excavation but their presence along with the number, density and variety of archaeological remains in the surrounding landscape and the undeveloped nature of the assessment area, suggest a potential for further archaeology particularly prehistoric settlement.

Likely susceptibility to setting change as a result of development

Designated assets with the potential to experience setting change:

- Pimperne Conservation Area
High importance
This conservation area takes in the historic core of Pimperne village and includes a number of grade II listed buildings, as well as the grade II* medieval Church of St Peter's [1110839] the tower of which is a local landmark. There is no conservation area appraisal for Pimperne, but its special architectural and historic interest appears to relate to these listed buildings and a number of non-designated historic buildings, several of which were at least originally of agricultural function. The conservation area has modern development to the east and south but continues to directly adjoin the wider rural landscape, which includes lynchets,¹¹ to the west. The assessment area is part of a rural buffer between Blandford Forum and Pimperne, which helps the two historic settlements maintain their separate identity and character. Its development would not affect the

⁸ AD 1500-1799.

⁹ AD 1800 – 1913.

¹⁰ Post-1914.

¹¹ An earth terrace found on the side of hills that derives from historic plough action.

legibility of either but would place considerable pressure on the remaining rural gap.

- Blandford Forum, Blandford St Mary and Bryanston Conservation Area

High importance

This conservation area takes in the three historic settlements of Blandford Forum,¹² Blandford St Mary and Bryanston as well as the former Bryanston Park Estate, which remains clearly legible despite modern development within the north of it. The character and special interest of the conservation area is derived from a combination of the significant historical background and time-depth, the very high number of historic buildings,¹³ the intact medieval town plan, and their topographic location within a bend in the River Stour which enables a visual connectivity with the surrounding landscape.¹⁴ The conservation area lies to the south and southwest of the assessment area at a distance of 780m at its closest; the two do not appear to have any kind of relationship that would be affected by development.

- Langbourne House – grade II listed building [1324314]

High importance

An 18th century country house originally set in an informal park with driveway, woodland planting and an orchard. Many elements of these survive making it a non-designated heritage asset in its own right. Some former estate buildings are also extant, although they are now converted to residential use and appear to be in private ownership. The rural setting of the former parkland and house aids in their legibility as a former elite country residence. This setting would be reduced by development within the assessment area as it takes in land immediately south of the drive and west of the former parkland. Intervisibility between the house and former parkland and development in the assessment area would be limited by the trees along the driveway and western edge of the park and could potentially be strengthened. Nonetheless, the loss of rural setting and its urbanisation will be harmful, albeit less than substantial.

- Cemetery Chapels, gateway and boundary walls to Blandford Cemetery – grade II listed building [1438960] and War Memorial - grade II listed building [1435897]

High importance

The chapels, gateway and walls were built to designs by James B Green in the mid-19th century when Blandford Cemetery was established. Their high heritage value is derived from their aesthetic, historical and group value. The monuments in the cemetery – particularly the war memorial – are likely to add to this interest. The original rural setting of the cemetery has now been entirely lost and replaced with modern development. Development of the assessment area, which lies approximately 500m to the south-east, would not affect the heritage significance of these assets.

Non-designated assets with the potential to experience setting change:

- Letton Park including the former Servants’ Quarters and Bake House

Low significance

In the second half of the 20th century Letton House was destroyed and its parkland redeveloped for residential purposes. This has altered the character of the parkland, but the limited scale of development means that there are extant estate features such as the former drive and planting. At least two buildings from the estate – the Bake House and Servants’ Quarters - also survive and aid in the legibility of the former estate. Development of the assessment area would result in the loss of virtually all of the park’s wider rural setting reducing its legibility further. The effect of this would be likely to equate to less than substantial harm.

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

L	L-M	M	M-H	H
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Overall the sensitivity of this area is **moderate**. The assessment area contains non-designated archaeological assets that would be highly susceptible to truncation/loss as a result of development, as would any hitherto unknown archaeological remains. There is also the potential for the heritage significance of the former parklands of Langbourne House (grade II) and the no longer extant Letton Park, which are both non-designated assets of low value. They could be affected as a result of the loss of rural setting, which aids in their legibility. The greatest effect would be on Letton Park, as it may lose all of its rural setting and be fully encircled by built development.

¹² Including Stour Meadows and the Hall and Woodhouse Brewery complex which forms part of the historic context.

¹³ Mainly of 18th and 19th century date.

¹⁴ Dorset Councils Partnership: Blandford Forum Town Centre Conservation Area Appraisal, 2018 - <https://www.dorsetforyou.gov.uk/planning-buildings-land/planning-policy/north-dorset/neighbourhood-planning/submitted-plans/pdfs/blandford-v2/associated-documents/blandford-forum-town-centre-conservation-area-appraisal-draft-version-2018.pdf>

Summary of key sensitivities and guidelines for sustainable development

Summary of key sensitivities

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

- The location of this area which is partially within the nationally valued landscape of the Cranborne Chase & West Wiltshire Downs AONB.
- The sloping landform which is visually prominent in a local context and provides a rural setting to existing development in Blandford Forum.
- Established hedgerows with mature trees which create part of an important habitat network within the wider landscape.
- The contribution of the landscape to the sense of separation between Blandford Forum and the village of Pimperne.
- Long views across the adjacent countryside, particularly from higher ground.
- The strong rural and unsettled characteristics of the agricultural landscape, with a sense of relative tranquillity despite the proximity to development.
- The open, expansive character, with broad and undeveloped skylines.
- Risk of physical harm to known archaeological remains and potential for further hitherto unknown archaeological remains that would be similarly susceptible.
- Risk of harm to the heritage significance of two non-designated assets – the former Letton Park and Langbourne Park - as a result of loss of rural setting.

Guidelines

This area is partially within the Cranborne Chase & West Wiltshire Downs 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.

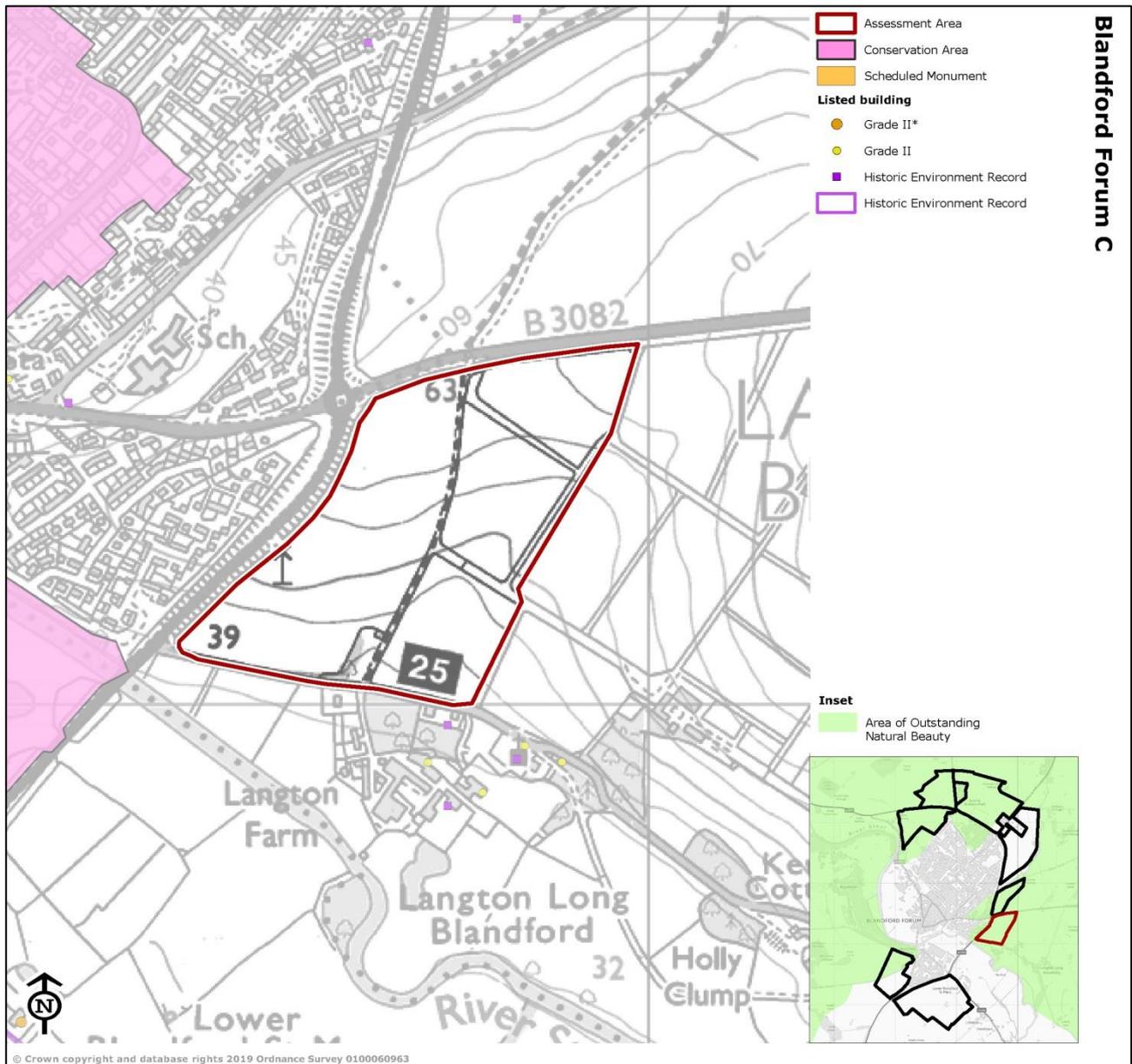
Any new development should:

- Respect local building vernacular and use appropriate building materials which are in keeping with existing development.
- Ensure it is sited in areas that best fit the current settlement pattern, avoiding steeper more exposed slopes where development would be prominent and out of character with the existing settlement.
- Retain important features for nature conservation including the well-established mature hedgerows.
- Ensure it does not adversely affect the special qualities of the Cranborne Chase & West Wiltshire Downs AONB including: the tranquil unspoilt qualities of the area, wide expansive skies, rich land use history, local vernacular building styles and strong sense of place.¹⁵
- Further investigate and characterise the archaeological potential of the assessment area via desk-based research and, if necessary field evaluation, to inform an appropriate mitigation strategy. Typically, mitigation would involve either targeted excavation or an archaeological watching brief, but for high value remains (even those not designated) preservation in-situ would be required. All investigation should be informed and approved by the local authority's archaeological advisor.
- Seek to preserve the setting of the non-designated former parklands belonging to Letton House (no longer extant) and the grade II Langbourne House. This may be achieved by not developing

¹⁵ Cranborne Chase AONB (2019), Cranborne Chase AONB Management Plan; 2019-2024.

the northern half of the assessment area past the southern boundary of Letton Park (or by maintaining this half as strategic open land). This would also avoid reducing the rural gap between Blandford Forum and Pimperne, which aids in their legibility as separate historic settlements of rural origin.

Assessment area: Blandford (Forum and St Mary) C



Representative photographs



Landscape sensitivity assessment

Landscape character context				
<p>This assessment area falls within the East Blandford/Pimperne Downs Landscape Character Area. The entirety of the assessment area is within Cranborne Chase & West Wiltshire Downs AONB. The assessment area is located to the east of Blandford Forum, between Wimborne Road (B3082) and the River Stour.</p>				
Assessment criterion	Description			Sensitivity score
Physical character (including topography and scale)	<ul style="list-style-type: none"> The landform slopes gently towards the River Stour, from an elevation of 65m AOD in the north to 40m AOD in the south. Fields are medium to large scale, with some smaller scale features such as in-field trees. 			M
Natural character	<ul style="list-style-type: none"> Fields in the assessment area are used for a mixture of arable cultivation and horse paddocks and are divided by thick, tall hedgerows with mature trees. Some mature in-field broadleaved trees are located in the assessment area. 			L-M
Historic landscape character (<i>please see separate heritage assessment for asset-based information</i>)	<ul style="list-style-type: none"> The assessment area does not contain any designated heritage assets. The Blandford Forum, Blandford St Mary and Bryanston Conservation Area is located near the south-western corner of the assessment area. The area provides rural setting to the grade II listed buildings within Langton Long Blandford. The HLC comprises field enclosures of post-medieval and modern date, some of which were formerly part of Langton Park. 			M
Form, density and setting of existing development	<ul style="list-style-type: none"> The assessment area is mostly unsettled with development limited to a farm. The small village of Langton Long Blandford is located to the south of the assessment area. The assessment area contributes to the sense of separation between Blandford Forum and Langton Long Blandford. The area is adjacent to the settlement edge of Blandford Forum although the A354 and trees along the road form a boundary which contains the settlement. Higher ground forms part of the undeveloped rural setting to the east of Blandford Forum. 			M-H
Views and visual character including skylines	<ul style="list-style-type: none"> The roofscape of Blandford Forum is visible to the west. There are also long views out to surrounding countryside to the south and east. The in-field and hedgerow trees create wooded skylines. 			M
Perceptual and experiential qualities	<ul style="list-style-type: none"> The area has strong rural perceptual qualities, although this is interrupted by the A354 which produces traffic noise. Open and expansive character, due to the long views. 			M
Overall assessment of landscape sensitivity				
L	L-M	M	M-H	H
<p>The rural and undeveloped character, long views, setting provided to Blandford Forum and role the area plays in the separating the settlements of Blandford Forum and Langton Long Blandford, result in overall moderate-high landscape sensitivity. The busy A354 introduces traffic noise which lowers the landscape sensitivity of the area.</p>				

Heritage sensitivity assessment

Dorset Historic Landscape Characterisation (HLC) context

The HLC indicates a primarily agricultural landscape comprised of field enclosures of post-medieval¹⁶ and modern¹⁷ date. The modern enclosure has taken in part of the former parkland associated with Langton House, which is no longer extant, although many of the other estate buildings survive. The isolated mature trees in these fields are likely remnants of the former parkland planting and add some time-depth value. The historic landscape has further value as it keeps the historic settlement of Langton Long Blandford separate from Blandford Forum, aiding in the legibility of their historic character and development.

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:

- Building and windpump [historic mapping]

Low importance

Likely susceptibility to physical change as a result of development

Remains relating to a courtyard building within the former parkland of Langton House may survive as buried features. If present, these would be highly susceptible to physical damage or total loss.

The density and variety of archaeological remains in the surrounding landscape and undeveloped nature of the assessment area suggests a potential for hitherto unrecorded archaeological remains that would also be highly susceptible to physical change.

Likely susceptibility to setting change as a result of development

Designated assets with the potential to experience setting change:

- Blandford Forum, Blandford St Mary and Bryanston Conservation Area

High importance

This conservation area takes in the three historic settlements of Blandford Forum¹⁸, Blandford St Mary and Bryanston as well as the former Bryanston Park Estate, which remains clearly legible despite modern development within the north of it. The character and special interest of the conservation area is derived from a combination of the significant historical background and time-depth, the very high number of historic buildings,¹⁹ the intact medieval town plan, and their topographic location within a bend in the River Stour which enables a visual connectivity with the surrounding landscape.²⁰ The assessment area lies almost immediately to the east of the conservation area and due to intervening modern development and tree cover makes little meaningful contribution to its character or special interest. As such, effects are not anticipated if developed.

Listed buildings within Langton Long Blandford:

- Langton Farmhouse – grade II listed building [1118509]

High importance

This 17th century farmhouse with 18th century remodelling derives its heritage significance from a combination of its aesthetic and historical (illustrative and associative) values. In terms of setting it has important functional and historical relationships with its remaining historic outbuildings and the surrounding agricultural

¹⁶ AD 1500-1799.

¹⁷ Post-1914.

¹⁸ Including Stour Meadows and the Hall and Woodhouse Brewery complex which forms part of the historic context.

¹⁹ Mainly of 18th and 19th century date.

²⁰ Dorset Councils Partnership; Blandford Forum Town Centre Conservation Area Appraisal, 2018 -

<https://www.dorsetforyou.gov.uk/planning-buildings-land/planning-policy/north-dorset/neighbourhood-planning/submitted-plans/pdfs/blandford-v2/associated-documents/blandford-forum-town-centre-conservation-area-appraisal-draft-version-2018.pdf>

land. It also forms part of a wider group of surviving structures and features that belonged to the former Langton Estate and are therefore historically and functionally related. Historic maps show that the assessment area forms part of the farm's historic landholding. The introduction of built development into former agricultural/park land may result in some tangential harm and reduce its legibility as part of Langton Long Blandford, but the visual connection between the farmhouse and this area of land is limited.

- The Old Rectory – grade II listed building [1304215]

High importance

This 18th century rectory was enlarged in the 19th century and is now in residential use. It derives its heritage significance from the combination of its aesthetic and historical (illustrative and associative) values. In terms of setting it has a historical and functional relationship with the church to the north-east, but it has little (if any) visual relationship with it at present due to intervening tree cover. Development of the assessment area would be unlikely to meaningfully affect the legibility of this building.

- Church of All Saints – grade II listed building [1118510]

High importance

The heritage significance of this rural parish church, built in 1861 to designs by Thomas Henry Wyatt, is derived from a combination of its aesthetic, historical (illustrative and associative) and communal values. The church has an important historical and functional relationship with the cemetery that surrounds it, as well as with the Old Rectory to the south-west, although this is now converted to residential use and has little (if any) visual relationship with the church at present due to intervening tree cover. It also has an important relationship with the historic settlement in which it is situated, as this was the home of its parishioners. Development of the assessment area would effectively conflate Langton Long Blandford and Blandford Forum, potentially reducing the ability to appreciate the asset's significance as a rural parish church.

- South Lodge – grade II listed building [1324293]

High importance

This 19th century lodge to the former Langton Park is now in residential use. Its heritage significance is derived from a combination of its aesthetic and historical (illustrative and associative) values. This asset has important functional and historical relationships with the other historic buildings that survive from the Langton Park Estate (e.g. the Stables (grade II listed – 1153614), the Old Brewhouse (grade II listed – 1153627), Langton House (grade II listed – 1118511), Langton Farmhouse (grade II listed – 1118509) etc.), as well as the former parkland which remains evidenced in the settlement layout and planting. Development would result in the loss of part of this former parkland, which while only retaining a few parkland features (e.g. trees), does contribute to the legibility of its rural origins and to the understanding of it as a separate historic settlement.

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

L	L-M	M	M-H	H
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Overall this assessment area is of **moderate-high** sensitivity. This is primarily derived from the potential for harm to Langton Long Blandford, a historic rural settlement whose character and legibility – as well as that of designated assets within it - could be affected by the loss of rural setting and introduction of built development that coalesces the two settlements. The effect of this change could be less than substantial harm, but towards the top end of the spectrum.

Summary of key sensitivities and guidelines for sustainable development

Summary of key sensitivities

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

- The location of this area within the nationally valued landscape of the Cranborne Chase & West Wiltshire Downs AONB.
- The rural unsettled character of the assessment area which provides part of the setting to existing settlement in Blandford Forum.
- Natural heritage features including hedgerows with trees and mature in-field trees.
- The rural setting to cultural heritage features including Blandford Forum, Blandford St Mary and Bryanston Conservation Area and some grade II listed buildings within Langton Long Blandford.
- The sense of separation the assessment area provides between the settlements of Blandford Forum and Langton Long Blandford.
- Long views across the roofscape of Blandford Forum and to adjacent countryside.
- Risk of truncation/loss of known archaeological remains and a potential for hitherto unknown archaeological remains of similar vulnerability.
- Risk of loss of former parkland trees.
- Risk of the Langton Long Blandford being coalesced with Blandford Forum, affecting its character and legibility.
- Risk of harm to the heritage significance of a number of the grade II listed buildings as a result of loss of rural setting.

Guidelines

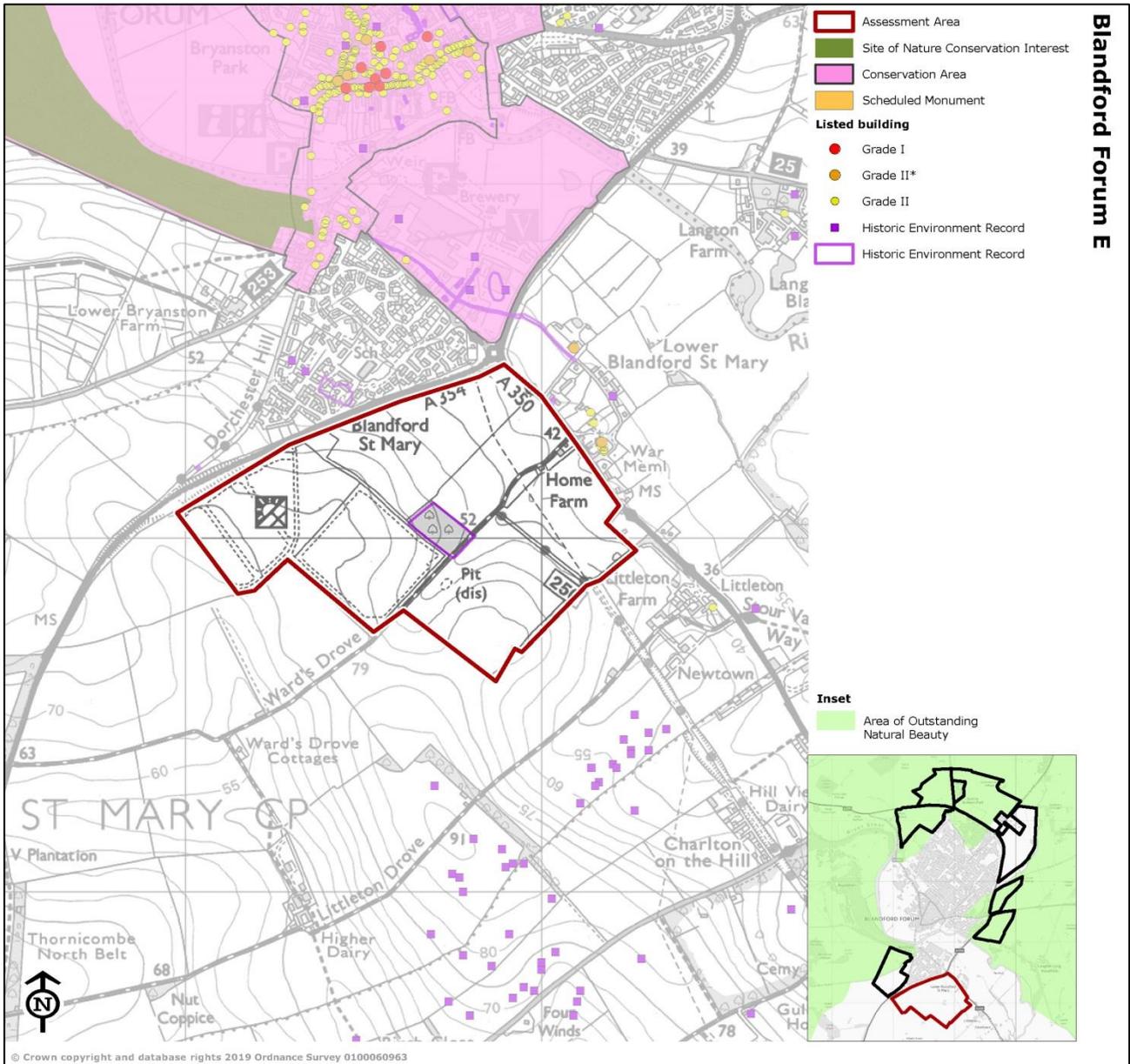
This area is within the Cranborne Chase & West Wiltshire Downs AONB, a nationally designated landscape where there is a presumption against major development. Any development may have an impact on the character and special qualities of the AONB. Therefore, the guidance below should be closely followed.

Any new development should:

- Complement existing settlement within Langton Long Blandford using a similar dispersed building pattern.
- Maintain the sense of separation between Blandford Forum and Langton Long Blandford.
- Be built to match the local building vernacular with building materials that match the existing development.
- Not adversely affect the special qualities of the Cranborne Chase & West Wiltshire Downs AONB including: the tranquil unspoilt qualities of the area, wide expansive skies, rich land use history, local vernacular building styles and strong sense of place²¹.
- Further investigate and characterise the archaeological/geoarchaeological potential of the assessment area via desk-based research and, if necessary field evaluation, to inform an appropriate mitigation strategy. Typically, mitigation would involve either targeted excavation or an archaeological watching brief, but for high value remains (even those not designated) preservation in-situ would be required. All investigation should be informed and approved by the local authority's archaeological advisor.

- Seek to retain the former parkland trees.
- Seek to maintain a rural gap between any new development and Langton Long Blandford e.g. keep development within the northern part of the assessment area. This would not remove the impact as due to the topography intervisibility is likely. Therefore screening – drawing on the character of the former parkland planting – may be appropriate to reduce the impacts of development. However, this would need to be carefully designed and thoroughly assessed as screening can be just as intrusive as the impact that it seeks to mitigate.
- Seek to preserve the elements of setting (e.g. rural hinterland) that contribute to the heritage significance of the listed buildings within the historic settlement of Langton Long Blandford.

Assessment area: Blandford (Forum and St Mary) E



Representative photographs



Landscape sensitivity assessment

Landscape character context				
This assessment area falls within the South Blandford Downs Landscape Character Area. The assessment area is located to the south-east of Blandford St Mary between the A354 and A350.				
Assessment criterion	Description			Sensitivity score
Physical character (including topography and scale)	<ul style="list-style-type: none"> Sloping land, with the highest point in the south-west (75m AOD) and the lowest elevation in the north (40m AOD). Medium-large sized arable fields are bound by tall hedgerows with mature trees. 			M
Natural character	<ul style="list-style-type: none"> Fields are mostly used for arable farming. Field boundaries comprise hedgerows, some of which contain mature broadleaved trees. There is a small area of young woodland and scattered mature in-field trees. Fields in the west of the area are currently used for solar panels. 			L-M
Historic landscape character (<i>please see separate heritage assessment for asset-based information</i>)	<ul style="list-style-type: none"> There are no designated cultural heritage features within the assessment area. However, the area contributes to the wider rural setting for the grade II listed buildings located in Lower Blandford St Mary. The area provides a rural setting to parts of the Blandford Forum, Blandford St Mary and Bryanston Conservation Area. The former railway line is located in this assessment area and is now part of National Cycle Route 250. The HLC indicates a mix of post-medieval and modern enclosed fields. 			M
Form, density and setting of existing development ²²	<ul style="list-style-type: none"> The area is largely undeveloped, with settlement limited to several properties along Ward's Drove. The area is separated from the adjacent existing settlement in Blandford St Mary by the A354. The assessment area provides a rural setting to existing settlement and contributes to the sense of separation between Blandford St Mary and Lower Blandford St Mary. 			M-H
Views and visual character including skylines	<ul style="list-style-type: none"> Views from the elevated parts of the landscape extend to Lower Blandford St Mary to the north-east. Skylines are broad, open and undeveloped. More elevated parts of the assessment area are visually prominent, particularly from footpaths on surrounding elevated land. 			M
Perceptual and experiential qualities	<ul style="list-style-type: none"> The area has an open and exposed character with strong rural perceptual qualities. The fencing surrounding the solar farm and traffic noise from the A354 and A350 can detract from the rural perceptual qualities. 			M
Overall assessment of landscape sensitivity				
L	L-M	M	M-H	H
Landscape sensitivity is increased by the elevated, open and exposed physical character, long views from higher ground, undeveloped character, rural perceptual qualities, and the setting provided to Blandford Forum, Blandford St Mary and Bryanston Conservation Area. Features which reduce landscape sensitivity include traffic noise from the A354, infrastructure associated with the solar farm and a lack of designated semi-natural habitats. Overall, the assessment area has moderate landscape sensitivity.				

²² There is an approved existing planning application (2/2015/1935/OUT) in the north of this assessment area, consisting of up to 350 dwellings. Development may alter the character of this area and may subsequently impact on the sensitivity to residential development.

Heritage sensitivity assessment

Dorset Historic Landscape Characterisation (HLC) context

The HLC indicates a primarily agricultural landscape comprised of post-medieval²³ and modern²⁴ enclosure fields. The post-medieval enclosure has some time-depth and may contain some hedgerows that qualify as historically important under the 1997 Hedgerow Regulations. Such hedgerows are generally regarded as heritage assets of low value and would be susceptible to physical change. The historic landscape also has some further value as it plays an important function in maintaining the separation of the historic settlements at Blandford St Mary, Lower Blandford St Mary and Littleton, aiding in the legibility of their historic character and development.

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:

- The Somerset and Dorset Joint Railway [historic mapping]

Low importance

- Former quarry [historic mapping]

Negligible importance

- Modern allotment [MDO23505]

Negligible importance

Likely susceptibility to physical change as a result of development

An evaluation ahead of the development of Littleton Solar Farm within the assessment area proved negative for archaeology. However, given the number, density and variety of archaeological remains in the surrounding landscape and the undeveloped nature of the assessment area,²⁵ there remains a potential for archaeology in the area that has not been subject to evaluation. If archaeological remains were found then they would be highly susceptible to physical change e.g. damage or total loss.

Likely susceptibility to setting change as a result of development

Designated assets with the potential to experience setting change:

- Blandford Forum, Blandford St Mary and Bryanston Conservation Area

High importance

This conservation area takes in the three historic settlements of Blandford Forum,²⁶ Blandford St Mary and Bryanston as well as the former Bryanston Park Estate. The character and special interest of the conservation areas is derived from a combination of their significant historical background and time-depth, the positive contribution made by a very high number of historic buildings,²⁷ the intact medieval town plan and its topographic location within a bend in the River Stour which enables a visual connectivity with the surrounding landscape.²⁸ The conservation area lies to the north of the assessment area; however, the adjacent part includes a modern Tesco supermarket and car park and there is no intervisibility between the two. As such, the assessment area appears to have no meaningful relationship with the conservation area.

Assets within Lower Blandford St Mary

- The Manor House – grade II* listed building [1171679]

²³ AD 1500-1799.

²⁴ Post-1914.

²⁵ Quarrying and allotment digging is likely to have disturbed any archaeological remains, if present.

²⁶ Including Stour Meadows and the Hall and Woodhouse Brewery complex which forms part of the historic context.

²⁷ Mainly of 18th and 19th century date.

²⁸ Dorset Councils Partnership: Blandford Forum Town Centre Conservation Area Appraisal, 2018 -

<https://www.dorsetforyou.gov.uk/planning-buildings-land/planning-policy/north-dorset/neighbourhood-planning/submitted-plans/pdfs/blandford-v2/associated-documents/blandford-forum-town-centre-conservation-area-appraisal-draft-version-2018.pdf>

High importance

This early 17th century manor house with later additions and alterations includes internal features of architectural note. It derives its heritage significance from a combination of aesthetic and historical (illustrative/associative) values. Elements of its setting that contribute to its significance include its historical outbuildings (some now seemingly in residential use) and gardens, it also has a historical and functional relationship with much of the agricultural surrounding land, which the tithe map indicates was once part of its landholding. The assessment area does not appear to have formed part of this landholding and has limited visual connection with the house due to its orientation and intervening vegetation.

- Church of St Mary – grade II* listed building [1110176]

High importance

This medieval parish church with later alterations/additions derives its heritage significance from a combination of aesthetic, historical (illustrative/associative) and communal value. It has an important functional and historical relationship with the graveyard to the south-east – which includes four grade II listed memorials – and the former Rectory, now grade II listed [1110179], to the north-west. The wider open agricultural setting of the asset aids in its legibility as a rural parish church. This legibility would be diminished by development of the assessment area, which would essentially coalesce the village of Lower Blandford St Mary with that of Blandford St Mary.

- Old Rectory – grade II listed building [1110179]

High importance

An 18th century rectory with 19th century extensions/alterations now in residential use. It derives its heritage significance from a combination of its aesthetic and historical (illustrative/associative) values. Elements of its setting that contribute to its heritage significance include its stables and garden. It also has an important functional/historical relationship with the church; however, there is no visual relationship due to intervening historical development. The assessment area is approximately 66m east of the asset; at present, there is no intervisibility due to the mature vegetation forming the property's garden boundary.

- Clerkenwell House – grade II listed building [1110178]

High importance

An early 18th century house marked as 'Manor Farm' on the early OS maps. It derives its heritage significance from its aesthetic and historical values. Its setting has been altered by a change in road layout, but its surviving outbuildings are important along with its garden. It also has a functional and historical relationship with the wider agricultural landscape and Manor House. Development of the assessment area would reduce the rural aspect of its setting but the ability to appreciate this would be limited due to the orientation of the building and intervening vegetation.

Assets within Littleton

- Littleton House – grade II listed building [1110175]

High importance

A late 18th century house now divided into three dwellings. Littleton House and Farm are all that remain of Littleton village, but many traces of former dwellings occur as earthworks.²⁹ Development of the assessment area, which lies 260m to the north-west of the house, would be unlikely to result in meaningful setting change but would place greater pressure on the remaining rural setting.

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

L	L-M	M	M-H	H
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Overall this assessment area is judged to have **moderate-high** sensitivity in terms of the historic environment. The key issue that would result from the development of this assessment area relates to the conflation of Blandford and Blandford St Mary with Lower Blandford St Mary. This change would affect the legibility of their separate historic character and development. This could be avoided to some extent through careful masterplanning/siting of development and the maintenance of some separation via strategic open land/screening.

²⁹ <https://www.british-history.ac.uk/rchme/dorset/vol3/pp40-46>

Summary of key sensitivities and guidelines for sustainable development

Summary of key sensitivities

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

- Open and exposed sloping landscape, with long views from higher elevations.
- Areas of young woodland, in-field mature trees and well established hedgerows with mature hedgerow trees.
- The setting the assessment area provides to the existing settlement, including parts of the Blandford Forum, Blandford St Mary and Bryanston Conservation Area.
- Strong rural character with high levels of tranquillity despite the proximity of settlement and major roads.
- Potential for historically important hedgerows that would be susceptible to physical change/total loss.
- Risk of truncation/loss of known archaeological remains and a potential for hitherto unknown archaeological remains of similar vulnerability.
- Risk of Blandford St Mary, Lower Blandford St Mary and Littleton being coalesced, affecting their character and legibility.
- Risk of harm to the heritage significance of the grade II* Church of St Mary.

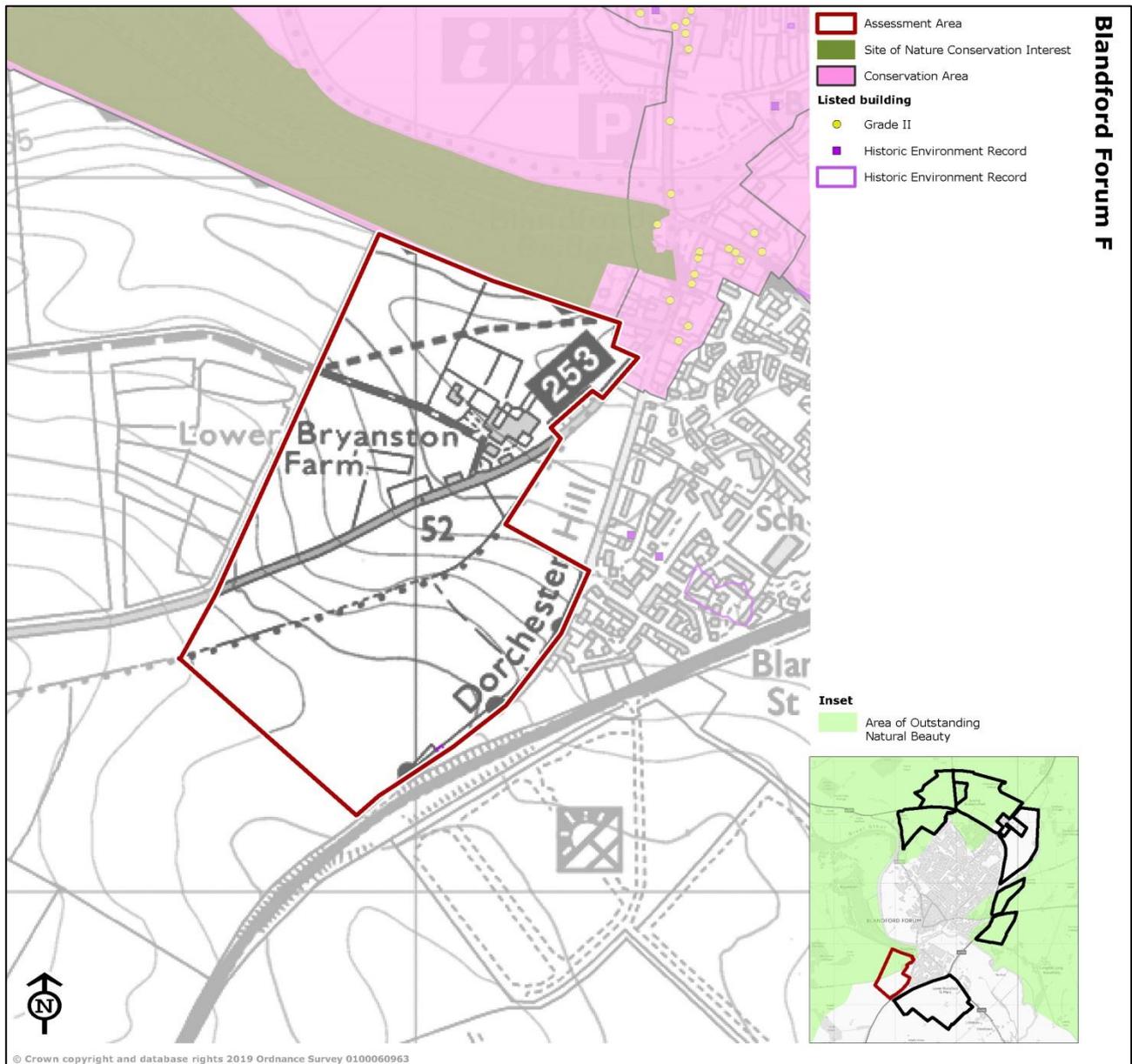
Guidelines

Any new development should:

- Avoid visually prominent slopes which may have negative effect on the setting of surrounding development and features of historic interest.
- Retain important ecological features such as woodland and mature trees.
- Be in keeping with existing settlement within Lower Blandford St Mary using a similar dispersed layout.
- Respect the local vernacular using appropriate building materials.
- Seek to retain any historically important hedgerows³⁰ to help create a sense of place.
- Further investigate and characterise the archaeological potential of the assessment area via desk-based research and, if necessary field evaluation, to inform an appropriate mitigation strategy. Typically, mitigation would involve either targeted excavation or an archaeological watching brief, but high value remains would require preservation in-situ. All investigation should be informed and approved by the local authority's archaeological advisor.
- Seek to avoid conflation of Lower Blandford St Mary with Blandford, Blandford St Mary and Bryanston Conservation Area e.g. by keeping development to the west of the former railway and north of Ward's Drove. Conservation area appraisal or management plan should be prepared to inform planning proposals and decisions.

³⁰ In order to remove such a hedgerow an owner must serve notice on the local planning authority who then decides if it is 'important' and if so whether it should be retained.

Assessment area: Blandford (Forum and St Mary) F



Representative photographs



Landscape sensitivity assessment

Landscape character context				
This assessment area falls within the South Blandford Downs Landscape Character Area. The northern part of the assessment area (north of Fair Mile Road) is within Dorset AONB. Situated to the south-west of Blandford St Mary, the assessment area is located between Dorchester Hill and New Road.				
Assessment criterion	Description	Sensitivity score		
Physical character (including topography and scale)	<ul style="list-style-type: none"> Land slopes downward towards Blandford St Mary and the River Stour. Elevation ranges between 85m AOD in the south and 40m AOD in the north-east corner. Fields are medium in size, although the elevated landform and low hedgerows and pony tape create the perception of a large-scale landscape. 	M-H		
Natural character	<ul style="list-style-type: none"> Land use is a mixture of arable fields and pony paddocks at Lower Bryanston Farm. Field boundaries south of Fair Mile Road are characterised by hedgerows which often contain mature trees. To the north of Fair Mile Road, hedgerows tend to be low cut. The area is directly south of The Cliff SNCI. 	L-M		
Historic landscape character (<i>please see separate heritage assessment for asset-based information</i>)	<ul style="list-style-type: none"> The assessment area is located to the south of the Blandford Forum, Blandford St Mary and Bryanston Conservation Area. The HLC identifies fields as a mix of reorganised medieval and post-medieval field enclosures. 	M		
Form, density and setting of existing development ³¹	<ul style="list-style-type: none"> The area is undeveloped with settlement limited to Lower Bryanston Farm and some residential properties along Fair Mile Road. The assessment area is adjacent to the settlement edge of Blandford St Mary and provides setting to parts of the conservation area. The area provides rural setting for western parts of Blandford St Mary. New residential development is being constructed adjacent to the assessment area (between Fair Mile Road and Dorchester Hill). 	M-H		
Views and visual character including skylines	<ul style="list-style-type: none"> The elevated landform results in views over Blandford St Mary to the countryside beyond. Skylines are mostly undeveloped and are marked by occasional trees. The roofscape of the nearby settlement is visible on the skyline. 	M-H		
Perceptual and experiential qualities	<ul style="list-style-type: none"> The assessment area is largely rural with high levels of relative tranquillity. The adjacent A354 introduces traffic noise, particularly in the north of the assessment area. Fields sub-divided by pony tape can detract from the scenic character of the landscape. 	M		
Overall assessment of landscape sensitivity				
L	L-M	M	M-H	H
Landscape sensitivity is increased by the sloping landform, intervisibility with the Dorset AONB, proximity to Blandford Forum, Blandford St Mary and Bryanston Conservation Area, rural perceptual qualities and undeveloped character, resulting in overall moderate-high landscape sensitivity. Traffic noise from the A354 and lack of designated semi-natural habitats reduces sensitivity.				

³¹ There are two existing planning applications in the north-east of the assessment area. 2/2015/0813/FUL consists of 61 dwellings and has been approved, whilst 2/2017/1919/OUT is up to 81 dwellings and is awaiting a decision. Development may alter the character of this area and may subsequently impact on the sensitivity to residential development.

Heritage sensitivity assessment

Dorset Historic Landscape Characterisation (HLC) context

The HLC data indicates a primarily agricultural landscape comprised of field enclosures of medieval,³² post-medieval³³ and modern³⁴ date. The earlier enclosures have some time-depth and may include hedgerows that qualify as historically important under the 1997 Hedgerow Regulations. Such hedgerows are generally regarded as heritage assets of low value and would be susceptible to physical change.³⁵ The historic landscape has further value as it forms the setting – and contributes to the heritage significance – of some nearby heritage assets (discussed below).

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:

- Lower Bryanston Farmhouse

Low-medium importance

This 18th/19th century farmhouse (now a bed and breakfast) derives its heritage significance from a combination of its aesthetic and historical values. Elements of its setting that contribute to its heritage significance and legibility comprise the remaining historic outbuildings (although these are largely surrounded by modern agricultural buildings) and the surrounding agricultural land, with which it has an interdependent relationship. It also appears to have a historical and functional relationship with the former Bryanston Park, of which it formed part.

- Site of a Toll House [MDO3566]

Low importance

Likely susceptibility to physical change as a result of development

In the event of development, Lower Bryanston Farmhouse and its historic outbuildings would be highly susceptible to physical change. So too, would any remains relating to the former toll house.

The undeveloped nature of the assessment area and the number, density and variety of archaeological remains in the surrounding landscape suggest a potential for further hitherto unknown archaeological remains. It is of particular note that aerial imagery suggests possible cropmarks in the southern end of the assessment area. If archaeological remains were found then they would be highly susceptible to physical change e.g. damage or total loss.

Likely susceptibility to setting change as a result of development

Designated assets with the potential to experience setting change:

- Blandford Forum, Blandford St Mary, and Bryanston Conservation Area

High importance

This conservation area takes in the three historic settlements of Blandford Forum,³⁶ Blandford St Mary and Bryanston as well as the former Bryanston Park Estate, which remains clearly legible despite modern development within the north of it. The character and special interest of the conservation area is derived from

³² AD 1066-1499.

³³ AD 1500-1799.

³⁴ Post 1914.

³⁵ In order to remove such a hedgerow an owner must serve notice on the local planning authority who then decides if it is 'important' and if so whether it should be retained.

³⁶ Including Stour Meadows and the Hall and Woodhouse Brewery complex which forms part of the historic context.

a combination of the significant historical background and time-depth, the very high number of historic buildings,³⁷ the intact medieval town plan, and their topographic location within a bend in the River Stour which enables a visual connectivity with the surrounding landscape.³⁸ The assessment area is immediately south of the conservation area and adjacent to Bryanston Park and the historic core of Blandford St Mary. Development of the assessment area could result in the loss of the historic farmstead associated with the Bryanston Park or its separation by built development and the loss of a small part of its rural setting. Blandford St Mary could lose the last remaining part of its rural setting, and have one of only two remaining rural approaches urbanised.³⁹ This would affect both areas' character and legibility. The effect of this would be less than substantial harm, but towards the higher end of the scale.

Non-designated assets with the potential to experience setting change:

- Lower Bryanston Farmhouse

Low-medium importance

This 18th/19th century farmhouse (now a bed and breakfast) derives its heritage significance from a combination of its aesthetic and historical values. Elements of its setting that contribute to its heritage significance and legibility comprise the remaining historic outbuildings (although these are largely surrounded by modern agricultural buildings) and the surrounding agricultural land, with which it has an interdependent relationship. It also appears to have a historical and functional relationship with the former Bryanston Park, of which it formed part. Development could result in the loss of the asset's rural setting harming its legibility. Development between it and the park would also affect the legibility of its historical and functional relationship with the Bryanston Estate.

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

L	L-M	M	M-H	H
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This assessment area has **moderate-high** sensitivity. This is derived primarily from the potential effects that could arise to the Blandford Forum, Blandford St Mary and Bryanston Conservation Area and the potential for the loss of Bryanston Farmhouse, a non-designated asset, and the ability to understand its historic function. There is also the potential for damage or loss of any remains associated with a former toll house, and to any hitherto unknown archaeological remains or historically important hedgerows.

The potential harm to the conservation area – which would be less than substantial but towards the higher end of the spectrum - is unlikely to be satisfactorily mitigated and as such this development area is unlikely to be suitable for development in terms of historic environment sensitivities.

³⁷ Mainly of 18th and 19th century date.

³⁸ Dorset Councils Partnership: Blandford Forum Town Centre Conservation Area Appraisal, 2018 - <https://www.dorsetforyou.gov.uk/planning-buildings-land/planning-policy/north-dorset/neighbourhood-planning/submitted-plans/pdfs/blandford-v2/associated-documents/blandford-forum-town-centre-conservation-area-appraisal-draft-version-2018.pdf>

³⁹ Development already extends along Dorchester Hill and is being added to as a result of development underway – see planning application 2/2015/0813/FUL.

Summary of key sensitivities and guidelines for sustainable development

Summary of key sensitivities

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

- Its nationally recognised landscape value, as reflected in its inclusion within the Dorset AONB.
- Sloping topography which is visually prominent in a local context.
- Provides important rural setting and contributes to the character and legibility of the Blandford Forum, Blandford St Mary and Bryanston Conservation Area as well as many western parts of Blandford St Mary.
- Strongly rural and removed characteristics of the undeveloped agricultural landscape.
- Potential for historically important hedgerows that would be susceptible to physical change/total loss.
- Risk of truncation/loss of known archaeological remains and a potential for hitherto unknown archaeological remains of similar vulnerability.
- Risk of physical loss/setting change to the non-designated Lower Bryanston Farmhouse.

Guidelines

This area is partially 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.

As stated above, there is no real option for mitigating harm to the conservation area.

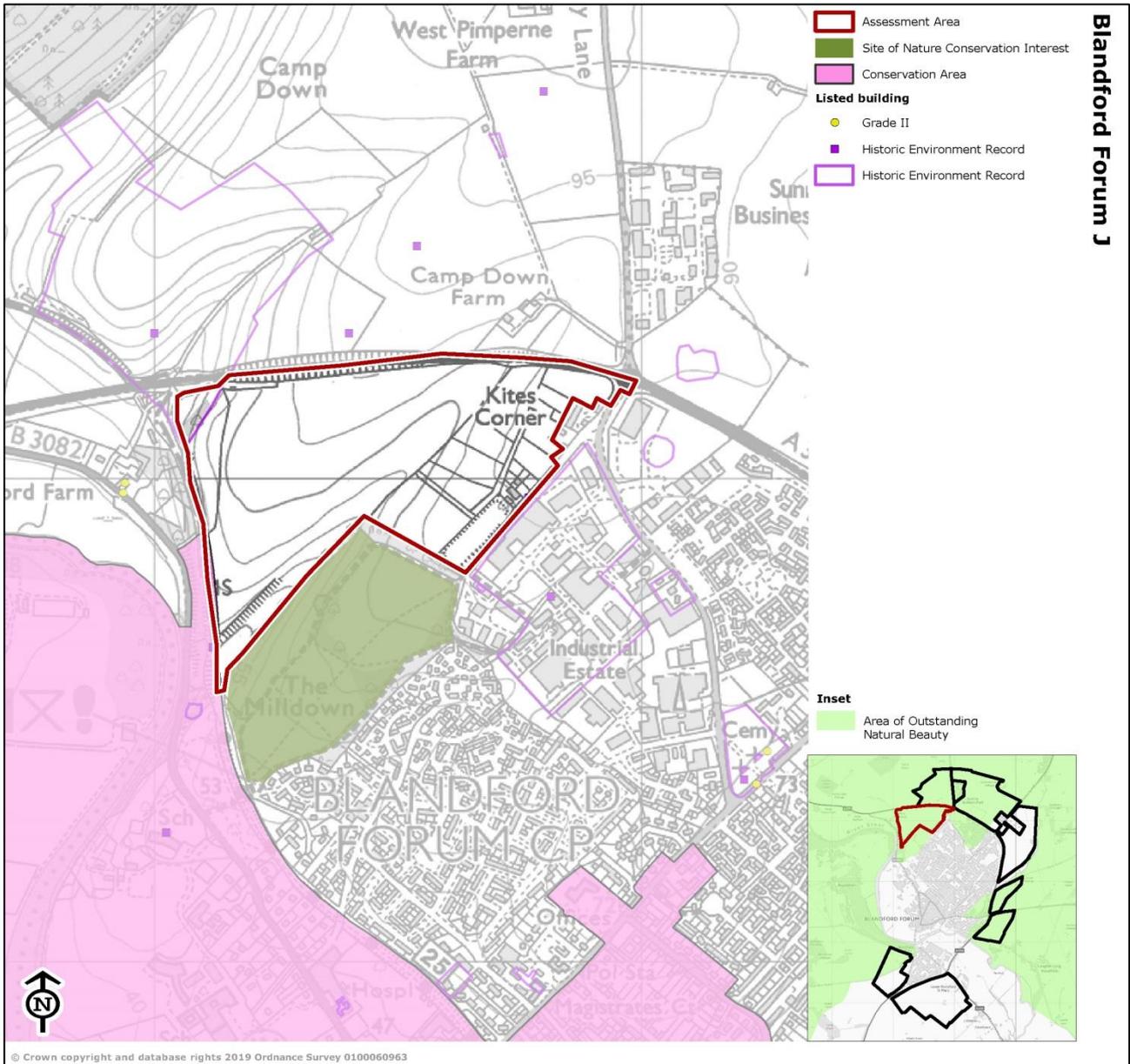
Any new development should:

- Avoid highly visible slopes where development may have an adverse impact on the rural setting of existing development.
- Be in keeping with the existing settlement form and vernacular.
- Retain the existing hedgerows and mature trees which contribute to the natural character and structure of the landscape.
- Respect the existing role of the landscape as an undeveloped backdrop to settlement.
- Ensure it does not adversely affect the special qualities of the Dorset AONB, including uninterrupted panoramic views, a sense of tranquillity and remoteness, dark night skies, undeveloped rural character and a rich historic and built heritage.⁴⁰
- Seek to retain any historically important hedgerows⁴¹ to help create a sense of place.
- Further investigate and characterise the archaeological potential of the assessment area via desk-based research and, if necessary field evaluation, to inform an appropriate mitigation strategy. Typically, mitigation would involve either targeted excavation or an archaeological watching brief, but high value remains would require preservation in-situ. All investigation should be informed and approved by the local authority's archaeological advisor.
- Seek to retain Lower Bryanston Farmhouse and elements of its setting that contribute to its significance e.g. its rural setting and historic outbuildings.

⁴⁰ Dorset AONB (2019), Dorset AONB Management Plan 2019-2024.

⁴¹ In order to remove such a hedgerow an owner must serve notice on the local planning authority who then decides if it is 'important' and if so whether it should be retained.

Assessment area: Blandford (Forum and St Mary) J



Representative photographs



Landscape sensitivity assessment:

Landscape character context				
This assessment area falls within the North Dorset Chalk Escarpment, Cranborne Chase Wooded Chalk Downland and Mid Stour Valley Landscape Character Areas. The whole of the assessment area is located within Cranborne Chase & West Wiltshire Downs AONB. It is located directly north-west of Blandford Forum and includes the land to the north-east of the River Stour and south of the A350.				
Assessment criterion	Description			Sensitivity score
Physical character (including topography and scale)	<ul style="list-style-type: none"> Elevated and undulating landform ranging between 55m and 85m AOD. A dry valley is located in the south-west. The assessment area is large in scale, although the fields in the east are smaller and contain more frequent small-scale features including hedgerows and trees. 			M-H
Natural character	<ul style="list-style-type: none"> Land use includes arable fields and horse paddocks. Fields are divided by hedgerows, rows of trees and wooden fences. Some woodland strips on the edges of the assessment area are deciduous woodland BAP priority habitat. The Milldown SNCI is adjacent to the south. 			L-M
Historic landscape character (<i>please see separate heritage assessment for asset-based information</i>)	<ul style="list-style-type: none"> The area lies adjacent to the north-east of the Blandford Forum, Blandford St Mary and Bryanston Conservation Area and forms part of the wider rural setting to the conservation area. The HLC identifies fields to be 20th century enclosure. 			M
Form, density and setting of existing development ⁴²	<ul style="list-style-type: none"> The area is almost entirely unsettled apart from a small number of residential properties on the western edge of Blandford Forum. The eastern boundary of the assessment area abuts the edge of Blandford Forum and the area provides a rural setting for residential properties at Kites Corner. The assessment area is disconnected from the existing residential part of the settlement by the adjacent industrial estate. 			M-H
Views and visual character including skylines	<ul style="list-style-type: none"> There are prominent views of The Milldown to the south and to the countryside within the Cranborne Chase & West Wiltshire Downs AONB to the north. Skylines are undeveloped and marked by trees along field boundaries. 			M-H
Perceptual and experiential qualities	<ul style="list-style-type: none"> The area has strong rural qualities and is removed from the adjacent settlement as mature trees screen the A350 and the large commercial buildings in Blandford Forum. Open and expansive character, particularly on higher ground. The A350 introduces traffic noise which detracts from the rural perceptual qualities of the area. 			M-H
Overall assessment of landscape sensitivity				
L	L-M	M	M-H	H
Landscape sensitivity is increased by the visually prominent sloping landform, intervisibility with the wider AONB, rural and undeveloped character and proximity to the Blandford Forum, Blandford St Mary and Bryanston Conservation Area. Sensitivity is slightly reduced by traffic noise and a lack of semi-natural habitats within the assessment area. Overall, the area has moderate-high landscape sensitivity.				

⁴² There are two existing planning applications in the south-east of the assessment area. 2/2018/0381/OUT/2015/0813/FUL consists of 15 dwellings and 2 Class B Units, whilst 2/2018/0379/OUT/2017/1919/OUT is 28 dwellings; both are awaiting a decision. Development may alter the character of this area and may subsequently impact on the sensitivity to residential development.

Heritage sensitivity assessment

Dorset Historic Landscape Characterisation (HLC) context

The HLC indicates that the assessment area comprises modern enclosure and open ground. There is a small area of historic landfill near Kites Corner. These elements have little time-depth, but nonetheless their open rural character contribute to the legibility of Bryanston Park (now designated as part of the Blandford Forum, Blandford St Mary and Bryanston Conservation Area).

Description and significance of heritage assets present

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

There are no designated assets within the assessment area.

Non-designated assets within the assessment area include:

- Medieval to post-medieval strip field [MDO38065]

Low importance

Likely susceptibility to physical change as a result of development

The strip field recorded within the assessment area may be associated with surviving ridge and furrow earthworks, which would be highly susceptible to physical change as a result of development.

Other than in the area of historic landfill, there is a good potential for hitherto unknown archaeological remains given the undeveloped nature of the assessment area and the number, density and variety of archaeological remains in the surrounding landscape. If archaeological remains were found then they would be highly susceptible to physical change e.g. damage or total loss, although ploughing may already have caused some truncation.

Likely susceptibility to setting change as a result of development

Designated assets with the potential to experience setting change:

- Blandford Forum, Blandford St Mary and Bryanston Conservation Area

High importance

This conservation area takes in the three historic settlements of Blandford Forum,⁴³ Blandford St Mary and Bryanston as well as the former Bryanston Park Estate, which remains clearly legible despite modern development within the north of it. The character and special interest of the conservation area is derived from a combination of the significant historical background and time-depth, the very high number of historic buildings,⁴⁴ the intact medieval town plan, and their topographic location within a bend in the River Stour which enables a visual connectivity with the surrounding landscape.⁴⁵ The assessment area forms part of the conservation area's rural setting. It abuts its eastern edge, along the route of a former railway now used as a footpath but, due to the topography and tree cover, there is no intervisibility along the pathway or the B3082 below it. It is possible that the assessment area may be glimpsed from within Bryanston Park, but its development would be unlikely to detract from the experience of moving through the parkland given its distance and clear separation. Any harm arising would be less than substantial.

- Nutford Farmhouse and Cottage including Flanking Garden Wall - grade II listed building [1324318] and Garden Wall and Gatepiers immediately south west of Nutford Farmhouse and Cottage - grade II listed building [1153821]

High importance

A mid-18th century farmhouse and cottage – now in separate residential use – with a contemporary garden wall containing a reset late medieval greensand doorway. The garden wall and gatepiers to the south-west are also of 18th century date. These heritage assets have group value and derive their heritage significance from a combination of their aesthetic and historic illustrative value. The farm would have been functionally dependant

⁴³ Including Stour Meadows and the Hall and Woodhouse Brewery complex which forms part of the historic context.

⁴⁴ Mainly of 18th and 19th century date.

⁴⁵ Dorset Councils Partnership: Blandford Forum Town Centre Conservation Area Appraisal, 2018 -

<https://www.dorsetforyou.gov.uk/planning-buildings-land/planning-policy/north-dorset/neighbourhood-planning/submitted-plans/pdfs/blandford-v2/associated-documents/blandford-forum-town-centre-conservation-area-appraisal-draft-version-2018.pdf>

on the surrounding agricultural land but the legibility of the farm has been altered to some extent by the apparent conversion of the farm's outbuildings, the addition of two new residential buildings to the north and west of the farm and by dense tree cover that prevents any intervisibility (or views in conjunction) between the asset group and the assessment area. Development is therefore unlikely to meaningfully affect the assets' heritage significance.

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

L	L-M	M	M-H	H
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This area has a **moderate** sensitivity. It directly adjoins the Blandford Forum, Blandford St Mary and Bryanston Conservation Area and forms part of its rural setting but the ability to appreciate this is limited.

Summary of key sensitivities and guidelines for sustainable development

Summary of key sensitivities

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

- Its nationally recognised landscape value, as reflected in its inclusion within the Cranborne Chase & West Wiltshire Downs AONB.
- The visually prominent elevated land in the west of the assessment area.
- The strong rural and undeveloped character despite proximity to development and major roads.
- Important ecological features including BAP priority habitat deciduous woodland in the west of the area, in addition to the network of hedgerows which contributes to the natural character and structure of the landscape.
- Rural setting the area provides to parts of the neighbouring conservation area.
- Risk of physical harm to known archaeological assets and potential for hitherto unknown remains of similar susceptibility.
- The rural setting provided to Blandford Forum, Blandford St Mary and Bryanston Conservation Area.

Guidelines

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

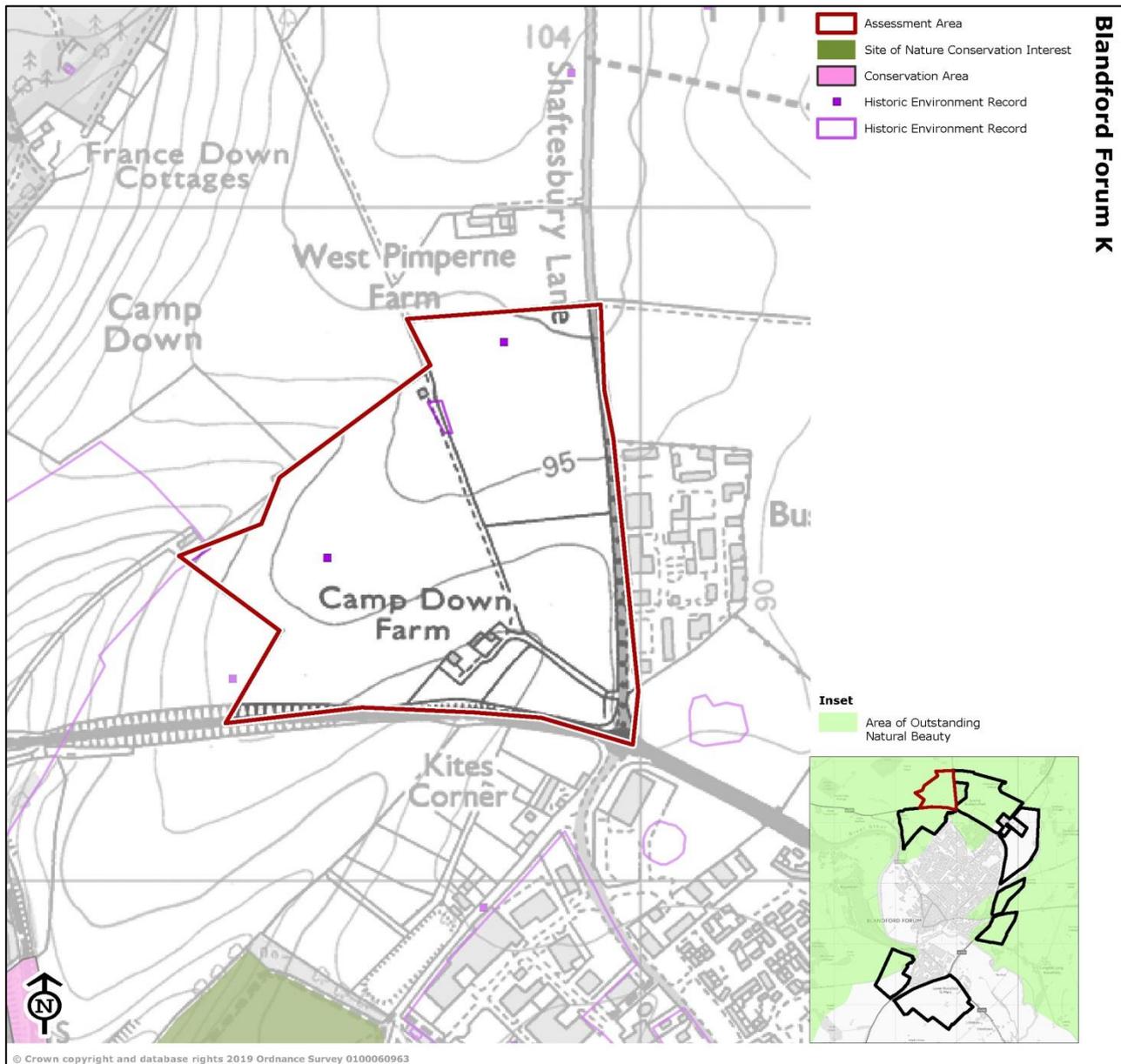
Any new development should:

- Avoid the visually prominent elevated land in the west of the assessment area.
- Respect the existing role of the landscape as an undeveloped backdrop to settlement, including parts of the Blandford Forum, Blandford St Mary and Bryanston Conservation Area.
- Retain important ecological features such as BAP priority habitat deciduous woodland and mature hedgerows.
- Ensure it does not adversely affect the special qualities of the Cranborne Chase & West Wiltshire Downs AONB including: the tranquil unspoilt qualities of the area, wide expansive skies, rich land use history, local vernacular building styles and strong sense of place.⁴⁶
- Further investigate and characterise the archaeological/geoarchaeological potential of the assessment area via desk-based research and, if necessary field evaluation, to inform an appropriate mitigation strategy.⁴⁷
- Seek to avoid/minimise harm to the Blandford Forum, Blandford St Mary and Bryanston Conservation Area by minimising any changes that could affect the ability to appreciate its character and special interest. This would likely involve careful siting and scaling of development. There is currently no conservation area appraisal or management plan available for this area but as per the authority's statutory duties one should be produced in order to ensure that there is a relevant evidence base for the preparation of heritage statements and to provide specific design guidance.

⁴⁶ Cranborne Chase AONB (2019), Cranborne Chase AONB Management Plan; 2019-2024.

⁴⁷ Typically, mitigation would involve either targeted excavation or an archaeological watching brief, but high value remains would require preservation in-situ. All investigation should be informed and approved by the local authority's archaeological advisor.

Assessment area: Blandford (Forum and St Mary) K



Representative photographs



Landscape sensitivity assessment

Landscape character context				
<p>This assessment area falls within Cranborne Chase Wooded Chalk Downland Landscape Character Area, with a small part in the North Dorset Chalk Escarpment Landscape Character Area. The whole of the assessment area is located within Cranborne Chase & West Wiltshire Downs AONB. The assessment area comprises a segment of land at Camp Down, north of the A350 and west of Higher Shaftesbury Road (Shaftesbury Lane).</p>				
Assessment criterion	Description			Sensitivity score
Physical character (including topography and scale)	<ul style="list-style-type: none"> The assessment area slopes gently downward towards Blandford Forum with elevation ranging between 100m in the north and 85m AOD in the south. Fields are moderate to large in scale with the open character creating the perception of a large-scale landscape. 			M
Natural character	<ul style="list-style-type: none"> Land is predominantly used for arable agriculture. There is a small area used for pig keeping present in the south. Fields are divided by hedgerows with some mature trees. Young strips of planted woodland also occur between fields. 			L-M
Historic landscape character (<i>please see separate heritage assessment for asset-based information</i>)	<ul style="list-style-type: none"> The HLC identifies fields to be a mix of 18th/19th century planned enclosure and 20th century fields. 			L-M
Form, density and setting of existing development	<ul style="list-style-type: none"> The landscape is mostly unsettled. Camp Down Farm is located in the south of the assessment area. The area is adjacent to the large Sunrise Business Park although it is visually screened by tall hedgerows. The area is physically separated from existing settlement in Blandford Forum by the A350 and Higher Shaftesbury Road (Shaftesbury Lane). 			M-H
Views and visual character including skylines	<ul style="list-style-type: none"> From higher elevations there are extensive views over Blandford Forum and the picturesque rural land of the Cranborne Chase & West Wiltshire Downs AONB. There is intervisibility between the assessment area and other parts of the nationally important landscape of the Cranborne Chase & West Wiltshire Downs AONB. Skylines are broad and undeveloped. 			M-H
Perceptual and experiential qualities	<ul style="list-style-type: none"> An open and expansive landscape, particularly in the north of the assessment area which is elevated with long views. The area has a strong rural character and is removed from the existing settlement despite its proximity. The A350 and Higher Shaftesbury Road (Shaftesbury Lane) both introduce traffic noise within the area. 			M-H
Overall assessment of landscape sensitivity				
L	L-M	M	M-H	H
<p>The sloping landform, undeveloped character, separation from the existing settlement and long views across Blandford Forum and large expanses of the nationally important Cranborne Chase & West Wiltshire Downs AONB result in an overall moderate-high landscape sensitivity. Detractors to this area include traffic noise caused by the A350 and Higher Shaftesbury Road (Shaftesbury Lane) and lack of semi-natural habitats.</p>				

Heritage sensitivity assessment

Dorset Historic Landscape Characterisation (HLC) context

The HLC data indicates the eastern part of the assessment area comprises post-medieval⁴⁸ enclosures and the western part modern⁴⁹ ones. The earlier enclosures have some time-depth and may include hedgerows that qualify as historically important as per the 1997 Hedgerow Regulations. Such hedgerows are generally regarded as heritage assets of low value and would be susceptible to physical change.⁵⁰ Parts of the historic landscape also have further value as they form part of the setting of nearby heritage assets (discussed below).

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:

- Early Bronze Age to Late Iron Age enclosure [MDO39893]
Low-medium importance
- A post-medieval quarry [MDO23559]
Negligible importance
- Shroton 18th century Military Camp [MDO39896]
Low-medium importance

Likely susceptibility to physical change as a result of development

All of the recorded non-designated assets are archaeological features susceptible to physical change such as truncation or total loss.

The prehistoric enclosure and known activity in the wider area suggests a potential for further archaeological remains. However, any such remains in the north-western part of the assessment area are likely to have been damaged or removed by the establishment of Shroton Military Camp. Elsewhere they could survive relatively well bar truncation from ploughing.

Likely susceptibility to setting change as a result of development

Designated assets with the potential to experience setting change:

- Enclosure south of Pimperne Down – scheduled monument [1002860]

High importance

An enclosed Iron Age farmstead which includes a surviving enclosure bank and internal settlement preserved as buried features. It has been subject to partial excavation showing that it was also reused during WWII as a light anti-aircraft battery. The heritage significance of this asset is primarily derived from its evidential value. This enclosure appears to form one of many similar contemporary settlements in the area and given its prominent topographic position may have been spatially located for symbolic or defensive purposes. Setting, and its relationship to the wider later prehistoric settlement pattern, makes a contribution to its significance.

- Blandford Forum, Blandford St Mary and Bryanston Conservation Area

High importance

This Conservation Area takes in the three historic settlements of Blandford Forum,⁵¹ Blandford St Mary and Bryanston as well as the former Bryanston Park Estate, which remains clearly legible despite modern development within the north of it. The character and special interest of the Conservation Area is derived from

⁴⁸ 1500-1799.

⁴⁹ Post 1914

⁵⁰ In order to remove such a hedgerow an owner must serve notice on the local planning authority who then decides if it is 'important' and if so whether it should be retained.

⁵¹ Including Stour Meadows and the Hall and Woodhouse Brewery complex which forms part of the historic context.

a combination of the significant historical background and time-depth, the very high number of historic buildings,⁵² the intact medieval town plan, and their topographic location within a bend in the River Stour which enables a visual connectivity with the surrounding landscape.⁵³ The assessment area lies approximately 750m to the north-east of the conservation area and due to the intervening topography and vegetation no intervisibility is anticipated.

- Pimperne Conservation Area

High importance

The conservation area takes in the historic core of this settlement and includes a number of grade II listed buildings, as well as the grade II* medieval Church of St Peter's [1110839] the tower of which is a local landmark. There is no conservation area appraisal for Pimperne, but its special architectural and historic interest appears to relate to these buildings and a number of non-designated historic buildings, several of which were at least originally of agricultural function. These together with its historically and functionally related rural setting create a distinctive environment. The assessment area lies approximately 1.5km to the south-west of the conservation area in an area of former open fields that were functionally and historically connected to the village; however, due to the intervening topography and built development no intervisibility is anticipated between the two.

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

L	L-M	M	M-H	H
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Overall the heritage sensitivity of this assessment area is judged to be **moderate**. This is primarily because of its known archaeological potential for prehistoric and post-medieval remains.

⁵² Mainly of 18th and 19th century date.

⁵³ Dorset Councils Partnership: Blandford Forum Town Centre Conservation Area Appraisal, 2018 - <https://www.dorsetforyou.gov.uk/planning-buildings-land/planning-policy/north-dorset/neighbourhood-planning/submitted-plans/pdfs/blandford-v2/associated-documents/blandford-forum-town-centre-conservation-area-appraisal-draft-version-2018.pdf>

Summary of key sensitivities and guidelines for sustainable development

Summary of key sensitivities

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

- Its nationally recognised landscape value, as reflected in its inclusion within the Cranborne Chase & West Wiltshire Downs AONB.
- Open and exposed character with some visually prominent slopes.
- Hedgerows and trees which contribute to the natural character of the landscape.
- Extensive views of Cranborne Chase & West Wiltshire Downs AONB to the north and west and over Blandford Forum to the south.
- The undeveloped agricultural character of the landscape with a limited connection to existing settlement.
- Potential for historically important hedgerows that would be susceptible to physical change/total loss.
- Risk of physical harm to known (and hitherto unknown) archaeological remains.

Guidelines

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

Any new development should:

- Avoid the most prominent and exposed slopes where development would be out of character of the local settlement pattern as well as detracting from the visual setting of existing settlement.
- Not detract from or interrupt extensive views including the views towards the AONB.
- Retain hedgerows and trees which contribute to the natural character and structure of the landscape.
- Ensure it does not adversely affect the special qualities of the Cranborne Chase & West Wiltshire Downs AONB including: the tranquil unspoilt qualities of the area, wide expansive skies, rich land use history, local vernacular building styles and strong sense of place.⁵⁴
- Retain any historically important hedgerows⁵⁵ and use them to help create a sense of place.
- Further investigate and characterise the archaeological potential of the assessment area via desk-based research and, if necessary field evaluation, to inform an appropriate mitigation strategy.⁵⁶

⁵⁴ Cranborne Chase AONB (2019), Cranborne Chase AONB Management Plan; 2019-2024.

⁵⁵ In order to remove such a hedgerow an owner must serve notice on the local planning authority who then decides if it is 'important' and if so whether it should be retained.

⁵⁶ Typically, mitigation would involve either targeted excavation or an archaeological watching brief, but high value remains would require preservation in-situ. All investigation should be informed and approved by the local authority's archaeological advisor.

Potential in-combination effects on heritage assets

Development of assessment areas A and B in tandem would result in the total loss of the wider rural setting of the non-designated former Letton Park.

The development of assessment areas C and E in tandem would result in in-combination effects to the wider rural setting of the Blandford Forum, Blandford St Mary and the Bryanston Conservation Area and effectively connect it with both the historic settlements of Langton Long Blandford and Lower Blandford St Mary.

The development of assessment areas C, E and F would also have an in-combination effect on the setting of Blandford Forum, Blandford St Mary and the Bryanston Conservation Area.

Appendix 1: Historic environment assets within the assessment areas

Location	Asset Type	Reference	Name	Designation
Blandford Forum A	Monument	MDO23170	Enclosure, Pimperne	Non-designated
Blandford Forum B	Monument	MDO37381	Linear feature east of the A354, north of Letton Park, Pimperne	Non-designated
Blandford Forum E	Monument	MDO23505	Allotment gardens, Ward's Drove, Blandford St Mary	Non-designated
Blandford Forum F	Conservation Area	N/A	The Blandford Forum Conservation Area	Designated
Blandford Forum F	Conservation Area	N/A	The Blandford, Blandford St Mary, and Bryanston Conservation Area	Designated
Blandford Forum F	Building	MDO3566	Toll House, Blandford St Mary	Non-designated
Blandford Forum J	Conservation Area		The Blandford, Blandford St Mary, and Bryanston Conservation Area	Designated
Blandford Forum J	Monument	MDO38065	Field system, Pimperne	Non-designated
Blandford Forum J	Monument	MDO4597	Bank on Parish Boundary at Lower Blandford Heights, Blandford Forum	Non-designated
Blandford Forum K	Monument	MDO23559	Quarry, Camp Down, Pimperne	Non-designated
Blandford Forum K	Monument	MDO38065	Field system, Pimperne	Non-designated
Blandford Forum K	Monument	MDO39893	Prehistoric enclosure, West Pimperne Farm, Blandford Forum	Non-designated
Blandford Forum K	Monument	MDO39896	Shroton Camp, Camp Down, Pimperne	Non-designated