

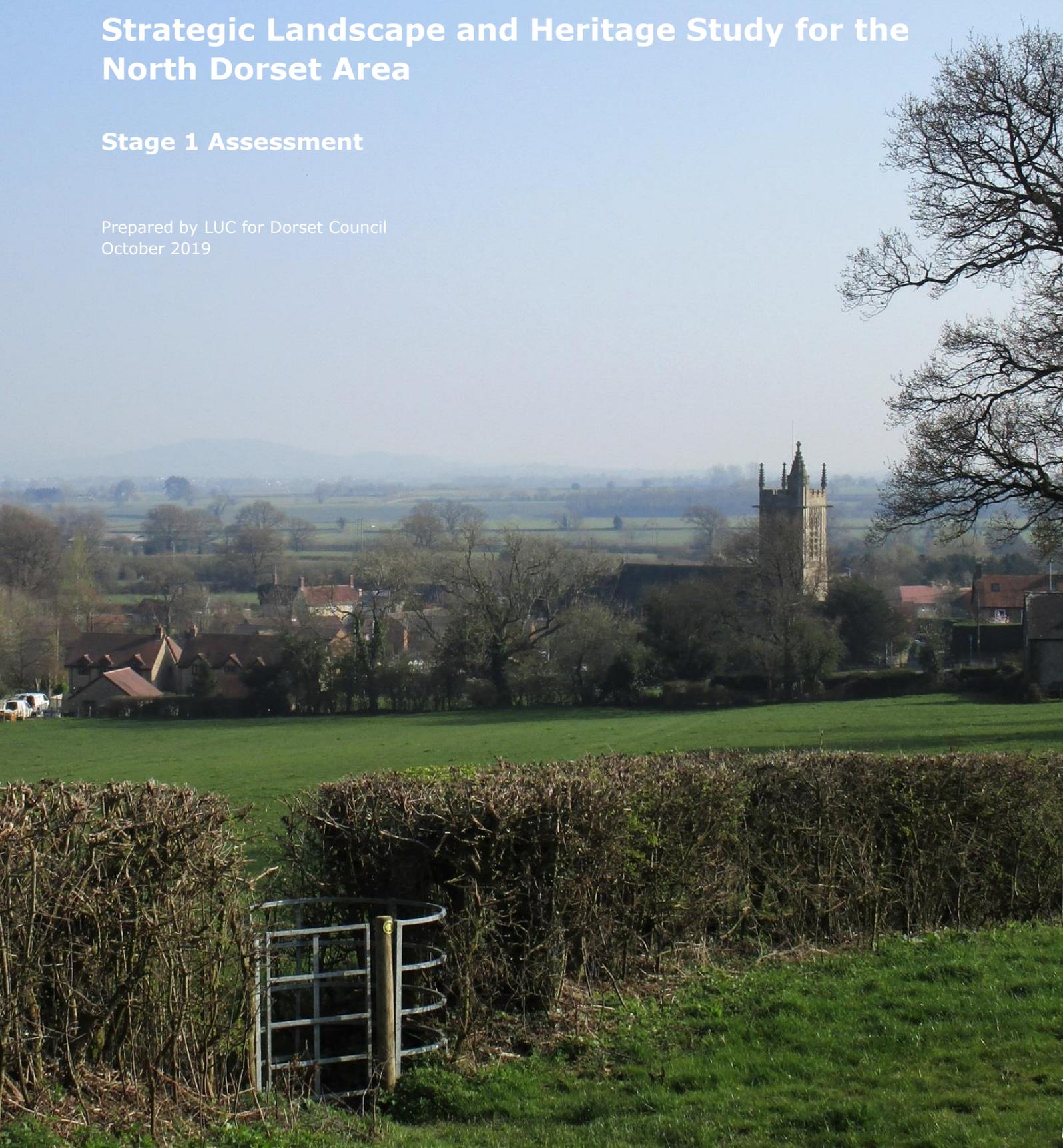


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Strategic Landscape and Heritage Study for the North Dorset Area

Stage 1 Assessment

Prepared by LUC for Dorset Council
October 2019



View south towards of the Church of St George, Bourton

Project Title: Strategic Landscape and Heritage Study for the North Dorset Area

Client: Dorset Councils Partnership/Dorset Council

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Planning & EIA
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1 Introduction and methodology

Purpose of the Strategic Landscape and Heritage Sensitivity Study

- 1.1 The Dorset Council Local Plan¹ will need to accommodate a significant amount of new growth in an area that is characterised by its high quality landscape and rich variety of natural and built heritage features. Development could have differing degrees of impact on these assets. This study provides robust and up-to-date evidence to feed into the local plan to help inform the scale, form and location of future development to minimise harm to the landscape, heritage assets and the historic character and setting of the settlements within the former North Dorset area.
- 1.2 The overall aim of this study was to appraise the sensitivity of land at the four main towns² within the North Dorset area (Blandford [Forum and St Mary], Gillingham, Shaftesbury and Sturminster Newton) and Stalbridge to the effects of development. There was also a concurrent assessment of the land surrounding the 18 larger villages in the former North Dorset Area. The assessment is only concerned with potential impacts on the landscape and historic environment.
- 1.3 The outputs of this work will be used by the local planning authority to:
- Identify land where development would have least impact on areas of landscape value or heritage significance.
 - Help in refining broad growth areas and inform the evaluation of potential development locations.
 - Help establish site options for consideration through the sustainability appraisal process and for future consultation and more detailed study.
- 1.4 This report forms one part of the Strategic Landscape and Heritage Sensitivity Assessment for North Dorset. The other outputs of the landscape and heritage sensitivity assessment are as follows:
- A Stage 2 methodology and overview report
 - Five individual reports for the Stage 2 assessment of the four main towns and Stalbridge, which provide detailed assessments on landscape and heritage sensitivity for each of the assessment areas.
 - An individual report setting out the methodology and findings of the assessment of key sensitivities surrounding the larger villages which was undertaken alongside the Stage 2 Assessment.

Stage 1 assessment

- 1.5 This Stage 1 assessment contains a high-level scoping exercise of the “areas of search” around the four main towns (Blandford [Forum and St Mary], Gillingham, Shaftesbury and Sturminster Newton) and Stalbridge that were included in the North Dorset Local Plan Review Issues and Options Consultation document³, based on a consideration of landscape and heritage constraints to development. While the Issues and Options report undertook its own scoping exercise considering the range of potential planning constraints, this Stage 1 assessment involves a more specific independent consideration of landscape and heritage issues.

¹ On 1/4/19 North Dorset District Council became part of Dorset Council, the decision being made on 25/6/19 to discontinue work on the North Dorset Local Plan Review with all existing work carried out on the review to be used where possible to shape the new Dorset Council Local Plan.

² As defined under Policy 2 of the North Dorset Local Plan Part 1

³ North Dorset Local Plan Review, Issues and Options Consultation. November 2017.

- 1.6 Each of the five settlements is assessed by the areas of search identified in the Issues and Options Consultation document.
- 1.7 For ease of reference between the two exercises, the conclusions made by the Issues and Options Consultation document are included in the assessment tables, but note that – as above – these consider the full range of planning constraints. It is also important to emphasise that this new, independent assessment has not been influenced by the conclusions made at that time.

Stage 1 methodology

- 1.8 The Stage 1 assessment of the areas of search is a desk-based exercise and used available data to assess the likely sensitivity of each of the areas of search to development. A list of datasets and literature consulted is included in **Appendix 1**.
- 1.9 The table below explains the colour coding applied to these Stage 1 assessments, used to indicate whether areas of search are recommended to be scoped in/out of further detailed Stage 2 study on landscape and/or heritage grounds. In some cases, the areas of search present clear geographical differences in levels of likely sensitivity to development, requiring a split in the Stage 1 scoring at the area of search level. Note that as this is a high level scoping exercise, more intricate exclusions of individual sites or features within the area of search was not undertaken. It should also be noted that this is a high level study and does not preclude all development from areas which are excluded at Stage 1. Any development proposals in these excluded areas will have to be assessed on their own merits by the local planning authority. Areas of search recommended for Stage 2 assessment are subject to further refinement in terms of their boundaries, and sites/features present within them are assessed thoroughly using a criteria-based approach.

Table explaining colour coding applied to the Stage 1 landscape and heritage assessments

| Colour coding | Definition |
|---------------|---|
| Green | Area to be taken through to more detailed Stage 2 assessment; no significant landscape or heritage sensitivities have been identified in Stage 1. |
| Amber | Area to be taken through to more detailed Stage 2 assessment, but it is likely to have some landscape and/or heritage sensitivities that will affect the siting and scale of development able to be accommodated. |
| Red | Area scoped out of Stage 2 on landscape and/or heritage grounds. |

- 1.10 Following the Stage 1 landscape and heritage assessments undertaken at the area of search level, overall conclusions are presented for each settlement, setting out the following:
- Areas of search scoped out of Stage 2 on landscape/heritage grounds
 - Areas of search scoped out of Stage 2 on other grounds (i.e. non-landscape/heritage planning constraints)
 - Summary of areas of search to be taken forward to Stage 2 for more detailed assessment.

Stage 2 Assessments

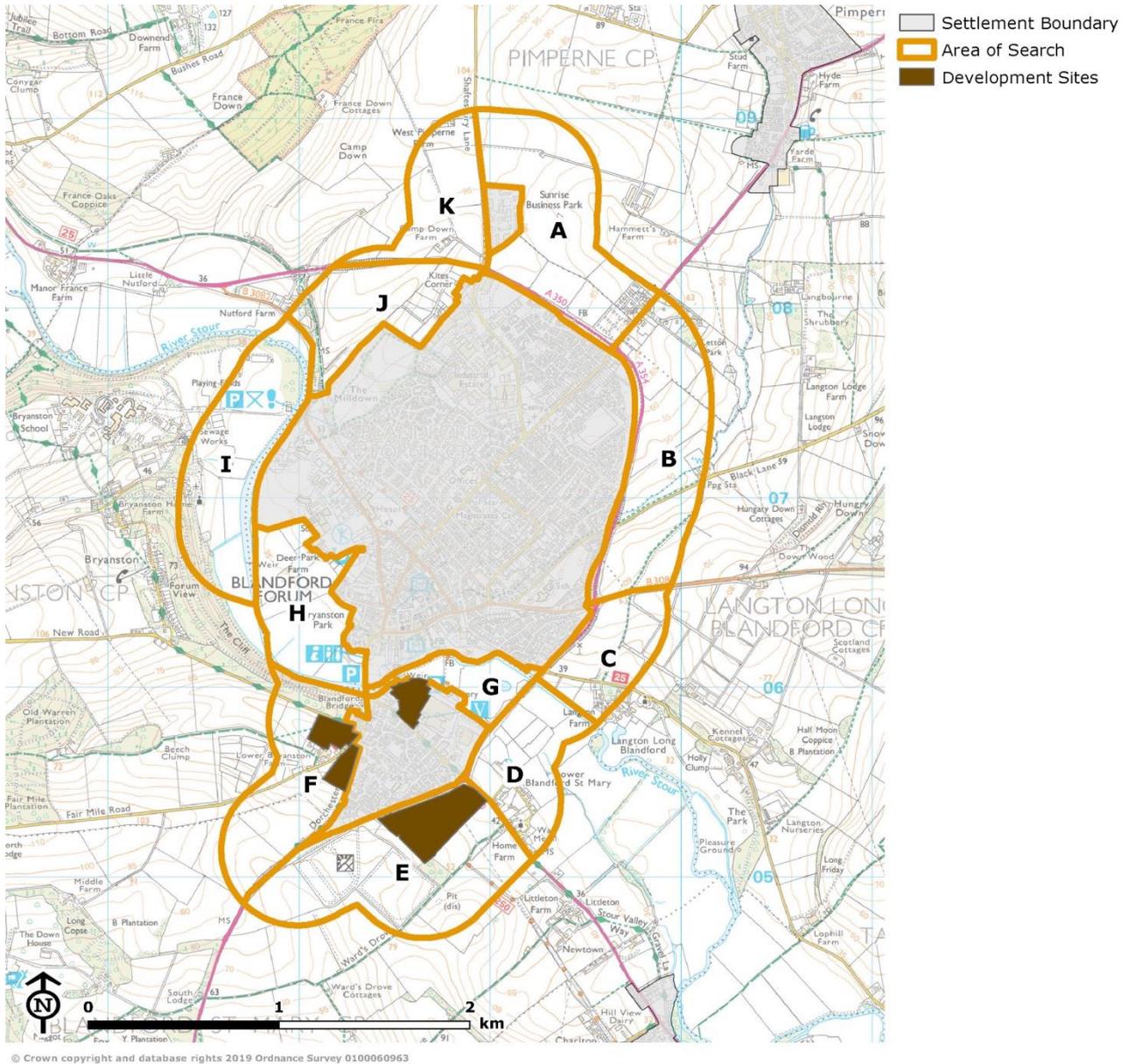
- 1.11 Following the Stage 1 assessments, the boundaries of the areas of search which were to be assessed further at Stage 2 were refined to exclude areas with significant planning constraints (e.g. sites which have already been granted planning permission and areas within flood zones). The areas of search were also refined so that the boundaries followed visible landscape features. These refined areas were used as the assessment areas for the Stage 2 part of the study.

- 1.12 It is important to note that areas of search taken forward to Stage 2 may still be assessed as of high sensitivity to development (on landscape and/or heritage grounds) following more detailed assessment and field verification undertaken during this stage.

2 Blandford (Forum and St Mary): Stage 1 assessment

2.1 The areas of search which form the spatial framework for Blandford (Forum and St Mary) Stage 1 assessment are mapped below.

Figure 2.1: Areas of search for Blandford (Forum and St Mary)



Area of Search Assessments

| Area of Search Code & Name | Landscape Character Area(s) | Issues and options analysis | Development potential? | LUC high-level landscape analysis | Landscape score (RAG) | LUC high-level heritage analysis | Heritage score (RAG) | Take through to Stage 2? (Y/N) <i>Explain location if partial</i> |
|--|---|--|------------------------|---|-----------------------|--|----------------------|---|
| A: Land between Higher Shaftesbury Road and Salisbury Road | Cranborne Chase Wooded Chalk Downland and East Blandford/Pimperne Downs | <p>Impacts on the AONB and the landscape.</p> <p>Possible highways/access constraints.</p> <p>The distance to local services and facilities located within the town centre.</p> | ✓ | <ul style="list-style-type: none"> Sloping landform with the highest point in the north-west (100m AOD), sloping downward in the east to 75m AOD. Medium-large arable fields bound by thick hedgerows. There is a small strip of traditional orchards priority habitat identified along the southern edge of the allotments. Mostly unsettled with a small area of housing in the east. Sunrise Business Park is adjacent to the west. Almost entirely within the Cranborne Chase & West Wiltshire Downs AONB. | | <ul style="list-style-type: none"> Area lies to north-east of the Blandford Forum, Blandford St Mary and Bryanston Conservation Area, and to the south of the Pimperne Conservation Area. But there is later development between the two conservation areas that does not contribute to their special interest. No designated heritage assets within boundary of search area. Potential to affect the setting of a scheduled Iron Age farmstead that lies to the north. Potential for setting change to the non-designated Hammett's Farm to the north-east. Potential for physical change to an undated enclosure. No other known archaeological remains recorded by the HER in the site. Pimperne Conservation Area north-east of search area, but due to topography its setting is unlikely to be affected. | | <p>Landscape – Yes, take whole area through to Stage 2. Main sensitivities likely to relate to elevated landform and location within the Cranborne Chase & West Wiltshire Downs AONB.</p> <p>Heritage – Yes. Potentially some sensitivities relating to setting of the scheduled monument that will need to be explored at Stage 2.</p> |
| B: Land between Salisbury Road and Wimborne Road | East Blandford/Pimperne Downs | <p>Impacts on the AONB/setting of the AONB, the landscape and water quality.</p> <p>Possible highways/access constraints.</p> <p>A part of this area is at risk of flooding.</p> | ✓ | <ul style="list-style-type: none"> Slopes to the north and south of a stream valley. Elevation 75m and 40m AOD. Medium-large arable fields, divided by Black Lane. Some hedgerows with mature hedgerow trees present. Contains the Blandford Bypass locally designated as a Site of Nature Conservation Interest. Structures include the small Blandford Water Treatment Works in the south of the area and large detached properties in the north. The southern part of the area of search is within the Cranborne Chase & West Wiltshire Downs AONB. | | <ul style="list-style-type: none"> No designated assets within the search area boundary. Grade II listed Langbourne House stands to the north-east of the area. Small country house and associated parkland, but orientation is principally south with shelter belts separating it from the search area. There is the potential for setting change to Buzbury Rings (a Scheduled Iron Age settlement) to the south-east – although intervening topography may preclude effects. A non-designated Pumping Station lies within the search area and is susceptible to physical/setting change. <p>The HER records a prehistoric burnt mound within the site – may be a potential indicator of elevated archaeological potential.</p> | | <p>Landscape – Yes, take whole area through to Stage 2. Sensitivities likely to relate to sloping landform and location within the Cranborne Chase & West Wiltshire Downs AONB.</p> <p>Heritage – Yes, take through to Stage 2.</p> |

| Area of Search Code & Name | Landscape Character Area(s) | Issues and options analysis | Development potential? | LUC high-level landscape analysis | Landscape score (RAG) | LUC high-level heritage analysis | Heritage score (RAG) | Take through to Stage 2? (Y/N) <i>Explain location if partial</i> |
|--|---|---|------------------------|---|-----------------------|---|----------------------|--|
| C: Land to the north of the River Stour | East Blandford/ Pimperne Downs and Mid Stour Valley | Impacts on the AONB, the landscape and water quality. A small part of this area is at risk of flooding. | X | <ul style="list-style-type: none"> Fields slope gently downwards towards the River Stour, from an elevation of 65m AOD in the north to 40m AOD in the south. Medium-large arable fields with some in field trees as well as thick tall hedgerows with mature hedgerow trees. The Blandford Forum, Blandford St Mary and Bryanston Conservation Area is adjacent to the west. Contains some of the small village of Langton Long Blandford. Contributes to the sense of separation between Blandford Forum and the small settlement of Langton Long Blandford. The entirety of the area of search is within the Cranborne Chase & West Wiltshire Downs AONB. | | <ul style="list-style-type: none"> No designated heritage assets within boundary – although potentially curtilage-listed structures bisected by area boundary. A cluster of grade II listed buildings stand on the boundary to the east, including a rural parish church and farmhouse. Potential to impact on the setting of both, which currently retain their secluded rural setting and separation from the principal settlement. Abuts Conservation Area at the west corner of the search area, with potential to affect its rural setting by extending development into previous undeveloped space. Potential for setting change to the scheduled Buzbury Rings – although intervening topography suggests this is unlikely. No recorded non-designated archaeology. | | <p>Landscape – Yes, take whole area through to Stage 2. Although likely to be sensitive due to conservation area, location within AONB and the contribution to the sense of separation between Blandford Forum and Langton Long Blandford.</p> <p>Heritage – Yes. Although likely to affect setting of listed buildings, along with potential for loss/harm to curtilage-listed structures, and this would need to be explored in detail in Stage 2, but there may be scope for some development to the northern edge of the area.</p> |
| D: Land to the south of the River Stour | Mid Stour Valley and South Blandford Downs | Impacts on the setting of the AONB, the landscape, water quality and heritage assets. A large part of this area is at risk of flooding. | X | <ul style="list-style-type: none"> An area of flat floodplain to the south-west of the River Stour. A mixture of arable and pasture farmland separated by gappy hedgerows. There are some mature hedgerow and in-field trees. The area contributes to the landscape setting of the conservation area. The village of Lower Blandford St Mary is within the area of search. Maintains separation between Blandford Forum and Lower Blandford St Mary. | | <ul style="list-style-type: none"> A number of listed buildings are within the southern half of the search area, including grade II* listed church and farmhouse, which currently retain their rural setting. Borders the conservation area at a transition point from urban into rural, a relationship that is one of the reasons for the area's designation as it illustrates its historic relationship and reliance on the surrounding countryside for its prosperity. There is the potential for archaeology relating to the medieval settlement of Lower Blandford St Mary, a shrunken village. | | <p>Landscape – Yes, take whole area through to Stage 2. Although likely to be sensitive due to historic landscape character and role in separating Blandford Forum and Lower Blandford St Mary.</p> <p>Heritage – No. Potential for considerable effects on significance of a number of designated heritage assets through alterations to their setting, which would be unlikely to be effectively mitigated as it is the principle of developing the land that would cause the harm.</p> |
| E: Land to the south-east of Blandford St Mary | South Blandford Downs | Impacts on the landscape. Part of this area is currently in use as an operational solar farm (Littleton Solar Farm) and part it is currently safeguarded for a | ✓ | <ul style="list-style-type: none"> Sloping land, with its highest point in the south-west at an elevation of 75m AOD. Medium-large sized arable fields and an extensive solar farm. There is a small area of young woodland and scattered mature in-field trees. Settlement is limited to several properties along | | <ul style="list-style-type: none"> No designated heritage assets within the search area. North of the search area is adjacent to the listed buildings contained within area D, so potential to affect their setting. Archaeological evaluation of a large part of the site (for solar farm) proved negative save for post-medieval and modern agricultural activity | | <p>Landscape – Yes, take whole area through to Stage 2.</p> |

| Area of Search Code & Name | Landscape Character Area(s) | Issues and options analysis | Development potential? | LUC high-level landscape analysis | Landscape score (RAG) | LUC high-level heritage analysis | Heritage score (RAG) | Take through to Stage 2? (Y/N) <i>Explain location if partial</i> |
|--|-----------------------------|---|------------------------|---|---------------------------|---|---------------------------|--|
| | | <p>proposed bypass (see paragraph 6.14 above).</p> <p>Furthermore, part of this area is identified as a housing growth area in LPP⁴ and has been granted outline planning permission for residential development (shown on the Areas of Search map). There is potential that further land, to the south-east of the land subject to the outline planning permission, could be identified for possible development.</p> | | Ward's Drove. | | and landscape divisions. | | Heritage – Yes . Potential for existing settlement of Blandford St Mary to be extended into this area, but sensitivity of the listed buildings' settings may limit it to partial development. The extent that development may be appropriate should be explored more in Stage 2. |
| F: Land to the west of Blandford St Mary | South Blandford Downs | <p>Impacts on biodiversity, the AONB/setting of the AONB, the landscape and heritage assets. Parts of this area (land at Lower Bryanston Farm and Dorchester Hill) form a housing growth area as set out in LPP⁴.</p> <p>Land at Dorchester Hill has been granted planning permission for residential development (shown on the Areas of Search map). There is further land, to the south-west of the land subject to the planning permission, which could possibly be allocated for</p> | ✓ | <ul style="list-style-type: none"> Land sloping downward towards Blandford St Mary and the River Stour. Highest elevation is in the south at 85m AOD. In the north of the area a steep slope known as the Cliff is adjacent to the River Stour. Land use is mostly arable fields although a considerable proportion near Lower Bryanston Farm has been enclosed into pony paddocks. The Cliff is locally designated as A Site Of Nature Conservation Interest. This includes ancient semi-natural woodland which is also deciduous woodland priority habitat. The northern part of the area is within the Blandford Forum, Blandford St Mary and Bryanston Conservation Area. Settlement is confined to the farm and associated buildings at Lower Bryanston Farm. The northern part of the area of search is within the Dorset AONB. | <p>North</p> <p>South</p> | <ul style="list-style-type: none"> Northern section of search area within the boundary of the conservation area. Potential to affect the setting of a number of listed buildings contained within the conservation area. No known archaeology within the site. | <p>North</p> <p>South</p> | <p>Landscape (north) – No, due to the presence of sensitive landscape features including; ancient woodland, the steep landform of the Cliff, the conservation area and because it lies within the Dorset AONB</p> <p>Heritage (north) – No. Direct impact on conservation area and development of its rural setting.</p> <p>Landscape (south) – Yes, take through south of the area to Stage 2. Likely to be sensitive due to sloping landform and location partially within/adjacent to the AONB.</p> <p>Heritage (south) – Yes. Some sensitivities around the setting of the conservation area that would need to be addressed at Stage 2 but scope for partial development.</p> |

⁴ North Dorset Local Plan Part 1 (2016)

| Area of Search Code & Name | Landscape Character Area(s) | Issues and options analysis | Development potential? | LUC high-level landscape analysis | Landscape score (RAG) | LUC high-level heritage analysis | Heritage score (RAG) | Take through to Stage 2? (Y/N) <i>Explain location if partial</i> |
|----------------------------|-----------------------------|---|------------------------|--|-----------------------|---|----------------------|---|
| | | residential development. | | | | | | |
| G: Stour Meadows | Mid Stour Valley | Impacts on the landscape, water quality and heritage assets. The vast majority of this area is at risk of flooding. | X | <ul style="list-style-type: none"> Flat flood plain of the River Stour. Enclosed by the settlement of Blandford Forum to the north, Blandford St Mary to the south, and the A354 along the eastern edge. The whole of the area is within the Blandford Forum, Blandford St Mary and Bryanston Conservation Area. The whole area is part of the Stour Park open space. There is some deciduous woodland priority habitat in the north-west of the area. Additionally there are many woodlands and in-field trees. There is no settlement within this area. | | <ul style="list-style-type: none"> Area completely contained within Blandford Forum, Blandford St Mary and Bryanston Conservation Area. Potential to affect the setting of numerous listed buildings. Development of green, open space which is a fundamental characteristic of the conservation area and illustrates the settlements' important historic relationship with the river, a deciding factor for their location in the first place. Space also provides a buffer between Blandford Forum and Blandford St Mary, ensuring the two are still legible as related but separate entities. No archaeological features are recorded within the site by the HER. | | <p>Landscape – No, due to the location within the conservation area and the contribution to the gap between Blandford St Mary and Blandford Forum.</p> <p>Heritage – No. Development of any of search area likely to have a substantial detrimental impact on the significance of the conservation area, with potential to affect setting of any number of listed buildings too.</p> |
| H: Crown Meadows | Mid Stour Valley | Impacts on biodiversity, the landscape, water quality and heritage assets. A large part of this area is at risk of flooding. | X | <ul style="list-style-type: none"> Relatively flat floodplain to the north and east of the River Stour. Land is all within Bryanston Park, some of which is enclosed for pony paddocks. There are playing fields associated with the school in the north of the area. Parts of the area are identified as floodplain grazing marsh priority habitat. There is also a small strip of deciduous woodland priority habitat and scattered in-field trees. The whole of the area is within the Blandford Forum, Blandford St Mary and Bryanston Conservation Area. There is no settlement within this area of search. Dorset AONB is adjacent to the west of the area of search. | | <ul style="list-style-type: none"> Area completely contained within Blandford Forum, Blandford St Mary & Bryanston Conservation Area. This search area is an extension of area G and its undeveloped character is essential to our appreciation and understanding of the historic and aesthetic significance of the conservation area. There are two grade II listed buildings right on the boundary of this area, with the potential to affect the setting of a number of listed buildings within the conservation area. No archaeological features are recorded within the site by the HER. | | <p>Landscape – Yes, take whole area through to Stage 2. Likely to be sensitive due to semi-natural habitats, setting provided to the conservation area and The Cliff.</p> <p>Heritage – No. Development of any of search area likely to have a substantial detrimental impact on the significance of the conservation area, with potential to affect setting of any number of listed buildings too.</p> |

| Area of Search Code & Name | Landscape Character Area(s) | Issues and options analysis | Development potential? | LUC high-level landscape analysis | Landscape score (RAG) | LUC high-level heritage analysis | Heritage score (RAG) | Take through to Stage 2? (Y/N) <i>Explain location if partial</i> |
|----------------------------|---|--|------------------------|---|-----------------------|---|----------------------|---|
| I: Land at Bryanston | Mid Stour Valley and North Dorset Chalk Escarpment | <p>Impacts on biodiversity, the AONB, the landscape, water quality and heritage assets.</p> <p>A large part of this area is at risk of flooding.</p> | X | <ul style="list-style-type: none"> Western half of the flat broad valley of the River Stour. In the south of the area a steep slope known as the Cliff is adjacent to the River Stour which rises to 70m AOD. Mixed farmland, woodland and recreational land uses. The Cliff is locally designated as a Site Of Nature Conservation Interest. This includes ancient semi-natural woodland which is also deciduous woodland priority habitat. The Bryanston SSSI is also within this area. The flat floodplain of the River Stour is floodplain grazing marsh priority habitat. The majority of the area of search is located within the Blandford Forum, Blandford St Mary and Bryanston Conservation Area. Settlement within the area of search includes parts of Bryanston. The majority of the area of search is within the Dorset AONB. | | <ul style="list-style-type: none"> Apart from the northern-most tip, the area is completely contained within Blandford Forum, Blandford St Mary & Bryanston Conservation Area. There are a number of listed buildings within the search area, including the grade I listed Portman Chapel. This search area is an extension of the character of areas G and H, and its undeveloped character is essential to the appreciation and understanding of the historic and aesthetic significance of the conservation area. No archaeological features are recorded within the site by the HER. | | <p>Landscape – No, due to the steep topography of The Cliff, frequent semi-natural habitats on the floodplain, its location within the historic landscape of the conservation area and its presence within the Dorset AONB.</p> <p>Heritage – No. Development of any of search area likely to have a substantial detrimental impact on the significance of the conservation area, with potential to affect setting of a number of listed buildings too.</p> |
| J: Land off Tin Pot Lane | North Dorset Chalk Escarpment, Cranborne Chase Wooded Chalk Downland and Mid Stour Valley | <p>Impacts on biodiversity, the AONB and the landscape.</p> <p>Possible highways constraints to development relating to the adequacy of Tin Pot Lane.</p> <p>It is understood that there are likely to be ground contamination issues in relation to part of the area.</p> <p>There may be some scope for development in relation to the parcels of land that front onto Tin Pot Lane.</p> | ✓ | <ul style="list-style-type: none"> Undulating landform with elevation ranging between 55m and 85m AOD. Land use includes arable fields and pony paddocks. Fields are divided by hedgerows and rows of trees. Some woodland strips are deciduous woodland priority habitat. Mostly unsettled. The whole of the area of search is located within the Cranborne Chase & West Wiltshire Downs AONB. | | <ul style="list-style-type: none"> Southern-most extent of area extends into the conservation area and also forms part of its setting. Within the setting of a grade II listed farmhouse and gate piers. The western side of the area includes non-designated archaeological assets (the site of a watermill and fields system) susceptible to physical change. | | <p>Landscape – Yes, take whole area through to Stage 2.</p> <p>Heritage – Yes. Potential to affect setting of listed buildings and this would need to be explored in detail in Stage 2, but there may be scope for some development to the northern edge of the area.</p> |

| Area of Search Code & Name | Landscape Character Area(s) | Issues and options analysis | Development potential? | LUC high-level landscape analysis | Landscape score (RAG) | LUC high-level heritage analysis | Heritage score (RAG) | Take through to Stage 2? (Y/N) <i>Explain location if partial</i> |
|----------------------------|---|---|------------------------|---|-----------------------|--|----------------------|--|
| K: Land at Camp Down | North Dorset Chalk Escarpment and Cranborne Chase Wooded Chalk Downland | Impacts on the AONB and the landscape. The distance to local services and facilities located within the town centre. | X | <ul style="list-style-type: none"> The area of search slopes gently downward towards Blandford Forum with elevation ranging between 80m-100m AOD. Land predominantly used for arable agriculture although areas of pig keeping and pony paddocks are also present. Fields are divided by hedgerows with frequent tree. Young strips of planted woodland also occur between fields. Unsettled rural landscape with structures limited to farms and agricultural buildings. The whole of the area of search is located within the Cranborne Chase & West Wiltshire Downs AONB. | | <ul style="list-style-type: none"> No designated heritage assets within boundary of search area. Potential to affect the setting of a scheduled Iron Age farmstead that lies to the north. Potential for physical change to non-designated archaeology (including an 18th century military camp "Shroton Camp" and Bronze Age settlement). | | <p>Landscape – Yes, take whole area through to Stage 2. Main sensitivities likely to relate to location within the AONB.</p> <hr/> <p>Heritage – Yes. Potentially some sensitivities relating to setting of the scheduled monument that will need to be explored at Stage 2.</p> |

Conclusions

The tables below provide information on areas of search taken through to Stage 2 to be assessed in more detail. Please refer to the previous table for more detailed reasoning behind these decisions. Some of the areas of search have been split geographically due to differences in sensitivity within them and therefore may appear in both tables. Further information on specific locations included/excluded is also provided in the tables.

Areas of search scoped out of Stage 2

| Area of Search Code & Name | Notes |
|--|--|
| Scoped out on landscape/heritage grounds | |
| D: Land to the south of the River Stour | The whole of this area is excluded on heritage grounds. |
| F: Land to the west of Blandford St Mary (North) | The north of this area is excluded on landscape and heritage grounds. |
| G: Stour Meadows | The whole of this area is excluded on landscape and heritage grounds. |
| H: Crown Meadows | The whole of this area is excluded on heritage grounds. |
| I: Land at Bryanston | The whole of this area is excluded on landscape and heritage grounds. |
| Scoped out on other grounds | |
| C: Land to the north of the River Stour (south) | Exclude a small part of the south of this area due to presence of flood zones. |

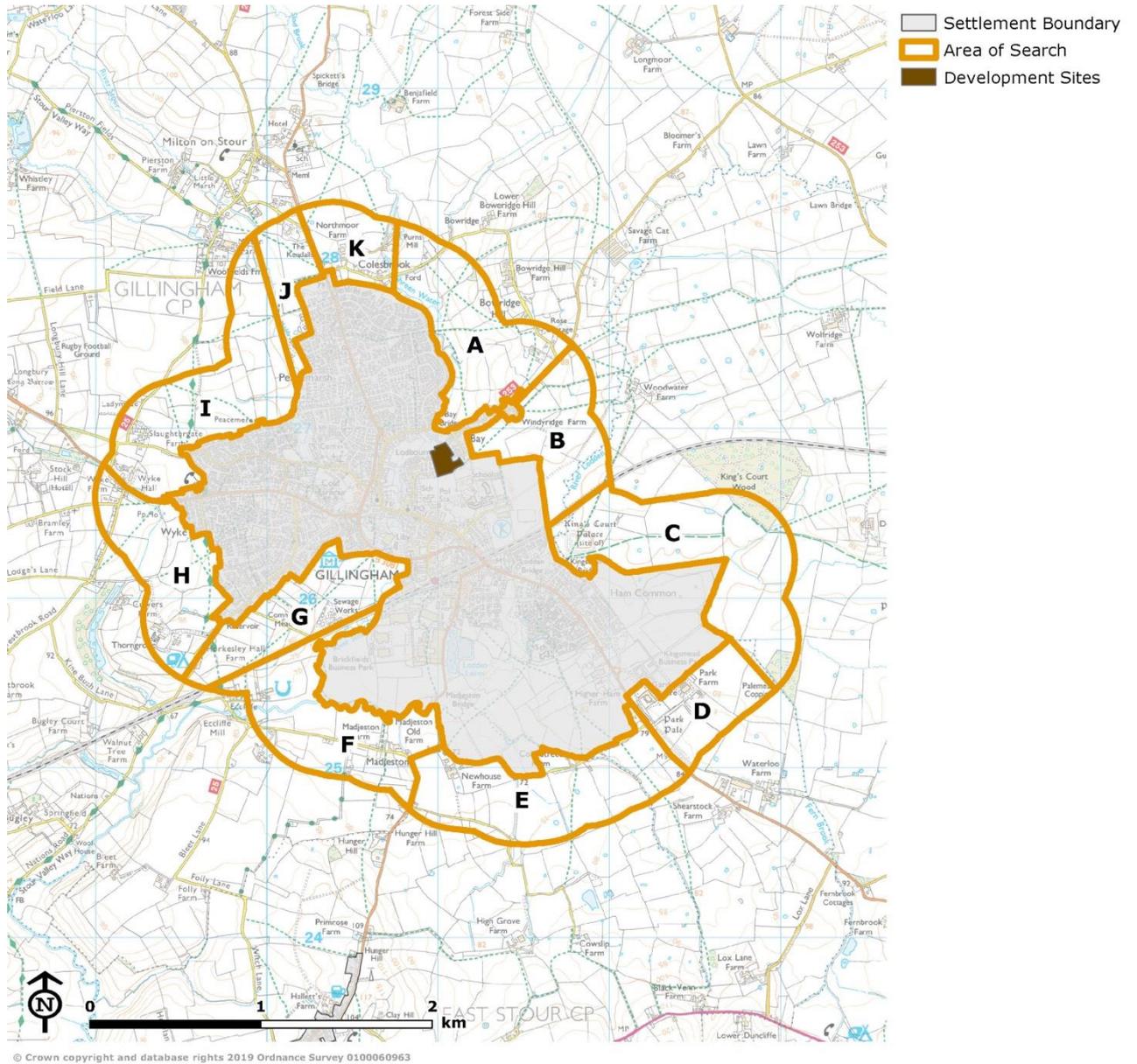
Areas of search to take forward to Stage 2

| Area of Search Code & Name | Notes |
|--|--|
| A: Land between Higher Shaftesbury Road and Salisbury Road | Take forward whole area to Stage 2. |
| B: Land between Salisbury Road and Wimborne Road | Take forward whole area to Stage 2. |
| C: Land to the north of the River Stour | Take all of the area except the southernmost part on to Stage 2. |
| E: Land to the south-east of Blandford St Mary | Take forward whole area to Stage 2. |
| F: Land to the west of Blandford St Mary (south) | Take forward the south of the area to Stage 2. |
| J: Land off Tin Pot Lane | Take forward whole area to Stage 2. |
| K: Land at Camp Down | Take forward whole area to Stage 2. |

3 Gillingham: Stage 1 assessment

3.1 The areas of search which form the spatial framework for the Gillingham Stage 1 assessment are mapped below.

Figure 3.1: Areas of search for Gillingham



Area of Search Assessments

| Area of Search Code & Name | Landscape Character Area(s) | Issues and options recommendation | Development potential? | LUC high-level landscape analysis | Landscape score (RAG) | LUC high-level heritage analysis | Heritage score (RAG) | Take through to Stage 2? (Y/N) <i>Explain location if partial</i> |
|----------------------------|-----------------------------|---|------------------------|---|-----------------------|---|----------------------|---|
| A: Bowridge Hill | Blackmore Vale and Urban | Impacts on the landscape and water quality. Part of this area is at risk of flooding. | X | <ul style="list-style-type: none"> Shreen Water is located to the east of the settlement edge. The landform slopes up from 70m AOD adjacent to Gillingham to 95m AOD in the east. Land cover is primarily irregular medium-scale pasture fields. Fields are enclosed by hedgerows with occasional trees. Woodland follows the course of Shreen Water. The northern part of the area of search is within the Colesbrook Conservation Area. Settlement is limited to scattered residential properties. | | <ul style="list-style-type: none"> Northern tip of the search area extends into the Colesbrook Conservation Area. This heritage asset's significance lies in its rural setting, character and appearance that keeps it distinct from Gillingham, and the strong historic and visual relationship between the mill buildings and the Shreen Water. Within the setting of the grade II listed Purns Mill House and the undesignated Purns Mill complex of buildings, which form the core of the conservation area. Southern part of search area has less heritage sensitivities as it is adjacent to C20 development that is not of historic interest. No archaeological features are recorded within the search area by the HER. But the HLC indicates that a large part of the site comprises piecemeal enclosure and therefore may include historically important hedgerows. The Shreen Water passes through the site and there is the potential for alluvial deposits and geoarchaeology/ archaeology typically associated with such deposits. | North | Landscape – Yes , take whole area through to Stage 2. Although likely to be sensitive due to sloping landform and conservation area. |
| | | | | | | | | Heritage (north) – No . Direct impact on character and appearance of conservation area and setting of listed building. |
| | | | | | | | | Heritage (south) – Yes . This is a large search area and there is scope for some development to the south of it as an extension to the extant C20 expansion of Gillingham. |
| B: Windyridge | Blackmore Vale and Urban | Impacts on the landscape and water quality. Possible highways/access constraints. Part of this area is at risk of flooding. | ✓ | <ul style="list-style-type: none"> Landform slopes gently towards the valley of the River Lodden. Land use includes both arable and pasture fields, as well as a football club and pitch. Semi-natural habitats are limited to some mature trees along the riparian zone and within hedgerows. There is no settlement within this area. | | <ul style="list-style-type: none"> No designated heritage assets within the boundary of the search area. Southern section adjacent to the scheduled King's Court Palace moated site; potential to affect significance through alterations to its setting, in particular in the southern part of the search area which the HER indicates formed part of the deer park associated with the palace site. The HLC indicates that a large part of the site comprises medieval piecemeal enclosure and therefore may include historically important hedgerows. The River Lodden passes through the search area and there is the potential for alluvial deposits and geoarchaeology/archaeology typically associated with such deposits. | | Landscape – Yes , take whole area through to Stage 2. Heritage – Yes . There is potential to affect the setting of the scheduled monument and directly impact on undesignated archaeology and this would need to be explored further at Stage 2. |

| Area of Search Code & Name | Landscape Character Area(s) | Issues and options recommendation | Development potential? | LUC high-level landscape analysis | Landscape score (RAG) | LUC high-level heritage analysis | Heritage score (RAG) | Take through to Stage 2? (Y/N) <i>Explain location if partial</i> |
|----------------------------|-----------------------------|---|------------------------|---|-----------------------|---|----------------------|---|
| C: Royal Forest | Blackmore Vale | Impacts on biodiversity, the landscape, water quality and heritage assets. Part of this area is at risk of flooding. | X | <ul style="list-style-type: none"> Landform is gently undulating and ranges between 75m and 80m AOD. Land use is mixed arable and pasture in medium-large scale fields. Frequent in-field trees, mature hedgerow trees and woodland, including ancient semi-natural woodlands at King's Court Wood and Palemead Coppice. Palemead Coppice and King's Court Wood are locally designated as sites of nature conservation interest. The scheduled monument King's Court Palace moated site is an important cultural heritage feature. There are no built features in this land area. | Yellow | <ul style="list-style-type: none"> Area includes King's Court Palace moated site scheduled monument. The search area lies completely within the historic deer park and medieval royal estate associated with this scheduled monument and so any development here is likely to have a considerable impact on the significance of the heritage asset. A portion of the park pale lies to the south of this monument and is also scheduled. Although only part of the park pale has a statutory designation, its extent is preserved in extant field boundaries, including apparently upstanding sections (mapped by OS and visible on aerial photography). As such, the relationship between the two monuments, the legibility of that relationship and the extent of the park, and the lack of development separating them is critical to understanding and appreciating their interrelated, as well as individual, significance. The HLC indicates that a large part of the site comprises medieval – post-medieval piecemeal enclosure and therefore may include historically important hedgerows. The River Lodden passes through the site and there is the potential for alluvial deposits and geoarchaeology/archaeology typically associated with such deposits. | Red | <p>Landscape – Yes, take who area through to Stage 2. However, likely to be sensitive due to important cultural and natural heritage features. Development would be isolated from existing settlement.</p> <p>Heritage – No. Development here would almost certainly cause an unacceptable level of harm to the significance of both scheduled monuments and non-designated archaeology that could not be mitigated as it is the principle of developing this land that is the cause of the harm.</p> |
| D: Park Farm | Blackmore Vale | Impacts on biodiversity, the landscape, water quality and a heritage asset. | ✓ | <ul style="list-style-type: none"> Relatively flat landform between 80m to 85m AOD. A mixture of regular shaped arable and pasture fields. Hedgerows contain occasional mature trees. Mostly undeveloped; settlement is limited to a garden centre and Park Farm. | Green | <ul style="list-style-type: none"> Although there are no designated heritage assets within the boundary of the search area, it lies between the two scheduled monuments of King's Court Palace moated site and its park pale. It contains a substantial section of non-designated, but extant, park pale. The relationship between the two and the lack of development separating them is critical to understanding and appreciating their significance. It is also within the setting of the grade II listed Park Farmhouse, which maintains its rural setting on the edge of Gillingham and the medieval deer park. | Red | <p>Landscape – Yes, take whole area through to Stage 2.</p> <p>Heritage – No. Development here would almost certainly cause an unacceptable level of harm to the significance of both scheduled monuments that could not be mitigated as it is the principle of developing this land that is the cause of the harm.</p> |
| E: Newhouse | Blackmore Vale | Impacts on the landscape. Surface water flooding. | X | <ul style="list-style-type: none"> Generally flat landform between 70m and 85m AOD. Fields are medium-sized and predominantly used for pasture grazing. Hedgerows contain many mature trees. | Green | <ul style="list-style-type: none"> There are no designated heritage assets within the boundary of this search area. The HER does not record any non-designated archaeology within the search area, but there is the potential for setting change to the deer park associated with the scheduled King's Court Palace | Yellow | <p>Landscape – Yes, take whole area through to Stage 2.</p> |

| Area of Search Code & Name | Landscape Character Area(s) | Issues and options recommendation | Development potential? | LUC high-level landscape analysis | Landscape score (RAG) | LUC high-level heritage analysis | Heritage score (RAG) | Take through to Stage 2? (Y/N) <i>Explain location if partial</i> |
|----------------------------|--|--|------------------------|---|-----------------------|---|----------------------|--|
| | | | | <p>There are also several in-field ponds.</p> <ul style="list-style-type: none"> Mostly unsettled; settlement includes limited residential properties off Cole Street Lane and Newhouse Dairy Farm. | | <p>site, which lies to the east.</p> <ul style="list-style-type: none"> The HLC indicates that the western part of the search area comprises medieval piecemeal enclosure and therefore may include historically important hedgerows. The presence of water courses within the area highlights a potential for alluvial deposits and geoarchaeology/archaeology typically associated with such deposits. | | Heritage – Yes , take the whole area through to Stage 2. |
| F: Madjeston | Blackmore Vale, Upper Stour Valley and North Dorset Limestone Ridges | <p>Impacts on the landscape and water quality.</p> <p>A large part of this area is at risk of flooding.</p> <p>There are odour issues relating to the sewage treatment works to the north of the railway line.</p> <p>Part of the area is within a Health and Safety Executive consultation zone which is related to a use at Brickfields Business Park.</p> | X | <ul style="list-style-type: none"> Relatively flat land associated with the floodplain of the River Stour. Elevation is 70m-75m AOD. Land use is a mix of arable, pasture, and equestrian. There is a strip of deciduous woodland and an area of traditional orchard priority habitat. Mature trees follow the course of the river. Built features are mostly agricultural infrastructure including Madjeston Old Farm and Madjeston Farm. The area of search also includes the hamlet of Eccliffe. | | <ul style="list-style-type: none"> Contains the grade II listed Madjeston Farmhouse. Development has potential to impact on its setting. The HER records a drove way within the search area which would be susceptible to physical change. The River Stour runs through the area highlighting a potential for alluvial deposits and geoarchaeology/archaeology typically associated with such deposits. | | <p>Landscape – Yes, take whole area through to Stage 2.</p> <p>Heritage – Yes, take the whole area through to Stage 2.</p> |
| G: Common Mead | Upper Stour Valley and North Dorset Limestone Ridges | <p>Impacts on biodiversity and water quality.</p> <p>Part of this area is at risk of flooding.</p> <p>There are odour issues relating to the sewage treatment works located within this area.</p> <p>Part of the area is within a Health and Safety Executive consultation zone which is related to a use at Brickfields Business Park.</p> | X | <ul style="list-style-type: none"> Topography slopes gently towards the River Stour. Elevation ranges from 70m-90m AOD. Land use includes mixed small-scale farmland fields and a sewage treatment works. Semi-natural features include the River Stour, hedgerows and some mature hedgerow trees. Despite not being settled, the area of search is surrounded by residential settlement to the north and east and the railway line along the southern edge. | | <ul style="list-style-type: none"> No designated heritage assets within the boundary of the search area. The HER records a Bronze Age settlement within the search area which would be susceptible to physical change. The HLC indicates that there are enclosed medieval strip fields to the west of the sewage works and these may feature historically important hedgerows. The River Stour runs through the area highlighting a potential for alluvial deposits and geoarchaeology/archaeology typically associated with such deposits. | | <p>Landscape – Yes, take whole area through to Stage 2.</p> <p>Heritage – Yes, take the whole area through to Stage 2.</p> |

| Area of Search Code & Name | Landscape Character Area(s) | Issues and options recommendation | Development potential? | LUC high-level landscape analysis | Landscape score (RAG) | LUC high-level heritage analysis | Heritage score (RAG) | Take through to Stage 2? (Y/N) <i>Explain location if partial</i> |
|----------------------------|-----------------------------|---|------------------------|---|-----------------------|---|----------------------|--|
| | | | | | | <p>medieval piecemeal enclosure, which may feature historically important hedgerows.</p> <ul style="list-style-type: none"> Potential for alluvial deposits and geoarchaeology/archaeology typically associated with such deposits. | | |
| J: Milton on Stour | Blackmore Vale | <p>Impacts on the landscape, water quality and heritage assets.</p> <p>Part of this area is at risk of flooding.</p> <p>Potential issue regarding coalescence with Milton on Stour.</p> | X | <ul style="list-style-type: none"> Generally flat land between 75m and 85m AOD. Fields of varying sizes are mostly used for pasture. Fields are enclosed by hedgerows with frequent mature hedgerow and in-field trees. The Milton on Stour Conservation Area is located to the north of the area of search. Mostly unsettled. | | <ul style="list-style-type: none"> No designated heritage assets within the boundary of the search area. Within the setting of the Milton on Stour Conservation Area and so there is the potential for development of this land to harm its semi-rural character and significance through the coalescence of the settlement with Gillingham. The HER does not record any archaeological assets within the area. The HLC indicates that northern part of the site around the Kendalls comprises medieval piecemeal enclosure, which may feature historically important hedgerows. Potential for alluvial deposits and geoarchaeology/archaeology typically associated with such deposits. | | <p>Landscape – Yes, take whole area through to Stage 2. Although likely to be sensitive due to potential coalescence with Milton on Stour.</p> <p>Heritage – Yes. Potential for extension of the existing settlement to the north, but impact on Milton on Stour Conservation Area would need to be considered, and it would not be appropriate to develop the north of the area as this would result in the coalescence of the two settlements.</p> |
| K: Colesbrook | Blackmore Vale and Urban | <p>Impacts on the landscape, water quality and heritage assets.</p> <p>Part of this area is at risk of flooding.</p> <p>Potential issue regarding coalescence with Milton on Stour.</p> | X | <ul style="list-style-type: none"> Relatively flat land adjacent to the Shreen Water which ranges from 75-80m AOD. Small-medium scale fields under mixed pasture and arable use. Semi-natural features include frequent mature hedgerow trees. A large proportion of the area of search is within the Colesbrook Conservation Area. There is one grade II listed building, Purns Mill House. Settlement includes Colesbrook village. Plays an important part in retaining the sense of separation between Peacemarsh and Milton on Stour. | | <ul style="list-style-type: none"> Directly affects the Colesbrook Conservation Area, the significance of which lies in its rural setting, character and appearance that keeps it distinct from Gillingham, and the strong historic and visual relationship between the mill buildings and the Shreen Water. Within the setting of the grade II listed Purns Mill House and the undesignated Purns Mill complex of buildings, which form the core of the conservation area. Within the setting of the Milton on Stour Conservation Area and so there is the potential for development of this land to harm its semi-rural character and significance through the coalescence of the settlement with Gillingham and Colesbrook. The HER does not record any archaeological assets within the area. The Shreen Water passes through the site and | | <p>Landscape – Yes. However, likely to be highly sensitive due to the conservation area and the role the landscape has in separating Gillingham and Milton on Stour.</p> <p>Heritage – No. Direct impact on character and appearance of Colesbrook Conservation Area, setting of the listed building and the setting of Milton on Stour Conservation Area.</p> |

| Area of Search Code & Name | Landscape Character Area(s) | Issues and options recommendation | Development potential? | LUC high-level landscape analysis | Landscape score (RAG) | LUC high-level heritage analysis | Heritage score (RAG) | Take through to Stage 2? (Y/N) <i>Explain location if partial</i> |
|----------------------------|-----------------------------|-----------------------------------|------------------------|-----------------------------------|-----------------------|---|----------------------|--|
| | | | | | | there is the potential for alluvial deposits and geoaerchaeology/archaeology typically associated with such deposits. | | |

Conclusions

- 3.6 The tables below provide information on areas of search taken through to Stage 2 to be assessed in more detail. Please refer to the previous table for more detailed reasoning behind these decisions. Some of the areas of search have been split geographically due to differences in sensitivity within them and therefore may appear in both tables. Further information on specific locations included/excluded is also provided in the tables.

Areas of search scoped out of Stage 2

| Area of Search Code & Name | Notes |
|---|--|
| Scoped out on landscape/heritage grounds | |
| A: Bowridge Hill | The north of this area is excluded on heritage grounds. |
| C: Royal Forest | The whole of this area is excluded on heritage grounds. |
| D: Park Farm | The whole of this area is excluded on heritage grounds. |
| H: Wyke (north) | The northern part of this area is excluded on heritage grounds. |
| I: Peacemarsh (north & south) | The northern and southern parts of the area of search which are adjacent to conservation areas are excluded on heritage grounds. |
| K: Colesbrook | The whole of this area is excluded on heritage grounds. |
| Scoped out on other grounds | |
| A: Bowridge Hill | The westernmost part of this area is excluded due to the presence of flood zones 2 and 3. |
| F: Madjeston | Exclude central parts of the area due to the presence of flood zones 2 and 3. Combine northern part with area G. |
| G: Common Mead | Exclude eastern part due to the presence of flood zones 2 and 3. |

Areas of search to take forward to Stage 2

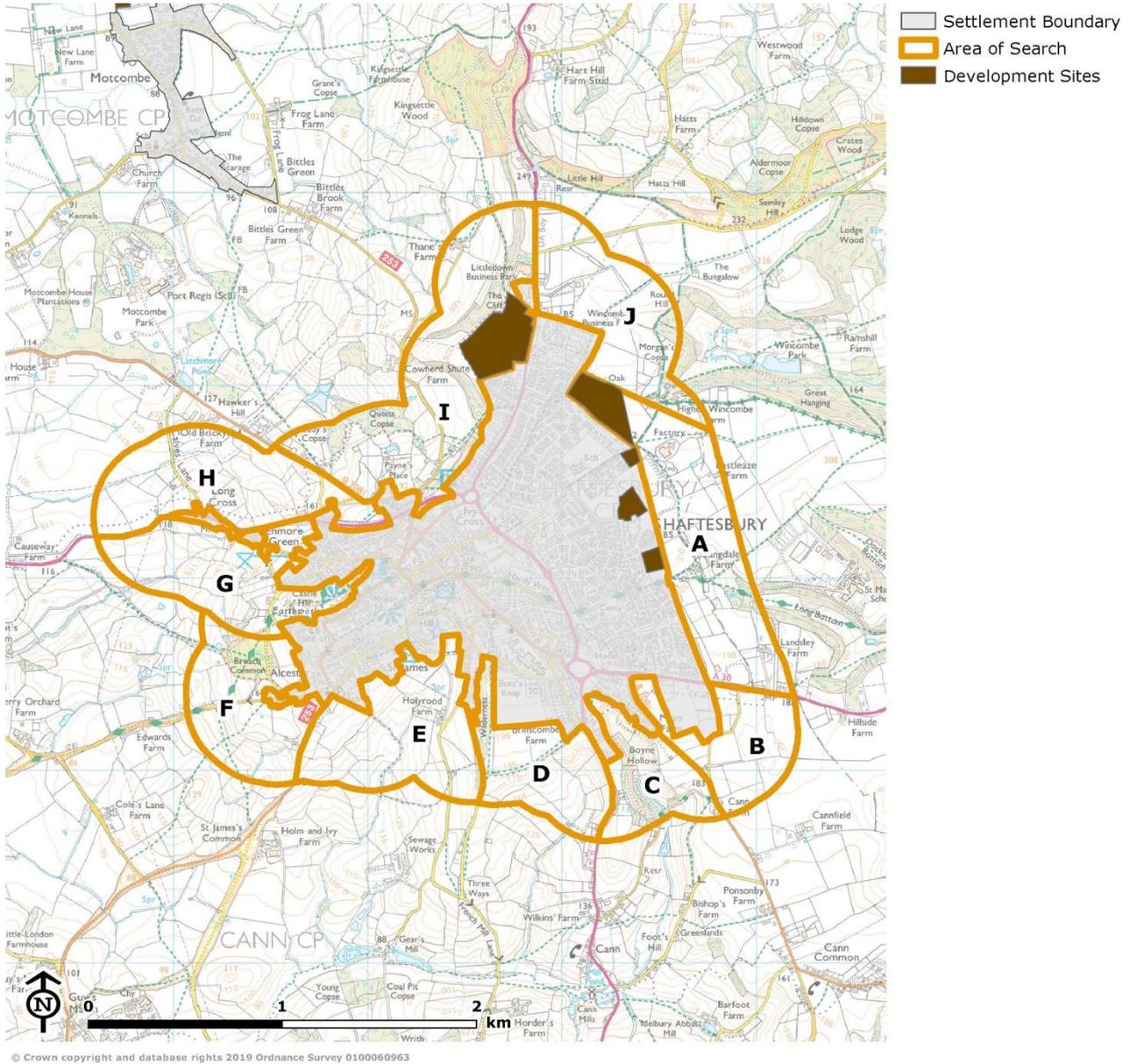
| Area of Search Code & Name | Notes |
|----------------------------|--|
| B: Windyridge | Take forward whole area to Stage 2. |
| E: Newhouse | Take forward whole area to Stage 2. |
| F: Madjeston | Take forward southern part of area to Stage 2. The northern part has been combined with Area G. |
| G: Common Mead | Take forward area outside of flood zones to Stage 2. |
| H: Wyke (south) | Take forward the south of the area to Stage 2. |

| Area of Search Code & Name | Notes |
|----------------------------|---|
| I: Peacemarsh (central) | Take forward the centre of the area to Stage 2. |
| J: Milton on Stour | Take forward whole area to Stage 2. |

4 Shaftesbury: Stage 1 assessment

4.1 The areas of search which form the spatial framework for the Shaftesbury Stage 1 assessment are mapped below.

Figure 4.1: Areas of search for Shaftesbury



Area of Search Assessments

| Area of Search Code & Name | Landscape Character Area(s) | Issues and options recommendation | Development potential? | LUC high-level landscape analysis | Landscape score (RAG) | LUC high-level heritage analysis | Heritage score (RAG) | Take through to Stage 2? (Y/N) <i>Explain location if partial</i> |
|--|------------------------------|---|------------------------|--|-----------------------|---|----------------------|---|
| A: Land to the east of Shaftesbury | Shaftesbury Greensand Ridges | <p>Impacts on the setting of the AONB and the landscape.</p> <p>The distance to local services and facilities situated within the town centre.</p> <p>Part of this area is identified as a housing growth area in LPP1⁴ and has been granted outline planning permission for residential development (shown on the Areas of Search map).</p> <p>Sustainable Drainage Systems (SuDS) have been dug along the western edge to serve the recent residential estate on the east of the town.</p> <p>Part of this area is currently safeguarded for an outer bypass. Please see Chapter 16 (The A350 Corridor) for further details and a specific question relating to the land that is currently safeguarded for an outer bypass at Shaftesbury.</p> <p>The boundary with Wiltshire County runs through the middle of this area. NDDC would only be able to propose development within its Plan Area as part of the Local Plan Review.</p> | ✓ | <ul style="list-style-type: none"> • Small sections in the east of this area are within Cranborne Chase & West Wiltshire Downs AONB. • Gently sloping parcel of land with the highest elevation at 222m AOD in the north. • Mixed, small-scale arable and pasture fields. • There is a small amount of deciduous woodland priority habitat within this area of search. • Mostly undeveloped. Built features include agricultural and industrial structures. | | <ul style="list-style-type: none"> • No direct impact on any designated heritage assets. • The grade II listed Wincombe Park lies to the east of the search area, but there is a large shelter belt and intervening topography that separates it from the search area and its setting is unlikely to be affected. • A large shelter belt and intervening topography that separates the grade II listed house ("The Priory") at Higher Combe from the search area and its setting is unlikely to be affected. • Beyond Wincombe Park is the scheduled Castle Rings Camp, an Iron Age hillfort. Due to topography and the intervening park, its significance is unlikely to be affected by development within the search area. • On the boundary between search areas A and B is the grade II listed New Lane Farmhouse. Development around it will alter its setting. • The HER has no records of archaeological assets within the search area. • The HLC indicates that there is a small area of piecemeal enclosure in the south-east corner of the area; this may feature some historically important hedgerows. | | <p>Landscape – Yes, take whole area through to Stage 2. Although landscape may be particularly sensitive if within or visible from the Cranborne Chase & West Wiltshire Downs AONB.</p> <hr/> <p>Heritage – Yes. Sensitivities around the listed farmhouse will need to be explored in Stage 2.</p> |
| B: Land between Salisbury Road (A30) and Higher Blandford Road | Shaftesbury Greensand Ridges | <p>Impacts on setting of the AONB and the landscape.</p> <p>The distance to local services and facilities situated within the town centre.</p> <p>Noise and disturbance etc</p> | ✓ | <ul style="list-style-type: none"> • Gently sloping land with elevation ranging from 195m to 200m AOD. • Mix of arable and pasture land use. Fields are enclosed by hedgerows with some trees. • New Lane runs through the area of search. | | <ul style="list-style-type: none"> • On the boundary between search areas A and B is the grade II listed New Lane Farmhouse. Development around it will alter its setting, the extent to which will need to be explored in Stage 2. • To the west of the search area (within search area C) is a group of grade II listed buildings | | <p>Landscape – Yes, take whole area through to Stage 2.</p> |

| Area of Search Code & Name | Landscape Character Area(s) | Issues and options recommendation | Development potential? | LUC high-level landscape analysis | Landscape score (RAG) | LUC high-level heritage analysis | Heritage score (RAG) | Take through to Stage 2? (Y/N) <i>Explain location if partial</i> |
|---|--|--|------------------------|---|-----------------------|--|----------------------|--|
| | | from possible future employment uses on the land to the south of A30 may impact on the living conditions of future occupiers of a residential development. | | <ul style="list-style-type: none"> There are limited built features within the area of search except for residential properties along New Lane. Adjacent to the Cranborne Chase & West Wiltshire Downs AONB. | | <p>comprising the Cann Farm complex. Development around it will alter its setting, the extent to which will need to be explored in Stage 2.</p> <ul style="list-style-type: none"> The HER records no archaeological assets within the area. | | Heritage – Yes . Sensitivities around the listed buildings will need to be explored in Stage 2. |
| C: Land Higher Blandford Road and A350 | Shaftesbury Greensand Ridges and Urban | <p>Impacts on the landscape.</p> <p>There is a significant number of large trees in this area.</p> <p>The area contains Boyne Hollow and the topography is particularly uneven.</p> <p>There are important views from Shaftesbury within this area.</p> | X | <ul style="list-style-type: none"> Complex landform associated with a steeply incised stream valley of Boyne Hollow. Elevation ranges from 145 to 190m AOD. Land cover is mostly woodland with some pasture fields. Woodland contains deciduous woodland priority habitat with broadleaved, mixed deciduous, shrub and conifer areas. Mostly undeveloped. Settlement includes buildings at Cann Farm. | | <ul style="list-style-type: none"> The area contains the grade II listed buildings at Cann Farm and Mayo Cottage. Development within their setting has the potential to be harmful to their significance. Part of the area has the potential to impact on the setting of the Shaftesbury Conservation Area, as one of its defining characteristics are the long-ranging views north, west and south out to open countryside. Strategically located on a spur, the town is also a prominent feature in the landscape, especially when viewed from the south. The HER records two quarries in the search area; these are of negligible heritage value. A medieval buried soil is also recorded. The HLC indicates that the site includes some medieval enclosure around Cann Farm and to the west of Boyne Hollow. This may feature some historically important hedgerows. | | <p>Landscape – No. Sensitive due to the complex valley landform of Boyne Hollow and the presence of sensitive priority habitat woodland.</p> <p>Heritage – No. Sensitive due to the potential for impact to the heritage significance of a number of designated assets as a result of setting change.</p> |
| D: Land between A350 and French Mill Lane | Shaftesbury Greensand Ridges and Urban | <p>Impacts on the landscape.</p> <p>The topography is uneven in this area and there are important views from Shaftesbury.</p> <p>Although a large part of this area is considered unsuitable for development there may be potential that a limited amount of land could be identified for development to the south of Shaftesbury School Playing Fields. However, this would be dependent on the land not be required for education purposes.</p> <p>There are possible access/highways constraints relating to this land.</p> | ✓ | <ul style="list-style-type: none"> Steeply sloping topography ranging in elevation from 135m to 195m AOD. Land use is primarily pasture. There is a small strip of deciduous woodland priority habitat. The area is directly adjacent to the Shaftesbury Conservation Area and provides a rural setting to the historic settlement core. Settlement is limited to a few scattered residential buildings. | | <ul style="list-style-type: none"> Search area is within the setting of the Shaftesbury Conservation Area. This part of the conservation area has a semi-rural feel, with low density development and glimpsed views out towards open countryside from within its boundaries, which reinforces the historic built environment's connection with its landscape. Development here could also impact on long-ranging views from the conservation area to the north-west of the search area, as well as views back towards Shaftesbury from the surrounding landscape. Within the setting of a number of grade II listed buildings. The HER records a quarry site of negligible value within the area. The HLC records a very small area of medieval piecemeal enclosure to the south of the Wilderness. This may feature historically | | <p>Landscape – Yes, take whole area through to Stage 2. Main sensitivities likely to relate to the sloping landform and the setting of the historic settlement core.</p> <p>Heritage – Yes. The impact on the conservation area and listed buildings would need to be explored in more detail at Stage 2, but there may be potential for some development of the area.</p> |

| Area of Search Code & Name | Landscape Character Area(s) | Issues and options recommendation | Development potential? | LUC high-level landscape analysis | Landscape score (RAG) | LUC high-level heritage analysis | Heritage score (RAG) | Take through to Stage 2? (Y/N) <i>Explain location if partial</i> |
|--|---|--|------------------------|---|-----------------------|--|----------------------|---|
| | | | | | | important hedgerows. | | |
| E: Land between French Mill Lane and the B3091 | Shaftesbury Greensand Ridges, North Blackmore Rolling Vales and Urban | Impacts on the landscape and heritage assets. The topography is uneven in this area and there are important views from Shaftesbury. | X | <ul style="list-style-type: none"> Sloping landform associated with a stream valley, ranging from 120-170m AOD. Land use is primarily pasture. There are some mature riverside trees. Northern sections of this area of search are within the Shaftesbury Conservation Area. Settlement within the land parcel is limited to the buildings at Holyrood Farm (including several grade II listed structures). | | <ul style="list-style-type: none"> The area includes scheduled fishponds to its northern extent, probably associated with the scheduled abbey at the historic core of the conservation area. Direct impact on the conservation area as well as change to its setting. Contains a number of listed grade II buildings, with the potential to impact on the setting of other designated heritage assets within the boundary of the conservation area. The HER records the site of a medieval manor and some post-medieval/ modern low-value assets within the area. These would be susceptible to physical change. The HLC indicates that virtually the whole site comprises medieval piecemeal enclosure. | | <p>Landscape – Yes, take whole area through to Stage 2. However, likely to be sensitive due to sloping landform and setting provided to Shaftesbury Conservation Area.</p> <p>Heritage – No. Potential considerable effects on significance of a number of designated heritage assets through alterations to their setting, which could not be mitigated as it is the principle of developing the land that would cause the harm.</p> |
| F: Land between B3091 and Breach Common | Shaftesbury Greensand Ridges, North Blackmore Rolling Vales and Urban | Impacts on biodiversity, the landscape and heritage assets. The topography is uneven in this area and there are important views from Shaftesbury. | X | <ul style="list-style-type: none"> Topography slopes away from the hilltop settlement, ranging in elevation of 180m and 120m AOD. Land use is mostly pasture with areas of semi-natural habitat including lowland meadows and deciduous woodland priority habitat. Significant areas are designated for wildlife conservation including Breach Fields SSSI and Long Cross which is locally designated as a Site of Nature Conservation Interest. Settlement is limited to isolated residential properties. The area contains open access land at Breach Common and St. James Common. | | <ul style="list-style-type: none"> No direct impact on the conservation area, but this area makes a considerable contribution to its significance. It provides the rural foreground to the conservation area and creates a strong connection between the settlement and the agricultural land that supported its citizens. Development in this area has the potential to affect the celebrated view down Gold Hill, which currently has a strong historic character and views out to open countryside. Within the setting of numerous listed buildings within the conservation area, as well as the scheduled Castle Hill Earthwork. The HER records the site of a medieval manor, a medieval deer park and a post-medieval-modern hospital. These would be susceptible to physical change. The HLC indicates that the majority of the area comprises medieval common land and piece-meal enclosure. The enclosed fields are likely to feature a number of historically | | <p>Landscape – No, exclude due to sloping landform and significant areas of designated semi-natural habitats</p> <p>Heritage – No. Potential considerable effects on significance of a number of designated heritage assets through alterations to their setting, which could not be mitigated as it is the principle of developing the land that would cause the harm.</p> |

| Area of Search Code & Name | Landscape Character Area(s) | Issues and options recommendation | Development potential? | LUC high-level landscape analysis | Landscape score (RAG) | LUC high-level heritage analysis | Heritage score (RAG) | Take through to Stage 2? (Y/N) <i>Explain location if partial</i> |
|-------------------------------------|---|--|------------------------|--|-----------------------|---|----------------------|---|
| | | | | | | important hedgerows. | | |
| G: Land south of Long Cross and A30 | Shaftesbury Greensand Ridges, North Blackmore Rolling Vales and Urban | Impacts on biodiversity, the landscape and heritage assets. The topography is uneven in this area and there are important views from Shaftesbury. | X | <ul style="list-style-type: none"> Topography slopes away from the hilltop settlement, with elevation ranging between 115-165m AOD. In the east of the area of search the escarpment of Castle Hill is a prominent feature. Land cover comprises small and intricate pasture fields bound by hedgerows. The landscape has a well-wooded character. Part of Breach Fields SSSI is located in the area of search as well as the northern section of the locally designated Long Cross Site of Nature Conservation Interest. The area of search contains deciduous woodland, traditional orchard and lowland meadows priority habitats. A large proportion of the area of search (in the east) is within the Shaftesbury Conservation Area. Two scheduled monuments are located in the area of search. There are scattered residential properties. The proposed area contains a mapped viewpoint looking over the escarpment edge, providing 180° views. | | <ul style="list-style-type: none"> Development of the search area will have a direct impact on a considerable portion of the conservation area. This area is characterised by a dispersed, open settlement pattern and the intimate relationship of built heritage and the countryside. Development in this area has the potential to affect the celebrated view down Gold Hill, which currently has a strong historic character and views out to open countryside. Within the setting of a number of grade II listed buildings. There are two scheduled monuments within the search area: the medieval fortified house at Castle Hill and the Late Saxon urban area east of Castle Hill. These would be susceptible to physical and setting change, especially as the majority of the site includes the non-designated deer park associated with the castle. The HER also highlights a potential for further medieval archaeological remains. The HLC indicates that the whole area comprises medieval piecemeal enclosure, which may feature a number of historically important hedgerows. Potential for alluvial deposits and geoarchaeology/archaeology typically associated with such deposits. | | <p>Landscape – No, exclude due to the prominent complex landform and important heritage and semi-natural features.</p> <p>Heritage – No. Potential considerable effects on significance of a number of designated heritage assets through alterations to their setting, which could not be mitigated as it is the principle of developing the land that would cause the harm.</p> |

| Area of Search Code & Name | Landscape Character Area(s) | Issues and options recommendation | Development potential? | LUC high-level landscape analysis | Landscape score (RAG) | LUC high-level heritage analysis | Heritage score (RAG) | Take through to Stage 2? (Y/N) <i>Explain location if partial</i> |
|-------------------------------------|---|---|------------------------|--|-----------------------|--|-----------------------------|--|
| H: Land north of Long Cross and A30 | Shaftesbury Greensand Ridges, North Blackmore Rolling Vales and Urban | Impacts on the landscape and heritage assets. The topography is uneven in this area. The area also includes land that will be developed for the construction of the Enmore Green Link Road. | X | <ul style="list-style-type: none"> An undulating and sloping landform with its highest elevation on a hill to the north of Enmore Green (150m AOD). The land slopes down to the west (110m AOD). Land use is mixed arable and pasture fields. There are some blocks of woodland, some of which are made up of young trees. Hedges contain frequent mature trees. The edge of the Shaftesbury Conservation Area extends into the southern part of this area of search. Settlement is limited to residential properties along the boundary of the area, following major roads. | Yellow | <ul style="list-style-type: none"> Direct impact on small parcels of the conservation area but this area makes a considerable contribution to its significance by emphasising the strong connection between the settlement and the agricultural land that supported its prosperity. Within the setting of a number of grade II listed buildings. The HLC indicates that the area east of Calves Lane comprises medieval piecemeal enclosure. This is likely to feature a number of historically important hedgerows. Potential for alluvial deposits and geoarchaeology/archaeology typically associated with such deposits. The only assets recorded within the area by the HER are low value post-medieval and modern features. | Red | <p>Landscape – Yes, take whole area through to Stage 2. However, likely to be sensitive due to the complex landform that provides rural setting to the Shaftesbury Conservation Area.</p> <p>Heritage – No. Potential considerable effects on significance of a number of designated heritage assets through alterations to their setting, which could not be mitigated as it is the principle of developing the land that would cause the harm.</p> |
| I: Land between B3081 and A350 | Shaftesbury Greensand Ridges and Urban | Impacts on biodiversity, AONB/setting of the AONB and the landscape. The topography is uneven in this area and there are important views from Shaftesbury. Part of this area is identified as a housing growth area in LPP1 ⁴ and has been granted outline planning permission for residential development (shown on the Areas of Search map). The Council considers that there is no potential to identify further land for large scale development beyond that subject to the outline planning permission. | ✓ | <ul style="list-style-type: none"> The area of search includes a steep and well-wooded escarpment edge. It ranges in elevation from 180m to 230m AOD. Varied land cover, including small-medium scale irregular pasture fields and woodland areas. There are six sites of locally designated sites of nature conservation interest. Some of the woodland is ancient re-planted woodland, whilst other areas are identified as deciduous woodland priority habitat. There is also lowland meadow priority habitat. Settlement is limited to scattered and isolated residential properties. The northern part of the area of search is within the Cranborne Chase & West Wiltshire Downs AONB. | Red | <ul style="list-style-type: none"> Area contains the grade II* listed Pensbury House and the grade II listed Thaness Farmhouse. Within the setting of the Shaftesbury Conservation Area and contributes to its rural setting. The HER records various low value post-medieval and modern archaeological assets within the area. Much of the area is recorded as piecemeal medieval enclosure by the HLC. This is likely to feature a number of historically important hedgerows. Potential for alluvial deposits and geoarchaeology/archaeology typically associated with such deposits. | North: Yellow South: Red | <p>Landscape – No. Exclude due to the steep landform and important semi-natural habitats.</p> <p>Heritage (north) – Yes, take through to Stage 2. This is a large search area and although the impact on the designated assets would need to be explored at Stage 2 there is potential for some development to the north of the area, adjacent to Shaftesbury’s later expansion.</p> <p>Heritage (south) – No, exclude from Stage 2.</p> |

| Area of Search Code & Name | Landscape Character Area(s) | Issues and options recommendation | Development potential? | LUC high-level landscape analysis | Landscape score (RAG) | LUC high-level heritage analysis | Heritage score (RAG) | Take through to Stage 2? (Y/N) <i>Explain location if partial</i> |
|---|-----------------------------|--|------------------------|---|-----------------------|---|----------------------|---|
| J: Land between A350 and Higher Wincombe Farm | Outside Dorset | This area is not within North Dorset district ⁵ . Any future allocation relating to this land would have to be made by Wiltshire Council. | N/A | <ul style="list-style-type: none"> Gently sloping ground with elevations ranging between 225m and 245m AOD. Land cover is mostly arable fields. There is also a solar farm and areas of woodland. Woodland at Morgan's Copse is identified as ancient semi-natural woodland and deciduous woodland priority habitat. Built features include Higher Wincombe Farm and some large warehouse buildings. Small parts of this land parcel are within Cranborne Chase & West Wiltshire Downs AONB. | | <ul style="list-style-type: none"> No direct impact on any designated heritage assets. Potential to affect the setting of the grade II listed Thanes Farmhouse and the non-designated Higher Wincombe Farm. The scheduled Castle Rings Camp lies to the north-east of the site, but its setting is unlikely to be affected due to intervening topography. The HER records some undated field boundaries and ditches in the northern part of the site, now built over by a solar panel farm. | | <p>Landscape – Yes, take whole area through to Stage 2. Main sensitivities include elevated landform and location within the AONB.</p> <hr/> <p>Heritage – Yes. Impacts on the setting of heritage assets would need to be explored at Stage 2.</p> |

⁵ Text taken from the North Dorset Local Plan Review Issues and Options Consultation document (2017) predating North Dorset District Council becoming part of Dorset Council.

Conclusions

The tables below provide information on areas of search taken through to Stage 2 to be assessed in more detail. Please refer to the previous table for more detailed reasoning behind these decisions. Some of the areas of search have been split geographically due to differences in sensitivity within them and therefore may appear in both tables. Further information on specific locations included/excluded is also provided in the tables.

Areas of search scoped out of Stage 2

| Area of Search Code & Name | Notes |
|---|---|
| Scoped out on landscape/heritage grounds | |
| C: Land Higher Blandford Road and A350 | The whole area is excluded on heritage and landscape grounds. |
| E: Land between French Mill Lane and the B3091 | The whole area is excluded on heritage grounds. |
| F: Land between B3091 and Breach Common | The whole area is excluded on landscape and heritage grounds. |
| G: Land south of Long Cross and A30 | The whole area is excluded on landscape and heritage grounds. |
| H: Land north of Long Cross and A30 | The whole area is excluded on heritage grounds. |
| I: Land between B3081 and A350 | The whole area is excluded on landscape grounds, and partially on heritage grounds. |
| Scoped out on other grounds | |
| N/A | N/A |

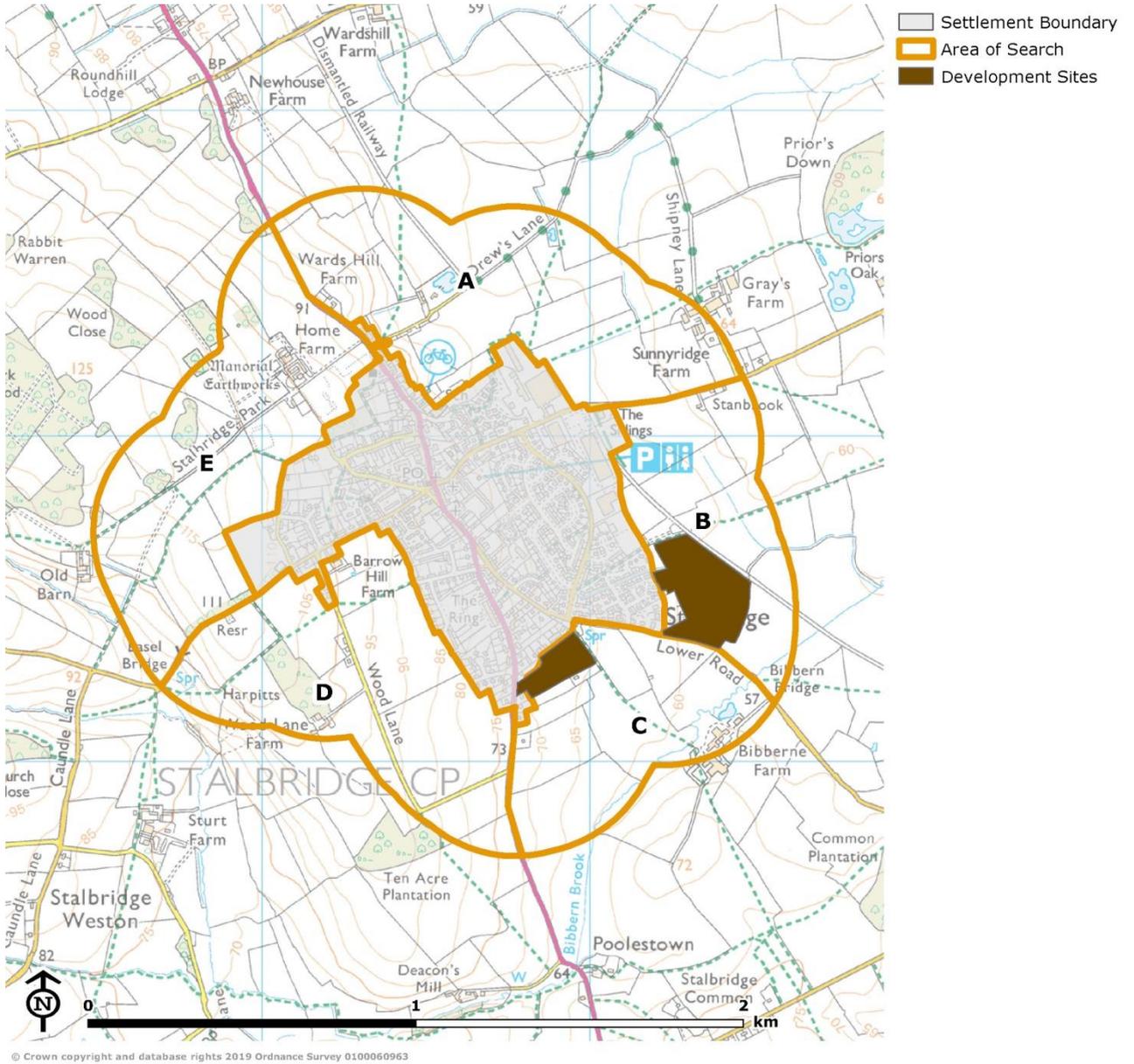
Areas of search to take forward to Stage 2

| Area of Search Code & Name | Notes |
|--|-------------------------------------|
| A: Land to the east of Shaftesbury | Take forward whole area to Stage 2. |
| B: Land between Salisbury Road (A30) and Higher Blandford Road | Take forward whole area to Stage 2. |
| D: Land between A350 and French Mill Lane | Take forward whole area to Stage 2. |
| J: Land between A350 and Higher Wincombe Farm | Take forward whole area to Stage 2. |

5 Stalbridge: Stage 1 assessment

5.1 The areas of search which form the spatial framework for the Stalbridge Stage 1 assessment are mapped below.

Figure 5.1: Areas of search for Stalbridge



Area of Search Assessments

| Area of Search Code & Name | Landscape Character Area(s) | Issues and options recommendation | Development potential? | LUC high-level landscape analysis | Landscape score (RAG) | LUC high-level heritage analysis | Heritage score (RAG) | Take through to Stage 2? (Y/N) <i>Explain location if partial</i> |
|---|--|--|------------------------|--|-----------------------|---|----------------------|---|
| A: Land between A357 and Station Road | North Dorset Limestone Ridges and Blackmore Vale | Impacts on the landscape. Possible highways constraints relating to the capacity of the highway network at Stalbridge. | ✓ | <ul style="list-style-type: none"> Gently sloping topography ranging from 90m AOD in the north-west to 60m AOD in the east. Fields are generally medium-large sized and used for a mixture of arable and pastoral farming. Fields are primarily enclosed by thick hedgerows. There is a small area of traditional orchard priority habitat along Drew's Lane. The south-western corner of the area of search is within the Stalbridge Conservation Area. Settlement is limited to occasional farms including Wards Hill Farm and Sunnyridge Farm. | | <ul style="list-style-type: none"> A small parcel of the search area will have a direct impact on the Stalbridge Conservation Area. The remainder of the area is within the setting of the conservation area and forms the rural backdrop for the town, illustrating the important history of the town's agricultural commerce. Potential to affect the setting of a number of listed buildings, including the grade II* listed Church of St Mary. The HER records a couple of low-value post-medieval industrial assets within the area. The HLC indicates that the central part of the area is comprised of enclosed medieval strip fields. A tributary of the River Cale passes through the search area and highlights a potential for alluvial deposits and geoarchaeology/archaeology typically associated with such deposits. | | <p>Landscape – Yes, take whole area through to Stage 2. The sloping landform and setting the landscape provides to Stalbridge Conservation Area may increase sensitivity.</p> <p>Heritage – Yes. The impact on the significance of heritage assets needs to be explored at Stage 2, but there is scope for further extension of the town to the south of the search area where C20 expansion has already taken place.</p> |
| B: Land between Station Road and Lower Road | Blackmore Vale | Impacts on biodiversity and the landscape. Possible highways constraints relating to the capacity of the highway network at Stalbridge. | ✓ | <ul style="list-style-type: none"> Principally flat parcel of land at an elevation of approximately 60m AOD. Fields are medium-large and used for a mixture of arable and pastoral farming. Stalbridge Site of Nature Conservation Interest is locally designated and located in the west of the area of search. Fields are enclosed by hedgerows with mature trees. Rural with occasional farm buildings although has an association with the adjacent built edge. | | <ul style="list-style-type: none"> No direct impact on any designated heritage assets. The HER does not record any archaeological assets within the area. The HLC indicates that the southern part of the site comprises medieval piecemeal enclosure. This may contain hedgerows that qualify as historically important. Bibbern Brook passes through the search area and highlights a potential for alluvial deposits and geoarchaeology/archaeology typically associated with such deposits. | | <p>Landscape – Yes, take whole area through to Stage 2.</p> <p>Heritage – Yes. The impact on the significance of heritage assets needs to be explored at Stage 2, but there is scope for further development within this search area.</p> |
| C: Land between Lower Road and Thornhill Road | North Dorset Limestone Ridges and Blackmore Vale | Impacts on the landscape. Possible highways constraints relating to the capacity of the highway network at Stalbridge. | ✓ | <ul style="list-style-type: none"> Gently sloping topography which falls towards the Bibbern Brook to the south-east. Elevation ranges between 55m and 73m AOD. Medium-large scale fields are mostly used for pastoral grazing. Fields are enclosed by hedgerows with mature trees. Trees are located along Bibbern Brook. | | <ul style="list-style-type: none"> No direct impact on any designated heritage assets. The HER does not record any archaeological assets within the area and the HLC indicates that it comprises modern enclosure. Bibbern Brook passes through the search area and highlights a potential for alluvial deposits | | <p>Landscape – Yes, take whole area through to Stage 2.</p> <p>Heritage – Yes. The impact on the significance of heritage assets needs to be</p> |

| Area of Search Code & Name | Landscape Character Area(s) | Issues and options recommendation | Development potential? | LUC high-level landscape analysis | Landscape score (RAG) | LUC high-level heritage analysis | Heritage score (RAG) | Take through to Stage 2? (Y/N) <i>Explain location if partial</i> |
|--|-------------------------------|--|------------------------|--|-----------------------|--|----------------------|--|
| | | | | <ul style="list-style-type: none"> Primarily unsettled although there are some dispersed properties on the outskirts of Stalbridge and Bibberne Farm. Associated with the urban edge to the north. | | and geoarchaeology/archaeology typically associated with such deposits. | | explored at Stage 2, but there is scope for further development within this search area. |
| D: Land between Thornhill Road and Barrow Hill | North Dorset Limestone Ridges | Impacts on biodiversity, the landscape and a heritage asset. Possible highways constraints relating to the capacity of the highway network at Stalbridge. | ✓ | <ul style="list-style-type: none"> The area of search is at an elevation of 110m AOD in the north-west and slopes down towards Stalbridge and the stream valley to the west. Land is mostly divided into medium-large fields used for arable farming. There are also two large woodlands within the area. Harpitts woodland is identified as priority habitat. Part of the Basel Bridge SNCI is located in the west of the area of search. Most of the northern extent of this area is within the Stalbridge Conservation Area. Settlement includes properties scattered along Wood Lane as well as Wood Lane Farm. | | <ul style="list-style-type: none"> The Stalbridge Conservation Area extends into a considerable portion of the search area. The economy of the town was agricultural and so its rural setting contributes to our understanding and appreciation of its historic and aesthetic significance. The open, undeveloped nature frames the conservation area on approaches from the south, west and north. The HER does not record any archaeological assets within the site and the HLC indicates that it comprises planned enclosure. | | <p>Landscape – Yes, take whole area through to Stage 2. However, likely to be highly sensitive due to the conservation area.</p> <p>Heritage – No. Development in this area is likely to have a considerable harmful impact on the significance of the Stalbridge Conservation Area.</p> |
| E: Land between Barrow Hill and A357 | North Dorset Limestone Ridges | Impacts on the landscape and heritage assets. Possible highways constraints relating to the capacity of the highway network at Stalbridge. | X | <ul style="list-style-type: none"> The area of search slopes gently from west (120m AOD) to east (85m AOD). Medium-large fields are used for arable and pasture farming. A playing field is located adjacent to the settlement. Well-wooded character with numerous copses and in-field trees. An avenue of mature trees creates an estate parkland character. A large part of the area of search is within the Stalbridge Conservation Area. There are two grade II listed buildings within the area of search. There are also manorial earthworks marked on the OS map. Built features limited to those associated with Home Farm. | | <ul style="list-style-type: none"> The Stalbridge Conservation Area extends into a considerable portion of the search area and the remainder is within its setting. The conservation area includes a number of listed buildings that lie adjacent to the search area and could be affected in terms of setting, especially the grade II* listed Church of St Mary. The economy of the town was agricultural and so its rural setting contributes to our understanding and appreciation of its historic and aesthetic significance. The open, undeveloped nature frames the conservation area on approaches from the south, west and north. Area also includes a large portion of historic parkland associated with the grade II listed Stalbridge Park Farmhouse, which lies within the boundary of the search area, along with the non-designated earthwork and buried remains of the former manor house and the parks grade II listed gate and gate piers. The associated keeper's cottage and old barn stand outside the search area but are historically associated with the farmhouse and are grade II listed in their own right. There is potential to affect the setting of a number of other grade II listed buildings | | <p>Landscape – No. Undulating, elevated landform with scenic qualities and located within the historic landscape of the conservation area</p> <p>Heritage – No. Development likely to have an unacceptable impact on the significance of numerous designated heritage assets.</p> |

| Area of Search Code & Name | Landscape Character Area(s) | Issues and options recommendation | Development potential? | LUC high-level landscape analysis | Landscape score (RAG) | LUC high-level heritage analysis | Heritage score (RAG) | Take through to Stage 2? (Y/N) <i>Explain location if partial</i> |
|----------------------------|-----------------------------|-----------------------------------|------------------------|-----------------------------------|-----------------------|----------------------------------|----------------------|--|
| | | | | | | within the conservation area. | | |

Conclusions

The tables below provide information on areas of search taken through to Stage 2 to be assessed in more detail. Please refer to the previous table for more detailed reasoning behind these decisions. Some of the areas of search have been split geographically due to differences in sensitivity within them and therefore may appear in both tables. Further information on specific locations included/excluded is also provided in the tables.

Areas of search scoped out of Stage 2

| Area of Search Code & Name | Notes |
|--|--|
| Scoped out on landscape/heritage grounds | |
| D: Land between Thornhill Road and Barrow Hill | The whole of this area has been excluded on heritage grounds. |
| E: Land between Barrow Hill and A357 | The whole of this area has been excluded on landscape and heritage grounds. |
| Scoped out on other grounds | |
| C: Land between Lower Road and Thornhill Road (south-east) | The south-eastern edge of the area is excluded because it is within flood zones 2 and 3. |

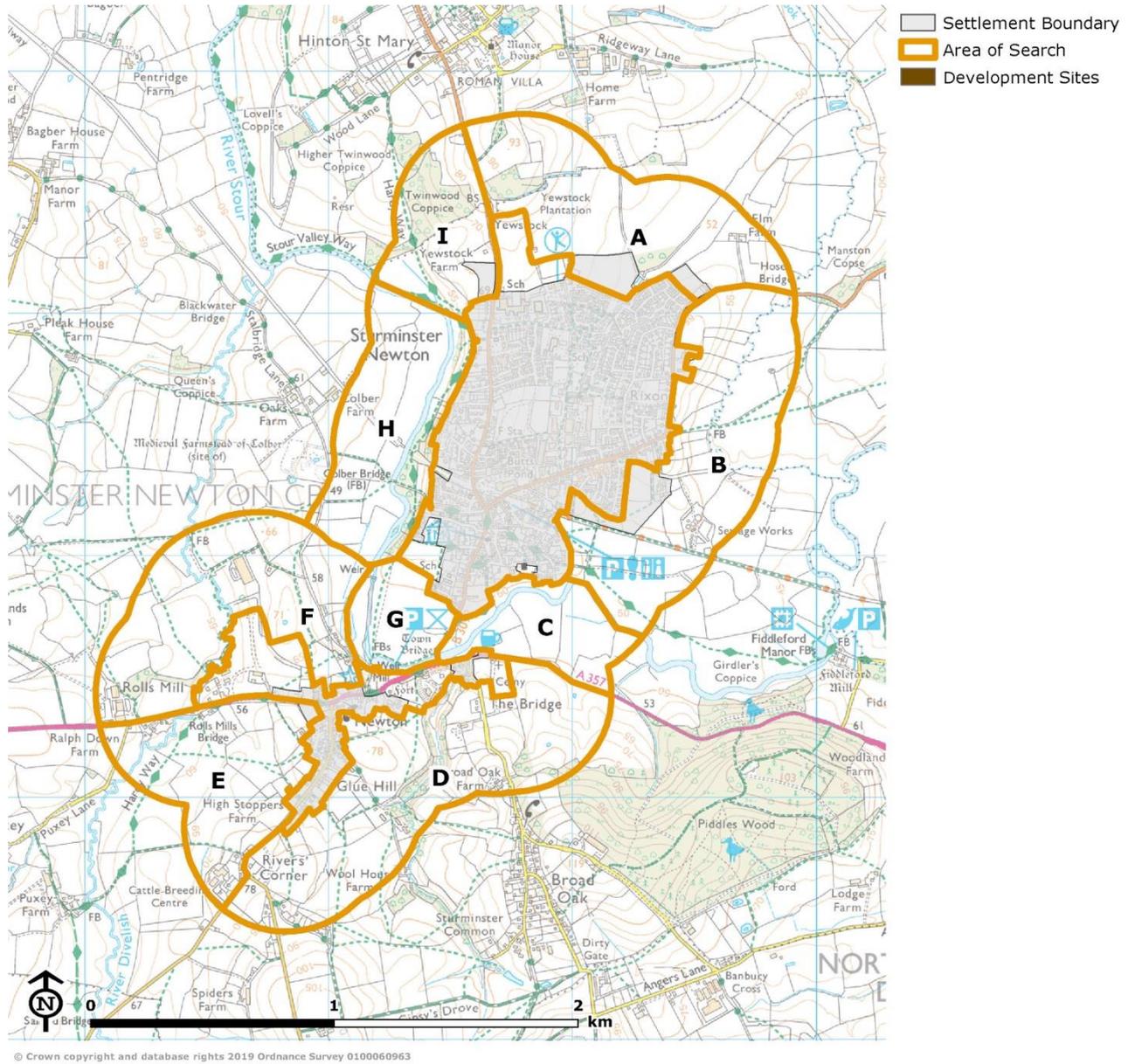
Areas of search to take forward to Stage 2

| Area of Search Code & Name | Notes |
|---|--|
| A: Land between A357 and Station Road | Take forward whole area to Stage 2. |
| B: Land between Station Road and Lower Road | Take forward whole area to Stage 2. |
| C: Land between Lower Road and Thornhill Road | Take forward area to Stage 2, excluding parts of the area of search and flood zones 2 and 3 in the south-east. |

6 Sturminster Newton: Stage 1 assessment

6.1 The Areas of Search which form the spatial framework for the Sturminster Newton Stage 1 assessment are mapped below.

Figure 6.1: Areas of search for Sturminster Newton (Issues and Options Consultation Report, November 2017)



Area of Search Assessments

| Area of Search Code & Name | Landscape Character Area(s) | Issues and options recommendation | Development potential | LUC high-level landscape analysis | Landscape score (RAG) | LUC high-level heritage analysis | Heritage score (RAG) | Take through to Stage 2? (Y/N) <i>Explain location if partial</i> |
|--|--|--|-----------------------|---|-----------------------|---|----------------------|--|
| A: Land between B3092 and Manston Road | North Dorset Limestone Ridges and Blackmore Vale | Impacts on the landscape, water quality and heritage assets. Part of this area is identified as a housing growth area (Land north of Northfields) in LPP1 ⁴ . | ✓ | <ul style="list-style-type: none"> Landform gently slopes down from the hilltop near Yewstock Plantation at 93m AOD to 50m AOD in the east. Land use is mixed, but mostly arable farmland. Contains several small woodlands, including three areas of deciduous woodland priority habitat. The north-western tip of the area of search is within the Hinton St Mary Conservation Area. Primarily unsettled and rural with structures limited to those at Elm Farm. The area of search strongly contributes to the sense of separation between Sturminster Newton and Hinton St Mary. | | <ul style="list-style-type: none"> The north-west corner of the search area has a direct impact on the Hinton St Mary Conservation Area. Within this conservation area are a grade II* listed manor house, tithe barn and stable block, as well as the scheduled remains of a Roman villa. The western portion of this area provides an important buffer between Hinton St Mary and Sturminster Newton, the boundaries of which could be blurred by development between the two. Eastern and southern parts of the search area are adjacent to C20/C21 expansion of Sturminster Newton, which is not designated for any heritage interest. The HER records ridge and furrow near Yewstock Plantation. | | <p>Landscape – Yes, take whole area through to Stage 2. Although likely to be sensitive due to the elevated position and contribution to the sense of separation between settlements.</p> <hr/> <p>Heritage – Yes. Northern part of the area is unlikely to be suitable due to the impact on a number of designated heritage assets, particularly the Hinton St Mary Conservation Area, which would be susceptible to physical and setting change. However, there is potential in the southern and eastern parts of the search area. Impact on heritage assets would need to be explored at Stage 2.</p> |
| B: Land to the east of Sturminster | North Dorset Limestone Ridges, Blackmore Vale and Upper Stour Valley | Impacts on biodiversity, the landscape and water quality. Part of this area is also at risk of flooding. Odour issues relating to the sewage treatment works off Bull Ground Lane. Also highways/access constraints in respect of Bull Ground Lane. Although a large part of this area is considered unsuitable for development, part of this area is identified as a housing growth area (Land east of the former Creamery) in LPP1 ⁴ . There might be potential that further land could be identified for development to the | ✓ | <ul style="list-style-type: none"> Topography slopes from 65m AOD adjacent to Sturminster Newton to 50m AOD at Chivrick's Book in the east of the area of search. Fields are used for mixed arable and pasture. Hedgerows contain frequent mature trees and there is a small section of deciduous woodland priority habitat. A sewage treatment works is located in the south of the area of search. The southern part of the area is directly east of the Sturminster Newton Conservation Area and contributes to the rural setting of the historic core of Sturminster Newton. The area of search is unsettled, excepting Elm Close Farm. | | <ul style="list-style-type: none"> There are no designated heritage assets within the boundary of the search area. Abuts the Sturminster Newton Conservation Area to its south-west corner. Has the potential to affect the setting of a number of listed buildings within the conservation area, including the grade I listed Church of St Mary. The setting of the scheduled Sturminster Castle may also be affected. The River Stour and a tributary form the boundary between areas B and C, highlighting a potential for alluvial deposits and geoarchaeology/archaeology typically associated with such deposits. The HER records no archaeological assets within the area but the HLC records an area of water meadows at its southern end. | | <p>Landscape – Yes, take whole area through to Stage 2. North of the area likely to be sensitive due to steeply sloping topography to the east of Manston Road.</p> <hr/> <p>Heritage – Yes. The impact on heritage assets needs to be addressed at Stage 2.</p> |

| Area of Search Code & Name | Landscape Character Area(s) | Issues and options recommendation | Development potential | LUC high-level landscape analysis | Landscape score (RAG) | LUC high-level heritage analysis | Heritage score (RAG) | Take through to Stage 2? (Y/N) <i>Explain location if partial</i> |
|--|---|--|-----------------------|--|-----------------------|---|----------------------|--|
| | | north-east of this housing growth area. | | | | | | |
| C: Land between the River Stour and the A357 | Upper Stour Valley, North Dorset Limestone Ridges and South Blackmore Rolling Vales | <p>Impacts on biodiversity, the landscape, water quality and heritage assets.</p> <p>A large part of this area is at risk of flooding.</p> <p>Poor accessibility to local services and facilities situated within the town centre.</p> | x | <ul style="list-style-type: none"> Flat floodplain of the River Stour. Land cover comprises irregular pasture fields. Natural features include frequent hedgerow trees and small areas of woodland, some of which are deciduous woodland priority habitat. Much of the western side of the area is within the Sturminster Newton Conservation Area. The area is overlooked by the elevated land to the south. This land parcel is unsettled. The River Stour separates the area of search from the existing built edge of Sturminster Newton. This area also plays an important role in preventing the coalescence of Sturminster Newton with the distinct settlement of Newton. | | <ul style="list-style-type: none"> Direct impact on Sturminster Newton Conservation Area, including the undeveloped land between the historic core of the conservation area and the scheduled monument of Sturminster Castle on the other side of the river. The legibility of this relationship is fundamental to our understanding and appreciation of the significance of both assets. The rural setting the area provides for the town is also an important part of its character, illustrating the historic importance of rural commerce to the town. The significance of the grade II listed ornamental spring head within the search area is unlikely to be affected, but the site is within the setting of a number of listed buildings, including the grade I listed Church of St Mary. The HER records no archaeological assets within the area but the HLC records an area of water meadows at its southern end. The River Stour and a tributary pass through the area highlighting a potential for alluvial deposits and geoarchaeology/archaeology typically associated with such deposits. | | <p>Landscape – No. The area is isolated from the rest of Sturminster Newton by the River Stour. This area also plays an important role in preventing the coalescence of Sturminster Newton with Newton.</p> <p>Heritage – No. Potential considerable effects on significance of a number of designated heritage assets through alterations to their setting, which could not be mitigated as it is the principle of developing the land that would cause the harm.</p> |
| D: Land to the south of Newton | South Blackmore Rolling Vales | <p>Impacts on biodiversity, the landscape and heritage assets.</p> <p>Poor accessibility to local services and facilities situated within the town centre.</p> | x | <ul style="list-style-type: none"> Sloping landform including a steep stream valley. Mostly small-scale intricate fields with a mix of arable and pasture use. The area of search also contains a solar farm and several woodland areas. The Coombs locally designated Site of Nature Conservation Interest is located in the centre of the area of search. Most of the woodland along the stream valley is deciduous woodland priority habitat. | | <ul style="list-style-type: none"> Direct impact on Sturminster Newton Conservation Area, the scheduled Sturminster Castle and the setting of numerous listed buildings, including Wool House Farm, which lies immediately south of the search area. The rural setting this area provides for the town is also an important part of its character, illustrating the historic importance of rural commerce to the town. | | Landscape – No . Landform is sloping and elevated, development of these areas would not be in keeping with settlement pattern. |

| Area of Search Code & Name | Landscape Character Area(s) | Issues and options recommendation | Development potential | LUC high-level landscape analysis | Landscape score (RAG) | LUC high-level heritage analysis | Heritage score (RAG) | Take through to Stage 2? (Y/N) <i>Explain location if partial</i> |
|--|--|--|-----------------------|--|-----------------------|---|---------------------------|--|
| | | | | <ul style="list-style-type: none"> The scheduled monument of Sturminster Castle is adjacent to the north of the area of search. Much of the northern extent of the area is within the Sturminster Newton Conservation Area. The area is sparsely settled with dispersed residential properties and farms. | | <ul style="list-style-type: none"> The HER records ridge and furrow within the area and the HLC indicates that much of the southern part of the site comprises medieval piecemeal enclosure. This is likely to contain a number of hedgerows that qualify as historically important. The presence of a small watercourse highlights a potential for alluvial deposits and geoarchaeology/archaeology typically associated with such deposits. This is a large search area and there may be scope for some development to the south of it, although consideration will need to be given to the potential for change to medieval linear settlement of Broad Oak. | <p>North</p> <p>South</p> | <p>Heritage (north) – No. Likely to result in considerable harm to a number of designated heritage assets.</p> <p>Heritage (south) – Yes. There is scope for some development to the southern portion of the area, but the impact on the setting of heritage assets to the north would need to be explored first at Stage 2.</p> |
| E: Land between Glue Hill and the A357 | South Blackmore Rolling Vales and Blackmore Vale | <p>Impacts on the landscape and water quality.</p> <p>Poor accessibility to local services and facilities situated within the town centre.</p> | x | <ul style="list-style-type: none"> Gently rolling topography sloping up from the River Divelish in the west. Elevation ranges between 55m and 78m AOD. Land cover comprises medium-scale fields under mixed agricultural use. The Sturminster Newton Conservation Area is adjacent to the east of the area of search. Natural features are limited to the occasional mature hedgerow tree. Settlement includes Barnhaven Farm and properties at Rolls Mill. | | <ul style="list-style-type: none"> Area contains three listed buildings and is within the setting of a number of others. Within the setting of the conservation area and potentially the setting of the scheduled Sturminster Castle. Part of the rural setting of the conservation area, but potential for an extension of extant development to the southern boundary of the search area. The River Divelish passes through the search area and highlights a potential for alluvial deposits and geoarchaeology/archaeology typically associated with such deposits. Much of the search area comprises medieval piecemeal enclosure. This is likely to contain hedgerows that qualify as historically important. | | <p>Landscape – Yes, take whole area through to Stage 2.</p> <p>Heritage – Yes. The potential impact on the heritage assets would need to be explored at Stage 2.</p> |
| F: Land surrounding North Dorset | South Blackmore Rolling Vales, Blackmore | <p>Impacts on the landscape, water quality and heritage assets.</p> <p>Part of this area is at risk</p> | x | <ul style="list-style-type: none"> Gently undulating landform with elevation ranging between 71m and 50m AOD. The River Divelish crosses from north to south | | <ul style="list-style-type: none"> Direct impact on Sturminster Newton Conservation Area and its rural setting. Within the setting of a number of listed | | <p>Landscape – Yes, take whole area through to Stage 2. Sensitivities include the conservation area and priority habitats.</p> |

| Area of Search Code & Name | Landscape Character Area(s) | Issues and options recommendation | Development potential | LUC high-level landscape analysis | Landscape score (RAG) | LUC high-level heritage analysis | Heritage score (RAG) | Take through to Stage 2? (Y/N) <i>Explain location if partial</i> |
|--|---|--|-----------------------|---|-----------------------|---|----------------------|--|
| Business Park | Vale and Upper Stour Valley | of flooding. Living conditions/amenity issues relating to locating residential development adjacent to employment uses. | | through the area of search. <ul style="list-style-type: none"> Irregular shaped fields mostly used for pasture with some arable farming. Woodland here contains some Deciduous Woodland and Floodplain Grazing Marsh Priority Habitat; there are also frequent in-field trees, likely remnants of historic field boundaries. A small part of the Sturminster Newton Conservation Area falls within the east of this area. There are some scattered residential properties and farms within the area of search. | | buildings. <ul style="list-style-type: none"> The River Divilish passes through the search area and highlights a potential for alluvial deposits and geoarchaeology/archaeology typically associated with such deposits. Most of the search area comprises medieval and post-medieval piecemeal enclosure. This is likely to contain hedgerows that qualify as historically important. | | Heritage – Yes . The potential impact on the heritage assets would need to be explored at Stage 2. |
| G: Land to the south of Sturminster Newton Recreation Ground | Upper Stour Valley and North Dorset Limestone Ridges | Impacts on the landscape, water quality and heritage assets. A large part of this area is at risk of flooding. | x | <ul style="list-style-type: none"> Small parcel of flat floodplain land. Land cover comprises large pasture grazing fields. The majority of the site is identified to be floodplain and grazing marsh priority habitat. There are also smaller areas of deciduous woodland priority habitat. The whole area of search is within the Sturminster Newton Conservation Area. The area of search is undeveloped. Plays a key role in preventing the coalescence of Sturminster Newton with Newton. | | <ul style="list-style-type: none"> Located entirely within the Sturminster Newton Conservation Area. Within the setting of the scheduled Sturminster Castle and a number of listed buildings. Search area is within the loop of the river, which defines the extent of the medieval settlement of Sturminster Newton and provides the backdrop for the relationship of the town with the scheduled castle, located just south of the river loop. The HER records no known archaeology within the search area, but the River Stour passes through the search area and highlights a potential for alluvial deposits and geoarchaeology/archaeology typically associated with such deposits. | | Landscape – No . This area maintains sense of separation between Sturminster Newton and Newton. It also contains sensitive priority habitats and is within the conservation area. Heritage – No . Potential considerable effects on significance of a number of designated heritage assets, which could not be mitigated as it is the principle of developing the land that would cause the harm. |
| H: Land to the west of the River Stour | Upper Stour Valley, South Blackmore Rolling Vales and North Dorset Limestone Ridges | Impacts on the landscape and water quality. Highways/access constraints. A large part of this area is at risk of flooding. | x | <ul style="list-style-type: none"> Sloping valley of the River Stour to the west and the flat floodplain to the east. Fields are mostly grazed pasture. The area of search contains areas of floodplain and grazing marsh and deciduous woodland priority habitats. Part of the eastern extent is within the Sturminster | | <ul style="list-style-type: none"> South-eastern extent directly impacts on the conservation area. The rest of the search area is within its rural setting. The historic development pattern of the town is contained within the loop of the river; the majority of the search area is on the opposite side of the river and would affect its undeveloped character and the | | Landscape – Yes , take through to Stage 2. Although likely to be sensitive as the area is isolated from the rest of Sturminster Newton by landform and the River Stour. |

| Area of Search Code & Name | Landscape Character Area(s) | Issues and options recommendation | Development potential | LUC high-level landscape analysis | Landscape score (RAG) | LUC high-level heritage analysis | Heritage score (RAG) | Take through to Stage 2? (Y/N) <i>Explain location if partial</i> |
|----------------------------|--|--|-----------------------|---|-----------------------|--|----------------------|--|
| | | | | <p>Newton Conservation Area.</p> <ul style="list-style-type: none"> Cultural heritage features within the area of search include the grade II listed Colber Bridge. <p>There is no settlement within this area of search.</p> | | <p>rural setting this affords the town.</p> <ul style="list-style-type: none"> Contains the grade II listed Colber Bridge, the significance of which is unlikely to be affected, and within the setting of the grade II listed Bonslea House. The HER does not record any archaeological assets within the search area but it is immediately adjacent to the site of a medieval deserted settlement and remains may extended into the search area. The River Stour passes through the search area and highlights a potential for alluvial deposits and geoarchaeology/archaeology typically associated with such deposits. The north-western part of the search area comprises post-medieval piecemeal enclosure. This is may contain hedgerows that qualify as historically important. | | <p>Heritage – Yes. There may be scope for some development to the east side of the river in the north of the search area, but the impact on heritage assets would need to be explored at Stage 2.</p> |
| I: Land at Yewstock Farm | Upper Stour Valley and North Dorset Limestone Ridges | <p>Impacts on biodiversity, the landscape, water quality and a heritage asset.</p> <p>A small part of this area is also at risk of flooding.</p> | x | <ul style="list-style-type: none"> Undulating landform ranging from 50m to 85m AOD. Land cover is a pattern of irregular arable fields and woodland areas. The woodland at Twinwood Coppice is ancient and deciduous woodland priority habitat that is also locally designated as a Site of Nature Conservation Interest. The area is adjacent to the Hinton St Mary Conservation Area and provides a rural setting to the historic settlement core. Settlement is limited to Yewstock House and Keepers Cottage on the Bath Road. | | <ul style="list-style-type: none"> No direct impact on any designated heritage assets, but within the setting of the Hinton St Mary Conservation Area. Within this conservation area are a grade II* listed manor house, tithe barn and stable block, as well as the scheduled remains of a Roman villa. The northern portion of this area provides an important buffer between Hinton St Mary and Sturminster Newton, the boundaries of which could be blurred by development between to the two, affecting the significance of the Hinton St Mary Conservation Area. The HER does not record any archaeological assets within the search area. | | <p>Landscape – Yes, take whole area through to Stage 2. Although, likely to be sensitive because it contributes to sense of separation between Sturminster Newton and Hinton St Mary.</p> <p>Heritage – Yes. Part of the area is unlikely to be suitable due to the impact on a number of designated heritage assets, but there is potential to the south-eastern part of the search area. Impact on heritage assets would need to be explored at Stage 2.</p> |

Conclusions

The tables below provide information on areas of search taken through to Stage 2 to be assessed in more detail. Please refer to the previous table for more detailed reasoning behind these decisions. Some of the areas of search have been split geographically due to differences in sensitivity within them and therefore may appear in both tables. Further information on specific locations included/excluded is also provided in the tables.

Areas of search scoped out of Stage 2

| Area of Search Code & Name | Notes |
|--|---|
| Scoped out on landscape/heritage grounds | |
| C: Land between the River Stour and the A357 | The whole area is excluded on landscape and heritage grounds. |
| D: Land to the south of Newton | The whole area is excluded on landscape grounds, and partially on heritage grounds. |
| G: Land to the south of Sturminster Newton Recreation Ground | The whole area is excluded on landscape and heritage grounds. |
| Scoped out on other grounds | |
| H: Land to the west of the River Stour | The majority of the area of search is within flood zones 2 and 3. |

Areas of search to take forward to Stage 2

| Area of Search Code & Name | Notes |
|--|-------------------------------------|
| A: Land between B3092 and Manston Road | Take forward whole area to Stage 2. |
| B: Land to the east of Sturminster | Take forward whole area to Stage 2. |
| E: Land between Glue Hill and the A357 | Take forward whole area to Stage 2. |
| F: Land surrounding North Dorset Business Park | Take forward whole area to Stage 2. |
| I: Land at Yewstock Farm | Take forward whole area to Stage 2. |