

Dorset Council

**East Dorset & Purbeck
Areas Landscape &
Heritage Study**

**Stage 2 Assessments:
Swanage, Verwood,
Wareham &
Wimborne/Colehill**

Final report prepared by LUC, January 2021



Dorset Council

East Dorset & Purbeck Areas Landscape & Heritage Study

Stage 2 Assessments: Swanage, Verwood, Wareham & Wimborne/Colehill

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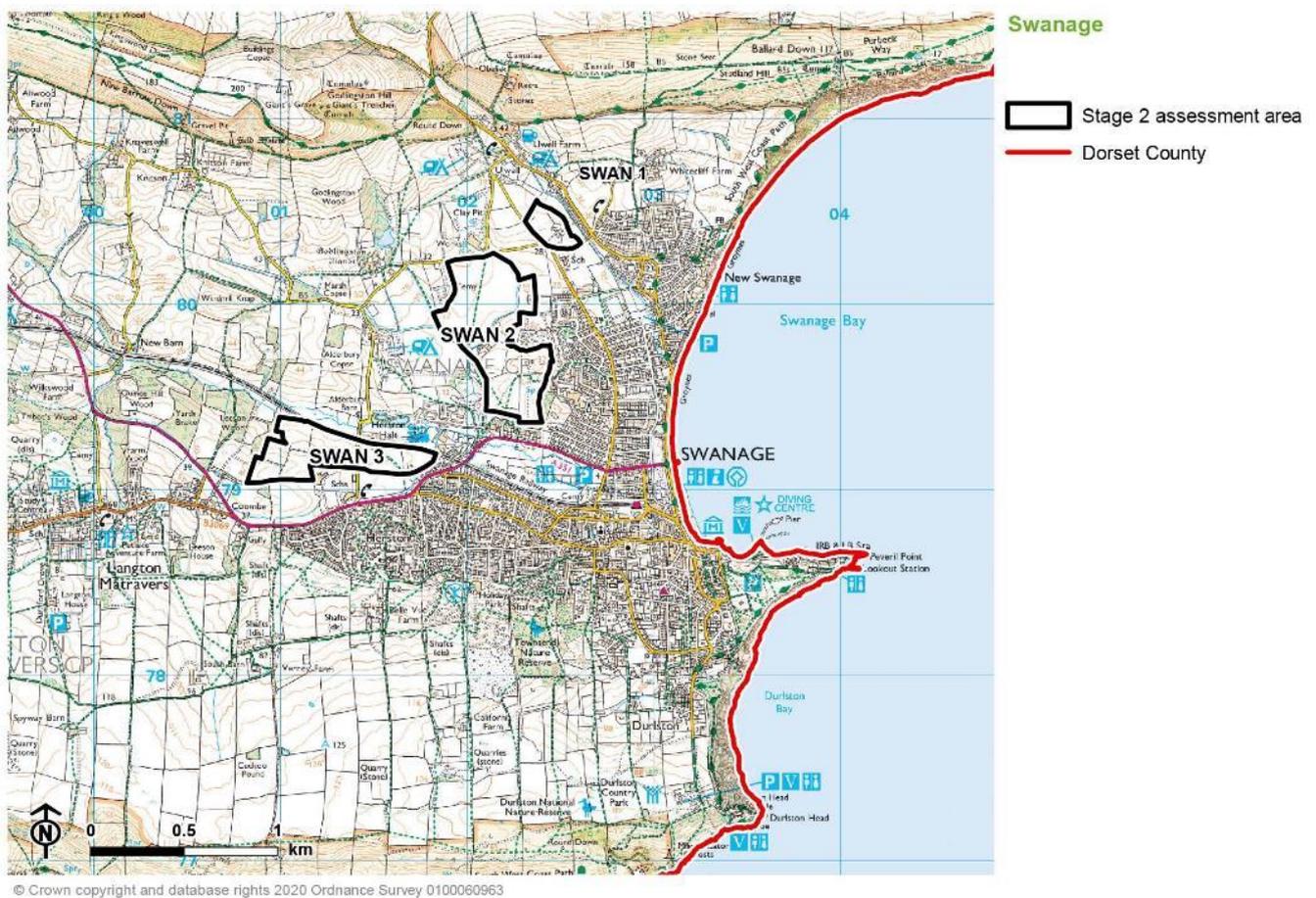
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Chapter 1

Swanage

Map of settlement showing Stage 2 assessment area boundaries



Location and Description

Swanage is a coastal town in south-east Dorset, six miles south of Poole and 25 miles east of Dorchester. It lies on the eastern tip of the Isle of Purbeck peninsula. The landscape is characterised by its chalk hills, ridges and cliffs, rising up in the north to Ballard Down on the Purbeck Hills. Swanage is a significant tourist destination, within the Dorset AONB and with surrounding coastlines within the Purbeck Heritage Coast. Surrounding land use is largely pasture, including calcareous grasslands and lowland meadows, with pockets of deciduous woodland.

Representative photographs



Looking north from Priests Road with the Purbeck Hills on the horizon.



Looking east down High Street with the steeple of Swanage Methodist Church on the skyline.

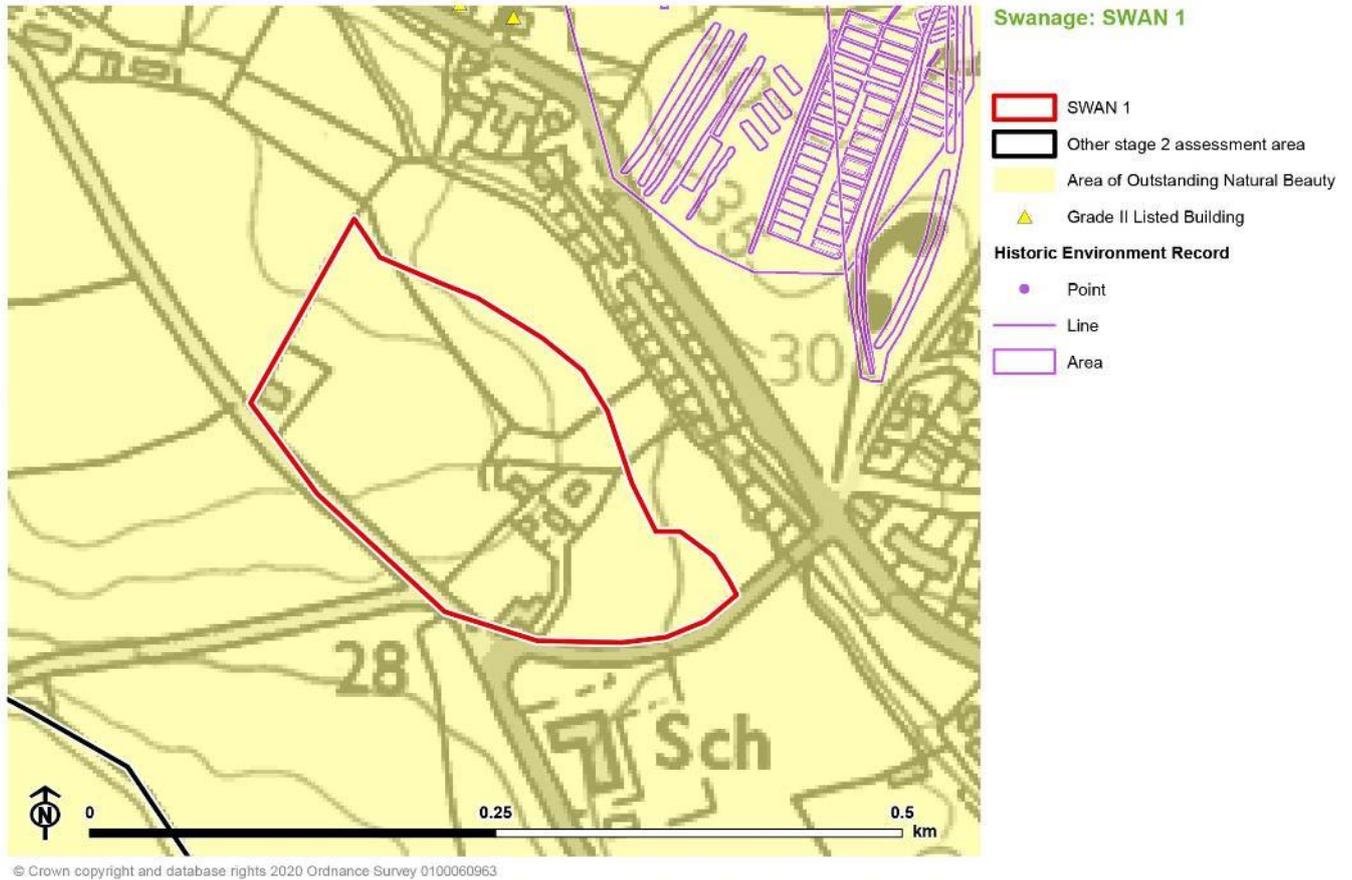
Aerial Extent



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
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Assessment Area: Swanage 1

Map of Stage 2 Assessment Area



Representative photographs



View south from an elevated footpath to the north of the assessment area, showing the distinctive landform to the south.



View north-east from near the junction of Washpond Lane with Northbrook Road.

Landscape Sensitivity Assessment

Landscape Character Context				
The assessment area lies within the Clay Valley Landscape Character Type. The assessment area is situated to the north of Swanage, directly west of New Swanage. The whole of the assessment area is within the Dorset AONB.				
Criteria	Description			Sensitivity Score
Physical character (including topography and scale)	<ul style="list-style-type: none"> Gently sloping landform which falls towards a stream located to the north-east of the assessment area. Elevation ranges from 25m AOD in the south-east to 35m AOD in the north-west. Fields are small-scale, although the elevated character and minimal hedgerow boundaries give the area a larger-scale feel. 			M
Natural character	<ul style="list-style-type: none"> The main land use is pasture and horse paddocks. Fields are enclosed by a mixture of hedgerows, fencing and pony tape. The area contains some mature vegetation and trees associated with private gardens. 			L-M
Historic landscape character (<i>please see separate heritage assessment for asset-based information</i>)	<ul style="list-style-type: none"> The HLC identifies fields within the assessment area to be possible post-medieval piecemeal enclosure. There are no known features of cultural heritage significance within the landscape. There are several grade II listed buildings within 300m to the north and north-west of the assessment area. However, there is no intervisibility due to the presence of mature hedgerow vegetation. 			L-M
Form, density and setting of existing development	<ul style="list-style-type: none"> Settlement is limited to large residential houses and farm buildings, prominently situated on more elevated parts of the assessment area. A linear development of closely spaced low-lying properties follows Ulwell Road, less than 50m east of the assessment area. The sloping ground provides a rural setting and backdrop to these properties. The settlement of New Swanage lies to the north-east of the assessment area. 			M
Views and visual character including skylines	<ul style="list-style-type: none"> Ballard Down (to the north) and Godlingston Hill (to the north-west) overlook the assessment area and create a strong sense of place. Tall hedgerows screen views of the landscape from the surrounding lanes. However, due to the elevated topography, it is visible from the wider area including from the settlement edge of Swanage to the south and a public footpath to the north. From more elevated parts, there are views extending over surrounding lower-lying land. 			M-H
Perceptual and experiential qualities	<ul style="list-style-type: none"> The whole of the assessment area is within the Dorset AONB. The landscape has an undeveloped pastoral character despite its proximity to existing development. No public rights of way cross the landscape. 			M-H
Overall Assessment of Landscape Sensitivity				
L	L-M	M	M-H	H
The overall landscape sensitivity is judged to be moderate . Key sensitivities include its gently sloping landform with some elevated areas, its largely undeveloped character, limited relationship with the existing settlement edge and views towards the distinctive skylines of Ballard Down (to the north) and Godlingston Hill (to the north-west). The overall landscape sensitivity is reduced due to the loss of some field boundaries which slightly degrade the landscape structure and a lack of designated natural or cultural heritage assets within the assessment area.				

Heritage Sensitivity Assessment

Dorset Historic Landscape Characterisation (HLC) context
The site is located in an agricultural landscape characterised as medieval field enclosures.
Description and significance of heritage assets present
<p>There are no recorded designated or non-designated assets within the assessment area.</p> <p>The farmstead at the junction of Washpond Lane and Northbrook Road is shown on the 2nd edition Ordnance Survey (1901) as 'Swanage Farm'. It appears to be a late 19th century farm which retains some buildings of this date. These are non-designated heritage assets and evidence further agricultural development at a time when Swanage was expanding as a resort town.</p>
Likely susceptibility to physical change as a result of development
Heritage assets at Swanage Farm would be susceptible to removal (e.g. through site clearance) or adaptation (e.g. if retained).
Likely susceptibility to setting change as a result of development
<p>Designated assets with the potential to experience setting change:</p> <p>These are all sited at what is now the northern tip of Swanage. Historically these buildings were the southern end of the separate hamlet of Ulwell. The setting of these assets has changed over the latter part of the 20th century from the rural landscape in which they were established and operated to one of urban edge. When travelling northward from Swanage, the assets retain a feeling of being part of a rural historic landscape whereas, when approached from the north, those at the east of Ulwell feel as if they lie at the edge of the built up area of Swanage. The remaining legibility of the assets as rural buildings which were part of a historically separate rural settlement to Swanage is the aspect of their setting which contributes to their significance.</p> <ul style="list-style-type: none"> ■ Tall Trees – grade II listed building [1304334] <p>High importance</p> <p>Tall Trees is an 18th century house lying on the north-eastern side of Ulwell Road c.170m north of the assessment area. Its setting, at the transition from Swanage to Ulwell, allows some appreciation of its origins as a part of the historic hamlet. Development at the assessment area would be visible at distance to the west of the asset when the asset is approached from the north. This would not meaningfully alter the way the asset is perceived as lying at the transition from the rural landscape to the town nor change its relationship to other assets within Ulwell.</p> <ul style="list-style-type: none"> ■ 63-64 Ulwell Road – grade II listed building [1323632] <p>High importance</p> <p>63-64 Ulwell Road lies immediately north-west of Tall Trees and was originally one house, it dates to the 17th century. Its setting is very similar to that of Tall Trees and contributes in the same way to the significance of this asset. Development at the assessment area would cause a similar change in setting as that experienced by Tall Trees and it would, likewise, not alter the aspects of this asset's setting which contribute to its significance.</p> <ul style="list-style-type: none"> ■ 62 Ulwell – grade II listed building [1152139] <p>High importance</p> <p>62 Ulwell lies within the core of the hamlet, c.270m north-west of the assessment area, in relative close proximity to other similar buildings and dates to the 18th century. Its setting, at the road junction at the western end of the hamlet, remains largely rural, despite the presence of chalet holiday parks in relatively close proximity. This setting contributes to the asset's significance by making it legible as a historic rural building and part of a historic rural settlement. Development at the assessment area is unlikely to be perceptible from, or in the context of the asset, owing to the combination of intervening vegetation (hedges along fields and hollow ways) and the topography which slopes downwards toward the northern edge of the built-up area of Swanage. If it were perceptible then it would likely to appear as an extension to Swanage and would not</p>

disrupt the rural aspects of the asset's setting. As such, development of the assessment area is unlikely to have any effect on the significance of this asset.

- 60 and 61 Ulwell – grade II listed building [1323618]

High importance

60 and 61 Ulwell lie immediately north of 62 Ulwell and building dates to the 17th century. The asset has a very similar setting to that of 62 Ulwell which contributes in the same way to the significance of this asset. Development at the assessment area would cause a similar change in setting as that experienced by 62 Ulwell and it would, likewise, not alter the aspects of this asset's setting which contribute to its significance.

No non-designated assets are thought to have potential to experience setting change due to intervening modern development.

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

L	L-M	M	M-H	H
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The heritage sensitivity of the assessment area is **moderate** based on the potential for grade II listed buildings to experience effects related to setting change and for a non-designated asset to experience direct effects. The change in the setting of the designated heritage assets is considered unlikely to affect the significance of the assets. There is no potential for physical change to known archaeological assets.

Summary of key sensitivities and guidance for sustainable development

Summary of key sensitivities

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

- The gently sloping and elevated undeveloped landform which is visually prominent within the local landscape and provides a rural backdrop to properties along Ulwell Road.
- Existing hedgerow boundaries, particularly the tall mature hedgerows along Darkie Lane and Washpond Lane.
- Intervisibility with distinctive landscape features including Ballard Down and Godlingston Hill and across the lower-lying settlement of Swanage.
- Views from the more elevated parts of the assessment area across adjacent countryside and settlement.
- The location of the assessment area within the nationally designated landscape of the Dorset AONB.

Guidance for sustainable development

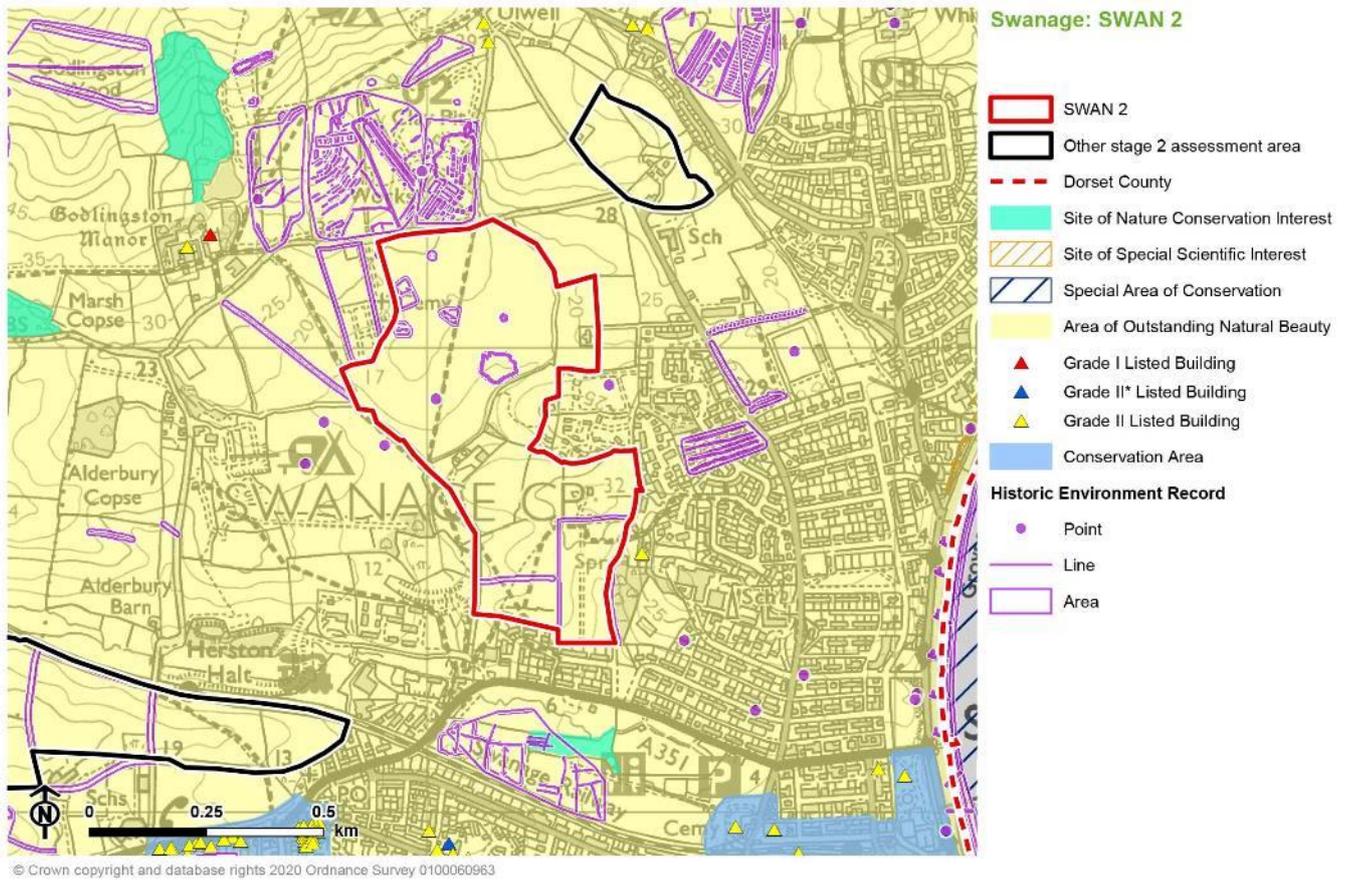
Any new development should:

- Avoid development on sloping and elevated parts of the assessment area where it is likely to have localised visual prominence.
- Protect and conserve existing hedgerow boundaries to retain the landscape structure and for their provision of habitats.
- Utilise the screening effects of existing trees, woodland and hedgerows and seek to reinstate lost hedgerow boundaries in conjunction with any new development.
- Ensure development in the assessment area does not detract from or screen key views to the surrounding distinctive landform features of Ballard Down and Godlingston Hill.
- Ensure development is of an appropriate scale and form to match the existing settlement edge of Swanage.
- Utilise the screening effects of existing trees, woodland and hedgerows – seeking to enhance habitat coverage and linkages in association with any new development (using climate-resilient species of local provenance).
- Ensure development does not adversely affect the special qualities of the Dorset AONB including its diverse landform and striking changes in topography as well as a sense of tranquillity and remoteness¹.

¹ <https://www.dorsetaonb.org.uk/landscape/>

Assessment Area: Swanage 2

Map of Stage 2 Assessment Area



Representative photographs



View south towards Swanage from a public footpath in the south of the assessment area.



View north from a public footpath in the north of the assessment area, showing the distinctive backdrop of Godlingstone Hill.

Landscape Sensitivity Assessment

Landscape Character Context				
The assessment area falls mostly within the Clay Valley Landscape Character Type, with part of the south-east defined as urban. The settlement edge of Swanage is situated directly adjacent to the east of the assessment area. The whole of this assessment area is within the Dorset AONB.				
Criteria	Description			Sensitivity Score
Physical character (including topography and scale)	<ul style="list-style-type: none"> Undulating land rising up from 15m AOD near a small stream in centre of the assessment area, to 32m AOD in the south-west and 25m in the north. The assessment area contains medium-scale fields, with missing/gappy field boundaries often resulting in an open character. 			M
Natural character	<ul style="list-style-type: none"> The main land use is pasture fields, divided by hedgerows containing some mature hedgerow trees. Some hedgerow boundaries are gappy or have been removed completely. Linear tracts of dense deciduous woodland follow the route of the stream, crossing the centre of the assessment area. Allotments are found in the east of the assessment area. 			L-M
Historic landscape character (<i>please see separate heritage assessment for asset-based information</i>)	<ul style="list-style-type: none"> The HLC identifies fields in the south to be of probable medieval origin, whilst those in the north are possible piecemeal enclosure. Cauldron Barn Farmhouse (grade II listed) is situated less than 50m east of the assessment area, although intervisibility is screened by mature vegetation. Godlingston Manor (grade I) lies to the north-west of the assessment area. 			M
Form, density and setting of existing development	<ul style="list-style-type: none"> Settlement within the assessment area is limited to two large detached residential buildings and a sewage works. The landscape overlooks existing development to the east and south, whilst a holiday park is located directly to the east. The sloping landform provides an undeveloped, rural backdrop to Swanage. 			M
Views and visual character including skylines	<ul style="list-style-type: none"> From elevated southern parts of the assessment area, views extend over Swanage. Ballard Down and Godlingston Hill are prominent and distinctive topographical features in views to the north. Skylines within the assessment area are generally open and undeveloped, with occasional mature trees within hedgerows and along roads forming skyline features. Two farm-scale wind turbines can be seen in views to the north-west although they are not distinctive on skylines. 			M-H
Perceptual and experiential qualities	<ul style="list-style-type: none"> The whole of the assessment area is within the Dorset AONB. The landscape has a pastoral undeveloped character with relative tranquillity, especially in the north, despite its proximity to existing development. The south-east of the assessment area is occupied by a large area of allotments. Several public footpaths cross the landscape. 			M-H
Overall Assessment of Landscape Sensitivity				
L	L-M	M	M-H	H
The assessment area has an overall moderate-high landscape sensitivity. Sensitive features of this landscape include its sloping, elevated landform (most notably in the south), its role as a rural backdrop to the settlement edge of Swanage and key views to the distinctive landform features of Ballard Down and Godlingston Hill. The sensitivity of this landscape is also elevated by its position within the Dorset AONB, with special qualities of the AONB including relative tranquillity and its striking landform. The sensitivity of this landscape is slightly reduced by its lack of identified features of cultural heritage or natural conservation significance.				

Heritage Sensitivity Assessment

Dorset Historic Landscape Characterisation (HLC) context
<p>The northern half of the assessment area is mostly comprised of post-medieval field enclosures and partly within a modern playing field. The centre of the site is also characterised as a modern camp site. The southern half of the site is mostly characterised as being comprised of medieval field enclosures.</p>
Description and significance of heritage assets present
<p>There are no designated assets within the assessment area.</p> <p>Non-designated assets within the assessment area:</p> <ul style="list-style-type: none">■ Possible enclosure [MDO8030] Low importance■ Medieval to post-medieval ridge and furrow Low importance■ Post-medieval extractive pits [MDO31045] Low importance■ Second World War allotments [MDO30768] Low importance■ Post-medieval field boundary [MDO31046] Low importance
Likely susceptibility to physical change as a result of development
<p>The site has been subject to agricultural cultivation since at least the medieval period. The presence of a possible enclosure and discovery of Mesolithic flint picks within the assessment area suggests there may be some potential for prehistoric archaeological heritage assets. The lack of post-medieval and modern development means that any hitherto unknown archaeological remains could survive. In the event of development, any assets present would be likely to be truncated or removed.</p>
Likely susceptibility to setting change as a result of development
<p>Designated assets with the potential to experience setting change:</p> <ul style="list-style-type: none">■ Cauldron Barn Farmhouse and Barn – grade II listed [1323614] High importance <p>The farmhouse dates to the late 16th to early 17th century and lies immediately east of the assessment area. Though a building with rural origins, it now lies within a recent housing estate at the north-western edge of Swanage with the land to its immediate west occupied by allotments. This setting does not contribute to the significance of the asset, since it has divorced it from its rural context, nor allow this significance to be appreciated. As such, although development of the assessment area would be a change in the setting of this asset, it is unlikely to cause harm to its significance.</p>■ Godlingston Manor – grade I listed [1323633] and Dairy Cottage and Barns at Godlingston Manor – grade II listed [1153378] High importance <p>Godlingston Manor is a historic manorial centre and lies c. 400m north-west of the assessment area. The manor house itself dates to the medieval period and includes a circular tower with a possible defensive origin. The dairy cottage and barns date to the 19th century and evidence the continued focus of farming activity at the manor. The setting of the manor is rural and the assets sit surrounded by the fields and woods which historically supported it. The woods and</p>

Dorset Historic Landscape Characterisation (HLC) context				
<p>incised hedged lanes, including Washpond Lane, which lie close to the manor mean that the assets and their significance are best appreciated from their immediate vicinity. The setting of these assets contributes significantly to their significance by placing them in a historic rural context similar to that in which they would have operated in. Owing to the combination of intervening vegetation (hedges along fields and hollow ways) and development (a recent cemetery), plus the topography which slopes downwards toward the north-western edge of the built-up area of Swanage, the assessment area is unlikely to be perceptible from, or in the context of the assets, and, as such, does not appear to form part of their setting. If the assessment area were perceptible then development at it would likely appear as an extension to Swanage. This would remain experienced at distance from the assets, and outside of the places at which they are best appreciated, so is unlikely to disrupt the key aspects of the asset's setting or give rise to harm.</p>				
Overall assessment of sensitivity of heritage assets to change within the area				
L	L-M	M	M-H	H
<p>The heritage sensitivity of this area is moderate as it lies in fairly close proximity to a grade I and two grade II listed buildings and has the potential to change their setting. This setting change is unlikely to be harmful. There is also potential for medieval to post-medieval non-designated assets to be removed by development.</p>				

Summary of key sensitivities and guidance for sustainable development

Summary of key sensitivities

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

- The undeveloped sloping landform of the assessment area, which is visually prominent in a local context.
- Tall hedgerow boundaries and areas of deciduous woodland following the route of the stream – valued ecological networks in the farmed landscape.
- Views north to distinctive topographical features including Ballard Down and Godlingston Hill.
- The role of the assessment area as an undeveloped, rural backdrop to Swanage with open skylines.
- The location of the assessment area within the nationally designated landscape of Dorset AONB.
- The presence of listed buildings in proximity to the assessment area.

Guidance for sustainable development

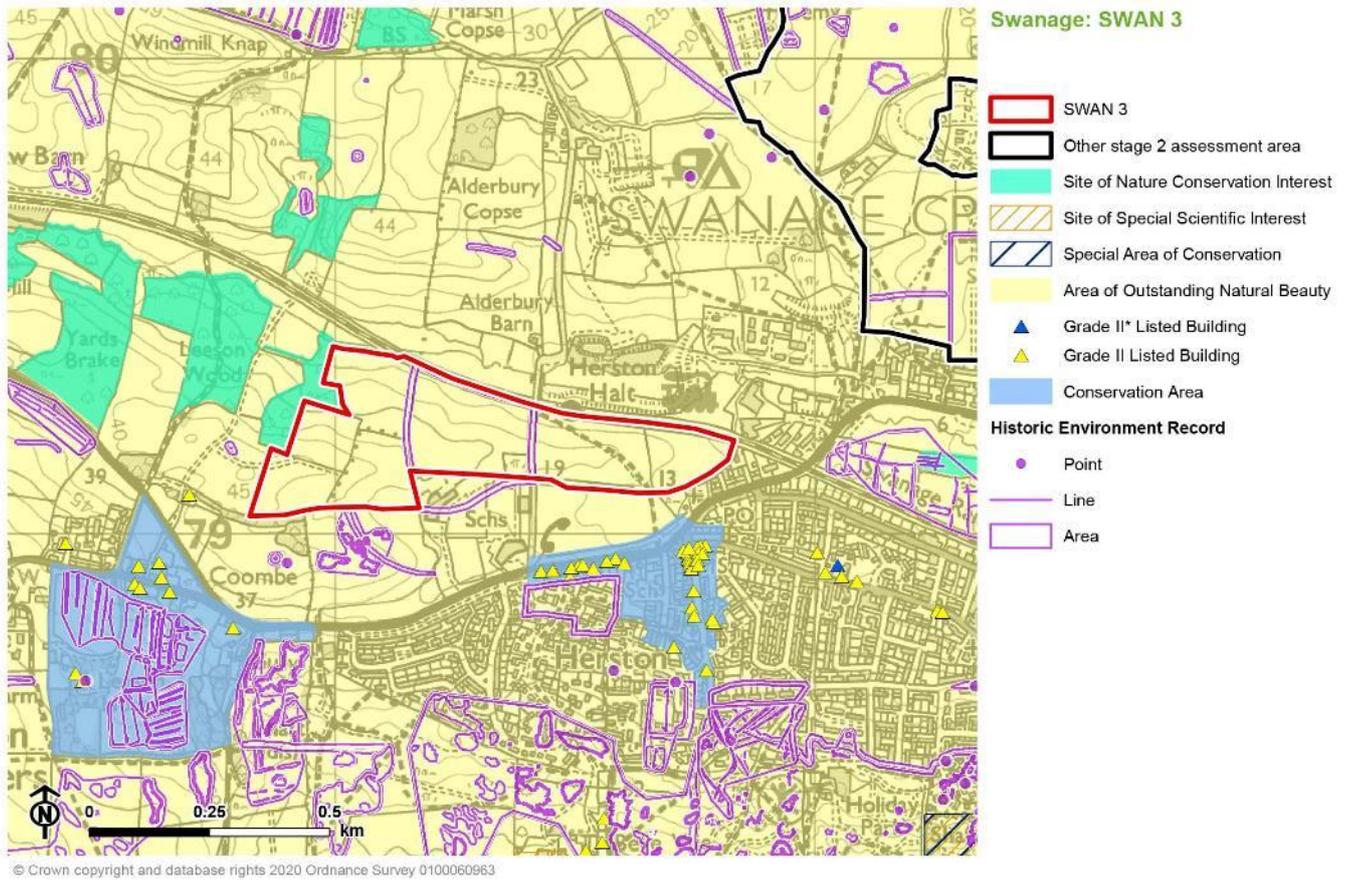
Any new development should:

- Avoid development on sloping and elevated parts of the assessment area where it is likely to have localised visual prominence.
- Protect and conserve existing hedgerow boundaries and areas of deciduous woodland to retain the landscape structure, using these features to help incorporate development into the landscape.
- Seek to strengthen and extend existing hedgerows and areas of woodland in conjunction with any new development, using local, climate-resilient species.
- Ensure development does not detract from or screen key views to the surrounding distinctive landform features of Ballard Down and Godlingston Hill.
- Ensure development does not degrade the role of the landscape as a rural backdrop to Swanage.
- Ensure development does not adversely affect the special qualities of the Dorset AONB including diverse landform and striking changes in topography as well as a sense of tranquillity and remoteness².
- Design and lay out development to avoid harm to listed buildings through setting change.
- Undertake archaeological investigation of the assessment area to confirm if there are any surviving buried heritage assets.

² <https://www.dorsetaonb.org.uk/landscape/>

Assessment Area: Swanage 3

Map of Stage 2 Assessment Area



Representative Photographs



View south to the settlement edge of Swanage from the public footpath in the east of the assessment area.



View north-east from the public footpath in the east of the assessment area, showing the railway line and the distinctive landform feature of Goldingstone Hill to the north.

Landscape Sensitivity Assessment

Landscape Character Context		
<p>The assessment area is entirely within the Clay Valley Landscape Character Type. The assessment area is situated on the south-western settlement edge of Swanage, to the north of Herston. The whole of the assessment area is within the Dorset AONB.</p>		
Criteria	Description	Sensitivity Score
Physical character (including topography and scale)	<ul style="list-style-type: none"> A sloping landform, ranging from 10m AOD in the north-east to 40m AOD in the south-west. Fields are small to medium in scale, although low hedgerows create the perception of a larger-scale landscape. 	M
Natural character	<ul style="list-style-type: none"> The assessment area consists of pasture grazed fields, divided by hedgerows containing some mature hedgerow trees. Leeson Wood/Litchfield Copse (priority habitat deciduous woodland) is located directly to the west - an area of ancient woodland designated as a SNCI. 	M
Historic landscape character (<i>please see separate heritage assessment for asset-based information</i>)	<ul style="list-style-type: none"> The HLC identifies fields in the east and west as possible medieval origin, whilst those in the centre are possible post-medieval planned enclosure. The area is less than 50m north of Herston Conservation Area and 160m north-east of Langton Matravers Conservation Area. From elevated eastern parts, views extend over Herston Conservation Area, whilst intervisibility with the Langton Matravers Conservation Area is partly screened by mature hedgerows. 	M
Form, density and setting of existing development	<ul style="list-style-type: none"> There is no settlement within the assessment area. The eastern part abuts the settlement edge of Swanage, consisting of mostly semi-detached residential properties and Emmanuel Baptist Church. The open route of the Swanage Heritage Railway line follows the northern boundary of the area, with Herston Halt Station situated to the east of Washpond Lane. St Mark's Primary School and The Swanage School are located directly to the south. To the east of Washpond Lane the landscape has a greater association with the settlement edge, whilst to the west the landform is more steeply sloping away from existing settlement. Here the landscape has a greater association with the surrounding countryside to the north. 	M
Views and visual character including skylines	<ul style="list-style-type: none"> From more elevated parts in the south-west views extend over Swanage. Skylines are generally undeveloped and open due to the low hedgerows, with occasional mature hedgerow trees and the woodland to the west forming prominent skyline features. Goldlingston Hill is a landform feature in views to the north. 	M
Perceptual and experiential qualities	<ul style="list-style-type: none"> The whole of the assessment area is within the Dorset AONB. A public footpath crosses the landscape from the settlement edge to near the railway station. 	M-H

	<ul style="list-style-type: none"> The assessment area has a rural pastoral character. Traffic noise from the A351 to the south can detract from these qualities. 			
Overall Assessment of Landscape Sensitivity				
L	L-M	M	M-H	H
<p>The eastern portion of the assessment is assessed as of moderate landscape sensitivity. The sensitive attributes of this landscape include its sloping landform, its role as a rural backdrop to the settlement edge of Swanage and parts of the Herston and Langton Matravers Conservation Areas, and key views to the distinctive landform features of Ballard Down and Godlingston Hill. The sensitivity of this landscape is also elevated by its location within the Dorset AONB, with special qualities including relative tranquillity and its striking landform. Traffic noise from the A351 and the landscape's association with the existing settlement edge reduces sensitivity overall.</p> <p>The west of the assessment area has a slightly elevated landscape sensitivity (moderate-high) as its landform is more steeply sloping and visually prominent. The slopes face away from the existing settlement and therefore it has a greater association with the surrounding undeveloped countryside than the settlement.</p>				

Heritage Sensitivity Assessment

Dorset Historic Landscape Characterisation (HLC) context
The central third of the assessment area is characterised as post-medieval enclosure, with the rest of the area taken up by medieval enclosure.
Description and significance of heritage assets present
<p>There are no designated assets within the assessment area.</p> <p>Non-designated assets within the assessment area:</p> <ul style="list-style-type: none"> ■ Second World War allotments [MDO30765] <ul style="list-style-type: none"> Low importance ■ Undated trackway [MDO8031] <ul style="list-style-type: none"> Uncertain importance
Likely susceptibility to physical change as a result of development
The HER records post-medieval buried heritage assets within the assessment area. These are likely to be removed by development within the assessment area, but they are of low importance.
Likely susceptibility to setting change as a result of development
<p>Designated assets likely to be susceptible to setting change:</p> <p>Herston is a historic settlement which is now part of the built-up area of Swanage and lies at the western end of the town. It developed in association with a focus of quarrying activity and its historic core lies around the junction of High Street and Bell Street and is a conservation area. Many of the historic buildings within the conservation area are listed. Whilst the setting of the conservation area would have originally been rural, the expansion of Swanage, both in terms of housing and school construction, have removed much of this rural context to the south and east of Herston. This means that the majority of the conservation area is directly abutted by 20th century housing associated with the expansion of Swanage. To the north of the conservation area, on the opposite side of High Street, the land remains in use as fields with the exception of the sites of St Mark's Primary School and The Swanage School. The assessment area lies to the north of the conservation area with the distance between them varying from c.100m at its east to 180m at its western edge.</p> <ul style="list-style-type: none"> ■ Herston Conservation Area <ul style="list-style-type: none"> High importance <p>The special interest of the conservation area is defined by the presence of a coherent historic settlement associated with local quarrying.³ The setting of the conservation area makes only a limited contribution to its significance by rendering it, to an extent, understandable as a historically distinct and different settlement to Swanage. This is an aspect primarily experienced when moving along High Street but which can also be appreciated from the southern end of Washpond Lane (i.e. adjacent to The Swanage School) and from the fields lying immediately east of Washpond Lane and north of the conservation area. Development would mean some of the fields to the north of the conservation area, from which its character can be appreciated, would become housing. Fields would remain between the southern edge of the assessment area and the conservation area. Although this would bring housing into what is currently an undeveloped area, it would not entirely encircle the conservation area in development. The ability to appreciate the conservation area</p>

³ Purbeck District Council. 2008. *Herston Conservation Area*. Online: <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning/planning-constraints/conservation-areas/purbeck/pdfs/herston.pdf>

as a separate and historic settlement to Swanage from High Street and Washpond Lane would be unaffected. As such, harm to this asset as a result of development of the assessment area is unlikely.

- Garth Cottage - grade II listed [1119872]395, 397 and 399 High Street – grade II listed [1119873], 413 and 415 High Street – grade II listed [1119874], 419 High Street – grade II listed [1119875], 383 High Street – grade II listed [153079], 401 – 407 High Street – grade II listed [1153135], Royal Oak Public House – grade II listed [1304443], 391 High Street – grade II listed [1304457] and 369, 371 and 373 High Street – grade II listed [1323610]

High importance

This cluster of 17th to 18th century grade II listed buildings lies at the western edge of the conservation area and front onto High Street. Their setting makes some contribution to their significance, chiefly by allowing an appreciation of them as a coherent group of early buildings within the historic settlement. This is an aspect primarily experienced when moving along High Street. Whilst development of the assessment area would change their setting it would not affect the ability to perceive their relationship to one another or their place within the conservation area. As such, harm to these assets as a result of development of the assessment area is unlikely.

Langton Matravers is, like Herston, a historic settlement which developed in association with a focus of quarrying activity. It still remains a separate settlement to Swanage. The Langton Matravers Conservation Area is in two parts and the western part comprises Leeson Park, a historic parkland, and the historic farmstead of Coombe, and its northern boundary is formed by the A351, much of which runs along a recent alignment allowing bypass of the village centre. The assessment area lies c.160m north-east of the western part of conservation area. The eastern part of the conservation area consists of the historic core of the settlement and lies c.1.1 km to the west of the assessment area. Despite lying at the fringe of Swanage, the setting of the conservation area and associated assets is largely rural.

- Langton Matravers Conservation Area

High importance

The special historical and architectural interest of the conservation area relates to the coherent historic fabric associated with the settlement and associated farm and park.⁴ This is best appreciated from within, and on the immediate approaches to, the conservation area. The setting of the conservation area allows some understanding of Langton Matravers as a historically distinct and different settlement to Swanage. Development of the assessment area would bring development closer to the eastern end of the conservation area but would not affect the ability to perceive it as a separate and historic settlement so would not affect its significance.

- Coombe Farm – grade II listed [1171801], Range of farm buildings at Coombe farm – grade II listed [1305436] Range of farm buildings at Coombe farm – grade II listed [1323402]

High importance

The listed buildings at Coombe are mid-19th century farmstead structures. Their setting contributes to their significance to an extent by placing them within the context of the wider settlement of Langton Matravers and within a rural landscape similar to that which they would have operated in. Development of the assessment area would bring development closer to these assets but would not affect the ability to perceive them as a farmstead within a historic settlement so would not affect its significance.

- Oakridge – grade II listed [1120313]

High importance

Oakridge is an early-18th century detached cottage located 140m west of the assessment area and outside of the Langton Matravers Conservation Area. It lies within fields north of the Langton Matravers bypass. This bypass separates it to an extent from the settlement it once formed part of. Despite this, the cottage's setting places the asset in a rural landscape similar in which it would have operated historically. The field boundaries in the immediate vicinity of the cottage are either hedges or shallow wooded belts and this means the asset can only be appreciated at relatively close

⁴ Purbeck District Council. 2008. *Langton Matravers Conservation Area*.

range. The boundary at the western end of the assessment area is formed of a post and wire fence so it may appear in the background of the cottage when viewing its frontage (i.e. when looking at the asset from the west). As such, development of the assessment area is likely to change the way in which this asset and its significance is appreciated. This is likely to be harmful as it would erode the rural characteristics of the asset's setting which contribute to its significance.

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

L

L-M

M

M-H

H

The heritage sensitivity of this area is **moderate-high**. It contains non-designated assets of limited importance. It is also in close proximity to two conservation areas which also contain clusters of grade II buildings. These are likely to experience some change in their settings if the assessment area is developed but this appears unlikely to result in any harm to their significance. It also lies in proximity to a grade II listed building, Oakridge, which may experience harm as a result of development of the assessment area.

Summary of key sensitivities and guidance for sustainable development

Summary of key sensitivities

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

- The undeveloped sloping landform, which is visually prominent within the local landscape and forms part of the rural setting to Swanage.
- The adjacent ancient woodland at Leeson Wood/Litchfield Copse SNCI.
- The network of hedgerows which contribute to natural character and the structure of the landscape.
- The wider rural setting provided to Herston and Langton Matravers Conservation Areas.
- Views north to the distinctive landform feature of Godlingston Hill.
- The undeveloped rural character of the landscape and its open skylines. The location of the assessment area within the nationally designated landscape of Dorset AONB.
- Presence of designated assets at Herston and Langton Matravers in proximity to the assessment area.

Guidance for sustainable development

Any new development should:

- Avoid development on sloping and elevated parts of the assessment area, especially those in the west of the area, where it is likely to have localised visual prominence and a poor relationship with the existing settlement edge.
- Protect and conserve existing hedgerow boundaries and adjacent areas of ancient woodland at Leeson Wood/Litchfield Copse to retain the landscape structure and conserve the habitats they provide.
- Utilise the screening effects of existing trees, woodland and hedgerows and seek to strengthen existing hedgerow boundaries (using locally prevalent, climate-resilient species) in conjunction with any new development.

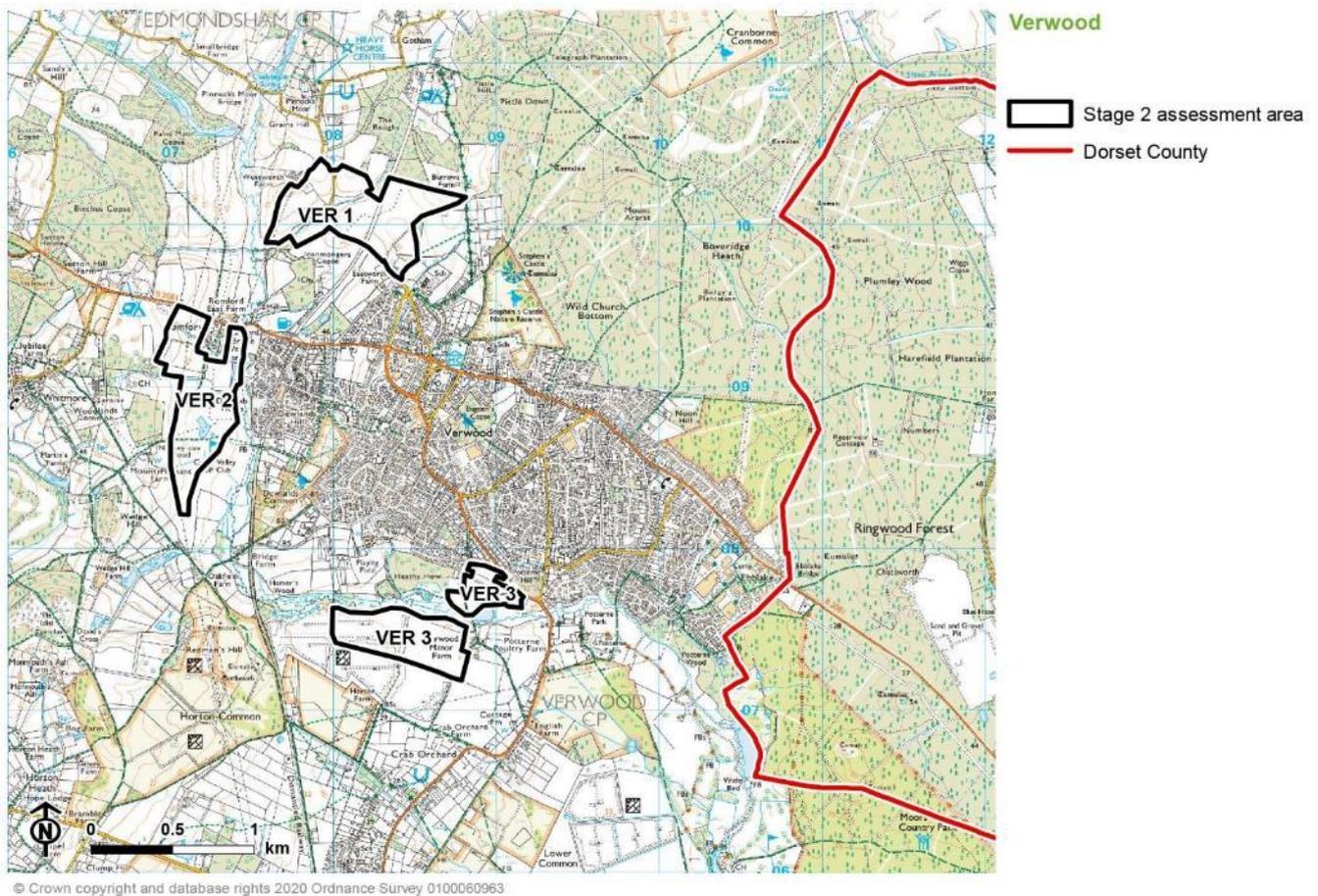
Guidance for sustainable development

- Ensure development in the assessment area does not detract from or screen key views to the surrounding distinctive landform feature Godlingston Hill.
- Ensure development does not degrade the role of the landscape as a rural backdrop to Swanage.
- Conserve the largely undeveloped skylines of the assessment area by making sure any new development is appropriately screened by vegetation and located on lower slopes.
- Ensure development does not adversely affect the special qualities of the Dorset AONB, including its diverse landform and striking changes in topography as well as a sense of tranquillity and remoteness⁵.
- Pulling back development at the western edge of the assessment area may help to minimise harm arising from change in the setting of the grade II listed building Oakridge. It is possible that pulling back to one of the more well vegetated boundaries in the west of the assessment area and reinforcing it may help screen development in views toward the asset frontage.

⁵ <https://www.dorsetaonb.org.uk/landscape/>

Chapter 2 Verwood

Map of settlement showing Stage 2 assessment area boundaries



Location and Description

Verwood is a small town in east Dorset, 15 miles north of Bournemouth. The town itself is relatively flat but rises up towards Boveridge Heath in the north-east. The town is bordered by heathland and coniferous forest plantation in the north-east, and grazing pasture/horse paddocks with patches of deciduous woodland to the south. The River Crane runs along the southern edge of the town, and the Cranborne Chase & West Wiltshire Downs AONB is approximately 1.5 miles to the north-west of the town.

Representative photographs

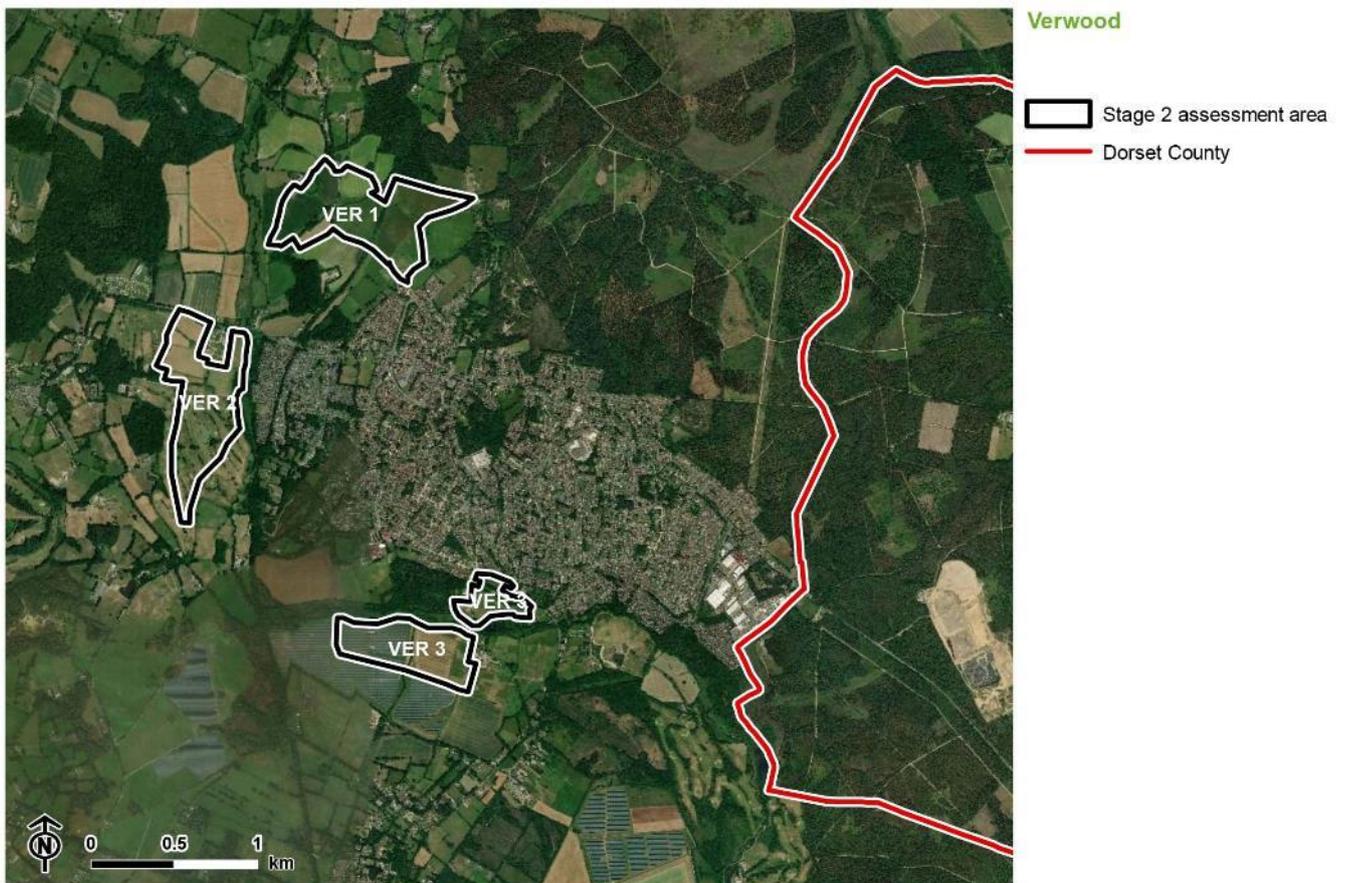


Verwood town centre with war memorial and modern high street shops.



Verwood library (built 1877) and United Reformed Church (1906) in the historic core of the town.

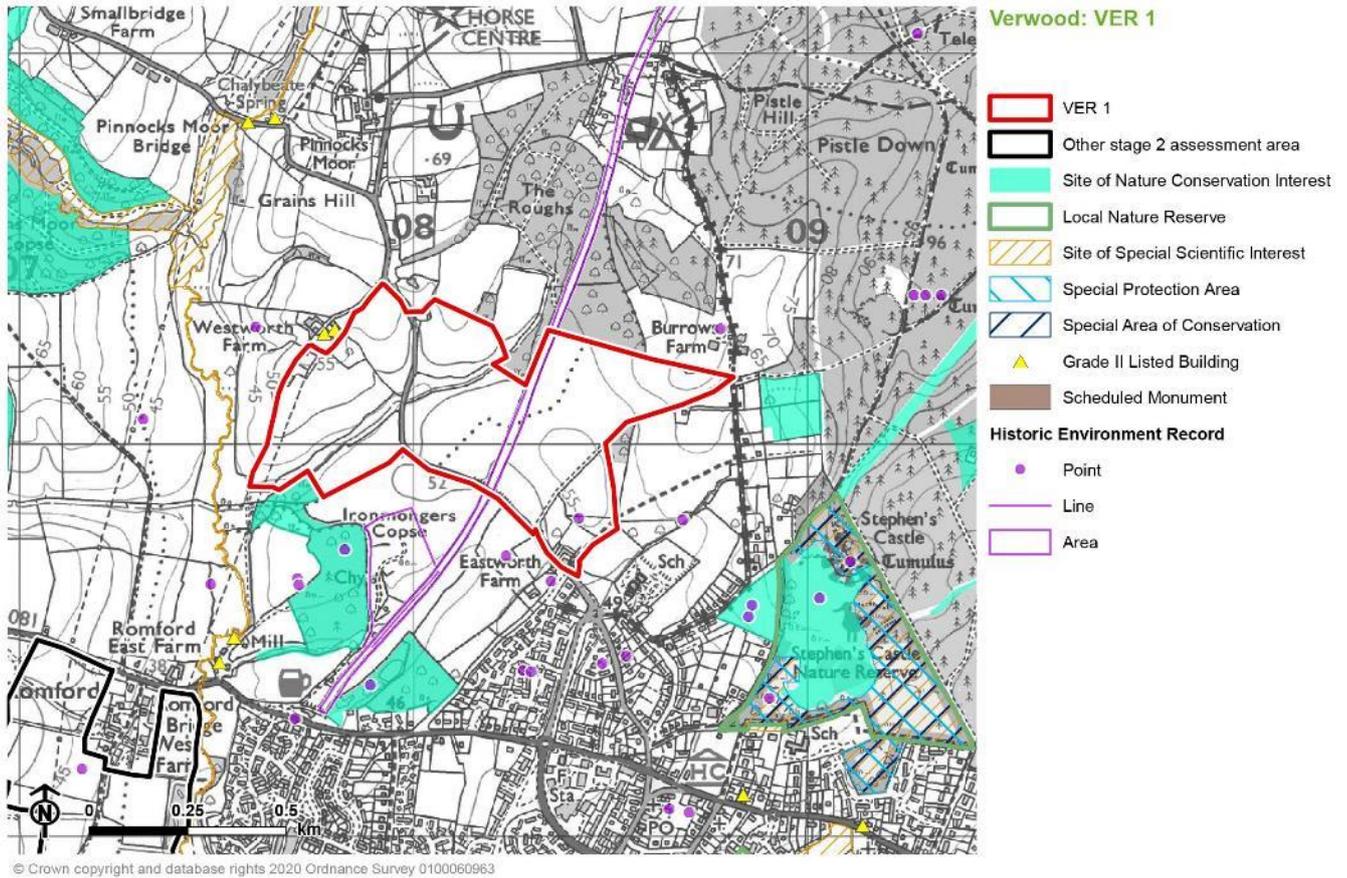
Aerial Extent



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
Contains Ordnance Survey data © Crown copyright and database right 2020

Assessment Area: Verwood 1

Map of Stage 2 Assessment Area



Representative photographs



View of grassland fields with wooded skylines, looking north from Edmondsham Road.



View south over arable fields from Westworth Farm.

Landscape Sensitivity Assessment

Landscape Character Context		
This assessment area falls within the Rolling Wooded Pasture Landscape Character Type. Located north-west of Verwood, it comprises the unsettled pastoral slopes of a tributary valley of the Crane, with medieval fields enclosed by thick hedgerows.		
Criteria	Description	Sensitivity Score
Physical character (including topography and scale)	<ul style="list-style-type: none"> Gently sloping land rising on either side of a tributary of the River Crane, to an elevation of just over 50m AOD. Incised slopes result in a sense of enclosure in some areas, whilst some slopes are more exposed. Medium-scale, irregular fields emphasise the undulating landform. 	M
Natural character	<ul style="list-style-type: none"> An agricultural landscape with fields of grassland, hay meadows and arable crops. Fields are enclosed by thick hedgerows and frequent hedgerow trees, linking to adjacent blocks of woodland (including The Roughs beyond to the north-east). A strip of thick woodland follows the former railway line which crosses the assessment area. 	L-M
Historic landscape character (<i>please see separate heritage assessment for asset-based information</i>)	<ul style="list-style-type: none"> The Dorset HLC indicates that the field pattern is largely of a possible medieval origin, comprising piecemeal enclosure. The area in the north-east is of modern origin, resulting from planned clearance (likely of former woodland). There are no designated heritage assets within the area. Two grade II listed buildings lie to the west of the area at Westworth Farm. 	M
Form, density and setting of existing development	<ul style="list-style-type: none"> The area has a limited association with existing settlement of Verwood, situated close (but not connected) to its north-western edge (linked by a minor road). Edmondsham Road runs south and east through the area. Eastworth Farm (with traditional vernacular buildings of red brick/stained wood panels) lies in the south-eastern corner, while Westworth Farm lies just beyond the area boundary in the west. The area is surrounded by open, undeveloped farmland and forms part of the rural edge and setting to the town. 	M-H
Views and visual character including skylines	<ul style="list-style-type: none"> Views are often screened by thick hedgerows and mature trees. A mobile phone mast protrudes above tree line of Ironmongers Copse in the south-west. Telegraph poles and wires cross the otherwise undeveloped and wooded skyline. Views out are limited by the combination of undulating topography and frequent blocks of woodland. A new residential development lies directly adjacent to the area and overlooks the south-east corner. Apart from this, the area is enclosed by mature trees which create a sense of separation from the main settlement. Where gaps in woodland cover allow, there are some very occasional glimpses of the wooded skyline of Cranborne Chase and West Wiltshire Downs AONB to the west. 	M
Perceptual and experiential qualities	<ul style="list-style-type: none"> This is a strongly rural, working agricultural landscape. A public footpath crosses the eastern edge of the assessment area. There is a strong sense of tranquillity across much of the area, with only distant traffic noise from roads within the town. 	M-H

Overall Assessment of Landscape Sensitivity				
L	L-M	M	M-H	H
<p>The sloping landform, traditional rural agricultural landscape, undeveloped skylines with occasional views to the Cranborne Chase and West Wiltshire Downs AONB, strong sense of tranquillity, and limited association with existing development in Verwood results in an overall moderate landscape sensitivity. Sensitivity is reduced by the mainly arable land use, lack of designated natural or cultural heritage assets and sense of enclosure owing to landform and tree cover.</p>				

Heritage Sensitivity Assessment

Dorset Historic Landscape Characterisation (HLC) context
<p>The HLC defines most of the assessment area as medieval enclosure. The eastern extent of the assessment area is modern clearance, with part of Verwood settlement and post-medieval enclosure encroaching at the south-east corner. The land immediately surrounding a tributary of the River Crane that runs through the site is associated with that water course.</p>
Description and significance of heritage assets present
<p>There are no designated assets within the assessment area.</p> <p>Non-designated assets within the assessment area:</p> <ul style="list-style-type: none"> ■ Railway Line [MDO32198] <ul style="list-style-type: none"> Low importance The former 19th century London and Southwest Railway ran through the centre of the assessment area. Its course survives as a tree-lined earthwork. ■ Post-medieval extractive pit [MDO39761] <ul style="list-style-type: none"> Low importance The pit represents evidence of extractive activity within the site.
Likely susceptibility to physical change as a result of development
<p>The former railway line is likely to have truncated earlier archaeological heritage assets, whilst being a non-designated asset itself. The site of a post-medieval extractive pit is also recorded at the southern extent of the assessment area. A geophysical survey conducted immediately south of the assessment area [EDO5951] identified a small number of possible kilns and backfilled pits of unclear date. It is possible that similar buried heritage assets may be present within the assessment area. Any buried heritage assets would likely be completely removed by development within the assessment area.</p>
Likely susceptibility to setting change as a result of development
<p>Designated assets with the potential to experience setting change:</p> <ul style="list-style-type: none"> ■ Westworth Farm – Farm House, grade II listed [1120143], and Barn immediately east of Westworth Farm House, grade II listed [1154118]. <ul style="list-style-type: none"> High importance Both the farm house and barn form part of a historic farmstead. The farmhouse is early 19th century in date and the contemporary barn lies to its immediate east. There is also a courtyard range of ancillary buildings which are not listed but appear to be of at least later 19th century date. The farmstead lies c. 850m beyond the current built-up extent of Verwood within fields. These have hedged boundaries and some, including those to the immediate south of the farmstead, contain groups of mature trees. There is a large substation c.40m south of the farmstead but this is largely screened from the farmstead by the trees along the field boundary. The farmstead's setting and that of its individual buildings, contributes to their significance by allowing them to be understood as components of a 19th century farmstead set within fields similar to those they operated in. Development of the assessment area would result in extensive change

Dorset Historic Landscape Characterisation (HLC) context

to this setting, altering it from rural to urban edge, as development would lie immediately east and south of the farmstead and erode the ability to understand the farmstead within a roughly contemporary rural context. This is likely to be harmful and may constitute substantial harm.

Non-designated assets susceptible to setting change:

- Westworth

Low importance

Westworth appears to be a 19th century reworking of an earlier timber-framed building lying c.260m east of Westworth Farm. It is now in use as a house and lies within a garden which is surrounded by fields. The setting of the building is rural and this contributes to its significance by allowing it be understood as a farm building set within fields similar to that which it historically operated in. Development of the assessment area may directly affect this asset and would result in extensive change to its setting, altering it from rural to urban edge and eroding the ability to understand it within a roughly contemporary rural context. This is likely to be harmful and may constitute substantial harm.

- Brickworks [MDO32150]

Low importance

The site of an early 20th century brickworks lies 130m south-west of the assessment area and is now in light industrial use. Aside from earthworks associated with clay extraction and a chimney there do not appear to be any above ground remains associated with this asset. The setting of the asset was and remains rural, with fields and a copse forming the surroundings of the asset. It does not contribute to the significance of this asset, as the key factor in the location of such assets was accessibility of clay and markets, and nor does it enable understanding of the asset. Any change in its setting as a result of development of the assessment area would, therefore, not affect the significance or appreciation of the asset.

- Verwood Pottery Kiln site [MDO6196]

Low importance

The 18th century pottery manufacturing site lies immediately south of the assessment area and has no surface remains (i.e. it is no longer extant above ground). Development of the assessment area would not change the significance or experience of the asset.

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

L	L-M	M	M-H	H
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The known heritage assets within the assessment area are of low importance. The main sensitivity of the area relates to the potential for a direct effect upon the non-designated former farmhouse (Westworth) and to effects related to setting change to Westworth and to the grade II listed structures at Westworth Farm. The overall sensitivity of the area is judged to be **high** on the basis that these changes are likely to harm the significance of these assets and this may constitute substantial harm.

Summary of key sensitivities and guidance for sustainable development

Summary of key sensitivities

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

- The undulating landform with some gentle slopes and elevated, exposed areas.
- A network of thick hedgerows providing an ecological corridor between nearby woodland blocks.
- The medium-scale irregular field pattern of possible medieval origins.
- The undeveloped rural landscape character with limited association with existing settlement in Verwood.
- The rural setting provided to the two grade II listed buildings at Westworth Farm.
- Strongly rural, removed and tranquil perceptual qualities.
- Undeveloped, wooded skylines with some glimpsed views to the Cranborne Chase and West Wiltshire Downs AONB.
- Presence of listed and non-designated heritage assets associated with farms at Westworth.
- Presence of former London and Southwest Railway line,

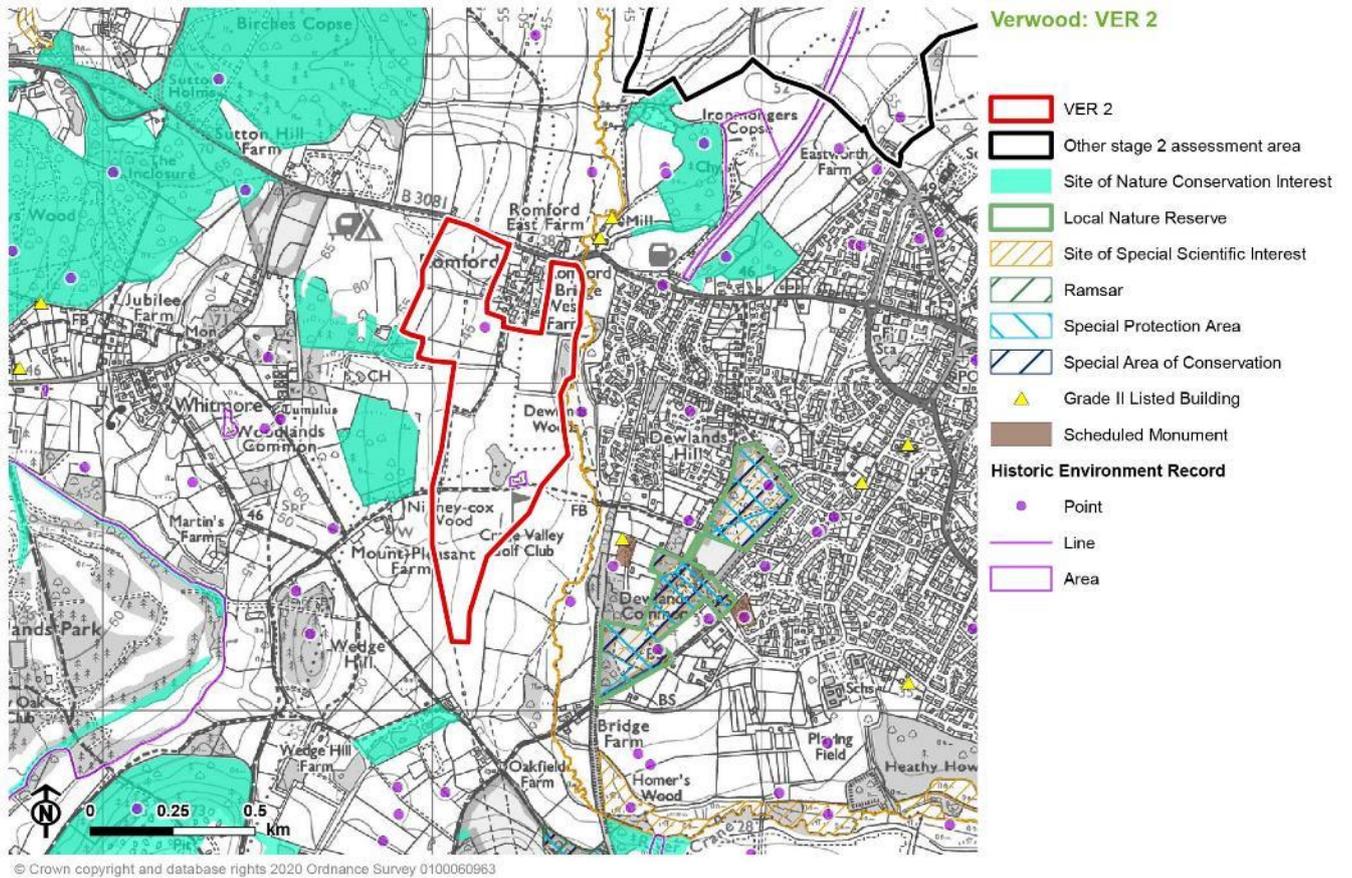
Guidance for sustainable development

Any new development should:

- Avoid locating new development on the most prominent, exposed slopes which could be highly visible in the local landscape, including in views from the AONB.
- Limit development to the south-east corner of the area, adjacent to existing development on the settlement edge. Ensure new development is consistent with the layout, form and local vernacular styles of the area.
- Preserve the thick hedgerows with hedgerow trees which form ecological corridors and help to visually screen and assimilate new development into the landscape. Link any new tree/hedgerow planting to the existing network, using climate-resilient, locally characteristic species.
- Maintain the undeveloped, rural agricultural character and strong tranquil qualities of the area.
- Development could be pulled back toward either the brook or to the former railway line to address effects to heritage assets at Westworth and Westworth Farm as a result of change in their setting.
- Retain legibility of the former railway line.

Assessment Area: Verwood 2

Map of Stage 2 Assessment Area



Representative photographs



View south across the golf course, with glimpsed view of Horton Common on the skyline.



Mown fairways within rough grassland and golf course trees, with pylons and overhead wires prominent on the skyline.

Landscape Sensitivity Assessment

Landscape Character Context		
<p>Most of this assessment area falls within the River Terrace Landscape Character Type, with higher land in the west classified as part of the Heath/Farmland Mosaic LCT. Separated from the western edge of Verwood by the wooded valley of the Crane, this area largely contains Crane Valley Golf Club, with pastoral fields found in the north surrounding the hamlet and farms of Romford.</p>		
Criteria	Description	Sensitivity Score
Physical character (including topography and scale)	<ul style="list-style-type: none"> Gently sloping landscape rising up from the River Crane which flows down the eastern boundary. It reaches just over 50m AOD in the west. Open, simple landform results in a sense of scale, emphasised by the predominant land use (golf course). Frequent trees create contrasting smaller-scale features. Enclosure is increased in the east owing to thick woodland associated with the Crane. This creates a more intimate landscape. Small-scale fields surrounding Romford hamlet are enclosed by thick hedges, with bands of woodland also enclosing the area adjacent to the B3081. 	M
Natural character	<ul style="list-style-type: none"> The majority of the landscape comprises Crane Valley Golf Club, with fairways integrated into the former heathland landscape, framed by bands of trees/woodland. Fields in the north are traditional pasture/hay meadows mostly divided by hedgerows. Hedgerows linking to bands of woodland also create naturalistic character around Romford. Forming the eastern boundary, the River Crane is a SSSI. A thick band of deciduous woodland (priority habitat) follows its western banks. A pond is within the golf course, with another on the Crane floodplain in the north-east. 	M
Historic landscape character (<i>please see separate heritage assessment for asset-based information</i>)	<ul style="list-style-type: none"> Regular fields in the north are of post-medieval origin – those to the east of Romford are planned enclosures. There are no designated heritage assets within the assessment area. 	L-M
Form, density and setting of existing development	<ul style="list-style-type: none"> Romford hamlet, including West and East Farms, occupies the north of the area, connecting with the landscape via a public footpath. The north of the assessment area provides an agricultural setting to Romford. Longer views south are screened by woodland associated with the golf course. The remainder of the landscape is unsettled. The landscape is separated from the western edge of Verwood by the densely wooded Crane Valley – forming a soft, naturalistic edge to the town. 	M-H
Views and visual character including skylines	<ul style="list-style-type: none"> The strongly wooded landscape characterising the golf course and Woodlands village limits views with the Cranborne Chase and West Wiltshire Downs AONB to the west. The golf course is well enclosed by woodland, with no intervisibility with Verwood. The area feels removed from the main settlement. There are occasional views out to the south of elevated land associated with Redmans Hill. Pylon routes crossing the east and west of the assessment area prominently mark skylines. 	M

<p>Perceptual and experiential qualities</p>	<ul style="list-style-type: none"> ■ The golf course is well enclosed with limited views out. Although it has many semi-natural features, it offers little sense of place and feels disconnected from Verwood – there are few defining features (apart from the glimpsed view of Horton Common to the south). ■ The landscape has a strong sense of tranquillity, slightly detracted from by distant traffic noise. ■ There are two public footpaths passing through golf course; one linking east into Verwood and Dewlands Common, and the other connecting north through Romford. ■ Romford has a strong traditional agricultural character. 	<p>M</p>		
<p>Overall Assessment of Landscape Sensitivity</p>				
<p>L</p>	<p>L-M</p>	<p>M</p>	<p>M-H</p>	<p>H</p>
<p>The semi-natural features, sense of separation from existing settlement and strong sense of tranquillity results in an overall moderate landscape sensitivity. Sensitivity is reduced by the pylons and overhead wires crossing through the area, lack of designated natural or cultural heritage assets within the area, and slightly urbanising effect of the golf course.</p>				

Heritage Sensitivity Assessment

Dorset Historic Landscape Characterisation (HLC) context
The majority of the assessment area is characterised as a modern golf course. The northern extent of the assessment area is taken up by post-medieval enclosure. The River Crane runs down the eastern side of the assessment area.
Description and significance of heritage assets present
There are no designated heritage assets within the assessment area. Non-designated assets within the assessment area: <ul style="list-style-type: none">■ Doe's Farm [MDO37311] Low importance■ Medieval to post-medieval field boundary [MDO39949] Low importance■ Medieval to post-medieval field boundary [MDO39942] Low importance
Likely susceptibility to physical change as a result of development
There are medieval to post-medieval agricultural heritage assets recorded as being within the assessment area, most significantly a former post-medieval farm. It is likely that the existing golf course has removed any earlier archaeological heritage assets.
Likely susceptibility to setting change as a result of development
Designated assets with potential to experience setting change: <ul style="list-style-type: none">■ Prairie Farm pottery - Scheduled monument [1002349] and grade II listed cottage and attached pottery at Prairie Farm [1120084] High Importance<p>Prairie Farm was one of many small-scale potteries around Verwood in the post-medieval period. Many of the pottery sites have since been redeveloped and the pottery and attached cottage at Prairie Farm are one of the last remaining intact 19th century Verwood pottery works. The surrounding plot includes kiln mould and outbuildings and are a scheduled monument. The significance of this asset derives from the way in which it evidences and illustrates an industry that was once locally and regionally important. The pottery lies east of the former railway line within small, hedged rectilinear fields between the edge of Dewlands Common and the recent housing estate of Dewlands Hill. Land west of the former railway is mostly in use as a golf course and is likely to be screened from the pottery by the trees along its edges. The aspects of setting which make some contribution to the significance of the pottery are its position within a small plot by Dewlands Common and they do this by allowing an understanding of the kind of landscape the industry operated in and the important role of nearby commons as a source of clay and fuel. The assessment area lies c.290m west of the pottery and beyond the former railway line. Development of the assessment area would not affect the significance nor perception of the asset since it would not alter those aspects of setting which contribute to its significance.</p>■ Cottage and attached pottery at Prairie Farm – grade II listed [1120084] High importance<p>The 19th century workshop is one of the last remaining intact Verwood pottery works. The development of the assessment area into its present form as a golf course will have already limited the former agricultural setting of the workshop, though new development could further change its setting.</p>

- Romford Mill – Romford Mill and Millhouse, grade II listed [1154103], and cottage, grade II listed [1323482]

High importance

The mill cottage has 17th century origins and the mill and millhouse are dated to the early 19th century. The assets evidence and illustrate a continuation of settlement and milling activity at this point since the early post-medieval period. They lie immediately north of the B3081 crossing over the River Crane at Romford Bridge amongst other agricultural buildings. Despite lying relatively close to the edge of Verwood, their setting remains rural and they are best appreciated as historic mill buildings from their immediate vicinity where their relationship to the river which would have historically supplied power to the mill can be understood. The aspects of setting which make some contribution to the significance of these assets are the way in which their setting allows appreciation of their relationship to the river and presence within a historic rural settlement nucleus at a river crossing. The assessment area lies c.120m south of the assets, to the south of the B3081 and is not experienced in the context of the asset due to the presence of mature trees and vegetation at the north-east of the assessment area. Whilst it is close to the assets, development of the assessment area would not alter those aspects of the assets setting which contribute to their significance and it is unlikely that harm would be caused.

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

L	L-M	M	M-H	H
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The heritage sensitivity of the assessment area is **moderate**. This is because there is a scheduled monument and three grade II listed buildings in close proximity to the assessment area. Development of the assessment area is, though, unlikely to alter those aspects of the setting of these assets which contribute to their significance and it is unlikely that harm would be caused. There has been agricultural cultivation from at least the medieval period, however earlier buried heritage assets may have been truncated by the modern golf course.

Summary of key sensitivities and guidance for sustainable development

Summary of key sensitivities

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

- The open, gently sloping landform, which forms an undeveloped agricultural setting to Romford in the north.
- Semi-natural character and habitats provided by pockets of former heathland and bands of woodland, as well as two large ponds.
- Nationally designated habitats associated with the River Crane immediately to the east of the assessment area.
- The lack of association with existing settlement within Verwood to the east, screened by a thick band of deciduous woodland along the River Crane.
- Important views south to the distinctive landscape of Redmans Hill/Horton Common.
- The sense of tranquillity experienced along the public rights of way within the area.

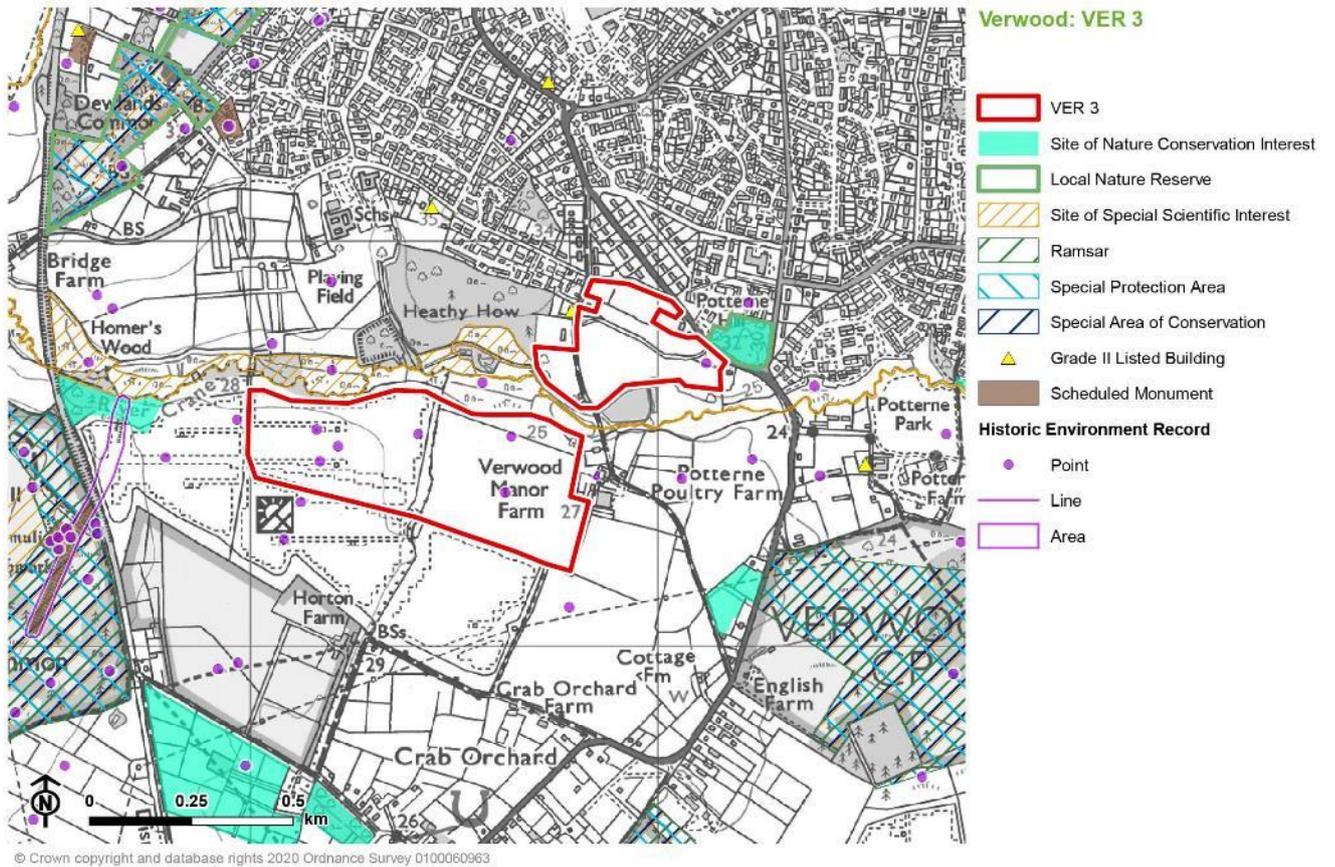
Guidance for sustainable development

Any new development should:

- Seek to retain the undeveloped agricultural setting of Romford in the north of the assessment area.
- Avoid development on open slopes and utilise the existing woodland and boundary vegetation to help screen development and integrate it into the existing landscape structure.
- Conserve and enhance the semi-natural features which provide a variety of habitats and help to create a more naturalistic landscape. Enhance habitat connections in association with any new development, including to the River Crane SSSI to the east.
- Maintain the sense of separation with the existing settlement at Verwood.
- Protect access to public rights of way, and the sense of tranquillity experienced by their users.
- Limit the size and extent of development to retain the sparsely settled character of the landscape. Design buildings in keeping with local vernacular.
- Retain and reinforce trees and vegetation at the northern edge of the site near the listed buildings at Romford Mill.

Assessment Area: Verwood 3

Map of Stage 2 Assessment Area



Representative photographs



The northern area, with pony paddocks subdivided by wooden fencing and pony tape, enclosed by mature trees.



Large-scale grazing paddocks in the elevated southern area, with telegraph wires crossing the skyline.

Landscape Sensitivity Assessment

Landscape Character Context		
<p>The assessment area is divided into two parts which are located north and south of the River Crane. Most of this assessment area falls within the River Terrace Landscape Character Type, with land in the south-west classified as part of the Heath/Farmland Mosaic LCT. The northern part of the assessment area is adjacent to the urban edge of Verwood and contains irregular shaped fields. The southern parcel comprises a large field adjacent to Verwood Manor Farm.</p>		
Criteria	Description	Sensitivity Score
Physical character (including topography and scale)	<ul style="list-style-type: none"> Gently sloping land associated with the River Crane, which divides the two parts of the assessment area. Land elevation is between 25m and 30m AOD. The southern part of the assessment area comprises a large, regular-shaped field which is partially subdivided by fencing. The northern part of the assessment area has smaller, more irregular shaped fields, some of which are also subdivided by fencing. 	M
Natural character	<ul style="list-style-type: none"> Land use is a mixture of arable farmland and horse paddocks. Paddocks are divided by wooden fencing and pony tape. Hedgerows with mature trees occur along some field boundaries and roads, particularly in the northern part. The western part of the southern portion of the assessment area is currently developed as a solar farm. Heathy How is an area of priority habitat deciduous woodland located adjacent to the west of the northern part of the assessment area, between the River Crane and the settlement edge of Verwood. Running between the two areas, the River Crane is nationally designated as a SSSI. 	M
Historic landscape character (<i>please see separate heritage assessment for asset-based information</i>)	<ul style="list-style-type: none"> The HLC indicates that field enclosures are a mix of post-medieval water meadows and modern enclosures. Saint Michael's Cottage is a grade II listed building adjacent to the west of the northern part of the assessment area. 	L-M
Form, density and setting of existing development	<ul style="list-style-type: none"> The assessment area is mostly undeveloped, with several scattered farm buildings. There are no roads apart from a minor lane along a bridleway. The northern part of the assessment area is adjacent to existing development in Verwood, located to the north. It provides a localised green setting to the adjacent development. The southern part of the assessment area is separated from Verwood by the River Crane and has little relationship with the existing settlement. 	M
Views and visual character including skylines	<ul style="list-style-type: none"> In the northern part of the assessment area, views are often restricted by the frequent mature vegetation along roads and field boundaries. Views in the southern part of the assessment area are more open due to the limited boundary vegetation. Skylines are generally undeveloped and marked by hedgerow trees. A pylon line crosses the skyline to the south. 	L-M
Perceptual and experiential qualities	<ul style="list-style-type: none"> Despite the proximity to existing urban development in Verwood, the area retains an undeveloped, rural character. The solar farm introduces uniform, engineered landcover to the landscape which detracts from the rural character. 	M

	<ul style="list-style-type: none"> ■ The mature vegetation to the north of the River Crane creates a sense of enclosure, while the southern part of the assessment area has a more open character. ■ Traffic noise disturbs the tranquillity of this rural landscape. ■ Public rights of way allow access to surrounding countryside and are popular for recreational users, especially from the southern edge of Verwood. 			
Overall Assessment of Landscape Sensitivity				
L	L-M	M	M-H	H
<p>On balance, this landscape is assessed to be of moderate landscape sensitivity. The northern area is more visually enclosed, with well-established hedgerows and frequent mature trees, resulting in a stronger rural character and sense of seclusion. The southern half has lower landscape sensitivity due to the engineered landscape created by the solar farm, as well as presence of pylons on the skyline. However, sensitivity is increased by its more elevated, exposed character. Sensitivities affecting both parts of the assessment area include the high recreational value of public rights of way within and around the areas, and their overall rural, undeveloped character.</p>				

Heritage Sensitivity Assessment

Dorset Historic Landscape Characterisation (HLC) context
The northern part of the assessment area is defined as valley floor associated with the river, and the southern part is defined as modern enclosure.
Description and significance of heritage assets present
<p>There are no designated assets within the assessment area.</p> <p>Non-designated assets within the assessment area:</p> <p>Northern part:</p> <ul style="list-style-type: none"> ■ Post-medieval Verwood pottery kiln site [MDO6204] <p style="margin-left: 20px;">Low importance</p> <p>Southern part:</p> <ul style="list-style-type: none"> ■ Medieval to post-medieval field boundary [MDO39916] and trackway [MDO39917] <p style="margin-left: 20px;">Low importance</p> <ul style="list-style-type: none"> ■ Prehistoric ring ditches [MDO39844 and MDO39845] and enclosure [MDO39914] <p style="margin-left: 20px;">Low to medium importance</p> <p>The HER records two prehistoric ring ditches and an enclosure within the site. This area has already been developed as a solar farm so there may have already been shallow truncation of any buried heritage assets.</p> <ul style="list-style-type: none"> ■ Undated field system [MDO39915] <p style="margin-left: 20px;">Low importance</p> <p>The HER records an undated field system in the southern half of the site that could date from the prehistoric to the post-medieval period.</p>
Likely susceptibility to physical change as a result of development
There are medieval to post-medieval agricultural features, and prehistoric features, in the southern half of the assessment area that relate to its historical cultivation. The post-medieval pottery kiln site in the northern half of the assessment area is associated with industrial activity in this area adjacent to Verwood. Any buried heritage assets are likely to be completely removed by development within the assessment area.
Likely susceptibility to setting change as a result of development
<p>Designated assets with the potential to experience setting change:</p> <ul style="list-style-type: none"> ■ Saint Michael's Cottage – grade II listed [1120094] <p style="margin-left: 20px;">High importance</p> <p>The 19th century cottage is located almost immediately west of the northern half of the assessment area. It lies at the edge of the built-up area of Verwood with recent housing development to its immediate north, east and south and has woods (Heathy How) to its immediate west. The relationship to the woods is the only element of the asset's setting which has not been heavily altered by later 20th century housing development. The asset's setting does not contribute to its significance but does allow recognition of it as an element of settlement which predates suburban expansion at Verwood. Development of the assessment area would result in the asset being surrounded by suburban development on all but its western side. This will be a major change in setting but, as suburban housing is already present adjacent to the asset, is unlikely to be harmful as it will be as possible as it is at present to understand the asset as part of the settlement in the area which predates suburban expansion.</p>

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

- Verwood Manor Farm [MDO20329]

Low importance

The 19th century farmstead is located adjacent to the southern half of the assessment area. It lies within fields which have been heavily modified since the mid-20th to create rectilinear holdings. Whilst the majority of these are in use as paddocks, those lying c.300m south and west of the farm have been developed into a solar farm. This setting allows recognition of the asset as a historic rural farmstead but contributes nothing else to the significance of this asset. Development of the assessment area would further alter the setting of the asset by joining it up with suburban Verwood causing some harm by eroding the ability to understand this asset as a rural farm building. The land to the east of the asset, and much of that to its south, would remain unaltered so some legibility of the asset as a historic rural farmstead would remain.

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

L	L-M	M	M-H	H
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The assessment area is of **moderate** heritage sensitivity. This is because the northern half of the site is in close proximity to a grade II listed asset, but this is screened from the site by trees so the perceptibility of any change in setting as a result of development would be limited. The southern half of the site is close to a non-designated farmhouse which is of low heritage importance but likely to experience significant setting change as a result of development. There is potential for buried heritage assets to survive in both halves of the site.

Summary of key sensitivities and guidance for sustainable development

Summary of key sensitivities

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

- The gently sloping landform associated with the River Crane, which provides a rural backdrop to properties on the southern edge of Verwood.
- Semi-natural features including hedgerows with mature hedgerow trees which form ecological corridors between nearby important habitats including Heathy How deciduous woodland (priority habitat) and the River Crane (SSSI).
- The rural character, and sense of seclusion in the northern area.
- The open and elevated character of the southern area.
- The recreational value of the public rights of way which surround the areas.
- The undeveloped, rural setting provided to grade II listed St Michaels Cottage, adjacent to the west of the northern area.

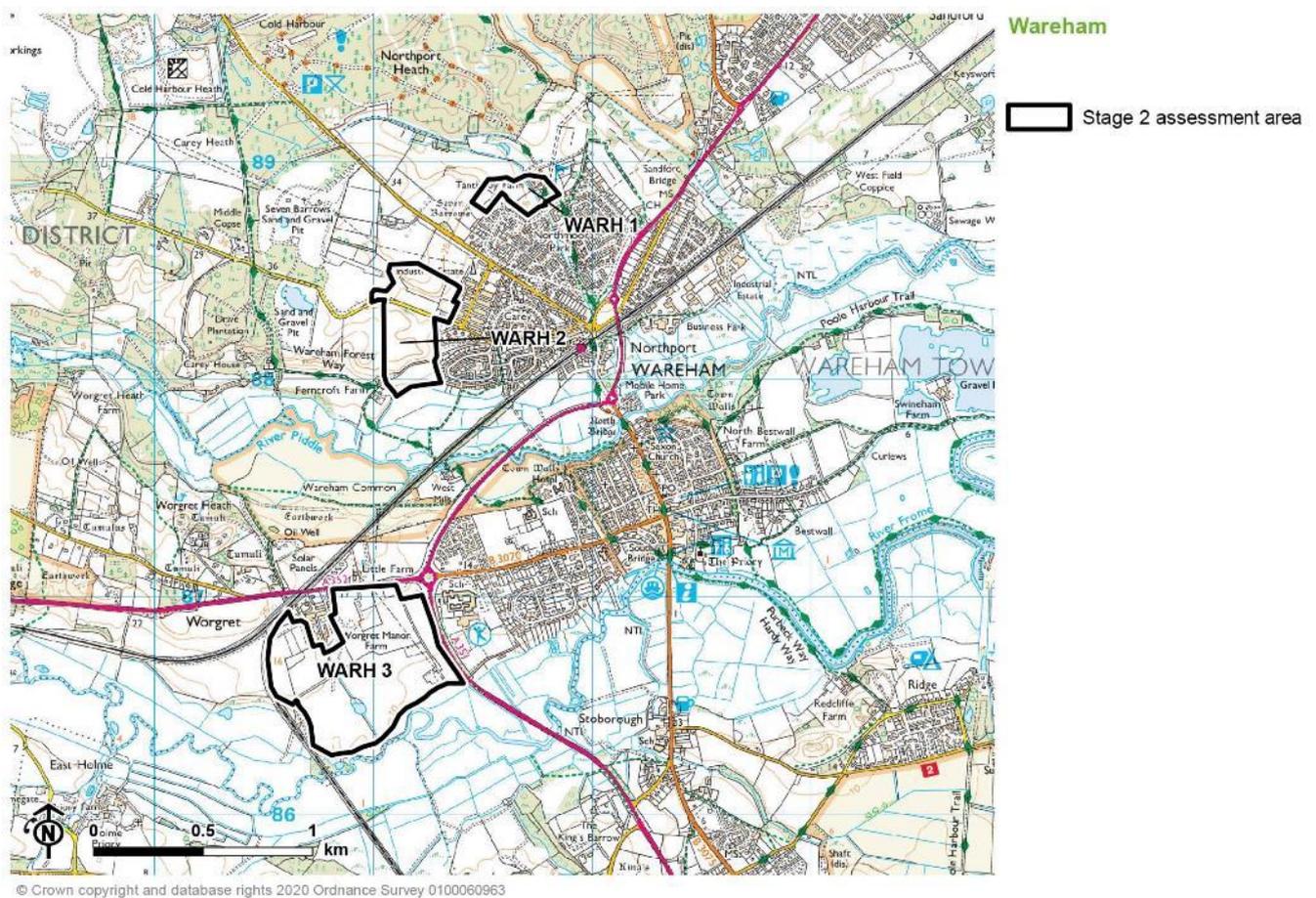
Guidance for sustainable development

Any new development should:

- Preserve the role of the landscape as a rural setting to the southern edge of Verwood.
- Conserve and enhance semi-natural features which form ecological corridors between important habitats in the wider landscape including Heathy How deciduous woodland (priority habitat) and the River Crane (SSSI).
- Maintain the rural character and setting provided to public rights of way around the assessment area.
- Avoid development on exposed and/or elevated areas. Utilise existing woodland and boundary vegetation to help screen development and integrate it into the existing landscape structure.
- Ensure that the setting of heritage assets (e.g. St Michaels Cottage) are protected.

Chapter 3 Wareham

Map of settlement showing Stage 2 assessment area boundaries



Location and Description

Wareham is a historic market town in Dorset, located eight miles south-west of Poole. The town is situated on a dry island between marshland floodplains of the River Frome, at the head of the Wareham Channel, making it a historically important settlement. Wareham is largely flat due to its floodplain location, although the Purbeck hills are located four miles to the south. Surrounding land is used mainly for pasture, with some smaller areas used for haymaking. The landscape surrounding the town to the east and south is within the Dorset AONB.

Representative photographs



View north-east along Northmoor Way, in the north of Wareham.



View east from the south-western settlement edge of Wareham, looking over the existing settlement edge, towards properties on elevated ground associated with the opposite banks of the River Piddle to the south.

Aerial extent



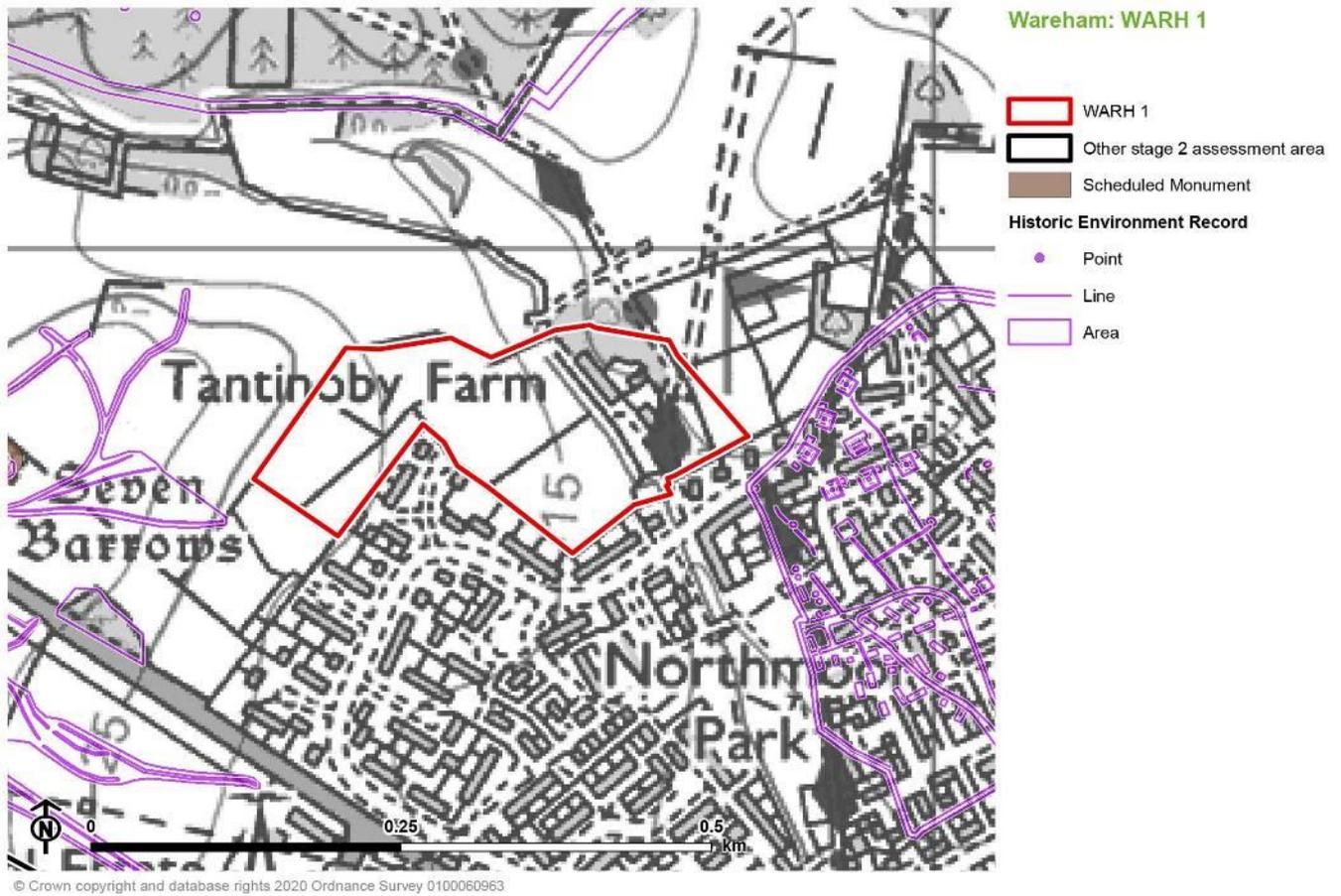
Wareham

 Stage 2 assessment area

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
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Assessment Area: Wareham 1

Map of Stage 2 Assessment Area



Representative photographs



View north from where the public right of way meets the settlement edge of Wareham. The photograph shows small-scale overhead lines crossing the area with conifers marking distant skylines.



View north from the end of Seven Barrows Road, showing the horse-grazed landscape, the existing settlement edge and part of a pylon line which marks skylines.

Landscape Sensitivity Assessment

Landscape Character Context		
<p>The assessment area is located on the northern settlement edge of Wareham, within the Heath/Forest Mosaic Landscape Character Type. It includes land adjacent to residential development on Northmoor Way and is directly south of Wareham golf course.</p>		
Criteria	Description	Sensitivity Score
Physical character (including topography and scale)	<ul style="list-style-type: none"> Land is gently undulating, between 15m AOD and 25m AOD, sloping down to a small-scale valley associated with a minor watercourse in the centre. Local variations in elevation, combined with patches of woodland and scrub, create a small-scale landscape with some feeling of enclosure. This contrasts with the sense of openness on the adjacent golf course. 	M
Natural character	<ul style="list-style-type: none"> Land cover is mainly grassland with patches of scrub, used for horse grazing. There is a small area of allotments in the south. Open pasture fields are divided by fences/sparse hedgerows including a mixture of deciduous and coniferous trees. Patches of gorse/scrub convey a heathland character forming a transition between the town and Northport Heath to the north (parts of which are designated as a SSSI, SAC, SPA, Ramsar Site and NNR). 	L-M
Historic landscape character (<i>please see separate heritage assessment for asset-based information</i>)	<ul style="list-style-type: none"> The HLC indicates that enclosures are of modern origin. There are no designated heritage assets within the area, although eight bowl barrows (scheduled monuments) are located around 200m to the south-west. 	L-M
Form, density and setting of existing development	<ul style="list-style-type: none"> The area is unsettled apart from buildings associated with Tantinoby Farm. Northmoor Park housing estate directly adjoins the southern edge of the assessment area. The landscape has a good association with nearby settlement with properties visible at numerous points throughout the assessment area. The area provides an undeveloped and naturalistic edge to the northern limits of the town. 	L-M
Views and visual character including skylines	<ul style="list-style-type: none"> From the north of the area there are expansive views north across the adjacent golf course to the wooded heathland of Northport Heath, with trees featuring on horizons. Southerly views are characterised by wooded horizons of the Purbeck Hills (within the Dorset AONB). Housing wraps around the southern borders of the area, partially restricting views in this direction. A pylon and overhead cables are prominent in the east of the area. 	M
Perceptual and experiential qualities	<ul style="list-style-type: none"> The rural qualities of the landscape are eroded by the surrounding urban land uses and golf course as well as the degraded character of the landscape with parts being overgrown. There is distant noise disturbance from the nearby Bere Road and the A351. The well-used Poole Harbour Trail and Hardy Way long-distance footpaths pass through the north-east of the assessment area, linking the town to the surrounding countryside and the open access area to the north. 	L-M

Overall Assessment of Landscape Sensitivity				
L	L-M	M	M-H	H
<p>The assessment area has an overall low-moderate landscape sensitivity to development. Sensitive features of this landscape include its gently undulating landform with a small-scale and enclosed character, lack of existing development and some expansive views, including to the Purbeck Hills. The setting provided to public rights of way including parts of the Poole Harbour Trail and Hardy Way long-distance footpath also elevate the sensitivity of this area. The rural character of the landscape is slightly eroded by surrounding urban land uses including golf courses, as well as by the presence of nearby pylons and the slightly degraded and overgrown character of the landscape.</p>				

Heritage Sensitivity Assessment

Dorset Historic Landscape Characterisation (HLC) context
<p>The HLC defines the northern half of the assessment area as modern enclosure, and the southern half as within the historic settlement of Wareham.</p>
Description and significance of heritage assets present
<p>There are no designated or non-designated assets within the assessment area.</p>
Likely susceptibility to physical change as a result of development
<p>Although there are no heritage assets within the assessment area, there is a potential prehistoric trackway recorded on the HER as lying 50m west of it and two prehistoric scheduled monuments, comprising a group of eight barrows, 230m to the west. This level of documented prehistoric activity nearby raises the potential for the site to contain contemporary, hitherto unknown, buried archaeological heritage assets. If present these would be likely to be completely removed by development.</p>
Likely susceptibility to setting change as a result of development
<p>Designated assets with the potential to experience setting change:</p> <ul style="list-style-type: none"> ■ Seven Barrows barrow cemetery – Four bowl barrows 150m north-east of Seven Barrows Farm, scheduled monument [1015373], and Four bowl barrows 70m east of Seven Barrows Farm, scheduled monument [1015374] <p>High importance</p> <p>This group of eight bowl barrows comprise a linear cemetery which runs across the end of the watershed overlooking the River Piddle at Wareham. The cemetery lies c.230m beyond the northern edge of Wareham in fields either side of Bere Road with half to its north and the other half to its south. Individual barrows and barrow cemeteries were often sited on positions near to or at the end of watersheds. Such positioning means that they can appear prominent in the landscape when viewed from the valley floor, or similar high ground, and this appears to have been a key consideration in their construction. It is the legibility of this aspect of the asset's setting which contributes to its significance. This cemetery, owing to the expansion of housing from Wareham over the lower valley slopes and the development of hedges and other vegetation along valley floor routes, retains little prominence from nearby valley floor locations meaning that they are best appreciated at close range. The assessment area lies c.200m east of the northern part of the cemetery and is sited adjacent to existing housing which lies c.250m from the barrow cemetery. The existing housing lies below the crest of the ridge on which the barrow cemetery sits and does not challenge any prominence that the asset retains. The assessment area appears to likewise sit below the ridge crest. As such, whilst development of the assessment area would bring housing slightly closer to the barrow cemetery than at present, it would not fundamentally alter the setting of the barrows or challenge their prominence, leaving their legibility within the landscape unaltered. Development of the assessment</p>

area is, therefore, unlikely to cause harm to this asset but this would be dependent upon the layout and design of proposed development.

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

- Prehistoric or late trackways [MDO30759]

Medium importance

Possible prehistoric trackways lie 20m west of the assessment area in an area occupied by a golf course. The trackways appear to converge on the barrow cemetery. It is not clear whether there are any above-ground remains (i.e. earthworks) associated with trackways. The existing golf course has already altered the setting of this significantly but they key aspect of setting which may contribute to their significance is their relationship to the barrow cemetery. Whilst development of the assessment area would bring modern development closer to the asset it would not fundamentally alter their setting and would leave the legibility of their relationship to the barrow cemetery unaltered. Development of the assessment area is, therefore, unlikely to cause harm to this asset.

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

L	L-M	M	M-H	H
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The heritage sensitivity of the assessment area is **moderate**. This is based on the proximity of a barrow cemetery (scheduled as two separate scheduled monuments) and prehistoric trackways which have potential for effects related to change in their setting. This change is unlikely to cause harm to their significance or the ability to understand the assets.

Summary of key sensitivities and guidance for sustainable development

Summary of key sensitivities

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

- The gently undulating landform which provides an undeveloped backdrop and containment to the northern settlement edge of Wareham.
- Hedgerow field boundaries and patches of scrub and gorse which provide ecological habitats and are a continuation of the heathland character associated with the nationally and internationally designated Northport Heath to the north.
- Views and visual connections with the distinctive wooded heathland of Northport Heath to the north, and the wooded Purbeck Hills (within the Dorset AONB) to the south.
- The assessment area contains valued recreational routes including Poole Harbour Trail and Hardy Way long-distance footpaths, connecting the settlement to the surrounding countryside and the open access area to the north.
- Potential for the assessment area to contain hitherto unknown prehistoric buried heritage assets.
- Presence of designated and non-designated prehistoric heritage assets, including a barrow cemetery, in proximity to the assessment area.

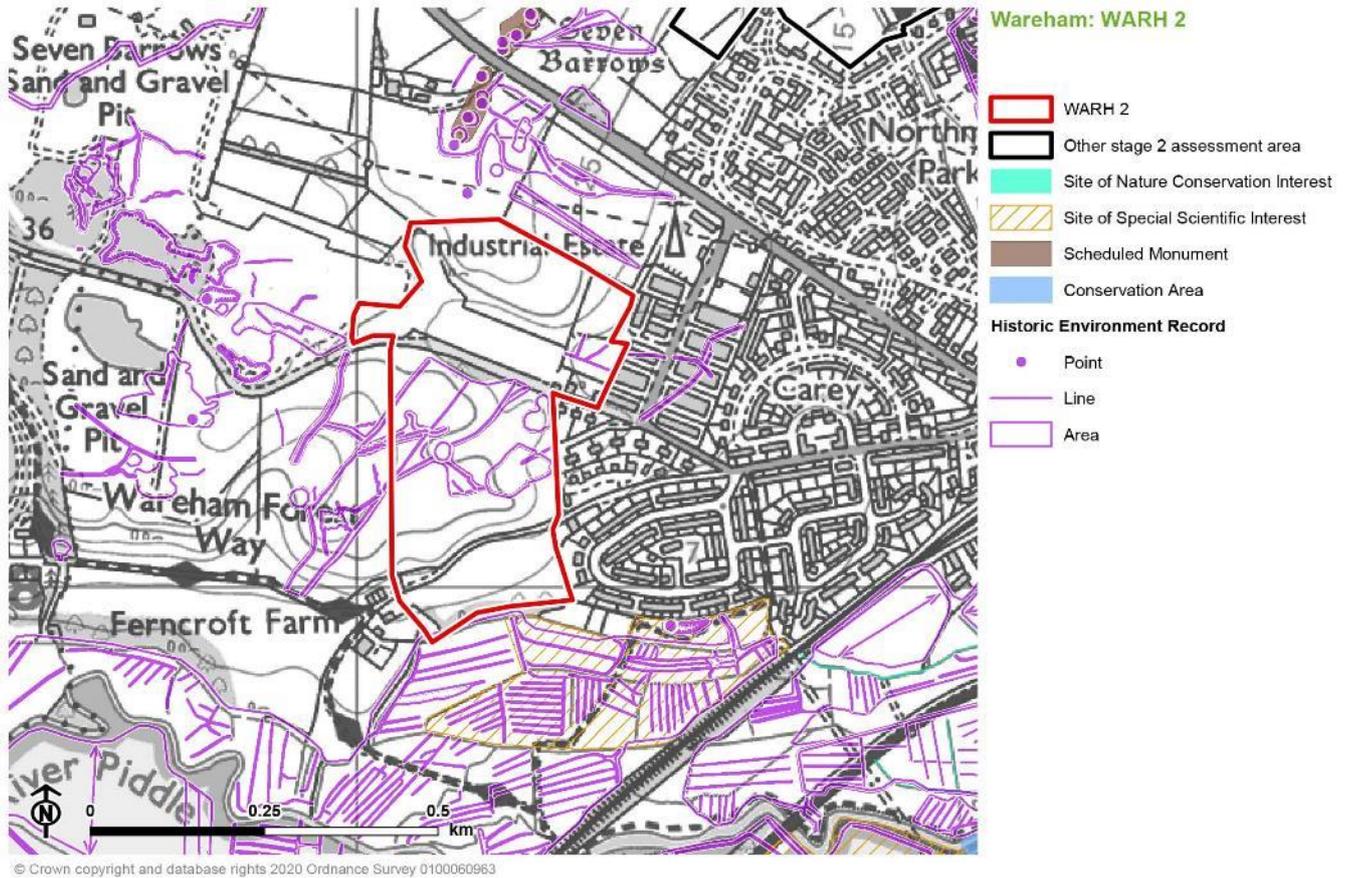
Guidance for sustainable development

Any new development should:

- Avoid development on the more elevated parts of the assessment area where it would have localised visual prominence.
- Link any new development to the existing settlement edge, replicating scale, form and incorporating local vernacular details.
- Conserve hedgerow fields boundaries and areas of scrub and gorse for their importance as important ecological resources and contribute to the landscape structure. Utilise existing vegetation for screening and pursue new habitat connections in association with new development.
- Protect key views to the surrounding distinctive landscapes of Northport Heath to the north, and the wooded Purbeck Hills (within the Dorset ANOB) to the south.
- Seek to retain the undeveloped setting the landscape provides to the existing settlement edge and public rights of way which cross the area, including parts of the Poole Harbour Trail and Hardy Way long-distance footpaths.
- Design and lay out development to avoid harm to the barrow cemetery scheduled monuments.
- Archaeological investigation could confirm if there are any buried heritage assets present within the assessment area, especially any prehistoric remains associated with the barrow cemetery.

Assessment Area: Wareham 2

Map of Stage 2 Assessment Area



Representative photographs



View south-east from Bere Road showing the sloping landform and the existing settlement edge.



View south-east from the track in the south of the assessment area showing the existing settlement edge of Wareham.

Landscape Sensitivity Assessment

Landscape Character Context		
<p>The assessment area is located on the north-western settlement fringe of Wareham, within the Heath/Forest Mosaic Landscape Type. It is unsettled, comprising pasture fields between Westminster Close Industrial Estate and a mineral extraction site.</p>		
Criteria	Description	Sensitivity Score
Physical character (including topography and scale)	<ul style="list-style-type: none"> Land is strongly undulating, sloping up to the west from around 15m AOD at the settlement edge, reaching 30m AOD. Fields are medium-large scale, enclosed by hedgerows and well-vegetated verges in the north. Away from the road, on elevated ground, there is a greater sense of openness. 	M-H
Natural character	<ul style="list-style-type: none"> Land use is almost entirely semi-improved/improved pasture fields. Fields are enclosed by hedgerows and bands of trees supplemented by post and wire fencing. There is a large area of gorse and bracken on the elevated north of the site. Wareham Common SSSI is located directly to the south of the area, with valued tracts of grazing marsh. 	M
Historic landscape character (<i>please see separate heritage assessment for asset-based information</i>)	<ul style="list-style-type: none"> The HLC indicates field enclosures are of modern origin. There are no designated heritage assets within the area itself, although there are several bowl barrows (designated as scheduled monuments) located approximately 100m to the north. Intervisibility with the bowl barrows is limited by gorse and bracken in the north of the assessment area. 	L-M
Form, density and setting of existing development	<ul style="list-style-type: none"> The area itself is unsettled, but it immediately abuts Westminster Close Industrial Estate to the north and existing residential properties to the east. The area frames the western edge of this part of Wareham; with the rising land providing physical containment to the existing development. Much of Wareham is visually contained from the site, although some new houses situated on elevated land to the south-east can be seen. Further to the west is an active sand/gravel extraction site – well screened by trees and woodland. 	M-H
Views and visual character including skylines	<ul style="list-style-type: none"> The landscape's skylines are open and undeveloped, the only features tending to be hedgerows/trees. Elevation results in some visual prominence, including in views from the settlement to the east. Intermediate views to the north can feature pylons/electricity lines, although gorse and bracken coverage provides some screening. There are extensive views of the Purbeck Hills, within the Dorset AONB, to the south of the area. 	M-H
Perceptual and experiential qualities	<ul style="list-style-type: none"> The landscape is surrounded by open countryside to the north, south and west. Away from the settlement edge, the area has strong rural qualities resulting from the combination of rolling pastures, hedgerows and trees. It provides a landscape of contrast from the industrialised settlement edge immediately to the east. The site is influenced by some traffic noise from the A352 as well as intermittent disturbance from the railway line around 300m to the south. 	M-H

Overall Assessment of Landscape Sensitivity				
L	L-M	M	M-H	H
<p>The assessment area has an overall moderate-high landscape sensitivity to development. Sensitive features include its strongly undulating landform with distinctive, prominent slopes, semi-natural features such as hedgerow boundaries with mature trees, its proximity to the important habitats of Wareham Common SSSI, the undeveloped and open skylines with expansive views to the Purbeck Hills, and its rural qualities away from the settlement edge. The sloping landform provides physical containment to the settlement edge of Wareham, therefore presenting significant sensitivities to new development. Sensitivity is reduced by the landscape's absence of designated natural or cultural heritage assets within it, as well as disturbance from nearby transport infrastructure.</p> <p>To the north of Carey Road, the assessment area is more enclosed and therefore has a slightly reduced landscape sensitivity to residential development.</p>				

Heritage Sensitivity Assessment

Dorset Historic Landscape Characterisation (HLC) context
<p>The HLC defines the majority of the assessment area as modern enclosure, with the eastern extent within a modern industrial estate and a sand and gravel quarry at the western extent.</p>
Description and significance of heritage assets present
<p>There are no designated assets within the assessment area.</p> <p>Non-designated assets within the assessment area:</p> <ul style="list-style-type: none"> ■ Post-medieval drainage, post-medieval sand pit and post-medieval water meadows <p>Low importance</p> <p>These assets may be related in terms of post-medieval land reclamation, and potentially faintly visible.</p> <ul style="list-style-type: none"> ■ Modern military training site <p>Low importance</p> <p>The training site is no longer extant.</p>
Likely susceptibility to physical change as a result of development
<p>There are several post-medieval to modern features within the assessment area that have likely truncated earlier remains, whilst constituting archaeological heritage assets themselves. The proximity of possible prehistoric trackways and bowl barrows indicates there could be potential for prehistoric buried heritage assets within the assessment area. Development is likely to remove any surviving archaeological heritage assets.</p>
Likely susceptibility to setting change as a result of development
<p>Designated assets with the potential to experience setting change:</p> <ul style="list-style-type: none"> ■ Seven Barrows barrow cemetery – Four bowl barrows 150m north-east of Seven Barrows Farm, scheduled monument [1015373], and Four bowl barrows 70m east of Seven Barrows Farm, scheduled monument [1015374] <p>High importance</p> <p>This group of eight bowl barrows comprise a linear cemetery which runs across the end of the watershed overlooking the River Piddle at Wareham. The cemetery lies c.230m beyond the northern edge of Wareham in fields either side of Bere Road with half to its north and the other half to its south. Individual barrows and barrow cemeteries were often sited on</p>

positions near to or at the end of watersheds. Such positioning means that they can appear prominent in the landscape when viewed from the valley floor or similar high ground and this appears to have been a key consideration in their construction. It is the legibility of this aspect of the asset's setting which contributes to its significance. This cemetery, owing to the expansion of housing from Wareham over the lower valley slopes and development of hedges and other vegetation along valley floor routes, retains little prominence from nearby valley floor locations and are best appreciated at close range. The assessment area lies c.120m south of the southern part of the cemetery, adjacent to existing housing and an industrial estate. Development of the assessment would bring development much closer to the cemetery than at present and would alter the setting of the barrows. The northern tip of the assessment area reaches the upper part of the watershed on which the barrow cemetery lies and development of this may challenge the asset's remaining prominence and legibility within the landscape. Development of the assessment area may, therefore, cause harm to this asset.

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

- Prehistoric or later trackways [MDO30760]

Medium importance

Possible prehistoric trackways lie 40m north of the assessment area within fields. The trackways appear to converge on the barrow cemetery. It is not clear whether there are any above-ground remains (i.e. earthworks) associated with trackways. The key aspect of setting which may contribute to their significance is their relationship to the barrow cemetery. Whilst development of the assessment area would bring modern development slightly closer to the asset it would not fundamentally alter their setting and would leave the legibility of their relationship to the barrow cemetery unaltered. Development of the assessment area is, therefore, unlikely to cause harm to this asset.

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

L	L-M	M	M-H	H
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The heritage sensitivity of the assessment area is **moderate-high**. This is based on the proximity of a barrow cemetery (scheduled as two separate scheduled monuments) and prehistoric trackways which have potential for effects related to change in their setting. This change is unlikely to cause harm to their significance or the ability to understand the assets.

Summary of key sensitivities and guidance for sustainable development

Summary of key sensitivities

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

- Visually prominent, strongly undulating slopes and elevated parts of the landscape.
- Natural character provided by thick hedgerow field boundaries with mature trees.
- The presence of gorse reflecting the nearby heathland landscapes, including Wareham Common SSSI, situated directly to the south of the assessment area.
- The nearby cluster of scheduled bowl barrows, of cultural heritage significance.
- Elevated sloping land which provides a rural backdrop and physical containment to the western settlement edge of Wareham.
- Long-reaching views south from more elevated land including views to the Purbeck Hills, within the Dorset AONB, creating a sense of openness and exposure.
- The rural pastoral character of the landscape, despite its proximity to the settlement edge and industrial estate.
- Potential for the assessment area to contain hitherto unknown prehistoric buried heritage assets.
- Presence of designated and non-designated prehistoric heritage assets, including a barrow cemetery, in proximity to the assessment area.

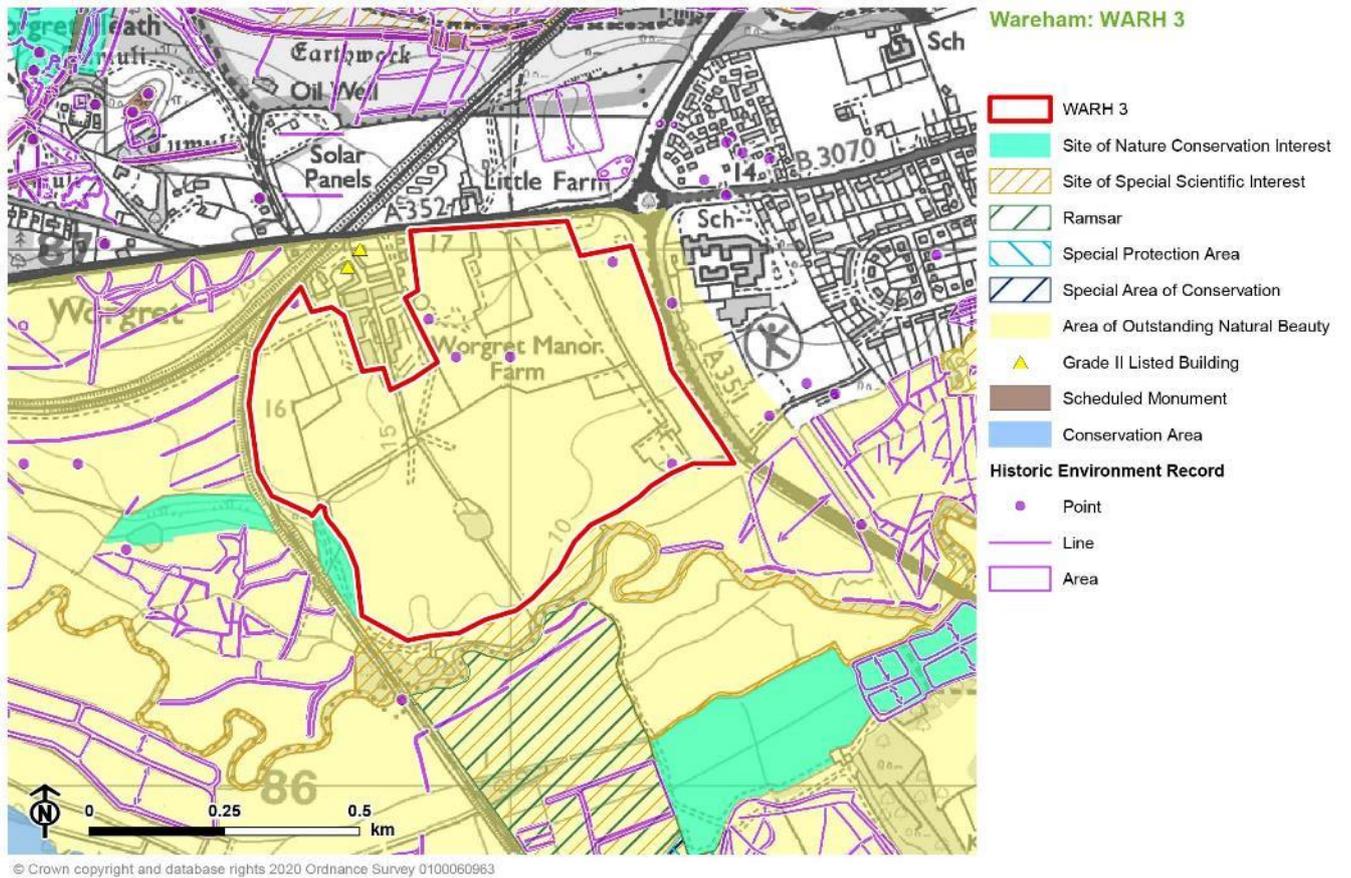
Guidance for sustainable development

Any new development should:

- Avoid development on the strongly sloping slopes and open elevated parts of the assessment area, where it would be visually prominent and impact on the existing settlement form and extent of Wareham.
- Any new development should be limited and connected to the current settlement edge rather than spreading onto higher ground. It should replicate the form, scale and vernacular styles of the locality.
- Protect the existing hedgerow boundaries with mature trees for the habitats they provide and their contribution to the landscape structure. Utilise existing and new hedgerow/tree planting (using local, climate-resilient species) to integrate any new development into the landscape.
- Protect areas of gorse which reflect the character of nearby heathland landscapes, including Wareham Common SSSI.
- Avoid any new development on the ridgeline in the north of the area, which would impact upon the setting of nearby bowl barrows (scheduled monuments).
- Conserve the open and exposed character of the landscape with key views to distinct surrounding landscapes, including the Purbeck Hills, within the Dorset AONB.
- Retain the overall rural and undeveloped character of the assessment area, which forms part of the rural backdrop to the western settlement edge of Wareham.
- Pull back development in the northern half of the assessment area below the crest of the watershed on which the barrow cemetery lies so that the prominence and legibility of the barrows in the landscape remains unaltered.
- Archaeological investigation could confirm if there are any buried prehistoric assets within the assessment area associated with the barrows and nearby trackway.

Assessment Area: Wareham 3

Map of Stage 2 Assessment Area



Representative photographs



View south from a gateway along the A352, showing some mature trees.



View south-west from a gateway along the A352, showing Worgret Manor Farm.

Landscape Sensitivity Assessment

Landscape Character Context				
<p>Located on the south-western settlement edge of Wareham, the assessment area is within the Valley Pasture Landscape Character Type. It is separated from the existing settlement by the A351 along its eastern edge, and comprises land bound by the Swanage Heritage Railway line to the west, the River Frome floodplain to the south, and the A352 to in the north. All of the assessment area is within the Dorset AONB.</p>				
Criteria	Description			Sensitivity Score
Physical character (including topography and scale)	<ul style="list-style-type: none"> Low-lying, flat floodplain landscape to the north of the River Frome, between 5m and 15m AOD. Fields are medium-large scale and regular. 			L-M
Natural character	<ul style="list-style-type: none"> The area directly abuts the River Frome SSSI, which is part of the Dorset Heathlands Ramsar site (south of the river). Worgret Junction SSSI is also directly adjacent to the west of the area. Land use is mainly pasture fields divided by hedgerows or fencing. A pond (now colonised by woodland) and hedgerows with hedgerow trees form natural features within the farmland. 			M
Historic landscape character (<i>please see separate heritage assessment for asset-based information</i>)	<ul style="list-style-type: none"> The HLC indicates enclosures are of post-medieval origin. There are no designated heritage assets within the assessment area. Worgret Farm and Worgret Manor Hotel (both grade II) are situated to the north, with the land of the assessment area wrapping around this complex of buildings. 			L-M
Form, density and setting of existing development	<ul style="list-style-type: none"> The area is bound by the A352 to the north and A351 to the east (beyond a linear band of woodland). The western limits of Wareham lie beyond the A351. The landscape is unsettled but edges a farm complex with both historic and modern influences to the north-west. It forms part of the rural, agricultural edge to the town. 			M
Views and visual character including skylines	<ul style="list-style-type: none"> This is a flat, open landscape with few vertical features aside from occasional hedgerows/trees and a small-scale overhead power line. There are high levels of intervisibility with the surrounding AONB-designated landscape, with extensive views of the Purbeck Hills to the south. Views of the settlement edge to the east are well-screened by woodland. The Purbeck Hills are visible features on the southern horizon. 			M-H
Perceptual and experiential qualities	<ul style="list-style-type: none"> The entire area is within the Dorset AONB and is surrounded by open countryside to the north, south and west. The Swanage Heritage Railway line runs along the western edge of the area, with views into the landscape. The pastoral landscape character is impacted upon by noise pollution from the surrounding transport infrastructure, including the A352 and Weymouth to London (Waterloo) railway line to the north. 			M-H
Overall Assessment of Landscape Sensitivity				
L	L-M	M	M-H	H
<p>The open and exposed character of the assessment area, with long reaching views, combined with its location within the Dorset AONB and proximity to nationally/internationally designated habitats elevate the sensitivity of the area, giving it an overall moderate landscape sensitivity to development. Aspects which limit the sensitivity of this landscape include its flat topography, the medium to large regular field pattern, absence of designated natural or cultural heritage assets within it, and the substantial traffic noise and disturbance from nearby transport infrastructure.</p>				

Heritage Sensitivity Assessment

Dorset Historic Landscape Characterisation (HLC) context
The HLC defines the assessment area as post-medieval enclosure, bordering on water meadow to the south.
Description and significance of heritage assets present
<p>There are no designated assets within the assessment area.</p> <p>Non-designated assets within the assessment area:</p> <ul style="list-style-type: none">■ Late Iron Age to post-medieval boundary ditch [MWX3675] Medium importance■ Early Neolithic to early Bronze Age stone axe [MWX3793] Medium importance■ Swanage Branch Railway [MWX65] Low importance■ Iron Age and Romano-British settlement [MWX690] Medium importance
Likely susceptibility to physical change as a result of development
The HER records two previous excavations [EWX380 and EWX1794] within the assessment area, along with a number of findspots. There are buried heritage assets within the assessment area spanning the prehistoric to the post-medieval period, most significantly evidence of an Iron Age to Romano-British settlement. There is potential for further buried heritage assets to remain. Any buried heritage assets present are likely to be removed or truncated by development.
Likely susceptibility to setting change as a result of development
<p>Designated assets with the potential to experience setting change:</p> <p>Worgret is a small historic hamlet comprising a farm and a manor house just beyond the western edge of the built-up area of Wareham. It lies immediately south of the A352 and contains several listed buildings. The extent of buildings at the farm has grown significantly since the later 20th century with the addition of numerous large stock barns and agricultural sheds to the south of Worgret. These now occupy an area significantly larger than the historic extent of the hamlet. The assessment area borders the east, south and west of Worgret.</p> <ul style="list-style-type: none">■ Worgret Farm House – grade II listed [1154389] High importance <p>Worgret Farm House is a late 18th century building with an attached former bakehouse. It sits within the heart of Worgret with the Manor House to its north and recent agricultural buildings to its south. This setting places it in the context of a historic rural settlement but the scale of more recent development around it and distance from the road means it is only really possible to appreciate it as part of a historic settlement from very close range. The assessment area lies c.80 m southwest of the farm house but does not currently appear to form part of its setting owing to the intervening agricultural buildings. Development at the assessment area appears unlikely to change the way in which the asset is experienced as the more recent agricultural buildings will stand between the asset and new housing. As such, it is unlikely that harm would arise to this asset but this would be dependent upon the design and layout of development.</p> <ul style="list-style-type: none">■ Worgret Manor Hotel – grade II listed [120348] High importance

Dorset Historic Landscape Characterisation (HLC) context

The manor is late 19th century and currently in use as a hotel. Its listing includes the manor's front boundary wall and piers. The manor lies at the northern edge of Worgret, adjacent to the main road, with 20th century workers cottages immediately to its east and agricultural sheds to its south. It is the only building readily appreciable as historic in nature when passing along this road and this is a quality only appreciable at relatively close range. The setting of the manor allows it to be understood, to an extent, as a part of a historic hamlet. The assessment area lies c.50m east of the manor. Development of the assessment area would remove fields which currently give context to Worgret as a separate settlement to Wareham and change the setting of the manor to suburban. This would be an extensive change to the setting of the asset, altering it from rural to urban edge and erode the ability to understand the farmstead within a roughly contemporary rural context. This would be harmful since it would affect the way in which the asset is understood.

- Bowl barrow on Worgret Heath – scheduled monument [1018191]

High importance

This barrow forms part of a cluster of scheduled bowl barrows and linear earthworks on Worgret Heath. It lies within the wooded grounds of a recent house and, owing to this tree cover, can only be experienced at close range. This setting means it has little or no legibility as part of this wider group of later prehistoric assets on a ridge overlooking the Piddle Valley. The assessment area lies c.170m to the south and development of it would not alter the setting or experience of this asset.

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

L	L-M	M	M-H	H
<p>The assessment area has moderate-high sensitivity as development would alter the setting of a listed building in a way in which would likely affect its significance. Based on past investigations and findspots, there is potential for buried heritage assets of low to medium importance to survive within the assessment area, which could be completely removed by development.</p>				

Summary of key sensitivities and guidance for sustainable development

Summary of key sensitivities

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

- The close proximity to the designated habitats found within the River Frome SSSI, Worgret Junction SSSI and Dorset Heathlands Ramsar Site.
- Naturalistic features within the landscape, including the pond, associated mature trees and hedgerow field boundaries with some mature trees.
- The rural undeveloped landscape character, forming part of the AONB-designated setting to Wareham.
- The open landscape character with long views south to the distinctive skyline features of the Purbeck Hills and wider AONB.
- Valued heritage assets located nearby, namely the grade II listed Worgret Farm and Worgret Manor Hotel immediately to the north, and the scheduled bowl barrow on Worgret Heath beyond.
- The setting the landscape provides to the Swanage Heritage Railway line running along the west of the assessment area.

Guidance for sustainable development

Any new development should:

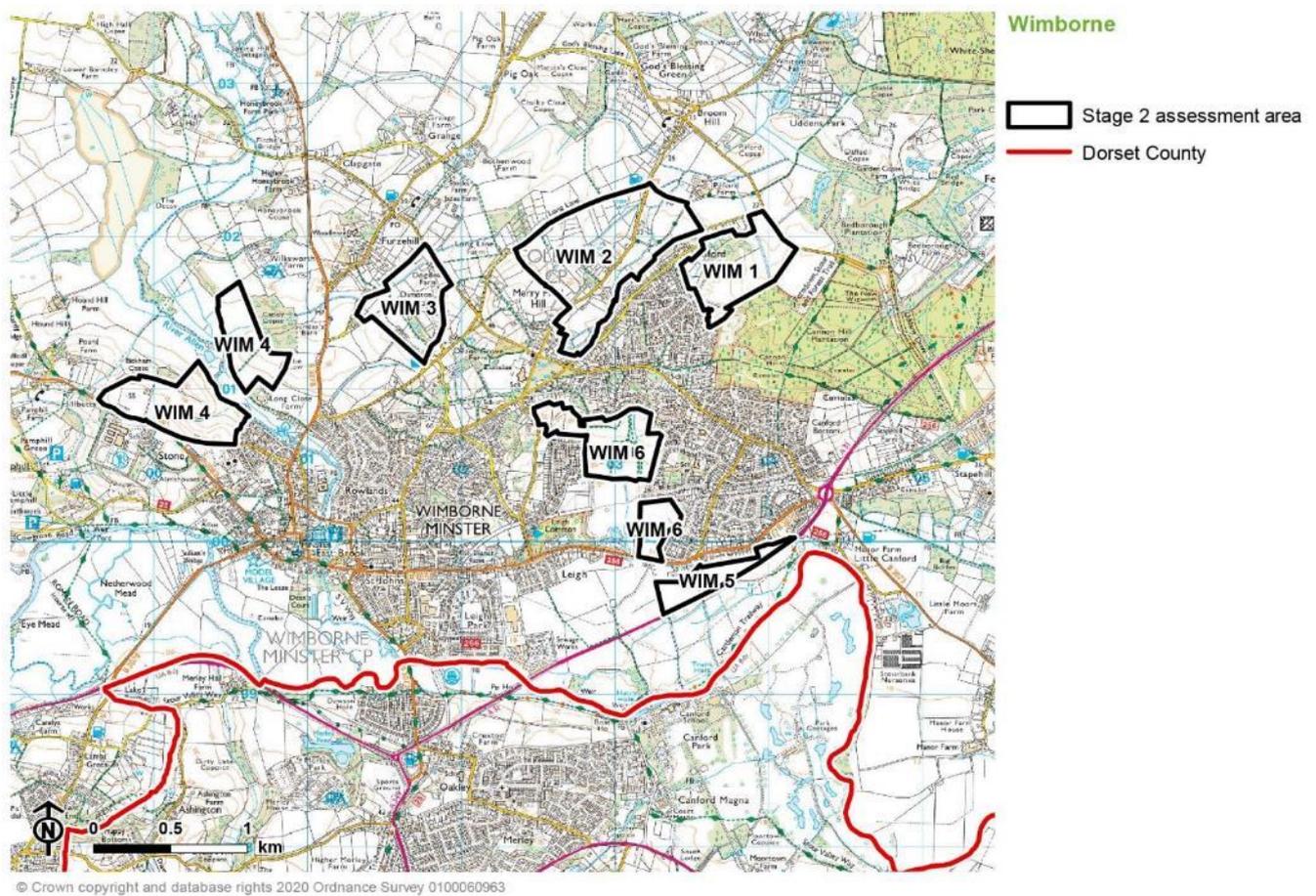
- Locate any new development as close to the existing settlement edge as possible (along the A351 in the east), to preserve the current form and prevent significant spread into the open countryside.
- Ensure any new development does not impact upon the designated habitats associated with the River Frome SSSI, Worgret Junction SSSI and Dorset Heathlands Ramsar site.
- Protect and enhance semi-natural habitats within the landscape, including a pond, mature trees and intact hedgerow boundaries. Pursue opportunities to enhance the habitat network in association with any new development.
- Conserve the setting of the grade II listed buildings at Worgret Farm and Worgret Manor to the north, as well as the scheduled bowl barrow on Worgret Heath beyond.
- Ensure development does not adversely affect the special qualities of the Dorset AONB including its diverse landform and striking changes in topography as well as a sense of tranquillity and remoteness⁶.
- Respect the distinct visual character of the landscape, which is open with long views, including to the Purbeck Hills to the south.
- Conserve the rural setting the landscape provides to the Swanage Heritage Railway line.

⁶ <https://www.dorsetaonb.org.uk/landscape/>

Chapter 4

Wimborne/Colehill

Map of Stage 2 assessment areas



Location and Description

Wimborne Minster is a market town of Saxon origin, located at the confluence of the River Stour and the River Allen, five miles north of Poole. Closely associated to the town, Colehill is a suburban settlement immediately adjacent to the east. The A31 runs south of the settlements. The south-eastern border of the Cranborne Chase and West Wiltshire Downs AONB lies on the north-western fringes of Wimborne Minster. Surrounding land use is mainly floodplain grazing.

Representative photographs

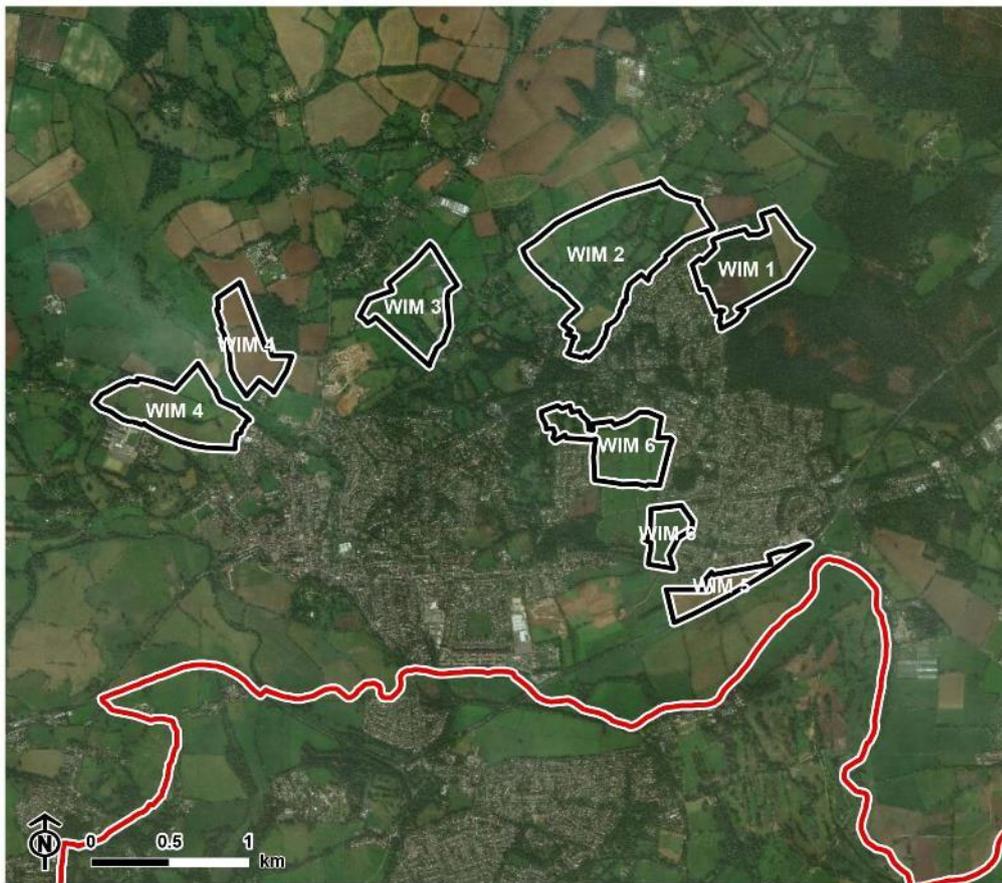


View west from the junction of Colehill Lane and Smugglers Lane in the north of Wimborne showing the grade II* listed St Michael and All Angels Church.



View south along Allenview Road, near the police station.

Aerial Extent



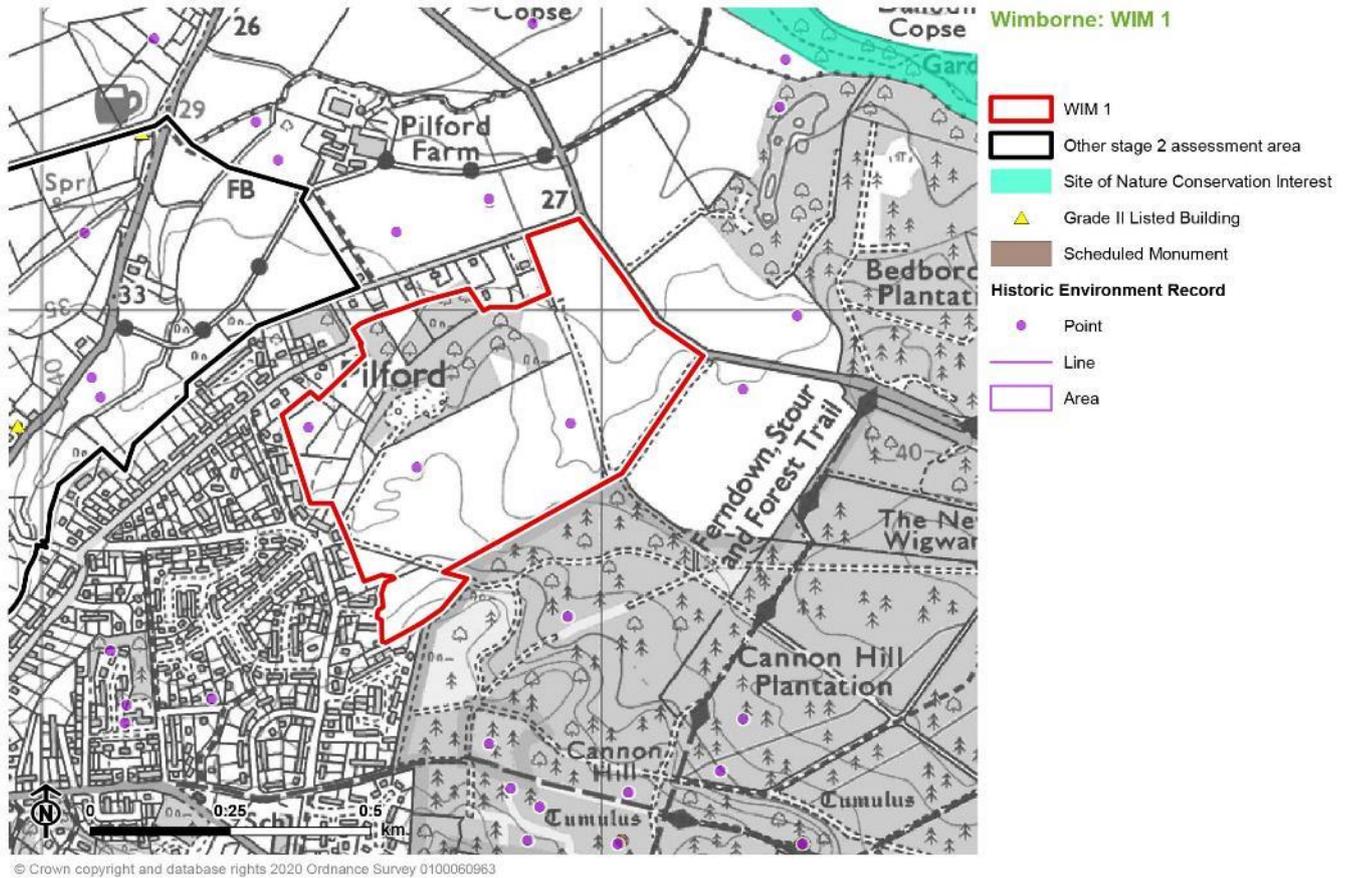
Wimborne

- Stage 2 assessment area
- Dorset County

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
Contains Ordnance Survey data © Crown copyright and database right 2020

Assessment Area: Wimborne 1

Map of Stage 2 Assessment Area



Representative photographs



View north-east from the edge of Cannon Hill Plantation, showing long-reaching views to wooded skylines.



View south-west from Pilford Lane, showing the arable fields and deciduous woodland within the assessment area.

Landscape Sensitivity Assessment

Landscape Character Context		
<p>The assessment area comprises land to the north-east of Colehill, bound by Pilford Lane to the east and Lonnen Road to the north. It is directly adjacent to Cannon Hill Plantation. It is split between the Rolling Wooded Pasture and Urban Landscape Character Types.</p>		
Criteria	Description	Sensitivity Score
Physical character (including topography and scale)	<ul style="list-style-type: none"> Land is gently undulating and slopes upwards from 30m AOD in the north-east to 45m AOD in the south-west. The southern-most field of the assessment area has a distinctly sloping landform, rising up to the south. Fields are regular and are medium-large scale. 	M
Natural character	<ul style="list-style-type: none"> The northern half of the area comprises an expanse of deciduous woodland (priority habitat), with patches of rough grassland/scrub. In the centre of the assessment area lies two large arable fields enclosed by hedgerows and fencing, while in the south are sub-divided horse paddocks with mature in-field trees. Two small watercourses run down the east and west sides of the area. The south-eastern edge is directly adjacent to mixed woodland at Cannon Hill Plantation, which is also open access land. 	M
Historic landscape character (<i>please see separate heritage assessment for asset-based information</i>)	<ul style="list-style-type: none"> The HLC indicates that field enclosures are of modern origin. There are no designated heritage assets within or close to the assessment area. 	L
Form, density and setting of existing development	<ul style="list-style-type: none"> The landscape is unsettled but backs onto residential properties to the north and west at Pilford, forming the north-eastern settlement limits of Wimborne. Bands of woodland and mature trees provide screening between the adjacent housing and the assessment area; this visually separates the assessment area from the existing settlement edge. The landscape creates a well-wooded, naturalistic setting to the outer edges of Colehill. 	M-H
Views and visual character including skylines	<ul style="list-style-type: none"> Skylines are undeveloped and generally marked by woodland and trees, although some small-scale overhead lines cross the area. Views to adjacent housing are limited to occasional glimpses, owing to the high woodland/tree cover. Views to the south are marked by the expansive forestry of Cannon Hill Plantation. To the north views are expansive to the surrounding countryside, marked by wooded skylines, with some pylons visible in distant views. 	M
Perceptual and experiential qualities	<ul style="list-style-type: none"> A number of informal tracks and paths connect with the settlement edge, also linking with the open access land at Cannon Hill Plantation to the south. The landscape has a limited association with nearby settlement and provides a contrasting sense of tranquillity. 	M-H

Overall Assessment of Landscape Sensitivity				
L	L-M	M	M-H	H
<p>The wooded character of much of the assessment area limits its association with the nearby settlement, giving it a rural and removed character and therefore presenting sensitivities to development. These attributes, combined with its role as part of the rural edge to the settlement, valued woodland habitats, intervisibility with the countryside beyond and lack of existing development result in it being judged as moderate. Aspects reducing overall sensitivity include the absence of designated natural or cultural heritage assets within or nearby and intensive arable land use.</p>				

Heritage Sensitivity Assessment

Dorset Historic Landscape Characterisation (HLC) context				
<p>The majority of the south-eastern half of the assessment area is taken up by modern clearance, with the north-western half being mainly woodland and some modern settlement. A small pocket of land at the south-western corner of the site is taken up by a post-medieval to modern coniferous plantation.</p>				
Description and significance of heritage assets present				
<p>There are no designated assets within the assessment area.</p> <p>Non-designated assets within the assessment area:</p> <ul style="list-style-type: none"> ■ Post-medieval field boundaries [MDO40789 and MDO40792] Low importance ■ Probable post-medieval extraction pit [MDO40793] Low importance ■ Neolithic finds from Cannon Hill [MDO5712] Low importance 				
Likely susceptibility to physical change as a result of development				
<p>The HER records finds and archaeological heritage assets from the Neolithic and post-medieval periods. It is possible that there could be further unknown buried heritage assets within the assessment area. Any heritage assets are likely to be removed or truncated by development.</p>				
Likely susceptibility to setting change as a result of development				
<p>There are no designated heritage assets that are likely to be susceptible to setting change. There are also no non-designated assets likely to be susceptible to setting change.</p>				
Overall assessment of sensitivity of heritage assets to change within the area				
L	L-M	M	M-H	H
<p>The assessment area does not contain, or lie in proximity to, any designated heritage assets. The non-designated heritage assets that have been found within it are all of low importance, so the heritage sensitivity of the assessment area is considered to be low.</p>				

Summary of key sensitivities and guidance for sustainable development

Summary of key sensitivities

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

- The open and gently rolling slopes in the north of the assessment area and elevated areas further south near Cannon Hill Plantation, where development may have localised visual prominence.
- Important ecological features including priority habitat deciduous woodland in the north-west of the area, in addition to the network of hedgerows which contribute to the natural character and structure of the landscape.
- The undeveloped skylines, which are characterised by woodland and provide a naturalistic backdrop and setting to the north-east settlement limits and soften the existing settlement edge. The unsettled and rural character, despite proximity to Colehill and its role as a transition into the open countryside.
- Recreational routes linking adjacent housing with the open access land at Cannon Hill plantation beyond to the south.

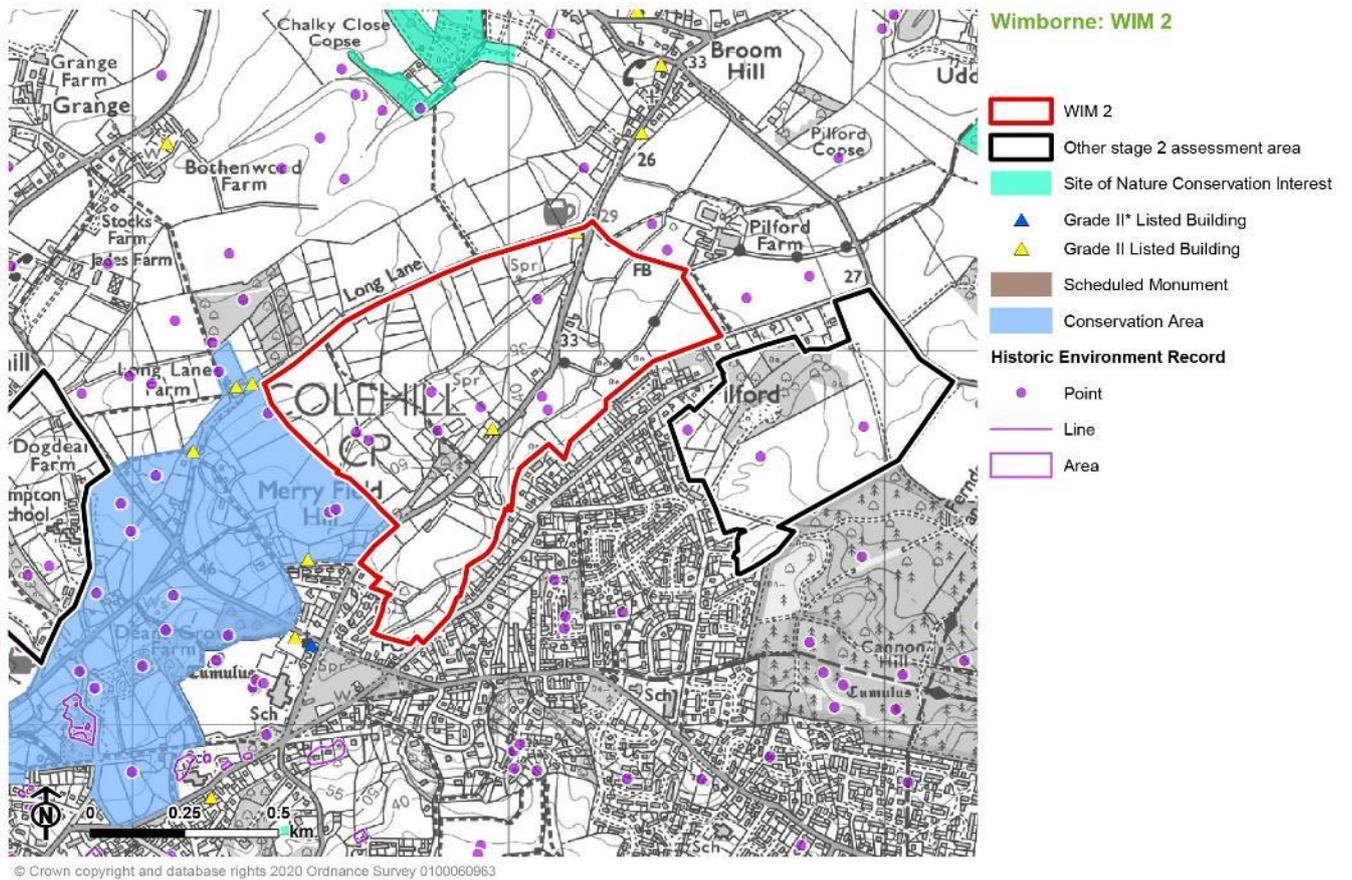
Guidance for sustainable development

Any new development should:

- Avoid locating development on elevated areas in the south near Cannon Hill Plantation, and other open slopes where it may have localised visual prominence.
- Protect and conserve existing areas of priority habitat deciduous woodland, in-field trees and hedgerow boundaries which provide structure to the landscape and act as ecological corridors.
- Utilise the screening effects of existing hedgerows, woodland and in-field trees, incorporating new, connected lengths as boundaries around or within any new development.
- Ensure new development respects the existing undeveloped skylines and long-distance views to the surrounding countryside.
- Protect the rural character of the landscape and ensure that new development is appropriately screened to retain the existing soft transition from the settlement edge to the surrounding countryside. Concentrate new development as close to the existing settlement edge as possible.
- Safeguard the rural setting the landscape provides to the open access area of Cannon Hill Plantation and ensure new development does not detract from the enjoyment of this public resource.

Assessment Area: Wimborne 2

Map of Stage 2 Assessment Area



Representative photographs



View north from the other route of public access looking towards the north of the assessment area and showing fields used for horse pasture.



View south from the public footpath in the north-west of the assessment area, showing large mature oaks, pasture grazed fields and post and wire fencing.

Landscape Sensitivity Assessment

Landscape Character Context				
The area is situated to the north of Colehill. It is bound by Long Lane and Lonnen Road. Colehill Lane runs south-west to north-east through the centre of the assessment area. The northern part of the area is within the Rolling Wooded Pasture Landscape Character Type and the remaining area is within the Urban Landscape Character Type.				
Criteria	Description			Sensitivity Score
Physical character (including topography and scale)	<ul style="list-style-type: none"> Sloping land incised by two small winterbournes. Land gently slopes between 30m AOD in the north and 55m AOD in the south. An irregular patchwork of small to medium-scale fields emphasises the varying landform. 			M
Natural character	<ul style="list-style-type: none"> Fields are rough pastures and hay meadows, with many sub-divided into horse paddocks by wooden post and rail fencing. Mature trees are often found within the surviving hedgerows, within fields and along roads, adding naturalistic character. In the west, large in-field oaks are common. There are three areas of priority habitat deciduous woodland in the south of the landscape. Small winterbournes and springs often flow parallel to well-vegetated field boundaries. Roads are often enclosed by mature hedgerow trees including parts of Colehill Lane and Long Lane. 			L-M
Historic landscape character (<i>please see separate heritage assessment for asset-based information</i>)	<ul style="list-style-type: none"> The HLC indicates that field enclosures are of post-medieval origin. The western part of the assessment area abuts Burts Hill Conservation Area, although intervisibility is limited by mature vegetation and the landform. There is a grade II listed thatched cottage in the centre of the area, along Colehill Lane. 			M
Form, density and setting of existing development	<ul style="list-style-type: none"> The area is sparsely settled by large detached properties strung along and linked to Colehill Lane, which dissects the centre of the area. Thatched cottages are characteristic and contribute to sense of place. The landscape forms an immediate rural edge to housing at Pilford and Colehill. 			M
Views and visual character including skylines	<ul style="list-style-type: none"> Undeveloped skylines are frequently marked by trees – both in bands/blocks and individually. In some areas, especially along Colehill Lane, Long Lane and the settlement edge, hedgerow trees enclose the landscape, limiting views. By contrast, in the north and west many hedgerow boundaries have been lost or replaced by fencing, allowing views over the gently sloping landscape. Occasional rooftops are visible through gaps in woodland/tree cover. 			LM
Perceptual and experiential qualities	<ul style="list-style-type: none"> A public footpath connects Colehill Lane to the open countryside in the northern part of the assessment area. Winding, tree-lined lanes create a sense of enclosure. The landscape has a strongly rural, agricultural character with a sense of tranquillity and isolation from the existing settlement. The agricultural framework has become slightly eroded by hedgerow loss and conversion into paddocks. 			M
Overall Assessment of Landscape Sensitivity				
L	L-M	M	M-H	H

The landscape's location adjacent to Burts Hill Conservation Area, naturalistic qualities provided by mature hedgerow boundaries and tree cover, role as a rural edge and containment to northern Colehill and levels of tranquillity all present sensitivities to development. Sensitivity is slightly reduced by the low visual prominence of many locations within the area (both due to topography and mature vegetation), along with the erosion of the traditional agricultural character through hedgerow loss and the conversion of many fields to paddocks. Overall, the landscape is therefore judged to be of **moderate** sensitivity to new housing development.

The northern and western parts of the assessment area are judged as being of higher landscape sensitivity due to the more open character with greater visual prominence, immediate proximity to Burts Hill Conservation Area and the limited association with the existing settlement edge to the south-east.

Heritage Sensitivity Assessment

Dorset Historic Landscape Characterisation (HLC) context
The assessment area is characterised as post-medieval enclosure.
Description and significance of heritage assets present
<p>Designated assets within the assessment area:</p> <ul style="list-style-type: none"> ■ 400 Colehill Lane – grade II listed [1268254] High importance ■ Barley Mow Public House – grade II listed [1120079] High importance <p>Non-designated assets within the assessment area:</p> <ul style="list-style-type: none"> ■ Post-medieval field boundaries [MDO40815, MDO40816 and MDO40817] Low importance ■ Post-medieval drainage system [MDO40821] Low importance ■ Post-medieval ridge and furrow [MDO40798 and MDO40799] Low importance ■ Post-medieval trackway [MDO40813] Low importance
Likely susceptibility to physical change as a result of development
The assessment area contains a grade II listed late 18th century to early 19th century cottage, 400 Colehill Lane [1268254], and an 18th century grade II listed public house, the Barley Mow [1120079]. The site visit identified three further non-designated historic buildings within the assessment area on Colehill Lane. Development could result in physical change to the buildings and would significantly change their setting which is currently rural and such changes would likely be harmful. The post-medieval assets identified by the HER relate to the field systems and farming. Development within the assessment area is likely to remove or truncate any buried heritage assets present.
Likely susceptibility to setting change as a result of development
Designated assets susceptible to setting change:

■ 400 Colehill Lane – grade II [1268254]

High importance

This asset is a late 18th century to early 19th century cottage lying on the northern side of Colehill Lane. It is timber framed with a thatched roof and similar, though non-designated, houses lie on the same side of the road to the cottage to its immediate north and south. The land around the cottages is in use as fields and paddocks and these represent a slight modification to a field system established in the post-medieval period. These fields retain a fundamentally historic character and the majority of boundaries comprise mature hedges and trees. This setting allows understanding of the asset as a cottage which forms part of the historic dispersed settlement pattern and is set within a landscape largely similar to that it was originally built, and operated, in. The cottage lies in the centre of the assessment area. Development of the assessment area is likely to result in the wholesale alteration of the setting of the asset since it would become surrounded by modern housing. This is likely to harm the significance of the asset, by divorcing it from its rural context, and entirely change how the asset is experienced as it would sit in a suburban context.

■ The Barley Mow Public House – grade II [1120079]

High importance

This asset is a 18th century grade II listed public house at the junction of Colehill Lane and Long Lane. Some of the land to its immediate south-west has been modernised, through conversion to a car park and beer garden serving the pub, but remaining land around the asset is in use as fields and paddocks which retain a fundamentally historic character. This is derived from field systems established in the post-medieval period and the majority of boundaries comprise mature hedges and trees. This setting allows understanding of the asset as a rural wayside inn which is set within a landscape largely similar to that it was originally built, and operated, in. The pub lies just inside the northern tip of the assessment area. Development of the assessment area is likely to result in major change to the setting of the asset since it would sit at an urban edge. This is likely to harm the significance of the asset, by divorcing it from its rural context, and significantly change how the asset is experienced as it would sit in a suburban context.

Burts Hill is a dispersed historic settlement. It comprises cottages and farmsteads strung out along a series of lanes and set amongst small, irregularly-shaped, hedged fields and woods. It appears to have developed in part due to the displacement of agricultural workers caused by the enclosure movement of the 18th century.⁷ It is a conservation area and its southern edge borders the suburbs at the north of Wimborne/Colehill. Several of the buildings in the conservation area are listed.

■ Burts Hill Conservation Area

High importance

The character and appearance of the conservation area is formed of the distinctive settlement and field pattern. Despite lying at the northern edge of Wimborne/Colehill, the conservation area still feels like a separate and distinctive settlement. This is in part due to the dense hedges around fields and sunken lanes which start at the transition from the suburbs. Away from its southern side, the setting of the conservation area remains rural and consists of larger farms set within rectilinear fields. This setting allows understanding of the conservation area as a very different form of settlement and land use. Development of the assessment area would remove some of this contrasting rural landscape at the northern end of the conservation area and suburbanise more of its setting. This is likely to be harmful as it would affect the experience and legibility of the conservation area

■ Old Dairy House, grade II listed [1120121], and 427 Long Lane, grade II listed [1154606]

High importance

The Old Dairy House is a 17th century farmhouse which lies at the northern end of the conservation area on Long Lane, next to No. 427 which is a house of probable 18th century origin. These assets front onto the road and their setting is related fields and as part of the historic settlement of Burts Hill. This setting allows understanding of the asset as a

⁷ East Dorset District Council. 2006. *Policy Planning Division Supplementary Planning Guidance No. 29*. Online: <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning/planning-constraints/conservation-areas/east-dorset/pdfs/spg29-burts-hill-conservation-area.pdf>

historic farmhouse which forms part of a dispersed settlement. The assessment area lies immediately north of the Old Dairy House and, as with the conservation area, development of the assessment area would remove a contrasting rural landscape and suburbanise the setting of these assets. This is likely to be harmful as it would affect the experience of them as historic dwellings within a dispersed settlement.

- 431 Long Lane [1031528]

High importance

This is an 18th century cottage which lies at a crossroads within the conservation area. Its setting is amongst fields and historic settlement within Burts Hill. This setting allows understanding of the asset as a historic cottage which forms part of a dispersed settlement. The assessment area lies c.270m north of the asset and, owing to this distance and the density of presence of intervening hedgerow vegetation, development of the assessment area is not likely to particularly alter the setting of this asset. As such, harm to this asset as a result of change in setting is unlikely.

- 414 Merrifield – grade II listed [1031528]

High importance

This is a 19th house at the north-eastern edge of the conservation area. The setting of this asset is mixed with recent suburban housing development immediately to its south and fields to its the north. This setting does not contribute to the significance of the asset as it is no longer possible to understand it as part of a historic dispersed settlement. The assessment area lies c.140m east of the asset. Development of the assessment area would not bring suburban development any closer than it already is to the asset and would not cause a meaningful change in its setting. As such, harm to this asset is unlikely to arise from development of the assessment area.

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

L	L-M	M	M-H	H
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The assessment area is assessed as of **high** sensitivity as there are two grade II listed buildings within the assessment area and as it lies in close proximity to the Burts Hill Conservation Area and associated listed buildings. Development of the assessment area has the potential to cause physical effects to the listed buildings within it and would significantly alter their setting in a way which is likely to give rise to harm. Development of the assessment area is likely to cause change to the setting of the conservation area and two listed buildings within it which would be likely to harm the significance of these assets.

Summary of key sensitivities and guidance for sustainable development

Summary of key sensitivities

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

- Well-established hedgerows with hedgerow trees, which create naturalistic features in the landscape and provide important ecological corridors in the farmed landscape.
- An ecologically important area of deciduous woodland priority habitat in the south of area.
- The sparsely settled character of the area and its distinctive traditional vernacular of thatch, including a grade II listed example along Colehill Lane.
- The more open north-west of the assessment area which has a limited association with the existing settlement edge and is immediately adjacent to Burts Hill Conservation Area.
- The undeveloped skylines, often marked by trees, which enclose the landscape and limit views in and out.
- The rural agricultural character of the area, which provides a sense of tranquillity away from the nearby settlement.

Summary of key sensitivities

- The rural undeveloped setting provided to public rights of way crossing the assessment area.
- Potential direct effects to the two grade II listed buildings in the area as well as harm associated with change in their setting.
- Risk of harm to the heritage significance of Burts Hill Conservation Area (adjacent to the assessment area) and two associated listed buildings as a result of setting change

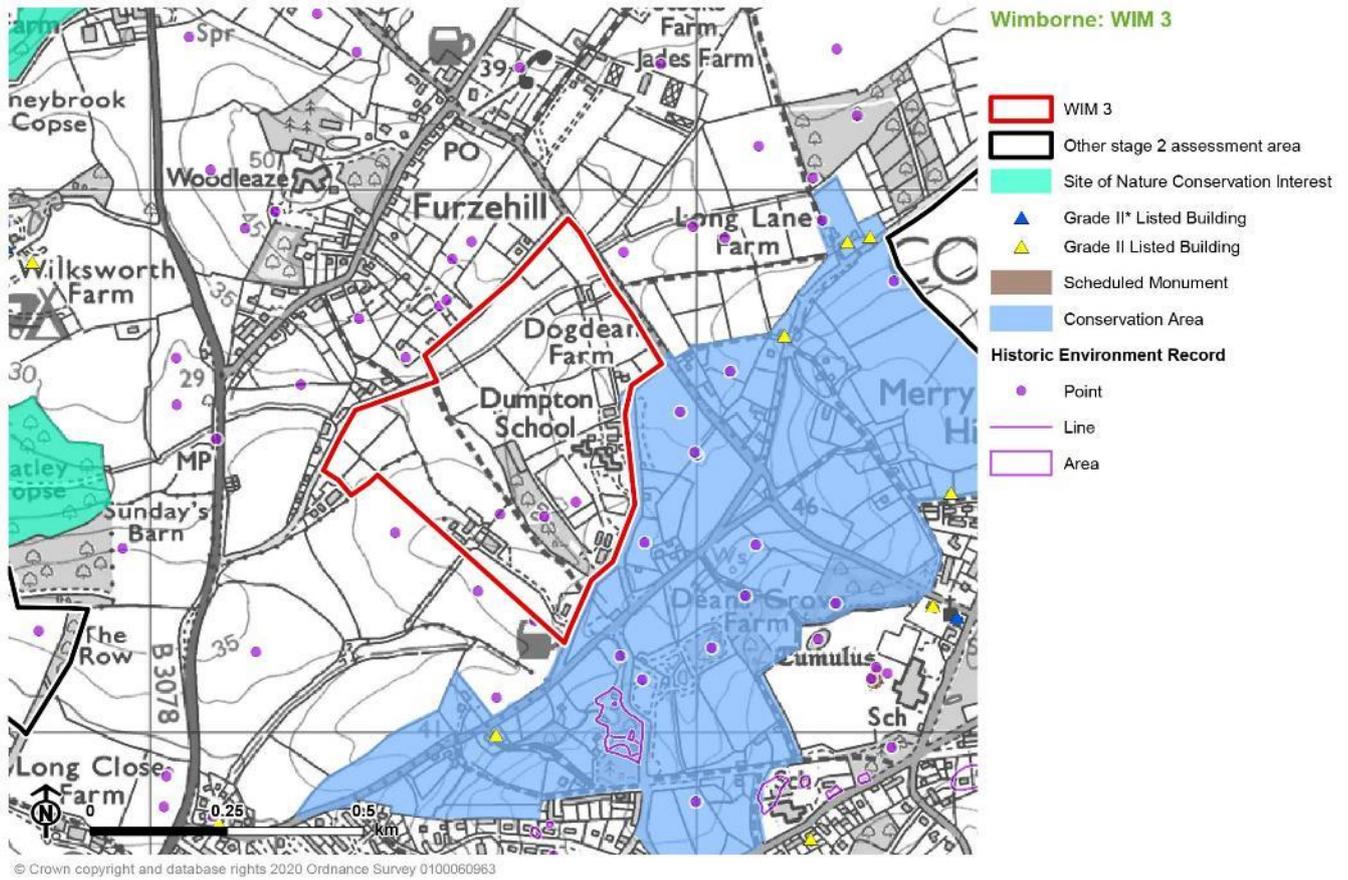
Guidance for sustainable development

Any new development should:

- Be located in the southern/eastern parts of the assessment area, connected to the existing settlement edge – preserving the open, rural character of the northern part of the landscape.
- Protect and conserve existing hedgerow boundaries, mature hedgerow trees and in-field trees to prevent further fragmentation of the field pattern and to conserve the landscape structure.
- Preserve areas of priority habitat deciduous woodland in the south, utilising its screen effects to help incorporate any new development into the landscape.
- Seek to enhance habitat coverage and linkages in association with any new development, using climate-resilient species of local provenance.
- Ensure new development is in keeping with the form, density and traditional local vernacular styles of the area.
- Protect the rural and tranquil qualities of the landscape, with a sense of isolation from existing settlement.
- Protect and where possible enhance recreational opportunities connected to existing rights of way within the landscape.
- Pull back development from listed buildings within the assessment area to avoid direct effects and limit harm associated with change in their setting
- Pull back development from the edge of the Burts Hill Conservation Area to limit harm associated with change in its setting and that of two listed buildings within it.

Assessment Area: Wimborne 3

Map of Stage 2 Assessment Area



Representative photographs



View south from public footpath running adjacent to a small area of priority habitat deciduous woodland.



View east from Dogdean towards Dogdean Farm.

Landscape Sensitivity Assessment

Landscape Character Context		
<p>The assessment area comprises land to the south-east of Furzehill, including the grounds of Dumpton School. Most of the area falls within the Rolling Wooded Pastures Landscape Type, with a small portion of Urban Landscape Character Type in the south. It is bound by minor roads to the north (Dogdean), south (Deans Grove) and east (Smuggler's Lane).</p>		
Criteria	Description	Sensitivity Score
Physical character (including topography and scale)	<ul style="list-style-type: none"> Gently sloping land with elevation ranging from between 30m in the north-west to 50m AOD in the south-east. Fields are small-medium scale and often further divided by wooden post and rail fencing. 	L-M
Natural character	<ul style="list-style-type: none"> Land use is pastoral, with some horse grazing and fields cut for hay. A significant proportion of the area is taken up by Dumpton School grounds and playing fields, well-integrated by thick periphery hedgerows and trees. There is a band of deciduous woodland (priority habitat) containing two small ponds in the centre of the assessment area. Fields are bound by hedgerows with frequent mature trees including some large oaks, with some pony paddocks sub-divided by wooden post and wire fences. 	M
Historic landscape character (<i>please see separate heritage assessment for asset-based information</i>)	<ul style="list-style-type: none"> The area directly adjoins Burts Hill Conservation Area, which lies beyond the south-eastern boundary. The HLC indicates that fields are of mixed medieval and modern origin. 	M-H
Form, density and setting of existing development	<ul style="list-style-type: none"> Dumpton School is the main area of development within the landscape. Aside from this, there are a few individual properties and farmsteads around the edges. To the north-west of the assessment area lies the village of Furzehill, whilst to the south-west an area of new housing is being developed, extending the settlement edge of Wimborne Minster. The area provides a sense of separation between development in Wimborne/Colehill to the south, and Furzehill in the north-west. The assessment area is bound to the north, south and east by minor roads lined by hedges. 	M-H
Views and visual character including skylines	<ul style="list-style-type: none"> Skylines are not particularly prominent due to elevation/topography, with views in and out of the area often restricted by mature trees and hedges. The northern part of the landscape is more open, owing to the sparser tree/hedgerow cover. Large mature trees and small-scale overhead electricity cables form vertical features in the landscape. 	L-M
Perceptual and experiential qualities	<ul style="list-style-type: none"> Narrow, heavily vegetated lanes create a sense of enclosure. The area has a rural character defined by rolling fields, dense tree coverage and development limited to scattered farmsteads (away from the school grounds). A footpath runs across the assessment area, connecting the urban fringe of the settlement to the surrounding countryside. 	M

Overall Assessment of Landscape Sensitivity				
L	L-M	M	M-H	H
<p>The overall landscape sensitivity of this assessment area is judged to be moderate. Sensitivities relate to its location immediately adjacent to Burts Hill Conservation Area, the important role the area provides in retaining the sense of separation between Furzehill to the north-west and the settlement edge of Wimborne/Colehill to the south and east, and its rural character. Sensitivity is lowered by the presence of development associated with the school, new housing development to the south), absence of designated natural or cultural heritage assets within it and generally low visual prominence of the landscape.</p>				

Heritage Sensitivity Assessment

Dorset Historic Landscape Characterisation (HLC) context
<p>Most of the south-western half of the assessment area is defined as medieval enclosure and the majority of the north-eastern half of the assessment area is post-medieval enclosure. There is a strip of modern woodland across the centre of the site, and part of the medieval settlement of Furze Hill at the north-western corner of the assessment area.</p>
Description and significance of heritage assets present
<p>There are no designated assets within the assessment area.</p> <p>Non-designated assets within the assessment area:</p> <ul style="list-style-type: none"> ■ Possible post-medieval field boundaries [MDO40829 and MDO40845] Low importance ■ Possible post-medieval ridge and furrow [MDO40802] Low importance
Likely susceptibility to physical change as a result of development
<p>The non-designated heritage assets within the assessment area are post-medieval agricultural features and all are of low importance. These are likely to be removed or truncated by development. There has been an evaluation immediately to the west of the assessment area [EDO5902]. This found Early Neolithic activity indicated by a spread of pottery and burnt flint, and a small fire pit. Ditches recorded in the north-eastern part of the assessment area were interpreted as a Bronze Age enclosure. An area with numerous ditches, pits, post-holes and other features indicates medieval activity. Owing to the close proximity of these to the assessment area it is possible that similar buried heritage assets are present within it.</p>
Likely susceptibility to setting change as a result of development
<p>Designated assets susceptible to setting change:</p> <ul style="list-style-type: none"> ■ Burts Hill Conservation Area High importance <p>Burts Hill is a dispersed historic settlement. It comprises cottages and farmsteads strung out along a series of lanes and set amongst small, irregularly-shaped, hedged fields and woods. It appears to have developed in part due to the displacement of agricultural workers caused by the enclosure movement of the 18th century.⁸ Its southern edge borders the suburbs at the north of Wimborne/Colehill. Several of the buildings in the conservation area are listed. The character and appearance of the conservation area is formed of the distinctive settlement and field pattern. Despite lying at the</p>

⁸ East Dorset District Council. 2006. *Policy Planning Division Supplementary Planning Guidance No. 29*. Online: <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning/planning-constraints/conservation-areas/east-dorset/pdfs/spg29-burts-hill-conservation-area.pdf>

northern edge of Wimborne, the conservation area still feels like a separate and distinctive settlement. This is in part due to the dense hedges around fields and sunken lanes which start at the transition from the suburbs. Away from its southern side, the setting of the conservation area remains rural and consists of larger farms set within rectilinear fields. This setting allows understanding of the conservation area as a very different form of settlement and land use. Development of the assessment area would remove some of this contrasting rural landscape at the western edge of the conservation area and suburbanise more of its setting. This is likely to be harmful as it would affect the experience and legibility of the conservation area.

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

L	L-M	M	M-H	H
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The assessment area is assessed as of **moderate-high** sensitivity as it lies in close proximity to the Burts Hill Conservation Area and associated listed buildings. Development of the assessment area is likely to cause change to the setting of the conservation area which would be likely to harm the significance of this asset. There is potential for unknown buried heritage assets of low importance dating to the post-medieval period to be found within the assessment area.

Summary of key sensitivities and guidance for sustainable development

Summary of key sensitivities

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

- Important ecological features including priority habitat deciduous woodland in the centre of the area, in addition to the network of hedgerows which contribute to the natural character and structure of the landscape.
- The sense of separation between Wimborne/Colehill in the south and Furzehill in the north-west, provided by the largely undeveloped character of the area.
- The largely undeveloped skylines, often marked by trees, which enclose the landscape and limit views in and out.
- Narrow, tree-lined lanes which provide a sense of enclosure and intimacy.
- The rural character of the area, defined by rolling fields, high tree coverage, limited development and a sense of tranquillity away from Wimborne/Colehill.
- The rural setting the landscape provides to the public footpath crossing it, linking the settlement edge of Wimborne/Colehill to the surrounding countryside.
- Presence of Burts Hill Conservation Area adjacent to the assessment area.

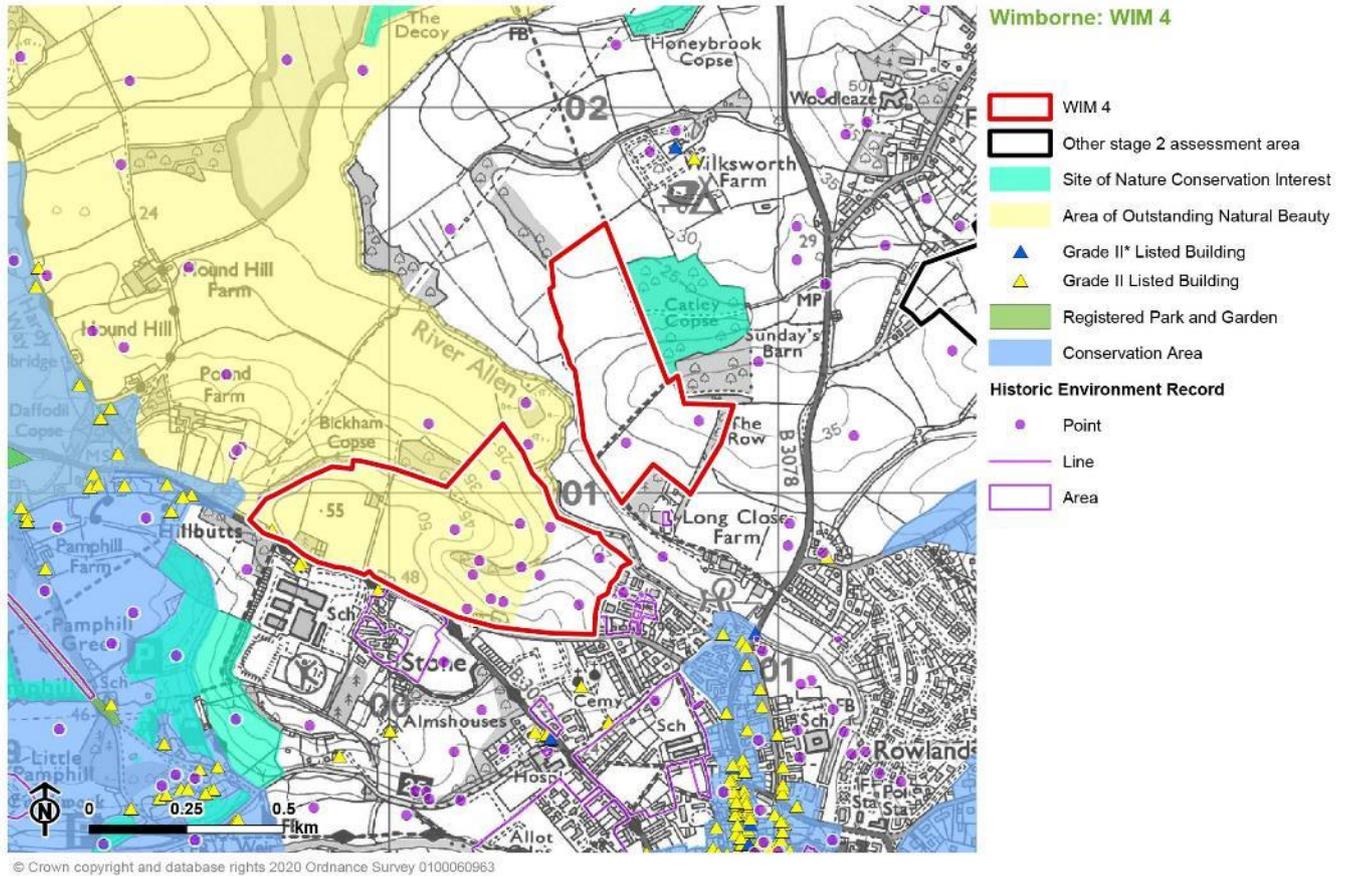
Guidance for sustainable development

Any new development should:

- Protect and conserve existing hedgerow boundaries containing mature trees to prevent fragmentation of the field pattern and to conserve the structure of the landscape.
- Preserve areas of priority habitat deciduous woodland, utilising this as screening for any new development, along with existing/new hedgerows and trees. Any new planting should utilise climate-resilient, local species.
- Ensure that any new development is of an appropriate scale and form to match adjacent settlement, with buildings replicating traditional vernacular styles.
- Sensitively site any new development so that it does not completely close the rural gap between Furzehill to the north-west and the settlement edge of Wimborne/Colehill, preserving the sense of separation and allowing the settlements to retain their unique identities.
- Conserve the largely undeveloped skylines of the assessment area by making sure any new development is appropriately screened by vegetation.
- Protect the rural and tranquil qualities of the landscape.
- Pull back development from the western edge of the Burts Hill Conservation Area.

Assessment Area: Wimborne 4

Map of Stage 2 Assessment Area



Representative photographs



View north along footpath from elevated land near Catley Copse.



View south from ear Catley Copse, across the valley associated with the River Allen to the elevated land in the south of the assessment area.

Landscape Sensitivity Assessment

Landscape Character Context		
<p>Located to the north-west of Wimborne Minster, this assessment area is split into two halves, with the River Allen running between the two areas. Both areas are of Rolling Wooded Pasture Landscape Character Type. Blandford Road (B3082) runs along the southern edge of the southern section. Most of the southern section is within the Cranborne Chase and West Wiltshire Downs AONB.</p>		
Criteria	Description	Sensitivity Score
Physical character (including topography and scale)	<ul style="list-style-type: none"> The area comprises sloping land either side of the River Allen. Maximum elevation is 50m AOD in the south, sloping down to 20m AOD at the river's edge. Both sections slope up away from the River Allen, although the southern section has steep, convoluted slopes while the northern section is more gently undulating. Irregular medium-scale fields hug the landform, although the rolling slopes give parts of the landscape a larger-scale feel. 	M
Natural character	<ul style="list-style-type: none"> A small band of deciduous woodland (priority habitat) at The Row links to Catley Copse SNCI to the east of the assessment area. Land use is a mix of pastoral and arable agriculture, with strong hedgerow boundaries providing important ecological links to nearby woodlands. There is a small watercourse which joins the River Allen from the southern section, surrounded by woodland/vegetation. 	M
Historic landscape character (<i>please see separate heritage assessment for asset-based information</i>)	<ul style="list-style-type: none"> The HLC indicates that most enclosures are medieval piecemeal fields or post-medieval water meadows. There are a number of grade II listed thatched cottages found along Blandford Road, forming the southern boundary of the assessment area. The southern section forms part of the wider setting of Pamphill Conservation Area, situated to the west. 	M
Form, density and setting of existing development	<ul style="list-style-type: none"> The landscape forms part of the rural edge and setting to north-west Wimborne Minster, extending into the Cranborne Chase and West Wiltshire Downs AONB. The area itself is unsettled, apart from a farm and a few individual properties surrounded by woodland/trees along Blandford Road. Queen Elizabeth School is directly opposite the area on the other side of the B3082, though visibility is limited due to thick hedgerows/trees along the road. 	M-H
Views and visual character including skylines	<ul style="list-style-type: none"> It is an area of mixed visibility owing to the complex landform - with some hidden slopes and some more elevated, visible areas. Views from surrounding roads are limited by hedgerows/trees. The open, upper slopes are frequently marked by trees. Pylons and overhead power lines are visible in views to the west. There are strong visual and character connections with the adjacent Cranborne Chase & West Wiltshire Downs AONB. 	M-H
Perceptual and experiential qualities	<ul style="list-style-type: none"> A significant proportion of the southern half of the assessment area lies within the AONB and exhibits many of its special qualities, including its rolling hill landform. A footpath runs along the banks of the Allen, linking the settlement edge with Catley Copse via the northern section of the assessment area. The southern section is inaccessible. The landscape has strong rural qualities and perceptions of tranquillity, opening out to the surrounding countryside (including the AONB). There is some traffic noise in the south associated with Blandford Road to the south. 	M-H

Overall Assessment of Landscape Sensitivity				
L	L-M	M	M-H	H
<p>The overall sensitivity of the landscape is judged as moderate-high. Aspects which present significant sensitivities to new development include its position partially within the Cranborne Chase and West Wiltshire Downs AONB, with much of the remainder being strongly intervisible with the protected landscape and possessing a continuation of its character, including rolling undeveloped landform. The landscape also has a strong sense of time depth with some field boundaries of medieval origin marked by well-kept hedgerows, and an important ecological network of hedges, trees and woodlands. Aspects that reduce sensitivity overall include localised areas influenced by traffic noise and views to pylons which intrude on otherwise undeveloped skylines.</p>				

Heritage Sensitivity Assessment

Dorset Historic Landscape Characterisation (HLC) context
<p>The assessment area consists of two separate parts. The northern part is characterised as medieval enclosure, and the southern part as mostly post-medieval water meadow, with a small area of modern enclosure at its western corner.</p>
Description and significance of heritage assets present
<p>Designated assets within the assessment site:</p> <ul style="list-style-type: none"> ■ 625 Blandford Road – grade II listed [1119476] High importance ■ Mickleton – grade II listed [1119477] High importance <p>Non-designated assets within the assessment area:</p> <ul style="list-style-type: none"> ■ Post-medieval trackway [MDO40849], Medieval hamlet of Stone east of Hillbutts [MDO33176], Medieval to post-medieval field boundaries [MDO40615], Medieval to post-medieval drainage systems and cultivation marks [MDO40617, MDO40618 and MDO40621], Medieval to post-medieval drainage systems and cultivation marks [MDO40617, MDO40618 and MDO40621] and Medieval to post-medieval trackways [MDO40619 and MDO40620] Low importance ■ Possible late prehistoric field system [MDO40855 and MDO40624] Medium importance
Likely susceptibility to physical change as a result of development
<p>The southern part of the assessment area contains two grade II listed buildings (dating from the 17th-18th century) that could be directly affected by development and would have their settings changed. Whilst the majority of the heritage assets recorded by the HER in this area date to the medieval or post-medieval period, there is also archaeological evidence of possible late prehistoric field systems. If there are any surviving buried heritage assets, they are likely to be removed by development.</p>
Likely susceptibility to setting change as a result of development
<p>Designated assets susceptible to setting change:</p> <p>Stone is a small linear historic settlement strung out along Blandford Road. It was historically separate to Wimborne Minster but expansion, particularly the recent construction of the Queen Elizabeth School and adjacent leisure centre, mean it is now experienced as lying at the edge of the town. The majority of the historic properties in Stone are listed. Those lying south of</p>

Blandford Road lie directly adjacent to recent development whilst those to the north of the road still have fields directly behind them. Despite the peri-urban nature of the setting of these assets it is still possible to a small extent to understand them as a linear historic rural settlement.

- Angel Cottage – including boundary wall both grade II listed [1120200; 1152992], Mickleton, grade II listed [1119477] and 625 Blandford Road, grade II listed [1119476]

High importance

These assets are 17th to 18th century cottages and lie north of Blandford Road. The land to the north of the assets consists of fields and, as stated above, owing to this aspect of their setting they are appreciable as part of a linear rural settlement separate to Wimborne Minster. Development of the assessment area would convert these fields to housing and remove the last rural aspects of the setting of these assets. This is likely to be harmful, perhaps substantial harm.

- Lumsdens – including listed garage both grade II listed [1304565; 1323815] and 622 and 623 Blandford Road, grade II listed [1152902]

High importance

These assets are 17th to 18th century cottages and an associated building (the listed garage appears to be a former barn) and lie south of Blandford Road. The assets are already experienced in the context of recent development as the school and leisure centre grounds lie immediately behind Lumsdens and recent housing behind 622 and 623 Blandford Road. The fields which lie immediately north of the road form part of their setting and allow appreciation of these as former rural buildings. Development of the assessment area would convert these fields to housing and remove the last rural aspects of the setting of these assets. This is likely to be harmful but may not be substantial harm due to the extent of modern development which already forms part of the experience of these assets.

Pamphill is a historic common-edge settlement around Pamphill Green, a historic common grazing resource. It is one of several similar settlements north-west of Wimborne. These include Hillbutts, a small historic common-edge settlement around Blandford Road. Kingston Lacy Park, a historic parkland, lies immediately north-west of Pamphill. The Pamphill Conservation Area has been drawn around the boundary of Kingston Lacy Park and Pamphill and associated settlements⁹ and includes numerous listed buildings. At present the closest modern development to the conservation area is the Queen Elizabeth Leisure Centre which lies c.100m to its east. The assessment area lies c.50m east of the conservation area.

- Pamphill Conservation Area

High importance

Pamphill Conservation Area is an extensive conservation area with a very varied character, spanning the formal parkland of Kingston Lacy Park as well as the common-edge settlements, such as Pamphill and Hillbutts, with their related commons, fields and woods. The majority of boundaries inside and outside of the conservation area are hedged and this, along with woods within the conservation area, mean that there are few clear views into or out of it. As such, the character of the conservation area is best appreciated from within it. Aside from a section of the eastern side of the conservation area, which lies close to the leisure centre, its setting is largely rural. The fields and woods around the conservation area are different in character to land within the conservation area. This aspect of setting helps in understanding that the conservation area is distinctive from its surroundings. The assessment area lies 50m east of the Hillbutts section of the conservation area. This is a part of the conservation area where recent development already lies in close proximity to it. Development of the assessment area would bring development closer to this part of the conservation area. This would convert some of the fields which currently allow the distinctiveness of the conservation area to be understood to housing but would leave the vast majority of them unaltered. This change will only be perceptible from the immediate vicinity of Hillbutts. There will be no meaningful alteration to the setting or appreciation of Kingston Lacy Park and its component heritage assets, either as heritage assets in their own right or as a component of this conservation area. This highly localised change is unlikely to result in harm to the conservation area as it will still be possible to appreciate its significance in a similar way to at present.

⁹ East Dorset District Council. 2006. *Supplementary Planning Guidance No.9*

Overall assessment of sensitivity of heritage assets to change within the area				
L	L-M	M	M-H	H
<p>The assessment area has a moderate-high heritage sensitivity based on its southern part containing grade II listed buildings and being in proximity to three more. Development of the assessment area has the potential to directly affect these heritage assets and cause harm to them through change in their setting. Development is likely to cause some change to the setting of the Pamphill Conservation Area but this is unlikely to be harmful to this asset owing to the limited change which would not affect the ability to perceive this asset and its significance. Both parts of the assessment area contain post-medieval non-designated assets and possible prehistoric buried heritage assets have been recorded in the southern part. It is for this reason that the southern part would have a moderate-high heritage sensitivity, and the northern part would have a moderate heritage sensitivity.</p>				

Summary of key sensitivities and guidance for sustainable development

Summary of key sensitivities

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

- Sloping land with localised visual prominence, associated with the River Allen, which runs through the centre of the assessment area.
- Ecological networks provided by hedgerows and bands of woodland, with links to the nearby Catley Copse SNCI to the north-east of the assessment area.
- Potential harm to the structure of the landscape with historically important hedgerows which form an important part of the wider ecological network.
- The location of this area, which is partially within the nationally protected landscape of the Cranborne Chase & West Wiltshire Downs AONB. The whole of the landscape presents a continuation of the character of the AONB and many parts are intervisible with the protected landscape.
- The rural character of the area as a result of sparse settlement and agricultural land use.
- Public rights of way which cross the area and provide a landscape of contrast and tranquillity away from Wimborne Minster.
- The presence of a series of listed buildings at Stone within the southern part of the assessment area.
- The presence of the Pamphill Conservation Area and a series of listed buildings at Stone in close proximity to the southern part of the assessment area.

Guidance for sustainable development

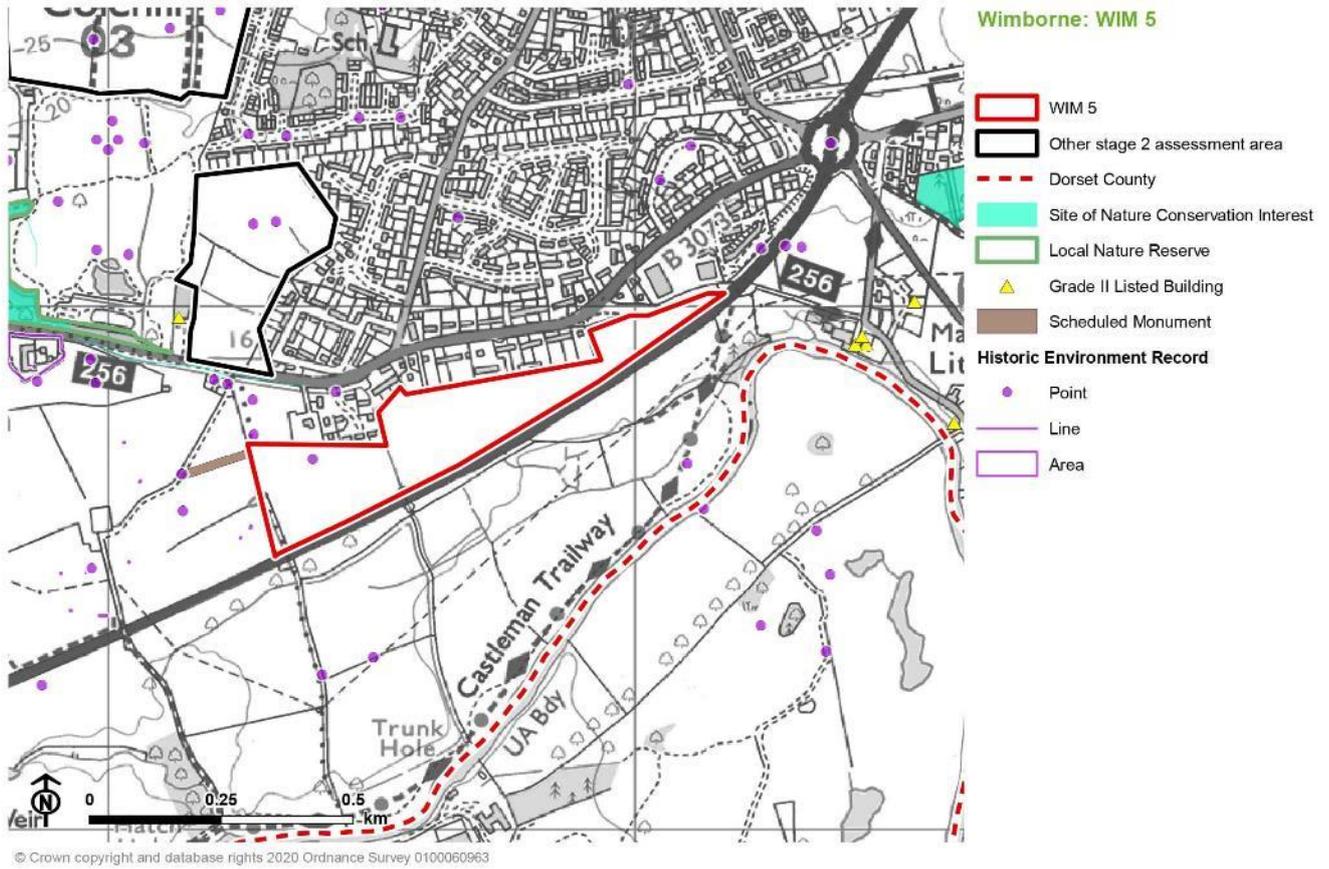
Any new development should:

- Avoid development on sloping and elevated parts of the assessment area where development is likely to be visually prominent, including in views from the AONB and Pamphill Conservation Area.
- Protect and conserve existing hedgerow boundaries, particularly those of historic significance, as well as mature hedgerow and in-field trees to prevent fragmentation of the field pattern and to conserve the structure of the largely medieval landscape.
- Preserve areas of priority habitat deciduous woodland, linking to the hedgerow network and adjacent woodlands, including Catley Copse SNCI.
- Utilise the screening effects of existing trees, woodland and hedgerows – seeking to enhance habitat coverage and linkages in association with any new development.
- Ensure new development does not negatively influence the setting of listed buildings in the south or the wider setting of Pamphill Conservation Area to the west, by ensuring development is screened where possible and of an appropriate scale, form and vernacular style to match adjacent settlement.
- Ensure any new development does not adversely affect the special qualities of the Cranborne Chase & West Wiltshire Downs AONB including: the tranquil unspoilt qualities of the area, wide expansive skies, rich land use history, local vernacular building styles and strong sense of place¹⁰.
- Pull development back from the Pamphill Conservation Area and the listed buildings on Blandford Road.

¹⁰ The Statutory Management Plan for the Cranborne Chase Area of Outstanding Natural Beauty: Cranborne Chase Partnership Plan 2019-2024

Assessment Area: Wimborne 5

Map of Stage 2 Assessment Area



Representative photographs



View south-west from the easternmost corner of the assessment area.



View south from a field gateway along the B3073 in the east of the assessment area.

Landscape Sensitivity Assessment

Landscape Character Context				
This assessment area is located within the River Terrace Landscape Character Type. The River Stour is located to the south-east of the area. It comprises several arable fields. The A31 forms the southern boundary of the assessment area while the northern edge is framed by the existing settlement of Colehill.				
Criteria	Description			Sensitivity Score
Physical character (including topography and scale)	<ul style="list-style-type: none"> Flat, low-lying land associated with the floodplain of the River Stour, located to the south. Land elevation is between 15m and 20m AOD. Field pattern has been modified by the route of the A31 and housing along Wimborne Road, resulting in a long, narrow field in the east and a smaller narrow field in the south. 			L-M
Natural character	<ul style="list-style-type: none"> Land use is a mixture of arable agriculture and grassland fields cut for hay. Mature hedgerows with frequent trees enclose the fields. An area of floodplain grazing marsh priority habitat is located adjacent to the south, on the opposite side of the A31. 			L-M
Historic landscape character (<i>please see separate heritage assessment for asset-based information</i>)	<ul style="list-style-type: none"> The HLC indicates that most enclosures are post-medieval water meadows, although there has been boundary modification in the last century. A section of Roman road is adjacent to the west of the assessment area (a scheduled monument). 			M
Form, density and setting of existing development	<ul style="list-style-type: none"> The landscape forms part of the rural setting to existing development to the north on the edge of Colehill. The existing development to the north comprises a mixture of two-storey houses and bungalows. The assessment area is contained from the wider landscape by the A31. 			M
Views and visual character including skylines	<ul style="list-style-type: none"> The landscape is overlooked by housing along much of its northern edge. Boundary vegetation restricts views into the assessment area from the A31. Much of the landscape is shielded from public view (apart from occasional glimpses through gateways in the north), and not prominent in the wider area due to its low-lying character. Skylines are undeveloped and marked by the mature boundary vegetation. 			L-M
Perceptual and experiential qualities	<ul style="list-style-type: none"> The agricultural land use and mature hedgerows with frequent trees create a rural, enclosed character. Although there is no development within the assessment area, it is associated with the urban edge of Colehill. Traffic noise from the A31 and B3073 to the north detracts from the rural character of the assessment area. 			M
Overall Assessment of Landscape Sensitivity				
L	L-M	M	M-H	H
The flat and visually contained character of this landscape, combined with the influences of surrounding traffic noise and the proximity of development result in it having a low-moderate sensitivity to development. Sensitive attributes of the landscape include its undeveloped character, role as part of the rural edge to southern Colehill and the rural setting the landscape provides to overlooking properties and the nationally designated section of Roman road to the west.				

Heritage Sensitivity Assessment

Dorset Historic Landscape Characterisation (HLC) context				
The HLC defines the assessment area as post-medieval water meadow.				
Description and significance of heritage assets present				
There are no designated assets within the assessment area.				
Non-designated assets within the assessment area:				
<ul style="list-style-type: none"> ■ Probable post-medieval drainage ditch [MDO41053] <p>Low importance</p>				
Likely susceptibility to physical change as a result of development				
The post-medieval drainage ditch is likely related to the assessment area's apparent use as water meadow. A geophysical survey and evaluation have been recorded immediately to the west of the assessment area (EDO6072 and EDO6073), which encountered a prehistoric roundhouse (MDO39120), prehistoric quarry (MDO39121) and a prehistoric ditch (MDO39123). The close proximity of those buried heritage assets indicates that there is potential for buried heritage assets within the assessment area, as well as potential for buried heritage assets relating to the Roman road immediately west of the assessment area (see below). If present the Roman road is likely to be of Medium importance.				
Likely susceptibility to setting change as a result of development				
Designated assets with the potential to experience setting change:				
<ul style="list-style-type: none"> ■ Section of Roman Road - scheduled monument [1018028] <p>High importance</p> <p>The scheduled section of Roman road is located 170m south of the southern part of the assessment area. The field in which it is located was under development for housing at the time of the assessment visits. This development will have wholly altered the setting of this asset already and any further change that development of the assessment site would cause would not affect the perception nor significance of the asset.</p>				
<ul style="list-style-type: none"> ■ By The Way – grade II listed [1323531] <p>High importance</p> <p>This 19th century house incorporates an earlier structure and lies north of Leigh Road. The land between the house and the assessment area was under development for housing at the time of the assessment visits. The presence of this housing is likely to mean that the assessment area is not perceptible from or in the context of the asset so does not lie within its setting. As such, development of the assessment area is not likely to cause change to the setting of this asset and is, therefore, unlikely to give rise to any harm to this asset.</p>				
There are no non-designated assets with the potential to experience setting change.				
Overall assessment of sensitivity of heritage assets to change within the area				
L	L-M	M	M-H	H
The heritage sensitivity is assessed as moderate-high on the basis that a Roman road is known, and protected as a scheduled monument, in the field to the immediately west of the assessment area. The course of this road appears likely to extend across the full length of the settlement edge, which forms the northern boundary of the assessment area.				

Summary of key sensitivities and guidance for sustainable development

Summary of key sensitivities

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

- The well-established hedgerow network, a valued ecological resource in the farmed landscape.
- The unsettled agricultural character of the landscape, with undeveloped skylines marked by hedgerows and trees.
- Its role as part of the rural edge to southern Colehill, directly overlooked by housing.
- Probable continuation of a Roman road through the northern edge of the assessment area.

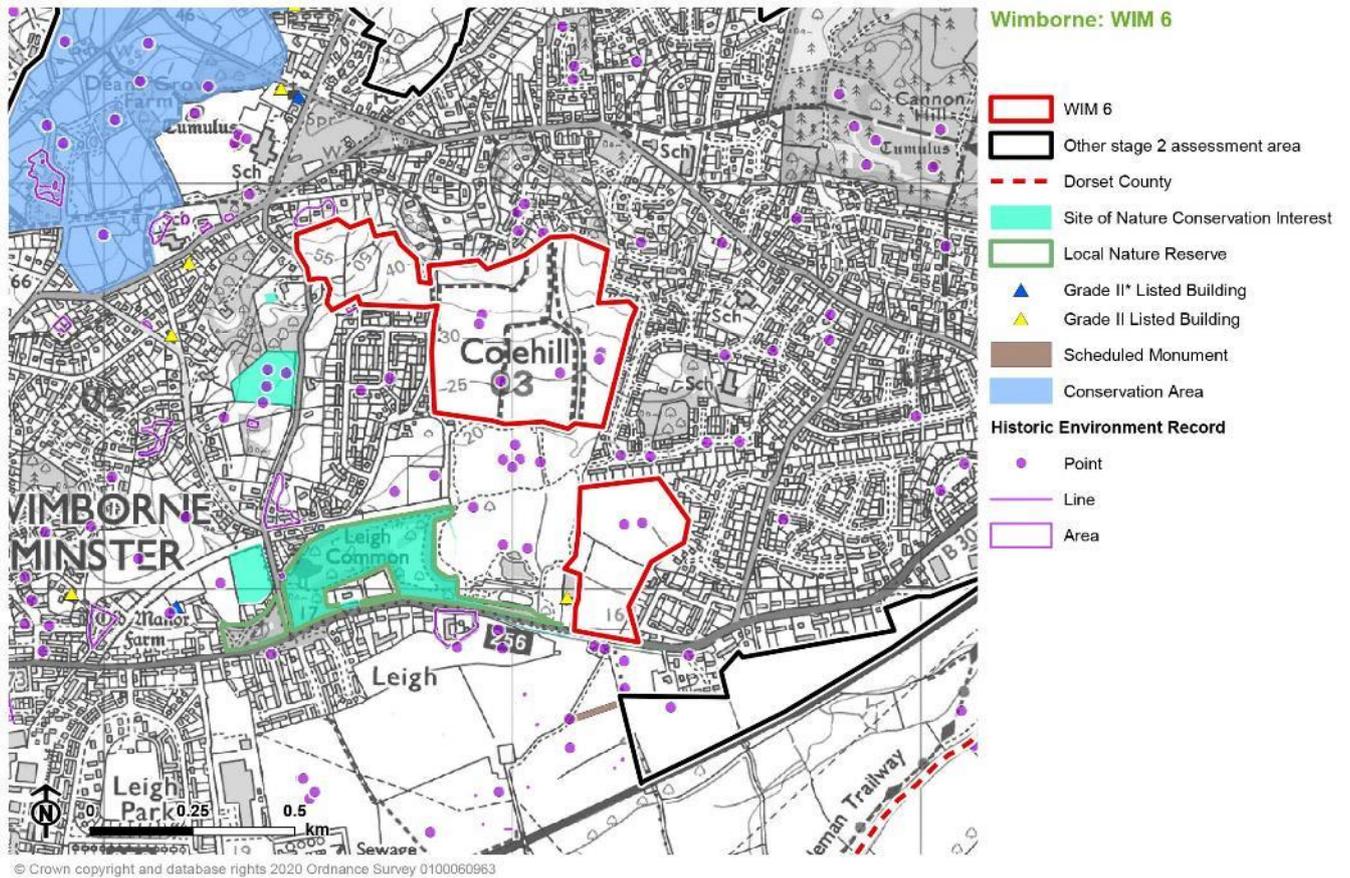
Guidance for sustainable development

Any new development should:

- Safeguard hedgerows dividing fields, which give the landscape structure and form part of the wider habitat network.
- Utilise the screening effects of existing hedgerows – seeking to enhance habitat coverage and linkages in association with any new development.
- Protect the overall rural and undeveloped character of the landscape as part of the rural edge to southern Colehill.
- Undertake geophysical survey to establish whether the projected alignment of the Roman road extends across the length (west-east) of the assessment area. If present, development should be pulled back from the settlement edge to protect this asset.

Assessment Area: Wimborne 6

Map of Stage 2 Assessment Area



Representative photographs



View east from a footpath in the northern part of the assessment area showing its strong association with surrounding housing and its use for horse pasture.



View south from the north of the assessment area, showing long-distance views to wooded skylines associated with the elevated landscape of Canford Heath.

Landscape Sensitivity Assessment

Landscape Character Context		
<p>This assessment area comprises two separate parts; one to the north and one to the east of Bytheway Field. The area is surrounded by existing development in Wimborne/Colehill. Both parts of the area are within the Urban Landscape Character Type and comprise a series of small-scale pasture fields. The B3073 contains the assessment area from the wider landscape.</p>		
Criteria	Description	Sensitivity Score
Physical character (including topography and scale)	<ul style="list-style-type: none"> Land between 15m and 45m AOD, which rises to the north. The northern portion is steeply sloping, while the southern part is flat and level - part of the wider Stour floodplain. Fields are small-scale and mixture of regular and irregular shapes. 	M
Natural character	<ul style="list-style-type: none"> Fields are mostly pasture and are divided by hedgerows with some trees. Some are sub-divided into horse paddocks. A strip of priority habitat deciduous woodland runs through the centre of the northern section, following a public footpath. The north-west of the assessment area has a particularly well-wooded character with in-field trees and a small field pattern marked by mature hedgerows. An area of purple moor grass and rush pasture priority habitat is located between the two parts of the assessment area. Leigh Common SNCI is located 200m to the south-west of the assessment area. 	M
Historic landscape character (<i>please see separate heritage assessment for asset-based information</i>)	<ul style="list-style-type: none"> The HLC indicates that fields are of post-medieval origin. The field pattern has remained unchanged in the last century. The former Leigh House is a grade II listed building, known as 'By the Way', immediately adjacent to the southern part of the assessment area. 	M
Form, density and setting of existing development	<ul style="list-style-type: none"> The area provides a green setting to development and separates Colehill from Wimborne Minster. The settlements have already merged to the north. The area is unsettled. The surrounding development is relatively dense and comprises modern two-storey dwellings and bungalows. The eastern part of the northern parcel, and southern parcel of the assessment area are surrounded and overlooked by existing housing. Elsewhere, topography and tree cover limit visual connections with the surrounding settlement. 	M-H
Views and visual character including skylines	<ul style="list-style-type: none"> From more elevated parts of the assessment area, views south are expansive, extending to the undeveloped and wooded skylines of Canford Heath. Skylines are undeveloped and marked by trees. The rooftops of the adjacent urban areas are also visible on the rising slopes surrounding the landscape. Views into the assessment area are mostly limited by mature boundary vegetation. 	M
Perceptual and experiential qualities	<ul style="list-style-type: none"> The assessment area forms an undeveloped gap amongst existing residential development. Numerous footpaths provide access to the northern part of the area, indicative of its value for local recreation. The mature hedgerows with trees create a sense of enclosure and screen the surrounding development. The south of the assessment area experiences traffic noise from the B3073 and A31 beyond, diluting perceptions of tranquillity. 	M

Overall Assessment of Landscape Sensitivity				
L	L-M	M	M-H	H
<p>The sloping landform of the north-west of the assessment area (east of the public footpath followed by a narrow woodland strip) combined with its strong hedgerows often following historic boundaries, the presence of priority habitats, long-distance views from elevated areas and the role the area plays in preventing further coalescence of Colehill and Wimborne elevate its landscape sensitivity. Features which reduce the landscape sensitivity of this part of the assessment area including the visual enclosure provided by mature field boundaries. Overall, the landscape here has a moderate-high landscape sensitivity to development.</p> <p>The north-east of the assessment area (east of the woodland strip following the public footpath) has a reduced landscape sensitivity as it has a greater association with overlooking settlement. Land in the southern section is also slightly less sensitive, both due to the closer association with adjacent housing and the landform being flatter and therefore less visually prominent. This southern section is also influenced by traffic noise from the B3073 and A31, further reducing its sensitivity to development. Both of these parts of the assessment area are therefore judged to be of moderate landscape sensitivity.</p>				

Heritage Sensitivity Assessment

Dorset Historic Landscape Characterisation (HLC) context
<p>The northern part of the assessment area is defined as post-medieval enclosure, and the southern part as post-medieval water meadow.</p>
Description and significance of heritage assets present
<p>There are no designated assets within the site.</p> <p>Non-designated assets within the site:</p> <p>Northern half of the site:</p> <ul style="list-style-type: none"> ■ Historic cultivation marks [MDO40751] Low importance ■ Post-medieval drainage systems [MDO40730] Low importance <p>Southern half of the site:</p> <ul style="list-style-type: none"> ■ Iron Age or Roman field system [MDO40743] Low importance ■ Possible medieval strip field [MDO40746] Low importance ■ Post-medieval trackways [MDO40739 and MDO40745], drainage systems [MDO40740, MDO40727] Low importance ■ Historic cultivation marks [MDO40744] Low importance

Likely susceptibility to physical change as a result of development

The assessment area appears to have been subject to cultivation since at least the Roman period and there are numerous HER entries for post-medieval agricultural features within the assessment area related to cultivation. These may constitute heritage assets and are likely to be removed or truncated if the assessment area were developed.

Likely susceptibility to setting change as a result of development

Designated assets with the potential to experience setting change:

- Section of Roman Road - scheduled monument [1018028]

High importance

The scheduled section of Roman road is located 170m south of the southern part of the assessment area. The field in which it is located was under development for housing at the site of the assessment visits. This development will have wholly altered the setting of this asset already and any further change that development of the assessment site would cause would not affect the perception nor significance of the asset.

- By The Way – grade II listed [1323531]

High importance

This 19th century house incorporates an earlier structure and lies north of Leigh Road. It is set back from the road in a large garden plot and appears currently in use as offices. The setting of the house is the garden in which it lies and the fields which immediately surround it. The fields to the west of the house have recently been converted to a park, Bytheway Field. This has entailed the construction of limited play and parking infrastructure, all focussed around the park entrance by Leigh Common, meaning creation of the park has not significantly altered the character of the area and they remain experienced as fields. When on Leigh Road by the asset, housing associated with Wimborne's suburbs is visible in the distance on rising ground to the north. Although housing at Cutlers Place lies c.280m north of the house, owing to topography and intervening vegetation on field boundaries this is not really perceptible and it is the housing around Middlehill Road, c.830m north of the house, which is seen in the context of the asset from Leigh Road. Land immediately south of the house was under development for housing at the site of the assessment visits meaning that the asset will soon be experienced in a partly suburban context. The field elements of the house's setting place it in a rural context similar to that which it would have historically operated in and allows understanding of it as an isolated rural house. These qualities are best appreciated when passing the asset along Leigh Road and when in the fields to either side of it. The presence of housing on the hillside to the rear does not undermine the ability to understand or appreciate the asset or its remaining rural context. The development of the land to the south for housing brings development adjacent to the asset, removing the perception of it as an isolated house, but does not undermine the way in which it can be appreciated amongst related fields from Leigh Road. Development of the assessment area would convert the fields immediately east of the house to housing. This would be an extensive change in the setting of the house, removing much of its remaining rural context and undermining the ability to appreciate it as a house of rural origin. This is likely to be harmful but may not be substantial harm since some appreciation of the house's rural context would remain in the fields retained within Bytheway Field.

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

- Kyrchil/Park Homer Special Character Area – local designation

Low importance

The significance of this asset relates entirely to the kind of earlier 20th century housing it consists of. Its setting is one of subsequent suburban development and does not contribute to its significance. The asset lies immediately north of the northern half of the assessment area. Though development would change the setting of this asset it would affect its significance.

Overall assessment of sensitivity of heritage assets to change within the area				
L	L-M	M	M-H	H
<p>The heritage sensitivity of the assessment area is moderate-high on the basis that the southern part of the assessment area is immediately west of a listed building. Development of the assessment area will cause extensive change to the setting of this asset. This would affect the appreciation and understanding of the asset and is likely to be harmful. The assessment area as a whole contains features related to post-medieval cultivation which may be considered heritage assets and has potential for further, as yet unknown, buried heritage assets.</p>				

Summary of key sensitivities and guidance for sustainable development

Summary of key sensitivities

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

- The steeply sloping land with localised visual prominence, particularly in the north/north-west.
- Important ecological features including priority habitat deciduous woodland in the north, and the network of hedgerows which contribute to the natural character and structure of the landscape.
- The small to medium-scale historic field pattern, with historically important hedgerows, hedgerow trees and in-field trees.
- The sense of separation between Wimborne Minster and Colehill, provided by the undeveloped character of the area which lies in between areas of existing development.
- Extensive views particularly to the south, which extend towards distinctive wooded skylines of Canford Heath.
- The largely undeveloped skylines, often marked by trees, which enclose the landscape and limit views in and out.
- The rural, undeveloped setting provided to public rights of way and existing settlement.
- Presence of a listed building adjacent to the southern part of the assessment area.

Guidance for sustainable development

Any new development should:

- Avoid development on the most sloping and elevated parts of the assessment area (in the north), where development is likely to be visually prominent in the local landscape.
- Protect and conserve existing hedgerow boundaries containing mature trees to prevent fragmentation of the field pattern and to conserve the structure of the landscape.
- Preserve areas of priority habitat deciduous woodland, linking to the hedgerow network and trees found across the landscape. Utilise existing and new hedgerow/tree/woodland planting (with local, climate-resilient species) to help screen views of new development.
- Sensitively site any new development so that it does not close the rural gap between Colehill and Wimborne Minster to preserve the remaining sense of separation.
- Protect the rural and undeveloped character of the landscape.
- Pull back development from the listed building next to the southern part of the assessment area to avoid or limit harm associated with change in its setting. This may mean exclusion of development from the southern half of the southern part of the assessment area.