



Dorset Council

**East Dorset & Purbeck
Areas Landscape &
Heritage Study
Stage 2 Assessments: Tier
3 Settlements**

Final report

Prepared by LUC, January 2021



Dorset Council

East Dorset & Purbeck Areas Landscape & Heritage Study
Stage 2 Assessments: Tier 3 Settlements

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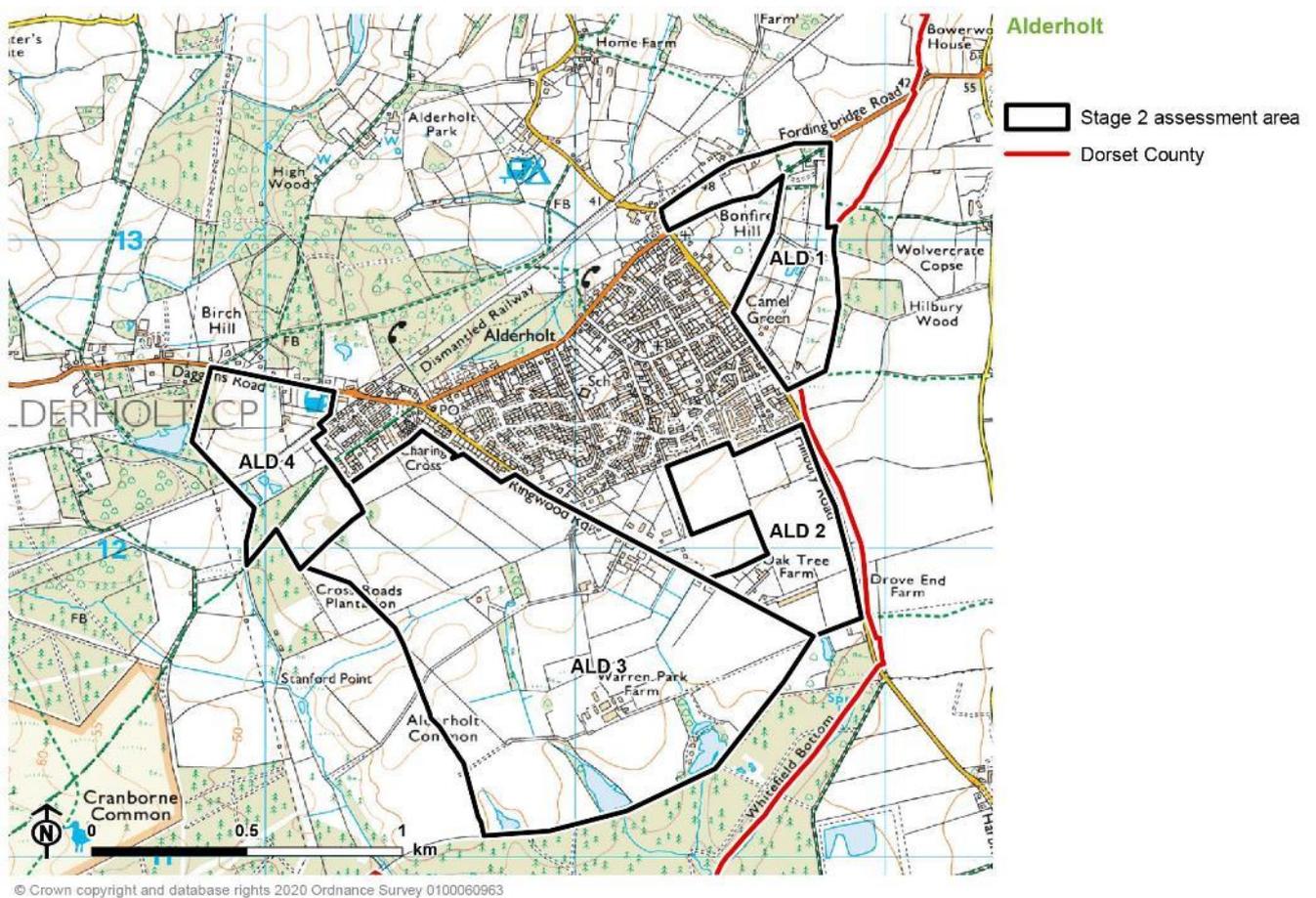
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Chapter 1

Alderholt

Map of settlement showing Stage 2 assessment area boundaries



Location and Description

Alderholt is a large village in east Dorset, 11 miles south of Salisbury. Surrounding land use is mainly agricultural, both grazing and arable, with patches of broadleaved woodland. Elevation rises in the south-west onto Cranborne Common and Boveridge Heath. The B3078 runs along the north of the village, connecting it to the town of Fordingbridge, which lies less than two miles to the north-east. The Cranborne Chase & West Wiltshire Downs AONB is located just over a mile to the north-west of the village.

Representative photographs



Looking west along Daggons Road.



Settlement with wooded backdrop

Aerial Extent



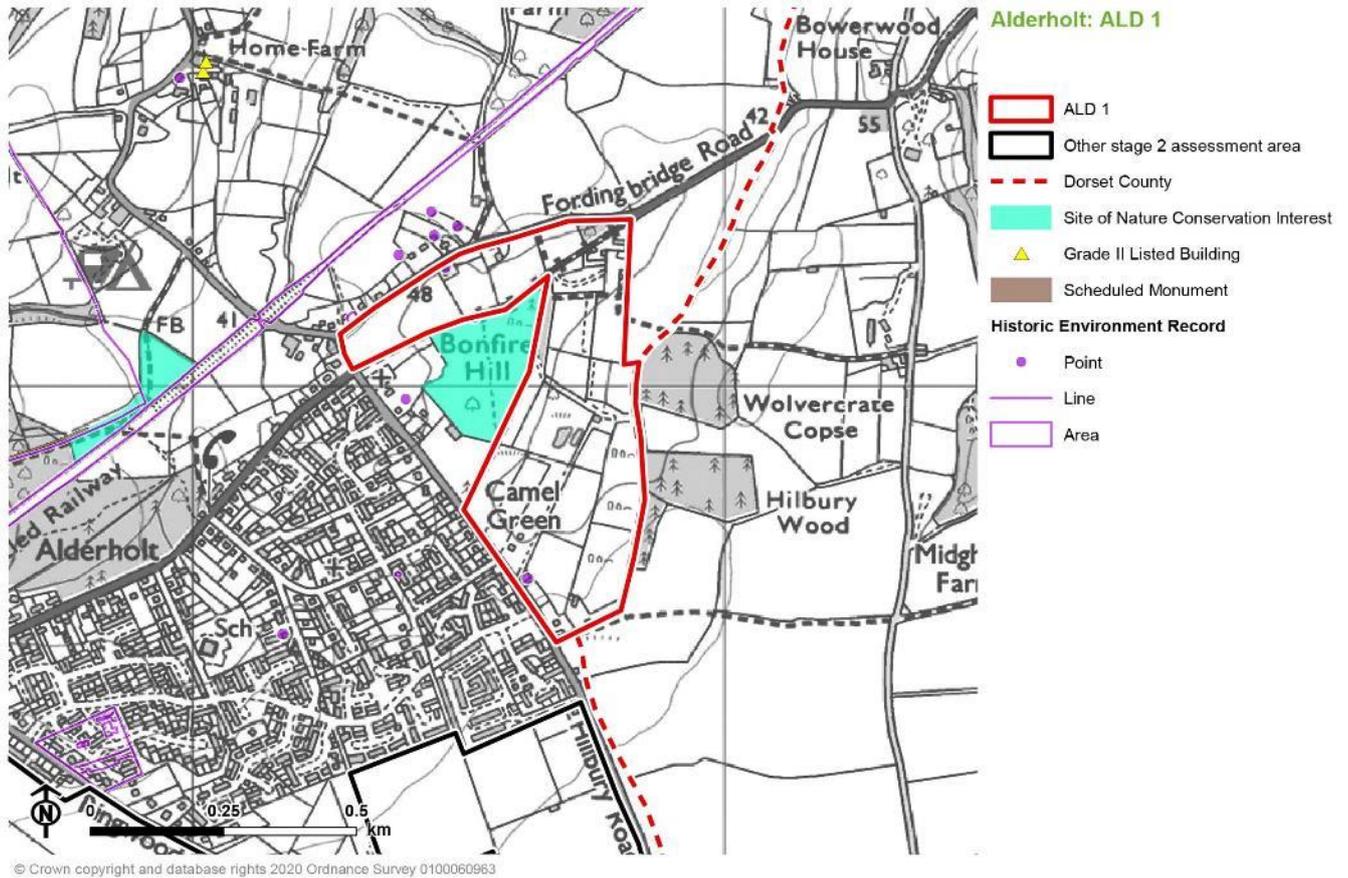
Alderholt

- Stage 2 assessment area
- Dorset County

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Assessment Area: Alderholt 1

Map of Stage 2 assessment area



Representative photographs



View north from footpath along Bonfire Hill, showing rooftops of houses on Fordingbridge Road



View east across paddocks used for grazing horses, enclosed by mature trees

Landscape Sensitivity Assessment

Landscape Character Context				
<p>Located to the east of Alderholt village, the assessment area is within the Heath/Forest Mosaic Landscape Character Type. The northern edge of the assessment area follows Fordingbridge Road (B3078), skirting around Wolvercrate Copse and Hillbury Wood on the eastern boundary.</p>				
Criteria	Description	Sensitivity Score		
Physical character (including topography and scale)	<ul style="list-style-type: none"> A gently rolling landscape lying between 48m and 42m AOD. Land slopes down to a small-scale valley associated with minor watercourse to the north-east. Fields are small-scale, evenly sized and bound by tall hedgerows and mature woodland, creating a sense of enclosure. 	L-M		
Natural character	<ul style="list-style-type: none"> Much of the area is clothed in deciduous woodland (including areas of priority habitat). In the areas not covered by woodland, land use is mainly pastoral. There is a small area of allotments off Hillbury Road, which are enclosed by mature trees. The assessment area wraps around Bonfire Hill SNCI, an area valued for its dry heathland habitats. 	M-H		
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. There are no designated heritage assets within the area. 	L		
Form, density and setting of existing development	<ul style="list-style-type: none"> Most of the area is unsettled. Development is limited to individual houses along Fordingbridge Road. Several of these properties, which include occasional thatched cottages, pre-date the settlement of Alderholt itself. The landscape provides a wooded setting to the eastern edge of Alderholt. Existing development is contained by Hillbury Road, which forms the western boundary of the area. 	M		
Views and visual character including skylines	<ul style="list-style-type: none"> The landscape is defined by its undeveloped, wooded skylines. Views in and out are limited by woodland cover, along with thick hedgerows and trees which line the roads surrounding the area. Where gaps in tree cover allow there are some occasional glimpsed views from the northern edge of the area across to wooded skylines in the north-west. 	M		
Perceptual and experiential qualities	<ul style="list-style-type: none"> The lack of development, combined with the high proportion of woodland and vegetation cover, creates a landscape with a sense of tranquillity and escape from the village. There is some distant traffic noise from nearby roads. The landscape contains some footpaths and informal tracks which provide recreational opportunities for local residents. The woodland provides a buffer from Hillbury Road and Fordingbridge Road, which run along the north and west boundaries of the assessment area. 	M-H		
Overall Assessment of Landscape Sensitivity				
L	L-M	M	M-H	H
<p>The strong heathland character (including adjacent locally designated habitats), undeveloped and relatively undisturbed character and wooded backdrop the landscape provides to existing development increase landscape sensitivity to residential development. Factors which reduce landscape sensitivity include the lack of designated heritage assets within the area, the visual enclosure of the landscape and the gentle landform. Overall, the assessment area has moderate landscape sensitivity.</p>				

Heritage Sensitivity Assessment

Dorset Historic Landscape Characterisation (HLC) context
<p>The central third of the assessment area is characterised as post-medieval woodland. The majority of the west of the assessment area is characterised as post-medieval enclosure, with a modern nursery at the north-east corner and allotments at the south-west corner.</p>
Description and significance of heritage assets present
<p>There are no designated heritage assets within the assessment area.</p> <p>Non-designated assets within the assessment area:</p> <ul style="list-style-type: none">■ Possible bowl barrow on Bonfire Hill [MDO5415] Medium importance■ Farm labourer's cottage [MDO17991] Low importance■ Post-medieval pottery kiln (Alderholt 11) [MDO5406] Low importance
Likely susceptibility to physical change as a result of development
<p>The HER records a possible prehistoric bowl barrow at the boundary of the assessment area bordering onto the northern extent of Bonfire Hill. Development within the assessment area is likely to remove or truncate this potential asset. The HER records a post-medieval pottery kiln at the northern extent of the assessment area, one of several in the area. A nearby evaluation at Pinhorn Nurseries [EDO151] found Verwood pottery sherds of 18th to 19th century date, so there is archaeological potential for similar buried heritage assets within the assessment area. Development within the assessment area could remove any surviving remains relating to post-medieval activity.</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.</p> <p>Non-designated heritage assets that are likely to be susceptible to setting change:</p> <ul style="list-style-type: none">■ Row of settlement including farm labourers' cottages [including MDO17989 and 17990] Low importance <p>These post-medieval cottages form part of a row of historic cottages on the northern side of Fordingbridge Road which form part of the historic core of the rural settlement. The row lies at the edge of the settlement, beyond the current extent of suburban development, and has a rural setting. This allows the row to be understood as part of a historic rural settlement. The row lies immediately opposite the northern edge of the assessment area. Development of the assessment area would meaningfully alter the setting of the cottages by meaning that they would lie directly opposite suburban development. This would affect the ability to perceive it as a distinct historic settlement and be harmful.</p> <ul style="list-style-type: none">■ Alderholt Chapel Low importance <p>A 19th century chapel, Alderholt Chapel lies 50m south of the northern arm of the assessment area. The setting of this asset is already mixed with suburban development to its south and east and fields to the north and west. Aside from allowing appreciation of the building from Hillbury Road, this setting contributes little to the significance of the asset. Development of the assessment area would bring housing development closer to the chapel but would not fundamentally change experience of the asset so is unlikely to be harmful.</p>

Dorset Historic Landscape Characterisation (HLC) context				
Overall assessment of sensitivity of heritage assets to change within the area				
L	L-M	M	M-H	H
The heritage sensitivity of the assessment area is deemed to be low-moderate on the basis that development within the assessment area has the potential to cause harm to non-designated heritage assets as a result of change to their setting. There could also be limited direct effects on a possible bowl barrow within the northern half 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 gently rolling landform with small-scale fields and frequent woodland which create a sense of enclosure.
- Ecologically important features including areas of deciduous woodland priority habitat which contributes to the natural character of the landscape.
- Proximity to Bonfire Heath SNCI, which is valued for its dry heathland habitats and provides a wooded setting to the village.
- Undeveloped wooded skylines which limit views into and out of the area.
- The unsettled rural character, which provides a landscape of contrast and sense of tranquillity from the village.
- The possible prehistoric bowl barrow at the boundary of the assessment area which may be susceptible to change resulting from development.
- The row of historic settlement, including post-medieval farm labourers' cottages, immediately north of the assessment area.

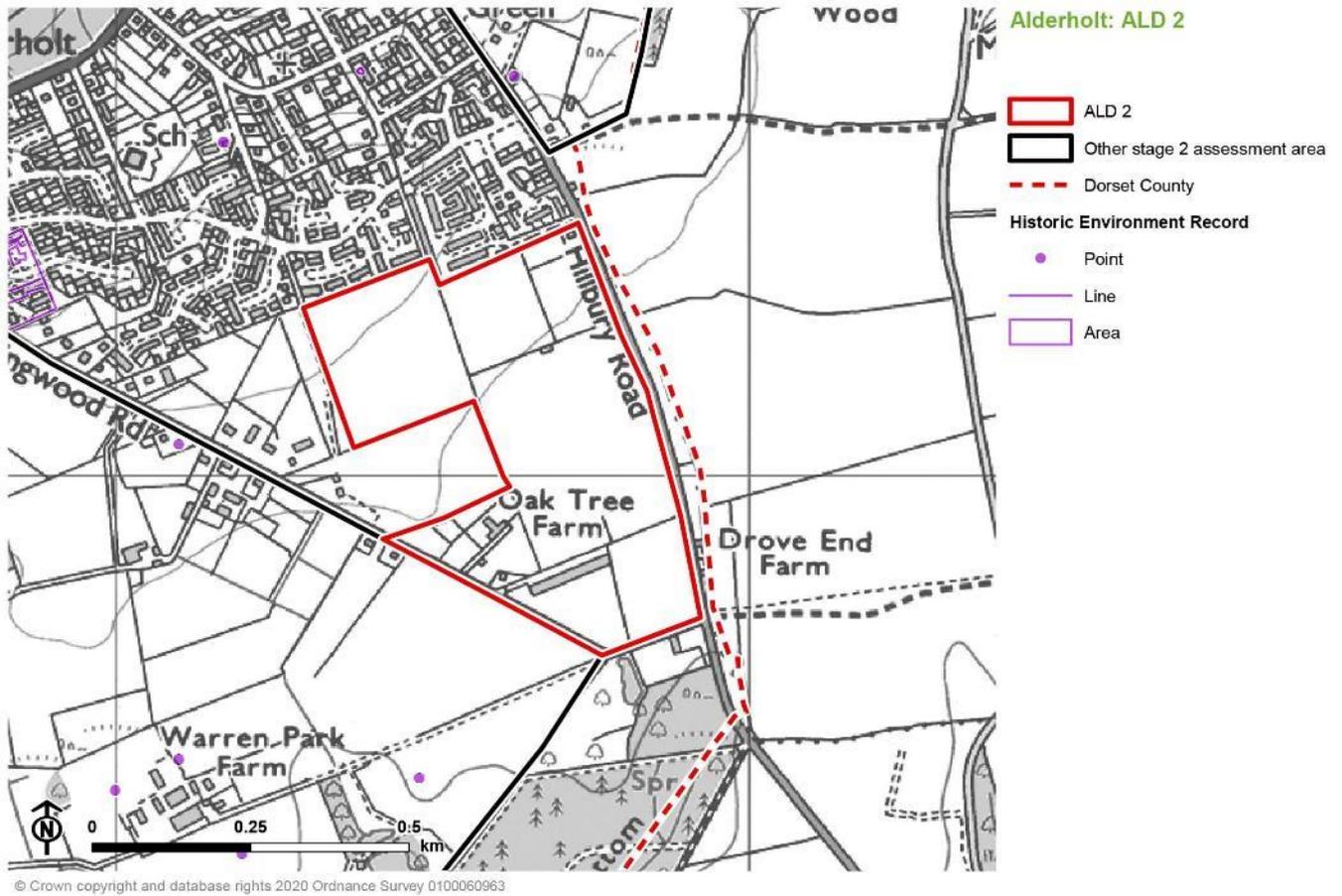
Guidance for sustainable development

Any new development should:

- Retain valued semi-natural habitats including priority habitat deciduous woodland, which also forms wooded skylines.
- Utilise the existing woodland and boundary vegetation to help screen development and integrate it into the existing landscape structure. New tree/hedgerow planting should utilise locally prevalent, climate-resilient species.
- Protect and if possible create new habitat linkages with the adjacent dry heathland habitats in Bonfire Wood SNCI.
- Not detract from the role of the landscape as an undeveloped backdrop to existing settlement to the west.
- Be limited to small-scale development linked to the existing settlement edge to retain the sparsely settled and rural character of the area and landscape beyond.
- Draw back development from the northern boundary to limit change to the setting of the post-medieval row of settlement.
- Protect the possible bowl barrow on Bonfire Hill from potential harm from new development.

Assessment Area: Alderholt 2

Map of Stage 2 assessment area



Representative photographs



View south of arable field enclosed by hedgerows, with mature trees on the skyline.



View north of arable fields enclosed by hedgerows, overlooked by properties on the south-eastern settlement edge.

Landscape Sensitivity Assessment

Landscape Character Context				
This assessment area is located to the south of the village of Alderholt, within the Heath/Forest Mosaic Landscape Character Type. Lying at the convergence of Ringwood Road and Hilbury Road, it is adjacent to, but does not encompass Alderholt recreation ground.				
Criteria	Description			Sensitivity Score
Physical character (including topography and scale)	<ul style="list-style-type: none"> Land is generally flat and lies between 50m and 60m AOD. Land is uniform in features and scale. Fields are regular in shape and are divided by hedgerows, sometimes with mature deciduous trees. 			L
Natural character	<ul style="list-style-type: none"> Land use is almost entirely arable farmland, with a small area of pasture fields. There is little semi-natural habitat, although hedgerows are thick with frequent hedgerow trees, providing ecological corridors in the farmed landscape. 			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. There are no designated heritage assets within or adjacent to the assessment area. 			L
Form, density and setting of existing development	<ul style="list-style-type: none"> The landscape is unsettled apart from the farmhouse and associated agricultural buildings at Oak Tree Farm in the south-west. The area backs directly onto the southern limits of the existing village and is enclosed by Hillbury Road (west) and Ringwood Road (east). It therefore forms an immediate rural/agricultural edge to the settlement. A car valeting yard is located in the north-east corner of the area, enclosed by bands of mature trees on all edges. 			M
Views and visual character including skylines	<ul style="list-style-type: none"> Properties on Hazel Close, Saxon Way and Hillbury Park overlook the area and, in some places, dominate northern skylines. In other areas these views are well screened by mature trees. Views from the surrounding roads into the area are intercepted by hedgerows. The flat agricultural landscape limits longer views out of the area to the next field boundary/hedgerow. Topography also means that the land is not visually prominent beyond the locality. Skylines are marked by well-treed hedgerows with occasional telegraph poles. Views to the south and west are generally limited by mature trees and vegetation. There is some intervisibility with ALD 3 along Ringwood Road and around Oak Tree Farm where hedgerows are lower and more fragmented. 			L-M
Perceptual and experiential qualities	<ul style="list-style-type: none"> The intensively farmed landscape and flat landform results in a sense of openness, although this is offset by the relatively small field size and enclosure provided by the surrounding vegetation and limited views out. The landscape has an overriding agricultural character, linking to the wider rural area surrounding beyond. The area is disturbed by traffic noise from Hillbury Road. Ringwood Road is a quiet lane popular for recreational activities including walking, cycling, and horse riding. 			M
Overall Assessment of Landscape Sensitivity				
L	L-M	M	M-H	H
The assessment area is an area of intensive farmland which is well-screened by existing mature vegetation and is a relatively flat landform which is not prominent within the wider landscape, reducing sensitivity. It also has a strong connection with the existing modern settlement edge to the north. The rural, undeveloped character of the landscape and its role as a setting to the existing settlement increase landscape sensitivity slightly to low-moderate overall.				

Heritage Sensitivity Assessment

Dorset Historic Landscape Characterisation (HLC) context				
Almost the entirety of the assessment area is within land characterised as post-medieval to modern enclosure, with a small area of modern development at the north-eastern corner.				
Description and significance of heritage assets present				
There are no designated or non-designated heritage assets within the assessment area.				
Likely susceptibility to physical change as a result of development				
There are no heritage assets susceptible to physical change as a result of development.				
Likely susceptibility to setting change as a result of development				
There are no designated or non-designated assets susceptible to setting change.				
Overall assessment of sensitivity of heritage assets to change within the area				
L	L-M	M	M-H	H
The assessment area has low heritage sensitivity as its development is unlikely to result in the physical or setting change to any heritage assets. Given the area has not been subject to extensive development to-date there could still be potential for unknown buried heritage 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:

- Thick hedgerows with frequent hedgerow trees which provide valuable ecological corridors in the landscape.
- The unsettled nature of the landscape, which backs directly onto the southern limits of the existing village and provides a rural setting to adjacent housing.
- In places, the sense of openness as a result of the flat landform and intensively farmed landscape.
- Potential loss or damage to unknown buried heritage assets.

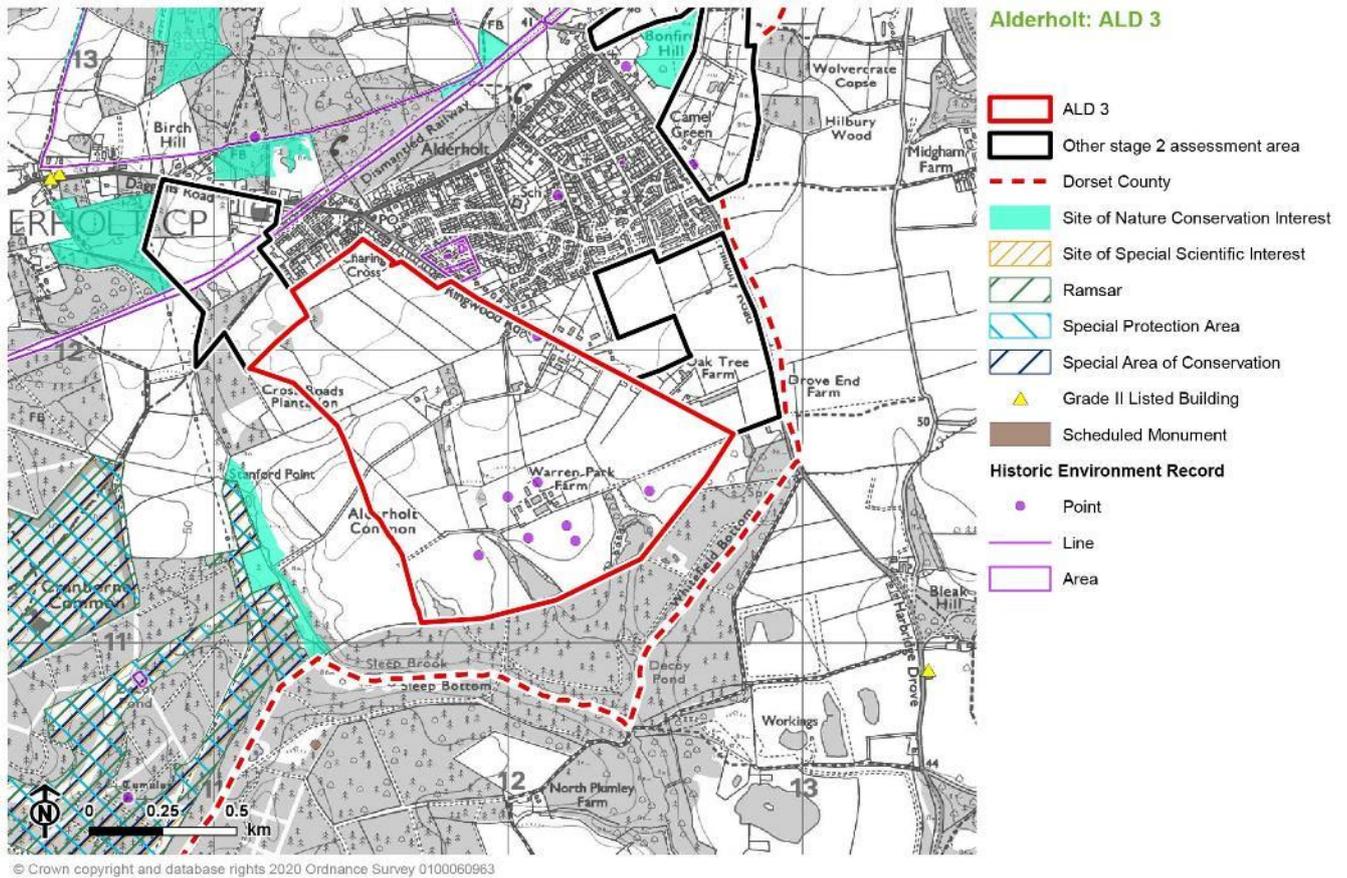
Guidance for sustainable development

Any new development should:

- Retain the thick hedgerows with hedgerow trees which form valued ecological corridors and could be used to visually screen and assimilate new development into the landscape.
- New tree/hedgerow planting in association with any new development should utilise locally prevalent, climate-resilient species and link to the existing habitat network.
- Preserve the role of the landscape as a rural edge to southern Alderholt.
- Be closely integrated and linked with the existing modern development to the north, utilising a similar layout and building style where possible.
- Archaeological fieldwork could confirm the presence of any prehistoric buried heritage assets.

Assessment Area: Alderholt 3

Map of Stage 2 assessment area



Representative photographs



View north-west from Ringwood Road across pasture fields enclosed by hedgerows and mature trees.



View west of large arable fields surrounding Warren Park Farm

Landscape Sensitivity Assessment

Landscape Character Context				
<p>The assessment area lies to the south-west of Alderholt village. It is within the Heath/Forest Landscape Character Type. Ringwood Road runs along the eastern edge of the assessment area. It is adjacent to settlement at Charing Cross and includes the buildings associated with Alderholt Riding School, as well as Warren Park Farm fishing lakes.</p>				
Criteria	Description			Sensitivity Score
Physical character (including topography and scale)	<ul style="list-style-type: none"> Land is generally flat and lies between 50m and 65m AOD. Fields are medium-sized and regular. Hedgerows interspersed with mature broadleaved trees, as well as blocks of woodland give the otherwise flat landscape a more intimate and small-scale feel. 			L-M
Natural character	<ul style="list-style-type: none"> Land use is mainly arable fields or pasture, with some horse grazing in the north-east. Fishing lakes are located in the south of the area. There are four small areas of deciduous woodland priority habitat within the area, two of which are associated with the fishing lakes at Warren Park Farm. Hedgerows forming field boundaries are regular and intact, some containing mature deciduous trees. The south-east border is adjacent to Plumbley Wood, a mixed woodland plantation. 			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 or modern origin. There are no designated heritage assets within or adjacent to the area. 			L
Form, density and setting of existing development	<ul style="list-style-type: none"> Warren Park Farm, a working dairy farm with four holiday lodges, is located in the south-east of the area. Alderholt Riding School is located in the east of the area and comprises stable blocks, exercise arenas and grazing paddocks. Crossroads solar farm is located in the north-western corner (covering approximately 8 ha). There are glimpsed views of the solar farm from Ringwood Road but vegetation along field boundaries often screens views. The northern part is adjacent to the housing at Charing Cross and along Ringwood Road, providing an undeveloped, rural backdrop to these properties. 			M
Views and visual character including skylines	<ul style="list-style-type: none"> The area is not visually prominent in the landscape due to its flat topography, although it is directly overlooked by housing to the north-east. Undeveloped skylines are often marked by woodland or thick hedgerows with frequent hedgerow trees. These can limit views within the area. Thick hedgerows and woodland along Ringwood Road restrict views into the landscape from the north and east. From some locations, plantations are visible on elevated slopes on the skyline, including Cross Roads Plantation in the west and plantation on the eastern slopes of Cranborne Common. 			M
Perceptual and experiential qualities	<ul style="list-style-type: none"> Open fields and areas of woodland provide a sense of tranquillity and strong rural qualities, linking with the wooded countryside beyond. The absence of major roads nearby results in little disturbance from traffic noise. Ringwood Road is a quiet lane popular for recreational activities including walking, cycling, and horse riding. 			M
Overall Assessment of Landscape Sensitivity				
L	L-M	M	M-H	H
<p>The presence of priority woodland habitats, an intact hedgerow network, undeveloped skylines and the contribution the area makes to the rural character of the village and surrounding area all present sensitivities to development. Sensitivity is reduced by the, flat, low-lying landform (therefore limiting its visual prominence), the enclosed nature of the area which also limits intervisibility and limited significant historic features within the area. The area is therefore judged as having a moderate landscape sensitivity overall.</p>				

Heritage Sensitivity Assessment

Dorset Historic Landscape Characterisation (HLC) context				
The majority of the assessment area is within post-medieval to modern planned clearance, with the central quarter of the area defined as modern paddock and woodland. There are three lakes at the southern end of the assessment area and a patch of modern enclosure at its northern extent.				
Description and significance of heritage assets present				
There are no designated heritage assets within the assessment area.				
There are no non-designated heritage assets within the assessment area.				
The Dorset HER records that prehistoric material, including a Mesolithic flint scatter, has been recovered from the vicinity of Lodge Farm and Warren Park Farm [MDO5416, MDO5398, MDO5399 and MDO5400].				
Likely susceptibility to physical change as a result of development				
The Mesolithic flint scatter and later prehistoric material indicate human activity during these periods within or near the assessment area. It is possible that this may translate to the presence of contemporary buried heritage assets within the assessment area. If present, they would be likely to be removed or truncated by development.				
Likely susceptibility to setting change as a result of development				
There are no designated or non-designated heritage assets that are likely to be subject to setting change as a result of development.				
Overall assessment of sensitivity of heritage assets to change within the area				
L	L-M	M	M-H	H
The heritage sensitivity of the assessment area is understood to be low on the basis that there are no designated or non-designated heritage assets within or close to the assessment area that are likely to be subject to physical or setting change as a result of development. However, the HER does record several prehistoric findspots within the assessment area which suggests there could be potential for hitherto unknown buried heritage assets associated with the human activity these finds attest.				

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:

- Ecologically important features including blocks of deciduous woodland priority habitat, and hedgerows interspersed with mature broadleaved trees which contribute to the natural character of the landscape.
- The rural setting the landscape provides to properties in western Alderholt.
- Strong rural qualities as a result of undeveloped skylines, open fields and areas of woodland, which provide a sense of tranquillity.
- Limited intervisibility with surrounding landscapes due to its flat topography and dense hedgerows with frequent hedgerow trees, which also provide a sense of enclosure.
- Records of recovery of prehistoric material at Lodge Farm (Mesolithic flint scatter, adjacent Ringwood Road) and Warren Park Farm (Mesolithic flint scatter, stone axe and a Bronze Age palstave) which indicate potential for contemporary buried heritage assets.

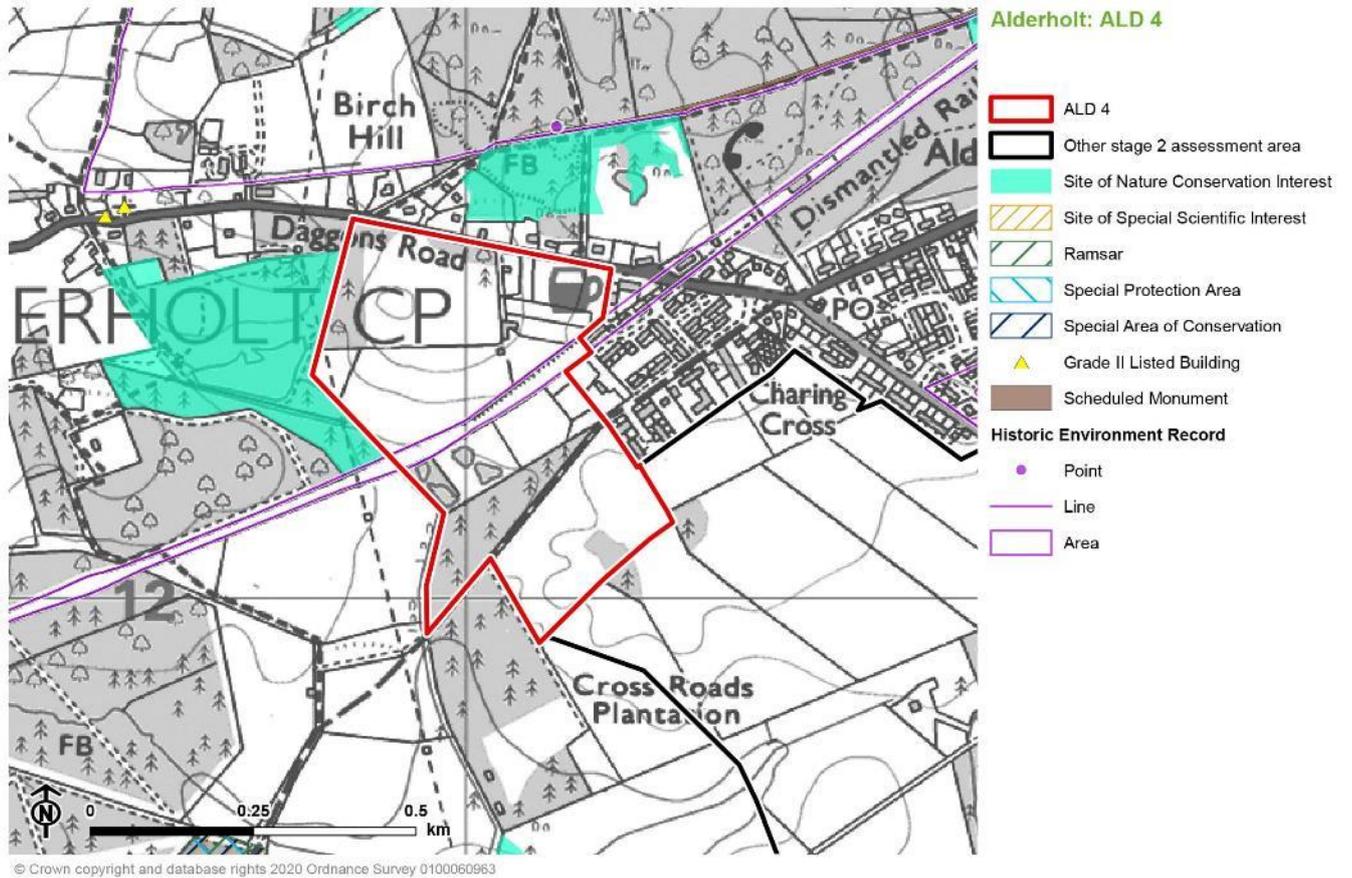
Guidance for sustainable development

Any new development should:

- Retain the thick hedgerows with hedgerow trees which form ecological corridors and help to visually screen and assimilate new development into the landscape.
- Preserve the role of the landscape as a rural edge to Alderholt.
- Retain valued semi-natural habitats including priority habitat deciduous woodland, which also forms wooded skylines.
- Utilise the existing and new woodland and boundary vegetation to help screen development and integrate it into the existing landscape structure. New tree/hedgerow planting should utilise locally prevalent, climate-resilient species.
- Archaeological fieldwork could confirm the presence of any prehistoric buried heritage assets.

Assessment Area: Alderholt 4

Map of Stage 2 assessment area



Representative photographs



View south-west from the settlement edge of Charing Cross



View looking south over the assessment area from Daggons Road.

Landscape Sensitivity Assessment

Landscape Character Context				
The assessment area is located to the west of Alderholt and is within the Heath/Forest Mosaic Landscape Character Type. It is directly adjacent to Alderholt Heath SNCI (located to the west). The northern boundary of the area runs parallel to the B3078 Daggons Road.				
Criteria	Description			Sensitivity Score
Physical character (including topography and scale)	<ul style="list-style-type: none"> Land is gently undulating and lies between 55m and 70m AOD. The north of the assessment area comprises a small mound. A high proportion of woodland cover within the area creates a small-scale landscape with a sense of enclosure. Fields are small-scale and are bound by hedgerows or post and wire fencing, often interspersed with mature deciduous trees. Some grazing paddocks are further divided informally by pony tape or post and wire fencing. 			M
Natural character	<ul style="list-style-type: none"> Land use is a mosaic of scrub, mixed woodland (including deciduous woodland priority habitat), and pasture. Woodland and frequent trees along field boundaries create a well-wooded character with a sense of enclosure. Alderholt SNCI is directly adjacent to the assessment area to the west, containing a complex of wet heath, woodland and a pond. 			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 to modern origin. There are no designated heritage assets within or adjacent to the area. 			L
Form, density and setting of existing development	<ul style="list-style-type: none"> The area wraps around the north-western limits of Alderholt. It is largely unsettled apart from some isolated detached properties framed by woodland. Houses on Blackwater Grove and Churchill Close back directly onto the woodland and grazing pasture that characterise the landscape. 			M
Views and visual character including skylines	<ul style="list-style-type: none"> Views are generally short, often limited by tree and woodland cover within and surrounding the area. There are limited views out of the area. Skylines are undeveloped and largely wooded. A pylon line crosses the skyline to the west of the assessment area. The elevated 'mound' to the north is visually prominent from Daggons Road. Properties on Blackwater Grove overlook the southern portion of the area. 			M
Perceptual and experiential qualities	<ul style="list-style-type: none"> The southern half of the assessment area provides a sense of escape and tranquillity from the village. Although well-screened by trees and woodland, traffic along Daggons Road detracts from these qualities intermittently. A bridleway runs through the area, linking Alderholt to the nearby Cranborne Common to the south-west and providing a valuable recreational route for residents of Alderholt. 			M-H
Overall Assessment of Landscape Sensitivity				
L	L-M	M	M-H	H
The proximity to Alderholt SNCI, elevated profile in the north-west, semi natural habitats including dense woodland, scrub and grassland, and the rural character and strong sense of tranquillity results in an overall moderate landscape sensitivity. Sensitivity is reduced by the lack of historic field patterns and heritage assets, enclosed visual character in the south, and proximity to existing settlement, particularly around The Churchill Arms Pub and Alderholt Motors Garage.				

Heritage Sensitivity Assessment

Dorset Historic Landscape Characterisation (HLC) context				
The south-eastern corner of the assessment area is taken up by post-medieval to modern clearance. The centre quarter is characterised by post-medieval to modern coniferous plantation. The northern half of the assessment area is divided mostly between post-medieval to modern enclosure and mixed plantation.				
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"> ■ Railway line [MDO32198] <p>Low importance</p>				
Likely susceptibility to physical change as a result of development				
The former London and South Western Railway line ran through the centre of the assessment area. This will have truncated away earlier remains whilst constituting a buried heritage asset in its own right. Otherwise, the HER does not indicate any other heritage assets within the assessment area.				
Likely susceptibility to setting change as a result of development				
There are no designated heritage assets which are likely to be susceptible to setting change. Non-designated assets:				
<ul style="list-style-type: none"> ■ Churchill Arms <p>Low importance</p> <p>The public house on the northern side of Daggons Road is a non-designated asset and is at least later 19th century in date as it is shown on the OS map of 1898.¹ The building stands at the edge of the suburban development of Alderholt and this setting, aside from allowing it to be understood as a historic public house contributes little to its significance. Development of the assessment area would be perceptible as a change in the setting of the asset but would not affect its significance nor appreciation of the asset.</p>				
Overall assessment of sensitivity of heritage assets to change within the area				
L	L-M	M	M-H	H
The heritage sensitivity of the assessment area is low due to there being no recorded heritage assets within it or nearby that are likely to be affected by development.				

¹ <https://maps.nls.uk/view/101441274>

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:

- Gently undulating topography, rising to a locally prominent mound in the north.
- Proximity to Alderholt Heath SNCI, which results in distinct woodland skylines in views to the west.
- Ecologically important features including deciduous woodland priority habitat, which creates a sense of enclosure in the landscape.
- The unsettled character of the area, which provides a rural backdrop to properties on the north-western edge of Alderholt.
- High woodland coverage and naturalistic character, which provides a sense tranquillity away from the village.
- Undeveloped skylines, which tend to be wooded, limiting views out of the landscape.
- Course of former railway line, currently in use as an informal path.

Guidance for sustainable development

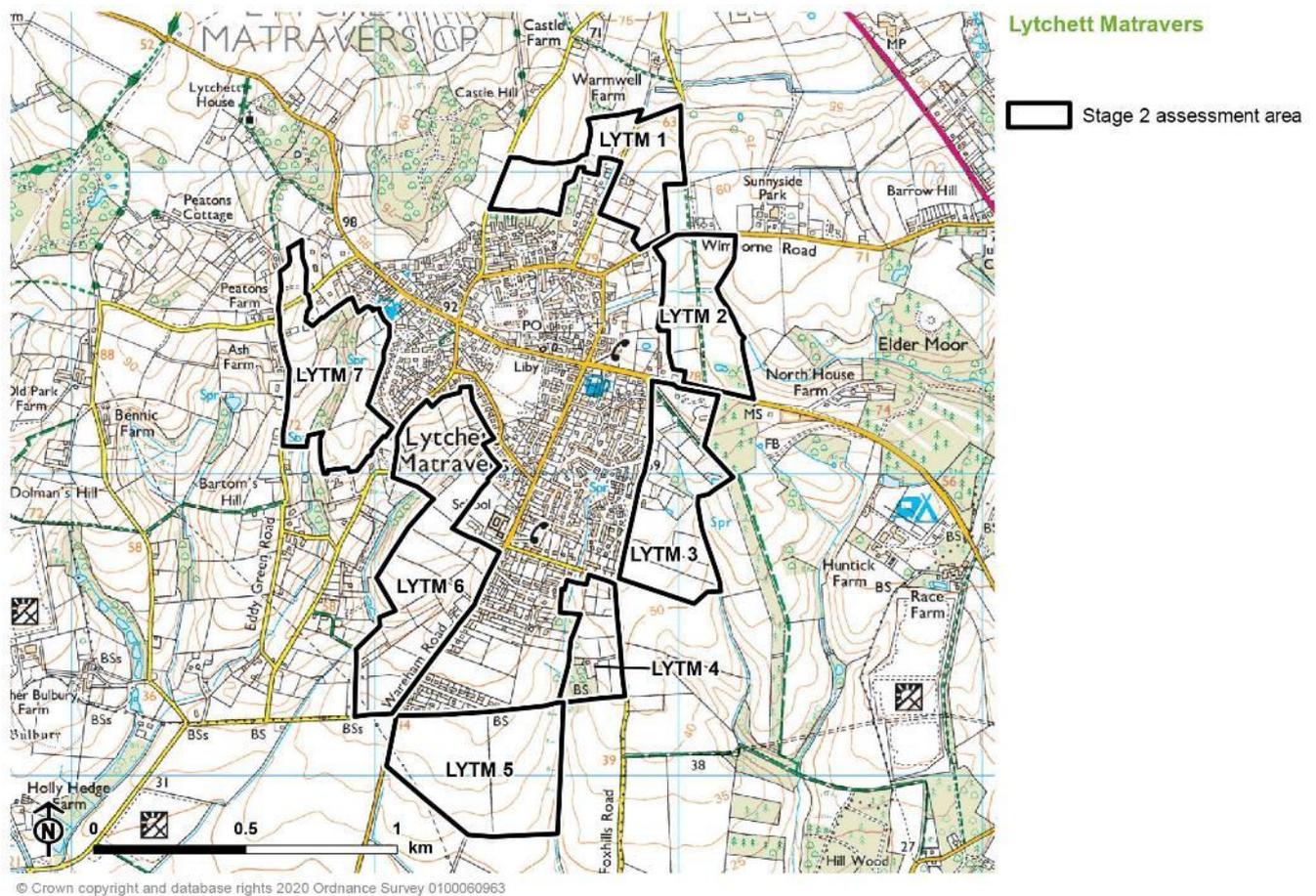
Any new development should:

- Avoid locating development on the elevated and locally prominent area in the north; ensure any new development is linked to the existing settlement edge, replicating form and design wherever possible.
- Protect the adjacent locally designated wet heath/woodland habitat in Alderholt SNCI, strengthening habitat linkages to and from the assessment area in association with any new development.
- Maintain the tranquil setting of the area, particularly along the bridleway.
- Avoid detracting from the role the landscape plays as a rural backdrop to existing settlement.
- Utilise the existing woodland and boundary vegetation to help screen development and integrate it into the existing landscape structure. New tree/hedgerow planting should utilise locally prevalent, climate-resilient species.
- Retain legibility of former railway line.

Chapter 2

Lytchett Matravers

Map of settlement showing Stage 2 assessment area boundaries



Location and description

Lytchett Matravers is a village in east Dorset, five miles north-west of Poole. The village is relatively elevated compared to surrounding land, which tends to be undulating with river valleys, interspersed with areas of broadleaved woodland. Surrounding land is used mainly for pasture.

Representative photographs



Looking west along Huntick Road



View south from Foxhills Road, with the Purbeck hills on the skyline.

Aerial Extent



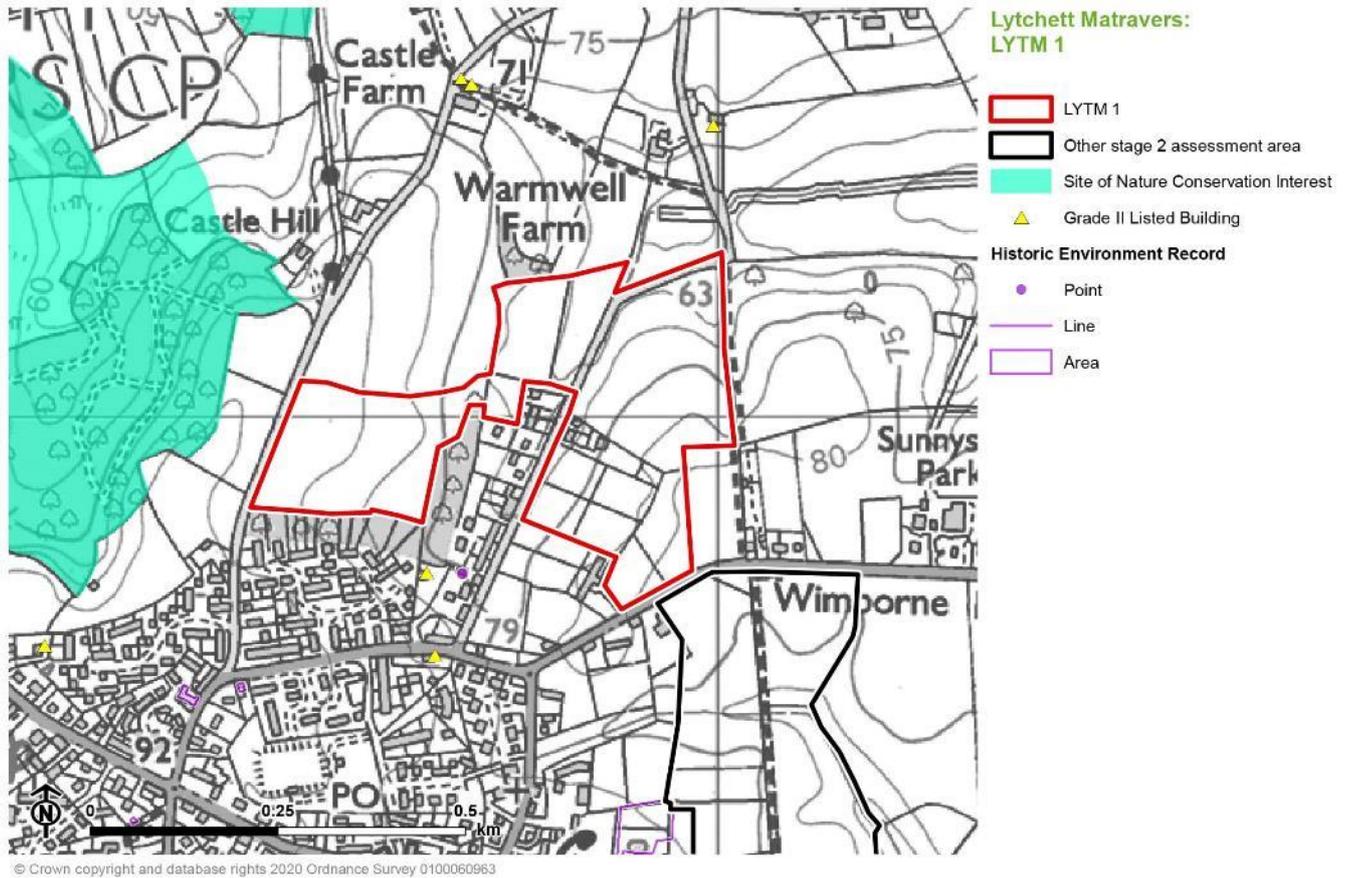
Lytchett Matravers

 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: Lytchett Matravers 1

Map of Stage 2 Assessment Area



Representative photographs



View north from Wimborne Road of a grazing paddock enclosed by mature trees



View west from public footpath adjacent to the east of the area showing a rolling pasture field enclosed by mature trees.

Landscape Sensitivity Assessment

Landscape Character Context				
The assessment area is located on the northern settlement edge of Lytchett Matravers. The area is within the Rolling Wooded Pastures Landscape Character Type, and comprises land situated between Castle Farm Road and Wimborne Road.				
Criteria	Description			Sensitivity Score
Physical character (including topography and scale)	<ul style="list-style-type: none"> Land is undulating, rising up from the west, between 60m and 85m AOD. Fields are medium-scale, with the eastern section adjacent to the settlement edge sub-divided into smaller horse paddocks. Fields in the north are enclosed by tall mature trees. 			M
Natural character	<ul style="list-style-type: none"> Fields either side of Flowers Drove are used for pasture and hay making. The field to the east of Castle Farm Road is under arable cropping. Sub-divided fields to the east of Flowers Drove are used for horse keeping, comprising paddocks enclosed by wooden fencing. Roads are lined by hedgerows, creating a sense of enclosure. These link to thick field boundary hedgerows with frequent mature trees, creating natural corridors. A large band of mature deciduous woodland (priority habitat) skirts the south-western edge of the area, separating it from the northern settlement edge. 			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. There are no designated heritage assets within or immediately adjacent to the area. 			L
Form, density and setting of existing development	<ul style="list-style-type: none"> The assessment area wraps around the northern limits of the village, forming a rural, agricultural edge and providing containment to the settlement. The majority of the area is unsettled (apart from two properties to the east of Flowers Drove), but it lies immediately adjacent to existing housing on Flowers Drove and Wimborne Road. The woodland in the south-west screens much of the northern edge of Lytchett Matravers from view. 			M
Views and visual character including skylines	<ul style="list-style-type: none"> Undeveloped skylines are marked by mature hedgerow trees and small-scale overhead power lines. Views out are intercepted by hedgerows and mature deciduous trees/woodland on the skyline. The rolling character of the area means there is some intervisibility with housing along Flowers Drove. 			M
Perceptual and experiential qualities	<ul style="list-style-type: none"> The area has a rural character, as a result of undeveloped surrounding fields with high vegetation coverage. Some noise disruption is experienced from Wimborne Road. Narrow, well vegetated lanes surrounded by rolling fields give a feeling of enclosure and tranquillity away from the settlement. A footpath running along the eastern edge of the area provides access to the rural countryside surrounding the village. 			M
Overall Assessment of Landscape Sensitivity				
L	L-M	M	M-H	H
The undulating land, adjacent deciduous woodland priority habitat, undeveloped skylines and rural setting provided to the northern edge of the village results in an overall moderate landscape sensitivity. Sensitivity is reduced by the lack of historic field patterns and heritage assets as well as the enclosure and visual screening provided by hedgerows and woodland.				

Heritage Sensitivity Assessment

Dorset Historic Landscape Characterisation (HLC) context				
The majority of the assessment area is post-medieval enclosure, with part of Lytchett Matravers at its centre.				
Description and significance of heritage assets present				
There are no designated or non-designated assets within the assessment area.				
Likely susceptibility to physical change as a result of development				
There are no heritage assets that are likely to be subject to physical change as a result of development.				
Likely susceptibility to setting change as a result of development				
Designated assets that are likely to be susceptible to setting change:				
<ul style="list-style-type: none"> ■ Tall Tree Cottage – grade II listed [1120589] <p>High importance</p> <p>The cottage is 18th century in date and was possibly a former gamekeeper’s cottage. The asset lies within recent suburban development and has woods to its north. Aside from allowing some appreciation of the asset at close range, this setting contributes little to the significance of the asset. The assessment area lies c.70m to the north beyond the woods north of the asset. It is likely that this intervening tree cover would mean development of the assessment area would not be perceived from, or in association with, the asset. This is likely to mean the experience of the asset is unaltered so development of the assessment area is unlikely to give rise to harm.</p>				
<ul style="list-style-type: none"> ■ Warmwell Cottage – grade II listed [1171522] <p>High importance</p> <p>This 18th century cottage lies in a hedged garden set slightly back from Flowers Drove. Warmwell Farm (now Flowers Farm), a later 19th century farmstead, lies directly opposite it. According to the listing description the cottage may have been the original farm house for Warmwell Farm. The fields around Warmwell have hedged boundaries and some contain mature trees, either as individual trees or lines of trees. Flowers Drove is surrounded by high hedges and slightly sunken in places. The rural setting of the cottage places it in a context similar to that which it will have operated in and allows understanding of it as an early farmhouse and its relationship with its successor farm house. The hedges and trees in the vicinity of the cottage act to limit visibility of the building and it is only really clearly perceptible as a historic cottage when immediately adjacent to the building on Flowers Drove. The assessment area lies c.170 m south of the cottage. Owing to the very discrete setting of the asset, development of the assessment area would not alter the significance of the asset nor the ability to understand it as a historic farm.</p>				
Overall assessment of sensitivity of heritage assets to change within the area				
L	L-M	M	M-H	H
The assessment area has a low sensitivity due to there being no heritage assets within it. Whilst two grade II listed buildings lie in relatively close proximity to the assessment area, its development is unlikely to change their setting.				

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 nature of the land, which is visually prominent in a local context and provides a rural backdrop to the settlement.
- Ecologically important features, including a band of mature deciduous woodland priority habitat. Established hedgerows with mature trees create corridors between habitats within the wider landscape.
- The strong rural and unsettled characteristics of the agricultural landscape, which create a sense of tranquillity despite the proximity to development.
- The intimate and small-scale nature of the landscape, which creates a sense of enclosure.
- The presence of two grade II listed buildings in proximity to the assessment area.

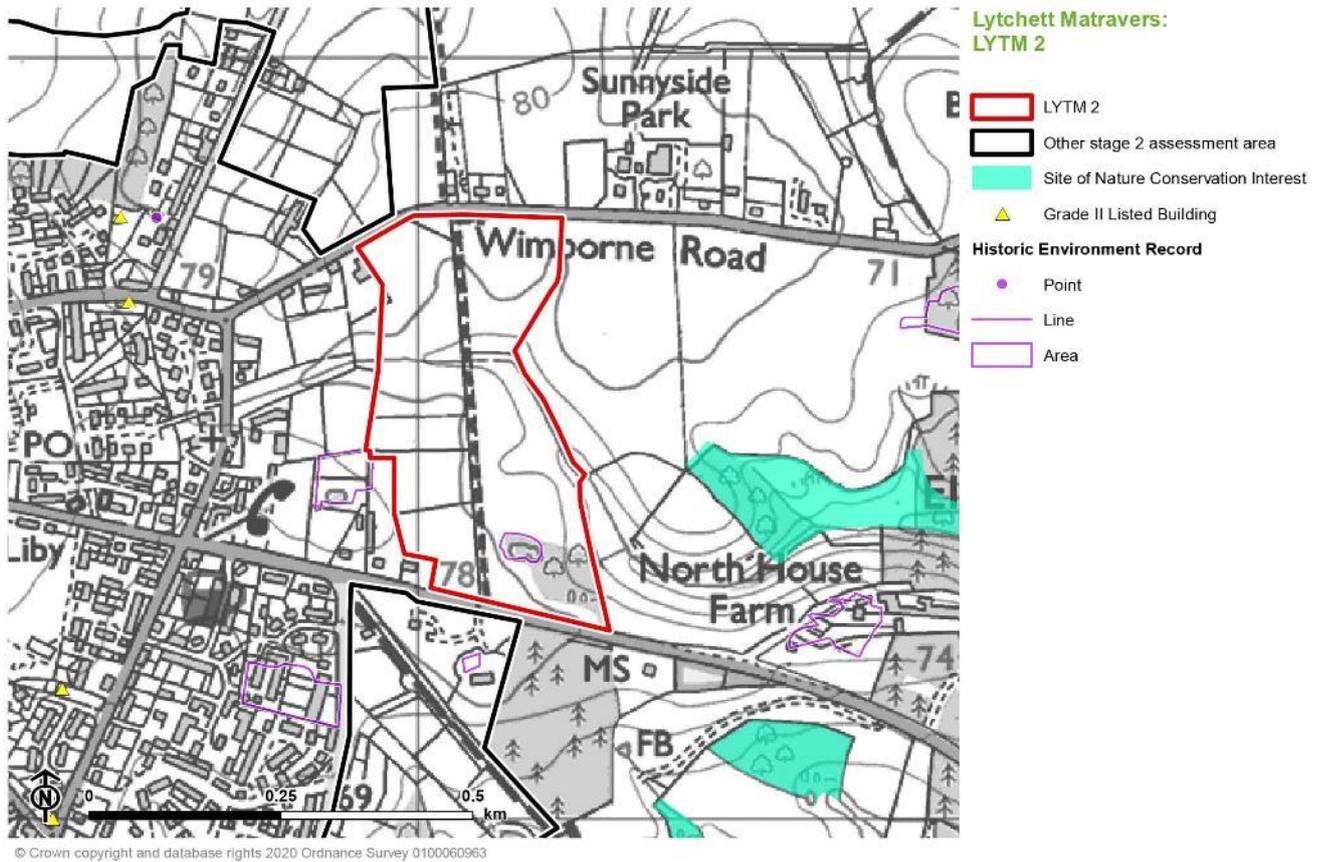
Guidance for sustainable development

Any new development should:

- Avoid locating new development on prominent slopes.
- Not detract from the role of the landscape as an undeveloped backdrop to existing settlement.
- Protect and enhance valued semi-natural habitats including priority habitat deciduous woodland, which also forms the characteristic wooded skylines.
- Utilise the landscape's woodland and hedgerow cover to help screen any new development. New tree/hedgerow planting should utilise locally prevalent, climate-resilient species.
- Preserve the rural qualities of the landscape.
- Limit the extent of development in order to retain the intimate and small-scale nature of the landscape. Link any new housing development to the existing settlement edge, respecting existing form and design.

Assessment Area: Lytchett Matravers 2

Map of Stage 2 Assessment Area



Representative photographs



View east from the public footpath looking across rolling pasture fields interspersed with mature trees.



View south from Wimborne Road showing pasture fields enclosed by mature trees on the settlement edge.

Landscape Sensitivity Assessment

Landscape Character Context				
The assessment area is on the north-eastern settlement edge of Lytchett Matravers, within the Rolling Wooded Pastures Landscape Type. The area comprises of land situated between Wimborne Road and Huntick Road.				
Criteria	Description			Sensitivity Score
Physical character (including topography and scale)	<ul style="list-style-type: none"> Sloping land associated with a small watercourse which flows in an easterly direction across the area. Elevation ranges from 65m AOD at the watercourse to 80m AOD in the west. Fields are small-medium scale and are mostly used for pasture and horse grazing, or growing hay. 			M
Natural character	<ul style="list-style-type: none"> Tall hedgerows regularly interspersed with mature trees enclose the fields, creating a naturalistic character. There is a small area of deciduous woodland (priority habitat) in the south-east. A stream runs west-east through the area. Riparian vegetation and mature trees follow the course of the small stream which crosses the 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 field enclosures are of post-medieval or modern origin. There are no designated heritage assets within or immediately adjacent to the area. 			L
Form, density and setting of existing development	<ul style="list-style-type: none"> There is no development within the area. Lytchett Matravers is located to the west, whilst some properties along Wimborne Road overlook the landscape from the north. The landscape forms part of the rural edge surrounding and enclosing the village. 			M
Views and visual character including skylines	<ul style="list-style-type: none"> Skylines are marked by mature hedgerow trees and small woodlands, with occasional telegraph poles crossing the landscape. Views west from the assessment area are marked by the village although the combination of rolling topography and mature trees limit visibility, particularly out to the west. There is some intervisibility with slightly elevated properties on Wimborne Road, and also with North House Farm, located to the east of the area Views east are characterised by the wooded slopes of Elder Moor. 			M
Perceptual and experiential qualities	<ul style="list-style-type: none"> The area has rural perceptual qualities due to the lack of development, open fields and mature woodland cover. A footpath runs down the centre of the area, providing a traffic-free thoroughfare between the two roads which enclose this area of land. The area experiences noise disturbance from traffic on Huntick Road and Wimborne Road. 			M
Overall Assessment of Landscape Sensitivity				
L	L-M	M	M-H	H
The rolling landform, undeveloped character, deciduous woodland priority habitat (which creates wooded skylines), and rural setting provided to Lytchett Matravers results in an overall moderate landscape sensitivity. Factors which reduce sensitivity include the lack of historic field boundaries or designated heritage assets within the area, screening of views provided by mature trees and vegetation, and traffic noise from the adjacent roads.				

Heritage Sensitivity Assessment

Dorset Historic Landscape Characterisation (HLC) context				
The assessment area is characterised as post-medieval enclosure and planned clearance.				
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"> ■ Gravel pit [MDO39159] Low importance ■ Clay pit [MDO39153] Low importance 				
Likely susceptibility to physical change as a result of development				
The HER records a 19 th century gravel pit and clay pit within the assessment area. These will have removed any earlier buried heritage assets whilst constituting assets themselves. Development would remove the assets, though they are of low heritage importance.				
Likely susceptibility to setting change as a result of development				
There are no designated or non-designated assets susceptible to setting change.				
Overall assessment of sensitivity of heritage assets to change within the area				
L	L-M	M	M-H	H
The assessment has low heritage sensitivity due to there being two undesignated assets of low importance which are likely to be removed or truncated by development.				

Summary of key sensitivities and guidance for sustainable development

Summary of key sensitivities

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

- The sloping land, which is visually prominent in a local context and provides a rural backdrop to the village.
- Important ecological features including an area of deciduous woodland priority habitat, and tall hedgerows interspersed with mature trees which add to the naturalistic character.
- The undeveloped nature of the area, which encloses the village and provides a rural setting to some properties on Wimborne Road, which overlook the landscape.
- The short views and undeveloped skylines which are characterised by mature hedgerows and small woodlands and include the distinct landform of Elder Moor to the east.

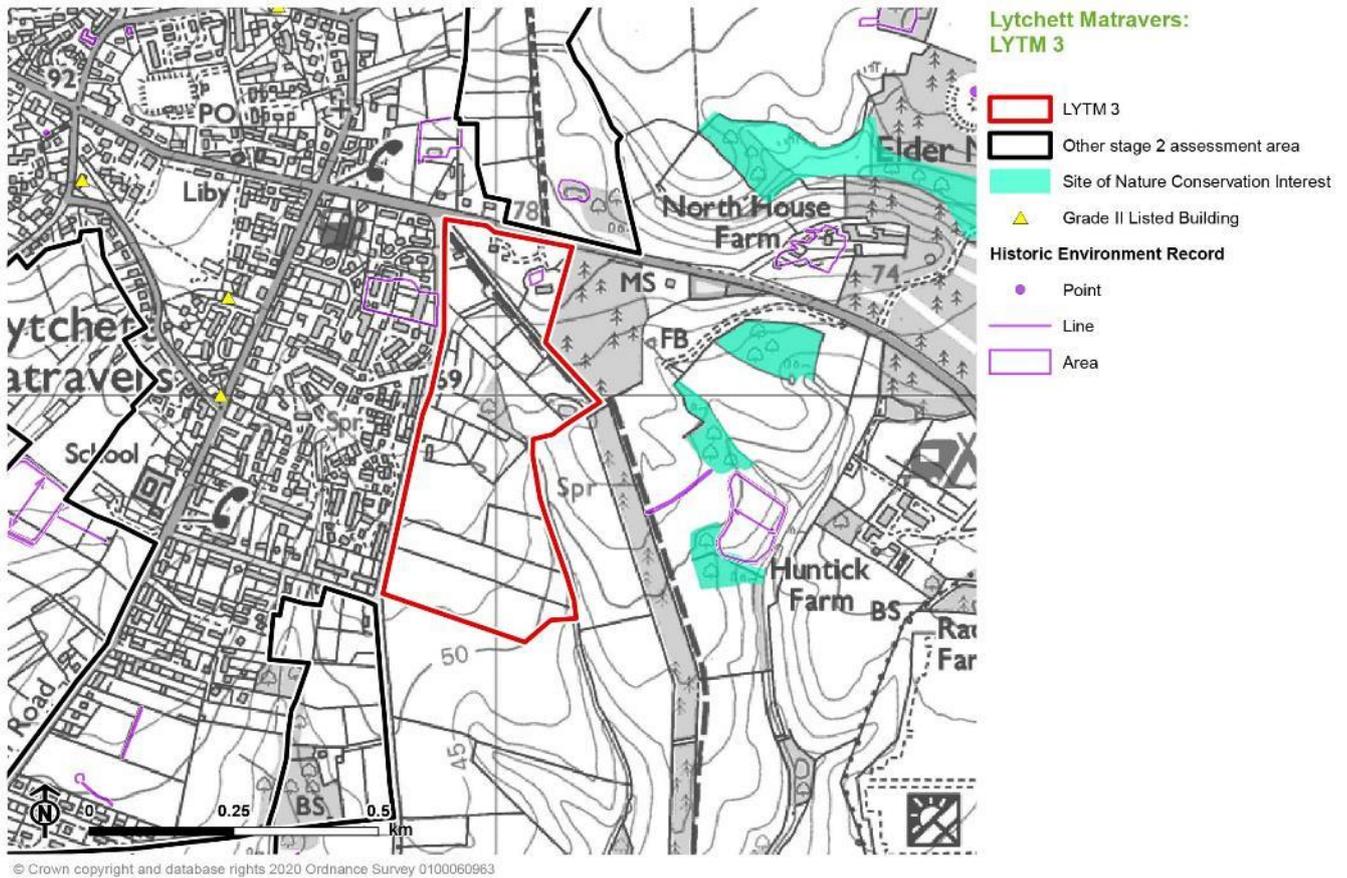
Guidance for sustainable development

Any new development should:

- Avoid locating development on prominent slopes; utilising folds in the landform to help screen development
- Use the existing woodland and boundary vegetation to help screen development and integrate it into the existing landscape structure.
- Retain valued semi-natural habitats including priority habitat deciduous woodland and the network of green corridors linking these habitats. New tree/hedgerow planting should utilise locally prevalent, climate-resilient species.
- Avoid detracting from the role of the landscape as a rural, agricultural backdrop to the east of the village and retain the rural character of the wider area.
- Maintain the undeveloped skylines including distinctive views to Elder Moor to the east.

Assessment Area: Lytchett Matravers 3

Map of Stage 2 Assessment Area



Representative photographs



View south from bridleway showing grazing paddocks and long views to Wareham Channel and Purbeck Hills (within the Dorset AONB)



View west from bridleway across small pasture fields enclosed by hedgerows with mature trees.

Landscape Sensitivity Assessment

Landscape Character Context				
The assessment area is directly adjacent to the eastern settlement edge of Lytchett Matravers. The area comprises of land situated directly east of Foxhills Road and south of Huntick Road. It is within the Rolling Wooded Pastures Landscape Type.				
Criteria	Description			Sensitivity Score
Physical character (including topography and scale)	<ul style="list-style-type: none"> Sloping landform associated with a small tributary stream located to the south-east. Elevation ranges from 45m AOD in the south-east to 75m AOD in the north-west. Fields are small-medium scale and are mainly divided by hedgerows, often further divided by informal fencing. Densely vegetated tracks and small fields with short views form an enclosed and small-scale landscape. 			M
Natural character	<ul style="list-style-type: none"> Land use is mainly pasture or horse grazing. Dense mature hedgerows mark field boundaries, adding naturalistic character into the farmed landscape. Fields are sub-divided in many places by wooden or post and wire fences, often lined by bracken, gorse and brambles. Deciduous woodland priority habitat is located along the watercourse, with a small block of woodland in the centre of the area, along with a pond. 			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 immediately adjacent to the area. 			L
Form, density and setting of existing development	<ul style="list-style-type: none"> The area lies directly adjacent to the eastern edge of the village, which comprises 20th century housing estates. Foxhills Road separates the area from the existing settlement, which is screened by dense hedgerows with hedgerow trees. Although mainly unsettled, there are some isolated properties on the northern edge which overlook the area. The area forms part of the eastern rural edge to the village, with development mostly contained by Foxhills Road. 			M-H
Views and visual character including skylines	<ul style="list-style-type: none"> Undeveloped skylines are marked by mature hedgerow trees and woodlands. Views out are generally limited by the gentle topography and vegetation formed by mature hedgerows and woodlands. The gently sloping landform allows occasional long views south-east to the Wareham Channel and Purbeck Hills (within the Dorset AONB). A conifer plantation adjacent to the east of the assessment area limits views in this direction and creates a sense of enclosure. 			M
Perceptual and experiential qualities	<ul style="list-style-type: none"> The undeveloped nature of the area gives it a rural character, offering a sense of tranquillity in contrast to the adjacent 20th century housing developments. A bridleway crosses through the north-eastern part of the assessment area linking to adjacent plantations, providing recreational value and a sense of 'escape' from the village. 			M
Overall Assessment of Landscape Sensitivity				
L	L-M	M	M-H	H
The overall landscape sensitivity is judged to be moderate . Sensitivities are presented by the small-scale sloping landform, undeveloped skylines with occasional long views south-east to the Wareham Channel and the Purbeck Hills, semi-natural habitats including dense mature hedgerows and deciduous woodland priority habitat, and the sense of tranquillity. Factors which reduce sensitivity include the enclosure and screening of views provided by trees and hedgerows, the lack of historic field patterns and limited heritage assets within the area.				

Heritage Sensitivity Assessment

Dorset Historic Landscape Characterisation (HLC) context				
The northern two-thirds of the assessment area is taken up by modern planned clearance, and the southern third is modern enclosure.				
Description and significance of heritage assets present				
There are no designated within the assessment area. Non-designated assets within the assessment area:				
<ul style="list-style-type: none"> ■ Gravel pit [MDO39158] <p>Low importance</p>				
Likely susceptibility to physical change as a result of development				
There is a 19 th century gravel pit at the northern end of the assessment area. This will have likely truncated earlier heritage assets within its footprint and may constitute a buried heritage asset in its own right. Development is likely to remove or truncate it.				
Likely susceptibility to setting change as a result of development				
There are no heritage assets which are susceptible to setting change.				
Overall assessment of sensitivity of heritage assets to change within the area				
L	L-M	M	M-H	H
The assessment area has a low heritage sensitivity due to there being only one non-designated asset of low importance which may be subject to physical change as a result of development.				

Summary of key sensitivities and guidance for sustainable development

Summary of key sensitivities

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

- The sloping landform, which provides a rural backdrop to the village.
- The enclosed and small-scale landscape resulting from the densely vegetated lanes and small fields.
- Areas of ecological importance, including blocks of deciduous woodland priority habitat in the east. Field boundaries marked by dense mature hedgerows add naturalistic features to the agricultural landscape.
- The unsettled nature of the area, which forms a rural edge to the village and provides containment to existing development.
- The undeveloped skylines and limited views out, marked by mature hedgerow trees and woodlands.
- The sense of tranquillity in contrast to adjacent housing developments within the village, and the public rights of way which feel removed from the main settlement.

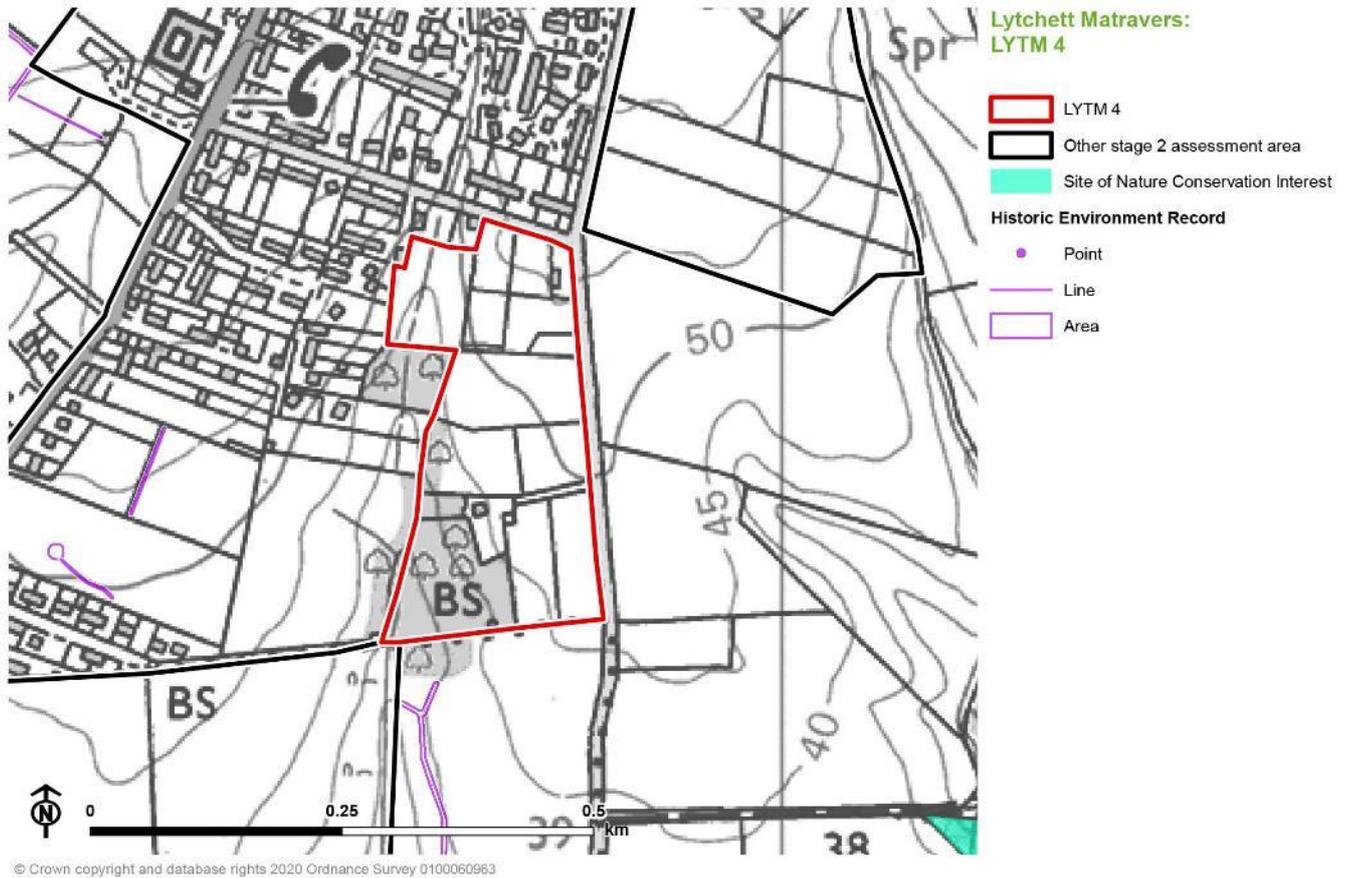
Guidance for sustainable development

Any new development should:

- Preserve the rural character and undeveloped skylines which provide an attractive backdrop to properties on Foxhills Road.
- Maintain the small-scale, enclosed nature of the landscape.
- Retain valued semi-natural habitats including priority habitat deciduous woodland and hedgerows which form ecological corridors. Utilise these assets to help visually screen new development within the landscape.
- New tree/hedgerow planting associated with development should utilise locally prevalent, climate-resilient species.
- Avoid detracting from the role of the landscape as a rural edge to Lytchett Matravers; link any new development to the existing settlement edge, respecting the scale and form of existing housing.
- Protect the distinct visual character of the landscape, including long views south-east to the Wareham Channel and Purbeck Hills (within the Dorset AONB).
- Maintain the sense of tranquillity provided by the undeveloped, well-wooded and enclosed nature of the area. Ensure the public rights of way remain well vegetated to preserve the sense of tranquillity experienced by users.

Assessment Area: Lytchett Matravers 4

Map of Stage 2 Assessment Area



Representative photographs



View north-east of pasture enclosed by mature trees, with glimpsed views of rooftops within woodland on the skyline.



View south of small grazing paddocks enclosed by tall hedgerows with mature trees, and longer views extending to hills on the skyline.

Landscape Sensitivity Assessment

Landscape Character Context				
The assessment area is located to the south-east of Lytchett Matravers, encompassing land to the south of Deans Drove and east of existing development off Wareham Road. It is within the Rolling Wooded Pasture Landscape Character Type.				
Criteria	Description			Sensitivity Score
Physical character (including topography and scale)	<ul style="list-style-type: none"> Land is gently sloping, associated with a small watercourse to the south-west. Elevation ranges from 60m AOD in the north-east to 30m AOD in the south-west. Fields are small-scale, bound by hedgerows and divided by wooden post and rail fences. 			M
Natural character	<ul style="list-style-type: none"> Hedgerows within the assessment area contain many mature trees but appear fragmented. Fields are almost exclusively used for horse grazing. A large area of deciduous woodland priority habitat is located in the western part of the landscape, including just beyond the boundary. A small watercourse runs along the western edge of the assessment area. Vegetation follows its course. 			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. There are no designated heritage assets within or immediately adjacent to the area. 			L
Form, density and setting of existing development	<ul style="list-style-type: none"> Existing development (20th century housing) is located to the north and west, with gardens backing onto the landscape. Dense tree/woodland cover fringes the surrounding housing, as well as the one isolated property in the southern part of the assessment area. Because of the sloping landform, the assessment area provides a rural backdrop to the south-eastern edge of the village, linking to undeveloped countryside beyond. 			M
Views and visual character including skylines	<ul style="list-style-type: none"> Undeveloped skylines are punctuated by mature woodland and hedgerow trees. Views out of the area are limited, but where they exist extend over open fields and wooded slopes. There are occasional glimpsed views of rooftops on the settlement edge in the north and west, but views are generally screened by woodland. Looking south down the valley from the slightly elevated Deans Drove, there are some longer views out to the Purbeck Hills in the distance, where gaps in woodland cover allow. 			M-H
Perceptual and experiential qualities	<ul style="list-style-type: none"> The area has a rural character resulting from lack of development and surrounding agricultural land use. Narrow, tree-lined lanes and surrounding fields create a sense of tranquillity. Despite being relatively self-contained and enclosed by mature trees, the area also retains a sense of integration with the existing settlement. 			M
Overall Assessment of Landscape Sensitivity				
L	L-M	M	M-H	H
Overall, this landscape is judged to be of moderate sensitivity. Sensitivities are presented by the sloping landform, deciduous woodland priority habitat, undeveloped skylines with views to the Purbeck Hills, and a rural agricultural character. The landscape's sensitivity is reduced by the visual enclosure of the area provided by woodland and tall, mature hedgerows, as well as its proximity to existing development, and the lack of significant heritage assets or historic field patterns.				

Heritage Sensitivity Assessment

Dorset Historic Landscape Characterisation (HLC) context				
The entirety of the assessment area is characterised as post-medieval enclosure.				
Description and significance of heritage assets present				
There are no designated or non-designated heritage assets within the assessment area.				
Likely susceptibility to physical change as a result of development				
No heritage assets are likely to be subject to physical change.				
Likely susceptibility to setting change as a result of development				
No heritage assets are likely to be subject to setting change.				
Overall assessment of sensitivity of heritage assets to change within the area				
L	L-M	M	M-H	H
The assessment area is of low sensitivity as there are no known heritage assets which would be affected by development.				

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:

- Gently sloping fields bound by hedgerows which provide a rural setting to the village and a scenic backdrop to properties on Deans Drove in the north.
- Ecologically important features in the landscape, including an area of deciduous woodland priority habitat, and established hedgerows with mature trees which form corridors between habitats within the wider landscape.
- The wooded backdrop provided to gardens of existing properties in the south-east of the village.
- The undeveloped skylines, interspersed with mature woodland and hedgerow trees, which limit views into and out of the area.
- The rural character and sense of tranquillity resulting from tree-lined fields and lack of development within the assessment area.

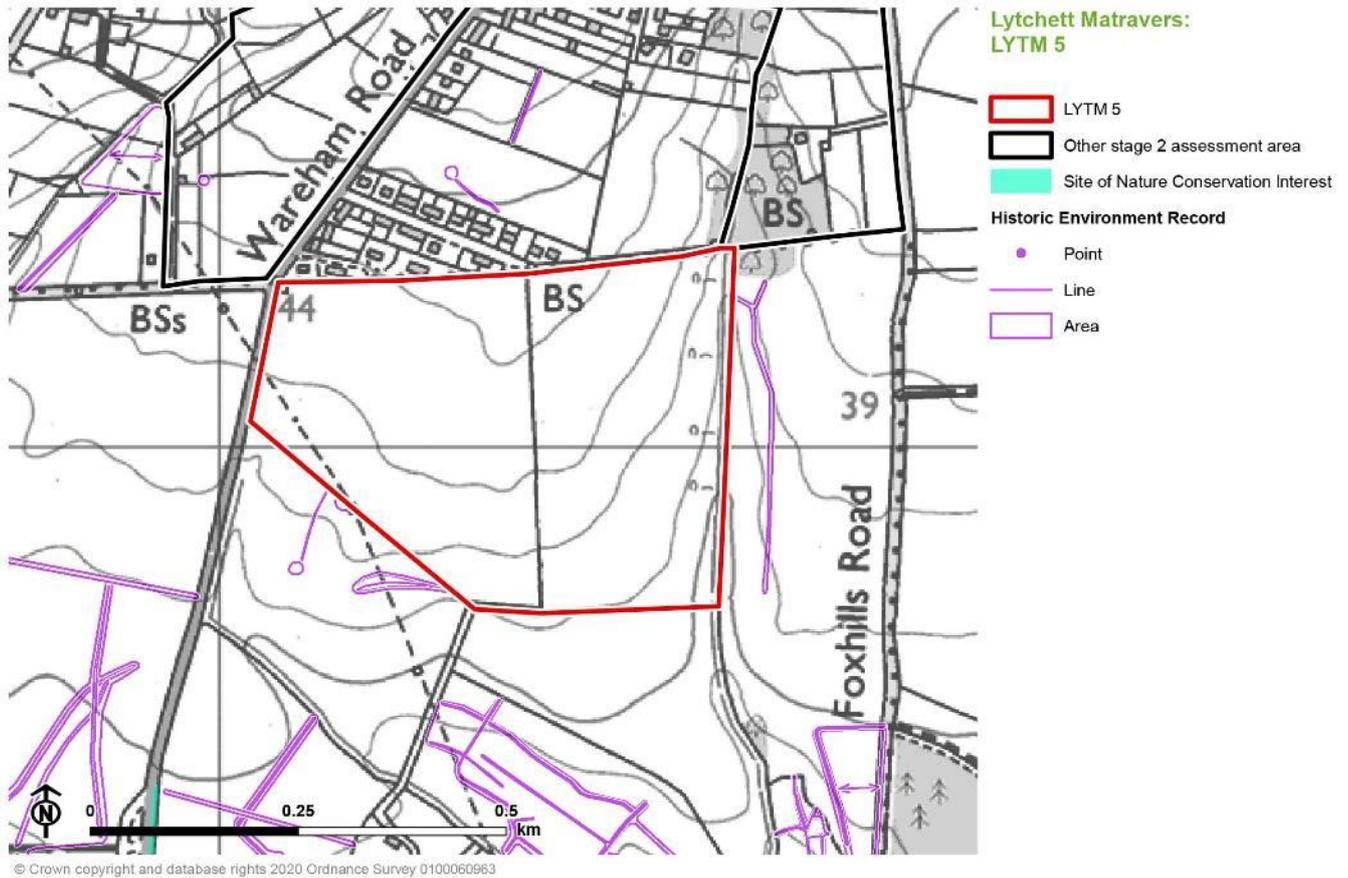
Guidance for sustainable development

Any new development should:

- Retain the undeveloped skylines which form a rural backdrop to properties on Deans Drove, as well as contributing to the overall rural setting of the village.
- Preserve the ecologically important features within the landscape, including deciduous woodland priority habitat and green corridor networks provided by hedgerows.
- Maintain the distinctive distant views of the Purbeck Hills (within the Dorset AONB) to the south.
- Maintain the undeveloped wooded skylines. Use existing and new woodland and boundary vegetation to help screen development and integrate it into the existing landscape structure.
- New tree/hedgerow planting associated with development should utilise locally prevalent, climate-resilient species.
- Limit the size and extent of development in order to maintain the rural character and sense of tranquillity in the area.
- Link any new development to the existing settlement edge rather than separate from it, respecting the scale and form of existing housing.

Assessment Area: Lytchett Matravers 5

Map of Stage 2 Assessment Area



Representative photographs



View north-east from Wareham road showing properties on Castle View Drive which overlook the area.



View west from Foxhills Road showing the slightly elevated and exposed character of the area (which is beyond the hedgerow)

Landscape Sensitivity Assessment

Landscape Character Context				
<p>The assessment area is situated to the south of Lytchett Matravers, directly south of a small housing estate which is separated from the rest of the village by small fields. Located to the east of Wareham Road, its eastern boundary is marked by a small watercourse. The area is within the Rolling Wooded Pastures Landscape Character Type.</p>				
Criteria	Description			Sensitivity Score
Physical character (including topography and scale)	<ul style="list-style-type: none"> Land slopes gently down in a southerly direction, from around 45m to 25m AOD. A small watercourse marks the eastern edge of the area, carving a valley landform. The area has a large-scale feel due to the simple topography and flat open fields with low hedgerow boundaries. 			M
Natural character	<ul style="list-style-type: none"> Land use comprises two intensively farmed arable fields, which are divided by low hedgerows with occasional trees. Mature trees follow the watercourse in the east. 			L
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. There are no designated heritage assets within or immediately adjacent to the area. 			L
Form, density and setting of existing development	<ul style="list-style-type: none"> There is no development within the area, which forms an immediate rural edge to the southern tip of the village. Existing housing development along Glebe Road and Castle View Drive is adjacent to the north, overlooking the landscape. 			M-H
Views and visual character including skylines	<ul style="list-style-type: none"> Low hedgerow boundaries allow views to extend out to the surrounding undeveloped countryside, including views south to the wooded slopes of Gore Heath/Wareham Forest and the Purbeck Hills on the horizon. Skylines are open and marked by hedgerows. A pylon line crosses the south-eastern corner, detracting from the otherwise undeveloped and open character. There is strong intervisibility with properties to the north on Castle View Drive and Glebe Road. The area is locally prominent when viewed from the surrounding roads due to its slightly elevated and exposed location. 			M-H
Perceptual and experiential qualities	<ul style="list-style-type: none"> The landscape has a strong rural and agricultural character. Some traffic noise disturbance is experienced from the nearby Wareham Road, otherwise a strong sense of tranquillity prevails. 			M
Overall Assessment of Landscape Sensitivity				
L	L-M	M	M-H	H
<p>The key sensitivities of this area include its exposed and elevated nature, low hedgerows and few other features to provide visual screening, position beyond the southerly limits of the village (and distance from the centre), long views out including views to the Purbeck Hills on southern horizons, and the undeveloped and rural character. Sensitivity is reduced by the absence of historic field patterns or significant heritage assets, limited semi-natural habitats/features and the intensive arable land use. Overall this area is judged to be of moderate landscape sensitivity.</p>				

Heritage Sensitivity Assessment

Dorset Historic Landscape Characterisation (HLC) context				
The assessment area is entirely characterised as post-medieval enclosure.				
Description and significance of heritage assets present				
There are no heritage assets within the assessment area.				
Likely susceptibility to physical change as a result of development				
There are no heritage assets which are likely to be subject to physical change.				
Likely susceptibility to setting change as a result of development				
There are no heritage assets which are likely to be subject to setting change.				
Overall assessment of sensitivity of heritage assets to change within the area				
L	L-M	M	M-H	H
The assessment area is of low sensitivity as there are no known heritage assets which would be affected by development.				

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 landscape with a sense of expansiveness as a result of gentle topography and open fields marked by low hedgerows.
- The unsettled character of the area, which provides a rural edge to the southerly limits of the village, especially properties on Glebe Road and Castle View Drive which overlook the landscape.
- Open skylines with long views which extend out to the surrounding open countryside and the distinctive Purbeck Hills within the Dorset AONB on southerly horizons.
- The strong rural and agricultural character of the landscape.

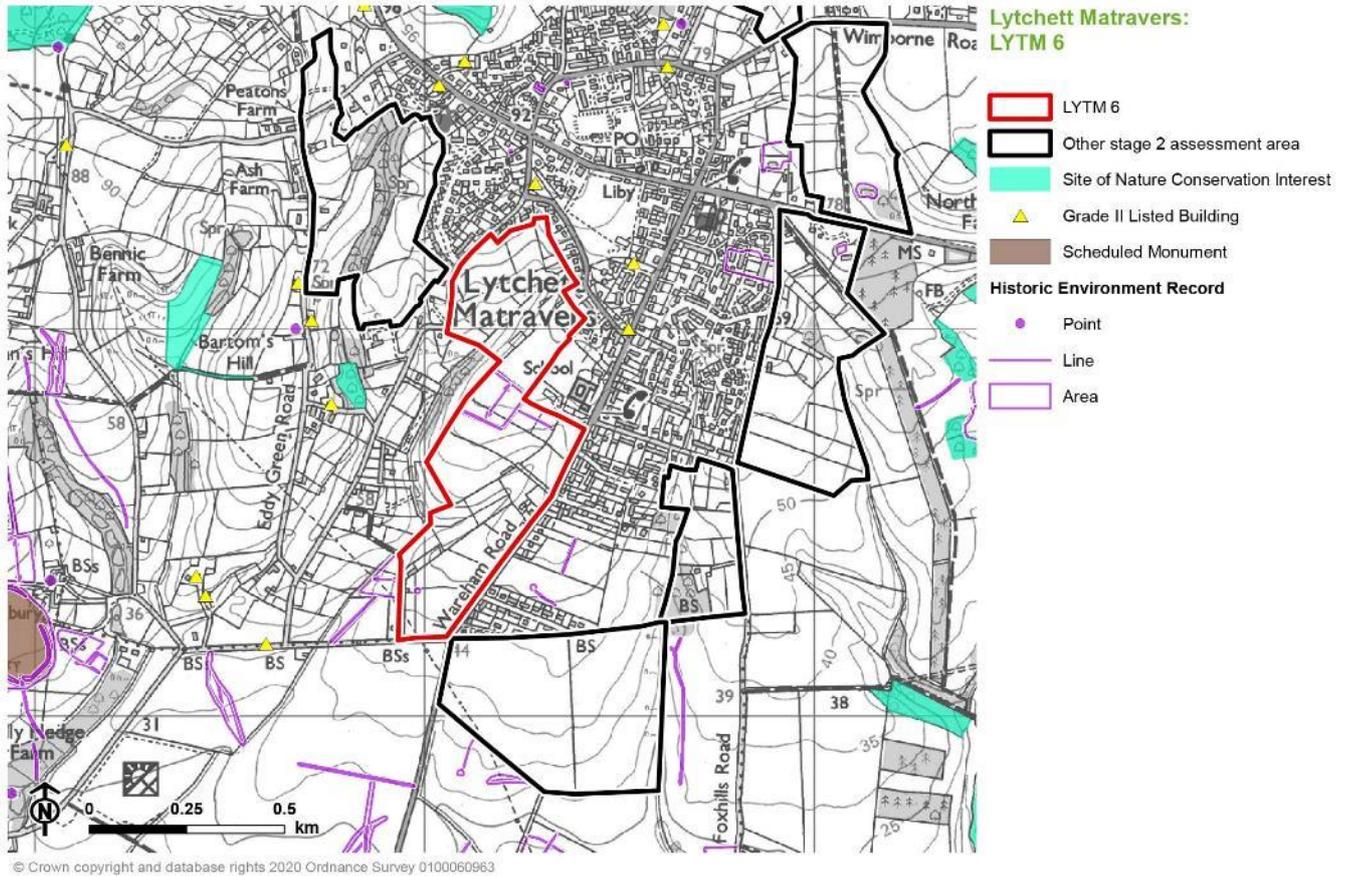
Guidance for sustainable development

Any new development should:

- Seek to enhance and extend the currently limited semi-natural land cover to provide screening and habitat interest within the landscape.
- New tree/hedgerow planting associated with development should utilise locally prevalent, climate-resilient species.
- Preserve the role of the landscape as a rural edge to Lytchett Matravers and retain the open, undeveloped skylines with views to countryside and distinctive Purbeck Hills (within Dorset AONB) on the horizon.
- Maintain open skylines by limiting development to the northern edge, adjacent to the existing settlement edge. Ensure new development is similar in scale and form to current housing and does not lead to a significant encroachment into the open countryside away from the village.
- Protect the strongly rural and agricultural character of the landscape.

Assessment Area: Lyttchett Matravers 6

Map of Stage 2 Assessment Area



Representative Photographs



View of grazing pasture, looking south from Middle Road.



View west from Wareham Road across the rolling river valley landscape.

Landscape Sensitivity Assessment

Landscape Character Context				
The assessment area is situated on the south-western edge of Lytchett Matravers. The area lies between Wareham Road (to the south-east), Eldons Drove (to the north-east) and Middle Road (to the west). It falls entirely within the Rolling Wooded Pasture Landscape Type.				
Criteria	Description			Sensitivity Score
Physical character (including topography and scale)	<ul style="list-style-type: none"> A folding, complex landform associated with a watercourse flowing directly adjacent to much of the western boundary. Elevation ranges between 60m and 80m AOD. Fields are small-medium scale. 			M
Natural character	<ul style="list-style-type: none"> Fields are mostly used as paddocks or semi-improved pasture and are enclosed by a mixture of fences and thick hedgerows. Many mature deciduous trees are located along field boundaries and adjacent roads, contributing to the area's natural character. Rough grassland on valley sides provides texture and interest. 			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 pattern is post-medieval planned enclosure. There are no designated heritage assets within or adjacent to the assessment area. 			L-M
Form, density and setting of existing development	<ul style="list-style-type: none"> The landscape is largely unsettled, with occasional agricultural buildings and isolated farmsteads. Housing is located immediately adjacent to the north and north-east of the assessment area, with gardens backing onto the landscape. Lytchett Matravers Primary School is located immediately to the east of the area. Thick hedgerows and frequent trees provide screening to nearby development, although there are occasional views. There is some intervisibility from Middle Road across to properties on Eldon Road, which back onto the assessment area. 			M-H
Views and visual character including skylines	<ul style="list-style-type: none"> From the elevated north of the assessment area there are long views south to the surrounding countryside, including views to the Purbeck Hills (within Dorset AONB). Undeveloped skylines are marked by mature trees and the rising valley landform. Pylons are visible on skylines in views to the south. 			M
Perceptual and experiential qualities	<ul style="list-style-type: none"> The landscape has a rural and secluded character, despite its proximity to the village. The complex undulating landform and presence of vegetation with many mature trees creates a sense of enclosure within the landscape. Traffic noise from Wareham Road and further afield occasionally disturbs the general sense of tranquillity in the landscape. 			M-H
Overall Assessment of Landscape Sensitivity				
L	L-M	M (southern part)	M-H (northern part)	H
The northern half of the area is assessed as of moderate-high sensitivity due to the steeply sloping landform, semi-natural features including deciduous woodland priority habitat, hedgerows with mature trees and grassland, and the strong rural character. The southern area adjacent to Wareham Road is flatter, more enclosed and well screened and more related to the existing settlement and is therefore assessed as of moderate sensitivity.				

Heritage Sensitivity Assessment

Dorset Historic Landscape Characterisation (HLC) context				
The assessment area is defined as post-medieval enclosure.				
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"> ■ Post-medieval drainage ditch [MDO30529] Low importance These appear to be cropmarks associated with ridge and furrow, a form of cultivation used in the medieval and earlier post-medieval periods. ■ Post-medieval extractive pit or pond [MDO30534] Low importance 				
Likely susceptibility to physical change as a result of development				
The HER records that the assessment area contains heritage assets of low importance associated with its characterisation as post-medieval enclosure. Any surviving buried heritage assets would likely be removed by development.				
Likely susceptibility to setting change as a result of development				
Designated assets that are likely to be susceptible to setting change:				
<ul style="list-style-type: none"> ■ Caroline Cottage [1120550], the Shooting Box [1120550] and Prospect House [1323285], all grade II listed High importance These houses date from the early 18th to mid-19th centuries. The Shooting Box lies c.90 m north of the assessment area, whilst Caroline Cottage and Prospect House lie c.140 m north-east of the assessment area. Whilst these assets originate as elements of the dispersed rural settlement of Lytchett Matravers, their setting is one of recent housing development owing to the infill of gaps in the settlement since the mid-20th century and does not contribute to their significance. Even though they lie relatively close to the assessment area their setting would not be meaningfully changed by development of it. As such, harm is unlikely to arise to these assets as a result of development of the assessment area. ■ Holly Cottage – grade II listed [1120581] High importance This 17th-18th century cottage lies on Bartom's Lane, c.310 m west of the assessment area, and is one of many components of the historic dispersed settlement of Lytchett Matravers. Unlike those discussed above, it remains within a rural landscape and has not coalesced into the modern settlement of Lytchett Matravers. The fields around Holly Cottage have hedged boundaries and some contain mature trees, either as individual trees or lines of trees. A small wood lies immediately north of the cottage and Bartom's Lane is surrounded by high hedges and slightly sunken in places. The rural setting of the cottage places it in a context similar to that which it will have operated in and allows understanding of it as an early farmhouse. The hedges and trees in the vicinity of the cottage act to limit visibility of the building and it is only really clearly perceptible as a historic cottage when immediately adjacent to the building on Bartom's Lane. Owing to the very discrete setting of the asset, development of the assessment area would not alter the significance of the asset nor the ability to understand it as a historic farm. 				
Overall assessment of sensitivity of heritage assets to change within the area				
L	L-M	M	M-H	H
The heritage sensitivity of the assessment area is low based on the HER recording post-medieval buried heritage assets of low importance within it. These are likely to be removed or truncated if the assessment area is developed. There are grade II listed buildings in relatively close proximity to the area, but these are unlikely to experience any harm associated with change in their setting should the assessment area be developed.				

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 complex undulating topography, and the associated small-scale landscape.
- The natural character of the area, created by the presence of mature deciduous trees along field boundaries and rough grassland on valley sides.
- The unsettled character of the landscape, which provides a scenic backdrop for properties to the north and north-east.
- The undeveloped skylines and long views from elevated areas of surrounding countryside to the south.
- The rural and secluded character of the area, with high levels of tranquillity.
- Presence of grade II listed buildings in proximity to the assessment area.

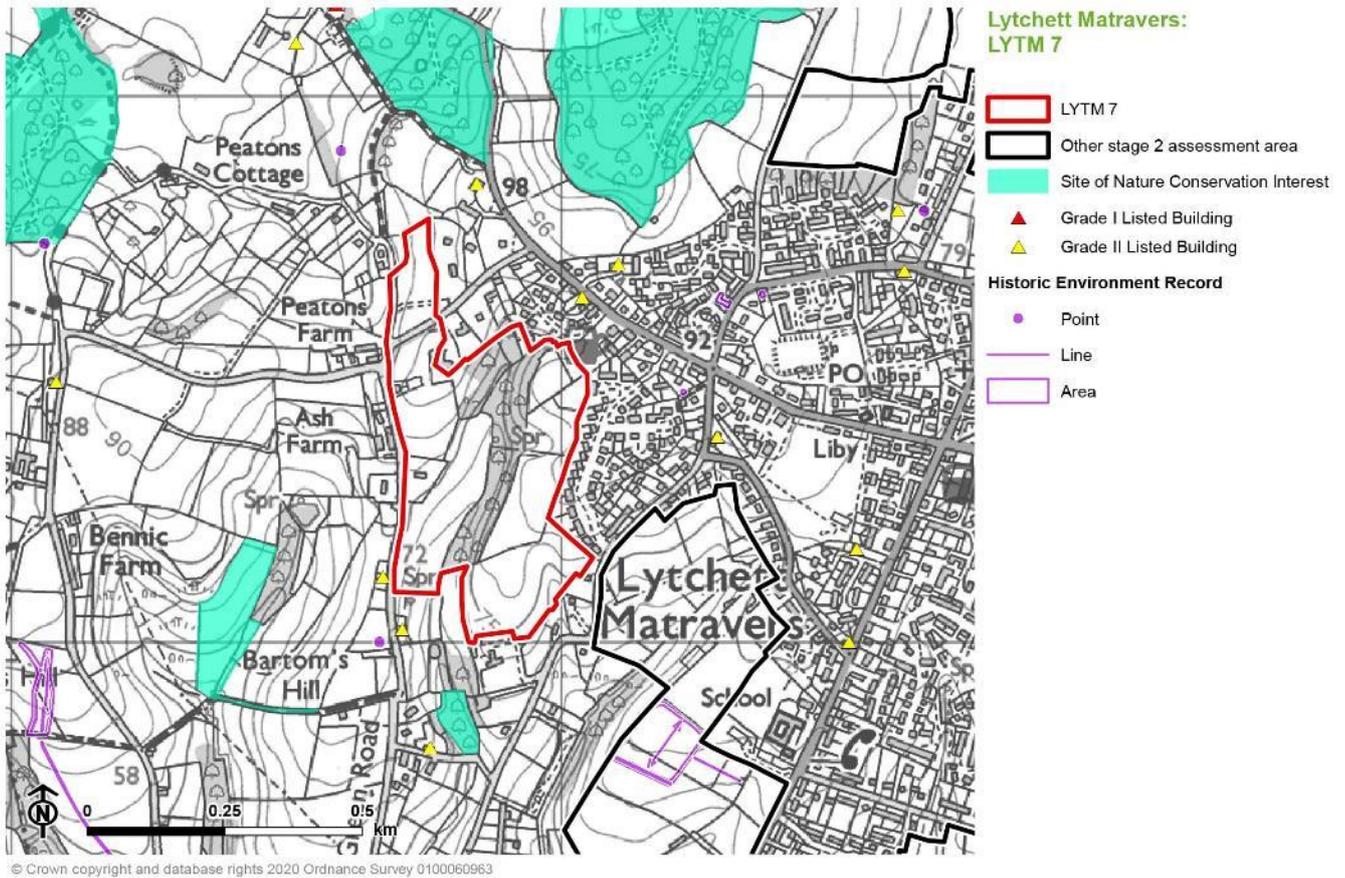
Guidance for sustainable development

Any new development should:

- Utilise the complex undulating topography and woodland/tree cover to integrate development into the landscape, avoiding steep open slopes, particularly in the north.
- Protect and strengthen the thick hedgerows, mature trees and areas of woodland (including priority habitat) which form valued ecological corridors and visual screening.
- New tree/hedgerow planting associated with development should utilise locally prevalent, climate-resilient species and link with existing habitats.
- Ensure new development does not detract from the role of the landscape as a rural backdrop to the existing settlement
- Protect long views to countryside south of the area, including to the Purbeck Hills within the Dorset AONB.
- Retain the strong rural qualities and sense of tranquillity within the landscape, particularly in the northern half of the area.

Assessment Area: Lytchett Matravers 7

Map of Stage 2 Assessment Area



Representative photographs



Enclosed view east from Eddy Green Road down into the strongly wooded valley bottom.



Thatched property on Eddy Green Road, nestled within mature trees and vegetation.

Landscape Sensitivity Assessment

Landscape Character Context				
The assessment area is situated on the western settlement edge of Lytchett Matravers. It is within the Rolling Wooded Pasture Landscape Type. The area lies to the east of Eddy Green Road and west of Old Pound Close.				
Criteria	Description			Sensitivity Score
Physical character (including topography and scale)	<ul style="list-style-type: none"> A complex landform associated with a steeply sloping dry valley, running north to south. Elevation ranges from 65m AOD in the south to 80m AOD in the north. Fields are small-medium in size. This, combined with the varied topography of the landscape, creates a sense of intimacy. 			M-H
Natural character	<ul style="list-style-type: none"> The main land use is pasture, with the occasional arable field. Fields are enclosed by thick hedgerows (with frequent hedgerow trees) and fences. A dense belt of deciduous woodland (priority habitat) runs through the centre of the assessment area, following the valley bottom. Mature trees are found along the adjacent roads and surrounding properties, creating a buffer between developed areas and open countryside. 			M-H
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 mixed origin, including possible medieval piecemeal enclosure and enclosure of post-medieval or modern origin. There are no designated heritage assets within or immediately adjacent to the assessment area. 			M
Form, density and setting of existing development	<ul style="list-style-type: none"> The area is undeveloped apart from a couple of detached thatched properties on Eddy Green Road, surrounded by trees/woodland. 20th century housing wraps around the landscape to the east and north-east, integrated into the landscape by surrounding hedgerows, trees and woodland. The landscape forms an important rural setting and containment to the north-western limits of Lytchett Matravers. 			M-H
Views and visual character including skylines	<ul style="list-style-type: none"> Views across the valley landform are limited by the mature woodland in its centre. In some elevated areas, views extend to the surrounding countryside in the south. Mature woodland marks the undeveloped skylines. The gardens of properties on Old Pound Close back onto the assessment area, however intervisibility is generally screened by field boundary hedgerows. 			M-H
Perceptual and experiential qualities	<ul style="list-style-type: none"> The area has a rural character with the valley having a strongly enclosed and secluded feel. The complex landform and strong wooded/pastoral mosaic create a contrasting rural landscape to the adjacent housing development. 			M-H
Overall Assessment of Landscape Sensitivity				
L	L-M	M	M-H	H
The small-scale, complex and intimate landscape with strong naturalistic qualities (including deciduous woodland priority habitat), setting it provides to the western edge of the village and overriding rural characteristics result in an overall moderate-high landscape sensitivity. The absence of designated heritage assets and proximity to existing housing slightly reduces overall sensitivity.				

Heritage Sensitivity Assessment

Dorset Historic Landscape Characterisation (HLC) context
The majority of the assessment area is taken up by medieval and post-medieval enclosure, with a strip of modern deciduous plantation down the centre.
Description and significance of heritage assets present
There are no designated or non-designated assets within the assessment area.
Likely susceptibility to physical change as a result of development
There are no heritage assets which are susceptible to physical change.
Likely susceptibility to setting change as a result of development
Designated assets that are likely to be susceptible to setting change: <ul style="list-style-type: none"> ■ Arnold's Cottage – grade II listed [1120587] <p>High importance</p> <p>This cottage and outbuilding originally date to the 18th century and lie on Eddy Green Road. The asset is one of many components of the historic dispersed rural settlement of Lytchett Matravers and remain within a rural landscape. Eddy Green Road at this point runs along a north-south ridge and, although the fields around it have hedged boundaries it is possible to appreciate the asset from some distance owing to its positioning on this ridge. This also means it is possible to perceive much of the rural context, both small woods and hedged fields, from the asset's immediate vicinity and in the approaches to it along Eddy Green Road. It is also possible to see the closest other component of the dispersed settlement, Eddygreen Holding, from Arnold's Cottage and vice versa. The setting of the asset places it in a context similar to that which it will have operated in and contributes to its significance by allowing understanding and appreciation of it as a historic rural building within a dispersed settlement. The assessment site lies directly opposite the asset on the eastern side of Eddy Green Road. Development of the assessment site would significantly change the setting of the asset, placing it in an urban edge location. This would remove the ability to understand it as an element of a dispersed settlement since it would now be perceived as attached to a modern nucleated settlement. It may also affect the ability to understand its relationship to Eddygreen Holding. The change in setting would affect an element of the asset's setting which contributes to its significance and would undermine the ability to appreciate this significance. This would be harmful, perhaps substantial harm.</p> ■ Eddygreen Holding – grade II listed [1120586] <p>High importance</p> <p>This 18th century cottage is, like Arnold's Cottage, one of many components of the historic dispersed settlement of Lytchett Matravers and likewise remains within a rural landscape. The points made above on the nature of the setting of Arnold's Cottage and its role in the asset's significance apply equally to this asset. The assessment area lies c.80m north of the asset and c.100 m to its east. It is possible that some of this land was historically farmed from Eddygreen Holding. Development of the assessment area would remove fields that may have been functionally related to this asset. It would not directly connect the asset to the modern nucleated settlement but it is likely that development would be visible at relatively close range when the asset is seen from Eddy Green Road. This would affect perception of this asset and the ability to understand its relationship with Arnold's Cottage. The change in setting would affect an element of the asset's setting which contributes to its significance and would undermine the ability to appreciate this significance. This would be harmful but may not be substantial harm since it would still retain legibility as a historic rural building.</p> ■ Lytchett St Mary – grade II listed [1171339] <p>High importance</p> <p>This 19th century former rectory lies c.110m north-east of the assessment area. It lies in a large garden, edged with mature trees and hedges. The vegetation at the garden edges means the asset cannot be clearly seen from many</p>

Dorset Historic Landscape Characterisation (HLC) context				
<p>locations away from its grounds so it is best appreciated from within these grounds. Glimpses of the house can be seen from Colehill Road near its driveway. This setting allows the private and secluded nature of the rectory and its position as a residence of some status to be understood. There are several boundary hedges lying between the asset and the assessment area which are likely to act to limit visibility of development from the house grounds and limit potential for views of development in combination with the asset. This means that it is likely that there will be limited change in the setting of the asset and, as such, it is unlikely that development of the assessment area would result in harm arising.</p>				
Overall assessment of sensitivity of heritage assets to change within the area				
L	L-M	M	M-H	H
<p>Whilst there are no heritage assets within the assessment area, there are three grade II buildings in close proximity to it. Two of these would have their settings change in a way that is likely to harm their significance. For one of these assets, Arnold's Cottage, this may constitute substantial harm. Therefore the heritage sensitivity of the assessment area is judged as high.</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 complex and steeply sloping dry valley landform.
- The intimate landscape associated with small-scale fields and the undulating topography.
- Ecologically important features including a band of deciduous woodland priority habitat following the valley bottom and thick hedgerows with frequent mature trees.
- The unsettled character of the area, forming an important rural setting to the western village edge. The undeveloped skylines, sometimes with long views across to countryside in the south.
- The presence of listed buildings very close to the assessment area on Eddy Green Road.

Guidance for sustainable development

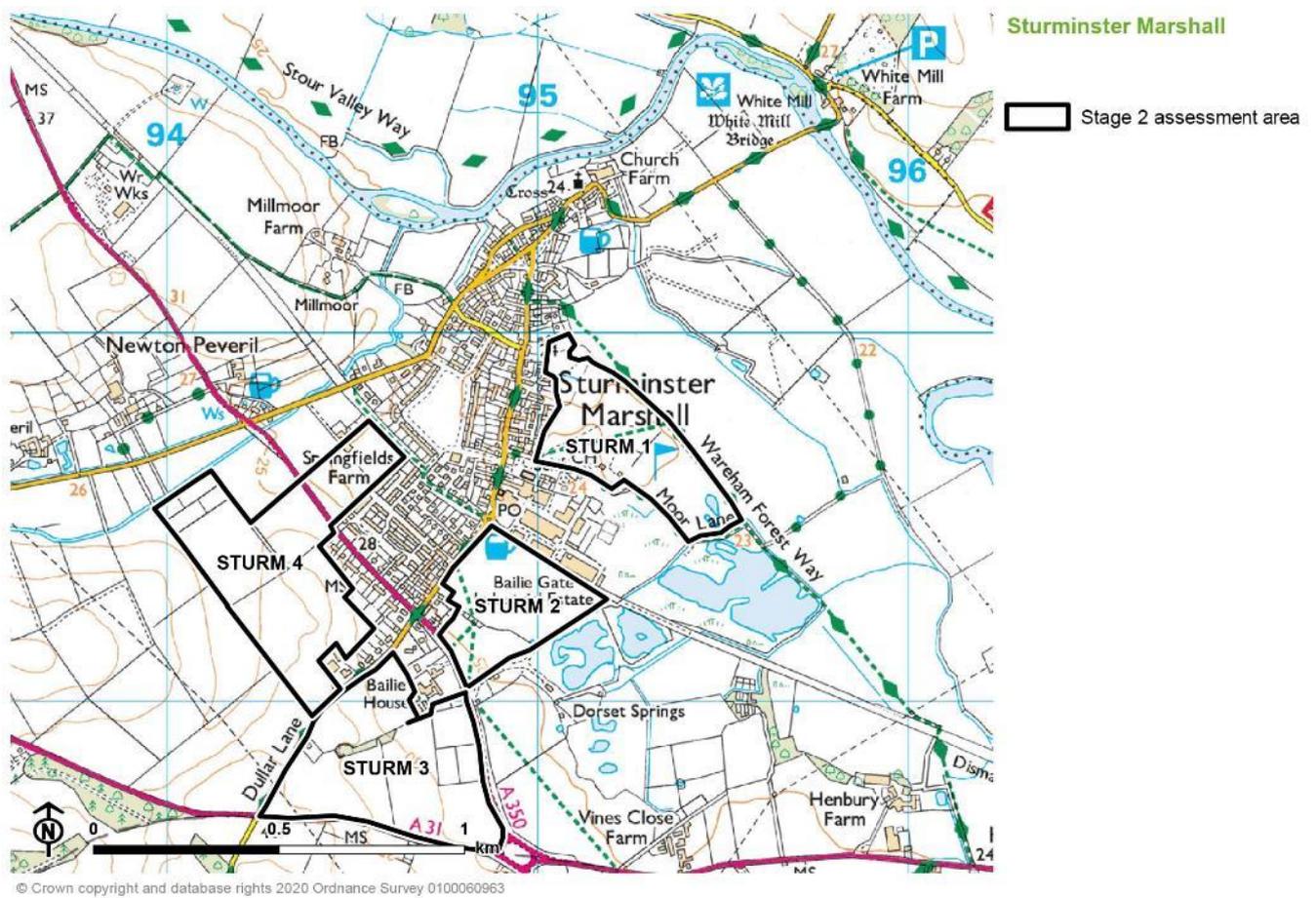
Any new development should:

- Utilise the complex undulating topography and woodland/tree cover to integrate development into the landscape, avoiding steep slopes that are intervisible with the village (particularly in the west).
- Maintain the sense of intimacy within the small-scale landscape by limiting the size and extent of new development.
- Protect and seek to enhance ecologically important features including hedgerows, mature trees and deciduous woodland priority habitat. New tree/hedgerow planting associated with development should utilise locally prevalent, climate-resilient species and link with existing habitats.
- Protect the role of the landscape as a rural edge to the village by linking any limited new development to the existing settlement edge (respecting scale, form and local vernacular styles/materials).
- Pull development back from the listed buildings on Eddy Green Road.

Chapter 3

Sturminster Marshall

Map of settlement showing Stage 2 assessment area boundaries



Location and Description

Sturminster Marshall is a village in east Dorset, eight miles north-west of Poole on the A350 and A31. The River Stour runs along the northern edge of the village. Land surrounding the settlement is gently rolling, and land use is predominantly agricultural, under both pasture and arable cultivation.

Representative Photographs



View north from King's Street



View of St Marys Church from Church Street.

Aerial Extent



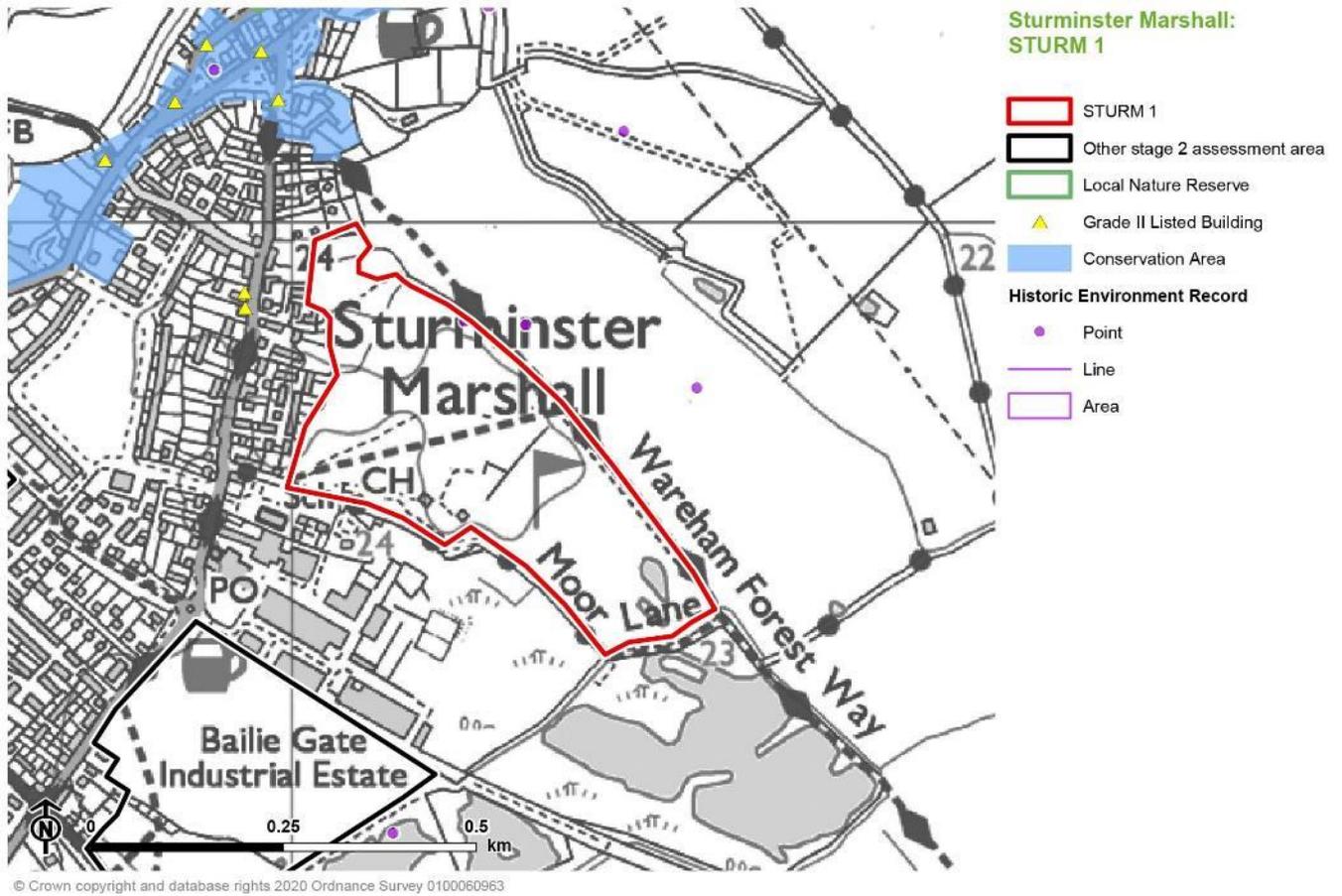
Sturminster Marshall

 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: Sturminster Marshall 1

Map of Stage 2 Assessment Area



Representative photographs



View north-east from Wareham Forest Way footpath on eastern edge of area. Woodland associated with Badbury Rings Iron age Hillfort visible on skyline.



View of club house and semi-natural woodland and grassland within golf course.

Landscape Sensitivity Assessment

Landscape Character Context		
<p>The assessment area is located on the eastern settlement edge of Sturminster Marshall, lying within the River Terrace (north) and Valley Pasture (south) Landscape Character Types. The area comprises flat land – part of the wider Stour floodplain - directly south-west of the Wareham Forest Way long-distance footpath, and to the north-east of Moor Lane.</p>		
Criteria	Description	Sensitivity Score
Physical character (including topography and scale)	<ul style="list-style-type: none"> Flat land lying at 25m AOD, forming part of the wider Stour floodplain. A medium-scale landscape despite its open, flat aspect due to the frequency of small-scale features such as mature trees. 	L-M
Natural character	<ul style="list-style-type: none"> The northern edge of the area comprises rough grassland/scrub with small areas of woodland backing onto housing. The remainder of the area is a golf course with mown fairways lying between bands of woodland, trees and rough grass. It is enclosed by hedgerows with frequent mature trees. A small pond is found in the southern corner of the golf course. 	M
Historic landscape character (<i>please see separate heritage assessment for asset-based information</i>)	<ul style="list-style-type: none"> The HLC identifies the origins of the land here to be possible post-medieval water meadows. There are no designated heritage assets within or immediately adjacent to the landscape. There are some long views to woodland associated with Kingston Lacy (grade II Registered Park & Garden) to the north-east, although views are often limited by vegetation in the foreground. The northern edge of the assessment area lies around 90m south of the Sturminster Marshall Conservation Area. 	L-M
Form, density and setting of existing development	<ul style="list-style-type: none"> The assessment area is undeveloped, except for the clubhouse and a car park associated with the golf course. The north of the landscape forms an immediate rural edge to the east of the settlement, and backs onto the large complex of Bailie Gate Industrial Estate to the south. A footpath through the north of the area connects housing with the Wareham Forest Way. 	M
Views and visual character including skylines	<ul style="list-style-type: none"> Skylines are undeveloped and marked by mature trees which often obscure views. There are occasional views to the Cranborne Chase & West Wiltshire Downs AONB beyond the Stour Valley to the north and east. This includes intermittent views of the wooded skyline of Kingston Lacy and woodland associated with Badbury Rings Iron Age Hill Fort. There are also occasional glimpses of the roofline of Sturminster Marshall (including St Mary's Church tower) and the Bailie Gate Industrial Estate to the south / south-west. Pylons and overhead cables form prominent skyline features in the north-east. 	M
Perceptual and experiential qualities	<ul style="list-style-type: none"> The Wareham Forest Way long-distance recreational route runs adjacent to the eastern boundary of the area. A footpath through the centre of the area connects housing near the school with the Wareham Forest Way. An informal path crosses the area further north. The golf course has an urbanising effect, introducing artificial features to an otherwise naturalistic, rural landscape. Some distant traffic noise can be heard from the area, diluting tranquillity. 	M

Overall Assessment of Landscape Sensitivity				
L	L-M	M	M-H	H
<p>The semi-natural habitats and features associated with the golf course, intervisibility with the wooded skylines of Kingston Lacy and the Cranborne Chase & West Wiltshire Downs AONB and rural character of the area increases the sensitivity of this landscape. Sensitivity is reduced by the managed character of the golf course, which offers little sense of place, as well as the proximity to existing development and limited historic features. This area has overall moderate landscape sensitivity.</p>				

Heritage Sensitivity Assessment

Dorset Historic Landscape Characterisation (HLC) context
<p>The assessment area is characterised almost entirely as post-medieval water meadow, with a small area of settlement at its northern-most 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"> Probably post-medieval extractive pit [MDO41444] <p>Negligible importance</p>
Likely susceptibility to physical change as a result of development
<p>The HER records a post-medieval extractive pit within the assessment area of low importance. This pit and any other unknown buried heritage assets within the assessment area have likely already been removed by the development of the golf course.</p>
Likely susceptibility to setting change as a result of development
<p>Designated assets that are likely to be susceptible to setting change:</p> <ul style="list-style-type: none"> Sturminster Marshall Conservation Area <p>High importance</p> <p>The conservation area lies c.90 m north of the assessment area. It comprises the historic core of the village and many of the buildings within it are listed. The northern tip of the conservation area adjacent to the River Stour, c.380 m north of the assessment area, contains two scheduled monuments close to the Grade II* Church of St Mary. These three assets relate to the medieval core of the village, which appears to be at least Late Saxon in origin, and include the remains of a section of the medieval settlement which became deserted in the 13-14th century. The scheduled deserted medieval settlement also contains some evidence for Mesolithic activity and a potential Neolithic defended site suggesting that this section of the village has acted as a focus of activity in several millennia. Fields lie immediately adjacent to the northern and western parts of the conservation area whereas the south is bordered by later housing associated with southward expansion of the village since the later 20th century. The assessment area is separated from the conservation area by this more recent housing. The rural elements of the conservation area's setting, particularly its connection to the river, contribute to its significance by allowing an understanding of the landscape it historically operated in and the apparent key role of the river. Development of the assessment area would not alter this aspect of the conservation area's setting. Although development of the assessment area would mean that housing is closer to the northern edge of the conservation area than at present (e.g. on the approach into the village from White Mill Bridge) this would not be a marked change in the experience of the asset as modern housing development is already visible from this approach. As such, development of the assessment area is unlikely to cause harm to the conservation area and those designated heritage assets, including the Church of St Mary and the scheduled monument to its west, which lie within it.</p>

Dorset Historic Landscape Characterisation (HLC) context				
Overall assessment of sensitivity of heritage assets to change within the area				
L	L-M	M	M-H	H
The assessment area has low heritage sensitivity due to its prior development as a golf course which is likely to have truncated any buried heritage assets. Although several designated assets lie in proximity to the assessment area development of it is unlikely to have any effect upon them.				

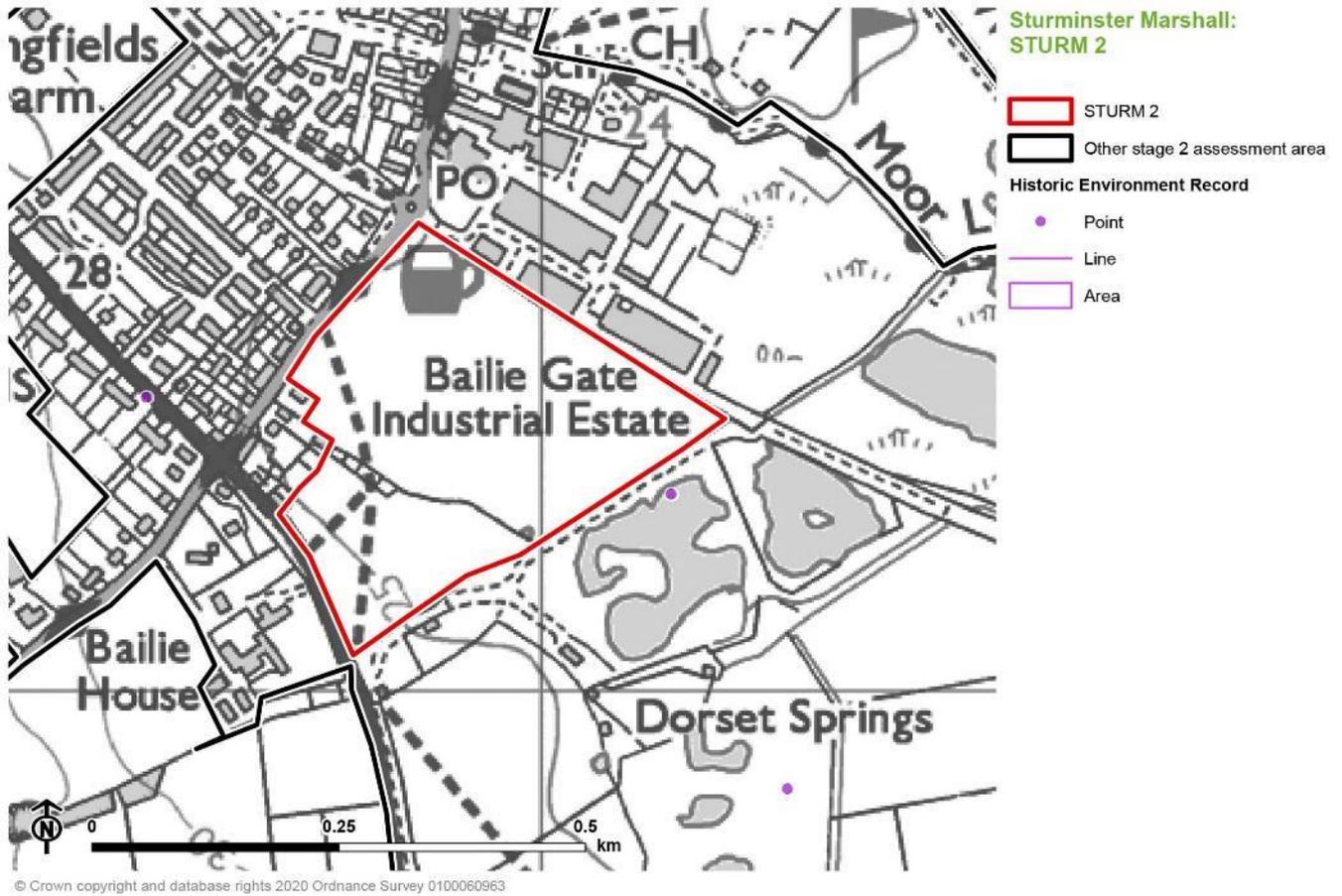
Summary of key sensitivities and guidance for sustainable development

Summary of key sensitivities
<p>The following provides a summary of the key landscape and heritage sensitivities within the assessment area:</p> <ul style="list-style-type: none"> ■ Semi-natural features associated with the golf course including grassland, scrub, bands of woodland and mature trees are important ecological habitats. ■ The undeveloped character of the landscape which provides a backdrop to settlement to the west of the assessment area. ■ Intervisibility with wooded skylines of the Cranborne Chase and West Wiltshire Downs AONB to the north, including the nationally important parkland landscape of Kingston Lacy and Badbury Rings hillfort (scheduled monument). ■ Occasional glimpses to the grade II* listed St Mary's church tower featuring on northerly skylines. ■ The undeveloped landscape which provides a semi-natural setting to important public rights of way including the Wareham Forest Way long-distance recreational route following the assessment area's north-eastern boundary. ■ Presence of Sturminster Marshall Conservation Area and related heritage assets in proximity to the assessment area.

Guidance for sustainable development
<p>Any new development should:</p> <ul style="list-style-type: none"> ■ Maintain and enhance semi-natural features including grassland, scrub, bands of woodland and mature trees as important ecological habitats. ■ Utilise existing woodland and boundary vegetation to help screen development and integrate it into the existing landscape structure. New tree/hedgerow planting associated with development should utilise locally prevalent, climate-resilient species and link with existing habitats. ■ Respect the existing form and density of existing housing adjacent to the area, utilising local vernacular styles/materials in any new development. ■ Protect important visual relationships with the Cranborne Chase & West Wiltshire Downs AONB, including nationally important heritage assets on the ridgeline (e.g. Kingston Lacy registered park and garden and Badbury Rings scheduled monument). ■ Ensure any new development does not obscure existing views to St Mary's Church tower, within the village's conservation area. ■ Preserve the rural and semi-natural setting provided to the north-east of the village, as well as to public rights of way including the Wareham Forest Way long-distance recreational route.

Assessment Area: Sturminster Marshall 2

Map of Stage 2 Assessment Area



Representative photographs



View north-west from the public footpath across arable field to houses on Station Road.



View south from footpath at field boundary to enclosed pasture field with wooded skyline.

Landscape Sensitivity Assessment

Landscape Character Context				
The assessment area lies within the River Terrace Landscape Character Type. The assessment area is on the south-eastern settlement edge of Sturminster Marshall. The area comprises of land directly south-east of Station Road and north-east of the A350, with the north-eastern boundary marked by the Bailie Gate Industrial Estate.				
Criteria	Description			Sensitivity Score
Physical character (including topography and scale)	<ul style="list-style-type: none"> Flat land of approximately 20-25m AOD. Its open, intensively farmed character, with landscape features limited to trees in field boundaries, creates a sense of scale. 			L
Natural character	<ul style="list-style-type: none"> Comprises one intensively farmed arable field and an improved pasture field, enclosed by thick hedgerows/bands of trees on all sides. A small pond is situated within the woodland belt following the area's southern edge. The area adjoins open countryside to the south. Dorset Springs fishing lake is directly adjacent. 			L-M
Historic landscape character (<i>please see separate heritage assessment for asset-based information</i>)	<ul style="list-style-type: none"> The HLC classifies the area as being possible post-medieval piecemeal enclosure. There are no designated heritage assets within or immediately adjacent to the landscape 			L-M
Form, density and setting of existing development	<ul style="list-style-type: none"> The assessment area consists of unsettled intensively farmed land, sandwiched between housing at the south-eastern edge of the settlement and Bailie Gate Industrial Estate. Although directly adjacent, the large buildings of Bailie Gate Industrial Estate are well-screened by mature hedgerows and trees. 			M
Views and visual character including skylines	<ul style="list-style-type: none"> The flat topography and general absence of landscape features means the area itself is not visually prominent. Houses on Station Road have direct views over the fields of this area and wooded skylines beyond to the south. Skylines to the north and north-east are marked by residential properties and parts of the Bailie Gate Industrial Estate, peeping through gaps in hedgerows. Pylons are visible on skylines to the south-east of the assessment area. 			M
Perceptual and experiential qualities	<ul style="list-style-type: none"> A footpath connects through the fields to/from the surrounding housing, linking with the Hardy Way long-distance footpath. The landscape has a strongly rural and agricultural character, although these qualities are affected by traffic noise/movements from the A350 and Station Road. 			L-M
Overall Assessment of Landscape Sensitivity				
L	L-M	M	M-H	H
The flat and low-lying landform, uniform arable land cover, high level of visual enclosure provided by boundary vegetation, and proximity to existing development results in this area having low-moderate landscape sensitivity overall. Sensitivities are presented by important views to wooded skylines to the south and the role of the area as a rural setting to the village.				

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				
There are no designated or non-designated assets within the assessment area.				
Likely susceptibility to physical change as a result of development				
There are no known heritage assets which are likely to be subject to physical change. There could be unknown buried heritage assets within the assessment area, if present these are likely to be removed or truncated by development.				
Likely susceptibility to setting change as a result of development				
There are no heritage assets which are likely to be subject to setting change.				
Overall assessment of sensitivity of heritage assets to change within the area				
L	L-M	M	M-H	H
The heritage sensitivity of the assessment area is low as there are no known heritage assets within the site or assets in proximity to the site which would experience effects due to setting change.				

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 network of hedgerows with frequent mature trees and a small pond, providing locally important habitat and ecological corridors.
- The undeveloped character of the landscape which provides an agricultural setting to existing settlement to the north and west.
- The sense of separation provided by this landscape between development at Bailie Gate Industrial Estate and Bailie Gate Warehouse, west of the A350.
- The recreational opportunities provided by the footpath linking adjacent housing with the Hardy Way long-distance footpath.

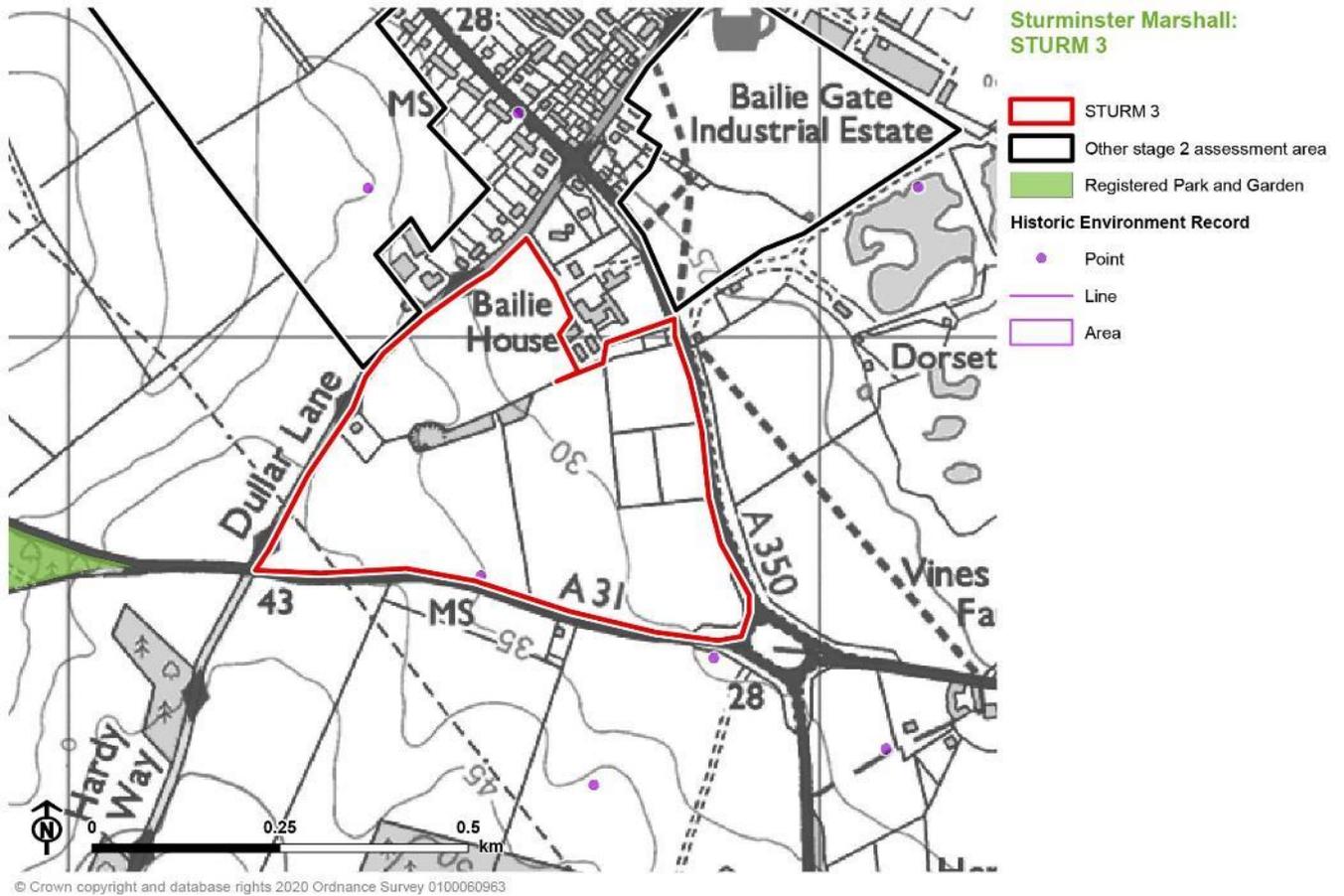
Guidance for sustainable development

Any new development should:

- Retain hedgerows and hedgerow trees which form important habitats, landscape features and ecological corridors in the intensively farmed landscape.
- Utilise the existing woodland and boundary vegetation to help screen development and integrate it into the existing landscape structure.
- Any new tree/hedgerow planting associated with development should utilise locally prevalent, climate-resilient species and link to existing ecological networks.
- Respect the existing form and density of existing housing adjacent to the area, utilising local vernacular styles/materials in any new development.
- Maintain access opportunities provided by the public right of way which crosses the area, connecting to the Hardy Way and wider countryside.

Assessment Area: Sturminster Marshall 3

Map of Stage 2 Assessment Area



Representative Photographs



View south-west from Dullar Lane to undeveloped wooded skylines.



View north-east from Dullar Lane to the settlement edge of Sturminster Marshall.

Landscape Sensitivity Assessment

Landscape Character Context				
The assessment area lies within the River Terrace (east) and Chalk Valley and Downland (west) Landscape Character Types. It is located on the southern settlement edge of Sturminster Marshall, comprising an almost triangular area of land between the A31 (south), A350 (east) and Dullar Lane (west).				
Criteria	Description			Sensitivity Score
Physical character (including topography and scale)	<ul style="list-style-type: none"> Land is gently rising to the west between 30-40m AOD, with the highest point in the south-west. Fields are small-medium in scale. 			L-M
Natural character	<ul style="list-style-type: none"> The area comprises three arable fields, enclosed by thick hedgerows. The eastern-most field is sub-divided into pony paddocks. A band of broadleaved woodland is found across the centre of the area, dividing fields. Open arable fields surround the area to the south, west and east. 			M
Historic landscape character (<i>please see separate heritage assessment for asset-based information</i>)	<ul style="list-style-type: none"> The HLC characterises the western part as piecemeal post-medieval enclosures and fields in the east as planned enclosures of modern origin. There are no designated heritage assets within the assessment area, although there are visual connections with the woodland of grade II* registered Charborough Park to the west. 			M
Form, density and setting of existing development	<ul style="list-style-type: none"> This landscape immediately adjoins the southern limits of Sturminster Marshall. To the north-east is Bailie House Warehouse (retail outlet) and other detached properties, which are well screened by trees and woodland. 20th century detached properties along the northern side of Dullar Lane overlook the western half of the area, although views are largely screened by hedgerows. The A31 and A350 mark the southern and eastern edges of the assessment area respectively. 			M
Views and visual character including skylines	<ul style="list-style-type: none"> The skylines of the assessment area are undeveloped and marked by woodland and hedgerows with many mature trees, creating some sense of enclosure. A pylon route crosses the south-western corner, forming a man-made element in an otherwise rural landscape. Open views to the west are marked by woodland of the grade II* registered Charborough Park. There are some views to the south-east of woodland associated with Henbury Plantation. Thick hedgerows restrict views into the area, especially along the A31 and A350. 			M
Perceptual and experiential qualities	<ul style="list-style-type: none"> The landscape has a strongly rural character, although it is impacted upon by traffic noise from the surrounding main roads. The enclosed character of the area creates a sense of separation from the existing settlement. The Hardy Way long-distance recreational route follows the western edge of the area along Dullar Lane. 			M
Overall Assessment of Landscape Sensitivity				
L	L-M	M	M-H	H
Key sensitivities of the landscape include the gently sloping landform, semi-natural features including hedgerows and woodland, the undeveloped character of the area, and the rural setting and skyline it provides to Sturminster Marshall. Sensitivity is reduced by traffic noise, the strong visual enclosure of the area and the influence of development on the southern edge of Sturminster Marshall. On balance, this area has overall moderate landscape sensitivity				

Heritage Sensitivity Assessment

Dorset Historic Landscape Characterisation (HLC) context
The western half of the assessment area is post-medieval enclosure, and the eastern half is modern enclosure.
Description and significance of heritage assets present
There are no designated assets within the search area. Non-designated asset within the assessment area:
<ul style="list-style-type: none"> ■ Post-medieval milestone [MDO6184] <p>Low importance</p>
Likely susceptibility to physical change as a result of development
The only heritage asset that the HER records within the assessment area is a 19 th century milestone. If there are any buried heritage assets within the assessment area, these would be removed by development. An archaeological investigation [EWX1958] is recorded at the south-eastern corner of the assessment area which indicates archaeological sensitivity.
Likely susceptibility to setting change as a result of development
Designated assets that are likely to be susceptible to setting change:
<ul style="list-style-type: none"> ■ Charborough Park – grade II* registered park and garden [1000713] <p>High importance</p> <p>The park is an extensive multi-period designed landscape. It forms the grounds of Charborough Park, a Grade I listed country house, which lies at the centre of the park c.1.5 km (c.0.9 miles) inside the park boundary. The northern edge of the park, adjacent to the A31 is defined by a long brick wall which has several openings for routes into the park. The key openings into the park from the northern side have ornate gateways, known as the Lion Gate and Stag Gate, which are grade II listed buildings in their own right. Away from the formal gardens around the core buildings, the park is an informal parkland consisting of lawns, woods and plantation. Much use is made of plantations, in combination with the park wall, to screen visibility of the park interior, particularly the core buildings, from the A31. This means that the interior of the park is only briefly glimpsed when passing by the Lion Gate and Stag Gate. This reflects the intention of the designers and owners in using the landscape design to underscore the status of the owners by underlining the restricted and private nature of their home and its grounds. There appears to be limited use in the park design of features in the landscape beyond the park and it appears a very insular design with plantation at the park edges limiting views of the surrounding landscape. The setting of the park is entirely rural and the majority of the land bordering it is in use as fields. It is likely that the majority of land around the park was farmed from this estate so has a functional relationship with the park. The park's setting places it within a rural landscape similar to that which would have supported it and allowed the construction and maintenance of such an extensive park. It also allows appreciation of the restricted and private nature of the park. Recent housing development at the southern end of Sturminster Marshall lies c.500m north-east of the eastern tip of the park. The presence of this housing does not affect appreciation of the park in its setting. The assessment area lies c.150m east of the eastern tip of the park and development of it would bring the built-up extent of Sturminster Marshall closer than at present. Whilst this may convert fields functionally related to the park to housing, this would not undermine the imposing presence of the park in the landscape and the way this is experienced and appreciated and it is unlikely that harm would arise to the asset.</p>
<ul style="list-style-type: none"> ■ Lion Gate – grade II listed [1120058] <p>High importance</p> <p>The Lion Gate is the key entrance into Charborough Park. It is 19th century in date and is in the form of a Roman triumphal arch, surmounted with a lion statue. It is the only place along the park wall where those travelling past can now see clearly into the core of the park and was designed to be an imposing and impressive entrance from where the character of the park would begin to be unveiled to visitors. The driveway from the gate initially takes a straight route from the gate through the park and then takes sinuous course to wind through woods near the house before finally</p>

Dorset Historic Landscape Characterisation (HLC) context				
<p>revealing the house. The assessment area lies c.650m east of the gate. The assessment area would be behind anyone moving westwards along the A31 toward the Lion Gate so would not factor in the experience of the asset. When moving eastwards along the A31 it is possible that development at the assessment area would be visible but this would be as a clearly separate element to the park. This would not disrupt the experience of the gate as an imposing entranceway. As development of the assessment area would not meaningfully affect experience of the asset it is unlikely that harm would be caused.</p>				
Overall assessment of sensitivity of heritage assets to change within the area				
L	L-M	M	M-H	H
<p>The sensitivity of the assessment area is low despite it lying close to two designated heritage assets, Charborough Park and its associated Lion Gate, so development has the potential to change the settings of these assets. Change in the setting of these assets that might be caused by development of the assessment area is considered unlikely to cause harm to the assets or meaningfully affect the experience of them. The assessment area also has some potential for hitherto unrecorded 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:

- Thick hedgerows between fields and a narrow band of mature woodland in the centre of the assessment area form an important habitat network and create a naturalistic character.
- The rural perceptual qualities of the assessment area, due to a lack of development and agricultural land uses.
- The limited association with the existing settlement edge of Sturminster Marshall, due to mature hedgerow boundaries screening views.
- Two designated heritage assets, Charborough Park (grade II* registered park and garden) and its associated Lion Gate (grade II listed building), which lie close to the assessment area.

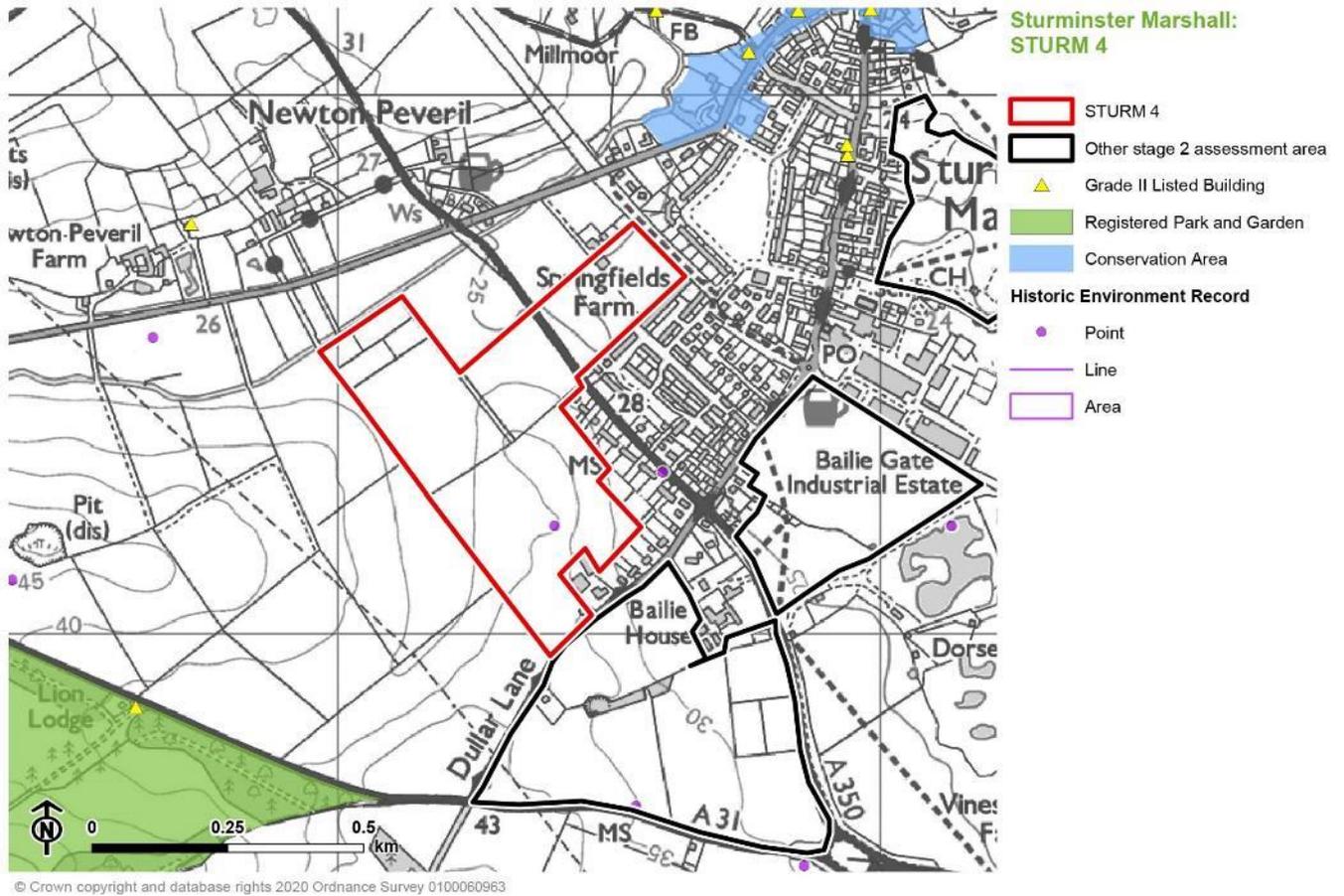
Guidance for sustainable development

Any new development should:

- Retain the thick hedgerows and hedgerow trees which form ecological corridors and visually screen development in the landscape.
- Maintain the undeveloped skylines which provide a rural setting to Sturminster Marshall and Charborough Park. Use existing or plant new trees and woodland (of local provenance and with climate resilience) to screen intervisibility between new development and these sensitive areas.
- Limit any new development to the lower-lying north and north-east of the area, which is well enclosed and has stronger association with the existing settlement edge.
- Preserve the overall role of the landscape as a rural edge to the south of Sturminster Marshall.
- Development could be pulled back from Dullar Lane to limit setting change for heritage assets to the west.

Assessment Area: Sturminster Marshall 4

Map of Stage 2 Assessment Area



Representative Photographs



View north-west from Railway Drive across an arable field with hedgerows and hedgerow trees.



View north from Dullar Lane across arable fields with wooded skylines of Charborough Park on the horizon.

Landscape Sensitivity Assessment

Landscape Character Context		
<p>The assessment area lies within the River Terrace (south), Chalk River Valley Floor (north) and Chalk Valley & Downland (south-west corner) Landscape Character Types. The assessment area is on the south-western settlement edge of Sturminster Marshall. The area is made up of land to the south of Newton Road and north-west of Dullar Lane, with the eastern boundary defined by the settlement edge of Sturminster Marshall.</p>		
Criteria	Description	Sensitivity Score
Physical character (including topography and scale)	<ul style="list-style-type: none"> Land is generally flat or gently undulating, (reaching 35m AOD) as part of the wider floodplain of the River Winterbourne which forms the northern boundary of the area. The large, open landscape is emphasised by the large, regular field patterns and general absence of internal field boundaries. Hedgerows introduce human scale features around field boundaries. 	L-M
Natural character	<ul style="list-style-type: none"> Land use is a mixture of arable and grassland cultivated for hay. Fields in the north-west are subdivided for horse grazing. External field boundaries are generally marked by thick hedgerows, which add natural character to the intensively farmed landscape. A linear band of rough grassland/scrub marks a former field boundary across the large field in the south. Field edges also include rough grassland/scrub. 	L-M
Historic landscape character (<i>please see separate heritage assessment for asset-based information</i>)	<ul style="list-style-type: none"> Fields are identified in the HLC to be post-medieval planned enclosures. There are no designated heritage assets in the area. There is some intervisibility with woodland associated with the grade II* listed registered park and garden Charborough Park, which lies around 700m to the south-west of the assessment area. The assessment area lies less than 200m south of the Sturminster Marshall Conservation Area, however intervisibility is screened by settlement along Churchill Close and mature vegetation associated with the former railway line. 	L-M
Form, density and setting of existing development	<ul style="list-style-type: none"> The landscape wraps around the south-western part of Sturminster Marshall, continuing as open countryside beyond to the south and west. It provides a sense of separation between Sturminster Marshall and the small hamlet of Newton Peveril in the north-west. The gardens of 20th century housing estates back onto the assessment area to the east and south-east. A band of woodland lies between houses along Churchill Close. Springfields Farm lies to the north-east, surrounded by mature trees. The A350 crosses through the north-eastern part of the area. 	M-H
Views and visual character including skylines	<ul style="list-style-type: none"> Skylines within the assessment area are open, marked by hedgerow vegetation. It is directly overlooked by housing from the south and east on Railway Drive and Park Lea. The area provides a rural backdrop to properties on these estates. Long views to the south-west are marked by the woodland and deer park of the grade II* registered Charborough Park. Views from Dullar Lane are open and elevated with views down towards Newton Road. The south-eastern edge of the area is elevated and more prominent than lower-lying parts in the north. 	M

Landscape Character Context				
Perceptual and experiential qualities	<ul style="list-style-type: none"> ■ The landscape has a strong rural, farmed character despite being directly adjacent to residential development. ■ The A350 running through the north-east of the area, as well as the nearby A31 to the south introduce traffic noise and movement into the landscape. 			M
Overall Assessment of Landscape Sensitivity				
L	L-M	M	M-H	H
<p>On balance the assessment area has overall moderate landscape sensitivity, with sensitivities presented by its role as an immediate rural setting to the village (overlooked by existing housing), its intervisibility with Charborough Park and the sense of separation it provides between Sturminster Marshall and Newton Peveril. Sensitivity is limited by its flat landform and uniform [arable] landcover, the absence of designated heritage assets in the area, and traffic noise from nearby roads which dilutes levels of tranquillity.</p>				

Heritage Sensitivity Assessment

Dorset Historic Landscape Characterisation (HLC) context
The assessment area is entirely within an area of post-medieval enclosure.
Description and significance of heritage assets present
<p>There are no designated assets within the assessment area.</p> <p>Non-designated asset within the assessment area:</p> <ul style="list-style-type: none"> ■ Roman occupation site [MDO6149] <p>Uncertain importance</p>
Likely susceptibility to physical change as a result of development
The HER records a site of a Roman occupation within the assessment area, but without more evidence the importance of this asset is uncertain. If there are any unknown buried heritage assets within the assessment area then these would likely be removed by development.
Likely susceptibility to setting change as a result of development
<p>Designated assets that are likely to be susceptible to setting change:</p> <ul style="list-style-type: none"> ■ Newton Peverill Manor and Forecourt Walls – grade II listed [1323550] <p>High importance</p> <p>This manor house dates from the 18th century. It lies in a small formal garden sited between two farmsteads, Newton Farm to the east and Newton Peveril Farm to the west, c.310m north of the River Winterbourne. It is approached along a short driveway from the road which runs through fields. The manor and farms lie within fields, many of which have mature hedges as boundaries, and those immediately south of the manor have mature trees at their southern (roadside) edge. The manor will have historically functioned as the centre of an estate and Newton Peveril Farm, likely to have been the main farmstead associated with the manor, lies 70m to its south-west. This setting contributes to the significance of the manor by allowing its role as a residence and rural estate centre to be understood and the relationship to Newton Peveril Farm is likely to be important in understanding this. This relationship is best appreciated when at or in the vicinity of the asset, particularly when approaching it along its drive. The asset's setting also places in a rural landscape similar to that which will have historically supported it. Aside from recent agricultural buildings at both farms, there is currently limited visibility of modern development in the context of the asset. The assessment area lies c.310m to the south-east, on the opposite side of the Winterbourne, and development of it would convert some fields in the vicinity of the asset to housing. Development at the assessment area will not be visible in the context of the asset when approaching it, particularly from along its drive, and is not likely to be seen clearly from the asset due to relative positions of the asset and assessment site and the presence of intervening vegetation. The presence of development at the assessment area would not fundamentally affect the aspects of the asset's setting which contribute to, or allow appreciation of, its significance. As such development of the assessment is unlikely to give rise to harm.</p> <ul style="list-style-type: none"> ■ Charborough Park - grade II* registered park and garden [1000713], and associated Lion Gate, grade II listed [1120058] <p>High importance</p> <p>The park is an extensive multi-period designed landscape. It forms the grounds of Charborough Park, a grade I listed country house, which lies at the centre of the park c.1.5 km inside the park boundary. The northern edge of the park, adjacent to the A31 is defined by a long brick wall which has several openings for routes into the park. The key openings into the park from the northern side have ornate gateways, known as the Lion Gate and Stag Gate, which are grade II listed buildings in their own right. Away from the formal gardens around the core buildings, the park is an informal parkland consisting of lawns, woods and plantation. Much use is made of plantations, in combination with the park wall, to screen visibility of the park interior, particularly the core buildings, from the A31. This means that the interior of the park is only briefly glimpsed when passing by the Lion Gate and Stag Gate. This reflects the intention of the designers</p>

Dorset Historic Landscape Characterisation (HLC) context

and owners in using the landscape design to underscore the status of the owners by underlining the restricted and private nature of their home and its grounds. There appears to be limited use in the park design of features in the landscape beyond the park and it appears a very insular design with plantation at the park edges limiting views of the surrounding landscape. The setting of the park is entirely rural and the majority of the land bordering it is in use as fields. It is likely that the majority of land around the park was farmed from this estate so has a functional relationship with the park. The park's setting places it within a rural landscape similar to that which would have supported it and allowed the construction and maintenance of such an extensive park. It also allows appreciation of the restricted and private nature of the park.

The Lion Gate is the key entrance into Charborough Park. It is 19th century in date and is in the form of a Roman triumphal arch, surmounted with a lion statue. It is the only place along the park wall where those travelling past can now see clearly into the core of the park and was designed to be an imposing and impressive entrance from where the character of the park would begin to be unveiled to visitors. The driveway from the gate initially takes a straight route from the gate through the park and then takes sinuous course to wind through woods near the house before finally revealing the house. When leaving the park via the Lion Gate, the rural setting of the park can be appreciated from the straight section of the drive, framed by the gate, and underlines the contrast between the aesthetic design of the park and the fields beyond.

Recent housing development at the southern end of Sturminster Marshall lies c.760m north-east of the eastern tip of the park. The presence of this housing does not affect appreciation of the park in its setting. The assessment area lies, at closest, c.460m east of the eastern tip of the park and development of it would bring the built-up extent of Sturminster Marshall closer than at present. Whilst this may convert fields functionally related to the park to housing, this would not undermine the imposing presence of the park in the landscape and the way this is experienced and appreciated for those travelling along the A31. The assessment area lies c.670m north-east of the Lion Gate and it is possible that development at the assessment area would be visible on the horizon, beyond fields, when moving out of the park along the straight section of the drive. This may undermine the experience of this part of the park as set within its supporting rural landscape and change the way in which the Lion Gate would function as a device which frames this experience. It is likely that this would be harmful but may not constitute substantial harm since it would affect only one aspect of the experience of the park and the gate and leave the experience of arrival into the park unaltered.

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

L	L-M	M	M-H	H
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The sensitivity of the assessment area is moderate as it lies close to three designated heritage assets so development has the potential to change the settings of these assets. Change in the setting of Charborough Park and its associated Lion Gate that might be caused by development of the assessment area is considered likely to cause some harm to these through affecting the way they are experienced. The assessment area also contains buried heritage assets of Roman date and has some potential for hitherto unrecorded buried heritage assets. It has therefore been judged as having a **moderate-high** heritage sensitivity overall.

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 role the landscape plays in contributing to the sense of separation between Sturminster Marshall and the hamlet of Newton Peveril to the north-west.
- Remaining hedgerow boundaries which provide ecological corridors within the intensively farmed landscape.
- The unsettled agricultural character of the landscape, with open undeveloped skylines marked by some mature hedgerows.
- Its role as a rural backdrop to properties on the western settlement edge of Sturminster Marshall.
- Expansive views due to the flat and open landscape, including to the grade II* registered Charborough Park.

Guidance for sustainable development

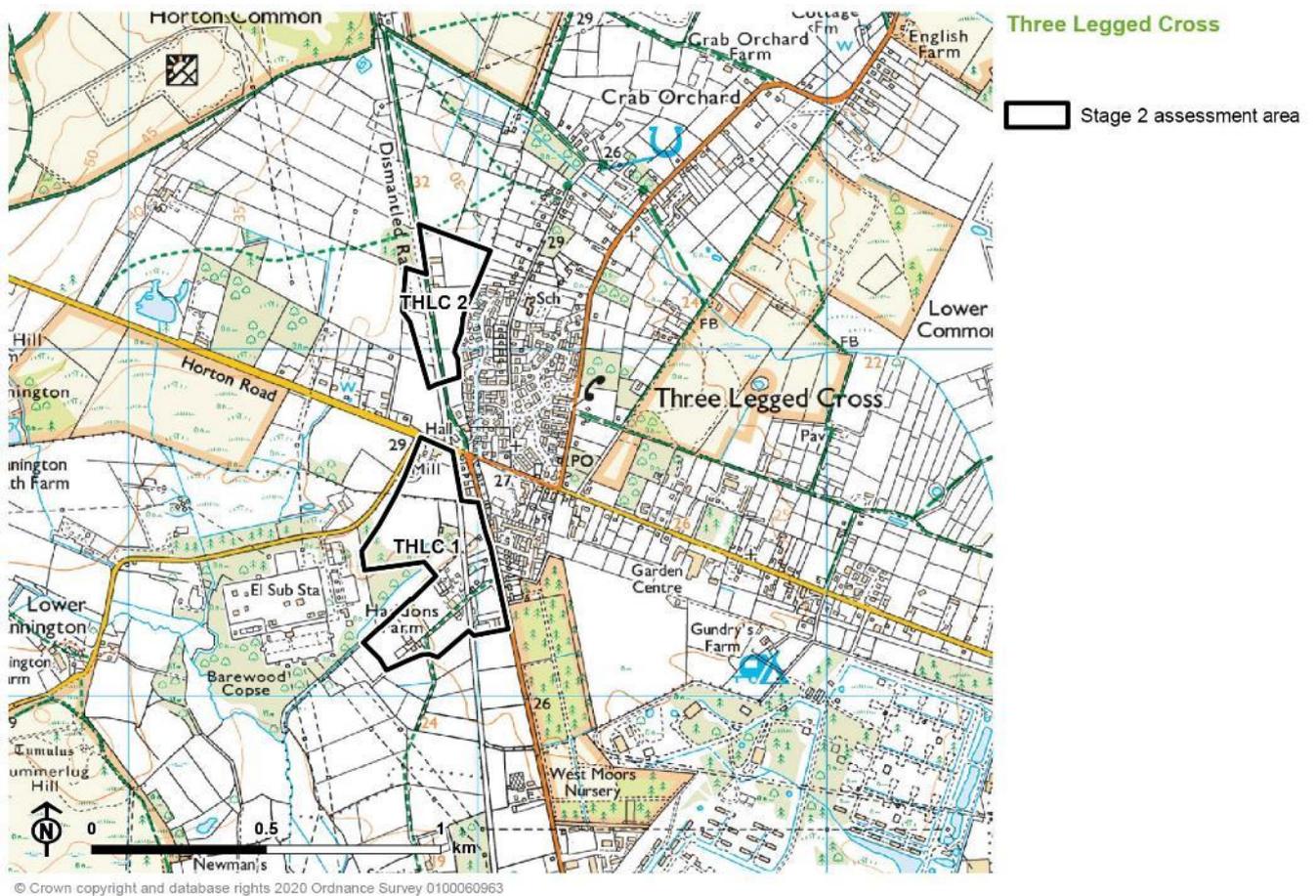
Any new development should:

- Connect any new development to the existing settlement edge of Sturminster Marshall, avoiding significant spread into the open fields to conserve the village's rural setting, and maintain the gap between Sturminster Marshall and Newton Peveril.
- Retain and enhance hedgerows as important ecological corridors, with new planting connecting to the existing network using locally prevalent, climate resilient species.
- Preserve the undeveloped skylines and rural setting provided to Sturminster Marshall by using existing and new hedgerow/tree planting to screen new development.
- Protect important views across the open landscape and beyond, particularly those associated with Charborough Park.
- Limit development at the northern extent of the assessment area to preserve the setting of Newton Peverill Manor and Forecourt Walls.
- An archaeological investigation should be undertaken to confirm the nature and extent of any Roman buried heritage assets.

Chapter 4

Three Legged Cross

Map of settlement showing Stage 2 assessment area boundaries



Location and Description

Three Legged Cross is a small village in east Dorset, 10 miles north of Bournemouth. It is surrounded mainly by areas of heathland and deciduous woodland, apart from a small coniferous plantation directly to the south. The surrounding land use is predominantly arable fields and grazing pasture, with some horse paddocks.

Representative photographs



View south along Church Road from near the school, showing properties set in well-vegetated gardens.



View north-west from the junction of Verwood Road with Ringwood Road, showing an isolated shop.

Aerial Extent



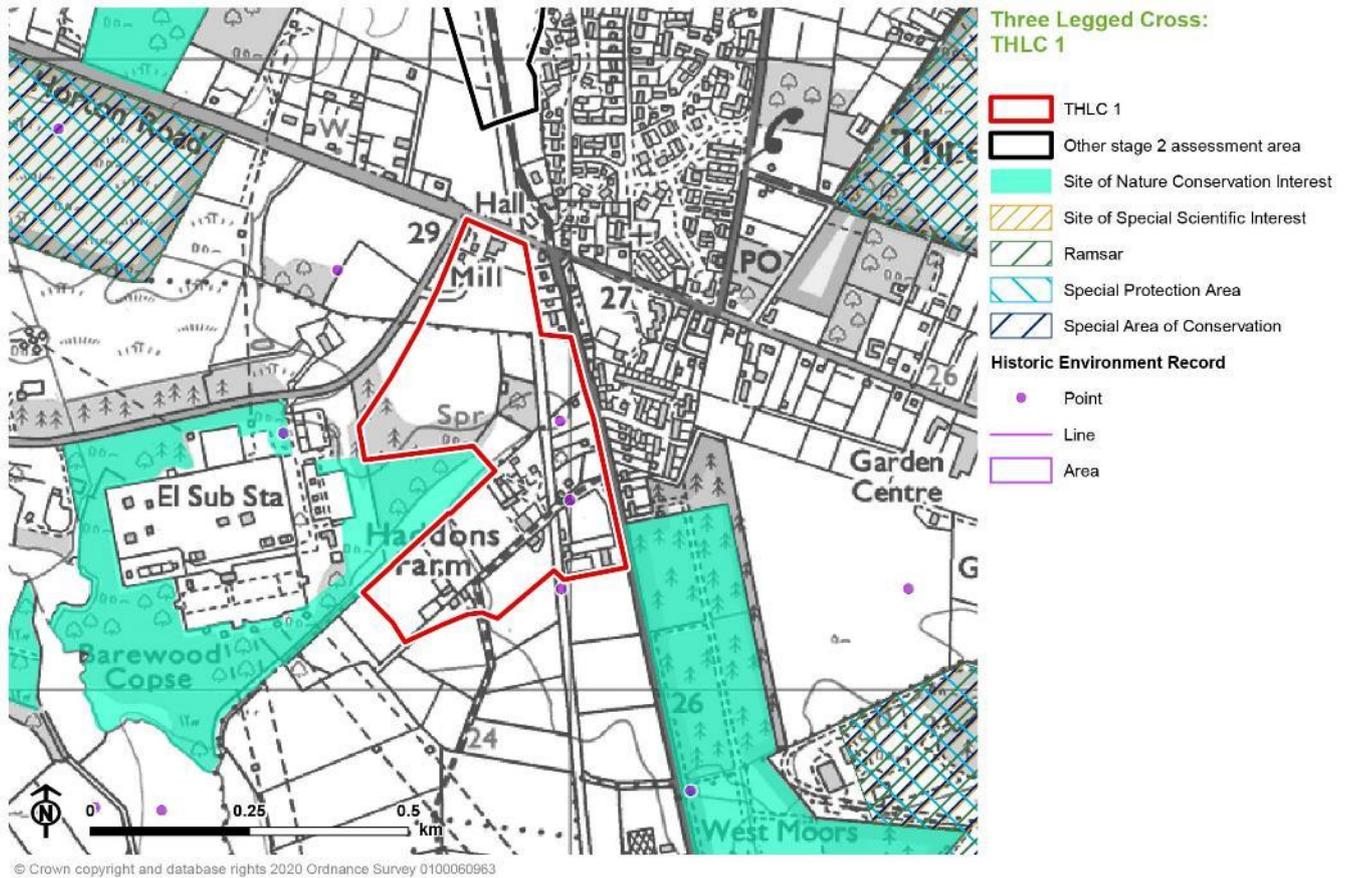
Three Legged Cross

 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: Three Legged Cross 1

Map of Stage 2 Assessment Area



Representative Photographs



View north from the public footpath crossing the south of the assessment area showing an overgrown field.



View west into assessment area from a gateway along the B3072, showing pasture fields with in-field trees.

Landscape Sensitivity Assessment

Landscape Character Context		
<p>The assessment area is within the Heath/Farmland Mosaic Landscape Character Type. It is bound by Horton Road to the north, West Moors Road (B3072) to the east, and Holt Road to the west. It is adjacent to Mannington Electricity Substation and SNCI.</p>		
Criteria	Description	Sensitivity Score
Physical character (including topography and scale)	<ul style="list-style-type: none"> Land is generally flat, lying between 25m and 30m AOD. Fields are small-scale and separated by a mixture of post and wire fences and mature hedgerows with frequent hedgerow trees creating a sense of enclosure. 	L-M
Natural character	<ul style="list-style-type: none"> Land use is split between pasture and horse grazing paddocks, with an outdoor exercise arena. Many of the fields in the south appear to be overgrown. There is a small area of traditional orchard (priority habitat) in the south-east. Deciduous trees line field/road boundaries give the area a well-wooded character. The large area of pasture in the north is partly broken up by strips of mature broadleaf deciduous trees. Mannington Sub Station SNCI (mixed woodland) provides a buffer between the assessment area and the adjacent electricity substation. The Nursery SNCI, lies to the east of the assessment area, providing a habitat linkage through to the internationally designated Dorset Heathlands beyond. 	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 a mix of medieval, post-medieval and modern origin. There are no designated heritage assets within or close to the assessment area. 	L-M
Form, density and setting of existing development	<ul style="list-style-type: none"> The assessment area is located at the south-western edge of Three Legged Cross, between West Moors Lane and an electricity sub-station. It provides an immediate rural edge to the village, with a number of detached dwellings backing onto the landscape, surrounded by mature trees/vegetation. A mini-bus depot is located to the south, while the north includes a small warehouse at Mannington Sawmills. A cluster of farm buildings lies in the south-western corner of the landscape (Haddons Farm), surrounded by thick hedgerows and mature trees. 	L-M
Views and visual character including skylines	<ul style="list-style-type: none"> Skylines are undeveloped and well wooded. There are occasional views of pylons and overhead cables. Views into and out of the area are limited by the dense hedgerows and mature trees. 	L-M
Perceptual and experiential qualities	<ul style="list-style-type: none"> The area has a rural character away from the main settlement, although some traffic noise is apparent. Fields in the south have been strongly influenced by industry along Haddons Drive and many of the fields have an overgrown, disused character. A public footpath runs through the area, linking the village to surrounding countryside and Holt Heath to the south-west. 	L-M

Overall Assessment of Landscape Sensitivity				
L	L-M	M	M-H	H
<p>The landscape's role as an immediate rural edge to the village and setting to surrounding properties, presence of semi-natural features including thick hedgerows and frequent mature trees, areas of small-scale medieval fields and proximity to locally designated habitats connecting to the Dorset Heathlands present sensitivities to development. However, the slightly overgrown and disused character of parts of the south of the area, its low visual prominence with screening provided by existing mature hedgerow and tree cover, combined with the influence of traffic noise reduce overall levels of landscape sensitivity to low-moderate.</p>				

Heritage Sensitivity Assessment

Dorset Historic Landscape Characterisation (HLC) context				
<p>The eastern half of the assessment area is taken up by the settlement of Three Legged Cross. The centre of the assessment area is defined as modern clearance, the northern and southern extent as post-medieval to modern clearance.</p>				
Description and significance of heritage assets present				
<p>There are no designated heritage assets within the assessment area.</p> <p>There are HER entries within the site assessment area (findspot of a Mesolithic tranchet axe [MDO6193]; post medieval or early 20th century cultivation marks [MDO39909]) but these are unlikely to constitute non-designated heritage assets.</p>				
Likely susceptibility to physical change as a result of development				
<p>The HER records cultivation marks and the findspot of a Mesolithic axe within the assessment area. The axe indicates human activity in the vicinity of the assessment area during the Mesolithic but, as it is a single find rather than a concentration of material of this date, it is unclear whether there would be any contemporary buried heritage assets (i.e. archaeological deposits). If present, any related buried heritage assets would be removed or truncated by development. The cultivation marks are recent in date and likely to be typical of agricultural practices in the area during that period. As such, they have very limited significance and are unlikely to constitute heritage assets.</p>				
Likely susceptibility to setting change as a result of development				
<p>There are no heritage assets that would be susceptible to setting change as a result of development.</p>				
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 low heritage sensitivity. This is as there are no recorded heritage assets within or near the assessment area but some, limited, potential for buried heritage assets of prehistoric date.</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:

- Proximity to locally designated wildlife sites (Mannington Sub Station SNCI to the west and The Nursery SNCI to the south-east), which provide ecological links to the nationally and internationally designated habitats of the Dorset Heathlands beyond.
- Mature hedgerows and frequent trees which contribute to the landscape's natural character, create wooded skylines and integrate existing development into its landscape setting.
- Remnant medieval field patterns which create a sense of time-depth in the landscape.
- The wooded setting the assessment area provides to the existing settlement edge and the public footpath crossing the southern extent of the assessment area – an important access route from the village to the countryside and heathland sites beyond.
- The potential for buried prehistoric heritage assets.

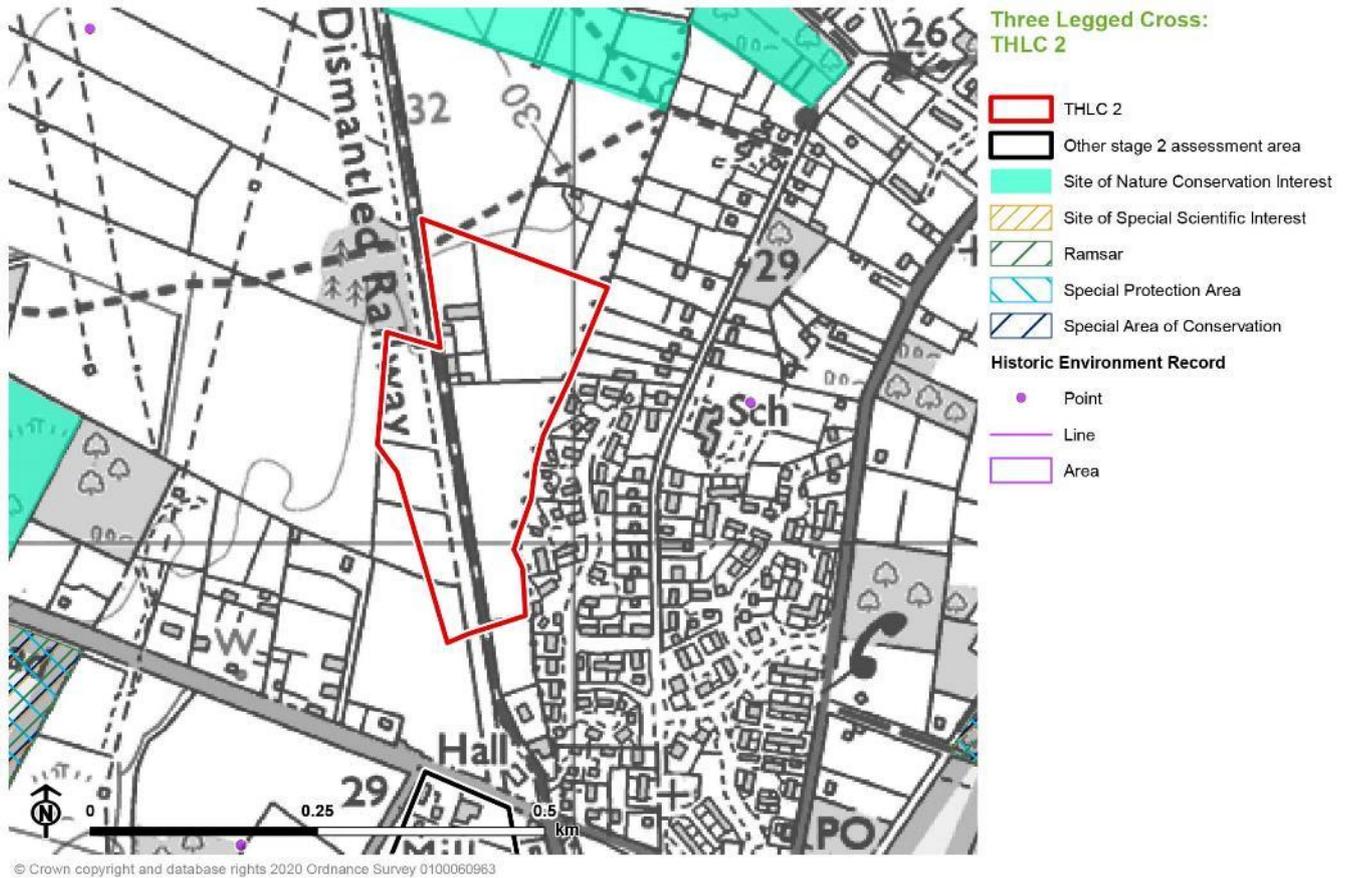
Guidance for sustainable development

Any new development should:

- Utilise the screening effects of existing dense hedgerows and frequent mature trees, incorporating new, connected lengths as boundaries around or within any new development. Any new planting should use climate-resilient species of local provenance.
- Protect and conserve exiting semi-natural features including hedgerow boundaries and mature trees which contribute to the historic landscape structure and natural character.
- Respect the role the assessment area plays in the wider setting of surrounding areas of nature conservation significance and ensure that any new development does not degrade their value as an ecological resource.
- Ensure that new development is of an appropriate scale to match existing settlement in Three Legged Cross. Where possible development should be sited in association with the existing settlement edge, to avoid a significant change to the overall form and scale of the village.
- Ensure new development does not detract from the well-wooded setting the assessment area provides to the existing settlement edge.
- Retain the access and recreational value of the public footpath crossing through the south of the assessment area.
- Archaeological fieldwork could confirm the presence of any prehistoric buried heritage assets.

Assessment Area: Three Legged Cross 2

Map of Stage 2 Assessment Area



Representative photographs



View south-east from the bridleway across hay fields towards the settlement edge of Three Legged Cross.



View south along the bridleway following the route of the dismantled railway line, showing existing isolated dwellings within the assessment area.

Landscape Sensitivity Assessment

Landscape Character Context				
<p>Located to the west of Three Legged Cross, the assessment area is within the Heath/Farmland Mosaic Landscape Character Type. It is bound by properties on Albany Drive to the east, and the rest of the surrounding land is arable and pasture farmland. Horton Road runs to the south of the area.</p>				
Criteria	Description	Sensitivity Score		
Physical character (including topography and scale)	<ul style="list-style-type: none"> Land is generally flat and is between 25m and 30m AOD. High levels of tree cover and small fields create a small-scale landscape. Fields are small-medium sized and bound by hedgerows with mature trees. Some fields are further divided into smaller grazing paddocks with post and wire fences. 	L-M		
Natural character	<ul style="list-style-type: none"> Land use is mainly pasture, with some horse grazing and hay meadows. There is a strip of deciduous woodland (priority habitat) running north-south through the centre of the area, following the route of the dismantled railway line (now a bridleway). This woodland continues as an ecological corridor to Horton Common (part of the Dorset Heathlands) in the north. 	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 to modern origin. There are no designated heritage assets within or adjacent to the area. 	L		
Form, density and setting of existing development	<ul style="list-style-type: none"> The landscape forms an immediate rural edge to the north-west of the village (comprising a 20th century housing estate), with open farmland beyond. The area is unsettled apart from some isolated properties in the north. Properties on Albany Drive in the east back onto the assessment area, with some gardens overlooking the fields. 	M		
Views and visual character including skylines	<ul style="list-style-type: none"> Views are generally short, to the next field boundary, and restricted by vegetation. Skylines are undeveloped and well wooded, with occasional views to the settlement edge to the east. Pylons are visible from the north of the assessment area. 	L		
Perceptual and experiential qualities	<ul style="list-style-type: none"> A bridleway runs north-south through the area, following the old railway line, linking the village to Horton Common and Readman's Hill. A footpath crosses the northern tip of the area. This is a strongly rural, agricultural landscape with naturalistic qualities provided by dense tree cover. Some traffic disturbance is apparent in the south of the area near the B3072. 	M		
Overall Assessment of Landscape Sensitivity				
L	L-M	M	M-H	H
<p>Overall, this landscape is assessed as low-moderate sensitivity, due to its flat topography, screening provided by existing tree/woodland cover, absence of designated heritage assets and proximity to existing housing in the east. Sensitivities are presented by the landscape's role as part of the rural setting and containment to the village, its largely undeveloped and strongly agricultural character, important woodland habitats and hedgerow network and the recreational value of the bridleway following the disused railway line.</p>				

Heritage Sensitivity Assessment

Dorset Historic Landscape Characterisation (HLC) context				
The western and northern thirds of the assessment area are characterised as modern clearance, and the eastern third as post-medieval to modern enclosure.				
Description and significance of heritage assets present				
There are no designated or non-designated heritage assets within the assessment area.				
Likely susceptibility to physical change as a result of development				
There are no heritage assets that are susceptible to physical change.				
Likely susceptibility to setting change as a result of development				
There are no heritage assets that are susceptible to setting change.				
Overall assessment of sensitivity of heritage assets to change within the area				
L	L-M	M	M-H	H
The heritage sensitivity of the assessment area is low , as development within it is unlikely to result in physical or setting change to any known heritage 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 area's largely undeveloped and rural character, providing part of the north-western rural edge to Three Legged Cross and linking to open countryside beyond.
- Frequent deciduous trees, the band of priority woodland habitat following the disused railway line and mature hedgerows which contribute to the rural character of the area and screen existing development within and nearby.
- The recreational value of the bridleway connecting the village with Horton Common beyond to the north.

Guidance for sustainable development

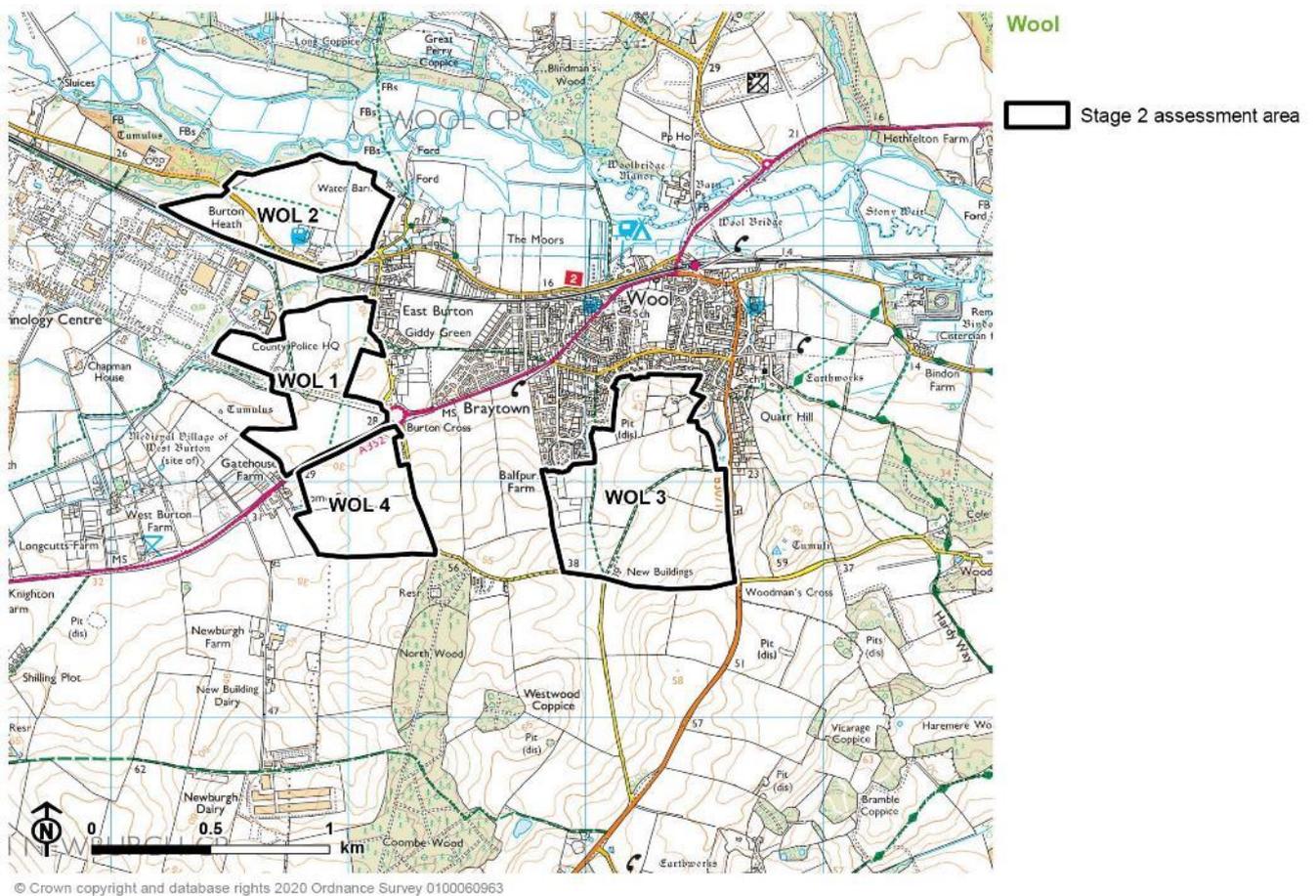
Any new development should:

- Be linked and integrated with the existing settlement edge to the east, avoiding the further spread of development away from the village core of Three Legged Cross (protecting its rural setting and containment).
- Utilise the screening effects of existing dense hedgerows, trees and woodland, incorporating new, connected lengths as boundaries around or within any new development. Any new planting should use climate-resilient species of local provenance.
- Ensure any new development does not impact on the important ecological corridor provided by the deciduous woodland following the former railway line.
- Protect and enhance the recreational value of the bridleway linking the village and Horton Common.
- Conserve the overall rural and agricultural characteristics of the landscape.

Chapter 5

Wool

Map of settlement showing Stage 2 assessment area boundaries



Location and description

Wool is a village situated halfway between Dorchester and Wareham in south-east Dorset, focused on a historic bridging point of the River Frome which runs directly north of the village. Located on the edge of the Dorset Area of Outstanding Natural Beauty (AONB), the village is characterised by its thatched roofed houses. Surrounding land is generally flat, and aside from the adjacent Dorset Innovation Park, is used almost entirely for grazing, hay making and arable cultivation.

Representative photographs



View of Wool high street, looking north from Lulworth Road.



Library and playing field in Wool village centre.

Aerial Extent



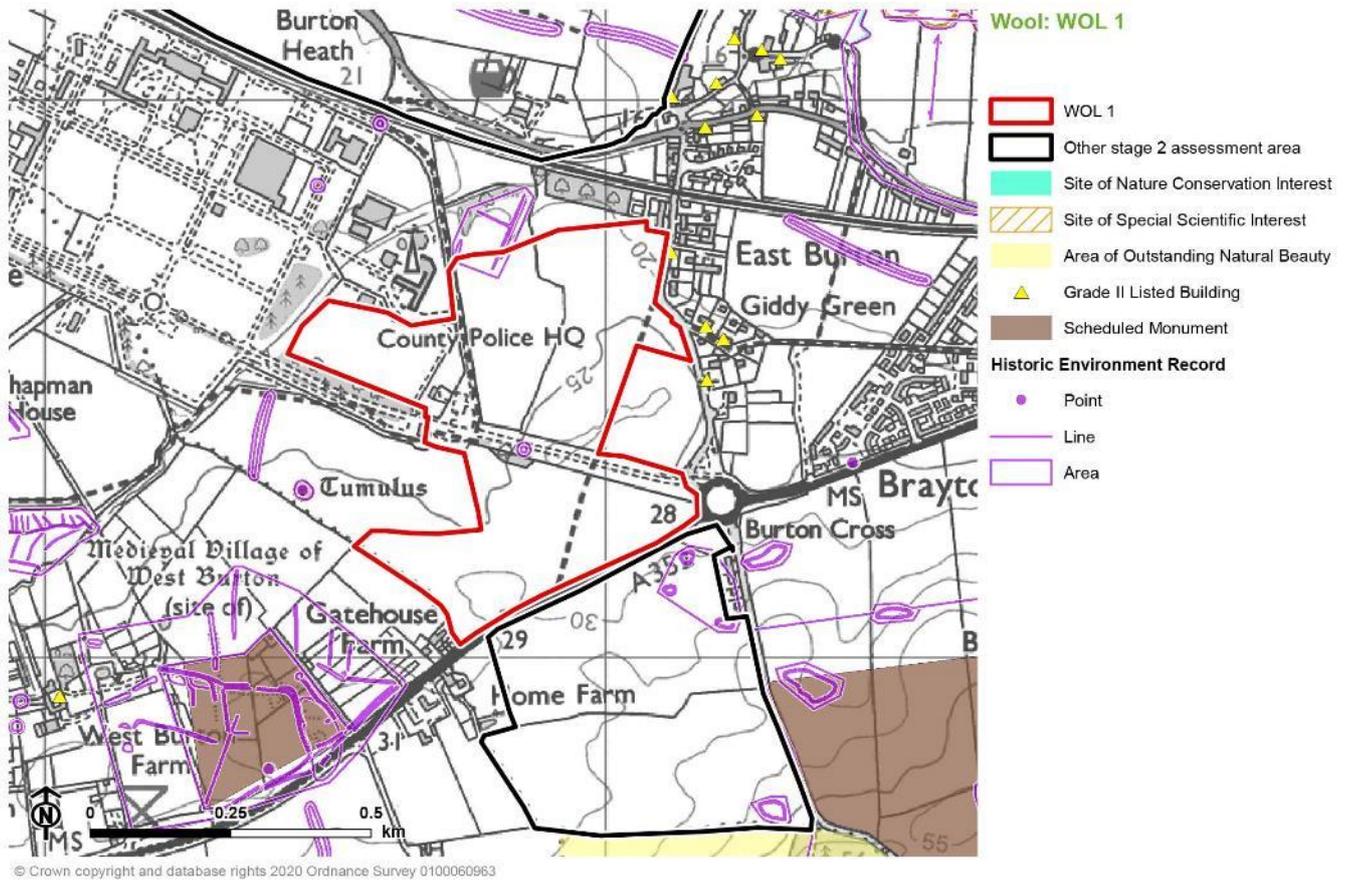
Wool

Stage 2 assessment area

Source: Esri, DigitalGlobe, 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: Wool 1

Map of Stage 2 Assessment Area



Representative photographs



Looking north across the southern section of the assessment area.



Looking east from the northern section, with housing at East Burton and Wool visible.

Landscape Sensitivity Assessment

Landscape Character Context				
<p>Located between the hamlet of East Burton and Dorset Innovation Park, this assessment area is within the Valley Pasture Landscape Type. It is bound by Wareham Road (A352) to the south. The land is mainly arable and pastoral farmland. A tributary of the River Frome runs to the west of the area.</p>				
Criteria	Description			Sensitivity Score
Physical character (including topography and scale)	<ul style="list-style-type: none"> Land is flat/very gently sloping, lying between 20 and 25m AOD. Fields are of medium-large scale, enclosed by tall/thick hedges or lines of mature trees. 			L-M
Natural character	<ul style="list-style-type: none"> Land use is mixed pasture and arable. Arable fields are surrounded by uncultivated grass margins, thick hedges and trees which form local habitat networks. A band of deciduous woodland (priority habitat) in the north-west provides a screening from the adjacent technology park. 			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 boundaries are of modern origin. There is a bowl barrow scheduled monument in an adjacent field to the west, 350m north of Gatehouse Farm. A number of grade II listed thatched properties are located in the nearby settlement of East Burton. 			M
Form, density and setting of existing development	<ul style="list-style-type: none"> Dorset Innovation Park and the County Police HQ lie immediately to the north-west of the area, both of which are generally well screened by trees and woodland. The landscape also lies adjacent to the small hamlet of East Burton (to the east), which is itself separated from the main settlement of Wool by small-scale arable fields. This area of land provides a 'rural gap' between East Burton village and industrial/commercial development to the west. 			M-H
Views and visual character including skylines	<ul style="list-style-type: none"> The area is bound by the A352 to the south, and immediately surrounded by further farmland to the north, south and west. Trees tend to dominate the skylines, which are not particularly prominent due to landscape's flat, low-lying topography. Some glimpsed views from the southern part of the area extend to the AONB-designated ridgeline beyond WOL 4. Rooftops are occasionally visible above the hedgerows when looking east towards Wool from the northern part of the area, with the County Police HQ buildings visible to the west and Bovington Camp beyond to the north. Some houses at East Burton have views across the northern section of the area. 			M
Perceptual and experiential qualities	<ul style="list-style-type: none"> Two footpaths run through the area, connecting with Burton Heath to the north and East Burton to the east. The landscape is strongly agricultural with a rural feel. Perceptions of tranquillity are broken by the sound of traffic on the A352 and the immediate proximity of industrial/commercial development. 			M
Overall Assessment of Landscape Sensitivity				
L	L-M	M	M-H	H
<p>The generally low visual prominence of the landscape due to its flat/gently sloping topography, screening effects of mature hedgerows and lines of trees/woodland and presence of existing development both to the east and west (and main A352 to the south) results in an overall landscape sensitivity score of 'moderate'. More open and elevated parts of the landscape would be of higher sensitivity particularly those intervisible with the ridgeline of the Dorset AONB.</p>				

Heritage Sensitivity Assessment

Dorset Historic Landscape Characterisation (HLC) context
The majority of the assessment area is characterised as modern enclosure, with the western extent of the assessment area a police headquarters.
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"> ■ Post-medieval drainage features [MDO30395] <p>Low importance</p>
Likely susceptibility to physical change as a result of development
The HER records post-medieval heritage assets within the assessment area related to post-medieval farming. It also records a Second World War bomb crater within the footprint of the access road for Dorset Innovation Park. The assessment area lies in relatively close proximity to a Bronze Age barrow so may have potential for hitherto unknown buried archaeological heritage assets. Any buried heritage assets within the assessment area are likely to be truncated or removed by development.
Likely susceptibility to setting change as a result of development
Designated assets that are likely to be susceptible to setting change:
<ul style="list-style-type: none"> ■ Bowl barrow 350m north of Gatehouse Farm – scheduled monument [1015339] <p>High importance</p> <p>The bowl barrow is located 220m south-west of the assessment area. Individual barrows and barrow cemeteries were often sited on positions near to or at the end of watersheds. This barrow lies in such a position and is sited within a field on a shoulder of land which forms part of the south side of the Frome Valley. The valley floor lies c.1.1 km to the north. Positioning on high ground means that barrows 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 and siting. The asset's setting, in a field with mature hedges and trees on its boundaries, mean that it is not perceptible from anywhere except the field in which it is located. This mean that its prominence and relationship to the valley floor can no longer be appreciated. As such, the setting of this asset contributes very little to its significance. The assessment area lies c.170 m east of the barrow, immediately adjacent to the field in which it lies. Whilst development of the assessment area would introduce modern development in relatively close proximity to the barrow, this is unlikely to change the setting of the asset in a manner which causes harm to it as it would not alter the existing legibility of the asset within the landscape.</p> <p>The following assets are located within the historic hamlet of Giddy Green. Residential development along Burton Lane since the mid-20th century has surrounded the hamlet and connected it to the previously separate hamlet of East Burton, c.350m to the north. This means the assets are no longer set entirely within a rural landscape and are experienced as part of a village which is largely recent in character.</p> <ul style="list-style-type: none"> ■ Dizzy Cottage- grade II listed [1323391] <p>High importance</p> <p>This 18th century cottage lies on Burton Road in the north of the hamlet. Recent housing lies to its immediate north and south and fields lie immediately west of it on the opposite side of Burton Road. None of the other assets at Giddy Green are appreciable from or within the context of the asset. The presence of these fields mean that the cottage's origins as a rural house can be understood. The assessment site lies west of Burton Road directly opposite the cottage. Development of the assessment area would convert these fields to housing and place the asset entirely within modern development, removing the ability to understand its rural origins and context. This is likely to be harmful and may approach substantial harm as it would remove the last elements of rural context from the asset.</p>

Dorset Historic Landscape Characterisation (HLC) context

- Giddy Cottage, grade II listed [1120361], and Church Cottage, grade II [1323392]

High importance

These 18th-19th century cottages lie next to one another on Giddy Green Road in the core of the hamlet. They are surrounded by recent housing, including one house which lies between them and Burton Road. Owing to the presence of mature trees and other vegetation in gardens, both those of the cottages and the neighbouring houses, the cottages are only appreciable as historic houses from immediately adjacent to them on Giddy Green Road. The assessment area lies c.50 m west of the cottages but the intervening garden vegetation means that it is not perceptible from adjacent to the cottages. Development of the assessment area would not, therefore, meaningfully alter the setting of these cottages and is unlikely to affect their significance.

- Former church and churchyard – grade II listed [1120362]

High importance

This early 19th century church and churchyard is now redundant and in non-religious use. It lies at the southern end of the village with its associated school (now in residential use) immediately to the north, recent housing to its east and south and fields lie immediately west of it on the opposite side of Burton Road. The presence of these fields and the former school mean that the church's origins as part of a small historic rural settlement can be understood. The assessment area lies c.50 m north-west of the church. Development of it would convert some, but not all, of the field west of the church to housing. This would place the asset within a largely suburban context but would not entirely remove the ability to understand its rural origins and some of its context as some land would remain as fields immediately west of the church. The change in setting development would cause is likely to be harmful to some extent but is unlikely to constitute substantial harm as it would leave the asset with some rural context and not affect the legibility of the church's relationship to the adjacent former school.

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

L	L-M (southern part)	M	M-H	H (northern part)
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The assessment area has a heightened sensitivity due to its proximity to four grade II listed buildings and a scheduled monument. Only two of the listed buildings are likely to experience harm if the assessment area were developed but, for Dizzy Cottage, this could be substantial harm. The northern half of the assessment area would, therefore, be of high sensitivity, owing to the presence of Dizzy Cottage and the listed former church, whilst the southern half would be of low-moderate sensitivity. As the assessment area lies in proximity to a known Bronze Age barrow, it has potential for hitherto unknown buried archaeological heritage assets of similar date.

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:

- Thick hedgerows and lines of trees, which provide local habitat networks and a sense of enclosure.
- The undeveloped character of the area, which provides a 'rural gap' between East Burton village and industrial development at the technology park/Police HQ.
- Expansive views where gaps in tree cover and elevation allow, extending to Dorset AONB in the south and houses at East Burton/Wool to the east.
- A strong rural agricultural character, despite the proximity of the A352 and commercial/industrial development.
- Listed buildings at Giddy Green and a scheduled bowl barrow in close proximity to the assessment area.

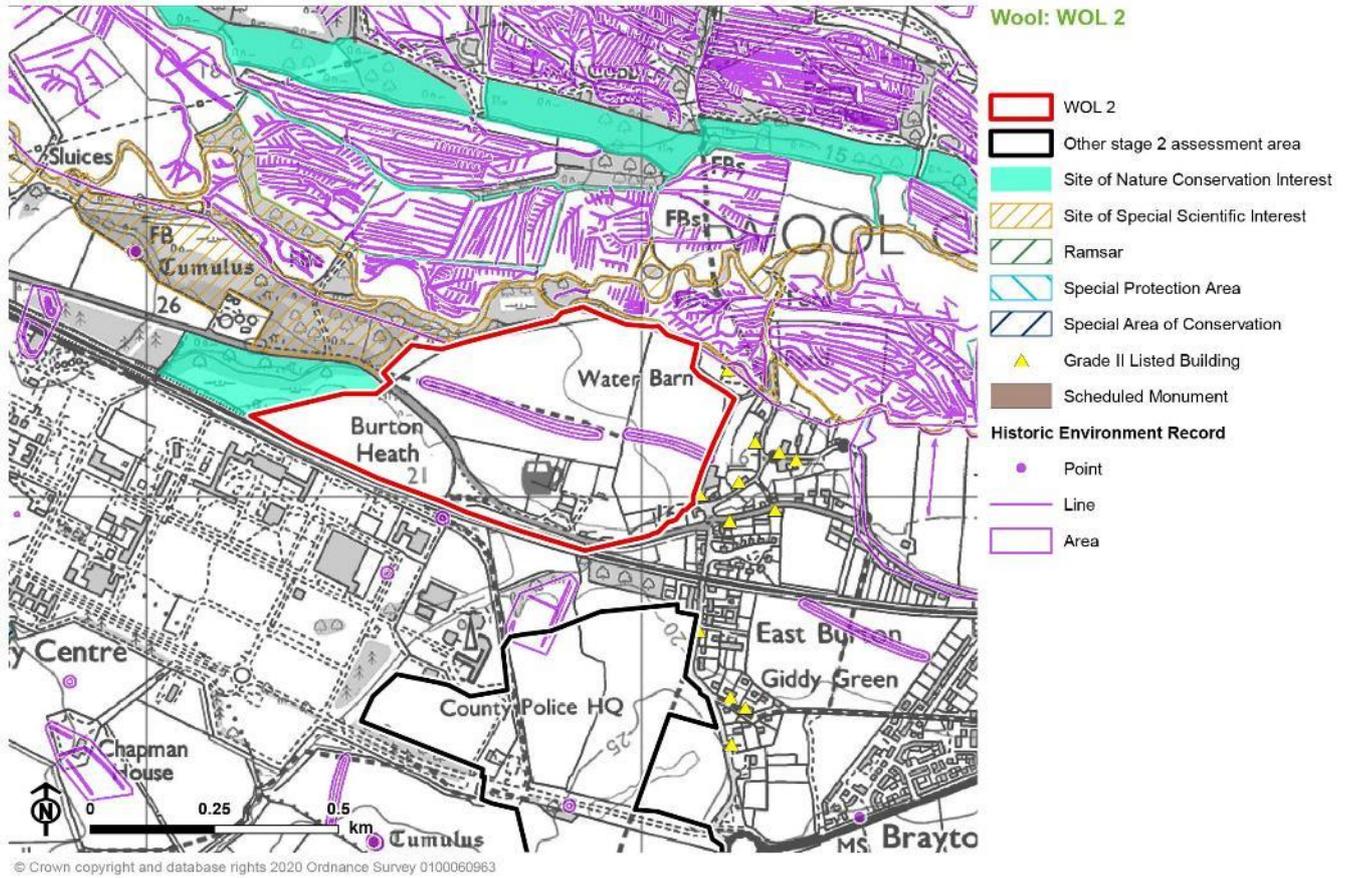
Guidance for sustainable development

Any new development should:

- Utilise existing and new hedgerow, tree and woodland planting to integrate new development into the landscape and reduce its visual prominence.
- Protect existing views to the AONB-designated ridgeline beyond WOL 4 to the south and south-east.
- Be located as far away as possible from the scheduled bowl barrow and medieval settlement found to the west/south-west to preserve their setting and legibility within the landscape.
- Protect the setting of the 18th/19th century grade II listed cottages in East Burton village.
- Be sympathetic to traditional vernacular styles and materials in any new development.
- Pull back development from the eastern boundary (of the northern section) to limit harm associated with change in the setting of listed buildings on Burton Road.

Assessment Area: Wool 2

Map of Stage 2 Assessment Area



Representative Photographs



View west of field enclosed by trees, adjacent to the railway line.



Looking east from East Burton Road across an open field. Distinctive Scots pine on the skyline.

Landscape Sensitivity Assessment

Landscape Character Context				
The assessment area is located to the north-west of Wool, separated from the main settlement by the hamlet of East Burton and surrounding fields. It is within the Valley Pasture Landscape Type. The River Frome runs north of the assessment area.				
Criteria	Description			Sensitivity Score
Physical character (including topography and scale)	<ul style="list-style-type: none"> Land is relatively flat, lying between 16m and 21m AOD. Fields are medium scale and are divided by hedgerows or lines of trees, including distinctive Scots pine, oak and holm oak 			L-M
Natural character	<ul style="list-style-type: none"> Land use is a combination of arable and pastoral farmland. In the south-east, land is used for horse grazing. Hedges connect with the surrounding habitats. Bands of deciduous woodland (priority habitat) enclose the area to the north, west and south. Burton Heath SNCI is immediately adjacent to the west of the assessment area, valued for its lowland heathland and carr woodland habitats. There is also a band of grazing marsh priority habitat adjacent to the northern edge of the area, fringing the River Frome. 			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 boundaries are of modern origin. There are no designated heritage assets within area, but there is a small cluster of grade II listed properties in the adjacent settlement of East Burton. 			L-M
Form, density and setting of existing development	<ul style="list-style-type: none"> The area is unsettled apart from The Seven Stars Inn to the south, surrounded by trees, including distinctive Scots pine specimens. Detached properties on Water Meadow Lane have gardens which back onto and are overlooked by the assessment area. Dorset Innovation Park is adjacent to the south of the area but is well screened by trees. The landscape forms an agricultural margin to the north-westerly limits of development associated with East Burton, grading to the semi-natural habitats of Burton Heath and the Frome floodplain. 			M-H
Views and visual character including skylines	<ul style="list-style-type: none"> The landscape has open, undeveloped skylines often marked by trees. Views are generally contained due to the flat, low lying topography. From less enclosed viewpoints in the east, the rooftops of houses in East Burton are visible when looking to the south-east. 			M
Perceptual and experiential qualities	<ul style="list-style-type: none"> The landscape evokes strong rural qualities and a sense of tranquillity, emphasised by the proximity of tracts of semi-natural habitat. Distant traffic noise from the A352 and East Burton Road (forming the southern boundary) as well as the frequent passing of trains on the adjacent railway line can dilute these qualities. The site is not publicly accessible (a public footpath marked on Ordnance Survey maps was not apparent at the time of survey). 			M-H
Overall Assessment of Landscape Sensitivity				
L	L-M	M	M-H	H
Overall, the assessment area of moderate landscape sensitivity as it is a self-contained landscape, not highly visible or overlooked, so new small-scale development could potentially be sensitively incorporated into the landscape framework. Sensitivity is reduced by proximity to development at the technology centre, although this is visually screened from view by woodland and rows of trees. Traffic and railway noise detracts from the overall rural character of the area.				

Heritage Sensitivity Assessment

Dorset Historic Landscape Characterisation (HLC) context
The entirety of the assessment area is characterised as modern enclosure.
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"> ■ Field boundary [MDO30393] <p style="margin-left: 20px;">Uncertain importance</p>
Likely susceptibility to physical change as a result of development
The HER records a field boundary within the assessment area which has been ascribed a date range from Iron Age to post-medieval. If this pre-dates the post-medieval period it is likely to be of some value. Any buried heritage assets present are likely to be removed or truncated by development.
Likely susceptibility to setting change as a result of development
Designated assets that are likely to be susceptible to setting change: The following group of designated assets lie in the hamlet of East Burton. The OS map of 1888 shows the hamlet as a small group of buildings surrounded by fields, including the assessment area. Residential development along Burton Lane since the mid-20 th century has connected East Burton to the previously separate hamlet of Giddy Green, c.350m to the south. The assets all lie in the section of East Burton, around Watermeadow Lane, which has seen lower levels of recent development and consequently still retains the feel of a historic hamlet. The assessment area lies immediately east of this part of the hamlet. <ul style="list-style-type: none"> ■ The Water Barn – grade II listed [1152899] <p style="margin-left: 20px;">High importance</p> <p>This former watermill probably dates to the 17th century but was largely rebuilt in the 19th century and is at the northern tip of the hamlet adjacent to a ford over a channel of the River Frome. It is now a house and lies within a garden with mature trees at its edges. Fields lie to its south and west and water meadows to its north. This setting places the asset in a rural landscape much like that it would have operated in and its relationship to the river, as the source of its power, and the hamlet which it served are key aspects that can be appreciated from its setting. The assessment area lies immediately south and west of the asset and development of it would significantly change its setting. It would remove some of the rural context of the asset and mean that it would be experienced as lying in a suburban location. It would also affect the legibility of its relationship to the rest of the hamlet, by removing perception of East Burton as a small rural settlement. This change would affect aspects of the asset's setting that contribute to its significance and alter how the asset is perceived and understood. This would be harmful and likely to equate to substantial harm.</p> <ul style="list-style-type: none"> ■ Colt's Close – grade II listed [1120367] <p style="margin-left: 20px;">High importance</p> <p>This late 18th to early 19th century cottage lies at the centre of the hamlet in a garden which has mature hedges at its west and southern edges. Fields lie to its west and other properties within the hamlet lie on all other sides. This setting places the asset in a rural landscape much like that it would have operated in and its role as an element of the hamlet are key aspects that can be appreciated from its setting. The assessment area lies immediately west of the asset and development of it would significantly change its setting. It is probable that development would appear directly behind the asset when seen from within the hamlet, particularly when looking at the frontage of the property from Watermeadow Lane. This would remove much of the rural context of the asset and mean that it would be experienced as lying in a suburban location. It would also affect the legibility of its relationship to the rest of the hamlet, by removing perception of East Burton as a small rural settlement. This change would affect aspects of the asset's setting that contribute to its</p>

Dorset Historic Landscape Characterisation (HLC) context

significance and alter how the asset is perceived and understood. This would be harmful and likely to equate to substantial harm.

- Snipe Cottage – grade II listed [1152883]

High importance

This 18th century cottage lies at the southern end of the historic core of the hamlet in a garden which has mature hedges and trees at its edges. Farm buildings lie to its immediate north and west and beyond these lie fields. Other properties within the hamlet lie to its east and south. This setting places the asset in a rural landscape much like that it would have operated in and its role as an element of the hamlet are key aspects that can be appreciated from its setting. The assessment area lies c.70 m west of the asset and development of it would change its setting. It is possible that development would appear directly behind the asset when seen from within the hamlet, particularly when looking at the frontage of the property from Watermeadow Lane, but this may be screened to an extent by trees at the property boundary and by the farm buildings to the immediate rear of it. This would remove some of the rural context of the asset and may mean that it would be experienced as lying in a suburban location. It may also affect the legibility of its relationship to the rest of the hamlet, by removing perception of East Burton as a small rural settlement. This change would affect aspects of the asset's setting that contribute to its significance and alter how the asset is perceived and understood. This would be harmful but, owing to the presence of intervening vegetation and buildings which would act to limit the perceptibility of change to an extent, is unlikely to equate to substantial harm.

- Barn at East Burton Dairy – grade II listed [1323395]

High importance

This late 18th to early 19th century barn lies at the southern end of the historic core of the hamlet. It forms part of a dairy complex which also contains more recent agricultural buildings. Fields lie immediately west of the dairy, properties within the historic core of the hamlet lie to its east and to the south lie houses associated with the 20th century expansion of East Burton. The assessment area lies immediately west of the dairy and its eastern most field appears to have been land associated with the dairy.² It is probable that development would appear directly behind the asset when seen from within the hamlet, particularly when looking at it from Watermeadow Lane. This would remove much of the rural context of the asset, including land which appears to have been functionally related to it and mean that it would be experienced as lying in a suburban location. It would also affect the legibility of its relationship to the rest of the hamlet, by removing perception of East Burton as a small rural settlement. This change would affect aspects of the asset's setting that contribute to its significance and alter how the asset is perceived and understood. This would be harmful and likely to equate to substantial harm.

- Talbot Farm House including attached barn at rear, grade II listed [1120368], and East Burton Farm and Glodia, grade II listed [108879]

High importance

Talbot Farm consists of a farmhouse and attached barn which appears to be 18th century in date. East Burton Farm and Glodia are now two houses but were originally one house and also appear to be 18th century in date. The listed buildings lie either side of the western extension of Watermeadow Lane and are surrounded by other properties within the historic core of the hamlet. This setting places the assets in a rural landscape much like that they would have operated in and their role as elements of the hamlet are key aspects that can be appreciated from their setting and this is best appreciated from Watermeadow Lane. The assessment area lies c.140 m west of the assets, beyond the grounds of Colt's Cottage. It is probable that development would appear directly beyond the edge of the hamlet when looking west along Watermeadow Lane adjacent to the assets. This would remove some of the rural context of the assets and mean that they would be experienced as lying in a suburban location. It would also affect the legibility of its relationship to the rest of the hamlet, by removing perception of East Burton as a small rural settlement. This change would affect aspects of the asset's setting that contribute to its significance and alter how the asset is perceived and understood. This would be harmful and may equate to substantial harm.

² OS 6-inch map of Dorset XLIX.NW, 1888

Dorset Historic Landscape Characterisation (HLC) context				
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 high. The eastern half of the assessment area lies directly adjacent to the historic core of the hamlet of East Burton which contains several listed buildings. Development of the assessment area would remove much of the rural context of the hamlet and associated assets. This would be generally harmful as it would alter aspects of the significance of these assets which contribute to their significance and allow understanding of them. In some cases, substantial harm is likely to arise. In addition, the assessment area contains a buried heritage asset which could be prehistoric in date. Any buried heritage assets present are likely to be removed or truncated 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:

- Hedgerows and distinctive lines of trees which enclose fields, provide important ecological corridors and connect with surrounding habitats.
- Important ecological features including deciduous woodland priority habitat which encloses the area, as well as grazing marsh priority habitat, located in the north on the banks of the River Frome.
- The proximity of the assessment area to Burton Heath SNCI, designated for lowland heathland and carr woodland habitats.
- The open, undeveloped character of the landscape, with skylines marked by trees.
- The rural character and sense of tranquillity within the area, emphasised by the proximity of tracts of semi-natural habitat.
- Grade II listed buildings within the historic core of East Burton lie immediately east of the assessment area.

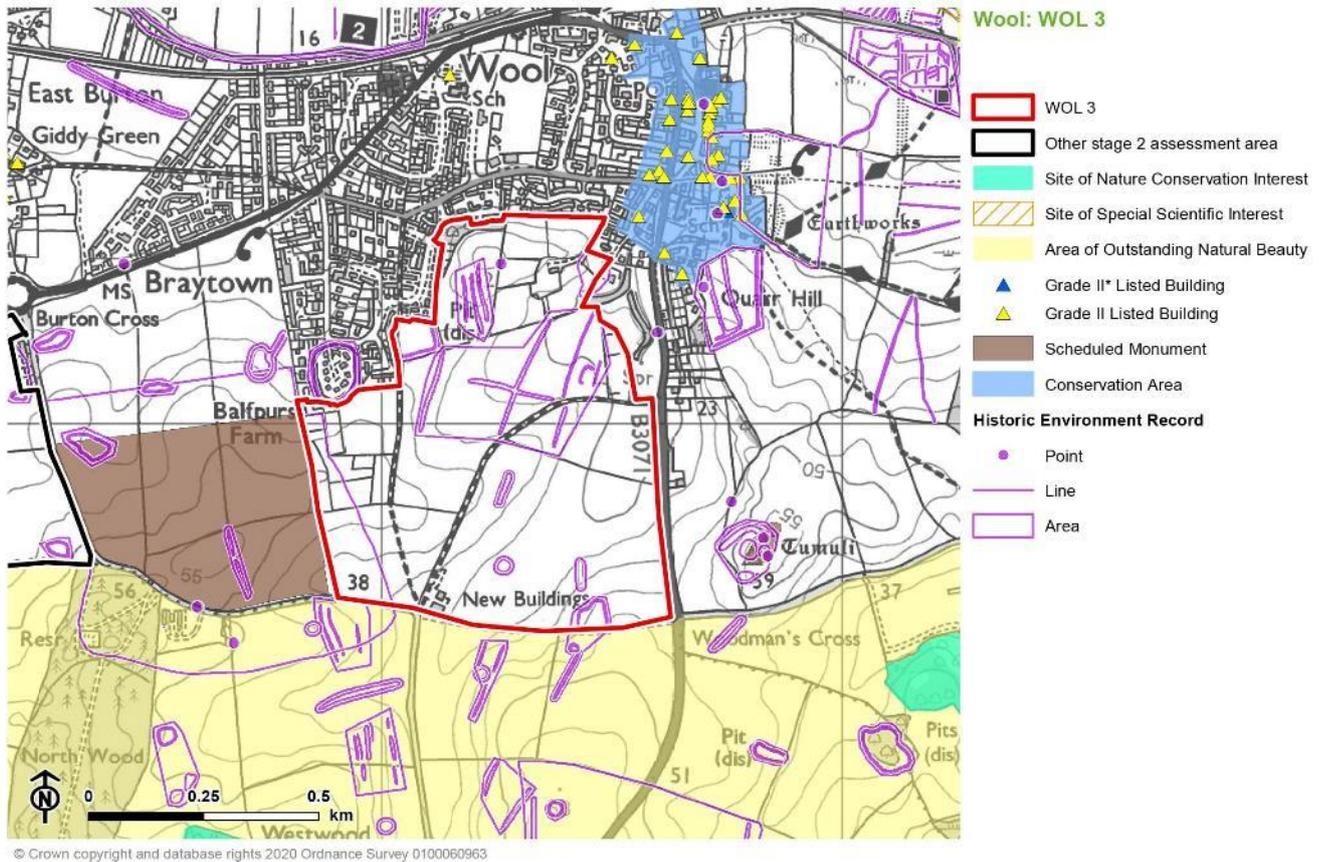
Guidance for sustainable development

Any new development should:

- Retain important semi-natural features including hedgerows and lines of trees which form ecological corridors and provide visual containment to the area.
- Protect habitats of ecological significance within and nearby, including deciduous woodland and grazing marsh priority habitats.
- Protect adjacent locally designated lowland heathland and carr woodland habitats in Burton Heath SNCI.
- Be limited to small-scale development to retain the sparsely settled, tranquil and rural character of the landscape. Respect local vernacular styles, scale and form in any new development.
- Ensure that the rural setting provided to significant heritage assets overlooking the area is protected.
- Pull back development from the eastern part of the assessment area to limit harm associated with change in the setting of listed buildings in the historic core of East Burton.

Assessment Area: Wool 3

Map of Stage 2 Assessment Area



Representative photographs



Housing adjoining pony paddocks in the north of the assessment area.



The south-eastern part of the area, with the Dorset AONB beyond.

Landscape Sensitivity Assessment

Landscape Character Context				
The assessment area comprises land to the south of Wool. It is within the Chalk Valley and Downlands Landscape Character Type. It is adjacent to existing development in Wool to the north and is bound by Lulworth Road (B3071) to the east. The southern edge abuts the Dorset AONB.				
Criteria	Description			Sensitivity Score
Physical character (including topography and scale)	<ul style="list-style-type: none"> Land is strongly undulating, ranging from 25m AOD to 42m AOD in the north. The northernmost land on the edge of Wool forms a distinctive 'mound'. Small-scale paddocks characterise land immediately behind housing. The remaining fields are large scale and divided by low hedgerows, giving a sense of openness. 			M
Natural character	<ul style="list-style-type: none"> Land use is primarily arable fields, with pony paddocks subdivided by pony tape edging the housing. Allotments are found on the eastern edge of the assessment area. Wildlife interest is provided by floristically-rich field margins and thick hedgerows. 			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 a mixture of post-medieval, medieval and modern origin. There is a Romano-British Settlement Site (scheduled monument) directly adjacent to the west at Balfpurs Farm. An elevated group of barrows overlook the assessment area (and are visible from it) from the south-east – also a scheduled monument. 			M-H
Form, density and setting of existing development	<ul style="list-style-type: none"> The area is unsettled apart from a cluster of farm buildings in the south, and a detached property nestled within woodland and specimen trees on the mound in the north-east. The landscape directly adjoins 20th century housing forming the southern edge of Wool. Gardens back onto the landscape, often bounded by hedgerows or bands of trees. Detached houses in elevated positions along the B3071 (Lulworth Road) overlook the landscape from the east. The landscape provides a rural gap between the village and AONB to the south. 			M-H
Views and visual character including skylines	<ul style="list-style-type: none"> The landscape's skylines are undeveloped and often marked by trees (including distinctive Scots pines) or hedgerows. Overhead wires cross the fields in the west. Views north often feature the rooftops of houses peeping through the trees/hedges. The landscape opens onto the Dorset AONB immediately to the south (a mosaic of pasture, copses and plantations featuring in views). Longer views are marked by the Purbeck Hills to the south-east. 			M-H
Perceptual and experiential qualities	<ul style="list-style-type: none"> Two footpaths cross the assessment area, connecting the settlement of Wool to open countryside and providing recreational value for residents. The majority of the landscape forms a continuation of the character of the AONB, evoking strong rural and tranquil qualities. 			M-H
Overall Assessment of Landscape Sensitivity				
L	L-M	M	M-H	H
The majority of the assessment area is assessed as of moderate-high sensitivity due to its elevated position, absence of development and strong visual and character relationships with the Dorset AONB which surrounds the area to the south. The smaller-scale paddocks sloping up from the settlement edge would be less sensitive (assessed as of ' moderate ' sensitivity) owing to their visual containment, orientation away from the AONB and existing influence of housing development.				

Heritage Sensitivity Assessment

Dorset Historic Landscape Characterisation (HLC) context
The majority of the assessment area is taken up by post-medieval enclosure, with the western extent defined as modern recreation ground.
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"> ■ Mound [MDO8354] Uncertain importance ■ Medieval field boundaries [MDO30396] Low importance ■ Lynchets [MDO8358] Low importance ■ Post-medieval extractive pits [MDO30398] Low importance
Likely susceptibility to physical change as a result of development
The HER records medieval to non-medieval heritage assets within the assessment area, including lynchets (earth terraces formed by ploughing). A mound recorded within it is undated and so of uncertain importance. It is possible that further buried heritage assets from this period could survive within the assessment area and would be removed by development. The assessment area lies immediately east of a scheduled monument related to Iron age to Romano-British settlement and could contain related or contemporary buried heritage assets.
Likely susceptibility to setting change as a result of development
<p>Designated assets that are likely to be susceptible to setting change:</p> <ul style="list-style-type: none"> ■ Romano-British settlement site – scheduled monument [1002426] High importance <p>The scheduled monument is immediately west of the assessment area and relates to settlement evidence found during archaeological work in 1959.³ The Dorset HER also indicates that there were Iron Age, as well as Romano-British, elements to settlement activity at this location [MDO8348]. Archaeological remains of the settlement stretch across several fields on the lower slopes of the Frome Valley but there appear to be no visible above-ground features associated with it. The significance of the asset derives from the evidential value held by these buried archaeological remains. The fields in which the asset lie are of apparent later post-medieval date. The surroundings of the asset mostly comprise further fields of the same type, with a wood at its south-west corner and modern housing, at the southern edge of Wool, at its north-eastern corner. This setting allows an understanding of the topography the settlement was located in but does not contribute to its significance nor allow understanding of the asset itself. Development of the assessment area would alter part of this setting but would not affect the ability to understand the topography the settlement was located within nor undermine the ability to understand the asset which exists at present. As such, development of the assessment area is unlikely to give rise to any harm to this asset.</p> <ul style="list-style-type: none"> ■ Barrow group 200m north-east of Woodman's Cross

³ "Other Roman Monuments," in *An Inventory of the Historical Monuments in Dorset, Volume 2, South east*, (London: Her Majesty's Stationery Office, 1970), 592-621. British History Online, accessed March 5, 2020, <http://www.british-history.ac.uk/rchme/dorset/vol2/pp592-621>.

Dorset Historic Landscape Characterisation (HLC) context

High importance

The barrow group is 200m east of the assessment area. It lies in a field on a high point overlooking the Frome Valley. Its setting on a prominent position in the landscape contributes to its significance. 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. This group of barrows is prominent from the valley floor and highly visible when travelling southward from Wool along the B3071. This prominence is a key aspect of the asset's setting and contributes to its significance. The assessment area lies c.200m west of the barrow group and is situated on lower ground than the asset. Although development at the assessment area may be visible when travelling southward along the B3071 its presence would not challenge the prominence of the barrow group or affect the way in which it is experienced. As such it is unlikely that development would cause any harm to the asset.

■ Wool Conservation Area

High importance

The conservation area lies c.50 m east of the assessment area. The conservation area comprises the historic core of the village and many of the buildings within it are listed. The conservation area appraisal highlights that the watercourse that runs through the historic core is a key feature⁴ and this rises from a spring in fields immediately south of the conservation area. Fields lie immediately adjacent to the northern and eastern parts of the conservation area whereas the south and west is bordered by later housing associated with expansion of the village since the later 20th century. The assessment area is separated from the conservation area by this more recent housing. The rural elements of the conservation area's setting contribute to its significance by allowing an understanding of the landscape it historically operated in and the apparent key role of the spring. The assessment area abuts more recent housing at the south and west of Wool. Development of the assessment area would, therefore, not alter the rural aspects of the conservation area's setting which contribute to its significance and allow understanding of it as a historic village.

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

L

L-M

M

M-H

H

The heritage sensitivity of the assessment area is **low-moderate**. This is because the assessment area lies immediately east of a scheduled monument related to Romano-British settlement and could contain related or contemporary buried heritage assets. Any buried heritage assets present are likely to be removed or truncated by development. Although the assessment area lies next to a scheduled monument and close to a scheduled monument and a conservation area it is unlikely that it would cause change in the setting of these assets that would harm their significance.

⁴ Purbeck District Council. 2012. Wool Conservation Area Appraisal Document

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:

- Strongly undulating topography, which rises in the north, forming a distinctive 'mound' on the edge of the settlement.
- Wildlife interest provided by thick hedgerows and floristically-rich field margins.
- The absence of development with open skylines sometimes marked by distinctive Scots pine specimens.
- The landscape's role as an immediate rural setting to housing forming the southern edge of Wool.
- The strong visual and character relationships with the Dorset AONB to the south and more distant views to the Purbeck Hills to the south-east.
- The landscape's feelings of tranquillity and overriding rural qualities.
- Scheduled monument, a Romano-British settlement, immediately west of the assessment area and further designated heritage assets in proximity to the assessment area; a scheduled monument (barrow group) near Woodmans Cross and Wool Conservation Area.
- The assessment area's potential to contain Iron Age to Romano-British buried heritage assets.

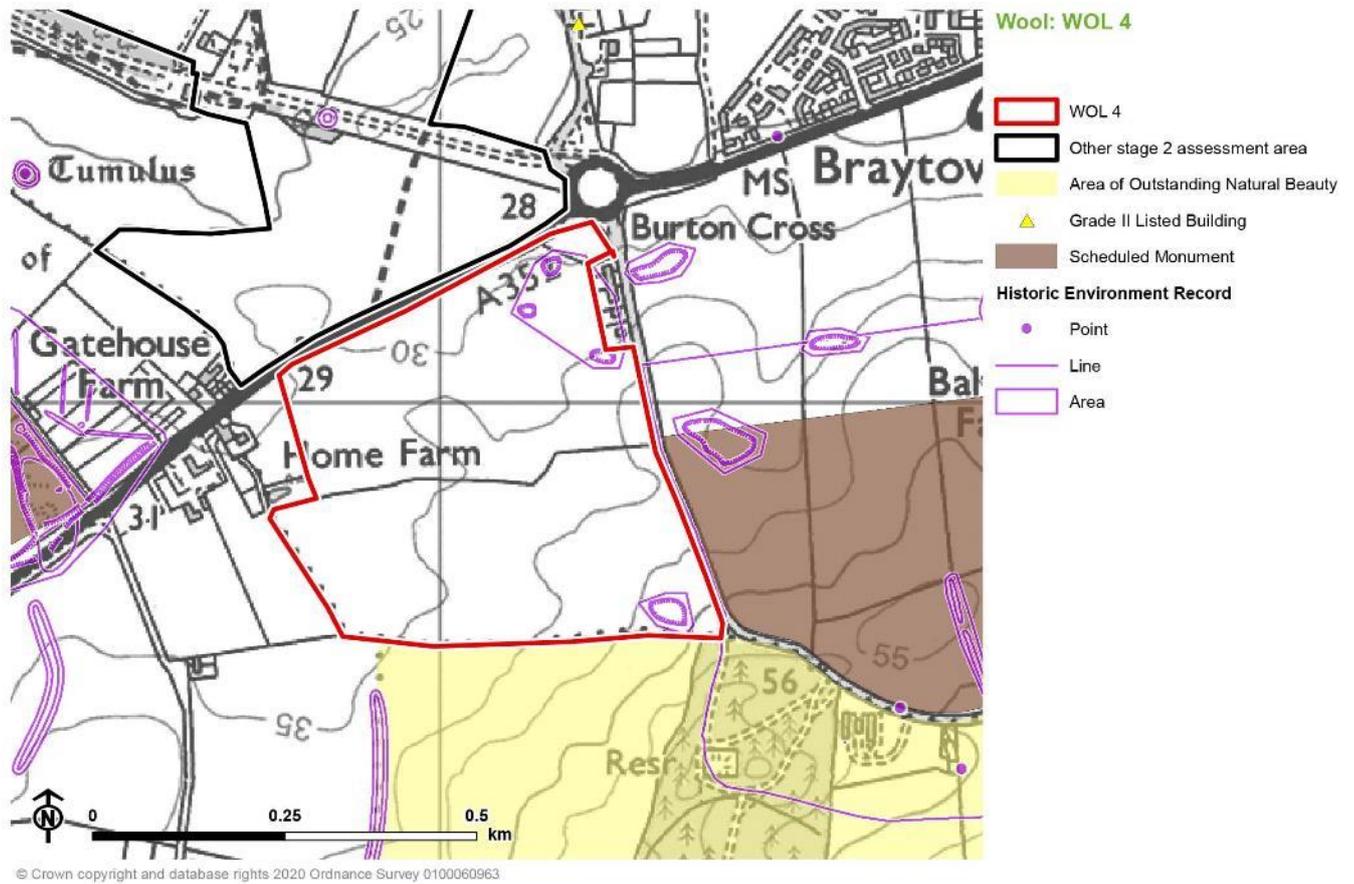
Guidance for Sustainable Development

Any new development should:

- Be focused on the areas of land immediately behind existing housing which is orientated towards the settlement (avoiding the majority of the landscape which slopes away from the village and directly faces the AONB).
- Utilise the screening effects of existing hedges and lines of trees, including distinctive Scots pine specimens.
- Protect long views over the Dorset AONB and to the Purbeck Hills to the south-east.
- Conserve the setting of the nearby scheduled monuments, avoiding any new development which would be intervisible with the elevated group of barrows to the east/south-east of the assessment area.
- Avoid any new development which would affect the relationship between the conservation area and the small watercourse/spring found immediately to the east of the assessment area.
- Protect the landscape's overriding sense of tranquillity and strong rural qualities.
- Archaeological fieldwork could confirm the presence of any Iron Age to Romano-British buried heritage assets.

Assessment Area: Wool 4

Map of Stage 2 Assessment Area



Representative Photographs



Looking south-west from field boundary on the eastern edge of the area; views of North Wood and Dorset AONB on the horizon.



Looking north-west from field boundary on the eastern edge of the area. Roofline of development at Dorset Innovation Park visible in the distance.

Landscape Sensitivity Assessment

Landscape Character Context				
The assessment area is located south of Wareham Road (A352), south-west of Burton Cross Roundabout. It comprises the Landscape Character Types Valley Pasture in the north, Heath Farmland/Mosaic across the centre, and Chalk Valley & Downland in the south-east.				
Criteria	Description			Sensitivity Score
Physical character (including topography and scale)	<ul style="list-style-type: none"> Land is gently sloping, rising from 30m AOD in the north to 50m AOD in the south/south-east. Fields are large scale and are divided by thick hedgerows and occasional hedgerow trees. 			L-M
Natural character	<ul style="list-style-type: none"> Natural character is limited to the hedges and grass margins surrounding the intensive arable fields. An area of coniferous woodland is located directly to the south-east of the area (outside 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 indicates that field boundaries are of modern origin. The area is adjacent to a Romano-British Settlement Site (scheduled monument) to the east. 			M
Form, density and setting of existing development	<ul style="list-style-type: none"> The area is unsettled. It is adjacent to Home Farm and Heathlands Veterinary Centre to the west, along with a short row of houses at Burton Cross in the north-east. The area is separated from the existing settlement by a number of fields to the east. 			M-H
Views and visual character including skylines	<ul style="list-style-type: none"> Skylines are open and expansive, with one telegraph wire crossing north-south through the fields. Views over the fields are expansive and uninterrupted. The landscape is intervisible with the ridgeline of the Dorset AONB immediately to the south, which overlooks the area. This includes the distinctive plantation block of North Wood. Views north are largely dominated by expansive wooded ridgelines with the bright square buildings of Dorset Innovation Park peeping through the trees. 			M-H
Perceptual and experiential qualities	<ul style="list-style-type: none"> The area is strongly agricultural, with intensively farmed land. Large open fields and a lack of development create a sense of openness. Perceptions of tranquillity are broken by traffic noise from the adjacent A352. 			M
Overall Assessment of Landscape Sensitivity				
L	L-M	M (north)	M-H (south)	H
<p>A tall, thick hedgerow in the centre of the assessment area provides significant separation between the two fields. The southern field feels strongly associated with the AONB both in character and visual terms and would therefore be of higher sensitivity. The northern field is influenced by its proximity to the busy A352, as well as the development associated with the nearby technology centre. The northern field feels strongly associated with existing development and for this reason is assessed to be of moderate landscape sensitivity, whereas the southern field feels significantly more rural and removed, therefore landscape sensitivity of the southern field is judged to be moderate high.</p>				

Heritage Sensitivity Assessment

Dorset Historic Landscape Characterisation (HLC) context				
The entirety of the assessment area is taken up by early 20 th century enclosure.				
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"> ■ Post-medieval quarries [MDO30385] Low importance ■ Post-medieval chalk pit [MDO30386] Low importance 				
Likely susceptibility to physical change as a result of development				
The HER records post-medieval quarrying within the assessment area. This will have likely removed earlier heritage assets whilst constituting heritage assets themselves. The assessment area lies immediately east of a scheduled monument related to Iron Age to Romano-British settlement and could contain related or contemporary buried heritage assets.				
Likely susceptibility to setting change as a result of development				
Designated assets susceptible to setting change:				
<ul style="list-style-type: none"> ■ Romano-British settlement site – scheduled monument [1002426] High importance <p>The scheduled monument is immediately east of the assessment area and relates to a settlement evidence found during archaeological work in 1959.⁵ The Dorset HER also indicates that there were Iron Age, as well as Romano-British, elements to settlement activity at this location [MDO8348]. Archaeological remains of the settlement stretch across several fields on the lower slopes of the Frome Valley but there appear to be no visible above-ground features associated with it. The significance of the asset derives from the evidential value held by these buried archaeological remains. The fields in which the asset lie are of apparent later post-medieval date. The surroundings of the asset mostly comprise further fields of the same type, with a wood at its south-west corner and modern housing, at the southern edge of Wool, at its north-eastern corner. This setting allows an understanding of the topography the settlement was located in but does not contribute to its significance nor allow understanding of the asset itself. Development of the assessment area would alter part of this setting but would not affect the ability to understand the topography the settlement was located within nor undermine the ability to understand the asset which exists at present. As such, development of the assessment area is unlikely to give rise to any harm to this asset.</p>				
Overall assessment of sensitivity of heritage assets to change within the area				
L	L-M	M	M-H	H
The heritage sensitivity of the assessment area is low-moderate . This is because the assessment area lies immediately west of a scheduled monument related to Iron Age to Romano-British settlement and could contain related or contemporary buried heritage assets. Any buried heritage assets present are likely to be removed or truncated by development. Although the assessment area lies close to a scheduled monument it is unlikely that it would cause change in the setting of this asset that would harm its significance.				

⁵ "Other Roman Monuments," in An Inventory of the Historical Monuments in Dorset, Volume 2, South east, (London: Her Majesty's Stationery Office, 1970), 592-621. British History Online, accessed March 5, 2020, <http://www.british-history.ac.uk/rchme/dorset/vol2/pp592-621>.

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 strong sense of openness resulting from large-scale fields with expansive, undeveloped skylines.
- The undeveloped character of the area which provides part of the wider rural setting of Wool (located approximately 200m to the north-east), and the currently limited relationship with the existing settlement edge.
- The close character and visual relationship with Dorset AONB immediately to the south.
- A scheduled monument related to Iron Age to Romano-British settlement lies immediately east of the assessment area.
- The assessment area has potential to contain Iron Age to Romano-British buried heritage assets.

Guidance for sustainable development

Any new development should:

- Protect the rural and undeveloped nature of the area as part of the rural setting of Wool – limit development to the northern field, which has a stronger relationship with existing development and the A352.
- Retain the expansive undeveloped skylines, especially those with a strong visual connection with the AONB-designated ridgeline to the south.
- Utilise existing and new hedgerow planting (using climate resilient species of local provenance) to integrate new development into the landscape and reduce its visual prominence.
- Ensure any new 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
- Archaeological fieldwork could confirm the presence of any Iron Age to Romano-British buried heritage assets.

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