

Land at Christy's Lane, Shaftesbury, Dorset

Heritage Statement

Planning Issues


August 2023

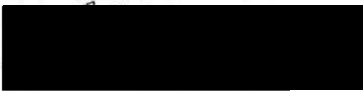
Ecus Ltd


Report to: Planning Issues

Report Title: Land at Christy's Lane, Shaftesbury, Dorset –
Heritage Statement

Version: V1.0
Issue Date: August 2023
Report Ref: 21509

Originated By: 
Emily Taylor
Senior Heritage Consultant Date: 01.08.2023

Reviewed By: 
Alex Cassels
Senior Heritage Consultant Date: 11.08.2023

Approved By: 
Paul White
Director Date: 18.08.2023

Prepared by:
Ecus Ltd

Version	Author	Description	Date
V0.1	ELT	First Draft	01.08.2023
V0.2	AKC	QA1	11.08.2023
V0.3	ELT	Second Draft Issue to Client for Review	14.08.2023
V1.0	PAW	Approved following client review	18.08.2023

The report and the site assessments carried out by Ecus on behalf of the client in accordance with the agreed terms of contract and/or written agreement form the agreed Services. The Services were performed by Ecus with the skill and care ordinarily exercised by a reasonable Environmental Consultant at the time the Services were performed. Further, and in particular, the Services were performed by Ecus taking into account the limits of the scope of works required by the client, the time scale involved and the resources, including financial and manpower resources, agreed between Ecus and the client.

Other than that expressly contained in the paragraph above, Ecus provides no other representation or warranty whether express or implied, in relation to the services.

This report is produced exclusively for the purposes of the client. Ecus is not aware of any interest of or reliance by any party other than the client in or on the services. Unless expressly provided in writing, Ecus does not authorise, consent or condone any party other than the client relying upon the services provided. Any reliance on the services or any part of the services by any party other than the client is made wholly at that party's own and sole risk and Ecus disclaims any liability to such parties.

This report is based on site conditions, regulatory or other legal provisions, technology or economic conditions at the time of the Service provision. These conditions can change with time and reliance on the findings of the Services under changing conditions should be reviewed.

Ecus accepts no responsibility for the accuracy of third party data used in this report.

Contents

EXECUTIVE SUMMARY	V
1. INTRODUCTION	1
1.1 PROJECT BACKGROUND.....	1
1.2 THE SITE.....	1
1.3 AIMS AND OBJECTIVES.....	2
1.4 REGULATORY AND POLICY CONTEXT.....	3
2. METHODOLOGY	4
2.1 STANDARDS.....	4
2.2 CONSULTATION.....	4
2.3 SCOPE OF ASSESSMENT.....	4
Assumptions and Limitations.....	5
2.4 ASSESSMENT OF SIGNIFICANCE.....	6
3. HISTORIC ENVIRONMENT BASELINE	8
3.1 INTRODUCTION.....	8
3.2 HISTORIC AREA ASSESSMENT.....	8
Outline Assessment.....	8
Townscape Overview.....	10
Historic Mapping (The Site).....	11
3.3 PREVIOUS ARCHAEOLOGICAL INVESTIGATIONS.....	12
3.4 SUMMARY OF POTENTIAL HERITAGE CONSTRAINTS.....	13
Designated Heritage Assets.....	13
Non-Designated Heritage Assets.....	13
4. STATEMENT OF SIGNIFICANCE	16
4.1 INTRODUCTION.....	16
4.2 SHAFTESBURY CONSERVATION AREA.....	16
4.3 LISTED BUILDINGS ON COPPICE STREET.....	19
5. STATEMENT OF IMPACT	23
5.1 INTRODUCTION.....	23
Scheme Proposal.....	23
5.2 ASSESSMENT OF REDEVELOPMENT PROPOSALS.....	23
Footprint and Position.....	23
Mass and Scale.....	24
Character and Design.....	24
5.3 IMPACT UPON THE IDENTIFIED HERITAGE ASSETS.....	24
Shaftesbury Conservation Area.....	24
Listed Buildings on Coppice Street.....	25
6. CONCLUSION	26
7. REFERENCES	27
7.1 BIBLIOGRAPHY.....	27
7.2 CARTOGRAPHIC SOURCES.....	28
FIGURES	29
APPENDIX 1: REGULATORY AND POLICY CONTEXT	30
APPENDIX 2: NHLE DATA GAZETTEER	32
APPENDIX 3: OS MAPPING	36

TABLES

Table 1: Criteria for determining the significance of heritage assets	7
Table 2: Criteria for valuing the contribution of the Site to the significance of heritage assets.....	7
Table 3. NHLE Data	32

PLATES

Plate 1. View across the Site towards the north west.....	1
Plate 2. View across the Site towards the south east.....	2
Plate 3. View towards the Site from the north west	2
Plate 4. Barton Hill House	15
Plate 5. Zoomed in view from Site towards Barton Hill House	15
Plate 6. View towards the Site from Coppice Street.....	18
Plate 7. View towards the Site from Salisbury Street	18
Plate 8. View towards the Site from Christy's Lane	19
Plate 9. 10 Coppice Street.....	20
Plate 10. 19 and 21 Coppice Street.....	20
Plate 11. Parish boundary wall	21
Plate 12. View towards the Site from the south	21
Plate 13. View towards the Site from the south west	22

FIGURES

Figure 1: Site Location	
Figure 2: Designated Heritage Assets in a 500 m Study Area	
Figure 3: Extract from Shaftesbury Tithe Map (1845)	

Executive Summary

Ecus Ltd was commissioned by Planning Issues in July 2023 to produce a heritage statement to inform a forthcoming planning application for land at Christy's Lane in Shaftesbury, Dorset.

The Site currently comprises an undeveloped brownfield site, situated within an area of Shaftesbury which has been subject to redevelopment and regeneration. The Site is proposed for retirement living development with associated services, access, car parking and landscaping.

The Site has been subject to previous archaeological investigation and consultation with the Senior Archaeologist at Dorset Council in May 2023 confirmed that no further archaeological investigation is required, either as pre-determination or condition. As such, the archaeological resource is not considered a constraint.

The Site lies within the wider townscape of Shaftesbury Conservation Area which contains designated and non-designated heritage assets. Whilst this assessment recognises that the proposals would result in a change to the wider setting of the Conservation Area, the change is to a brownfield site which does not contribute to the setting or significance of the Conservation Area. As no harm has been identified as part of this assessment, the proposals accord with the Planning (Listed Buildings and Conservation Areas) Act 1990 and comply with the National Planning Policy Framework and local planning policies relating to the protection of and development within the historic environment.

This assessment has also identified no harm as a result of the proposals on other designated and non-designated heritage assets.

1. Introduction

1.1 Project Background

1.1.1 Ecus Ltd was commissioned by Planning Issues in July 2023 to prepare a heritage statement to inform a planning application for land at Christy's Lane in Shaftesbury, Dorset (hereafter 'the Site'). The Site is centred on National Grid Co-ordinate 286789, 123110 (Figure 1).

1.2 The Site

1.2.1 The Site is located within the market town of Shaftesbury in Dorset. Located on the A30 it lies c. 25 and 32 km to the west of Sherborne and Salisbury, respectively.

1.2.2 The Site is broadly square in shape and measures 2,448 m² in extent. It lies c. 217-218 m above Ordnance Datum.



Plate 1. View across the Site towards the north west

1.2.3 The Site was formerly part of a cattle market which has since been demolished. The Site has been cleared and comprises an undeveloped parcel of brownfield land with vegetation along its boundaries. It is enclosed by hoarding with a brick wall to the south east. Access into the Site is afforded off Christy's Lane which lies to the north west.

1.2.4 The Site is located in an area that is subject to redevelopment. The immediate surroundings of the Site are characterised by a retail park with supermarkets, fuel station and associated car parking. The commercial development surrounding the Site is single storey in height, with larger two-storey industrial units (Longmead Industrial Estate) located on the north east side of Christy's Lane. Beyond the retail park is Shaftesbury Football Club and Cockrams Recreational Ground to the south. Residential development. And Barton Hill House, a purpose-built residential boarding house,

are located in the wider environs to the north west.



Plate 2. View across the Site towards the south east



Plate 3. View towards the Site from the north west

1.2.5 The underlying geology is recorded as sandstone of the Boyne Hollow Chert Member, a sedimentary bedrock formed during the Cretaceous period (British Geological Survey 2023) and there are no recorded superficial deposits.

1.3 Aims and Objectives

1.3.1 The purpose of this heritage statement is to determine, as far as is reasonably possible from

existing records and observations, an understanding of the historic environment resource within and surrounding the Site in order to formulate:

- An assessment of significance of the known or predicted heritage assets considering, their archaeological, historic, architectural and artistic interests; and
- An assessment of the impact of proposed development or other land use changes on the significance of the heritage assets and their settings.

1.4 Regulatory and Policy Context

1.4.1 There is national legislation and guidance relating to the protection of, and development on, or near, important archaeological sites or historical buildings within planning regulations as defined under the provisions of the Town and Country Planning Act 1990. In addition, local authorities are responsible for the protection of the historic environment within the planning system. Further detail of the relevant, legislation, policy and guidance is provided in Appendix 1.

2. Methodology

2.1 Standards

2.1.1 This assessment is undertaken in accordance with:

- Historic England's Historic Environment Good Practice Advice (GPA) in Planning Notes:
 - *The Historic Environment in Local Plans* (2015a);
 - *Managing Significance in Decision-Taking in the Historic Environment* (2015b); and
 - *The Setting of Heritage Assets* (2017a).
- Historic England's *Understanding Place – Historic Area Assessments* (2017b);
- Historic England's Advice Notes:
 - 1 (Second Edition): *Conservation Area Appraisal, Designation and Management* (2019a);
 - 12: *Statements of Heritage Significance: Analysing Significance in Heritage* (2019b).
- *Historic Environment* (revised July 2019), published by the Ministry Housing, Communities and Local Government (MHCLG), providing advice on enhancing and conserving the historic environment;
- The Chartered Institute for Archaeologists' *Code of Conduct* (CIfA 2019); and
- The Chartered Institute for Archaeologists' *Standard and Guidance for Historic Environment Desk-Based Assessment* (2020).

2.2 Consultation

2.2.1 Consultation with the Senior Archaeologist to Dorset Council was undertaken via email in May 2023. Consultation was undertaken to determine the need for, and if so the scope of, any archaeological fieldwork on-site. The results of this consultation are detailed in Section 3.

2.3 Scope of Assessment

2.3.1 The initial step of the heritage statement process is the identification of heritage assets likely to be affected by the proposed redevelopment due to their presence within the Site or due to sensitivity of their setting. This is informed through a desk-based study and site visit. This step constitutes Step 1 of Historic England's GPA3 (2017a).

2.3.2 The spatial scope of the assessment was defined by a 500 m study area around the Site to inform for designated heritage assets.

2.3.3 The following sources were consulted to inform the presence of heritage assets within the study

area, and to form a baseline for the assessment of their significance:

- National heritage datasets including The National Heritage List for England (NHLE);
- The Dorset Historic Environment Record (DHER);
- Historic mapping available online;
- Aerial photography available online;
- Relevant primary and secondary sources including published and unpublished documents and reports; and
- Site visit undertaken in July 2023. This included an assessment of the general character of the Site, identification of any heritage assets not identified through desk-based review, and assessment of the heritage interest and sensitivity of heritage assets within the study area. Heritage assets outside of the Site were visited to assess the attributes of their setting that contribute to their significance, and ground truth views between heritage assets and the Site, and viewpoints where they may be seen alongside one another. The site visit was undertaken in clear, dry weather with good visibility.

2.3.4 A bibliography of documentary, archive, and cartographic sources consulted is included in the References section of this report.

Assumptions and Limitations

2.3.5 This report is compiled using secondary information derived from a variety of sources, only some have been directly examined. The assumption is made that this data as well as that derived from other secondary sources, is reasonably accurate. In addition, the records held by the DHER represents a record of a wide range of information derived from historical sources and previous archaeological discoveries and does not preclude the subsequent discovery of further elements of the historic environment that are, at present, unknown.

2.3.6 Archival material relating to the Site and study area was not consulted in-person at the Somerset Archives or Historic England Archives. A review of the online catalogue concluded that there was no additional information, to that which is available online, which would enhance our understanding of the Site. Where online sources have been utilised, these have not been reproduced to copyright but links to the original sources are included in the text.

2.3.7 There also may other material held in private collections, local repositories, and the National Archives, which was not possible to view these as part of the assessment. All Ordnance Survey (OS) mapping was obtained from Emapsite and provided in Appendix 3.

2.3.8 Aerial photography was used to inform understanding about the evolution of Shaftesbury and the

Site. Where relevant it is referred to in the text but due to copyright not reproduced.

2.3.9 Sufficient access was afforded to the Site and wider townscape during the site visit and walkover survey. Due to location of designated heritage assets within private ownership, no access was afforded to their immediate grounds. As such, an assessment of the likely impacts upon the significance of the assets due to changes to their setting was taken from the adjacent footpaths and roads.

2.4 Assessment of Significance

2.4.1 The National Planning Policy Framework (NPPF 2021) recommends that, in determining applications, local planning authorities should require applicants to describe the significance of any heritage assets affected, including any contribution made by their setting (NPPF, 194).

2.4.2 The significance of heritage assets is defined in terms of their value to this and future generations because of their heritage interest, deriving not only from their physical presence, but also from their setting. This interest may be archaeological, architectural, artistic or historic (NPPF):

- **Archaeological interest:** As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- **Architectural and artistic interest:** These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.
- **Historic interest:** An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

(MHCLG 2019, Paragraph: 006 Reference ID: 18a-006-20190723).

2.4.3 The heritage interest of an asset's physical presence is assessed in terms of attributes identified in statutory criteria, general principles for selection (DCMS 2013 and 2018), selection guides published by Historic England, and regional research agendas.

2.4.4 The overall significance of a heritage asset is the sum value of its interest expressed within this report on a six-point scale of Very High, High, Medium, Low, Negligible and Unknown using the

criteria presented in Table 1.

2.4.5 The contribution of a given site or application area to an asset's significance is assessed in order to provide a basis for assessing the sensitivity of the heritage asset to change within that specific area. The criteria for this assessment are presented in Table 2.

2.4.6 Although non-designated heritage assets are not considered to be of sufficient interest to merit formal designation, they are still considered an important feature of the local built environment and thus requires consideration as part of the planning process in line with paragraph 203 of the NPPF.

Table 1: Criteria for determining the significance of heritage assets

Heritage Significance	Criteria
Very High	World Heritage Sites and the individual attributes that convey their Outstanding Universal Value, or non-designated heritage assets of demonstrable international heritage interest.
High	Scheduled Monuments, Listed Buildings (Grade I, II*, II), Conservation Areas, Registered Historic Parks and Gardens (Grade I, II*, II), Registered Battlefields, Protected Wreck Site, or non-designated heritage assets of demonstrable national importance due to their heritage interest.
Medium	Locally Listed Buildings and Landscapes, or non-designated heritage assets of demonstrable regional importance due to their heritage interest.
Low	Non-designated heritage assets of demonstrably limited heritage interest.
Negligible	Non-designated heritage asset of very limited heritage interest, typically due to poor preservation, survival or restricted contextual associations.
Unknown	The significance of the heritage asset cannot be ascertained from available evidence.

Table 2: Criteria for valuing the contribution of the Site to the significance of heritage assets

Contribution of Site	Criteria
High Contribution	The site possesses attributes that make a strong positive contribution to the understanding and/or appreciation of the interests that embodies its significance.
Medium Contribution	The site possesses attributes that make some positive contribution to the understanding and/or appreciation of the interests that embodies its significance.
Low Contribution	The site possesses attributes that make little positive contribution to the understanding and/or appreciation of the interests that embodies its significance.
Neutral Contribution	The site does not contribute to the understanding and/or appreciation of the interests that embodies its significance
Negative Contribution	A site detracts from the understanding and/or appreciation of the interests that define the significance of a heritage asset.

3. Historic Environment Baseline

3.1 Introduction

- 3.1.1 In accordance with Step 1 of Historic England's GPA3 (2017a) and *Understanding Place – Historic Area Assessments* (2017b) – Level 1 Outline Assessment, an outline assessment of the historic environment was undertaken. The details of this assessment are documented in Section 3.2 of this report.
- 3.1.2 Figure 2 illustrates designated heritage assets in a 500 m Study Area. These assets are referenced by their NHLE entry number and listed in Appendix 2.
- 3.1.3 Whilst all DHER monument and event records for a 500 m study area were reviewed, analysed, and assessed to inform this heritage statement, it has not been reproduced or accompanying figures or tabulated in Appendix 2. Where specific reference to data records is made below, the DHER identification reference is included.
- 3.1.4 The below has been informed from the *Dorset Historic Towns Survey* produced for Shaftesbury (Dorset County Council 2011); it is not the intention to repeat this document in full. They should be read in conjunction with each other.

3.2 Historic Area Assessment

Outline Assessment

- 3.2.1 The origins of the town of Shaftesbury date to the late 9th century when settlement was established as a burh, although archaeological investigations have recorded an area of pre-urban settlement encompassing the Site and its immediate environs, known as Barton Hill.
- 3.2.2 This activity at Barton Hill indicates settlement during the prehistoric, Roman and early medieval period. This comprised a Bronze Age timber circle (ceremonial activity rather than settlement), a Roman rectilinear enclosure in the grounds of Barton Hill House, and pottery fragments and kiln of 5th to 9th century date recorded in advance of the development of the Tesco superstore (see Section 3.3). Later Saxon remains from the 10-11th century in this area relate to a domestic settlement within a regular series of rectangular enclosures. The results of the archaeological investigations have led to the pre-urban settlement at Barton Hill being interpreted as '*perhaps a royal manor pre-dating the foundation of the burh*'.
- 3.2.3 The extent of the Saxon rural settlement at Barton Hill is illustrated on Figure 8 of the *Dorset Historic Towns Survey* and is described as follows:

'Excavation has shown that activity at Barton Hill dates from at least the Middle Saxon period. A pottery kiln has been radiocarbon dated to between AD660 and AD870 (Carew 2008). A large

number of late Saxon pits, ditches and post-holes have also been excavated on the same site. Eleventh century architectural fragments have been recovered from a rockery in the grounds of Barton Hill House. This suggests that the medieval manor of Barton may have had its origins in the Middle Saxon period and seems to pre-date the foundation of the 9th century burh and abbey' (Dorset County Council 2011, p. 29).

3.2.4 During the early medieval period an abbey (Scheduled Monument; NHLE: 1002672 and 1004559; located over c. 510 m south west of the Site) was founded at Shaftesbury and throughout the medieval period the town flourished, largely due to its location on key transport routes and its position in relation to agricultural areas which could be exploited. By the 11th century Shaftesbury had become a significant important town and it was listed as one of four burhs in the Domesday Survey of 1086, second in size to Wareham within Dorset. The abbey impacted upon the settlement layout during the town, with the former burh less occupied and settlement situated to the east of the abbey. It extended beyond the pre-Conquest extra-mural settlement.,

3.2.5 During the medieval period, the settlement at Barton Hill is described as follows:

'Barton manor was owned by Shaftesbury Abbey and farmed as their home farm. It is not mentioned in Domesday but may have been included within the borough of Shaftesbury. It is recorded as a separate manor belonging to the abbess in 1364 and a survey of the manor in 1545, immediately following the dissolution suggests that the manor included much of the parish of Cann, the area of Heath Farm, and some lands in Wiltshire. The grange buildings may have been to the east of Christy's Lane, where there is a dog-leg in the original course of Wincombe Lane (Cox and Chandler 1996). Archaeological excavations on the site of the Tesco superstore and at Barton Hill House have revealed evidence for medieval agricultural activity in this area, including a possible barn and dovecote (Carew 2008; Whelan & Firth 2009)' (Dorset County Council 2011, p. 35).

3.2.6 The Site formed part of the settlement at Barton Hill during the medieval period and formed part of the agricultural landholding of the abbey.

3.2.7 Shaftesbury was in decline by the end of the medieval period and by the 16th century it was no longer the wealthiest town in Dorset. The dissolution of the abbey had a detrimental effect on the town.

3.2.8 During the 17th-18th century Shaftesbury became an important agricultural market town and a minor industrial town, although the latter has declined by the 19th century. The position of Shaftesbury on key transport roads resulted in several inns establishing in the town and the woollen cloth-making industry was a key industry alongside tanning, knitting, glove-making and shoemaking. All these industries were in decline by the late 18th century.

3.2.9 During the post-medieval period the street layout in Shaftesbury had been subject to very little change and the establishment of turnpike trusts does not seem to have altered the line of existing roads or created new ones. The most significant changes to the town were the dismantling and replacement of the abbey. The abbey manor or grange at Barton went out of use by the 18th century and was replaced by a private residence at Barton Hill House.

3.2.10 Post-medieval settlement at Barton Hill is described as:

'Barton manor passed to the first Earl of Pembroke after Dissolution and seems to have been initially managed much as before. However, the manor house went out of use during the 18th century, probably at the same time that Barton Hill House was constructed (Jervoise 1954). The manor house appears to have been demolished before 1745 (Cox and Chandler 1996). The 1799 Upjohn map shows a large area of parkland and pond to the south of Barton Hill House. The gardens of Barton Hill House were laid out in about 1770 by W T Bowles (Cox and Chandler 1996). Another large house and garden was built to the north of Barton Hill House, probably in the 18th century' (Dorset County Council 2011, p. 41).

3.2.11 During the 19th century Shaftesbury operated as a market town with a cattle market in the latter part of the century. Throughout the 19th and 20th century Barton Hill House was subject to alteration and expansion.

3.2.12 Following World War II, the townscape of Shaftesbury was subject to considerable change with major suburban expansion to the east and a new by-pass. The construction of Christy's Lane in the 1970s altered transport movement through the townscape and opened by the eastern side of the town; subsequent development in this area included industrial and housing estates on the eastern side of Christy's Lane. The greatest period of expansion in this area dates to the 1980s.

3.2.13 During this period the cattle market was relocated to the Site and its environs and continued to operate in this area until the early 21st century. This function is reflected in the *Dorset Historic Towns Survey* which records the Site in an area described as '*Cattle Market, Cockram's Field. The Cattle Market moved to a new site off Christy's Lane in the early 1950s*' (Dorset County Council 2011, p. 59). In the early 21st century this area was subject to regeneration and the redevelopment of the retail park surrounding the Site, notably Lidl to the west/north west, resulted in the demolition of associated cattle market buildings.

Townscape Overview

3.2.14 The Site lies within Character Area 4 Barton Hill and Cockram's Field of *Dorset Historic Towns Survey* Historic Urban Character Appraisal (HUCA). Historically, this area formed part of the manor of Barton, which belonged to Shaftesbury Abbey during the medieval period.

3.2.15 The urban structure of the townscape in this area is defined by Christy's Lane which is also crossed by Barton Hill and Coppice Street. The settlement pattern in this townscape is defined by low density suburban estate housing with larger commercial and recreational areas, including that surrounding the Site. The suburban housing is positioned along the linear roads and cul-de-sacs with the houses set back from the street behind front gardens. The suburban housing in this area is typically inter-war or post-war in date and comprises both semi-detached, detached and terrace housing with materials predominately comprising brick and tile. The commercial developments are surrounded by large open car parks and set back/away from the roads. In contrast to the built-up areas, large recreational spaces provide a green aesthetic.

3.2.16 Within this townscape, one single historic building has been identified, Barton Hill House, located c. 130 m north west of the Site. A former residential private dwelling, it now functions as a boarding house.

3.2.17 Whilst the HUCA for this area makes reference to the markets which contributed to the character and appearance of the area, the modern redevelopment and regeneration has resulted in the removal of these buildings and the Site does not retain any features which contribute to this former function.

Historic Mapping (The Site)

3.2.18 Early cartographic sources from the 17th century and early 19th century record the presence of Shaftesbury but provide no detailed information relating to the Site or its composition.

3.2.19 The earliest available map consulted for this heritage statement which provides a detailed depiction of the Site, its composition and ownership, is the Tithe Map of Shaftesbury dating from 1845 (Figure 3). The Site is recorded as agricultural land, referred to as 'Cockrams' held by William Fricker and owned by the Marquis of Westminster. The Site formed part of a large agricultural field, roughly orientated north west to south east, aligning parallel with Rabbitis Lane immediately to the north.

3.2.20 By the publication of late 19th century OS mapping, the field parcel in which the Site was located had been subdivided; its internal boundary ran directly through the centre of the Site orientated north east to south west. In the east, a series of buildings are recorded along with enclosures. The field in the west formed part of a large parcel labelled 'Manor House (site of)'.

3.2.21 By the publication of the 1929 25" OS map, the Site had been subject to further change with additional buildings, comprising rectilinear buildings orientated roughly north east to south west, within the Site.

3.2.22 By the mid to late 20th century the Site was redeveloped to form part of the Shaftesbury Cattle Market and OS mapping records the market buildings outside of the Site boundary to the north

west (location of the present Lidl superstore). The Site appears to have formed part of the landholding associated with the cattle market.

3.2.23 Google Earth imagery records the Site as an area of hardstanding associated with the cattle market from 2002 onwards. By 2021 the Site had been cleared and works commenced with the construction of Lidl to the west/north west.

3.3 Previous Archaeological Investigations

3.3.1 Intrusive previous archaeological investigations in the vicinity of the Site comprise:

- Trenching, excavation, observation and recording in advance of the development of the Tesco supermarket immediately to the east, south and west of the Site (EDO5384 and EDO5426). Undertaken between 2003-2004, these investigations encompassed the areas of the extant supermarket, associated car parking and fuel station. The evaluation uncovered evidence of activity dating from the early Bronze Age to the medieval period;
- Excavations in 1951 immediately north west of the Site (EDO206). This is understood to have been undertaken in advance of the Site and its immediate environs being converted into a cattle market and car park. Finds recovered including Romano-British and medieval pottery, and tiles;
- Evaluation in 2009 at Barton Hill House, c. 130 m to the north west of the Site, prior to the construction of new school accommodation (EDO5395). This recorded soils and features of medieval date, structural remains, evidence of quarrying and pottery of Romano-British and Saxon date. It also recorded features of uncertain function including pits, postholes and a palisade;
- Prior to the construction of the Lidl supermarket and associated car park to the west/north west (i.e. the Site).

3.3.2 Works in advance of the Lidl superstore are currently understood, from available online records, to comprise a desk-based assessment, watching brief during removal/demolition of the cattle market building and an evaluation/excavation. In an officers' report dated May 2020 (App ref. 2/2019/0769/FUL) for the *erect retail foodstore (Class A1), form vehicular and pedestrian accesses, car parking, landscaping and engineering works (demolish existing buildings)* on the former livestock market site west/north west of the Site, they noted that:

'Trial trenches were undertaken and from that evidence it was concluded that there was only a limited amount of archaeological material on the site and sufficient recording had been undertaken. Therefore, there is no requirement for further archaeological investigation or recording on the site'.

3.4 Summary of Potential Heritage Constraints

Designated Heritage Assets

Archaeology

- 3.4.1 The proposed redevelopment of the Site would not directly or indirectly impact upon any designated archaeological remains located within the wider landscape.

Conservation Areas

- 3.4.2 As illustrated on Figure 2, the Site lies 250 m outside of the Shaftesbury Conservation Area. The Conservation Area will be subject to further assessment as part of this heritage statement to assess if and how the Site contributes to the setting and thus significance of the Conservation Area. Built heritage, both designated and non-designated, located within the Conservation Area will be assessed in conjunction with the Shaftesbury Conservation Area, unless otherwise stated.

Listed Buildings

- 3.4.3 Redevelopment of the Site will not directly or indirectly impact upon Listed Buildings located outside of the Shaftesbury Conservation Area within a 500 m distance of the Site. The buildings, their heritage interests, and their setting would be preserved.
- 3.4.4 With regard to the two Grade II Listed Buildings located in the grounds of Barton Hill House (not Listed), this assessment undertook an initial review informed by the site visit. This concluded that these assets, comprising an ice house (NHLE: 1261157) and garden wall (NHLE: 1108786), are not a potential receptor to the proposed redevelopment of the Site due to distance from the Site, and the position of the Site within a wider area of modern redevelopment and regeneration which forms part of the wider townscape context of these buildings. Redevelopment would not therefore be out of context nor negatively impact upon the Listed Buildings' special interests or setting. As this would be preserved, no harm has been concluded.
- 3.4.5 Due to the level of intervisibility noted during the site visit, the group of Grade II Listed Buildings located on Coppice Street will be subject to further assessment. These comprise 10 Coppice Street (NHLE: 1108772), 19 and 21 Coppice Street (NHLE: 1217842) and parish boundary wall and stone extending along the north side of the street (NHLE: 1217853).

Non-Designated Heritage Assets

Archaeology

- 3.4.6 Consultation with the Senior Archaeologist at Dorset Council in May 2023 was undertaken to determine if a programme of archaeological work was required for the Site taking into account the results of the investigations undertaken in advance of the Lidl development and associated car park. This correspondence was accompanied by a plan illustrating the Site.

3.4.7 In an email dated 17th May 2023 the Senior Archaeologist confirmed that archaeology is not a concern:

'Yes, I recall the fieldwork in question. Since it took place on the present site and found very little, I would not see archaeological impact as a matter for concern for a development of this site.'

3.4.8 The buried archaeological resource is not considered a constraint and is not discussed in any further detail in this heritage statement.

Built Heritage

3.4.9 Barton Hill House (Plate 4) lies c. 130 m north west of the Site and this former 18th century house was rebuilt in the 19th century. It comprises a brick-built, square block plan with ashlar dressings and a slate roof and is two storeys in height. It has gabled attic windows and a central bay on the ground floor. The building has also been subject to later additions and extensions, associated with its functional educational use as a boarding house, and this has impacted upon the building *'dwarf[ing] the original building, diminishing its historic setting'* (Dorset County Council 2011, p. 90). Despite this, it has been identified as a key characteristic of the HUCA 4 which also encompasses the Site.

3.4.10 Redevelopment of the Site would not harm this building; redevelopment would not result in any direct impacts and it would be in keeping with the wider townscape context in which the building is situated. The building's legibility along Barton Hill would remain and it would continue to be understood, experienced, and appreciated. There is no intervisibility between Barton Hill House and Site; reciprocal views of the building from Site are restricted to limited glimpsed views of the chimney stacks and these views do not contribute to the heritage significance of the building or its legibility (Plate 5). The redevelopment would not result in harm and this building is not, therefore, subject to any further discussion. Redevelopment of the Site would not harm any other non-designated built heritage asset within the wider townscape.



Plate 4. Barton Hill House



Plate 5. Zoomed in view from Site towards Barton Hill House

4. Statement of Significance

4.1 Introduction

4.1.1 The following section assesses the heritage significance of heritage assets which have been identified as potentially sensitive towards change within the Site in Section 3 above. This was undertaken in accordance with Step 2 of Historic England's GPA3 (2017a) and assesses whether, how and to what degree the settings of the identified heritage assets contribute towards their significance. The assessment goes on to state the contribution of the Site towards that setting.

4.2 Shaftesbury Conservation Area

4.2.1 There is currently no known Conservation Area Appraisal produced for the Shaftesbury Conservation Area; the following therefore utilises available online information and data as well as observations made during the site visit.

4.2.2 The Shaftesbury Conservation Area is of high heritage significance which derives from its historic, architectural, artistic, and archaeological interests. Its interests derive from its historic development, surviving historic fabric and potential archaeological remains. The Conservation Area contains both designated and non-designated buildings.

4.2.3 The Conservation Area's key features are summarised as follows:

- Architectural and historic interest of the former Saxon burgh, late medieval abbey, Site of St John's Church and precinct and 12th century 'castle' earthworks (NHLE: 1002672, 1004559 and 1005580);
- Historic commercial centre of Shaftesbury with tightly developed street frontage contributing to the historic market town character of the area;
- Linear routes of medieval streetscapes including St James Street and survival of burgage plots on the High Street to the south east;
- Focal point of the market and Church of St Peter (Grade II* Listed; NHLE: 1292132);
- Surviving number of historic buildings creating intact street frontages;
- The number of listed and non-designated buildings that make a positive contribution to the character of the area;
- Range of architectural styles and materials (local) which demonstrate the development from the early medieval/medieval period onwards. The variety of materials and styles contributes to character, appearance, visual interest and heritage significance;

- Known and potential archaeological remains relating to settlement and occupation from the early medieval period onwards;
- Boundary treatments in gardens and along the streetscapes;
- Green spaces, both in private and public use, planting, mature vegetation and wider countryside setting;
- Views both internally along the streetscapes and out across the wider countryside. Due to the enclosed nature of the streetscapes, views in the Conservation Area are funnelled and restricted to along the course of the roads with glimpsed views out over the wider townscape during breaks in the built form; and
- Townscape setting of varied scale, mass and design, and beyond this, green space which forms part of the wider countryside.

4.2.4 The Site lies outside of the Conservation Area, at its closest c. 210 m to the south west/west/north west. The Site lies within an area of the townscape identified in the Shaftesbury Neighbour Plan as Character Zone 4 – Barton Hill and Cockram's Field (Shaftesbury Town Council 2021). The character of this townscape is defined by the following:

- Large recreational areas which are green open spaces;
- Presence of mature trees in the grounds of Barton Hill House and along Christy's Lane; and
- Inter-war and early post-war housing comprising a mixture of semi-detached and short terrace suburban housing although this is noted in the *Dorset Historic Towns Survey* as having little/no local distinctiveness; and
- Coherence in layout and use of materials produced in Dorset (i.e. Gillingham bricks);

4.2.5 The Site, in its current character and appearance, does not exhibit any of the positive elements which contribute to the character of this townscape area which forms part of the context of Shaftesbury Conservation Area. Whilst historically it formed part of the manor of Barton, which belonged to Shaftesbury Abbey during the medieval period, the subsequent development and redevelopment of this has removed any former agricultural character and appearance. This is best understood, experienced, and appreciated through cartographic and documentary sources. The Site lies within an area of commercial buildings which are noted in the Neighbourhood Plan for comprising large plots surrounded by open car parks (Shaftesbury Town Council 2021).

4.2.6 As stated in *Dorset Historic Towns Survey* the Site lies within an area which '*is not visible from the town centre [Conservation Area], although it is visible to through traffic*' (Dorset County Council 2011, p. 90). The site visit confirmed that the Site is not encompassed in any visibility (short or

long-distance views) from the Conservation Area (Plates 6-7). Whilst the Site lies south of Christy's Lane, a main thorough road which links with the town centre (in the Conservation Area), its appearance in views along the streetscape does not positively contribute to or enhance (Plate 3 and 8). The Site is of no visual interest as an undeveloped brownfield site enclosed by hoarding. The trees identified along the road which are a positive feature in the wider context of the Conservation Area lie outside of the Site boundary; they would not be impacted upon by the proposed redevelopment.



Plate 6. View towards the Site from Coppice Street



Plate 7. View towards the Site from Salisbury Street



Plate 8. View towards the Site from Christy's Lane

4.2.7 Taking the above into account, this assessment has concluded that the Site does not contribute to the character and appearance of Shaftesbury Conservation Area or understanding and/or appreciation of the interests that embodies its significance.

4.3 Listed Buildings on Coppice Street

4.3.1 There are three Grade II Listed Buildings on Coppice Street, located outside of the Shaftesbury Conservation Area (Plate 9-11). These comprise:

- 10 Coppice Street (NHLE: 1108772) – a late 18th to early 19th century building two storeys in height with attic. This building is located c. 200 m south west of the Site;
- 19 and 21 Coppice Street (NHLE: 1217842) - also known as Magpies this comprises a 18th century two-storey house with single storey lean-to annexe. This building is located c. 180 m south west of the Site; and
- parish boundary wall and stone extending along the north side of the street (NHLE: 1217853). The wall is of squared rubble masonry with coping and is approximately 1.5 m in height. The boundary stone is set in the wall and incised with 'parish boundary 1772'. The wall is located c. 160 m to the south west.

4.3.2 These Listed Buildings are of high heritage significance which derives from their historic and architectural interests inherent in the historic development, function, physical form and fabric. The setting of these buildings derives from their position within their grounds and along Coppice Street from which the heritage interests and significance can be best understood, experienced, and appreciated. Due to the nature of the densely developed surrounding townscape, views from the wider townscape towards these heritage assets are restricted.



Plate 9. 10 Coppice Street



Plate 10. 19 and 21 Coppice Street

4.3.3 The Site forms part of an area of wider redevelopment and regeneration in the townscape north east of these buildings. The Site does not contribute to the heritage interests or setting of these buildings, there is no known historical or functional association and intervisibility is restricted due to distance from the Site and intervening vegetation and built form. Any glimpsed views of the Site from Coppice Street do not encompass the Site in its entirety and are located within an area characterised by large commercial buildings and areas of hardstanding in use as car parks (Plates 12-13). Its appearance in such views provides no meaningful or positive contribution to the setting and significance of these Listed Buildings.

4.3.4 This assessment has concluded that the Site does not contribute to the setting or significance of the three Grade II Listed Buildings on Coppice Street.



Plate 11. Parish boundary wall



Plate 12. View towards the Site from the south



Plate 13. View towards the Site from the south west

5. Statement of Impact

5.1 Introduction

5.1.1 This section sets out a brief description of the scheme and provides an assessment of impact with regard to historic environment constraints.

Scheme Proposal

5.1.2 The proposed redevelopment of the Site comprises:

- Construction of retirement development building – comprising a three-storey building with L-shaped footprint orientated to Christy's Lane;
- Access from Christy's Lane via the existing access road to Lidl supermarket; and
- Landscaping including introduction of amenity grass and retention of mature trees which fall within the Site boundary.

5.1.3 Materials comprise red and painted brick with buff brick for window/door heads and brick band. Reconstituted stone sills and a stone portico are also proposed. The roof will be tiled and uPVC is proposed for windows.

5.2 Assessment of Redevelopment Proposals

Footprint and Position

5.2.1 The retirement development building will comprise a single building situated centrally within the Site. The size of the footprint would not harm the setting of the Shaftesbury Conservation Area and would be located within an area which is characterised by commercial buildings with larger footprints.

5.2.2 The Site is considered to have the capacity to accommodate the scale of development. The proposed footprint is orientated to Christy's Lane and would remove a brownfield site which is currently out of character to the surrounding streetscape. Through its setback position in the Site, it prevents the redevelopment overshadowing or dominating views along Christy's Lane and as the principal elevation faces away from the road, would be in keeping with the settlement pattern which defines this area as specified in *Dorset Historic Town Survey* (2011, p. 86).

5.2.3 The Site is located at distance from the Shaftesbury Conservation Area and, due to its position, would not be visible from the designated area. The redevelopment would not be located within close proximity to any Listed Buildings. Where visible from the surrounding townscape, it would appear in the context of an area of redevelopment and regeneration characterised by large footprint commercial buildings and large areas of hardstanding in use as car parks.

Mass and Scale

- 5.2.4 The retirement development would comprise a single building three storeys in height. The Site has the capacity to accommodate the height and mass proposed as, through its footprint and design, it avoids the perception of a single building of considerable scale. It would also be in an area defined by commercial buildings of considerable size and would not be out of character.
- 5.2.5 With regard to the Shaftesbury Conservation Area the proposed height of the building would not introduce a tall building which is dominant or prominent in the townscape which would affect the heritage significance of the designated heritage asset.

Character and Design

- 5.2.6 The redevelopment would be residential. This is in keeping with the wider residential character of the surrounding townscape and would introduce positive public realm into a currently vacant and inactive brownfield site.
- 5.2.7 The proposed design of the retirement living development would be in an area which is defined by buildings of being of little or no local distinctiveness. Despite this, the design has taken into consideration the surrounding built form and reflects traditional materials present in the area (red brick) but avoids the introduction of a pastiche historic building which would be out of context and character in this area.
- 5.2.8 Through the proposed design, the redevelopment prevents the introduction of a bland and visually uninteresting development within the Site. Whilst the building has a level of visual interest, its overall appearance through materials and colour palette will not distract attention away from the approaches to/from Shaftesbury historic core along Christy's Lane.
- 5.2.9 The combination of landscaping and retention of planting will add visual interest. Christy's Lane will remain tree lined.

5.3 Impact upon the identified Heritage Assets

Shaftesbury Conservation Area

- 5.3.1 Retirement living development within the Site would not directly impact the Shaftesbury Conservation Area or any designated and non-designated heritage assets located within it.
- 5.3.2 The Site forms part of the wider townscape context of the Shaftesbury Conservation Area. It lies within an area of modern redevelopment and regeneration and does not currently contribute to the setting or significance of the Conservation Area.
- 5.3.3 Redevelopment of the Site would not affect the ability to understand, experience and appreciate the historic environment. It would introduce a new building in the Site and along Christy's Lane.

The redevelopment would remove a vacant brownfield site whilst preserving those elements in the townscape which make a positive and meaningful contribution to the setting of the Shaftesbury Conservation Area. The proposed redevelopment would result in a change within the wider townscape, but this would not result in harm to the heritage significance of Shaftesbury Conservation Area.

Listed Buildings on Coppice Street

- 5.3.4 The proposed retirement living development would not directly impact upon the Grade II Listed Buildings located along Coppice Street or their principal setting: 10 Coppice Street (NHLE: 1108772), 19 and 21 Coppice Street (NHLE: 1217842) and parish boundary wall and stone extending along the north side of the street (NHLE: 1217853). No relationship between the Site and the Listed Buildings has been identified.
- 5.3.5 Whilst the redevelopment would result in a change in the townscape to the north east of these Listed Buildings, such change would not affect how they are understood, experienced and appreciated. Modern development in the Site in this area would not be out of character and any distant glimpsed visibility of the Site would be in keeping with the modern redevelopment/regeneration. Due to the distance from, the perceived scale of the building would be reduced and it would not appear dominant or prominent from Coppice Street.
- 5.3.6 It is concluded that the redevelopment would preserve the Listed Buildings, their setting and features of special interest which they possess. The redevelopment accords with S66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

6. Conclusion

- 6.1.1 This assessment has utilised a range of sources, in line with industry guidance, to identify heritage assets which could be affected by the proposals. Any effects of the redevelopment upon the significance of heritage assets will be a material consideration in the determination of the planning application.
- 6.1.2 Consultation with the Senior Archaeologist at Dorset Council in May 2023 confirmed that no further archaeological work would be required as either pre-determination or a conditional programme of works. The archaeological resource is not considered a constraint to the proposals.
- 6.1.3 This heritage statement has also concluded:
- No harm to either the Shaftesbury Conservation Area, or the designated heritage assets located within it, through the change posed by the redevelopment; and
 - No harm to Listed Buildings and non-designated heritage assets located outside of the Conservation Area within the vicinity of the Site – including Listed Buildings along Coppice Street, and Barton Hill House and its associated ice house and garden wall.
- 6.1.4 As the assessment has identified no harm the proposed redevelopment is considered to accord with the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 and comply with the NPPF.
- 6.1.5 Attention has been paid to the historic environment and consequently the redevelopment complies with local planning policy, Policy 5 The Historic Environment. The proposed retirement living development would preserve the setting of the Listed Buildings and not harm the character and appearance of the Conservation Area through changes within its wider townscape context.

7. References

7.1 Bibliography

British Geological Survey. (2023). *Geology of Britain Viewer*. Available at: <http://mapapps.bgs.ac.uk/geologyofbritain/home.html>

Chartered Institute for Archaeologists (CIfA). (2017). *Standard and Guidance for historic environment desk-based assessment*. Available at: <<https://www.archaeologists.net/codes/cifa>>

Chartered Institute for Archaeologists (CIfA). (2019). *Code of Conduct*. Available at: <https://www.archaeologists.net/codes/cifa>

Dorset County Council. (2011). *Dorset Historic Towns Project: Shaftesbury*. Available at: <https://www.dorsetcouncil.gov.uk/libraries-history-culture/local-history-heritage/historic-towns/shaftesbury-historic-towns-survey>

Dorset Council. (2023). *Planning Policy*. Available at: <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy>

Historic England. (2015a). *Historic Environment Good Practice Advice in Planning Note 1 – The Historic Environment in Local Plans*. Available at: <https://historicengland.org.uk/advice/planning/planning-system/>

Historic England. (2015b). *Historic Environment Good Practice Advice in Planning Note 2 – Managing Significance in Decision-Taking in the Historic Environment*. Available at: <https://historicengland.org.uk/advice/planning/planning-system/>

Historic England. (2017a). *Historic Environment Good Practice Advice in Planning Note 3 – The Setting of Heritage Assets*. Available at: <https://historicengland.org.uk/advice/planning/planning-system/>

Historic England. (2017b). *Understanding Place: Historic Area Assessments*. Available at: <https://historicengland.org.uk/images-books/publications/understanding-place-historic-area-assessments/>

Historic England. (2019a). *Historic England Advice Note 1 (Second Edition): Conservation Area Appraisal, Designation and Management*. Available at: <https://historicengland.org.uk/advice/planning/planning-system/>

Historic England. (2019b). *Historic England Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets*. Available at:

<https://historicengland.org.uk/advice/planning/planning-system/>

Historic England. (2023). *National Heritage List for England (NHLE)*. Available at <https://historicengland.org.uk/listing/the-list/>

Ministry of Housing, Communities and Local Government. (2019). *National Planning Policy Framework (NPPF)*; published February 2019

Shaftesbury Town Council. (2021). *Shaftesbury Neighbourhood Plan 2019-2031*. Available at: <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/north-dorset/neighbourhood-planning/submitted-plans/shaftesbury-neighbourhood-plan-2019-2031>

7.2 Cartographic Sources

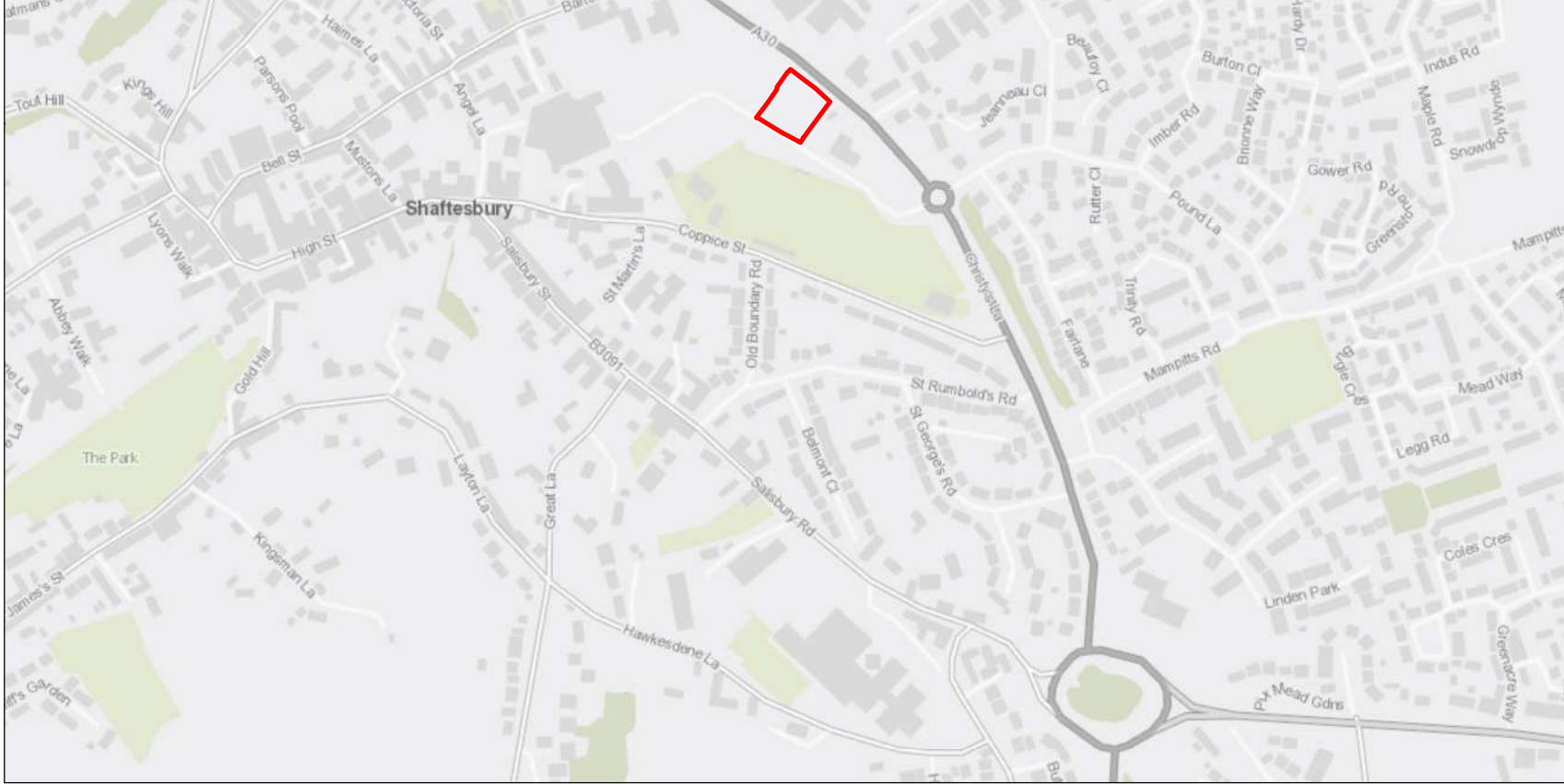
1662 Speed's map of Dorsetshyre (viewed at: <https://www.davidrumsey.com/>)

1806 Cary's new map of Dorsetshire (viewed at: <https://www.davidrumsey.com/>)

1845 Tithe Map of Shaftesbury

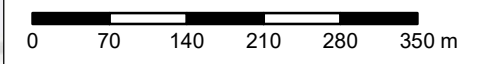
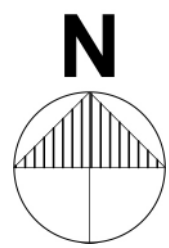
All OS mapping was obtained from Emapsite and is provided in Appendix 3.

Figures



KEY

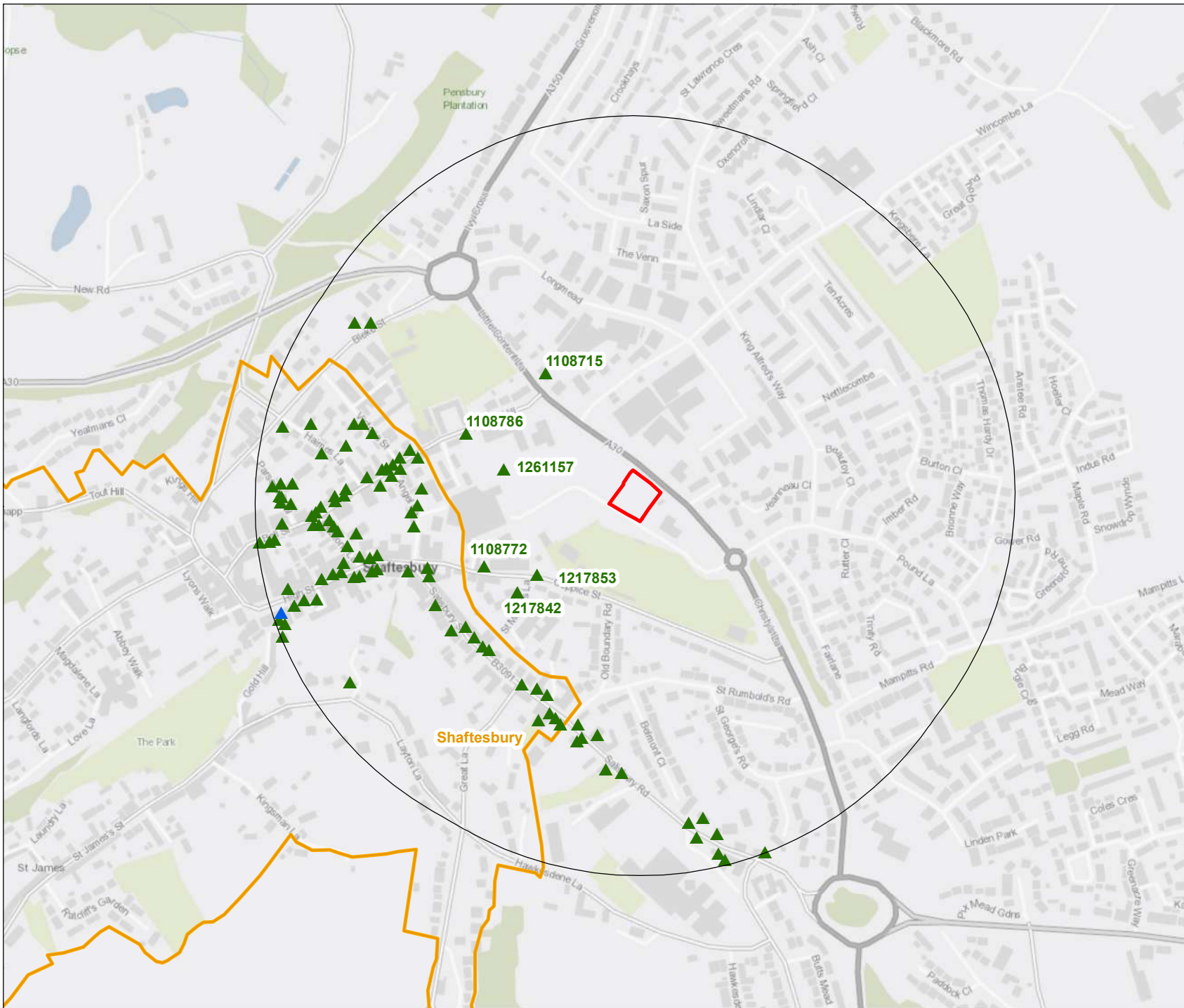
 Site



Planning Issues
 Land at Christy's Lane, Shaftesbury,
 Dorset – Heritage Statement

Figure 1: Site Location

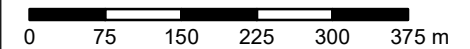
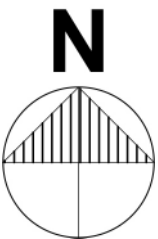
Brook Holt 3 Blackburn Road Sheffield S61 2DW
 T: 0114 2669292 www.ecusltd.co.uk



KEY

- Site
- Study Area
- ▲ Grade II* Listed Building
- ▲ Grade II Listed Building
- Conservation Area

© Historic England 2023. Contains Ordnance Survey data
 © Crown copyright and database right 2023. The Historic England GIS Data contained in this material was obtained on 26/07/2023. The most publicly available up to date Historic England GIS Data can be obtained from <http://www.HistoricEngland.org.uk>.



Planning Issues

Land at Christy's Lane, Shaftesbury, Dorset – Heritage Statement

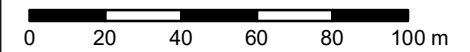
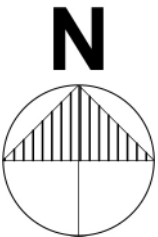
Figure 2: Designated Heritage Assets in a 500 m Study Area

Brook Holt 3 Blackburn Road Sheffield S61 2DW
 T: 0114 2669292 www.ecusltd.co.uk

KEY



Postulated extent of Site due to margin of error in georeferencing as a result of mapping scales.



Planning Issues
Land at Christy's Lane, Shaftesbury,
Dorset – Heritage Statement
Figure 3: Extract from Shaftesbury
Tithe Map (1845)

Brook Holt 3 Blackburn Road Sheffield S61 2DW
T: 0114 2669292 www.ecusltd.co.uk

Appendix 1: Regulatory and Policy Context

Introduction

There is national legislation and guidance relating to the protection of, and development on, or near, important archaeological sites or historical buildings within planning regulations as defined under the provisions of the Town and Country Planning Act 1990. In addition, local authorities are responsible for the protection of the historic environment within the planning system. The following policies are considered to be of relevance to the Site and the proposed scheme.

Ancient Monuments and Archaeological Areas Act 1979

Scheduled Monuments and Areas of Archaeological Interest are afforded statutory protection under the Ancient Monuments and Archaeological Areas Act 1979 (as Amended) and the consent of the Secretary of State (Department for Digital, Culture, Media and Sport), as advised by Historic England, is required for any works.

Planning (Listed Buildings and Conservation Areas) Act 1990

Works affecting Listed Buildings or structures and Conservation Areas are subject to additional planning controls administered by LPAs under the Planning (Listed Buildings and Conservation Areas) Act 1990. In considering development which affects a Listed Building or its setting, the LPA shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses (Section 66). In considering Conservation Areas the planning authority has a general duty to give special attention to the desirability of preserving or enhancing the character or appearance of that area (Section 72).

The statutory criteria for listing are the special architectural or historic interest of a building. Buildings on the list are graded to reflect their relative architectural and historic interest (DCMS, 2010a, para 7, page 4):

- Grade I: Buildings of exceptional interest;
- Grade II*: Particularly important buildings of more than special interest;
- Grade II: Buildings of special interest which warrant every effort being made to preserve them.

Historic England is a statutory consultee in relation to works affecting Grade I/II* Listed Buildings.

National Planning Policy Framework

Section 16 of the National Planning Policy Framework (NPPF) sets out the Government's current planning policy in relation to conserving and enhancing the historic environment. The key

requirements are summarised below.

Applicants are required to provide proportionate information on the significance of designated and non-designated heritage assets affected by the proposals and an impact assessment of the proposed development on that significance. This should be in the form of a desk-based assessment and, where necessary, a field evaluation (NPPF, 194).

LPAs are required to take into account the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; the desirability of new development making a positive contribution to local character and distinctiveness; and opportunities to draw on the contribution made by the historic environment to the character of a place (NPPF, 190/197).

In determining planning applications, great weight should be given to the conservation of designated heritage assets - World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields or Conservation Areas designated under the relevant legislation (NPPF, 199/200).

In weighing applications that affect directly or indirectly the significance of a non-designated heritage asset, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset (NPPF, 203).

LPAs should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their significance and the impact, and to make this evidence publicly accessible and any archives deposited with a local museum or other public depository (NPPF, 205).

Local Plan

The Site lies within the unitary authority of Dorset Council and local planning policy is outlined in the North Dorset Local Plan Part One, adopted January 2016. Relevant planning policy comprises Policy 5: The Historic Environment and the Shaftesbury Neighbour Plan 2019-2031 was adopted in June 2021. Dorset Council is currently producing a local plan to cover the whole of Dorset and relevant documents currently comprise the Dorset Council Local Plan Consultation 2021 summary of responses (notably policy SHAF1: Land at Christy's Lane)

Appendix 2: NHLE Data Gazetteer

Table 3. NHLE Data

NHLE	Name	Designated	NGR
1108715	Ampersand With Flanking Walls	Grade II Listed Building	ST 86660 23284
1108719	5, Mustons Lane	Grade II Listed Building	ST 86367 23061
1108724	5, Parsons Pool	Grade II Listed Building	ST 86300 23100
1108725	9-13, Parsons Pool	Grade II Listed Building	ST 86286 23128
1108726	8 And 10, Parsons Pool	Grade II Listed Building	ST 86286 23101
1108727	14, Parsons Pool	Grade II Listed Building	ST 86274 23125
1108731	Sun And Moon Cottage	Grade II Listed Building	ST 86284 22936
1108733	Black Lion Cottage	Grade II Listed Building	ST 86289 22913
1108738	19, Haines Lane	Grade II Listed Building	ST 86329 23213
1108744	25, 27 And 27a, High Street	Grade II Listed Building	ST 86319 22964
1108745	29 And 31, High Street	Grade II Listed Building	ST 86337 22965
1108746	High House	Grade II Listed Building	ST 86397 22998
1108747	51, High Street	Grade II Listed Building	ST 86415 23005
1108749	38, High Street	Grade II Listed Building	ST 86344 22994
1108750	42, High Street	Grade II Listed Building	ST 86371 23004
1108751	50 And 52, High Street	Grade II Listed Building	ST 86412 23023
1108752	Boundary Wall Extending North East From No 32 As Far As No 36	Grade II Listed Building	ST 86376 23112
1108753	36, Bell Street	Grade II Listed Building	ST 86378 23121
1108754	50, Bell Street	Grade II Listed Building	ST 86429 23148
1108755	The Anchorage	Grade II Listed Building	ST8644423155
1108765	Boundary Wall To Lynfield House Running North Eastwards From Entrance As Far As Stable Block	Grade II Listed Building	ST 86413 23356
1108772	10, Coppice Street	Grade II Listed Building	ST 86573 23011
1108782	The Cedars	Grade II Listed Building	ST 86485 23122
1108783	2, Angel Lane	Grade II Listed Building	ST 86474 23068
1108784	8-12, Angel Lane	Grade II Listed Building	ST 86470 23087
1108785	5 Barton Hill And 2 Angel Court (Formerly 3 And 5, Barton Hill)	Grade II Listed Building	ST 86480 23166
1108786	Garden Wall Enlosing Garden To Barton Hill House On North West Side Of Garden; And Gate Piers	Grade II Listed Building	ST 86548 23199
1108787	2-8, Barton Hill	Grade II Listed Building	ST 86469 23176
1108788	Entrance To Oldmarket Playhouse And Arts Centre	Grade II Listed Building	ST 86256 23045

NHLE	Name	Designated	NGR
1108789	19, Bell Street	Grade II Listed Building	ST 86277 23049
1108790	29, Bell Street	Grade II Listed Building	ST 86332 23070
1108791	No 33, Including Annexe At South East End In Mustons Lane	Grade II Listed Building	ST 86355 23077
1108793	22 And 24 Bell Street	Grade II Listed Building	ST 86336 23088
1108794	26, Bell Street	Grade II Listed Building	ST 86343 23096
1209963	17, Bell Street	Grade II Listed Building	ST 86270 23046
1209977	Premises Occupied By Dorset County Library	Grade II Listed Building	ST 86426 23125
1209998	20, Bell Street	Grade II Listed Building	ST 86330 23083
1217798	Lynfield House	Grade II Listed Building	ST 86390 23355
1217842	19 And 21, Coppice Street	Grade II Listed Building	ST 86620 22975
1217853	Parish Boundary Stone And Wall Extending Along North Side Of Coppice Street	Grade II Listed Building	ST8664823000
1218011	7, Haimes Lane	Grade II Listed Building	ST 86378 23182
1218029	6, Haimes Lane	Grade II Listed Building	ST 86344 23171
1218317	43, High Street	Grade II Listed Building	ST 86390 22997
1218328	The Crown Public House	Grade II Listed Building	ST 86360 23000
1218329	44, High Street	Grade II Listed Building	ST 86375 23016
1218398	Shaftesbury Congregational Church	Grade II Listed Building	ST 86393 23058
1218457	7, Parsons Pool	Grade II Listed Building	ST 86303 23128
1218472	Stone Setts Before Nos 8 And 10 And Wall To North Of No 10	Grade II Listed Building	ST 86288 23109
1239960	Cann Lodge	Grade II Listed Building	ST 86733 22774
1239964	The Mount	Grade II Listed Building	ST 86882 22657
1239978	Outbuilding Adjoining Eastern Entrance To The Mount And Within The Grounds Of The Same	Grade II Listed Building	ST 86902 22634
1239979	Cornley Including Gate Piers	Grade II Listed Building	ST 86970 22608
1239986	19, Salisbury Street	Grade II Listed Building	ST 86527 22921
1239987	53, Salisbury Street	Grade II Listed Building	ST 86666 22804
1239988	55 And 57, Salisbury Street	Grade II Listed Building	ST8667422798
1240001	4 And 6, Salisbury Street	Grade II Listed Building	ST8649522998
1240002	34 And 36, Salisbury Street	Grade II Listed Building	ST8655922912
1240035	Mile Post Outside No 56	Grade II Listed Building	ST 86626 22845
1240036	The Saint Edward Hotel	Grade II Listed Building	ST 86648 22839
1240037	Knowles Arms Public House	Grade II Listed Building	ST 86662 22830
1240107	2 And 4, Victoria Street	Grade II Listed Building	ST8641623200
1240113	8-12, Victoria Street	Grade II Listed Building	ST8639023213

NHLE	Name	Designated	NGR
1240156	53, High Street	Grade II Listed Building	ST 86422 23007
1254432	The Rectory	Grade II Listed Building	ST8670422764
1254449	Church Of St Rumbold	Grade II Listed Building	ST 86745 22725
1254456	5-9, Salisbury Road	Grade II Listed Building	ST 86904 22606
1261157	Ice House About 30 Metres South South East Of Barton Hill House	Grade II Listed Building	ST 86601 23148
1261176	1, Victoria Street	Grade II Listed Building	ST 86454 23165
1261177	6, Victoria Street	Grade II Listed Building	ST8640123214
1261229	9 And 11, Salisbury Street	Grade II Listed Building	ST8650522957
1261230	Roman Catholic Church Of St Edward The Martyr	Grade II Listed Building	ST 86650 22794
1261231	Old Sarum	Grade II Listed Building	ST 86681 22788
1261234	2, Salisbury Street	Grade II Listed Building	ST 86493 23010
1261235	28-32, Salisbury Street	Grade II Listed Building	ST8654722926
1261236	38, 38a And 38b, Salisbury Street	Grade II Listed Building	ST8657122899
1261237	40-44, Salisbury Street	Grade II Listed Building	ST 86580 22893
1261258	Wall Flanking Salisbury Road And Enclosing Grounds To Cann Lodge Hotel And Gate Piers	Grade II Listed Building	ST 86706 22788
1261259	Dwarf Wall And Railings, Gates And Gate Piers To The Mount	Grade II Listed Building	ST8686222651
1261266	St Martins	Grade II Listed Building	ST 86466 23005
1261269	War Memorial At Apex Of Salisbury Road And A350	Grade II Listed Building	ST 86873 22629
1261270	Outbuilding Adjoining No 9 To The South East Premises Of W Fanner And Sons	Grade II Listed Building	ST 86913 22597
1261298	Garden Wall And Gate Piers Enclosing Garden To Rectory	Grade II Listed Building	ST8671122770
1261305	Wall Enclosing Church Yard To St Rumbold's Church On North West, North East And South West Sides	Grade II Listed Building	ST 86767 22720
1291980	Court Cottage, Kings Cottage And Queens Cottage	Grade II Listed Building	ST 86361 23068
1292137	The Mitre Inn	Grade II Listed Building	ST 86305 22956
1292369	30 And 32, Bell Street	Grade II Listed Building	ST 86362 23111
1292393	31, Bell Street	Grade II Listed Building	ST 86340 23070
1324738	Garden Wall Flanking Angel Lane And Enclosing Garden To The Cedars, With Gate Piers	Grade II Listed Building	ST 86479 23098
1324739	8 And 9, Angel Court	Grade II Listed Building	ST 86455 23149

NHLE	Name	Designated	NGR
1324740	53, Bell Street	Grade II Listed Building	ST8644223140
1324741	Garrett Memorial Methodist Church	Grade II Listed Building	ST 86288 23072
1324758	Premises Occupied By Lloyds Bank Limited	Grade II Listed Building	ST 86296 22980
1324759	48, High Street	Grade II Listed Building	ST 86397 23025
1324760	Dwarf Wall, Railings And Gate Enclosing Garden Before Nos 30 And 32	Grade II Listed Building	ST 86363 23103
1324761	42-46, Bell Street	Grade II Listed Building	ST 86408 23137
1324762	52, Bell Street	Grade II Listed Building	ST 86436 23150
1324779	54, High Street	Grade II Listed Building	ST 86422 23027
1324782	16-20, Layton Lane	Grade II Listed Building	ST 86384 22848
1324786	Wall And Railings Enclosing Shaftesbury Congregational Church	Grade II Listed Building	ST 86380 23040
1324787	Garden Wall To North Of No 10	Grade II Listed Building	ST 86284 23111
1324790	Premises Occupied By Shaftesbury Museum	Grade II Listed Building	ST 86292 22930
1324795	16, Haimes Lane	Grade II Listed Building	ST 86289 23209
1292132	Church Of St Peter	Grade II* Listed Building	ST 86287 22946
	Shaftesbury Conservation Area	-	ST 86037 22871

Appendix 3: OS mapping

Site Details:

unspecified

Client Ref: EMS_883647_1093454
Report Ref: EMS-883647_1129704
Grid Ref: 386786, 123111

Map Name: County Series

Map date: 1887

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1887
 Revised 1887
 Edition N/A
 Copyright N/A
 Levelled N/A



Produced by
 Groundsure Insights
www.groundsure.com

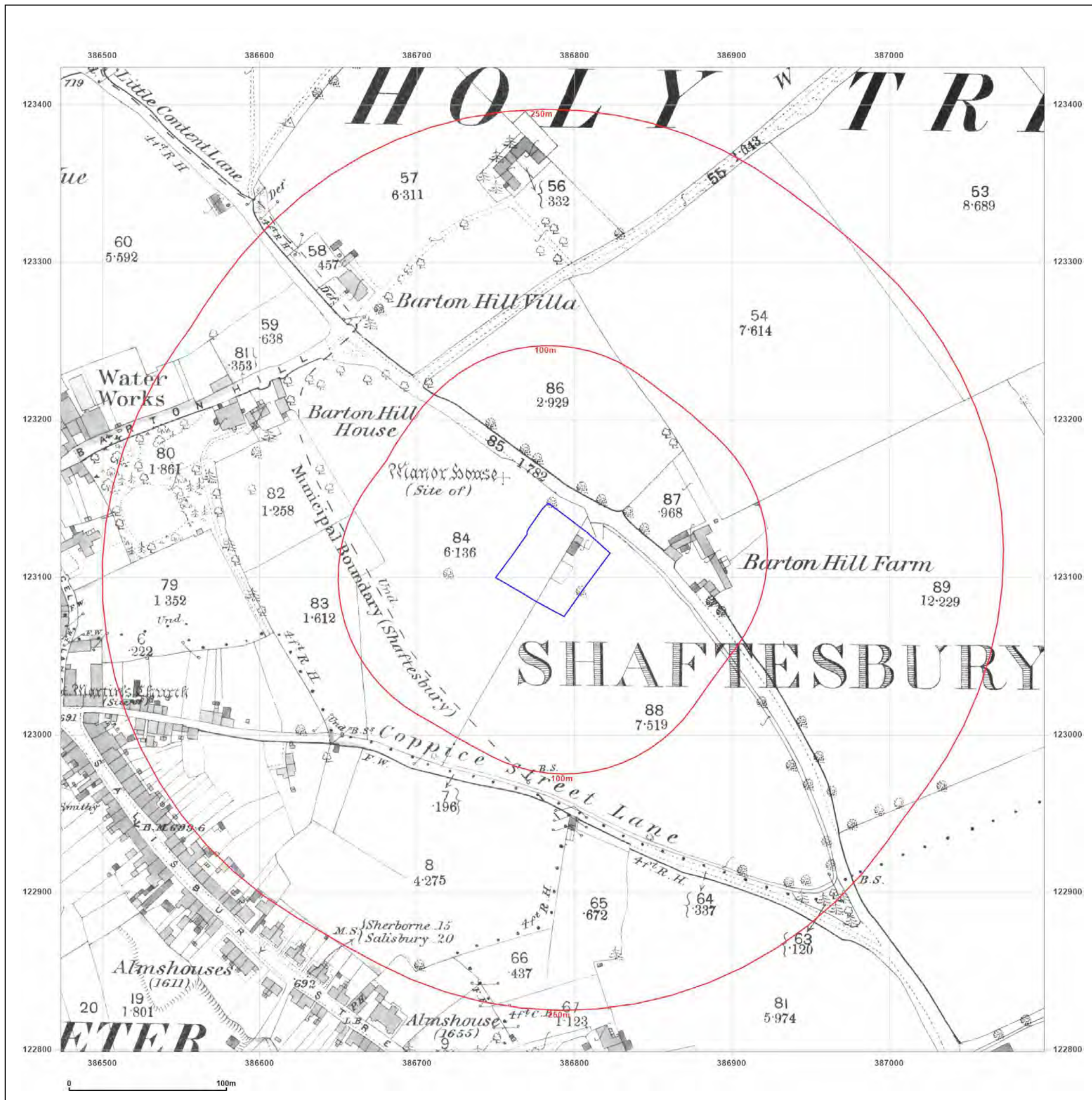


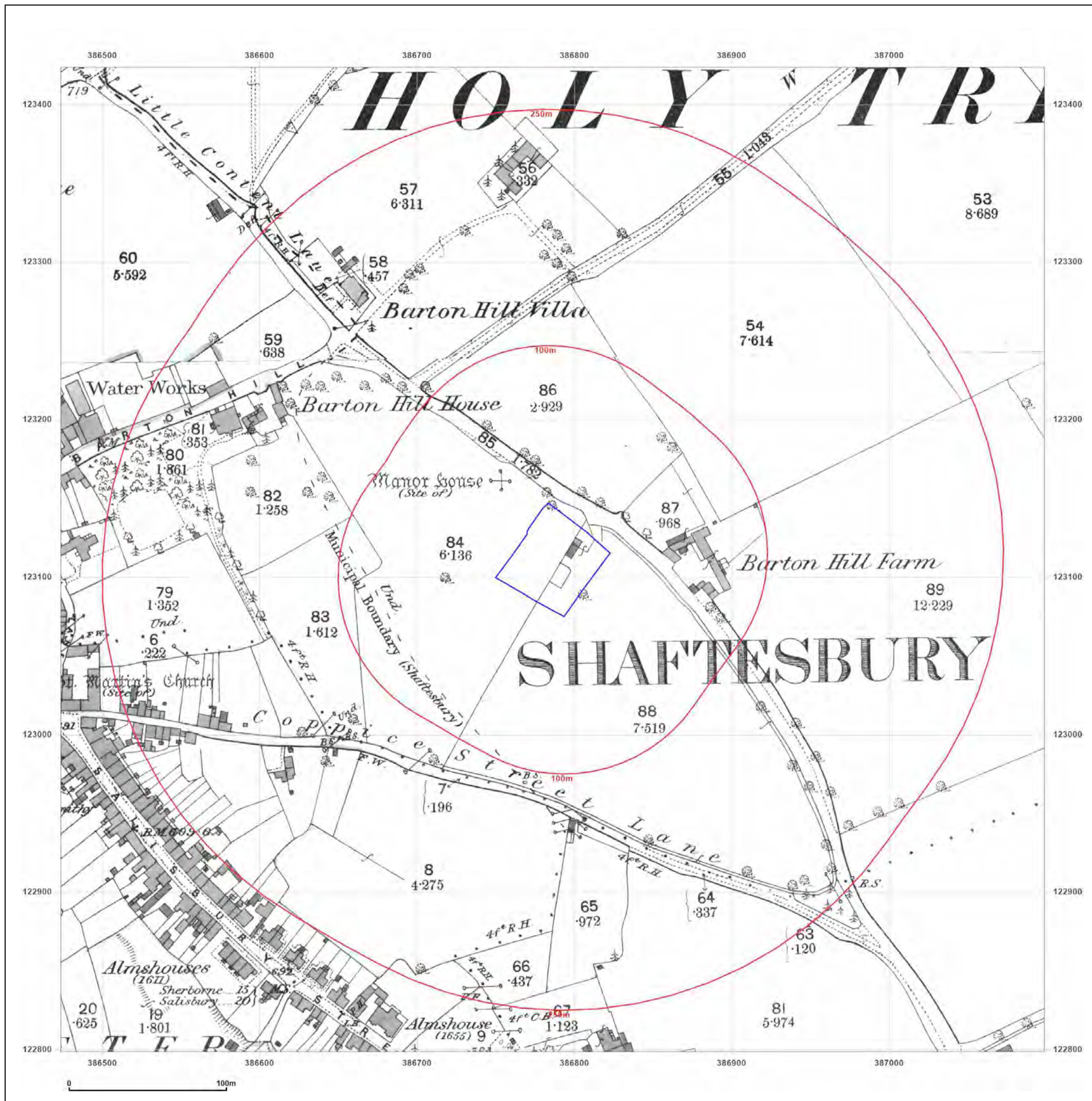
Supplied by:
www.emapsite.com
sales@emapsite.com

© Crown copyright and database rights 2019 Ordnance Survey 100035207

Production date: 26 July 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf

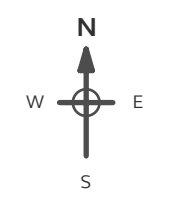




Site Details:
unspecified

Client Ref: EMS_883647_1093454
Report Ref: EMS-883647_1129704
Grid Ref: 386786, 123111

Map Name: County Series
Map date: 1888
Scale: 1:2,500
Printed at: 1:2,500



Surveyed 1888
Revised 1888
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1888
Revised 1888
Edition N/A
Copyright N/A
Levelled N/A

Produced by Groundsure Insights www.groundsure.com

Supplied by: www.emapsite.com
sales@emapsite.com

Site Details:

unspecified

Client Ref: EMS_883647_1093454
Report Ref: EMS-883647_1129704
Grid Ref: 386786, 123111

Map Name: County Series

Map date: 1901

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1901
 Revised 1901
 Edition N/A
 Copyright N/A
 Levelled N/A



Produced by
 Groundsure Insights
www.groundsure.com

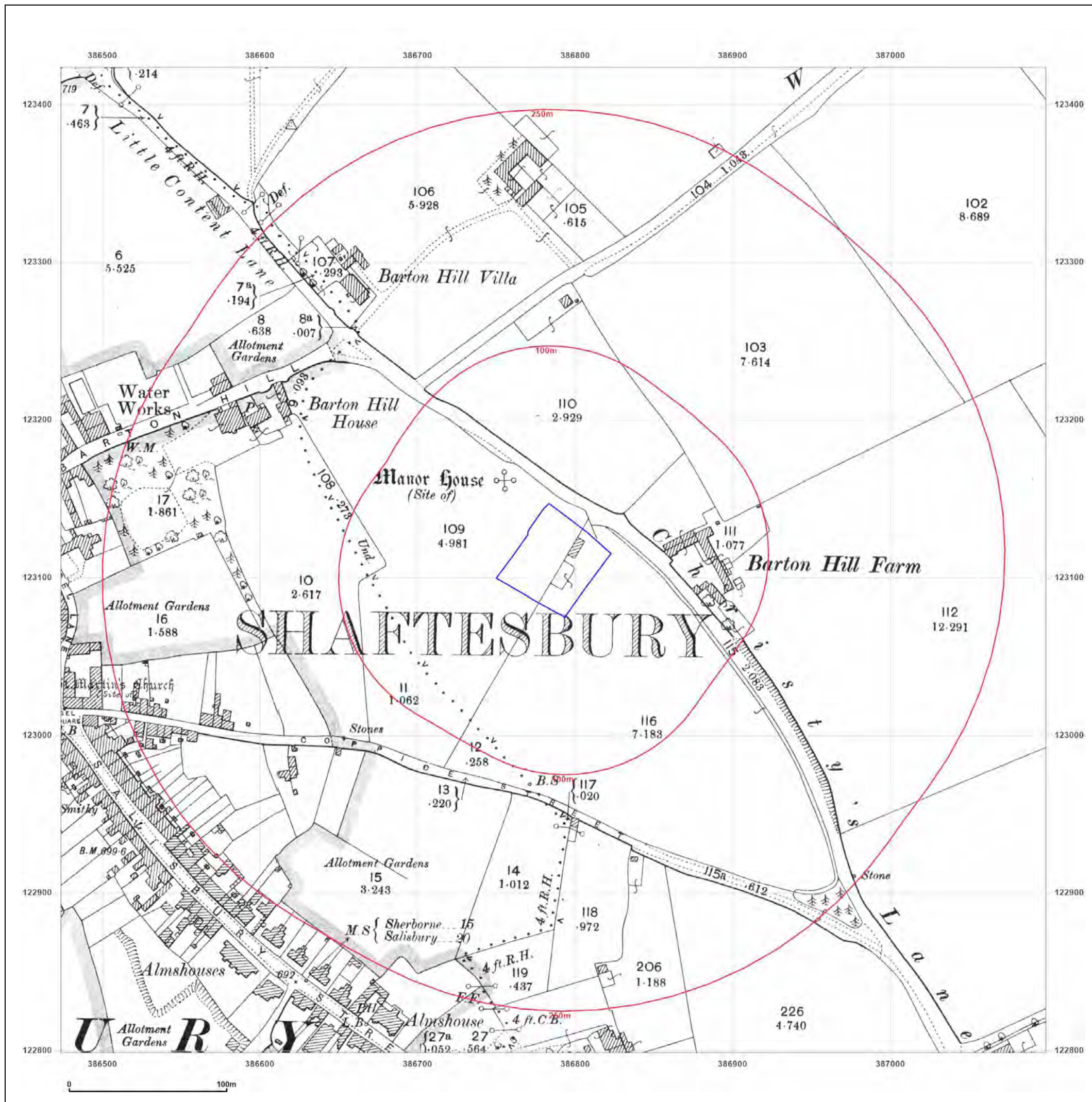


Supplied by:
www.emapsite.com
sales@emapsite.com

© Crown copyright and database rights 2019 Ordnance Survey 100035207

Production date: 26 July 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

unspecified

Client Ref: EMS_883647_1093454
Report Ref: EMS-883647_1129704
Grid Ref: 386786, 123111

Map Name: County Series

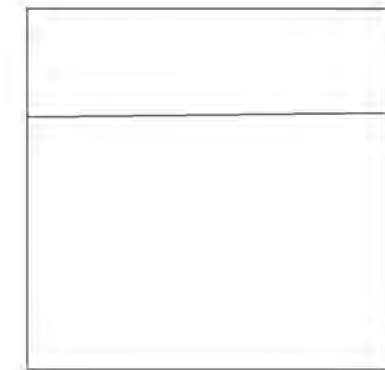
Map date: 1901

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1901
 Revised 1901
 Edition N/A
 Copyright N/A
 Levelled N/A



Surveyed 1901
 Revised 1901
 Edition N/A
 Copyright N/A
 Levelled N/A



Produced by
 Groundsure Insights
www.groundsure.com

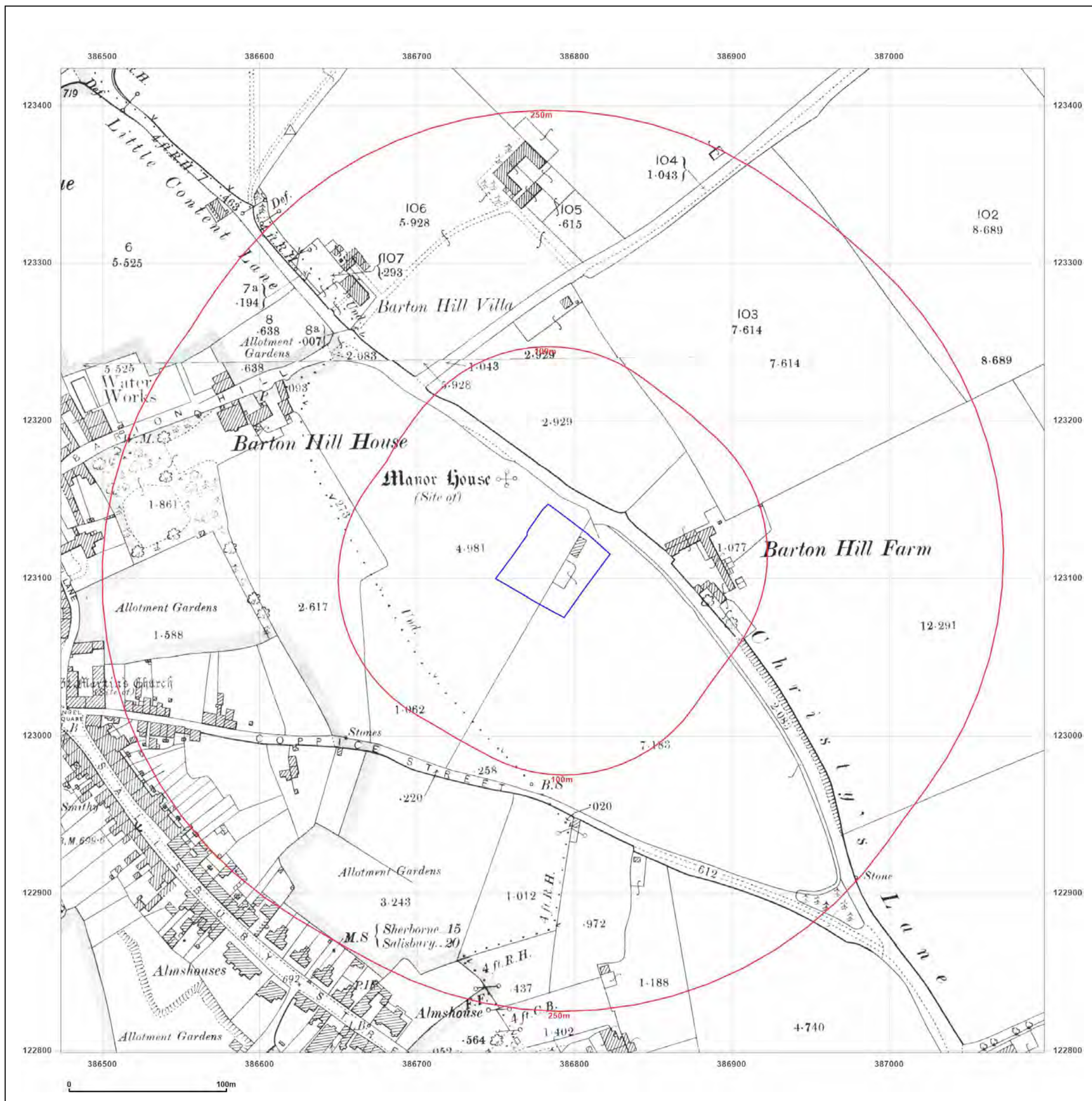


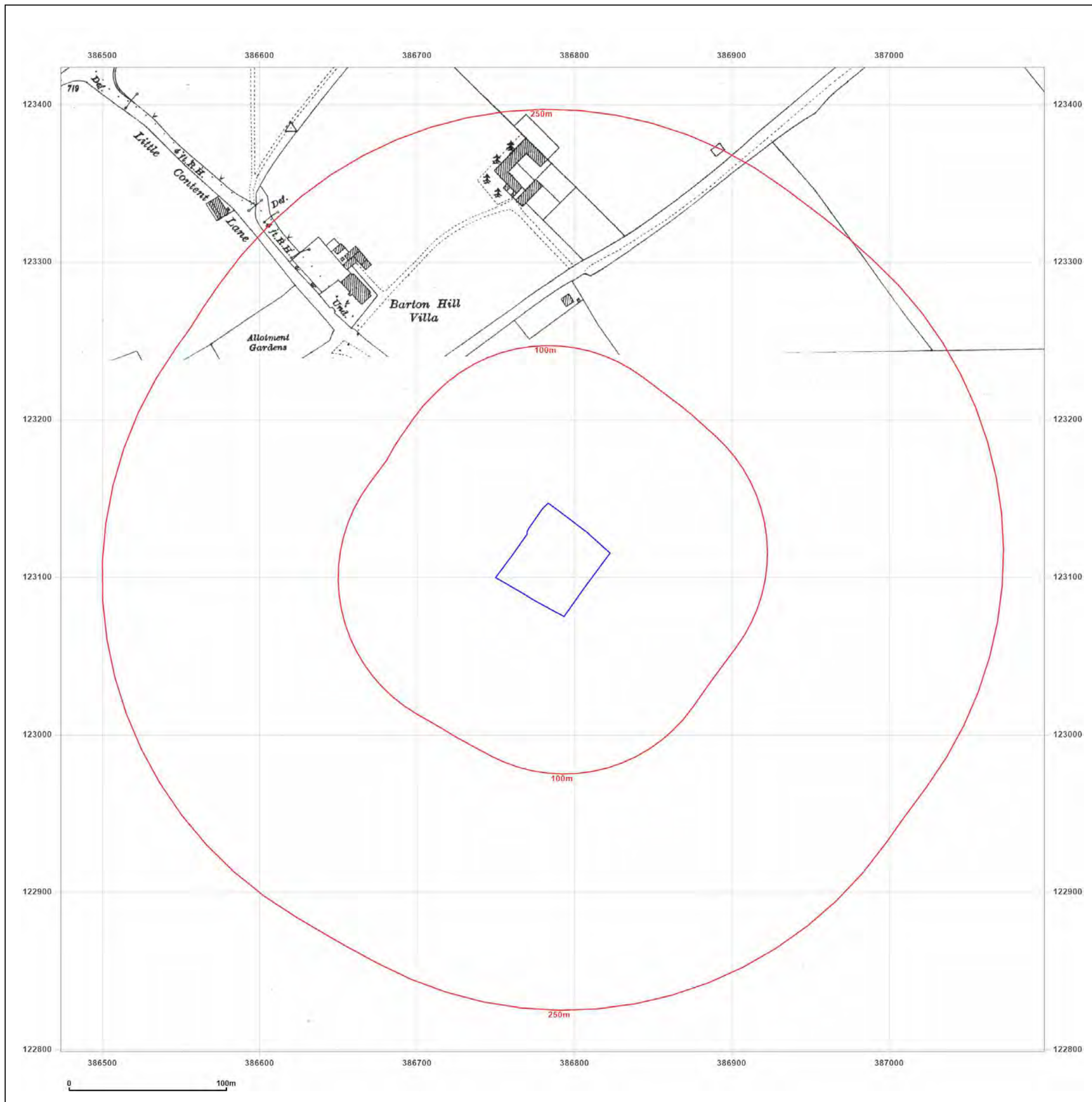
Supplied by:
www.emapsite.com
sales@emapsite.com

© Crown copyright and database rights 2019 Ordnance Survey 100035207

Production date: 26 July 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf





EMAPSITE™

Site Details:

unspecified

Client Ref: EMS_883647_1093454
Report Ref: EMS-883647_1129704
Grid Ref: 386786, 123111

Map Name: County Series

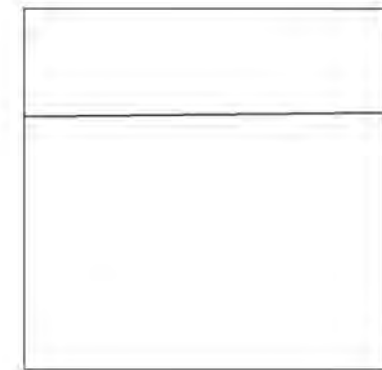
Map date: 1925

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1925
 Revised 1925
 Edition N/A
 Copyright N/A
 Levelled N/A



Surveyed 1925
 Revised 1925
 Edition N/A
 Copyright N/A
 Levelled N/A



Produced by
 Groundsure Insights
www.groundsure.com



Supplied by:
www.emapsite.com
sales@emapsite.com

© Crown copyright and database rights 2019 Ordnance Survey 100035207

Production date: 26 July 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf

Site Details:

unspecified

Client Ref: EMS_883647_1093454
Report Ref: EMS-883647_1129704
Grid Ref: 386786, 123111

Map Name: County Series

Map date: 1929

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1929
 Revised 1929
 Edition N/A
 Copyright N/A
 Levelled N/A



Produced by
 Groundsure Insights
www.groundsure.com

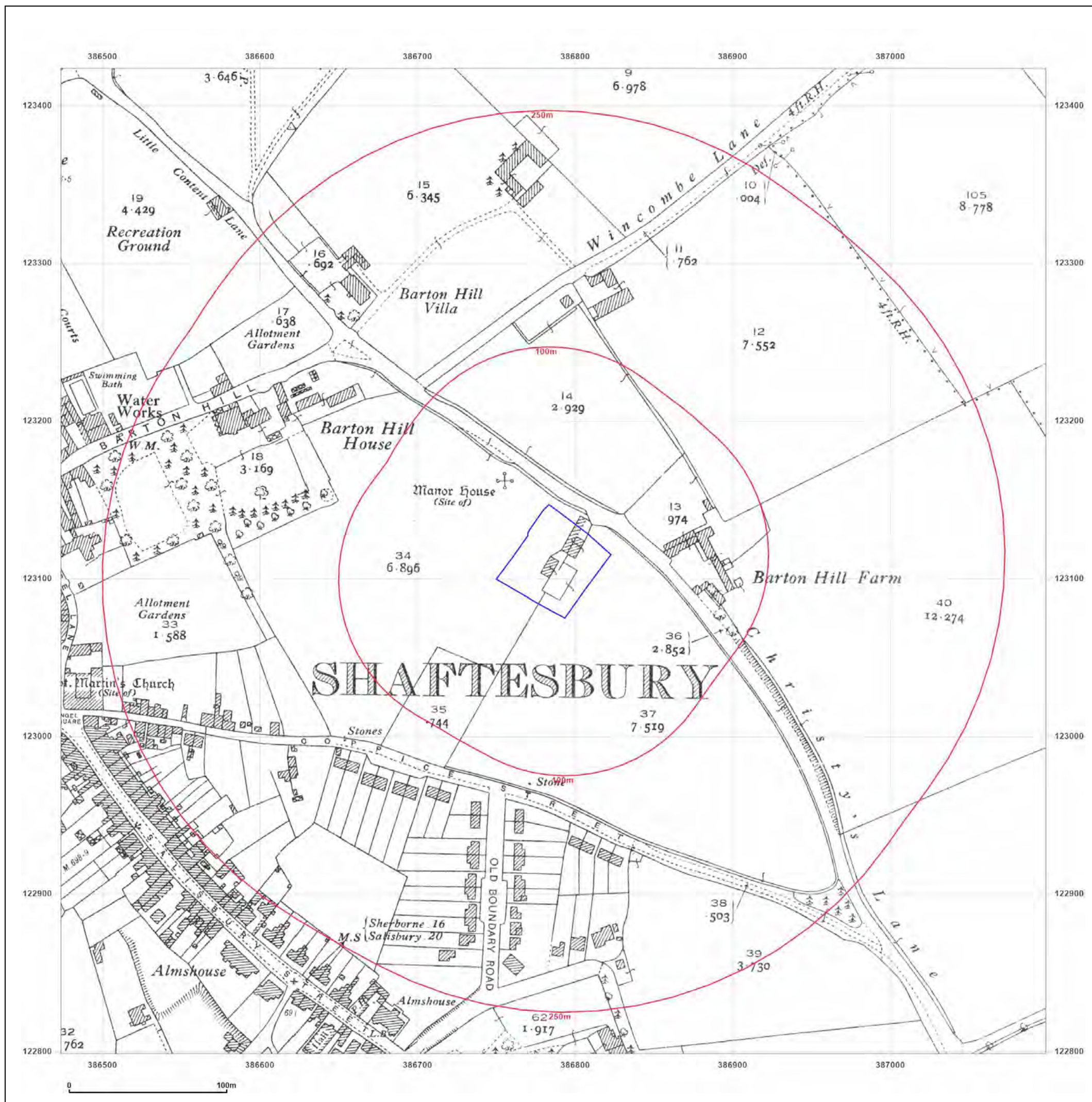


Supplied by:
www.emapsite.com
sales@emapsite.com

© Crown copyright and database rights 2019 Ordnance Survey 100035207

Production date: 26 July 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

unspecified

Client Ref: EMS_883647_1093454
Report Ref: EMS-883647_1129704
Grid Ref: 386786, 123111

Map Name: National Grid

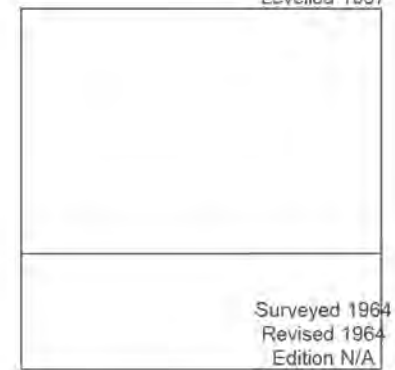
Map date: 1965

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1964
 Revised 1964
 Edition N/A
 Copyright 1965
 Levelled 1957



Surveyed 1964
 Revised 1964
 Edition N/A
 Copyright 1965
 Levelled 1957



Produced by
 Groundsure Insights
www.groundsure.com

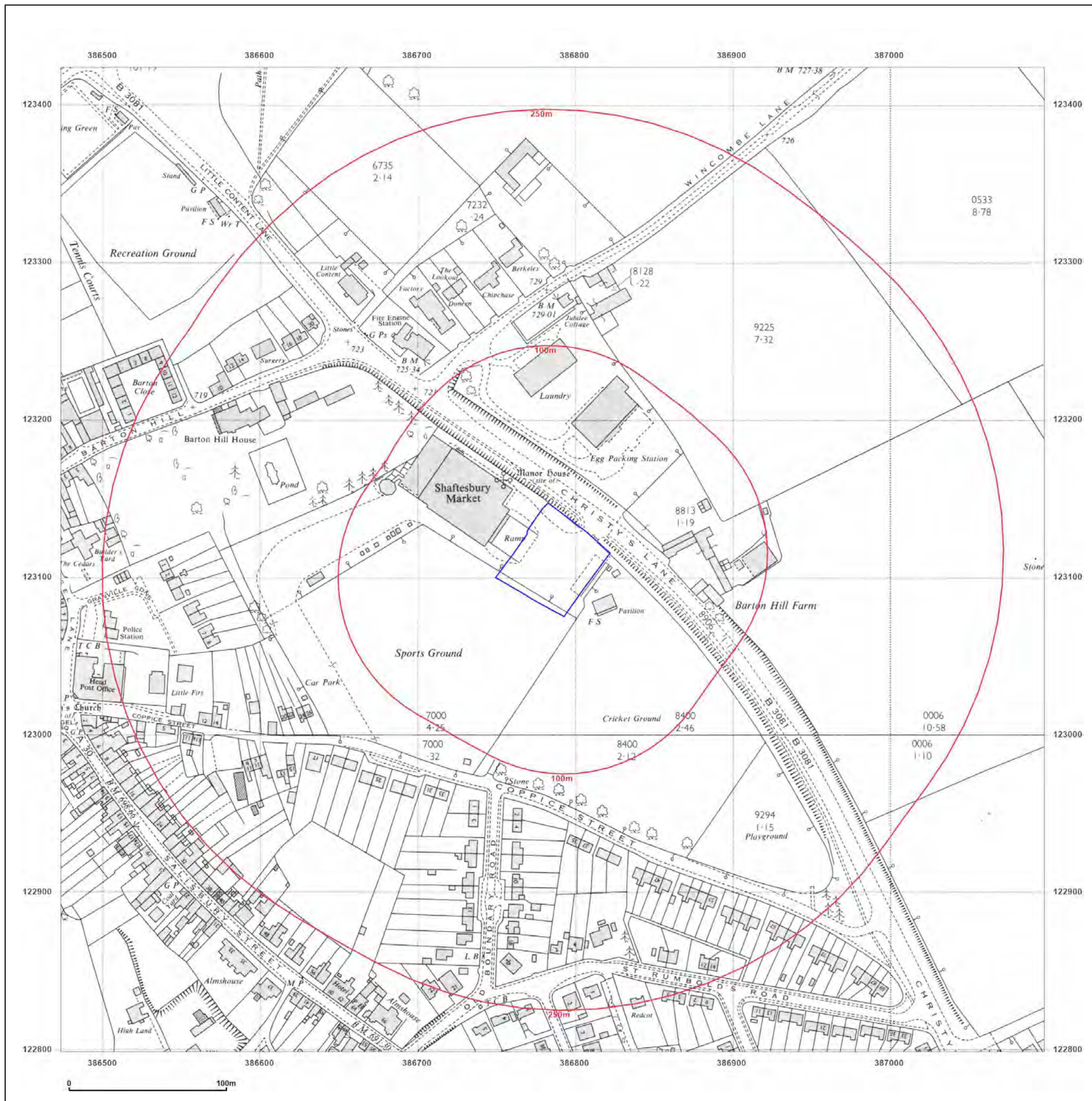


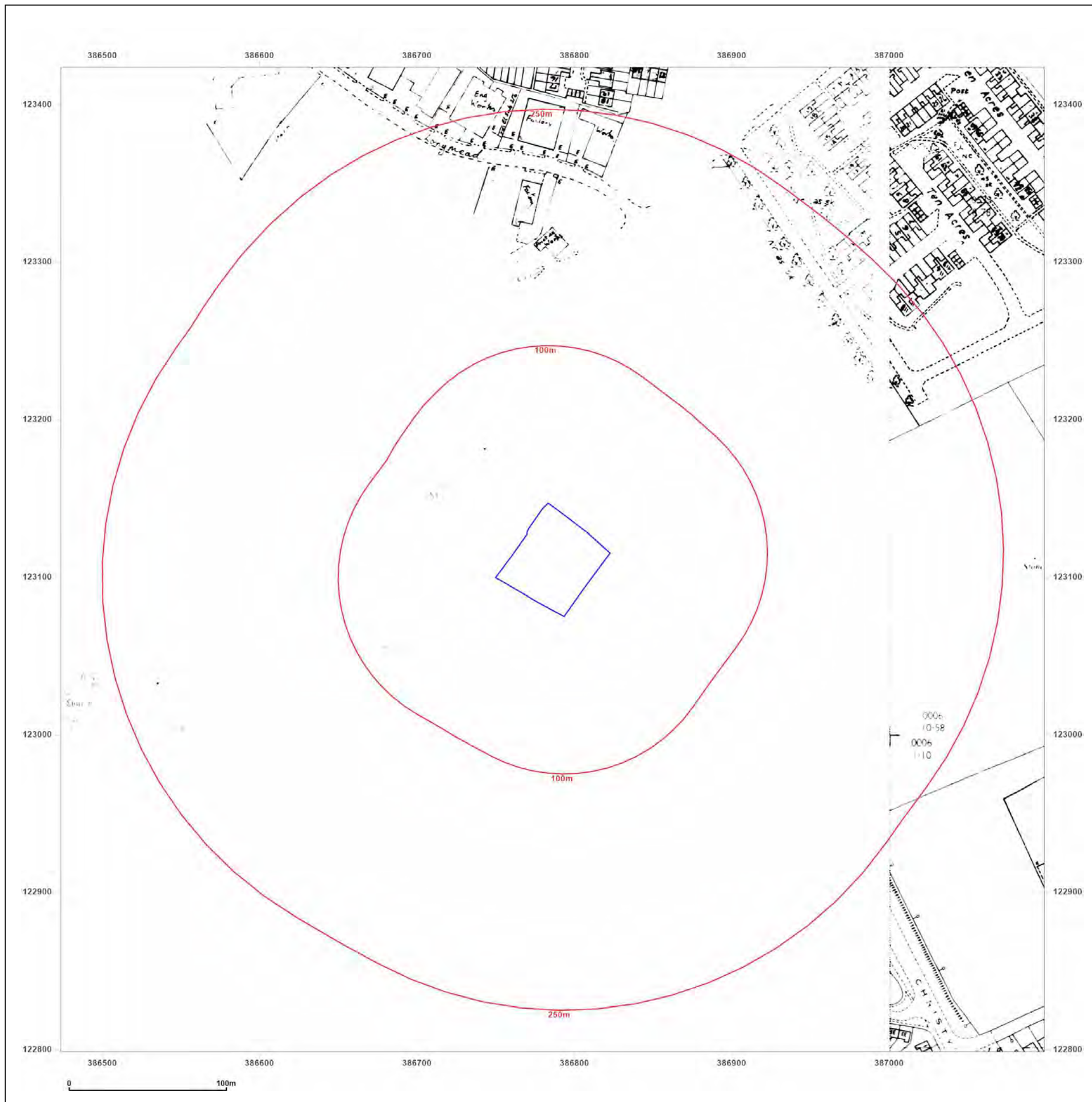
Supplied by:
www.emapsite.com
sales@emapsite.com

© Crown copyright and database rights 2019 Ordnance Survey 100035207

Production date: 26 July 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf





EMAPSITE™

Site Details:

unspecified

Client Ref: EMS_883647_1093454
Report Ref: EMS-883647_1129704
Grid Ref: 386786, 123111

Map Name: National Grid

Map date: 1973-1977

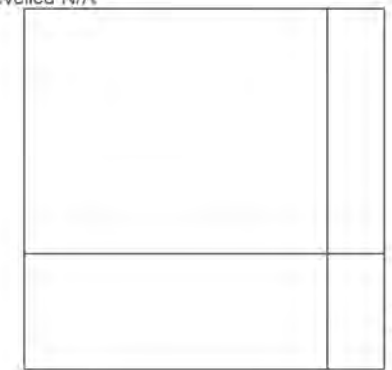
Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright N/A
 Levelled N/A



Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright N/A
 Levelled N/A



Produced by
 Groundsure Insights
www.groundsure.com



Supplied by:
www.emapsite.com
sales@emapsite.com

© Crown copyright and database rights 2019 Ordnance Survey 100035207

Production date: 26 July 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf

Site Details:

unspecified

Client Ref: EMS_883647_1093454
Report Ref: EMS-883647_1129704
Grid Ref: 386786, 123111

Map Name: National Grid

Map date: 1974-1978

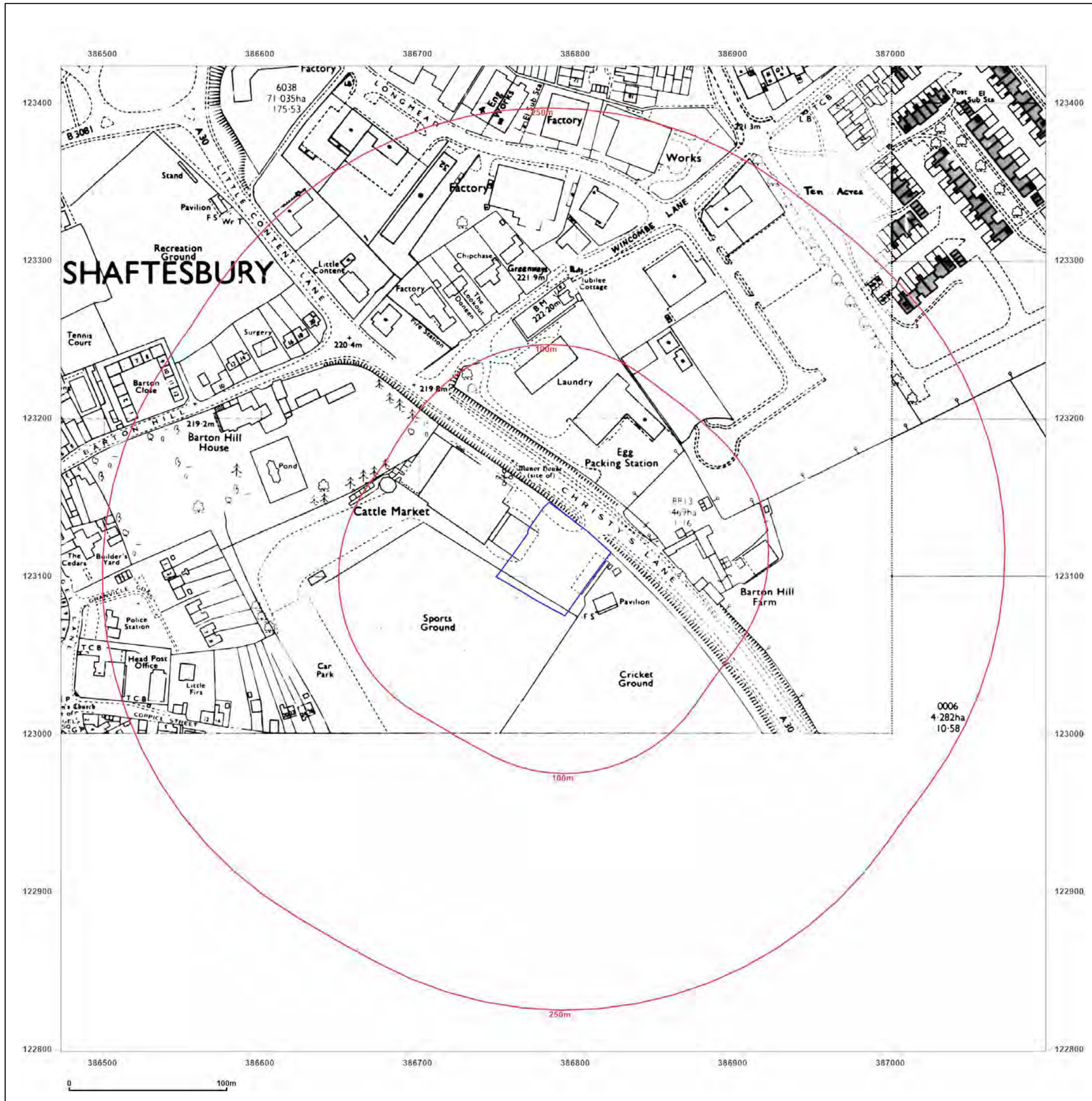
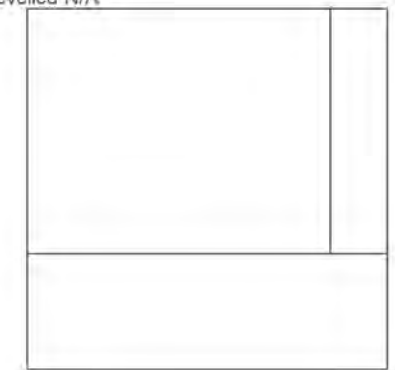
Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright N/A
 Levelled N/A



Produced by
 Groundsure Insights
www.groundsure.com



Supplied by:
www.emapsite.com
sales@emapsite.com

© Crown copyright and database rights 2019 Ordnance Survey 100035207

Production date: 26 July 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf

Site Details:

unspecified

Client Ref: EMS_883647_1093454
Report Ref: EMS-883647_1129704
Grid Ref: 386786, 123111

Map Name: National Grid

Map date: 1984-1987

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1957
 Revised 1982
 Edition N/A
 Copyright 1987
 Levelled 1957

Surveyed N/A
 Revised 1982
 Edition N/A
 Copyright 1987
 Levelled 1957

Surveyed 1982
 Revised 1982
 Edition N/A
 Copyright 1984
 Levelled 1957



Produced by
 Groundsure Insights
www.groundsure.com



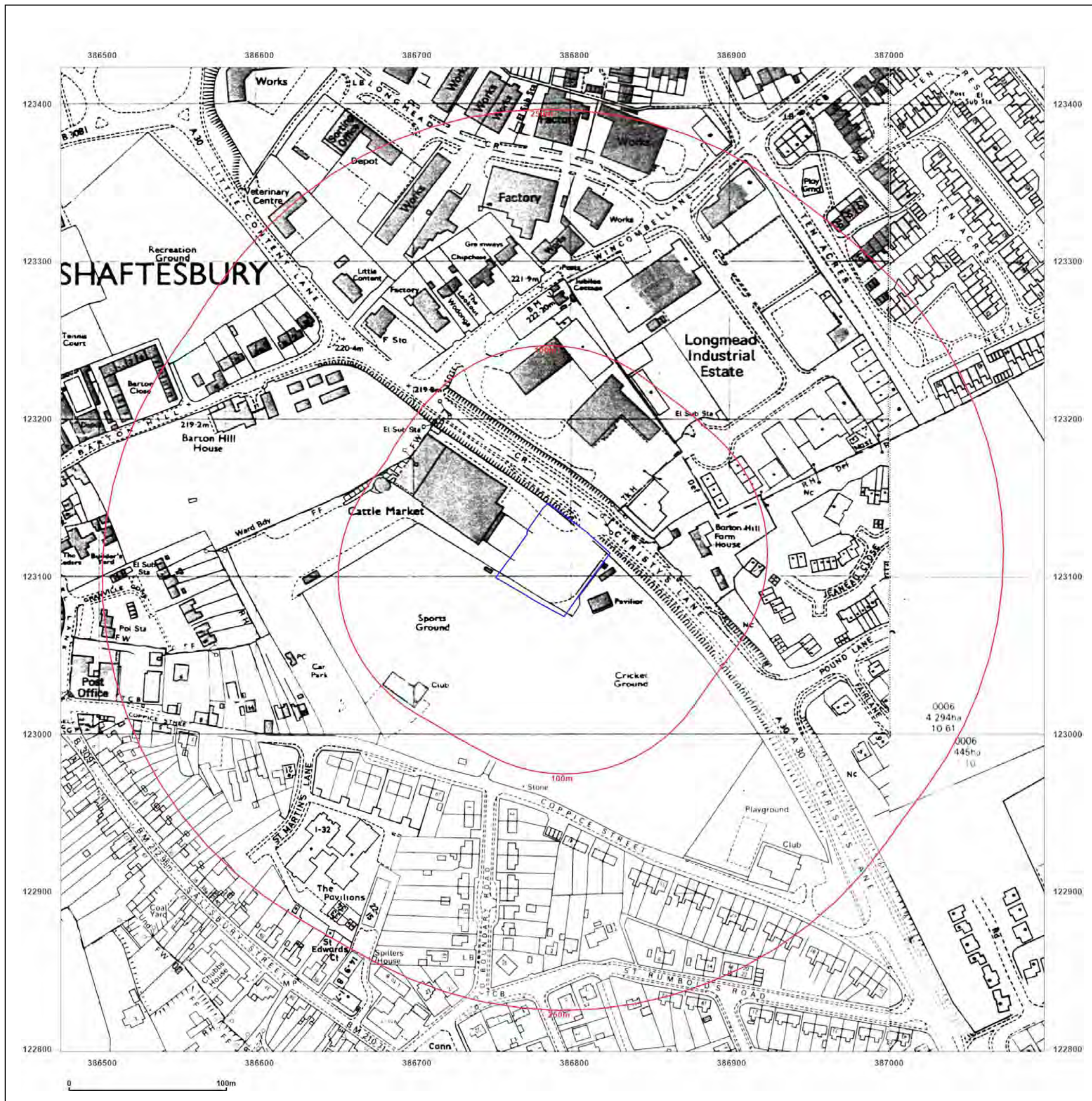
Supplied by:
www.emapsite.com
sales@emapsite.com

© Crown copyright and database rights 2019 Ordnance Survey 100035207

Production date: 26 July 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



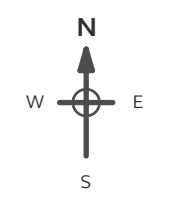


EMAPSITE™

Site Details:
unspecified

Client Ref: EMS_883647_1093454
Report Ref: EMS-883647_1129704
Grid Ref: 386786, 123111

Map Name: National Grid
Map date: 1984-1987
Scale: 1:2,500
Printed at: 1:2,500



<p>Surveyed 1957 Revised 1982 Edition N/A Copyright 1987 Levelled 1957</p>	<p>Surveyed 1957 Revised 1964 Edition N/A Copyright 1987 Levelled 1957</p>
<p>Surveyed 1957 Revised 1982 Edition N/A Copyright 1984 Levelled 1957</p>	<p>Surveyed 1957 Revised 1982 Edition N/A Copyright 1984 Levelled 1957</p>

 Produced by Groundsure Insights www.groundsure.com

 Supplied by: www.emapsite.com
sales@emapsite.com

Site Details:

unspecified

Client Ref: EMS_883647_1093454
Report Ref: EMS-883647_1129704
Grid Ref: 386786, 123111

Map Name: National Grid

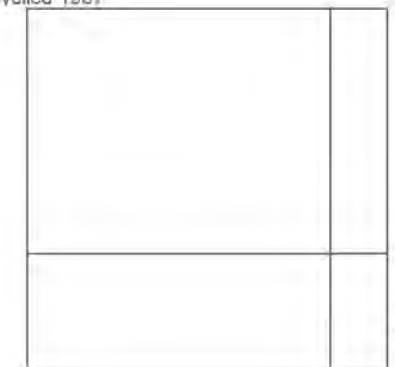
Map date: 1984-1987

Scale: 1:2,500

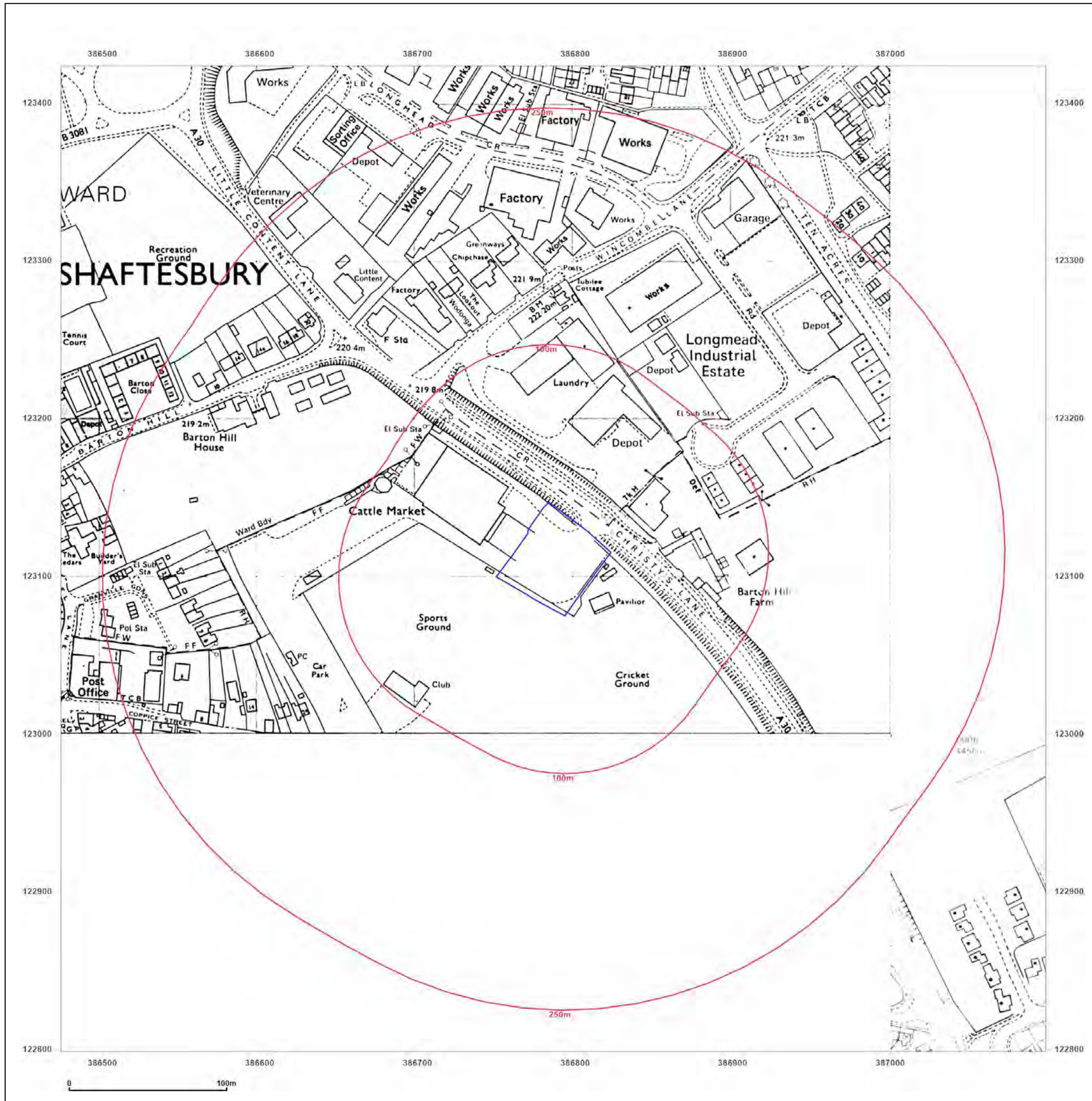
Printed at: 1:2,500



Surveyed 1957
 Revised 1982
 Edition N/A
 Copyright 1987
 Levelled 1957



Surveyed 1957
 Revised 1984
 Edition N/A
 Copyright 1984
 Levelled 1957



Produced by
 Groundsure Insights
www.groundsure.com



Supplied by:
www.emapsite.com
sales@emapsite.com

© Crown copyright and database rights 2019 Ordnance Survey 100035207

Production date: 26 July 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf

Site Details:

unspecified

Client Ref: EMS_883647_1093454
Report Ref: EMS-883647_1129704
Grid Ref: 386786, 123111

Map Name: National Grid

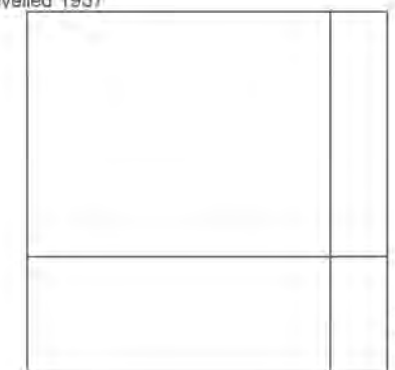
Map date: 1990-1991

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
 Revised 1982
 Edition N/A
 Copyright 1991
 Levelled 1957



Surveyed 1957
 Revised 1990
 Edition N/A
 Copyright 1990
 Levelled 1957



Produced by
 Groundsure Insights
www.groundsure.com

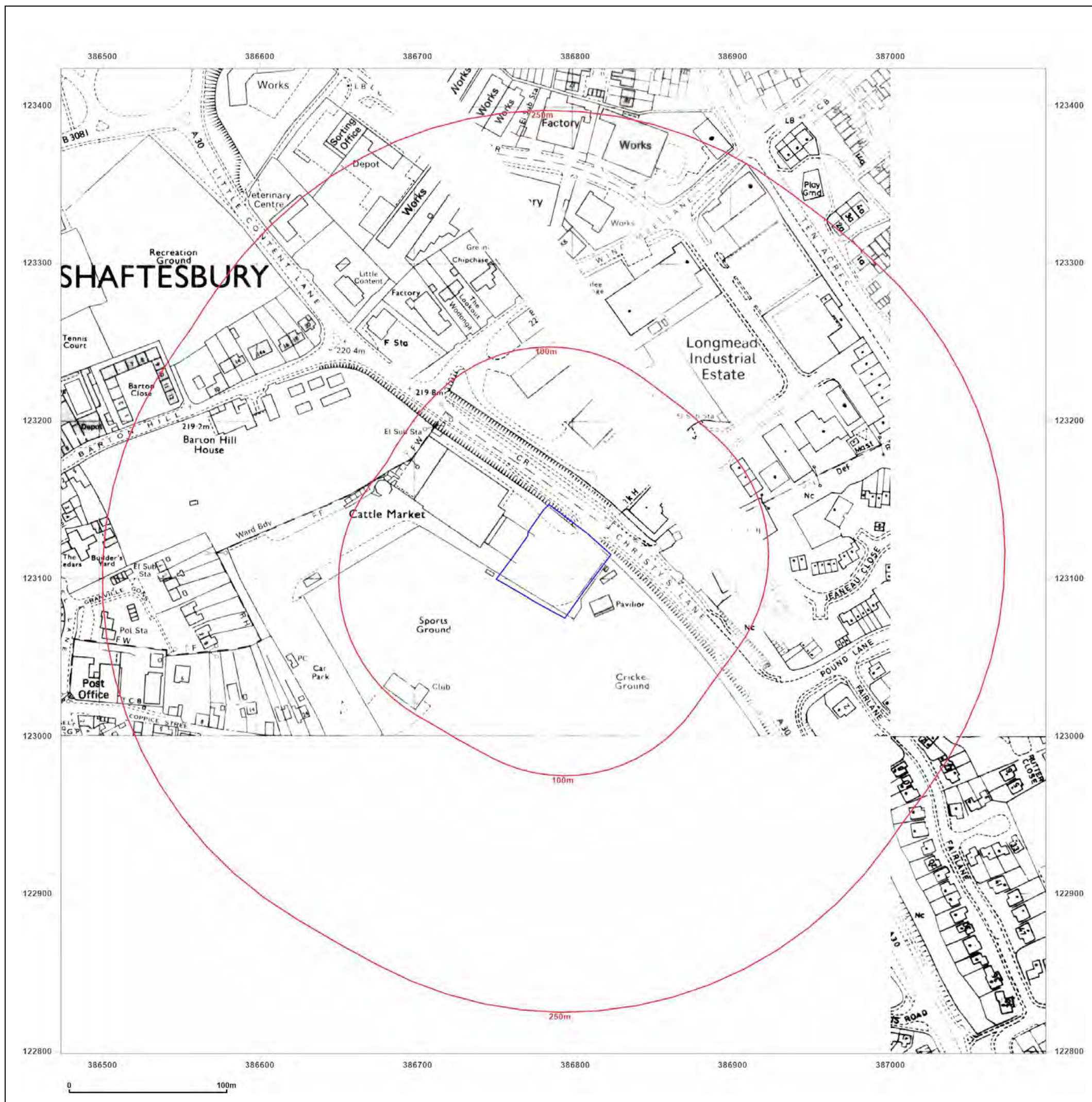


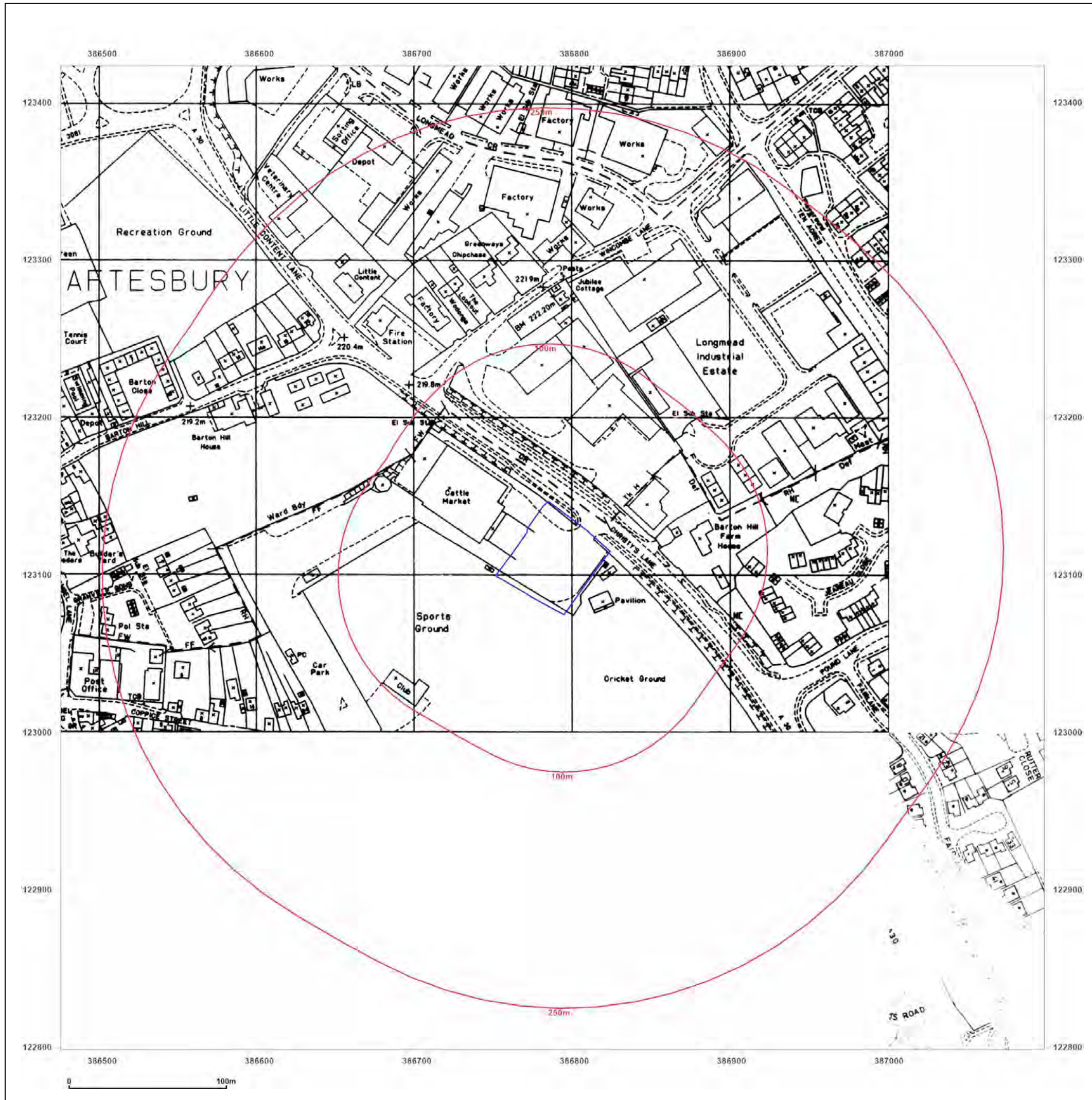
Supplied by:
www.emapsite.com
sales@emapsite.com

© Crown copyright and database rights 2019 Ordnance Survey 100035207

Production date: 26 July 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf





EMAPSITE™

Site Details:

unspecified

Client Ref: EMS_883647_1093454
Report Ref: EMS-883647_1129704
Grid Ref: 386786, 123111

Map Name: National Grid

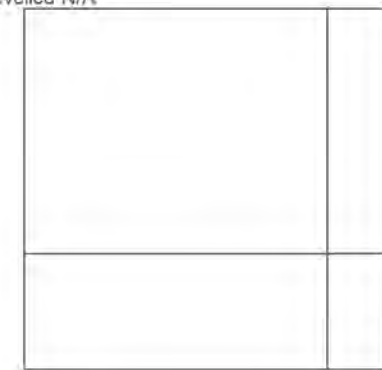
Map date: 1990-1992

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1992
 Revised 1992
 Edition N/A
 Copyright 1992
 Levelled N/A



Surveyed 1957
 Revised 1990
 Edition N/A
 Copyright 1990
 Levelled 1957



Produced by
 Groundsure Insights
www.groundsure.com



Supplied by:
www.emapsite.com
sales@emapsite.com

© Crown copyright and database rights 2019 Ordnance Survey 100035207

Production date: 26 July 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf

Site Details:

unspecified

Client Ref: EMS_883647_1093454
Report Ref: EMS-883647_1129704
Grid Ref: 386786, 123111

Map Name: National Grid

Map date: 1990-1994

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1957
 Revised 1991
 Edition N/A
 Copyright 1991
 Levelled 1957

Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright 1994
 Levelled N/A

Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright 1994
 Levelled N/A

Surveyed 1990
 Revised 1990
 Edition N/A
 Copyright 1990
 Levelled N/A



Produced by
 Groundsure Insights
www.groundsure.com

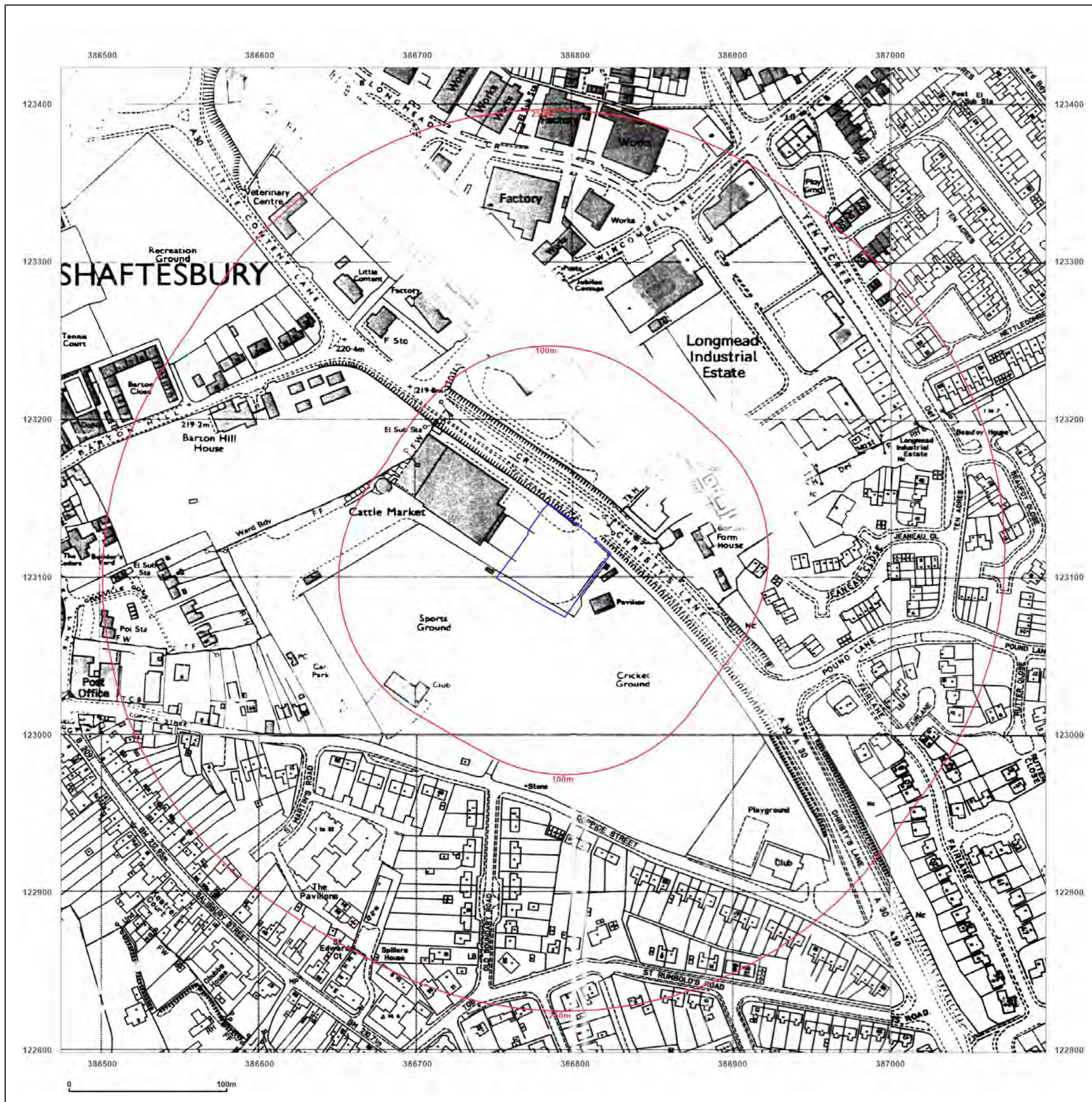


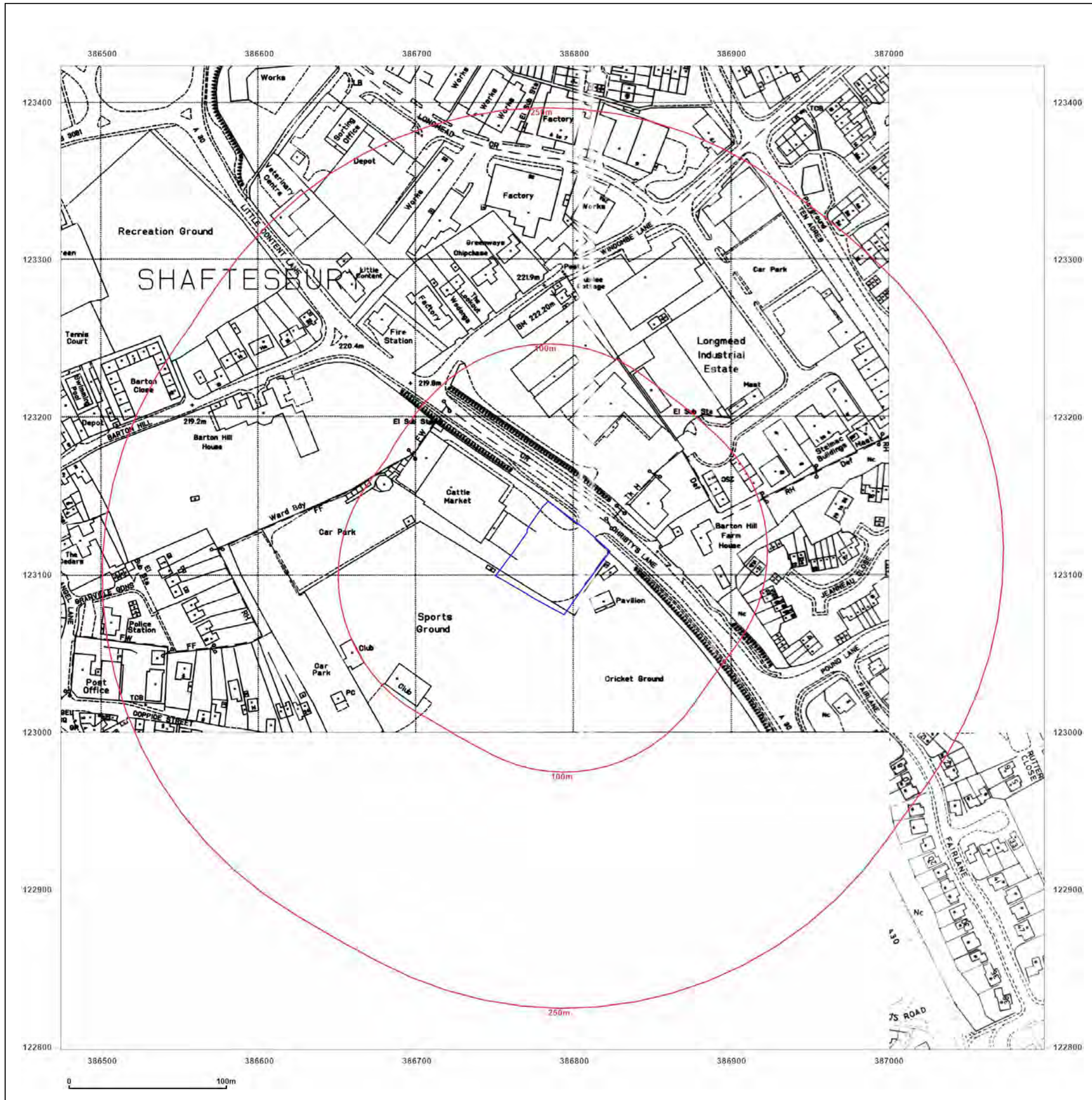
Supplied by:
www.emapsite.com
sales@emapsite.com

© Crown copyright and database rights 2019 Ordnance Survey 100035207

Production date: 26 July 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf





EMAPSITE™

Site Details:

unspecified

Client Ref: EMS_883647_1093454
Report Ref: EMS-883647_1129704
Grid Ref: 386786, 123111

Map Name: National Grid

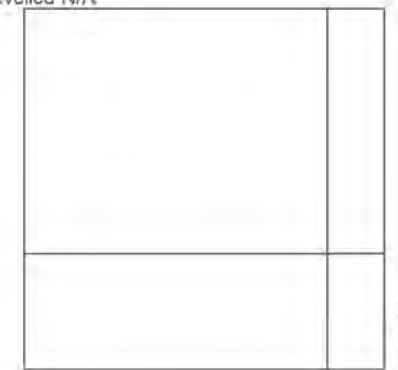
Map date: 1992-1994

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright 1994
 Levelled N/A



Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright 1992
 Levelled 1957



Produced by
 Groundsure Insights
www.groundsure.com



Supplied by:
www.emapsite.com
sales@emapsite.com

© Crown copyright and database rights 2019 Ordnance Survey 100035207

Production date: 26 July 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf

Site Details:

unspecified

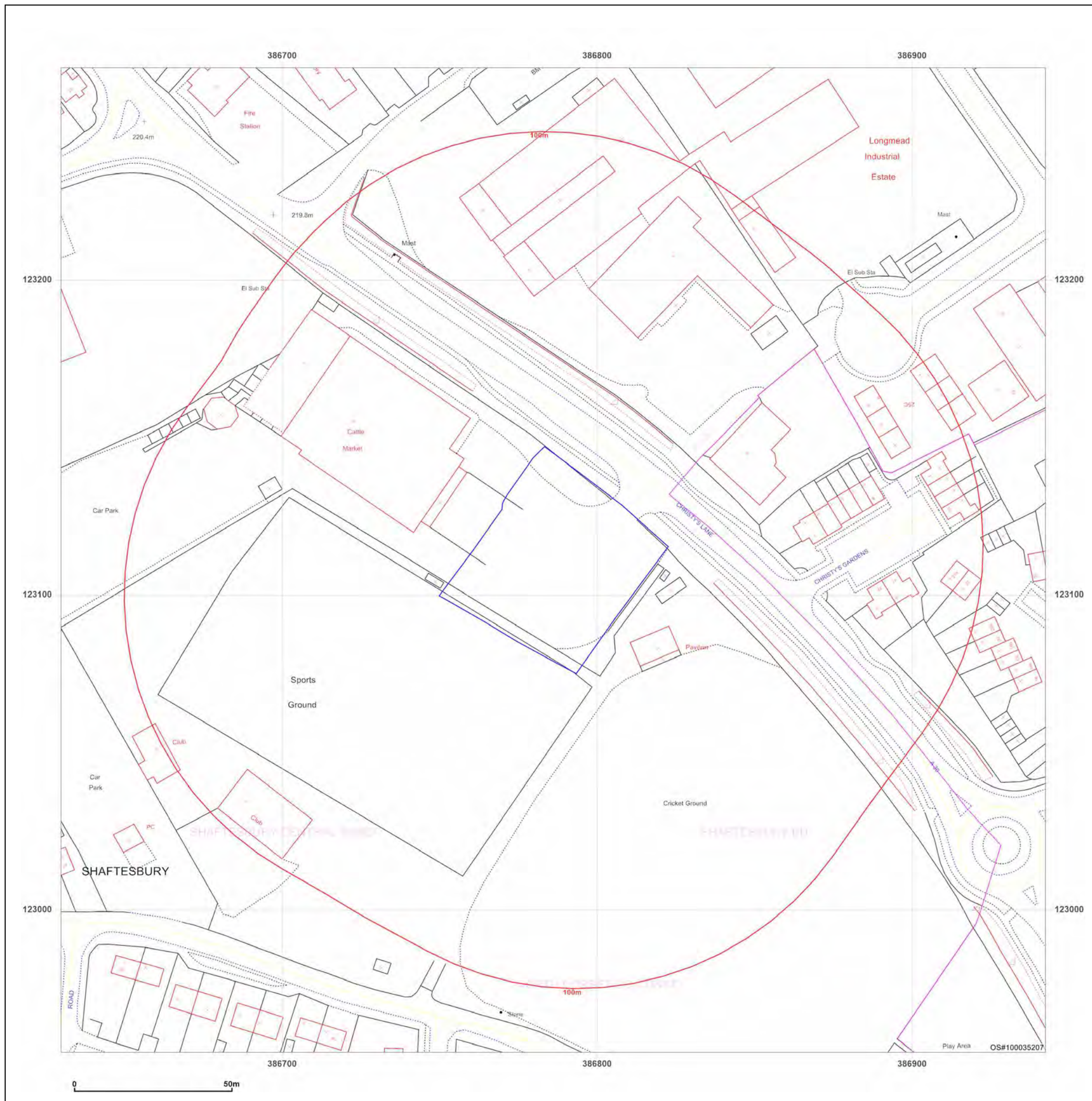
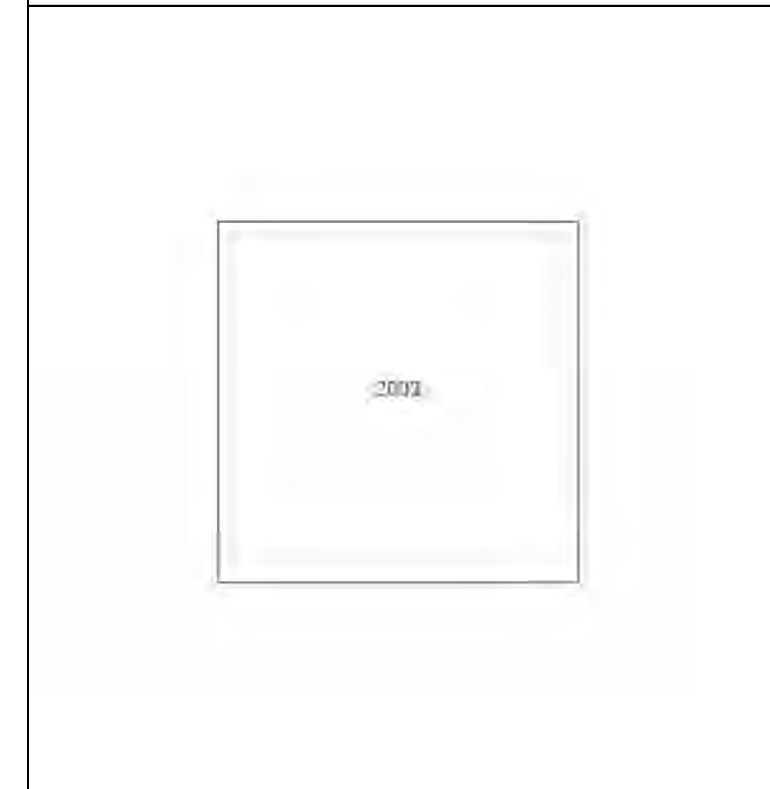
Client Ref: EMS_883647_1093454
Report Ref: EMS-883647_1129704
Grid Ref: 386786, 123111

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



Produced by
Groundsure Insights
www.groundsure.com



Supplied by:
www.emapsite.com
sales@emapsite.com

© Crown copyright and database rights 2019 Ordnance Survey 100035207

Production date: 26 July 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf

Site Details:

unspecified

Client Ref: EMS_883647_1093454
Report Ref: EMS-883647_1129704
Grid Ref: 386786, 123111

Map Name: County Series

Map date: 1886

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1886
 Revised 1886
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1886
 Revised 1886
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1886
 Revised 1886
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1886
 Revised 1886
 Edition N/A
 Copyright N/A
 Levelled N/A



Produced by
 Groundsure Insights
www.groundsure.com

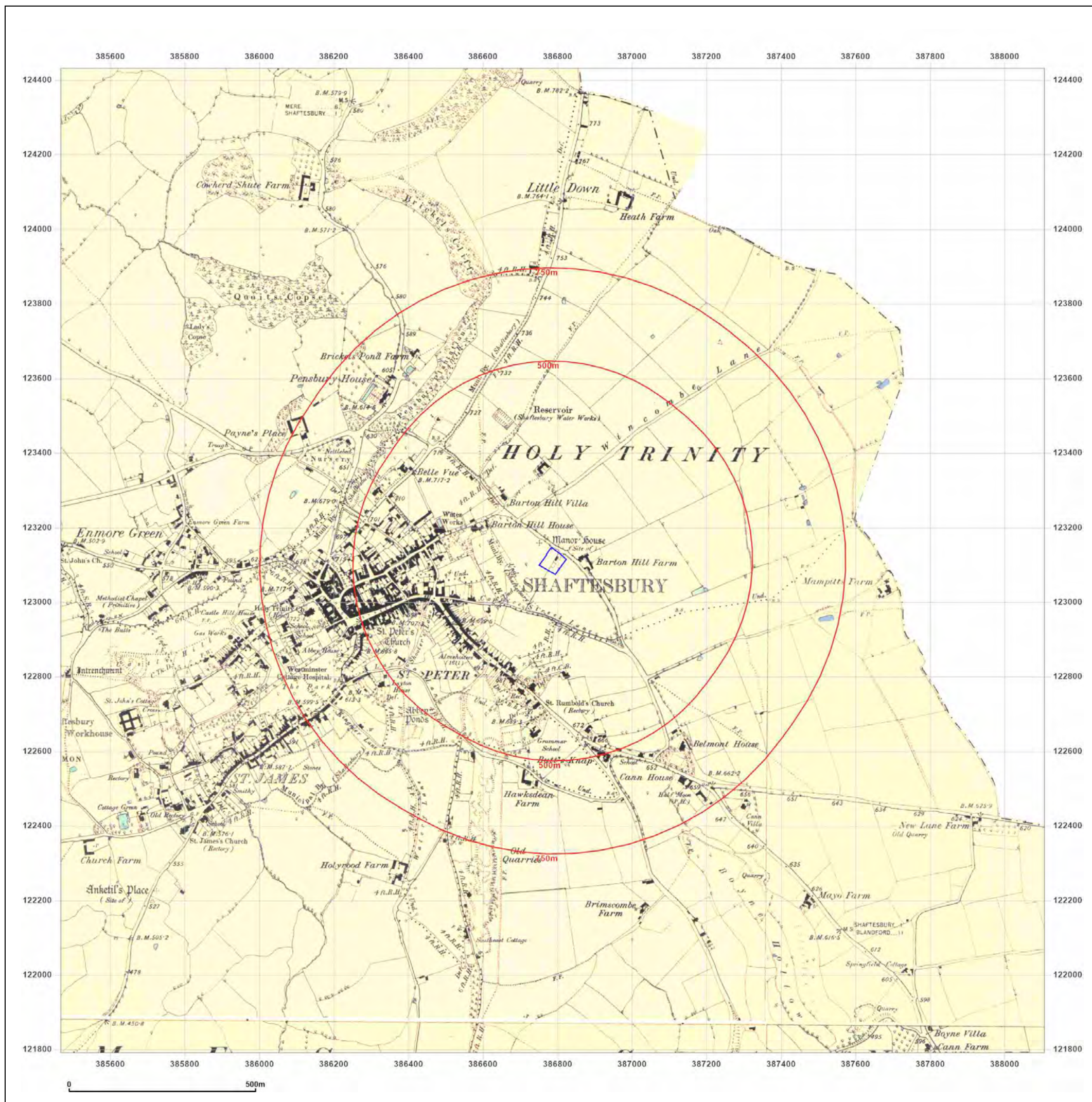


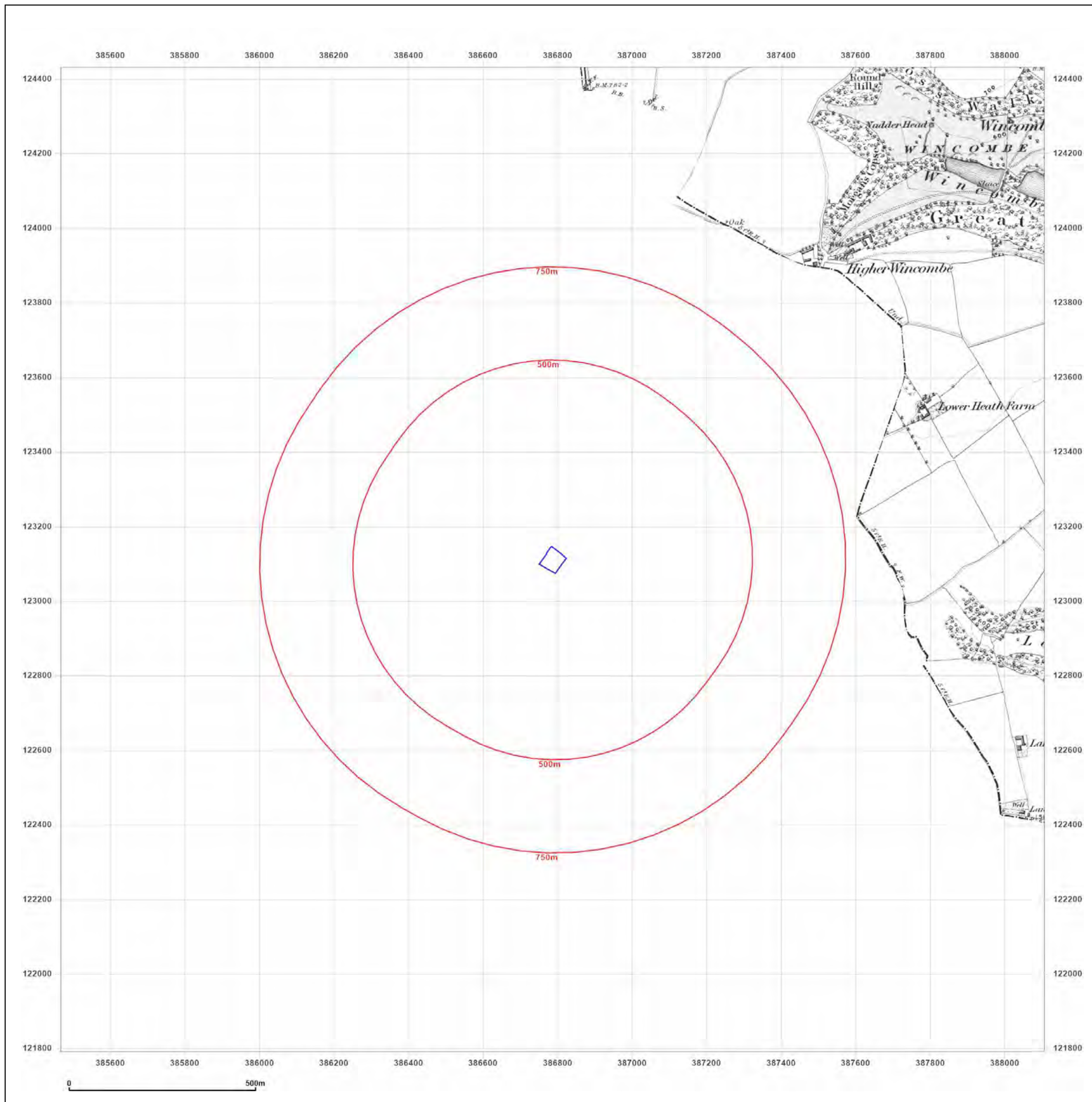
Supplied by:
www.emapsite.com
sales@emapsite.com

© Crown copyright and database rights 2019 Ordnance Survey 100035207

Production date: 26 July 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf





EMAPSITE™

Site Details:

unspecified

Client Ref: EMS_883647_1093454
Report Ref: EMS-883647_1129704
Grid Ref: 386786, 123111

Map Name: County Series

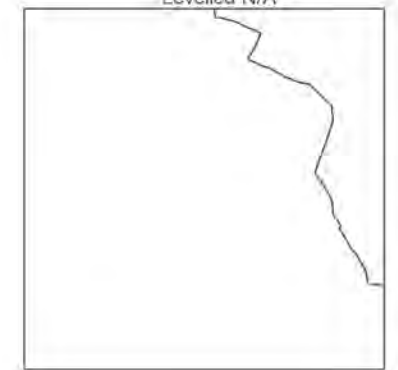
Map date: 1890

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1886
 Revised 1886
 Edition 1890
 Copyright N/A
 Levelled N/A



Produced by
 Groundsure Insights
www.groundsure.com

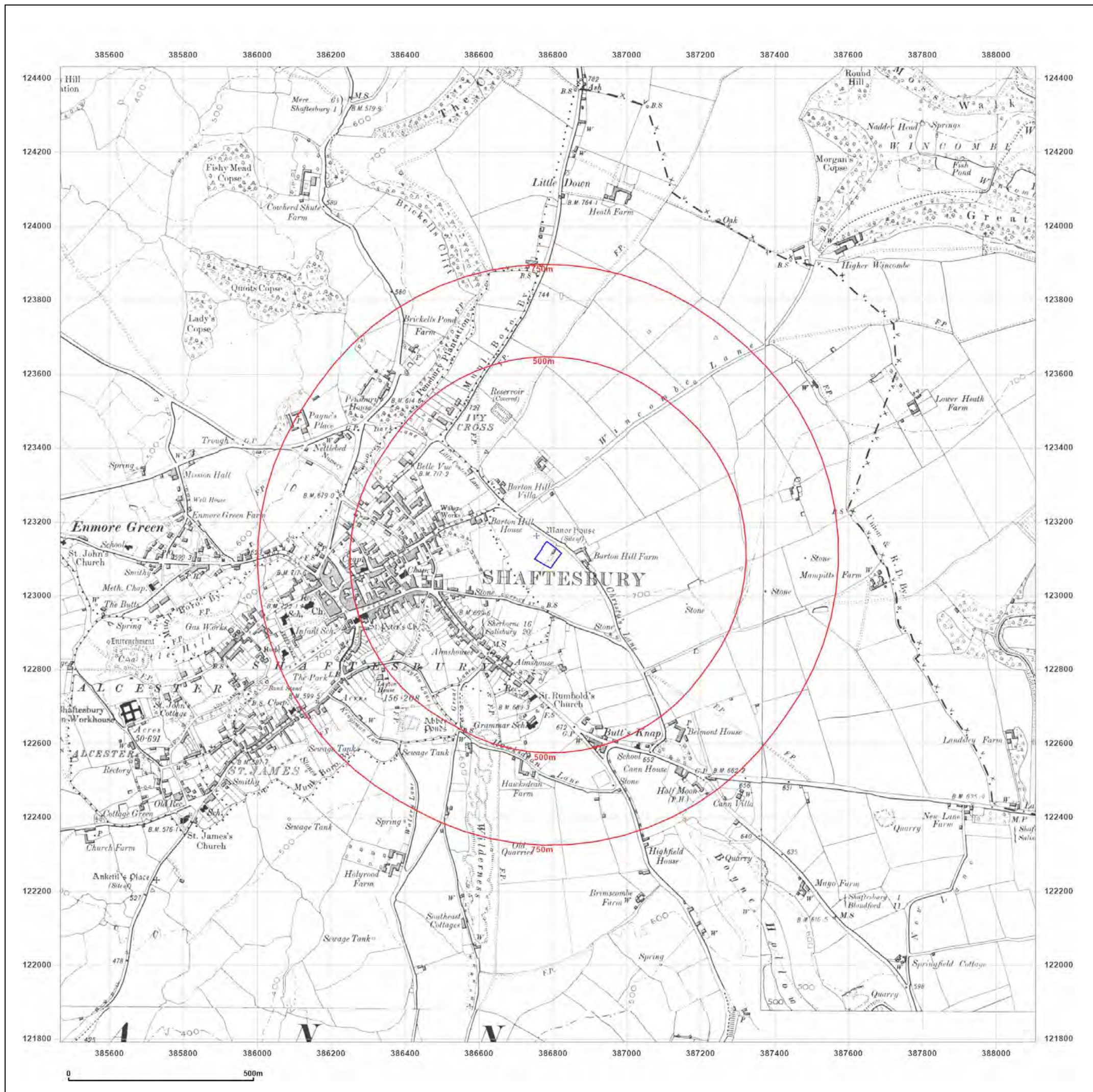


Supplied by:
www.emapsite.com
sales@emapsite.com

© Crown copyright and database rights 2019 Ordnance Survey 100035207

Production date: 26 July 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



EMAPSITE™

Site Details:

unspecified

Client Ref: EMS_883647_1093454
Report Ref: EMS-883647_1129704
Grid Ref: 386786, 123111

Map Name: County Series

Map date: 1900

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1885
 Revised 1900
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1884
 Revised 1900
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1885
 Revised 1900
 Edition N/A
 Copyright N/A
 Levelled N/A



Produced by
 Groundsure Insights
www.groundsure.com



Supplied by:
www.emapsite.com
sales@emapsite.com

© Crown copyright and database rights 2019 Ordnance Survey 100035207

Production date: 26 July 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf

Site Details:

unspecified

Client Ref: EMS_883647_1093454
Report Ref: EMS-883647_1129704
Grid Ref: 386786, 123111

Map Name: County Series

Map date: 1900

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1885
 Revised 1900
 Edition N/A
 Copyright N/A
 Levelled N/A



Produced by
 Groundsure Insights
www.groundsure.com

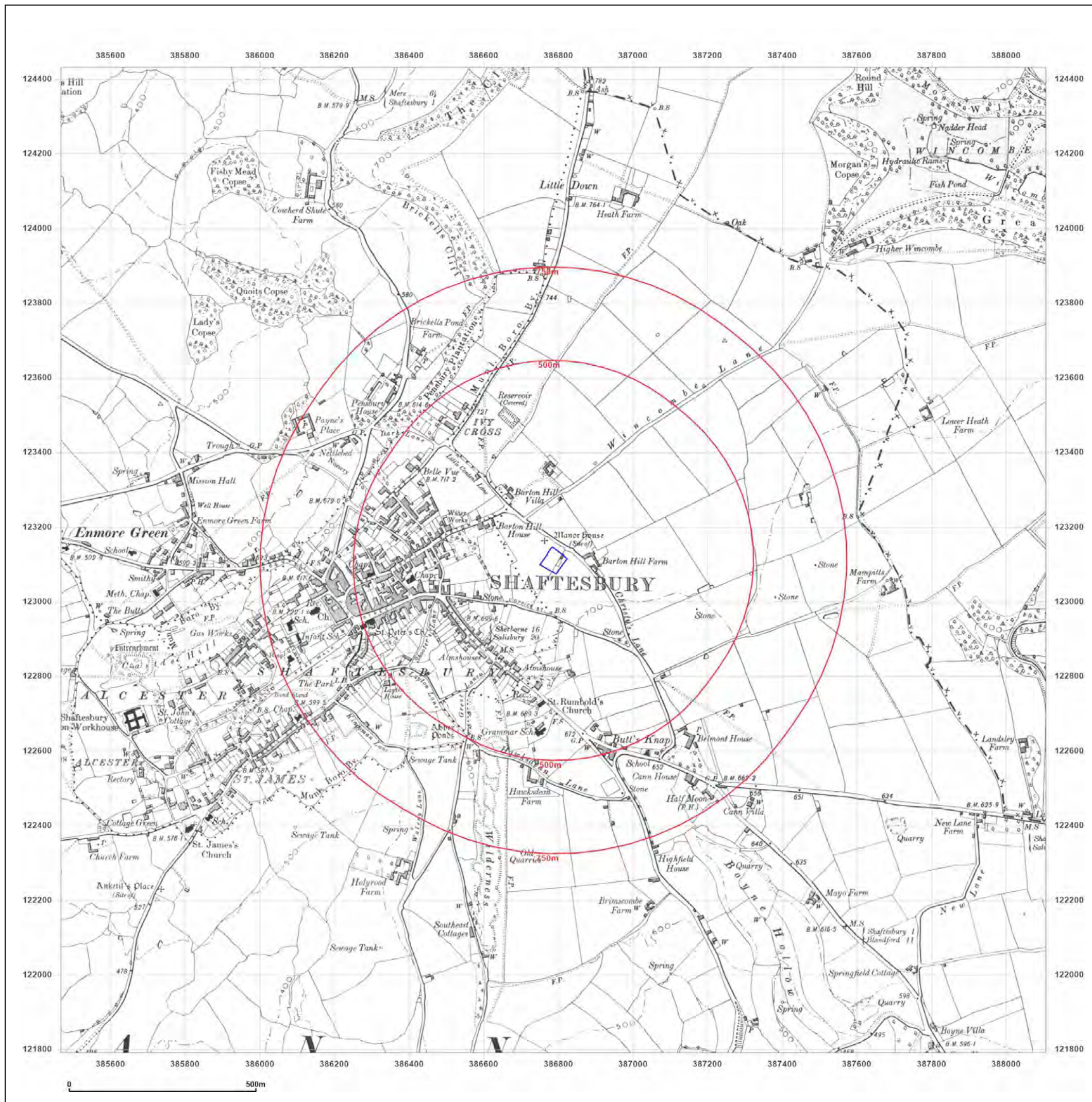


Supplied by:
www.emapsite.com
sales@emapsite.com

© Crown copyright and database rights 2019 Ordnance Survey 100035207

Production date: 26 July 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

unspecified

Client Ref: EMS_883647_1093454
Report Ref: EMS-883647_1129704
Grid Ref: 386786, 123111

Map Name: County Series

Map date: 1927

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1884
Revised 1927
Edition N/A
Copyright N/A
Levelled N/A



Produced by
Groundsure Insights
www.groundsure.com

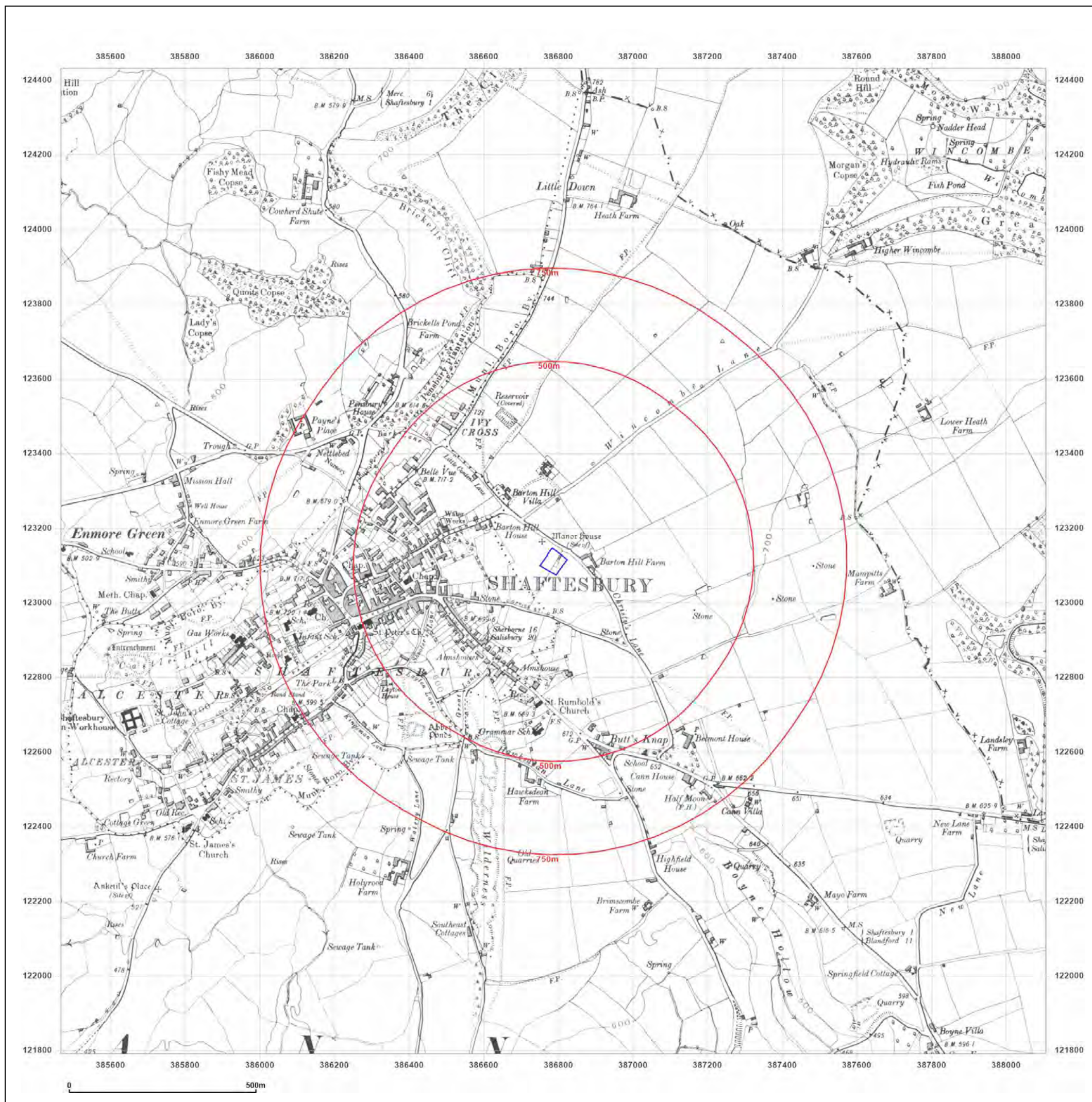


Supplied by:
www.emapsite.com
sales@emapsite.com

© Crown copyright and database rights 2019 Ordnance Survey 100035207

Production date: 26 July 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

unspecified

Client Ref: EMS_883647_1093454
Report Ref: EMS-883647_1129704
Grid Ref: 386786, 123111

Map Name: County Series

Map date: 1928-1930

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1885
 Revised 1930
 Edition 1930
 Copyright N/A
 Levelled N/A

Surveyed 1885
 Revised 1928
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1885
 Revised 1930
 Edition N/A
 Copyright N/A
 Levelled N/A



Produced by
 Groundsure Insights
www.groundsure.com

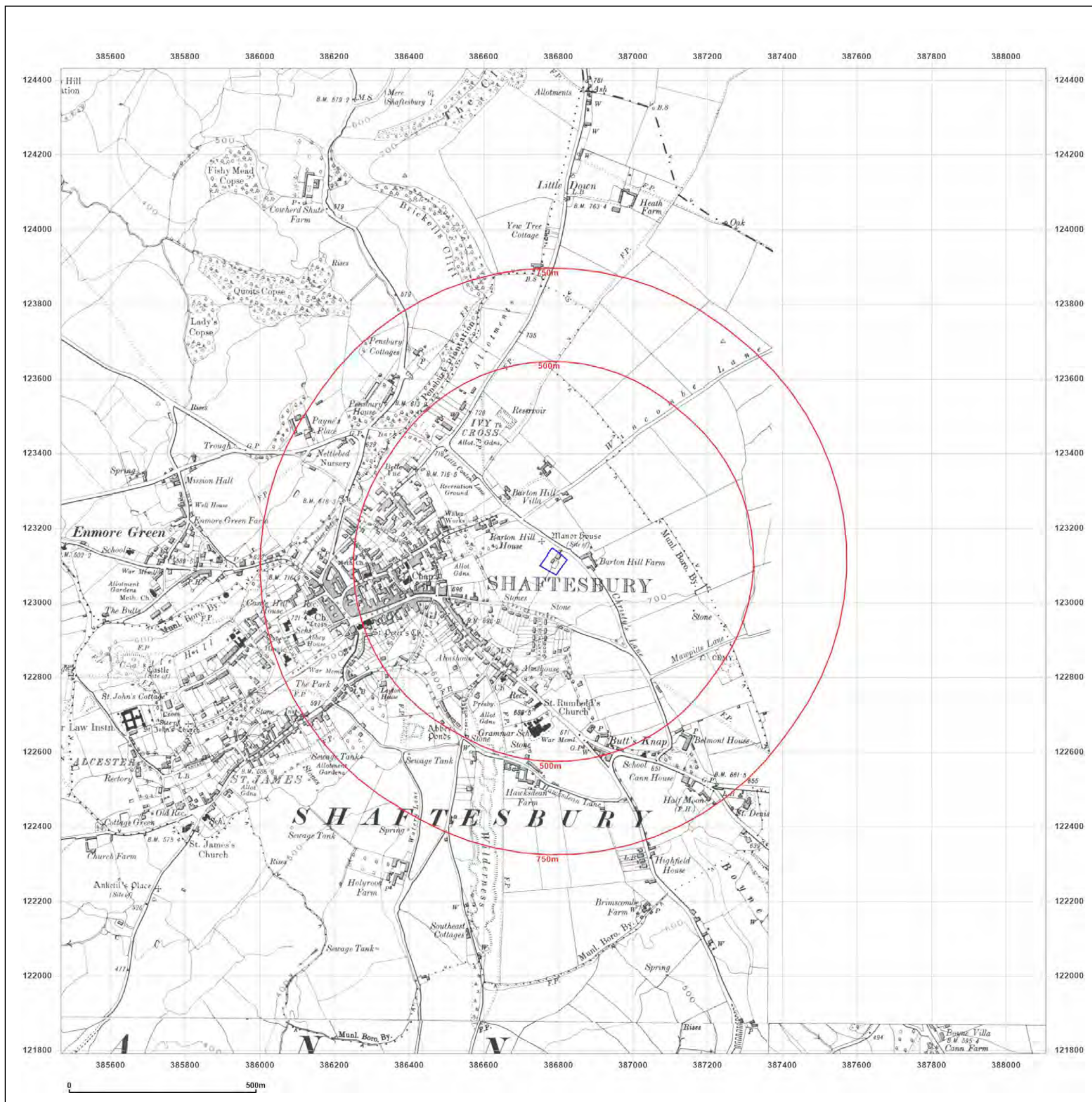


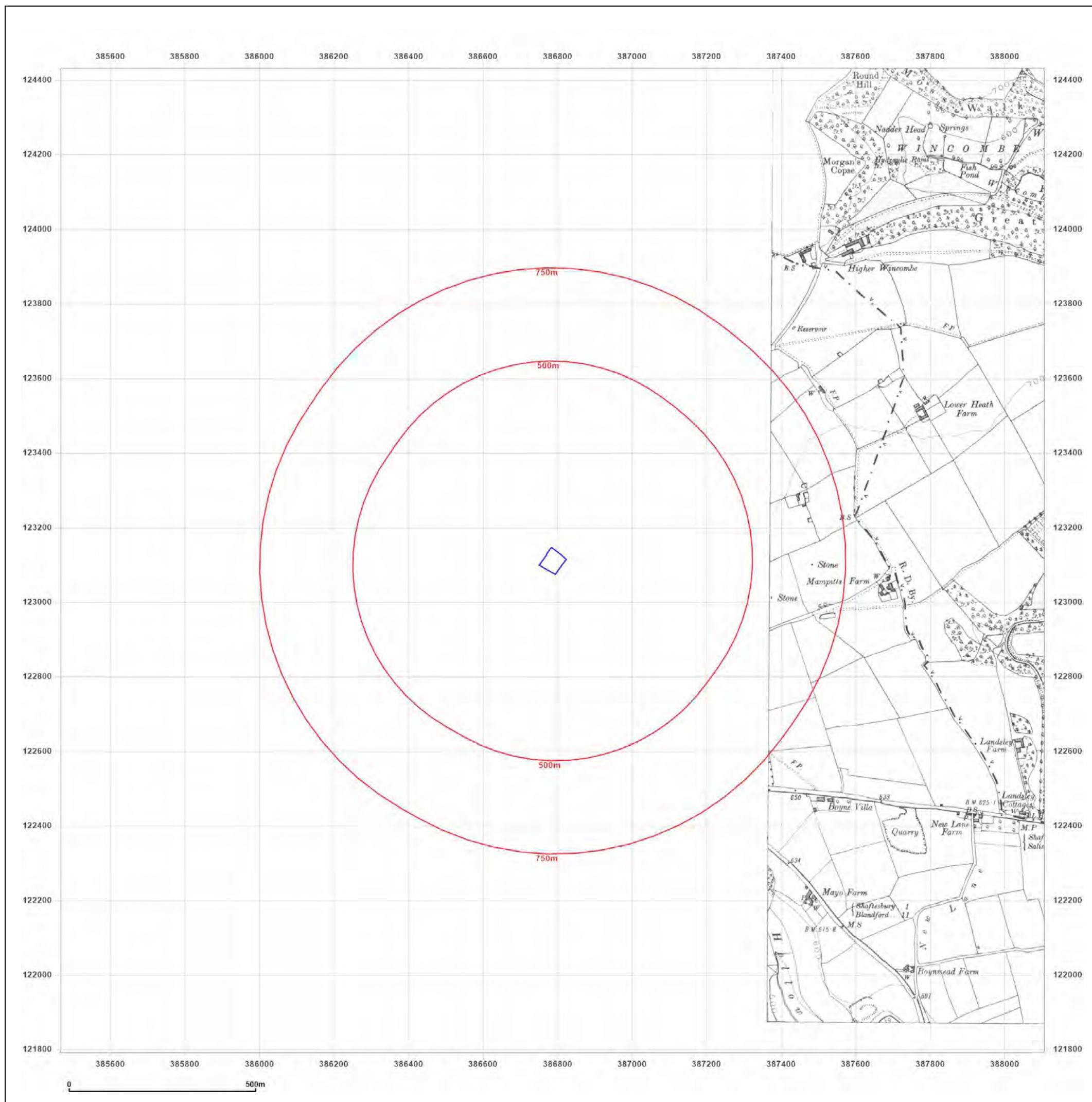
Supplied by:
www.emapsite.com
sales@emapsite.com

© Crown copyright and database rights 2019 Ordnance Survey 100035207

Production date: 26 July 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



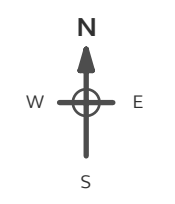


EMAPSITE™

Site Details:
unspecified

Client Ref: EMS_883647_1093454
Report Ref: EMS-883647_1129704
Grid Ref: 386786, 123111

Map Name: County Series
Map date: 1931
Scale: 1:10,560
Printed at: 1:10,560



 Produced by Groundsure Insights
www.groundsure.com

 Supplied by:
www.emapsite.com
sales@emapsite.com

Site Details:

unspecified

Client Ref: EMS_883647_1093454
Report Ref: EMS-883647_1129704
Grid Ref: 386786, 123111

Map Name: Provisional

Map date: 1956

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1956
 Revised 1956
 Edition N/A
 Copyright N/A
 Levelled N/A



Produced by
 Groundsure Insights
www.groundsure.com

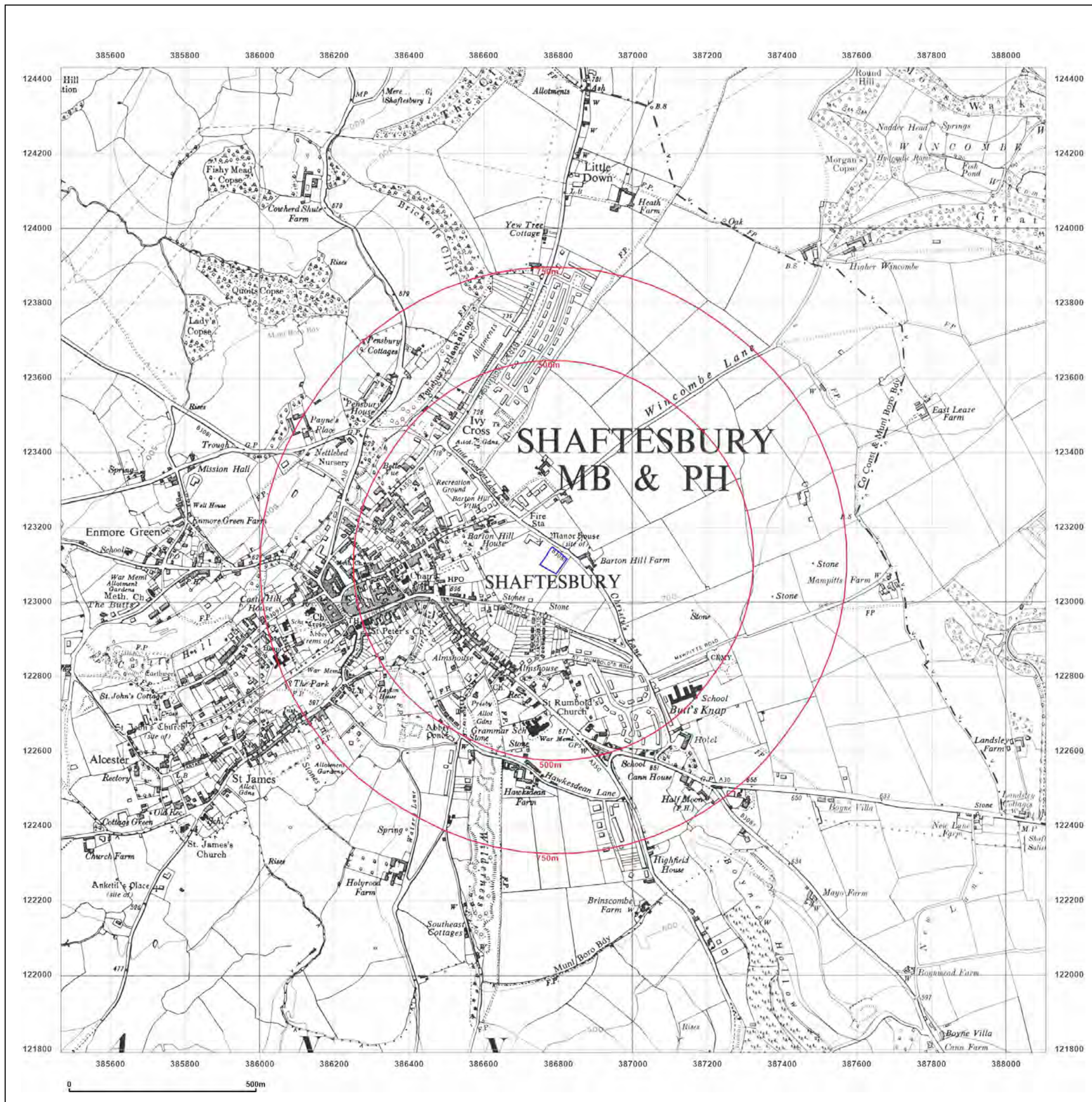


Supplied by:
www.emapsite.com
sales@emapsite.com

© Crown copyright and database rights 2019 Ordnance Survey 100035207

Production date: 26 July 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

unspecified

Client Ref: EMS_883647_1093454
Report Ref: EMS-883647_1129704
Grid Ref: 386786, 123111

Map Name: Provisional

Map date: 1969

Scale: 1:10,560

Printed at: 1:10,560



SHAFTESBURY MB & CP

Surveyed 1969
 Revised 1969
 Edition N/A
 Copyright N/A
 Levelled N/A



Produced by
 Groundsure Insights
www.groundsure.com

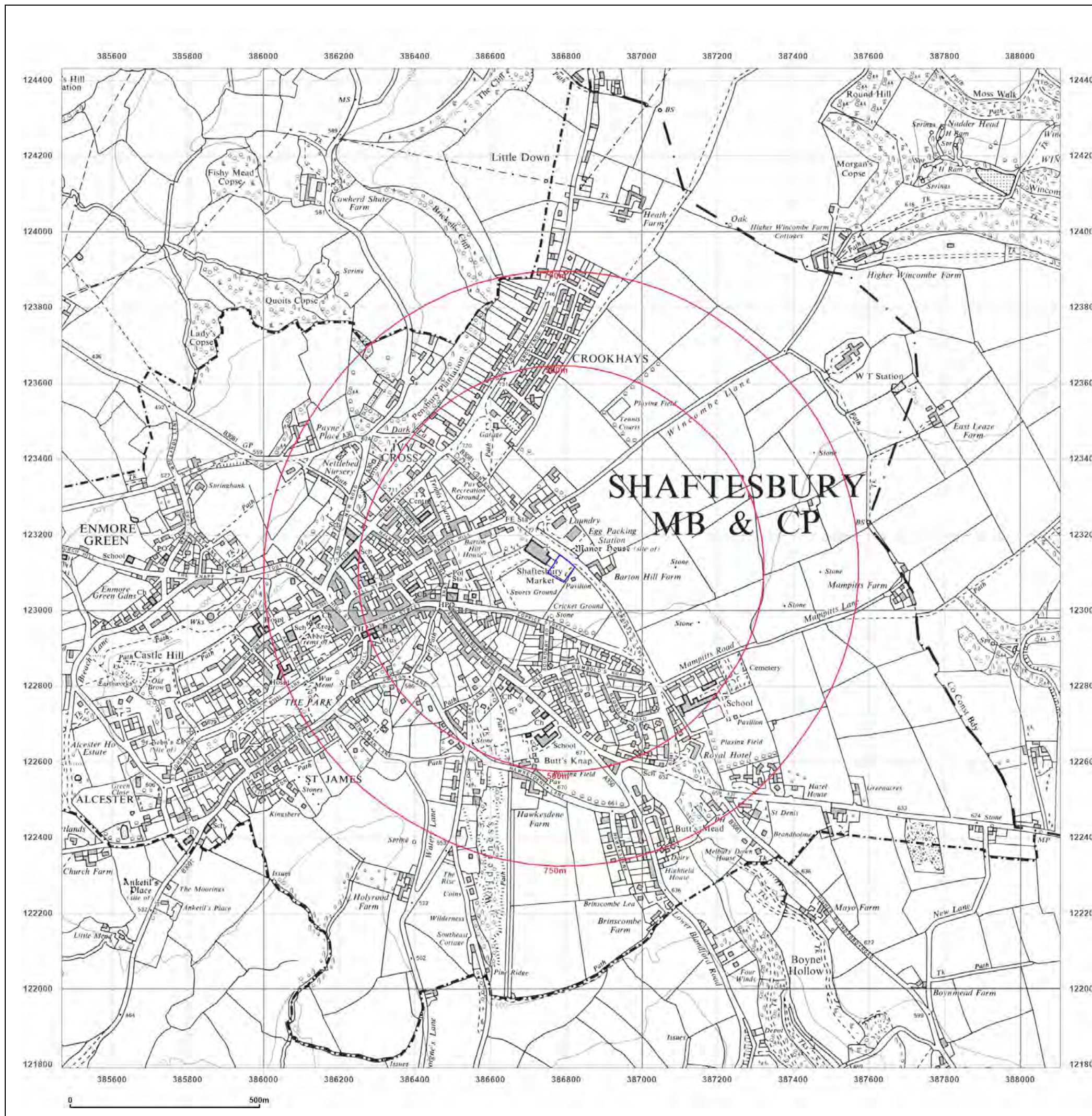


Supplied by:
www.emapsite.com
sales@emapsite.com

© Crown copyright and database rights 2019 Ordnance Survey 100035207

Production date: 26 July 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

unspecified

Client Ref: EMS_883647_1093454
Report Ref: EMS-883647_1129704
Grid Ref: 386786, 123111

Map Name: Provisional

Map date: 1980

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1980
 Revised 1980
 Edition N/A
 Copyright N/A
 Levelled N/A



Produced by
 Groundsure Insights
www.groundsure.com

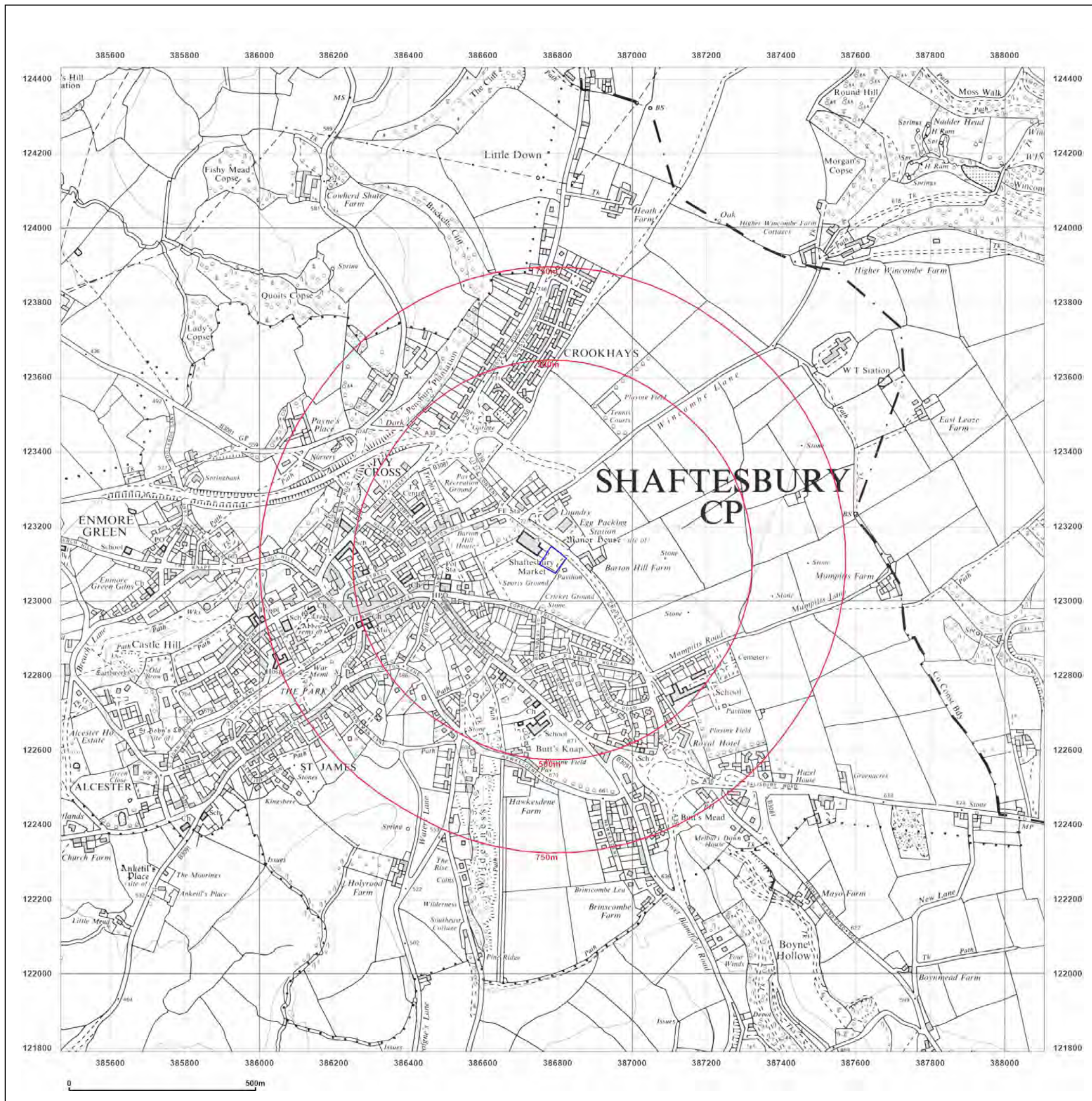


Supplied by:
www.emapsite.com
sales@emapsite.com

© Crown copyright and database rights 2019 Ordnance Survey 100035207

Production date: 26 July 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

unspecified

Client Ref: EMS_883647_1093454
Report Ref: EMS-883647_1129704
Grid Ref: 386786, 123111

Map Name: National Grid

Map date: 1985

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1982
 Revised 1985
 Edition N/A
 Copyright N/A
 Levelled N/A



Produced by
 Groundsure Insights
www.groundsure.com

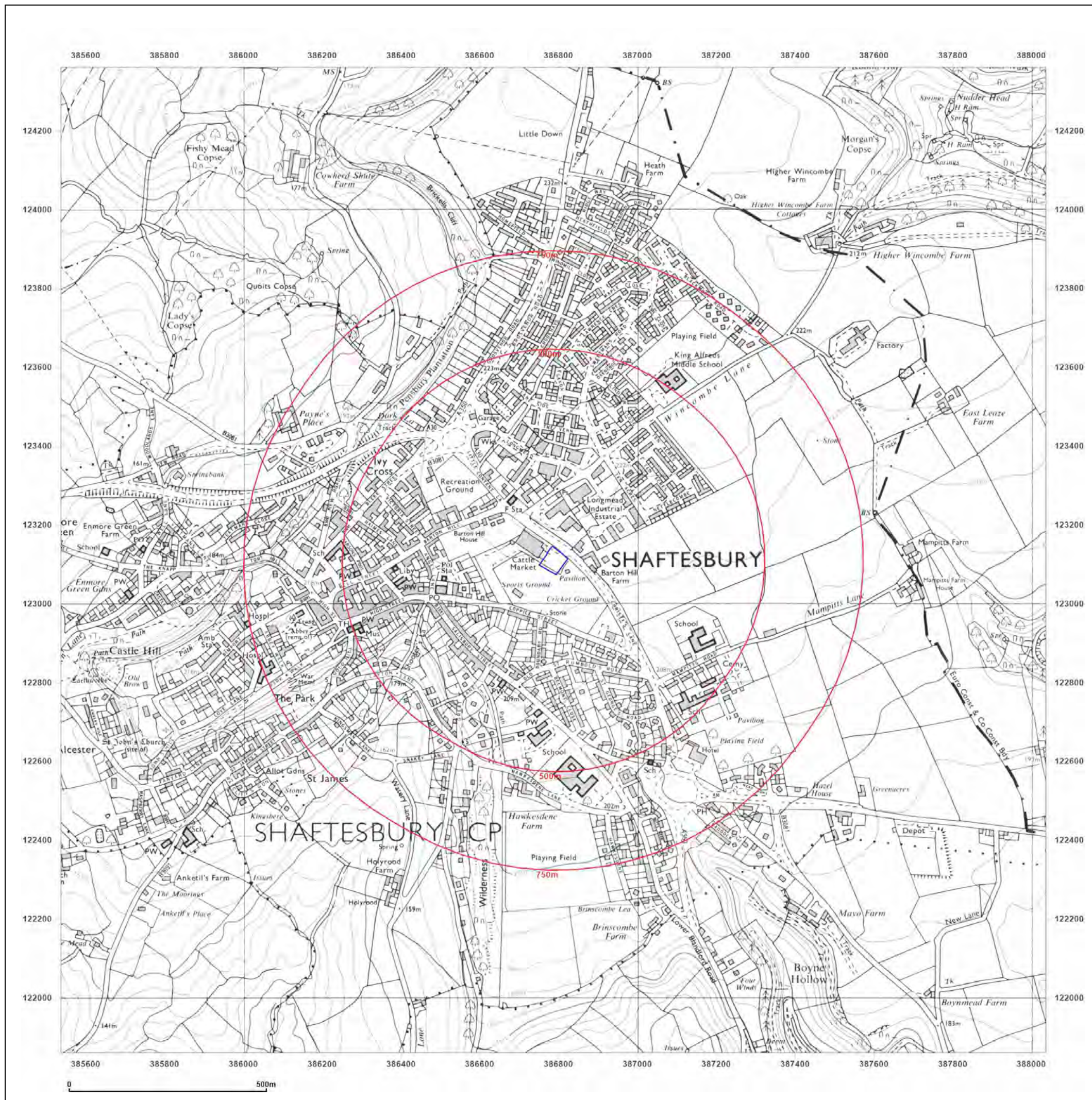


Supplied by:
www.emapsite.com
sales@emapsite.com

© Crown copyright and database rights 2019 Ordnance Survey 100035207

Production date: 26 July 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

unspecified

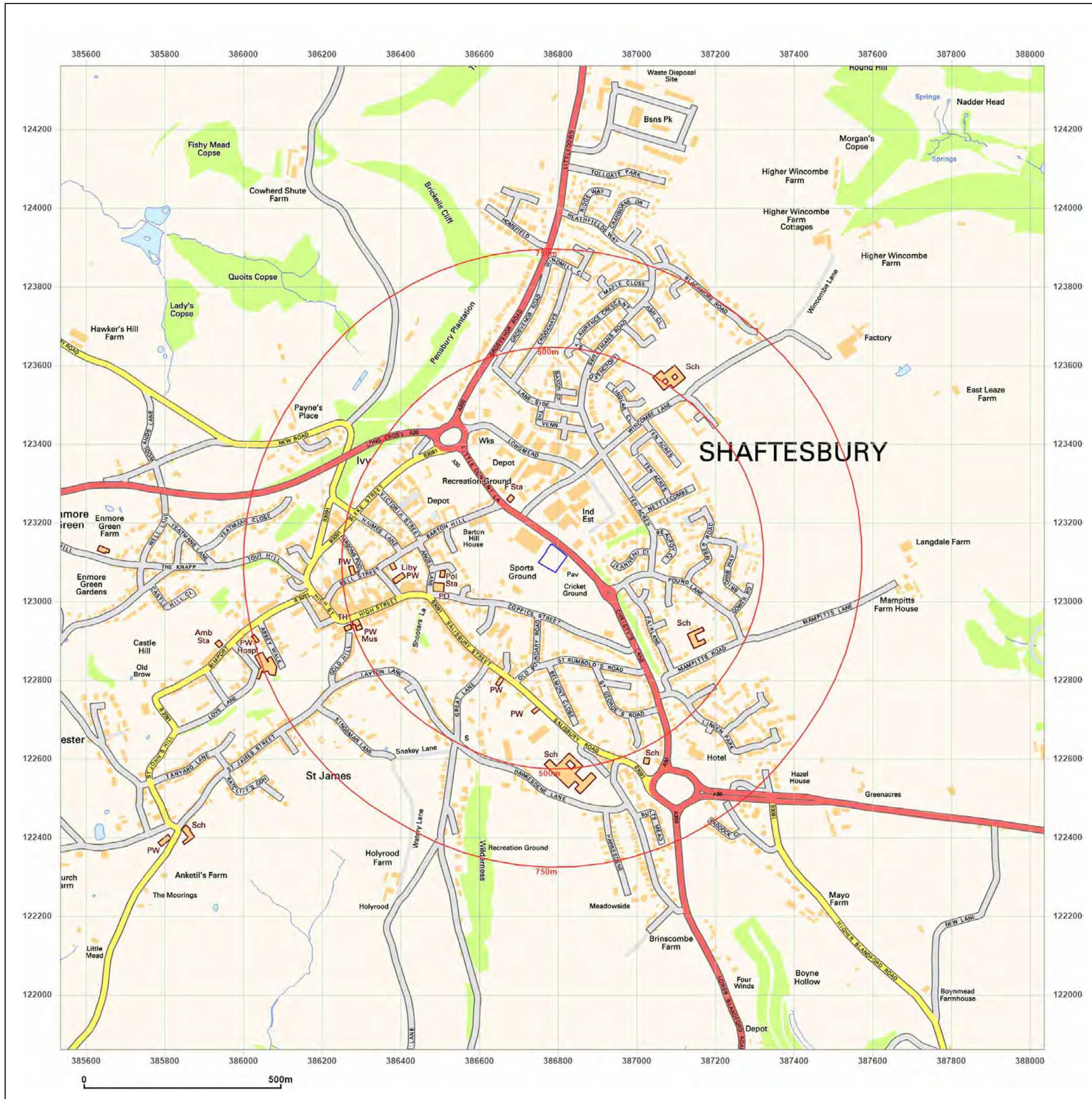
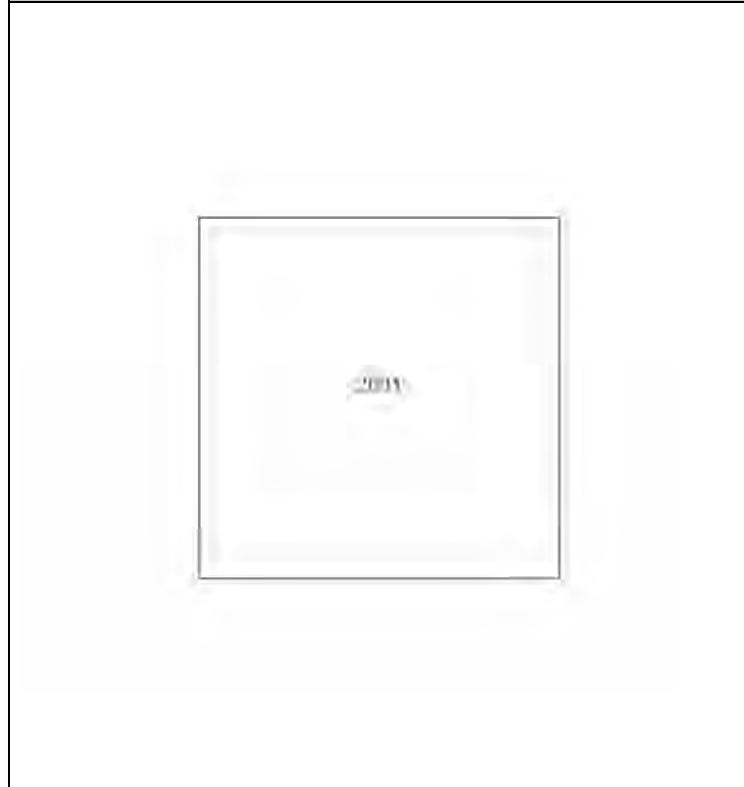
Client Ref: EMS_883647_1093454
Report Ref: EMS-883647_1129704
Grid Ref: 386786, 123111

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000



Produced by
Groundsure Insights
www.groundsure.com



Supplied by:
www.emapsite.com
sales@emapsite.com

© Crown copyright and database rights 2019 Ordnance Survey 100035207

Production date: 26 July 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf

Site Details:

unspecified

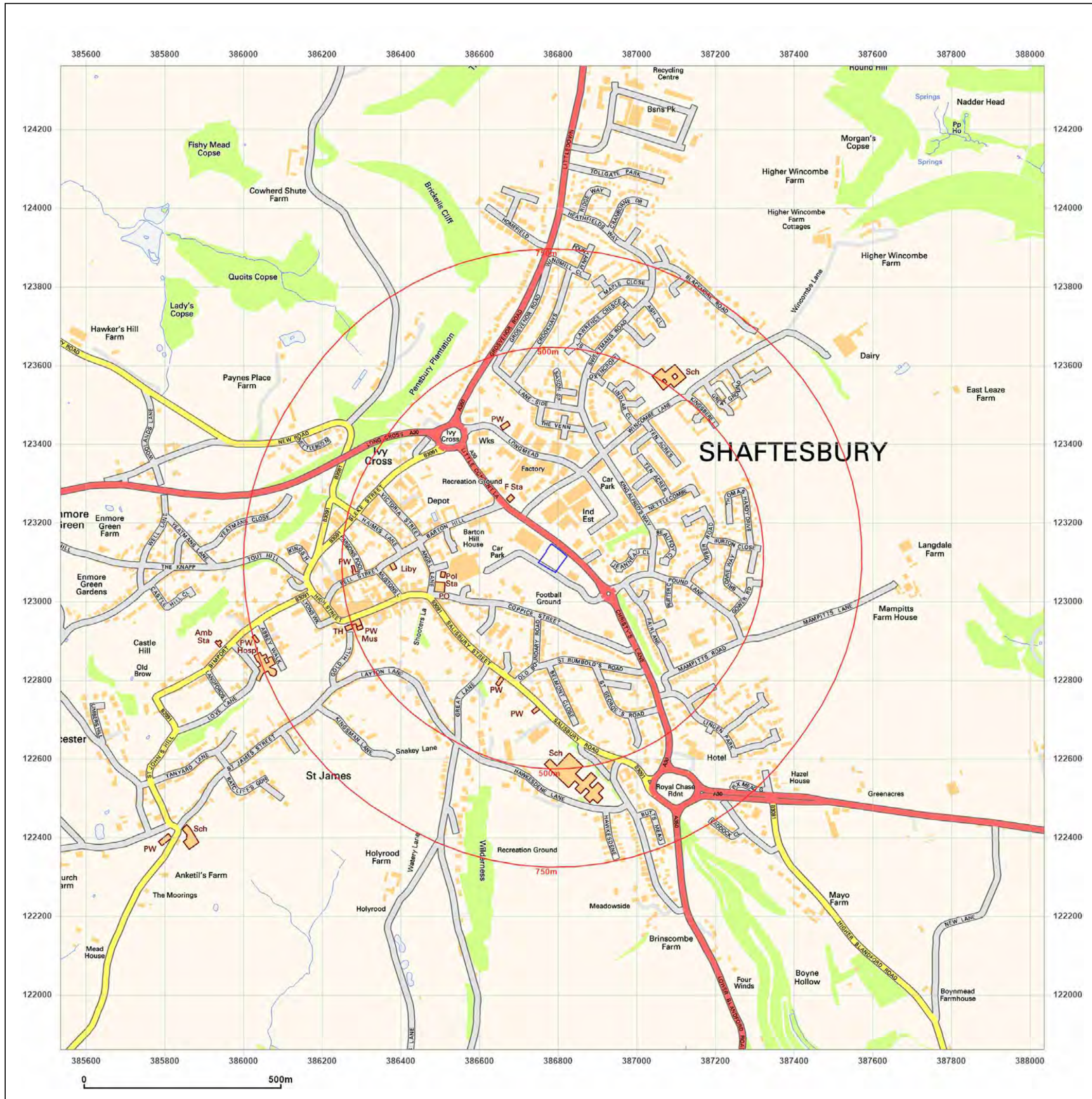
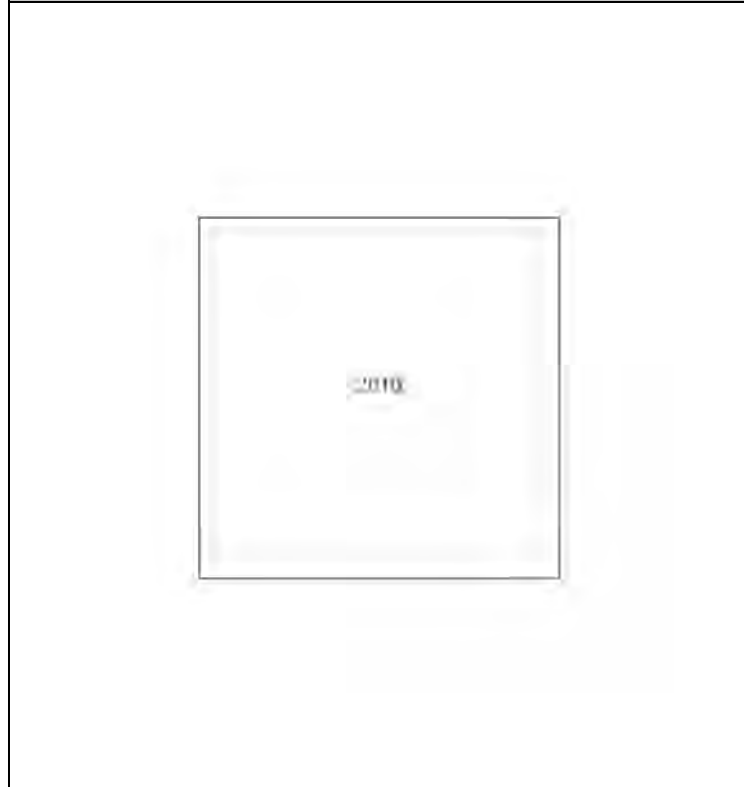
Client Ref: EMS_883647_1093454
Report Ref: EMS-883647_1129704
Grid Ref: 386786, 123111

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000



Produced by
Groundsure Insights
www.groundsure.com

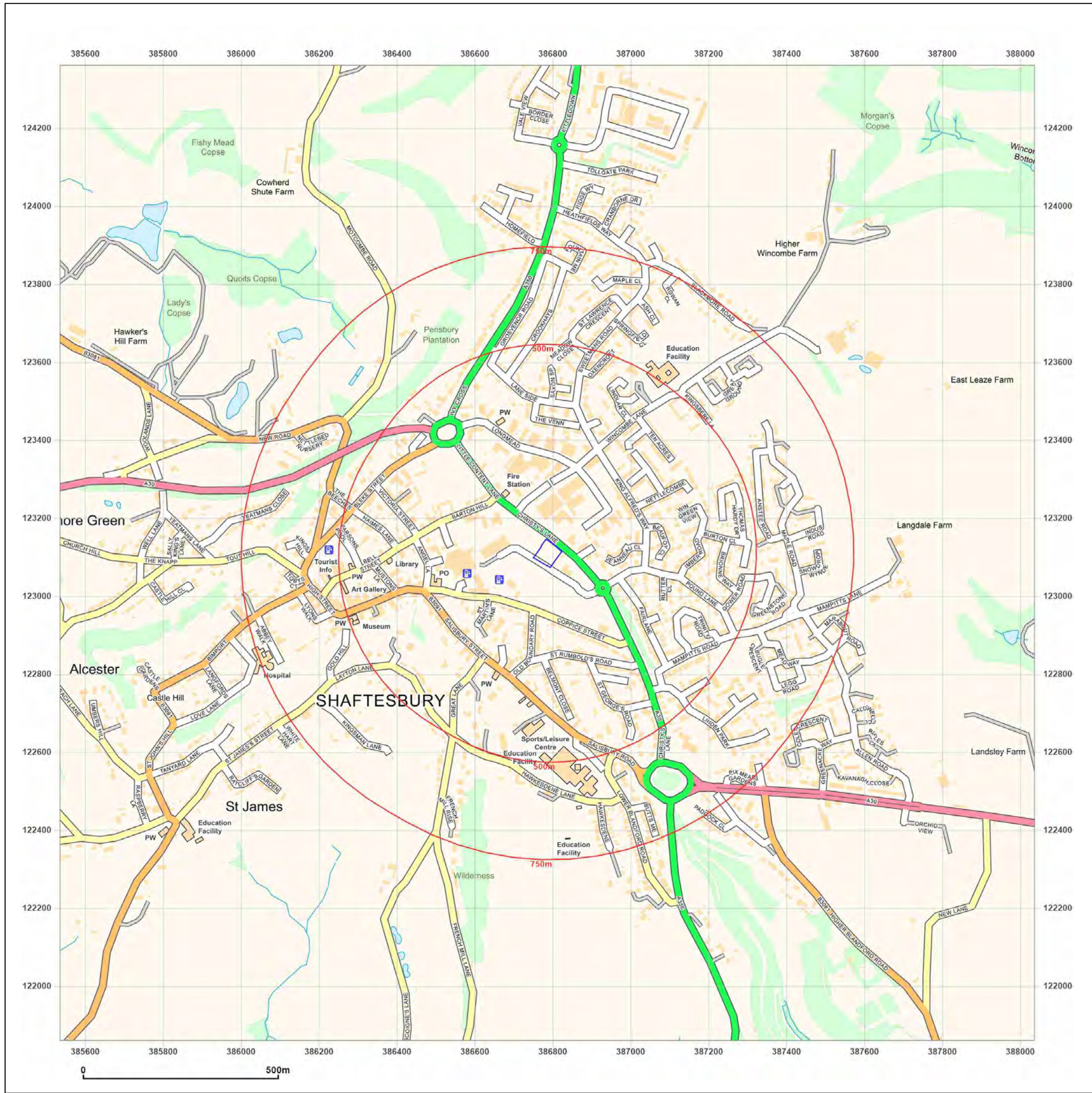


Supplied by:
www.emapsite.com
sales@emapsite.com

© Crown copyright and database rights 2019 Ordnance Survey 100035207

Production date: 26 July 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



EMAPSITE™

Site Details:

unspecified

Client Ref: EMS_883647_1093454
Report Ref: EMS-883647_1129704
Grid Ref: 386786, 123111

Map Name: National Grid

Map date: 2023

Scale: 1:10,000

Printed at: 1:10,000



Produced by
Groundsure Insights
www.groundsure.com



Supplied by:
www.emapsite.com
sales@emapsite.com

© Crown copyright and database rights 2019 Ordnance Survey 100035207

Production date: 26 July 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf

