

# MA&CNP38 Heritage Topic Guide



February 2025

## **Document Purpose**

To document the contribution neighbourhood plans can make to conserve and enhance local heritage assets in the neighbourhood area and to provide detail on the rationale for the inclusion of non-designated local heritage assets in MA&CNP38 (which covers the plan period 2022-2038). For a more detailed assessment of listed buildings and existing heritage assets in the Neighbourhood Area please see [MA&CNP38 Detailed Heritage Asset Mapping](#).

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### Glossary of key terms

Term	Description
Character assessment	“An area- or place-based assessment that sets out the area’s defining positive characteristics as well as identifying the features that contribute to local distinctiveness”. (Historic England NDP guidance, para 59).
Conservation Area	Conservation areas exist to manage and protect the special architectural and historic interest of a place - in other words, the features that make it unique. Every local authority in England has at least one conservation area and there are around 10,000 in England. They are designated by a Local Planning Authority. Find out more <a href="#">here</a> .
Designated heritage asset	These include:  World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield Conservation Area designated under relevant legislation

Term	Description
Historic Environment Record	<p>HERs detail archaeological, built heritage, and historic features of an area e.g. for local buildings and sites, often mapped using GIS. They support research on local historical interest as well as planning, development-control work, and land management.</p> <p>The following record types are listed:</p> <ul style="list-style-type: none"> <li>• Monuments (these can define any type of heritage feature, including buildings)</li> <li>• Events (fieldwork such as excavation or building survey)</li> <li>• Sources and archives</li> <li>• Non-designated buildings and standing structures of historic interest, and where a Local List is held, those identified as locally significant</li> <li>• Designated Heritage Assets (e.g. listed buildings, scheduled monuments, protected wrecks, registered parks and gardens and registered battlefields)</li> <li>• Conservation areas</li> <li>• Sites with known palaeo-environmental interest</li> <li>• Historic landscape character studies including urban surveys</li> <li>• Regional and local thematic studies of archaeological sites or historic buildings</li> <li>• Finds recorded under the <a href="#">Portable Antiquities Scheme</a></li> <li>• Heritage assets yet to be assessed or designated</li> <li>• Documentation relating to planning decisions around listed building consent</li> </ul> <p>There are over 80 HERs in England which are maintained and managed by local authorities. HERs were previously known as Sites and Monuments Records (SMRs).</p> <p>Find out more <a href="#">here</a> and <a href="#">here</a>. You can find out more about the future of HER in Dorset <a href="#">here</a>.</p>
In the vicinity	<p>In the context of heritage impacts, "in the vicinity" refers to the environmental factors and land uses surrounding a heritage asset that can influence how it is experienced and appreciated. This includes not only visual aspects but also other sensory elements such as noise, dust, and vibration. These factors can affect the setting of a heritage asset, which is the environment in which it is experienced, and may extend beyond the immediate curtilage of the asset itself. The setting of a heritage asset is crucial for understanding its significance, as it contributes to the way the asset is perceived and appreciated. This setting is not fixed and can evolve over time, influenced by changes in the surrounding environment. The</p>

Term	Description
	impact of developments in the vicinity of a heritage asset must be carefully assessed to understand how they might detract from or enhance the asset's significance
Listed building	A listed building is <i>a structure of particular architectural and/or historic interest deserving of special protection.</i>
Local Heritage Listing	<p>Local heritage listing is a formal mechanism to recognise non-designated heritage assets within a community.</p> <p>Local heritage lists are one way in which local heritage – buildings, monuments, sites, places, areas, historic parks and gardens or other designed landscapes. They may be formally identified so that their significance can be taken into account in planning applications affecting the building or site or its setting. These are buildings which may not be of sufficient interest to warrant national statutory listing, but it is still desirable for them to be recognised.</p> <p>When a non-designated heritage asset is included on a local heritage list, its significance is formally acknowledged, and it becomes a material consideration in planning decisions. This means that its heritage value is taken into account when evaluating planning applications that might affect it, thereby helping to conserve and enhance local character and identity.</p> <p>See <a href="#">Local Heritage Listing: Historic England Advice Note 7 (2nd ed)</a></p>
Non-Designated Heritage Assets	Non-designated heritage assets are buildings, monuments, sites, places, areas, or landscapes identified as having heritage significance but do not meet the criteria for national designation, such as listed buildings or scheduled monuments. These assets contribute to the local distinctiveness and historical character of an area but lack statutory protection.
Planning Practice Guidance	“Offers further insight on what a proportionate level of evidence means in practice, requiring that neighbourhood plans, where relevant, include “enough information about local heritage to guide decisions and put broader strategic heritage policies from the local plan into action at a neighbourhood scale” (Historic England NDP guidance, para 40).
Scheduled monument	A <a href="#">scheduled monument</a> is a building, structure, or work whether above or below the surface of the land, and any cave or excavation or any site comprising the remains of any such building, structure or work or any cave or excavation included on the Schedule of Monuments found on the National Heritage List for England which is maintained by Historic England

Term	Description
	<p>on behalf of the Secretary of State for DCMS.</p> <p>The Schedule of Monuments has almost 20,000 entries (2020) and includes sites such as Roman remains, burial mounds, castles, bridges, earthworks, and the remains of deserted villages and industrial sites. Monuments are not graded, but all are, by definition, considered to be of national importance. The schedule can be viewed online on the National Heritage List for England. Scheduled monuments may also appear on the local Historic Environment Record.</p> <p>For more information, see <a href="#">here</a>.</p>
Significance	<p>Significance is aligned to Historic England's 'Conservation Principles, Policies and Guidance', assessed into four categories:</p> <p><b>Evidential value:</b> the potential of a place to yield evidence about past human activity.</p> <p><b>Historical value:</b> the ways in which past people, events and aspects of life can be connected through a place to the present - it tends to be illustrative or associative.</p> <p><b>Aesthetic value:</b> the ways in which people draw sensory and intellectual stimulation from a place.</p> <p><b>Communal value:</b> the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.</p>

For a link to various related guidance and resources please see [Appendix 1](#).

## Introduction

As [Historic England guidance to Neighbourhood Planning](#) states: “heritage assets include more than just buildings and monuments; they also include sites, places, areas or landscapes” (para 2).

The government’s national planning policy, the National Planning Policy Framework (NPPF, 2021, p.67, defines the historic environment in its Glossary as follows:

“All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.”

The NPPF requires all local planning authorities as part of the development plan-making process to set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats (paragraph 190, 196). Footnote 72 of the NPPF states that: Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.<sup>1</sup>

The NPPF states:

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

The previous emerging Dorset Local Plan (which has been withdrawn) also states:

When considering applications for development that would harm the significance of a non-designated heritage asset regard will be given to the scale of any harm or loss and the significance of the asset. Development will only be permitted if the scale of harm or loss is not outweighed by the significance of the asset. (ENV5, III)

### ***What’s the difference between listed buildings and a local listing of a heritage asset?***

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<sup>1</sup> NPPF Para 201 also states: Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.

*Listed buildings are designated by the national government and have statutory protection, meaning they are protected by law. Any alterations or demolition require special listed building consent. In contrast, heritage assets on a local list do not have the same legal protections. Listed buildings are considered to have national historical or architectural significance, while heritage assets on a local list are recognised as having local significance and contributing to the character of the area. Listed buildings are designated by Historic England, while local lists are compiled by the local planning authority in consultation with the local community; local listings are not graded e.g. Grade I, Grade 2\* and Grade II.*

Not all heritage assets meet the full qualification of being designated as a heritage asset or have not been fully recognised as having heritage value, such as historical landscape uses, cultural practices of the past or specific design over time and add special interest and value to an area. As the Historic England guidance on Neighbourhood Planning suggests, “The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence but also from its setting” (p.3). This guidance also states how heritage is inextricably linked to the future viability of a place: “When understanding of local character is used successfully it can help to inform the design of new buildings and spaces which in turn can stimulate economic development, with the potential to influence the viability of town, village and other local centres. In this way, a neighbourhood plan can positively support local plan objectives on tourism and employment.” (para 104).

Historic England has six high-level [Conservation principles](#):

- The historic environment is a shared resource
- Everyone should be able to participate in sustaining the historic environment
- Understanding the significance of places is vital
- Significant places should be managed to sustain their values
- Decisions about change must be reasonable, transparent and consistent
- Documenting and learning from decisions is essential

Some heritage assets, such as listed buildings and scheduled monuments, have been documented and designed at a national level. Other designations, such as Conservation Areas, are designated by the Local Planning Authority (LPA). NB: there are no Conservation Areas designated in Melbury Abbas and Cann.

Local heritage assets may be included on a local Historic Environment Record (HER) which depicts their overall contribution to heritage in a given area. The HER is a database managed by a local authority and includes both listed buildings, scheduled monuments and locally listed (undesigned) heritage assets, amongst other things (see Glossary). Proposals affecting non-designated heritage assets on a list will be considered.

**Non-designated heritage assets** can be identified in a number of ways:

- Local heritage lists
- Local plan
- Conservation area appraisals and reviews
- Decision-making on planning applications
- Neighbourhood plans.



## **Neighbourhood Plans and their contribution to local heritage**

Neighbourhood Plans can enhance the historic assets of a given place by identifying local heritage assets. These are inherited resources that have heritage significance that local people value and which contribute to local distinctiveness and a sense of place.

### ***Including a non-designated heritage asset in a neighbourhood plan policy can provide additional weight in several ways:***

**Material Consideration:** When a non-designated heritage asset is mentioned in a neighbourhood plan, it becomes a material consideration in planning decisions. This means that its heritage significance must be considered when evaluating planning applications that might affect it, thereby influencing the decision-making process.

**Community Endorsement:** The inclusion of non-designated heritage assets in a neighbourhood plan reflects community recognition and endorsement of their value. This can strengthen the argument for their preservation and enhancement, as the plan represents the collective vision and priorities of the local community.

**Policy Support:** Neighbourhood plans can establish specific policies for the protection and management of non-designated heritage assets. These policies can set out criteria for assessing the impact of development proposals on these assets, providing a clear framework for decision-makers.

**Increased Awareness:** By highlighting non-designated heritage assets in a neighbourhood plan, their significance is brought to the attention of developers, planners, and the wider public. This increased awareness can lead to more informed and sensitive development proposals that respect and enhance local heritage.

Overall, the inclusion of non-designated heritage assets in a neighbourhood plan can enhance their protection by ensuring that their significance is recognised and considered in planning decisions, aligning with both local and national planning policies.

In the context of a neighbourhood plan, non-designated heritage assets and local heritage listings are closely related concepts that work together to preserve and recognise heritage significance at a local level.

### ***Adding non-designated local heritage assets to a local heritage list***

Incorporating non-designated heritage assets into a local heritage list within a neighbourhood plan provides a structured approach to identifying and protecting local heritage. This process allows communities to celebrate and preserve the historic buildings, places, and spaces that enrich their area. By doing so, neighbourhood plans can ensure that development proposals respect and enhance the local heritage context, contributing to informed and sensitive planning decisions.

As [Historic England guidance](#) states “sensitive development of historic buildings and places can invigorate an area, stimulating investment, entrepreneurship, tourism and employment” (p.6). Given the contribution various buildings in Melbury Abbas and Cann have to the heritage value of the parishes, the Neighbourhood Planning steering group has drawn up a proposed list of non-designated heritage assets which it believes have a historical value that should be recognised and retained now and in the future. This may mean they remain productive use, where appropriate. The presence of a non-designated heritage asset does not mean they are listed, only that they are duly noted for their heritage value.

### **Rationale for inclusion of a site as a non-designated heritage asset**

Non-designated heritage assets were identified using the following selection criteria to provide a consistent approach to the suitability assessed in the local heritage list. These were as follows:

- Not already a listed building or scheduled monument
- The building has a specific cultural heritage value, e.g. well-known figures or locally important people in the past (e.g. a local blacksmith and any trade or special features inscribed on the building)
- Being in keeping with the local design guide commissioned by the MA&CNP38 steering group (AECOM, 2019)
- The building is still in productive use (e.g. a farmstead or mill) or has important features of such previous uses (e.g. medieval waterworks)

NB: these criteria are complementary but slightly different to the criteria used by Dorset Council to determine buildings and historic assets on a local heritage list.

In addition, the group considered questions that aligned to the criteria for the designation of a local heritage list (managed by Dorset Council):

<b>Value Type</b>	<b>Questions to Consider</b>
<b>Archaeological</b>	Does it provide evidence about past human activity? Is it of particular archaeological interest?
<b>Historic Illustrative</b>	Does it illustrate an aspect of the area's history or development?
<b>Historic Associative</b>	Is it associated with an important person, event, or movement?
<b>Architectural</b>	Does it exemplify a particular architectural style, building type, or construction technique?
<b>Aesthetic</b>	Does it have visual appeal or make a positive contribution to the local scene?
<b>Communal</b>	Does it have social or communal value to local people?

NDPs, therefore, need to prepare information about the local historic environment and any heritage issues or opportunities that the plan might address.

Steps MAC&NP38 has taken to consider heritage issues, as per Historic England guidance:

- Gathering evidence, canvassing views and exploring what the plan might cover - asking what heritage features should be protected in the community survey and open day, liaising closely with Dorset Council's Conservation Officer on heritage impacts of potential allocated sites, Reg 14 consultation (who will also be responsible for informing the Council's decisions affecting the locally listed assets)
- Making use of existing records, undertaking additional evidence gathering as needed and identifying the issues affecting the historic environment - a thorough review of the evidence base for heritage assets and compiling this Topic Guide as an addendum to the Plan (e.g. list of all the designated heritage assets in their area. The [National Heritage List for England \(NHLE\)](#) and the local [Historic Environment Record \(HER\)](#), as well as historical maps of the area via the Historic Landscape Characterisation to identify any non-designated heritage assets that could be affected by plan policies (e.g. in/directly by effects on setting or viability).
- Mapped out existing designated heritage assets (listed buildings, scheduled monuments and heritage at risk. A search of Historic England's Heritage at Risk database did not return any results. (NB: the [Historic England Heritage at Risk Register](#) does not include Grade II listed buildings (93% of all listings) or non-designated heritage assets). See the Dorset at risk register [here](#).
- Mapping of potential non-designated local heritage assets and justifications by the MA&CNP38 steering committee.
- Commissioning a Design Guide (AECOM, 2019) which clearly outlines the character and value of heritage and the local quality of the built environment which should be enhanced and protected
- Developing policies to protect heritage, such as having an archaeological assessment prior to development (given the number of historic finds to date in the area)
- Cross-referencing heritage policies with other relevant policies in the plan
- Including heritage as a key asset to protect in MA&CNP38's overall **vision**
- Including **action points** that will encourage the conservation and preservation of heritage in the future

For a more detailed assessment of listed buildings and existing heritage assets in the Neighbourhood Area please see [+ MA&CNP38 Detailed Heritage Asset Mapping](#) .

If a neighbourhood plan might have effects on archaeological, built and landscape heritage, an SEA may be required to demonstrate that these choices have been made consistently. NB: on the advice of Dorset Council, a Strategic Environmental Assessment was not required for MA&CNP38 [Update pending outcome from DC].

## A summary of historic assets in the Neighbourhood Area

The Neighbourhood Area is steeped in history, with archaeological findings suggesting that the area surrounding Shaftesbury was populated in the Iron Age, possibly as a Celtic settlement. The forms at Meleburge imare and on Meleberig dune are recorded in a Saxon charter of 956. The name itself likely derives from Old English meaning ‘marked, spotted, multi-coloured’, and burh, ‘fortified place’. The ‘spotted’ description probably referred to some quality of the landscape on and around Melbury Hill. The affix Abbas refers to the fact that the manor was in the ownership of Shaftesbury Abbey following a grant of 956.

The evidence of Bronze Age round barrows and tumuli are seen in the tops of downs in the Parishes, and Romano-British burials were found near Melbury Hill in 1846. In the Domesday Survey of 1086 Meleberie was described as a moderately large place, with a recorded population of 47. Cann or Canna was known as Shaston-St. Rumbold in the 18th Century; it is first mentioned in documents as early in the 12th century, but it almost certainly older (the name Canna is recorded from the reign of Henry I (reg. 1100-1135)). It likely derives from Old English canne, ‘a can, a cup’. This term is often used to refer to hollows in local topography, specifically in steep-sided hills or valleys

The Neighbourhood Area also includes five bronze age sites, consisting of a cross dykes used as territorial boundary markers, most likely for allotments as well as trackways, cattle droveways or defensive earthworks and linear boundary on Melbury Hill. In addition, there are four bowl barrels - a hemispherical mound covering one or more burials or cremations. Melbury Beacon was one of a series of fire beacons in use at the time of the Armada and commands wide views in every direction.

In the past, Melbury Abbas was divided into two sections: East Melbury (what is known today as the ‘Village Street’ lying at the bottom of Spreadeagle Hill at the junction with the Higher Blandford Road), and West Melbury, comprised of mainly scattered farms. Key historic trades that influence local character include milling grain and quarrying of the local Melbury stone. **See additional information on farming in the Shaftesbury area<sup>2</sup>.**

[An Inventory of the Historical Monuments in Dorset, Volume 4, North](#) has an entry on Cann - first mentioned in records in the 12th Century, though likely older - and describes the parish as “an area of some 2,600 acres” which borders Shaftesbury and rises to 600ft above sea level. The parish was historically set within Shaftesbury (St James) and was historically smaller than it is now. This entry states that there are “no noteworthy monuments” and “The low-lying western part of the parish contains isolated farmsteads, fields of irregular shape, and much unenclosed common; the farms here probably represent secondary settlement and assarting in an area formerly of waste land.” Various buildings are referenced in [An Inventory of the Historical Monuments in Dorset, Volume 4, North](#) in Cann (see the [MA&CNP38 compiled list of heritage assets](#)).

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<sup>2</sup> <https://shaftesbury-remembers.goldhillmuseum.org.uk/background/life-at-home/farming/>

The array of listed buildings reflects the architectural diversity and historic quality of Melbury Abbas and Cann.<sup>3</sup> The Neighbourhood Area contains 32 Listed Buildings and structures<sup>4</sup>, including the Church of St Thomas in Melbury Abbas which is Grade II\* and East Melbury Farm (est. in 1575). There are six Scheduled Monuments, including Melbury Beacon, Cross Dyke (which forms a linear boundary to Melbury Hill), and four bowl barrows. No heritage assets are believed to be on Historic England's Heritage at Risk list at present.

The Neighbourhood Area includes a chalk stream (the River Stirchel), a rare ecological feature created as the ice sheets retreated from England 10,000 years ago.<sup>5</sup> There are only 200 chalk streams in the world, with most of them being in Southern England and some areas of France. There are several mills alongside the River Stirchel river corridor which are part of the area's heritage. Both of these features have historic value, which should be protected from any adverse development.

The River Stirchel has powered corn mills within the village and beyond and the potential for providing hydroelectricity is being explored in Cann Mill. These mills indicate the presence of water management systems that could have been adapted for various uses, including agriculture. There is also potential for hydroelectric power capacity at other local mills which could be explored further.

In the region of South West England, including areas like Wiltshire, fast-flowing water in lowland valleys was controlled to produce watercress. This practice likely took advantage of the natural water systems present in the area, which could include streams and rivers that were managed to create suitable conditions for watercress growth. Medieval water systems in England often involved the use of wells and conduits constructed by religious houses, which continued to supply water even after these institutions were dissolved. In some regions, lift pumps were used to extract water from wells, and water carriers delivered water to households.

Additionally, rainwater cisterns were commonly used in towns during the 18th century for non-drinking purposes. There was historic watercress cultivation in Melbury Abbas, and the presence of mills and the historical management of water resources suggest that similar agricultural practices could have been possible in the area.

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<sup>3</sup> See: <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/>.

<sup>4</sup> See: <https://historicengland.org.uk/listing/the-list/results/?searchType=NHLE+Simple&search=melbury+abbas> and <https://historicengland.org.uk/listing/the-list/results/?searchType=NHLE+Simple&search=Cann>

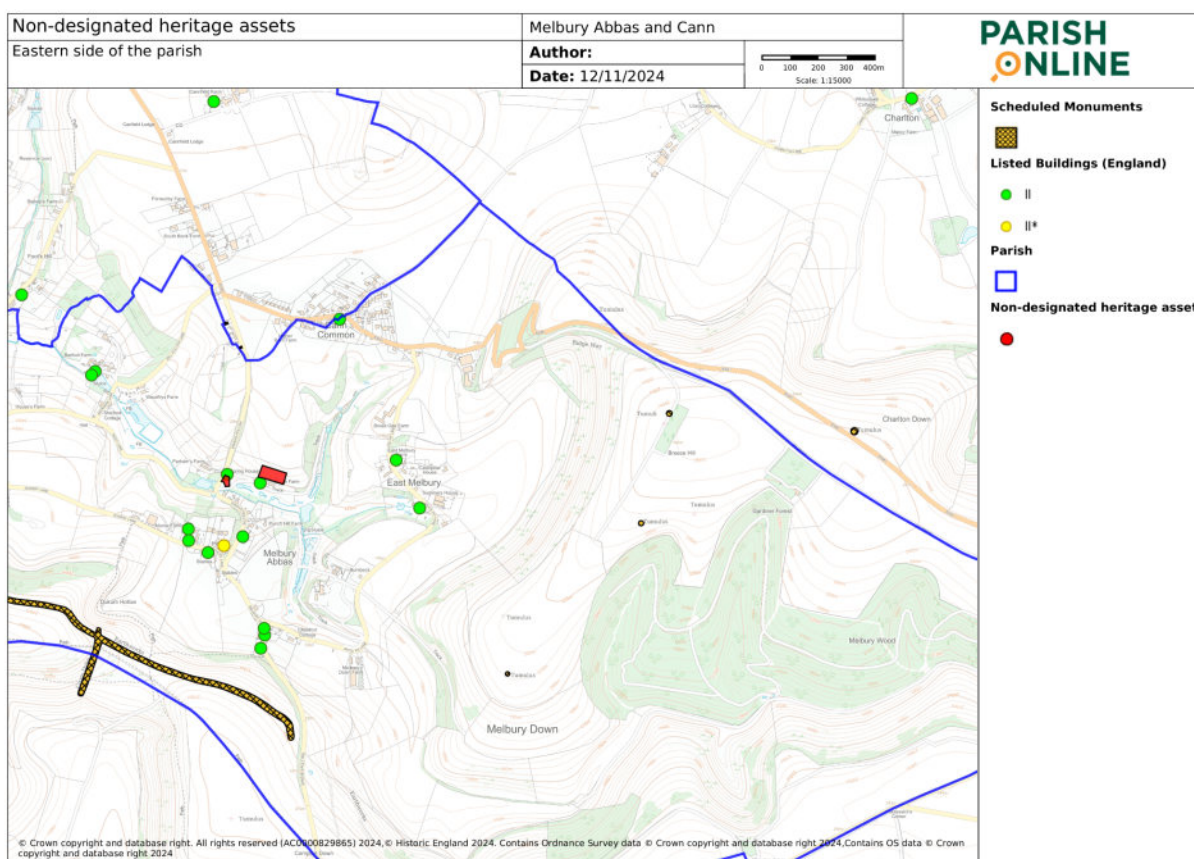
<sup>5</sup> See: [http://assets.wwf.org.uk/downloads/wwf\\_chalkstreamreport\\_jan15\\_forweb.pdf?\\_ga=2.102336073.974688629.1603822221-1618755290.1573725595](http://assets.wwf.org.uk/downloads/wwf_chalkstreamreport_jan15_forweb.pdf?_ga=2.102336073.974688629.1603822221-1618755290.1573725595)

Neighbourhood Plans can bolster the objective to protect local historic assets, as outlined by Historic England's Guidance on Neighbourhood Planning. There are a number of noteworthy (unlisted) buildings that reflect the variety of the North Dorset vernacular.

A locally-listed heritage asset is a building, structure or designed space that is deemed to be of local architectural or historic interest. As such, the MA&CNP38 Steering Group has created a list of such buildings to support the protection of local heritage. The group has also worked closely with Dorset Council and their Conservation team to ensure that potential heritage impacts are sufficiently documented as part of an historic risk assessment for potentially allocated sites (see **Appendix 2**). Historic England's Reg 14 response indicated that they are satisfied that this Plan addresses issues of adverse impacts relating to local heritage assets and has worked with the Conservation Officer to highlight potential historic impacts and/or mitigation in site allocation policies.

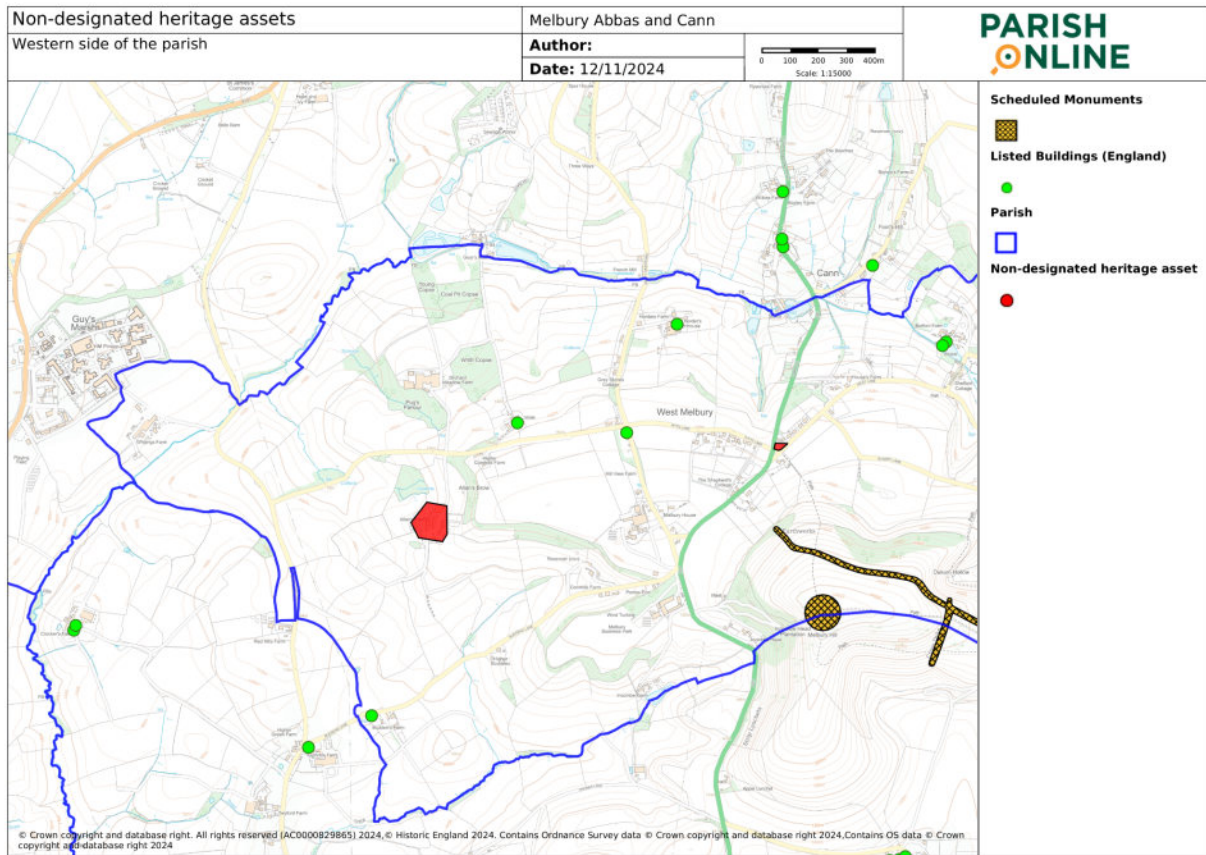
## Historic Asset Mapping

### ***Overview of LHA (Local Heritage Assets) mapped in the Neighbourhood Area (Melbury Abbas and Cann), with listed buildings and other heritage features***



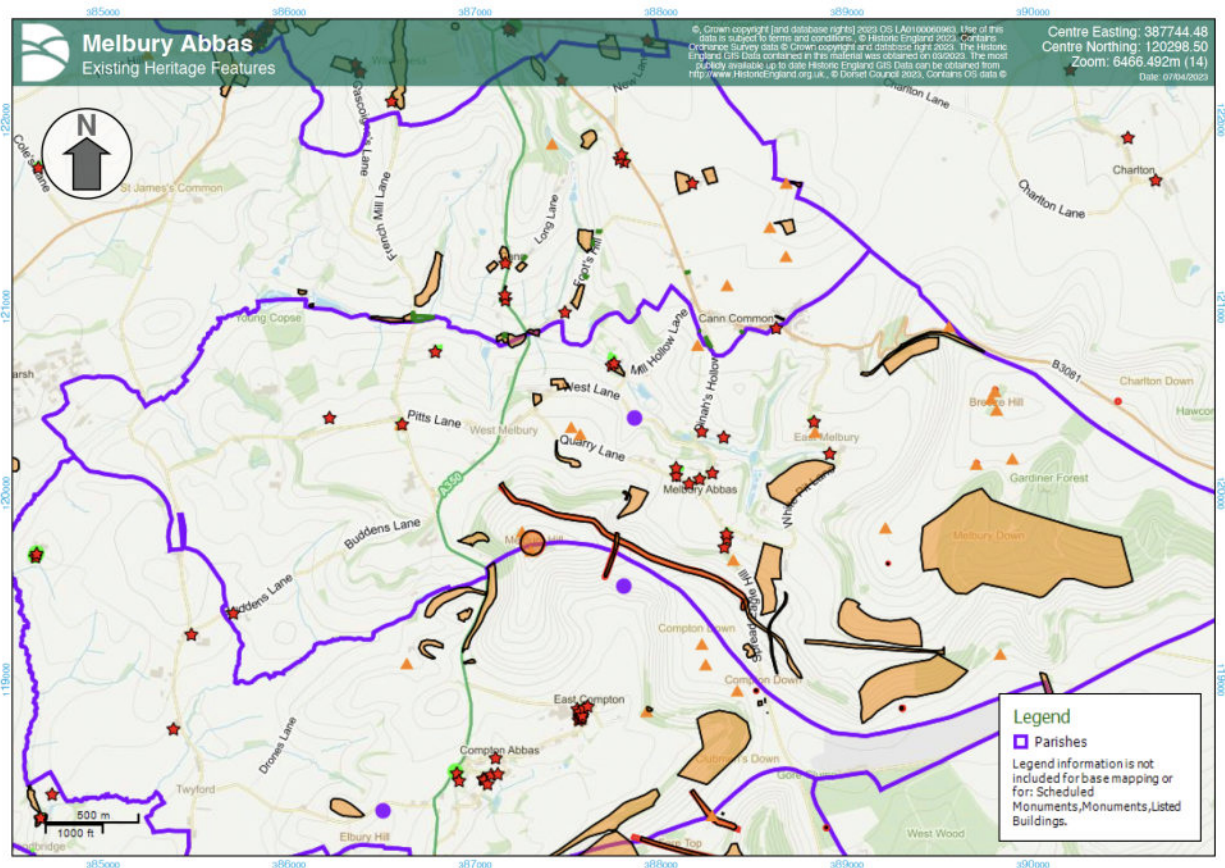
Designated heritage sites and proposed non-designated heritage assets (East side of Neighbourhood Area)





Designated heritage sites and proposed non-designated heritage assets (West side of Neighbourhood Area)





Dorset Council Explorer scheduled monuments and listed buildings (Melbury Abbas)

## Proposed non-designated heritage assets in MA&CNP38

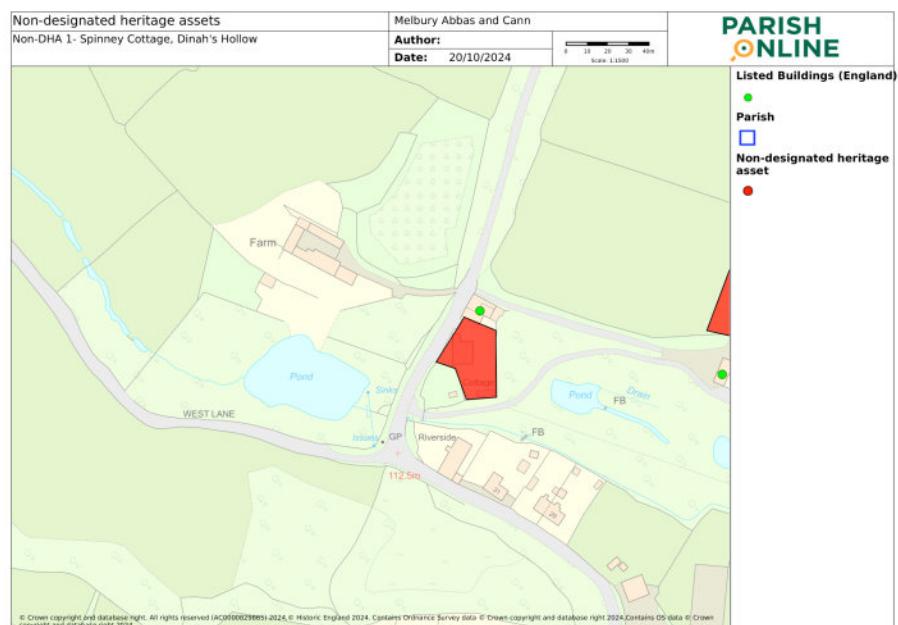
For a more detailed assessment of these proposed non-designated heritage assets, please see

[+ MA&CNP38 Detailed Heritage Asset Mapping](#)

### Non-DHA 1- Spinney Cottage, Dinah's Hollow

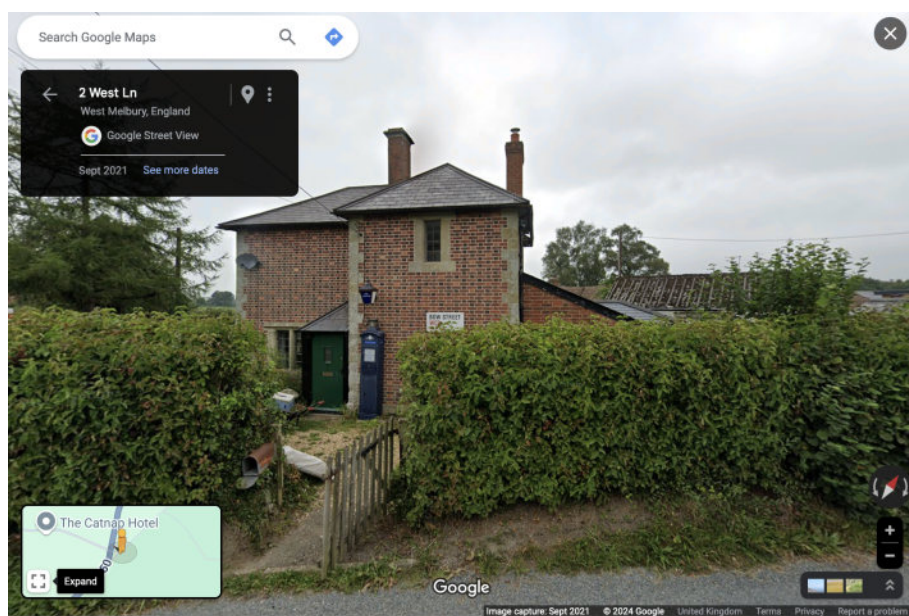
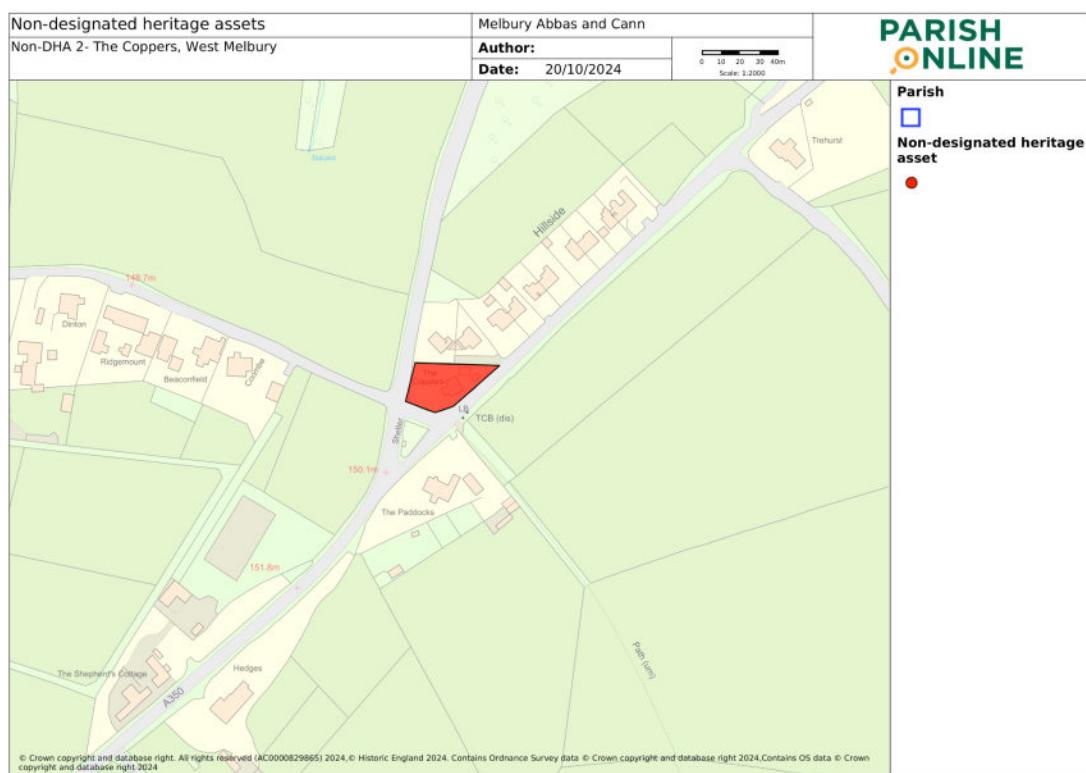
Coordinates - 2.1691,50.9819

Rationale - To protect its heritage as a former village smithy. It was built early 1800s and has important architectural design features of that period.



## Coordinates 2.1843,50.9822

Rationale - Former 19th Century policeman's house

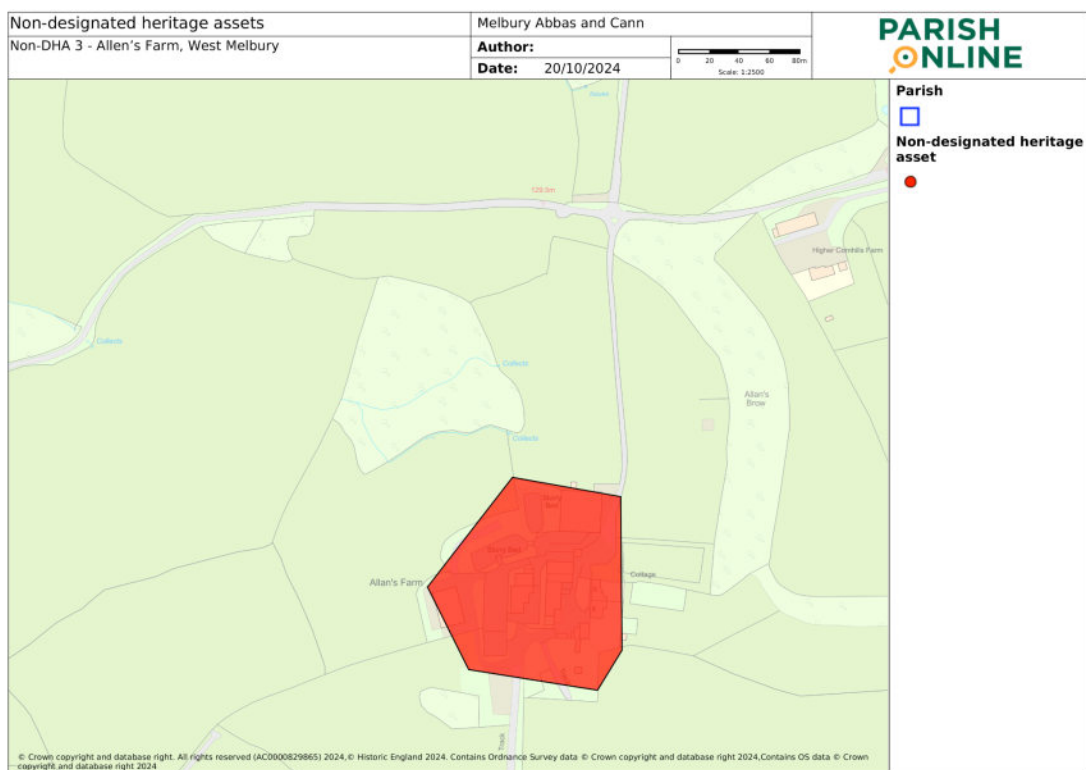




### Non-DHA 3 - Allen's Farm, West Melbury

Coordinates - 2.2017,50.9799

**Rationale** - 18/19th century farmhouse

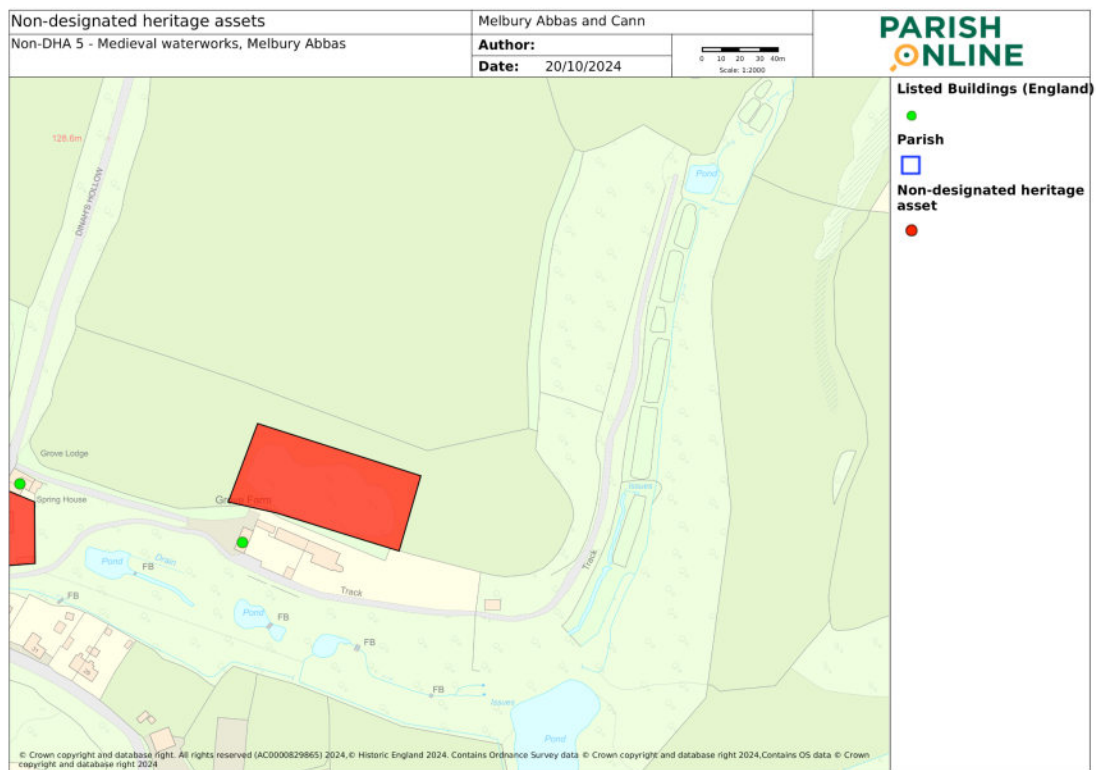


## Non-DHA 4 - Medieval waterworks, Melbury Abbas

Coordinates - 2.1668,50.9823

Rationale - It has historic infrastructure (which also feeds surrounding ponds)

Used to be used to grow watercress



## Appendix 1 - Key references and additional information

Guidance on historic assets	Link
<b>Information on the Neighbourhood Area</b>	
Information on listed buildings can be found on the links below	<a href="#">Melbury Abbas</a>
	<a href="#">Cann</a>
	<a href="#">Additional information on Cann's heritage can be found here</a>
<b>Local level Guidance</b>	
Dorset HER	<a href="#">Dorset's HER</a> can be found here.
Dorset Explorer	<a href="#">Dorset Council's Explorer</a> (GIS mapping) - see monuments layer.
Cranborne Chase Historic Landscape Characterisation	<a href="#">Historic Landscape Characterisation, CC AONB</a>
<b>Other relevant resources</b>	There is a wide range of information about the historic environment available online
Historic England	<a href="#">Historic Environment Good Practice Advice in Planning: 3 (2nd Edition)</a> <a href="#">The Historic Environment and Site Allocations in Local Plans - Advice Note 3</a> <a href="#">Environment Historic England Advice Note 11 (Second Edition)</a> <a href="#">Sustainability Appraisal and Strategic Environmental Assessment   Historic England</a> <a href="#">Historic England 2022 Neighbourhood Planning and the Historic</a> <a href="#">Good Practice Advice 2 - Managing Significance in Decision-Taking in the Historic Environment</a> (Historic England 2015) <a href="#">The Setting of Heritage Assets   Historic England</a>

The National Heritage List for England: provides descriptions of all nationally designated heritage assets - the official, up to date, register of all nationally protected historic buildings and sites in England - listed buildings, scheduled monuments, protected wrecks, registered parks and gardens, and battlefields.	<a href="#">National Heritage List for England (NHLE)</a>
English Heritage's Heritage at Risk Register: identifies heritage assets at risk that may be found locally.	<a href="#">Heritage at Risk Register</a>
English Heritage's Advice by topic: national guidance and advice on a range of subjects including regeneration, places of worship, heritage crime and climate change	<a href="#">English Heritage's Advice by topic</a>
Heritage Gateway: gives access to a number of local Historic Environment Records for information on historic buildings, archaeological sites and other features	<a href="http://www.heritagegateway.org.uk/gateway/">http://www.heritagegateway.org.uk/gateway/</a>
Guide to Local Listing: sets out good practice in developing or amending a local heritage list which is especially useful in identifying heritage assets that are valued by the community, but not nationally designated found in your local area (not nationally designated status)	<a href="#">Local Heritage Listing: Historic England Advice Note 7 (2nd ed)</a>
Heritage at Risk Register: identifies heritage assets at risk that may be	<a href="http://www.english-heritage.org.uk/caring/heritage-at-risk/">http://www.english-heritage.org.uk/caring/heritage-at-risk/</a>
Heritage Counts: is the annual survey of the state of England's historic environment and looks at its wider social and economic role	<a href="#">Heritage Counts</a>
English Heritage's Advice by topic: national guidance and advice on a range of subjects including regeneration, places of worship, heritage crime and climate change	<a href="http://www.english-heritage.org.uk/professional/advice/advice-by-topic/">http://www.english-heritage.org.uk/professional/advice/advice-by-topic/</a>
HERs give lists of local Historic Environment Records for information on historic buildings, archaeological sites and other features.	You can access nearly two-thirds of HERs available online through the <a href="#">Heritage Gateway</a> (NB: information provided is only a summary of what is recorded by the HER)





## Appendix 2 - Feedback from the Dorset Council Conservation Officer - heritage impacts on allocated sites

*Text provided by James Weir, Conservation Officer, Dorset Council*

### St Annes Close

The site comprises an area of hardstanding (seemingly disused tennis courts) situated in an area of late 20th century housing associated with the adjacent HMP Guy's Marsh, which opened in 1960. An amended boundary inc. the existing dwelling of 7 St Anne's Close.

The site is not in a Conservation Area and does not contain any designated or non-designated heritage assets and neither the surrounding housing nor the prison have been identified as such. There are no designated heritage assets in the immediate vicinity of the site, nor does it have a discernible relationship with those in the wider surroundings.

#### Designated (listed) heritage assets - potential impacts

The only designated heritage asset within 1km of the site is Crocker's Farmhouse (Grade II; 1324585), located 900 m to the S. The elements of the assets' setting which contribute to their significance are likely to include its immediate agricultural landscape and any relevant relationships to buildings/structures around it (e.g. separately listed Outbuilding (Grade II; 1172418). Taking this into account, along with the intervening distance and lack of visual connection, it is not considered that development of the site has the potential to affect its significance.

#### Non-designated (non-listed) heritage assets - potential impacts

Approximately 200m to the SW of the site is Blackhorse Cottage (MDO27495), which is listed in the RCHME Inventory as a late 18th/early 19th century cottage and is likely to be considered a non-designated heritage asset. As it is not listed, the asset would be considered to be of local importance. The site has no discernible visual or non-visual relationship with the asset. The asset is recorded in the 19th century as an inn and may have originated as a farmhouse or related dwelling. The elements of the asset's setting which contribute to its significance are likely to include its surrounding undeveloped agricultural landscape; its possible spatial and functional relationship with Lydfords Farm to the SW; its spatial relationship with a section of widened road, which forms a green to the E of the building; and the resulting visual experience from the road, where it occupies a prominent position. Taking the above into account, it is not considered that development of the site has the potential to affect the significance of the asset.

### Land South of Melbury Motors (Policy 1f)

The site (c. 0.21 ha) comprises a small area of agricultural land at the junction of the B3081 and Dinah's Hollow at the west end of a row of 20th century housing.

The site is not in a Conservation Area and does not contain any designated or non-designated heritage assets, though it is within an AONB.

#### Designated (listed) heritage assets - potential impacts

There are no designated heritage assets in the immediate vicinity of the site. The Glyn Arms (Grade II; 1110319) is situated approximately 390m to the ESE of the site and there is no discernible visual or non-visual relationship with the site. The contribution of setting to its significance is likely to include: its spatial relationship with the loose agglomeration of houses that formed the hamlet of Cann Common; and its visual experience from the B3081, where its position and orientation both emphasise its prominence from the road and maintain a sense of a public house setting. Taking the above into account, it is not considered that development of the site has the potential to affect the significance of the asset.

#### **Non-designated (non-listed) heritage assets - potential impacts**

The site is approximately 160m to the SW of the site of a Roman burial discovered in 1916 (MDO3645). There is potential on the site for finds of a similar date and of similar local/regional importance. Any features on the site would be truncated or destroyed by development and therefore it is likely that further archaeological investigations, including trench evaluation, would be required.

The site is within 200m of a number of buildings identified in the RCHME Inventory and which would likely be considered to be non-designated heritage assets (including Boundary Cottage, MDO27485; Box Cottage, MDO27486; Plum Tree Cottages, MDO27487; Chapel Cottage, MDO27488). These are not listed and would therefore be considered to be of local importance. The elements of their setting contributing to their significance are likely to include: their visual experience from the roadway; and the loose, low-density development around them which characterises their historic setting as part of the hamlet. Development on the site would be small-scale and continues a legible pattern of development along the B3081 and is therefore unlikely to result in harm to the significance of these assets.

### **Southbank Farm (Policy 1g)**

The site comprises a vacant late 20th-century farmhouse and outbuildings immediately S of Ponsonby Farm.

There are no designated heritage assets on the site and it is not within a Conservation Area, though the site is adjacent to an AONB boundary. There are no designated heritage assets in the immediate vicinity of the site.

#### **Designated (listed) heritage assets - potential impacts**

The site is located c. 425m SSW of Cannfield Farmhouse (Grade II, 1305175). The contribution of setting to its significance is likely to include its undeveloped agricultural surroundings and any spatial/functional relationships with buildings on the farmstead. Taking this into account, it is not considered that development on the site has the potential to affect its significance.

#### **Non-designated (non-listed) heritage assets - potential impacts**

The site is directly opposite Boundary Cottage (MDO27485), a building identified in the RCHME Inventory and likely to be considered as a non-designated heritage asset. This is not listed and would therefore be considered to be of local importance. The elements of its setting contributing to its significance are likely to include: its visual experience from the roadway; its spatial relationship at the edge ('the 'boundary') of the hamlet; and the loose, low-density development around it which characterises its historic setting as part of the hamlet. Development on the site therefore has the potential to result in harm to the significance through increasing the built density in the vicinity of the asset. However, this could potentially be minimised through layout and landscaping on the site.

<b>The Village Hall</b>
The site (0.14ha) comprises the current Village Hall for Melbury Abbas and Cann, and associated car parking.
<b>Designated (listed) heritage assets - potential impacts</b>
There are no designated heritage assets on the site and it is not within a Conservation Area, though the site is within the AONB. There are no designated heritage assets in the immediate vicinity of the site. The site is located c. 160m SSE of Melbury Abbas Mill (Grade II, 1110280) and c. 180m SSE of Barfoot farmhouse (Grade II, 1110279). The contribution of setting to their significance is likely to include their spatial and functional interrelationships, and their undeveloped agricultural landscape which relates specifically to their historic siting and function.
Given the topography, the allocated site will be highly visible from these assets and there is a possibility that development could result in harm to their significance through impacts on their setting. However, it is not considered that development on the site has the potential to cause substantial harm, and any harm could be mitigated through ensuring a minimum quantum and careful design.
<b>Non-designated (non-listed) heritage assets - potential impacts</b>
There are no buildings within the vicinity of the site identified in the RCHME Inventory or any buildings which would likely be considered to be a non-designated heritage asset. The nearest non-designated heritage asset is Parhams Farm c. 350m east of the site. This is not listed and would therefore be considered to be of local importance.

*NB: the land of and behind Melbury Motors was under consideration for allocation for mixed use during the Plan preparation but was not taken forward.*

<b>Land of and behind Melbury Motors</b>
The site (c. 0.35 ha) comprises a 20th-century commercial site to the rear of Melbury Motors.
The site is not in a Conservation Area and does not contain any designated or non-designated heritage assets, though it is within an AONB. There are no designated heritage assets in the immediate vicinity of the site.
<b>Designated (listed) heritage assets - potential impacts</b>
The Glyn Arms (Grade II; 1110319) is situated approximately 420m to the SE of the site and there is no discernible visual or non-visual relationship with the site. The contribution of setting to its significance is likely to include: its spatial relationship with the loose agglomeration of houses that formed the hamlet of Cann Common; and its visual experience from the B3081, where its position and orientation both emphasise its prominence from the road and maintain a sense of a public house setting. Taking the above into account, it is not considered that development of the site has the potential to affect the significance of the asset.
<b>Non-designated (non-listed) heritage assets - potential impacts</b>

The site is approximately 100m from Boundary Cottage (MDO27485), a building identified in the RCHME Inventory and likely to be considered as a non-designated heritage asset. This is not listed and would therefore be considered to be of local importance. The elements of its setting contributing to its significance are likely to include: its visual experience from the roadway; its spatial relationship at the edge ('the 'boundary') of the hamlet; and the loose, low-density development around it which characterises its historic setting as part of the hamlet. The site is already partly developed and any additional small-scale development for employment use is unlikely to affect the significance of the asset.

The site is approximately 70m to the NW of the site of a Roman burial discovered in 1916 (MDO3645). Though the site is already partially developed, there is potential on the undeveloped parts of the site for finds of a similar date and of similar local/regional importance. Any features on the site would be truncated or destroyed by development and therefore it is likely that further archaeological investigations, including trench evaluation, would be required.