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Historic Landscape Assessment: Strategic housing allocation (FWP7) at West Parley

Prepared by LUC for Christchurch and East Dorset Councils
August 2013

Project Title: Historic Landscape Assessment: Strategic housing allocation (FWP7) at West Parley

Client: Christchurch and East Dorset Councils

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1 Introduction

Background

- 1.1 This chapter provides relevant context and background information.
- 1.2 Christchurch and East Dorset Councils (CEDC) are currently in the process of producing a single joint Core Strategy to manage strategic land use planning decisions across their combined areas – the Christchurch and East Dorset plan area. An important part of this strategy is the identification and allocation of strategically important growth sites for both housing and employment.
- 1.3 CEDC are anxious to ensure strategic spatial decisions are made with a clear understanding of the effect on the historic environment. On-going discussions with English Heritage have confirmed that there is a need to ensure that the selection of these strategic growth areas is underpinned by evidence relating to an assessment of the heritage landscape. In these discussions English Heritage has raised particular concerns about the proposed development land to the west of New Road, West Parley (FWP7), specifically whether this housing allocation is too close to the hill fort of Dudsbury Camp (a Scheduled Monument) and whether the proposed development will have an impact on its historic environment and particularly its setting.
- 1.4 The National Planning Policy Framework (2012) requires that policy development is informed by an up-to-date evidence base: *"Each local planning authority should ensure that the Local Plan is based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area"*. (Para 158).
- 1.5 Furthermore The National Planning Policy Framework (2012) looks at the issue of the setting of heritage assets and defines what the setting should incorporate:
"The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset and may affect the ability to appreciate that significance or may be neutral."(Annex 2)
- 1.6 This assessment therefore forms one element of the Councils' evidence base to inform the Christchurch and East Dorset Core Strategy.

Local Policy Context

- 1.7 The Councils have undertaken extensive evidence gathering and consultation outlining the requirements for development across Christchurch and East Dorset.
- 1.8 The Christchurch and East Dorset Core Strategy Pre-Submission Consultation Document was finalised in April 2012. The Core Strategy was formally submitted to PINS (Planning Inspectorate) on 15th March 2013, with the expectation that the Examination will take place in September of this year.

Study Objectives

- 1.9 The aim of this study is to deliver robust and defensible evidence to assess the heritage landscape impacts of the proposed development land to the west of New Road, West Parley (FWP7) set out in the draft Christchurch and East Dorset Core Strategy, and particularly its potential impact on the setting of the Iron Age hill fort of Dudsbury Camp.
- 1.10 The study has been undertaken in two parts:

Historic context: The first part of the study has scoped the historic context of the West Parley proposed development land and adjacent Iron Age hill fort of Dudsbury Camp. It has drawn on the guidance in English Heritage's *Conservation Principles, Policies and Guidance* (2008) which emphasises the different types of value that may be inherent in a place and how to manage these sustainably. It

has also taken account of English Heritage's guidance document *Seeing the History in the View: A method for assessing heritage significance within views* (2008) which provides a method for understanding and assessing heritage significance within views. Specifically, this study of the wider context has considered the potential impact of the proposed development site on:

- the prehistoric landscape, including an assessment of known and unknown archaeology in the local vicinity;
- the setting of individual Scheduled Monuments in the local area;
- the setting of historic designed parks and gardens;
- the setting of key views in and out of the settlements identified for change.

The findings from this wider study are set out in **Appendix 1**.

The setting of the Iron Age hill fort of Dudsbury Camp: The second part of the study has specifically considered the effects of the proposed development on the setting of the Iron Age hill fort of Dudsbury Camp. This follows English Heritage's guidance *The Setting of Heritage Assets* (2011) which provides guidance on managing change to the setting of heritage assets. Key steps have been:

- identifying the heritage asset(s) affected and their setting;
- assessing whether, how and to what degree setting makes a contribution to the significance of the heritage asset(s);
- assessing the effect of the proposed development;
- maximising enhancement and minimising harm.

Heritage values – the importance of the historic environment

- 1.11 This study reflects the importance of the historic environment to current and future living.
- 1.12 **Sense of place:** The historic environment is central to a sense of place and cultural identity. Evidence of the past, going back thousands of years is all around us. Our relationship with a place can be directly linked to the physical evidence of the past. If this evidence is removed, our links to the past and our rootedness to that place are negatively affected.
- 1.13 The visual elements of the historic environment - the temporal element of place - add depth and strength to a sense of place, providing visual continuity with the past.
- 1.14 **Understanding historic sites in context:** The visual setting or context of historic sites, monuments, and settlements is of great importance to understanding and appreciating them. The past importance and physical prominence of an historic site in the landscape is likely to be altered by development that occurs around it. Some development may add to the setting and context of sites, others may detract from it.
- 1.15 How historic sites interrelate and what can be seen, and from where, has been demonstrated as being of central importance to the original location of sites and monuments from prehistory to the picturesque designed landscapes of the 18th century.
- 1.16 Equally, sites may be linked within a landscape by historical association, or period, so providing greater understanding of how past communities lived within that landscape. But these links or associations may be lost by destroying the visual links between them, detracting from their importance as a combined whole.

- 1.17 Attempting to understand the role of views in the past, therefore, can help our understanding and appreciation of sites in the present, and thus help to guide the sensitive use and reuse of sites within a landscape into the future.
- 1.18 Overall, therefore, preserving the historic environment within and as part of a landscape is important to retaining sense of place and local distinctiveness, and in turn retaining a rootedness to that place. Preserving the context within which the historic evidence is found is also important for understanding and appreciating the evolution of these sites and the lives that they affected.

Structure of this report

- 1.19 This remainder of this report is structured as follows:
- **Chapter 2** describes the tasks undertaken to complete this study and outlines the development site and its historic context.
 - **Chapter 3** describes the Assessment of the Settings of Dudsbury Camp hill fort following the specific guidance in English Heritage's *The Setting of Heritage Assets* (2011)
- 1.20 **Appendix 1** describes the wider historic context of the proposed development site - its known and unknown archaeology (including identification of statutory heritage sites).

2 Development site at West Parley and its historic context

- 2.1 This chapter considers the method followed in this assessment and then goes on to describe the development site, its surroundings, and its historic evolution.

Method

- 2.2 To achieve the study objectives (paras 1.9 – 1.12) we have made an assessment of the historic values relating to the proposed development site; the key sensitivities and impact on the historic environment raised by the potential development of the site; and the potential opportunities available to address or reduce these impacts.
- 2.3 Specifically the key tasks that have been undertaken are:
1. **Proposed development site:** Identification with CEDC of the potential development site to be considered by the study and collection of all relevant historic data relating to the site, based on contact with CEDC, along with the publically available studies that have informed the identification of the proposed site for potential development including: the Christchurch and East Dorset Core Strategy Pre-Submission Consultation Document (April 2012) with the site described on pages 122-123; the Schedule of Proposed Changes to the Core Strategy Pre-submission Draft (November 2012) page 78; East Dorset Housing Options Masterplan Report (Wimborne, Corfe Mullen and Ferndown and West Parley) 2010, with particular attention paid to Section 9 - the Constraints and Opportunities Analysis; and East Dorset New Neighbourhoods Masterplan Final Report (January 2012) which shows alternative development options for the different strategic development sites.
 2. **Review of digital data and preparation of a published map for the development site and its environs:** Preparation of an ArcReader published map of digital data for the development site covering the site itself, all features of historic interest within 1km of the proposed development site and a broad landscape-scale assessment within 5km of the proposed development site. This included the Conservation Areas around West Parley.
 3. **Strategic Context:** Preparation of a brief strategic historic context statement for the area under consideration. This was informed by the relevant information from the datasets.
 4. **Desk study:** A rapid desk-based assessment of the proposed development site and review of all relevant historic data focusing on the area within 1km of the proposed development site: This desk study also included:
 - Brief literature review of Dudsbury Camp.
 - Review of the published map of data layers to identify sites and areas of particular sensitivity.
 - Review of the English Heritage Archive and assessment of key archaeological finds and features to provide evidence for the assessment of known and unknown archaeology. This included an analysis of digitised records within a 1km of the proposed development site.
 5. **Site visit:** This formed the most important part of the study, and was used to test the data collected and, most importantly, to understand the setting of Dudsbury Camp Scheduled Monument relative to the proposed development site. This included an assessment of views to and from the hill fort from public

vantage points to understand its setting and sphere of visual influence, seeing how the proposed development site might be viewed.¹ It also included taking photographs. Any views that have the potential to be affected were noted.²

6. **Analysis and conclusions:** A final assessment was made of the likely impacts of the proposed development site on the historic environment, and especially Dudsbury Camp based on all the findings of the study. This took account of English Heritage's guidance *The Setting of Heritage Assets* (2011). As outlined within the document "a proper assessment of the impact on setting will take into account, and be proportionate to the significance of the asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it".

Data and other evidence

- 2.4 The data used in this assessment were:

Data and supporting information

- Historic OS maps (1st edition 1886 onwards)
- Modern OS maps (25K)
- Recent aerial photography
- The National Heritage List for England
- The English Heritage Archive (Pastscape)
- Christchurch and East Dorset Core Strategy and supporting documents.

GIS layers

- Proposed development site
- OS (25k) base map tiles (as supplied by CEDC)
- English Heritage statutory sites (Registered Parks and Gardens; Registered Battlefields; Scheduled Monuments and Listed Buildings) – accessed from the English Heritage Archive.
- Conservation Areas for the relevant settlements (as supplied by CEDC)
- Results for the County Sites and Monuments Record for 5km from the proposed development site.

The development site at West Parley, west of New Road (FWP7)

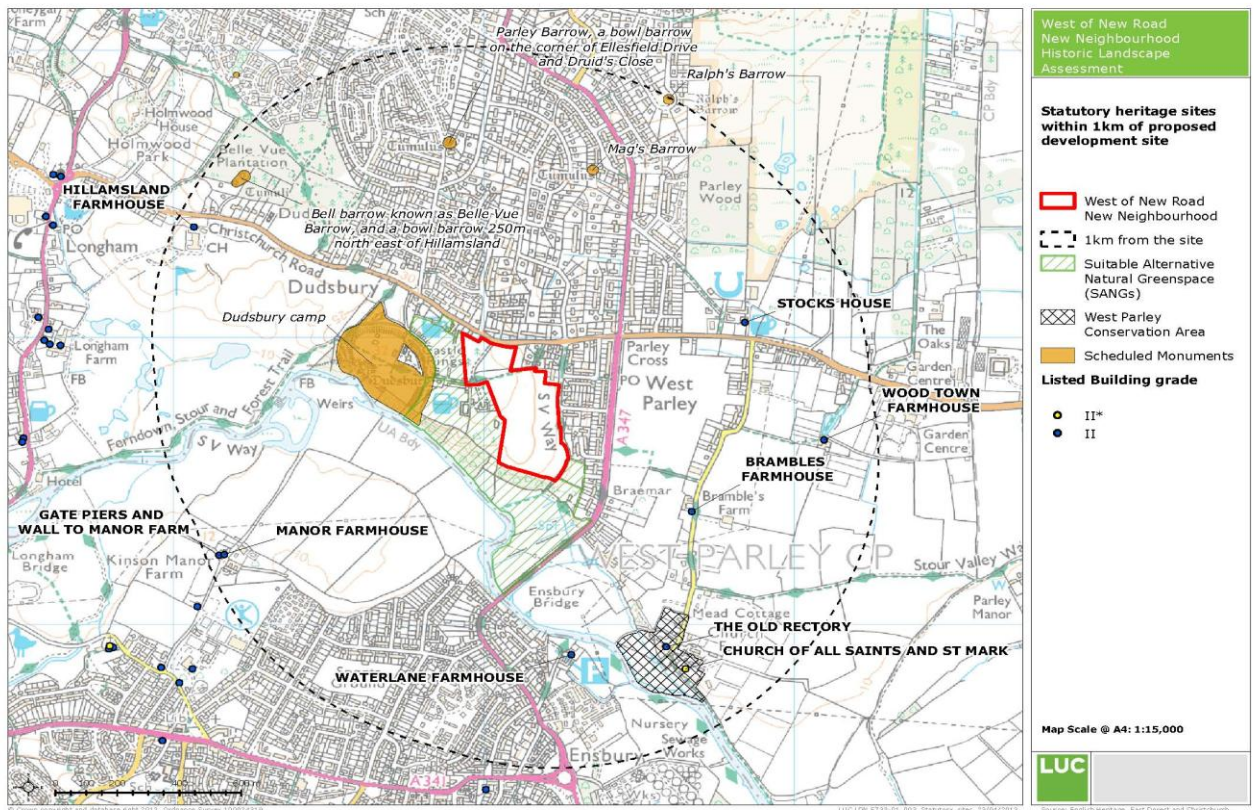
Location

- 2.5 The location of the proposed development site to the west of New Road, West Parley (FWP7) is shown in **Figure 2.1**. This shows the proposed development site and its location relative to existing development, Dudsbury Camp Scheduled Monument and other sites of historical interest within 1km of the site.

¹ The assessment of views from and to historic buildings and scheduled monuments was undertaken in line with "Seeing the History in the View: A method for assessing heritage significance within views (English Heritage, 2008)". Views were only assessed where they included the development site.

² The surveyors did not stray onto private land.

Figure 2.1: The location of the proposed development site (FWP7) relative to existing development, Dudsbury Camp and other statutory heritage sites (Based on site details dated April 2012)



2.6 West Parley lies between Ferndown to the north and Bournemouth to the south in south east Dorset. The proposed development site lies to the west of New Road, West Parley immediately beyond existing post war housing that fronts New Road and forms a finger of development spreading south. To the west of the proposed development site is a public house (The Dudsbury), car park and grounds, a large area of private parkland garden to the west of the public house and the Scheduled Monument of Dudsbury Camp respectively.

The development site (FWP7)

2.7 The proposed development site is planned as a residential development of 200 homes of lower and medium density. It is noted in the East Dorset Housing Options Masterplan Report (Wimborne, Corfe Mullen and Ferndown and West Parley) 2010 that "development should respect the higher ridgeline running within the site and seek to have lower densities here" page 261. The development also includes access via a new link road that will join Christchurch Road and New Road to the south of the existing urban area, and which skirts the western edge of the development site as shown in **Figure 2.2** below. This road is to divert traffic from the Parley Crossroads to enable environmental enhancement to the village centre.

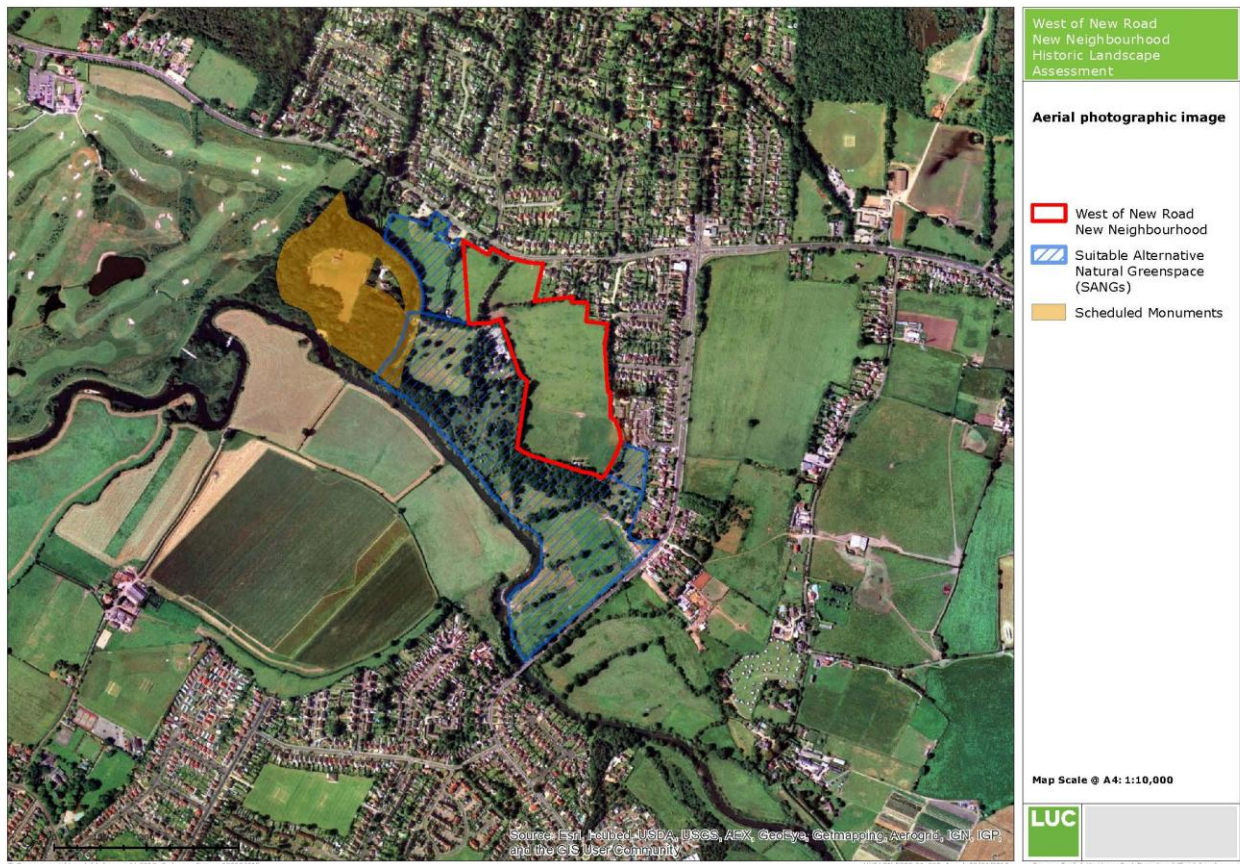
2.8 According to the Core Strategy the development site will require green belt amendment. It will retain a Suitable Alternative Natural Greenspace (SANG) along its western edge, in part to mitigate the impact of additional residential development on the nearby areas of European protected heathland. It is proposed that the land lying immediately between the hill fort and the residential development will be set out as parkland.

Figure 2.2: The proposed development site to the west of New Road (FWP7) (Based on site details dated April 2012)



- 2.9 The proposed development site is currently pasture grazed by horses. It lies north east of the River Stour which is 0.125km distant at its closest point. Dudsbury Camp Iron Age hill fort and Scheduled Monument (earthworks) is situated 0.075km to the west of the site at its northern end. West Parley Conservation Area lies 0.550km to the south east, Hampreston Conservation Area 2.450km to the north west and Hurn Conservation Area 4.075km to the east.
- 2.10 The Dorset County Council public footpath (the Stour Valley Way) bisects the Scheduled Monument and crosses the SANG and proposed development site from east to west.
- 2.11 **Figure 2.3** shows an aerial photographic image of the proposed development site and adjacent features including Dudsbury Camp Scheduled Monument.

Figure 2.3: Aerial photographic image of the proposed development site (FWP7) and nearby Dudsbury Camp (Based on site details dated April 2012)



Historic context

West Parley

- 2.12 Prehistoric finds from the Stone Age have been made throughout the area, including extant Bronze Age earthworks including Belle Vue Barrow and Ralph's Barrow to the north. The area is particularly known for the Dudsbury Camp with its earthwork rings which are the remains of an Iron Age hill fort.
- 2.13 West Parley features in the Domesday Book of 1086 with a population of around 60. The majority of the settlement centred around a Saxon Church which was replaced in the 12th century by the current All Saints Church.
- 2.14 During the medieval period the village had an active agricultural trade with Parley Common to the north producing turf for fuel.
- 2.15 The majority of the significant roads appear to have been constructed by the early 18th century including Parley Cross and Christchurch Road.
- 2.16 Ensbury bridge over the River Stour was constructed in 1910 which helped improve the links between Bournemouth and contributed to the growth of the village.
- 2.17 The area of Dudsbury Camp belonged to the Wimborne estate until 1931 and was probably under pasture. Since this time it has been under the ownership of the Dorset Girl Guide Association and is maintained as amenity grassland encircled by a broad band of mature trees.
- 2.18 The village expanded rapidly after the Second World War and is a residential suburb of the town of Ferndown.

3 Assessment of the setting of Dudsbury hill fort

- 3.1 English Heritage's guidance *The Setting of Heritage Assets* (October 2011) has been used to guide the assessment of the effects of the proposed development site (FWP7) on the setting of Dudsbury hill fort. This enables consideration of the particular nature of the hill fort, its key attributes and setting, and how potential scales and locations of development may affect these attributes. The headings used below are those of the guidance.

The heritage asset and its settings which are affected

- 3.2 Dudsbury Camp Iron Age hill fort is a Scheduled Monument and the principal historic feature which would be sensitive to change caused by the proposed development site (FWP7). Dudsbury Camp dates from around 800BC to 43AD and is known as a multivallate hill fort, in other words an enclosure with defences composed of more than one bank and ditch.
- 3.3 Dudsbury Camp is a semi-circular or 'D'-shaped fort, with the straight line of the 'D' formed by the banks of the River Stour along its southern boundary and the remaining semi-circle enclosed by ramparts that make the most of its natural defensive position with the topography added to with the construction of large dykes some of which are still visible. It is believed the Romans may have used the elevated site and there is evidence of a Roman occupation site to the east.
- 3.4 This Scheduled Monument lies 75m to the west of the proposed development site at its nearest point.

How and to what extent the setting make a contribution to the heritage asset

The asset's physical surrounding

Topography

- 3.5 Dudsbury Camp is a promontory hill fort overlooking a bend in the River Stour. It sits on a ridge of Bagshot Sands, at roughly 32m AOD at its highest point, falling to 10m AOD on the banks of the Stour. It takes advantage of a significant natural vantage point with the land falling rapidly away immediately to the west and south, with the hill fort taking maximum advantage of the steep river cliff cut by the Stour along its southern flank (the straight line of the 'D').
- 3.6 By contrast, to the north of the hill fort (Christchurch Road) and moving east towards the proposed development site, the land is relatively flat, with the western edge of the proposed development site and much of the hill fort at some 25m AOD (reflecting OS data). Nevertheless from this flattish area running between the hill fort and the development site, the land falls rapidly southward, to the River Stour and its floodplain. Overall, the **proposed development site** is between 25m AOD on its north western boundary (where it lies closest to the hill fort) falling to 15m AOD along its eastern boundary where it abuts the existing development along New Road.
- 3.7 Given the location of Dudsbury Camp relative to its location, the hill fort affords significant views to the south across the Stour to the Stour floodplain as can be seen in **Figure 3.5** and to the west across what is now Dudsbury Golf Course. To the east views are partially obstructed by a block of woodland as shown in **Figure 3.6**, that surrounds a private property that forms a triangle or 'island' of un-scheduled land that sits within the hill fort (this is shown as the white triangle of land that sits within the scheduled area in **Figure 2.1**).

Other heritage assets

- 3.8 The other surrounding heritage assets are identified in **Appendix 1**. These include Bronze and Iron Age earthwork features scattered across the wider area between 1km and 5km from Dudsbury Camp. Many now within the built fabric of Ferndown. These sites are now isolated from each other by intervening development, nevertheless, they are important as they link

the Prehistoric activity within the area and demonstrate that this is an area of considerable Bronze and Iron Age activity.

Definition, scale and 'grain' of surrounding streetscape, landscape and spaces

- 3.9 To the north of Dudsbury Camp along the northern edge of Christchurch Road is primarily post war development that forms the outer fringes of Ferndown. This development continues from Parley Cross southwards on the western side of New Road. This contrasts with the more open prospect to the south and west of Dudsbury Camp. To the west is Dudsbury Golf Course and to the south the open floodplain of the Stour under agricultural management. To the east, towards the proposed development site, the land is primarily managed as pony paddocks (as shown in **Figures 3.7 and 3.8**) and the hill fort's once agricultural setting is partially obscured by the grounds of two private properties (with one encircled within the Scheduled Monument as described in para 3.7). This once agricultural setting is also fragmented by the public house (the Dudsbury) and its surrounding car park that lies to the east of the hill fort.
- 3.10 The completed Dorset Historic Landscape Characterisation will be available soon. The East Dorset District Council Landscape Character Assessment 2008 has described this area as "forest heath mosaic (Dudsbury Ridge)" which consists of important woodland and steep slopes towards the river.

Formal design of the heritage asset

- 3.11 English Heritage's records highlight that " *the defences [of Dudsbury Camp] enclose a rough semi-circular and slightly domed area of around 8 acres, consisting of double ramparts and a ditch in the west, north and east although much of this has been damaged, just north of the south west corner being the best preserved*".
- 3.12 The earthwork features of the hill fort (the double ramparts and ditch) are currently obscured by mature trees that appear to be the result of both past tree planting and natural colonisation. The extent of this tree cover can be seen clearly in **Figure 2.3**. It is almost certain that this tree growth is damaging the integrity of the earthworks and a structural survey would be beneficial.
- 3.13 **Figure 3.1** highlights the eastern rampart in the south eastern corner of the hill fort where the rampart is some 1.8m high and drops down to a private field on its far side. **Figure 3.2** shows the steeper descent to the river on the monuments south western side, while the inner northern rampart at 4m height is shown in **Figure 3.3**.
- 3.14 As indicated above (para 3.7) the 'island' property that sits within the hill fort lies within the eastern ramparts of the hill fort (as shown in **Figure 2.1**).

Figure 3.1: View looking south along the eastern rampart of Dudsbury Camp



Figure 3.2: View looking south west towards the south western rampart of Dudsbury Camp



Figure 3.3: View looking north east over the inner northern rampart of Dudsbury Camp



Land use

- 3.15 Earlier maps from the end of the 19th century confirm that the land **surrounding the hill fort** was under pasture with little development in the vicinity.
- 3.16 Today, as previously described, Dudsbury Golf Course lies to the west of the hill fort. To the south is River Stour with its floodplain under agricultural use while to the north the hill fort is separated from Christchurch Road by a narrow field of pasture, small areas of woodland and trees and the backs of two public houses on the south side of the road.

- 3.17 This leaves the area to the east of the hill fort – the area of the proposed SANG and the development site itself. As previously described, this is a mixture of land uses. The development site itself is subdivided as pony paddocks while the lower slopes along the banks of the Stour include an intermittent band of trees. The area between the proposed development site and the boundary of the Scheduled Monument, as already noted, is a mixture of land uses made up of small pony paddocks and associated horse shelters, the grounds and car park of the Dudsbury public house, the grounds of a private property and tree-lined tracks linking to these properties, as well as remnant hedgerows and hedgerow trees.
- 3.18 Dudsbury Camp has a central field lying within the earth ramparts which, since 1931, has been and still is used as a Girl Guide and Brownies' Camp with Girl Guides and Brownies coming from throughout the district. To service this use there are three buildings which are sited away from the earthworks on the northern and eastern edges of the existing hill fort field.
- 3.19 Surrounding this field, as already noted, is a significant band of mature woodland that sits on the earthwork features and is at least 20 – 30m wide reaching to the outer boundary of the Scheduled Monument. As is evident from **Figure 2.3**, to the south of the private property that sits within the site of the Scheduled Monument is a significant woodland compartment of younger trees that makes up the south eastern part of the Scheduled Monument.
- 3.20 The Dorset County Council public footpath (the Stour Valley Way) bisects the Scheduled Monument and crosses the proposed SANG and development site from east to west.
- 3.21 An informal BMX track has been constructed within the south eastern corner of the woodland compartment of younger trees to the south east of the hill fort field within the Scheduled Monument boundary, south of the public footpath. This could cause potential damage to earthworks and vegetation.

Green space, trees and vegetation

- 3.22 In the centre of the earthworks is a gently domed area of grassland used as a field by the Girl Guides camp.
- 3.23 As described above, a mature woodland belt consisting predominately of Oak, Holly, Beech and Silver Birch surrounds the hill fort field, sitting on the ramparts and screening much of Dudsbury Camp field from the outside. This belt obscures views out towards the River Stour. These trees may be a mixture of past planting and natural colonisation. A woodland compartment on the south eastern corner of the monument and field consists of what appears to be younger planted Oak and Silver Birch.

Openness, enclosure and boundaries

- 3.24 The central open area within the ramparts has an enclosed and relatively intimate feel being surrounded by a continuous belt of mature trees which sit upon the rampart features. The earthwork features can only be viewed clearly within this woodland setting.

History and degree of change over time

- 3.25 The area of Dudsbury Camp appears to have been used as pasture for many years belonging to the Wimborne estate until 1931 when it passed into the hands of the Dorset Girl Guide Association. The area within the vicinity of Dudsbury Camp including the proposed development site was primarily used for agriculture until the village expanded after the Second World War when there were improved links to nearby Bournemouth. Housing estates developed on the north side of Christchurch Road towards Ferndown and along New Road.

Integrity

- 3.26 The vegetation and mature trees that have been allowed to develop on the ramparts of the hill fort have taken away some of the understanding of its historic purpose as an Iron Age defensive viewing point. The mature trees positioned on the earthwork structures may also be causing damage to the historic fabric of the hill fort feature. This may require further investigation and mitigation.
- 3.27 The development of the Girl Guide Camp on the site in the 1930s ended its centuries of history as agricultural pasture in keeping with the surrounding River Stour flood plain. The Girl Guide Camp in recent history could now be seen as an important part of this historic evolution, especially given the links to Lady Baden Powell.

Issues such as soil chemistry and hydrology

- 3.28 There has been some evidence of springs within the vicinity of Dudsbury Camp.

Experience of the asset

Surrounding landscape or townscape character

3.29 See paragraph 3.9.

Views from, towards, through, across and including the asset

- 3.30 The prominent views of the hill fort are looking out from Dudsbury Camp towards the south, south west and west where it overlooks Dudsbury golf course, reflecting the significant nature of the topography and natural ridge feature, as indicated in **Figure 3.4**. **Figure 3.5** shows that southern views overlook the open rural setting of the River Stour floodplain. There is around 0.750km radius of open pasture land within the River Stour floodplain, which forms a critical setting to the hill fort. From the south east, south, south west and west sides the topography of the monument feature can be fully appreciated within the landscape.
- 3.31 To the north and east views are partially obstructed by woodland with pasture and existing properties beyond.
- 3.32 The Iron Age hill fort of Dudsbury Camp lies close to the western-most edge of the proposed development. **Figure 3.6** provides a view of the mature woodland belt looking east back at the development site from Dudsbury Camp field.
- 3.33 **Figure 3.7** highlights views from the proposed development site along the current footpath through to Dudsbury Camp. The existing vegetation obscures any earthwork features. Mature trees line the track to the public house, and the track to the private property. Two fields are situated between these lines of mature trees.
- 3.34 **Figure 3.8** shows a view looking west from the proposed new link road and existing track (leading to the public house 'The Dudsbury') towards Dudsbury Camp. This identifies the pasture that will have proposed development and, beyond that, the mature trees surrounding the track to the private property which will remain. Behind this track, which is lined with trees, there is further pasture that borders the Scheduled Monument and its mature woodland.
- 3.35 **Figure 3.9** looks north west from the low lying floodplain meadows near Ensbury Bridge towards Dudsbury Camp, although the defined extent of the hill fort cannot be identified clearly.
- 3.36 Overall, the raised and prominent feature of Dudsbury Camp can best be appreciated from its south and western sides, with the land being relatively level to north and east. It could be assumed that in prehistoric times and the more recent past there used to be a good visual link between the prehistoric barrows lying to the north (**Figure 2.1**) and the hill fort. However, this relationship has now largely been lost as a result of post war development (and the mature tree belt of the monument that restricts views out).

Figure 3.4: Orientation of significant views from Dudsbury Camp hill fort (Based on site details dated April 2012)

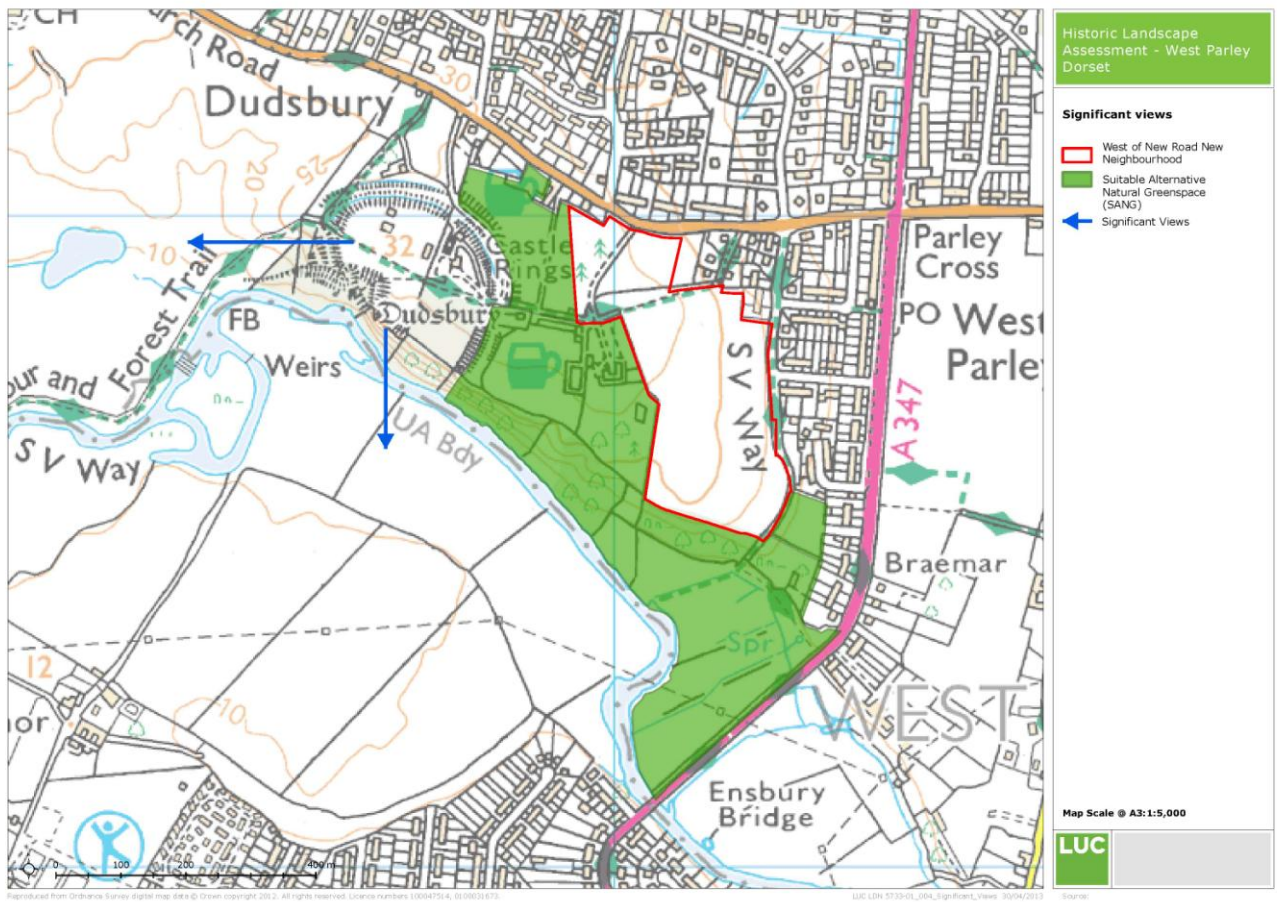


Figure 3.5: View looking south from the outer edge of the woodland belt surrounding Dudsbury Camp hill fort



Figure 3.6: View looking east from within Dudsbury Camp field towards the proposed development which is behind woodland



Figure 3.7: View looking west from the proposed development site and existing footpath towards Dudsbury Camp which is screened by vegetation



Figure 3.8: View looking west from the proposed new link road and existing track (leading to the public house 'The Dudsbury') towards Dudsbury Camp which is screened by vegetation



Figure 3.9: View looking north west from near Ensbury Bridge towards Dudsbury Camp



Noise, vibration and other pollutants or nuisances

- 3.37 Christchurch Road to the north of Dudsbury Camp and New Road to the east are the main sources of noise, vibration and pollutants. These were busy roads on the day of inspection although within Dudsbury Camp field it was relatively silent due to the existing woodland belts.

Tranquillity, remoteness, 'wildness'

- 3.38 The tree screening to the Dudsbury Camp field and the views out towards the predominantly rural south help enhance its current tranquillity.

Accessibility, permeability and patterns of movement

- 3.39 There are four entrances to Dudsbury Camp; those to the east and north appear to be more modern but those to the south and west (particularly the west), may have been the original entrances and possibly used for the droving of cattle prior to the 1930s when the area was used for pasture as part of the Wimborne estate.

- Degree of interpretation or promotion to the public*
- 3.40 The West Parley Parish Plan and local websites briefly describe the importance of Dudsbury Camp and nearby monuments and archaeological finds. In all other respects there is little interpretation of the site and its historical importance.
- The rarity of comparable survivals of setting*
- 3.41 There are over 2,000 Iron Age hill forts known in Britain of which nearly 600 are in Wales. At Dudsbury the earthwork features are of varying quality. It has been noted by English Heritage that much of the existing structure has been damaged but the ramparts just north of the south west corner appear to be the best preserved. As noted above there has been encroachment of woodland along the Dudsbury Camp's rampart features over many years which has been to the detriment of their preservation. There does not appear to be evidence of any significant repairs to the earthwork structures. Nevertheless the views over the River Stour from Dudsbury Camp provide a strong sense of the hill fort's original strategic position, vantage and purpose. In the future these views could potentially be opened up further with careful selective removal of trees which could also help conserve some of the earthwork features.
- 3.42 The development to the north and east of the hill fort, particularly over the last century has altered the setting of Dudsbury Camp in its wider context.

The assets associative attributes

- Associative relationships between heritage assets*
- 3.43 There are a relatively large number of heritage assets within the vicinity and their description, proximity and location is described in **Appendix 1**.
- Cultural associations*
- 3.44 Although Dudsbury was named after a Saxon called Dude, it was first fortified in 150BC. The foundation stone on the front of the Girl Guides main building reads: "*This stone was laid by Chief Guide, The Lady Baden Powell, October 3rd 1931*".

Celebrated artistic representations

N/A

Traditions

- 3.45 N/A

The effects of the proposed development on heritage significance

Location and siting of development

- Proximity to asset*
- 3.46 The western boundary of the proposed development, at its closet, is 75m from the north-eastern boundary of the Scheduled Monument. The proposed development site is shown in **Figures 2.1 – 2.3**.
- Extent*
- 3.47 The proposed development site is for residential development of lower and medium density. The site proposes to provide 200 homes, green belt amendments (retaining a Suitable Alternative Natural Greenspace (SANG)) and includes a new link road between New Road and Christchurch Road to divert traffic from Parley Cross.
- Position in relation to landform*
- 3.48 The proposed residential development is located in open fields on ground that rises from 15m in the east adjacent to the existing housing, rising to some 25m towards the western boundary of the proposed development site.
- Degree to which location will physically or visually isolate asset*
- 3.49 The hill fort stands apart from the surrounding currently developed areas by virtue of its location at the edge of the 'scarp' with the land falling away steeply to the south and west. The trees on the ramparts also serve to isolate the hill fort from the surrounding landscape, although these trees themselves are serving to obscure the ramparts and may also be physically damaging them.
- 3.50 The setting of the hill fort is particularly related to the local topography and proximity to the River Stour. The fundamental relationship of the monument to its setting is on its western and southern sides where the hill fort and its ramparts rise steeply from the surrounding land. To the east and north the relationship of the hill fort to its setting is less obvious, both because there is no significant change in topography between the hill fort and the surrounding land

and because there is a mix of land uses that include pub car parks and pony paddocks that detract from the once coherent agricultural setting. This setting remains important but it is currently significantly fragmented in character. The proposed development therefore will not further physically or visually isolate the hill fort.

Position in relation to key views

- 3.51 The key views from and to the hill fort are to the south and west (not affected by the proposed development site), where the elevated position of the hill fort offers views over the Stour floodplain (to the south) and golf course (to the west) and vice versa. There are also important views towards the hill fort across floodplain pastures from the south west from Ensbury Bridge. These views would be across the proposed SANG.
- 3.52 Views from the hill fort to the proposed development site are currently partially blocked by existing hedgerows and hedgerow trees and by tree bands along tracks in the mid-ground. In addition, the tree belt that is growing on the ramparts extends beyond the toe of the ramparts, especially along the north eastern edge of the monument, offering a further filter to views to and from the hill fort.

The form and appearance of the development

Prominence, dominance or conspicuousness

- 3.53 The proposal is for residential development of lower and medium density with a Suitable Alternative Natural Greenspace (SANG) providing green links along the southern and western boundaries of the development, and providing a green buffer between the proposed development site and the Scheduled Monument. The development will be an extension to the existing area of housing. The final form and appearance of the proposed development will determine the extent of its prominence and dominance when viewed from the hill fort (see para 3.63). However, if all the mitigation measures identified below are adhered to and if the SANG is provided, with significant areas of semi-natural habitat provided and with existing tree belts retained and enhanced, its prominence should be minimised when viewed from the hill fort. The two exceptions to this statement are the proposed link road and the area of proposed development that lies to the west of the link road on the north eastern edge of the hill fort, as discussed below.

Competition with or distraction from the asset

- 3.54 The proposed link road (**Figure 2.2**) will run along the western edge of the proposed development and would be 100 metres from the Scheduled Monument at its closest point. It is likely to be busy (it is not simply the access road to the development) and will be climbing a relatively steep gradient. The potential adverse noise and light impacts, night and day, would need to be mitigated potentially with significant earth bunding and tree planting or equivalent. In addition, the proposed housing in the north western compartment that lies closest to the boundary of the Scheduled Monument may require reconsideration and removal due to its close proximity to the Scheduled Monument. The proposed focal building on this site could be in direct competition with the Scheduled Monument.

Dimensions, scale and massing

- 3.55 The proposal is for residential development of lower and medium density.

Proportions

- 3.56 As above.

Visual permeability (extent to which it can be seen through)

- 3.57 Detail design required to comment fully.

Materials (texture, colour, reflectiveness, etc)

- 3.58 Detail design required.

Architectural style or design

- 3.59 Detail design required.

Introduction of movement or activity

- 3.60 As already noted, the proposed link road would be on a gradient linking Christchurch Road and New Road. This may generate significant noise and light from traffic and street lighting respectively. It would be necessary to maintain and enhance tree screening between this new link road and Dudsbury Camp. Detailed design of this proposed link road will be required to comment fully (see also para 3.54).

Diurnal or seasonal change

- 3.61 Detail design required to comment fully.

Other effects of the development

Change to built surroundings and spaces

3.62 The proposed development will extend the built up area of West Parley to the west and south of the village.

Change to skyline

3.63 Low density housing is proposed, but detailed design will be required to comment fully. Nevertheless, extension of the existing housing along New Road to the west (as proposed by the development site) will bring housing onto the ridge – the current housing sits below the ridge line as illustrated in **Figures 3.10 and 3.11**. Landscape and visual assessments will be needed to assess skyline changes.

Figure 3.10: View looking east from the public footpath (proposed development site) towards the existing development



Figure 3.11: View looking west from the edge of the existing development along the public footpath (proposed development site)



Noise, odour, vibration, dust, etc
3.64 Construction of the development will have noise, vibration and dust effects. The new link road will result in long term noise impacts. This will require an additional assessment.

Lighting effects and 'light spill'
3.65 Detail design required to comment fully.

Change to general character (e.g. Suburbanising or industrialising)
3.66 The extension of an area of housing to the west of the existing housing on New Road will have an urbanising effect on West Parley.

Changes to public access, use or amenity
3.67 It is not anticipated that existing public access to the Scheduled Monument will be affected by the proposed development. The SANG will provide an informal 'amenity' area. Pony paddocks currently located on the site of the proposed development will be lost while those within the SANG and proposed parkland lying to north west of the SANG it is assumed will be replaced with open space.

Changes to land use, land cover, tree cover
3.68 Existing fields/paddocks will be affected by the development. A tree survey is recommended to assess the health of trees that lie within the SANG and between the proposed development site and the Scheduled Monument. It is assumed that the SANG will 'protect' existing meadows along the Stour from development.

Changes to archaeological context, soil chemistry, or hydrology
3.69 Bronze and Iron Age earthwork features are found within the wider area. The archaeological context and implications are discussed in greater detail in **Appendix 1**. Soil chemistry and hydrology require investigation and assessment.

Changes to communications/accessibility/permeability
3.70 Detail design required to comment fully.

Permanence of the development

Anticipated lifetime/temporariness
3.71 Permanent.

Recurrence
3.72 None.

Reversibility
3.73 None.

Longer term or consequential effects of the development

Changes to ownership arrangements
3.74 These have not been set out. It is currently not clear how the SANG will be achieved with much of the area currently in private ownership.

Economic and social viability
3.75 Design and access statement required.

Communal use and social viability
3.76 Design and access statement required.

Conclusion of effects

3.77 Overall it is concluded that the proposed development site FWP7 presents a moderate risk to the setting of Dudsbury Camp Ancient Monument. In other words, the proposed development site, **and particularly the associated link road and proposed development to the west of the link road**, present a threat to the Ancient Monument but this threat may be lessened if certain mitigation measures are adopted.

3.78 The containment of the adverse effects of visual intrusion, noise and light from the proposed development would be a high priority. It is of particular concern that the proposed north western development extension is situated close to Dudsbury Camp Scheduled Monument at a

distance of 75m, while the proposed link road is 100m at its closest point to the boundary of the Scheduled Monument.

- 3.79 The location of the proposed development site has lessened the severity of potential impacts upon the historic setting of Dudsbury Camp given the nature and importance of its southern and western edges within the wider landscape. Views from these sides help us understand the historic purpose of the Iron Age hill fort as a viewing platform and should be preserved and enhanced.
- 3.80 The setting of Dudsbury Camp to the east, looking towards the proposed development site, has been partially affected with the post war development of West Parley village and the intervening developments and pony paddocks that lie between the proposed development site and the Scheduled Monument boundary. It is unclear how current proposals will affect the setting of Dudsbury Camp in detail. It is evident, however, that the new development, would breach the ridgeline (para 3.63) reinforcing the critical importance of maintaining and enhancing existing tree belts within the area of the SANG so filtering views of the development from the hill fort.
- 3.81 There is clearly scope for improving the conservation and preservation of Dudsbury Camp and its setting whilst enhancing its visual and historic interpretation. This is described further in **proposed mitigation**.

Proposed mitigation

- 3.82 Proposed mitigation of development site FWP7 has been considered by Christchurch and East Dorset Councils in their Core Strategy Pre-submission Document (2012). Policy FWP7 states:

Layout and design

- *Development is to be kept at least 75 metres from the Dudsbury hill fort Ancient Monument. The land is to be set out as parkland.*

Green Infrastructure

- *A Suitable Alternative Natural Greenspace Strategy is to be implemented as part of the provision of the new housing as required by policy ME3. This will significantly extend and enhance the public access, providing green links along the southern fringe of the urban area.*

- 3.83 In addition, in the Schedule of Proposed Changes to the Core Strategy Pre-submission Document, November 2012 Part 1, for FWP7 (pg 122) it is noted that:

- *A Heritage Strategy is to be agreed by the Council which safeguards the integrity of the hill fort, and which includes an access strategy for the area*

- 3.84 Further mitigation measures relating to the wider context are included in **Appendix 1**. **Proposed mitigation measures** relating to Dudsbury Camp Scheduled Monument and its setting are as follows:

The development site

- A minimum distance of 100m should be retained between the edge of development (including the link road) and the scheduled monument to maintain an undeveloped setting (see para 3.54).
- The exact alignment of the proposed link road and development area should be agreed in detail with English Heritage.
- Building height on the development site should not exceed two storeys. Overall building mass should be in keeping with the rural setting.
- High quality design of the proposed development must be sought.
- Proposed lighting should be confirmed in a Lighting Strategy (for both the link road and the development site) that seeks to minimise light pollution and skyglow. Lighting should not impinge on the views from Dudsbury Camp.

- **Significant** earth bunding and tree planting along the western side of the proposed link road or equivalent treatments (such as a road cutting) should be used to minimise the impact of this busy link road on the setting of the hill fort.
- Likewise landscaping and tree planting along the western edge of the development should be used to soften the impact of the proposed development site on the setting of the hill fort and potential views from Dudsbury Camp, as well as helping integrate the development within its rural setting.
- A detailed archaeological watching brief must be required during excavations.

The SANG, proposed 'parkland area' and wider setting

- Implementation of the SANG as an area of semi-natural habitat and parkland should be an integral part of the overall scheme, as should the area of parkland to the north west of the development site, so providing a setting that befits the hill fort.
- Ensuring that views from Ensbury Bridge across the open flood plain meadows to the hill fort, as illustrated in Figure 3.9, are retained in perpetuity, emphasising the strategic position of this hill fort.
- Management measures should be secured by legal agreements to ensure the long term effectiveness of screening and retention of the SANG and open space provision within the development.
- Retention, protection (possibly through Tree Preservation Orders) and strengthening of existing tree belts and hedgerow trees within the SANG will be essential to help screen the proposed development within views from the hill fort to the east. This should include the conservation of existing trees forming a narrow belt at the foot of the ramparts of the hill fort where they will not threaten the integrity of the earthworks.
- As opportunity allows, further tree planting should be carried out in the field north of the hill fort to mitigate the adverse effects from Christchurch Road.

As it is possible that existing woodland may need to be removed in the future to maintain the integrity of the hill fort's earthworks it is all the more important that existing tree belts to the north and east of the Scheduled Monument within the SANG and proposed parkland are retained to screen the proposed development from views from the hill fort.

- It will be important that additional screen belts and other plantings are put in place well before the start of development so that they are able to provide adequate screening from day one. It is also important that the design of screening takes full account of climate change effects including potential susceptibility to wind throw, drought and increased heat stress. Some species, such as beech, whilst locally typical, are unlikely to be suitable in the future and alternative species sympathetic to the locality will need to be selected.

The Scheduled Monument

- There should be **NO** development or disturbance to the Scheduled Monument as a result of the proposed development, both during the construction phase and thereafter.

In addition opportunities should be sought to:

- Improve interpretation of the asset in and around the Dudsbury Camp Scheduled Monument.
- Improve access to key viewpoints and areas within Dudsbury Camp to improve the public's experience whilst ensuring this access is set away and/or protected from sensitive and vulnerable areas of the monument which are sensitive to erosion.
- Open up specific views from the top of the hill fort to the south east, south, south west and west through localised tree removal from the ramparts to allow the hill fort's historic function to be better understood as a strategic viewing point, so adding to the public's experience of the asset.
- Remove the informal BMX track that lies close to the south east ramparts of the hill fort and within the Scheduled Monument. There is some concern over damage to potential archaeological finds, to the earthworks and to the health of the mature trees.

- Undertake a condition survey of the earthworks of the Scheduled Monument to assess whether mature trees on the ramparts should be removed or thinned to ensure the long term conservation of the ramparts. This will require a professional assessment by an historic adviser (e.g. Inspector of Ancient Monuments).

Undiscovered archaeology

- 3.85 **Known and unknown archaeology:** There are archaeological findspots and features from the prehistoric, Roman and medieval periods surrounding the site. The importance of West Parley in prehistoric times also suggests there may still remain unknown archaeology finds relating to this area. The pastoral character of the north eastern part of the floodplain (which lies outside the development area) also suggests that the ground is likely to have been protected from deep ploughing, making it of potentially high value for unknown archaeology.
- 3.86 As identified in **Appendix 1** it is assessed that there is an overall ***MEDIUM risk of unknown archaeology on the proposed development site given the presence of potentially unploughed pasture and the extent of Prehistoric and Roman finds and features recorded surrounding the site.***
- 3.87 In cases of medium (or high) risk of undiscovered archaeological remains it is usually recommended that an archaeological field survey is undertaken prior to site allocations being confirmed. This reflects NPPF paragraph 158 – ‘Local Plans should be based on adequate up-to-date evidence about the environmental characteristics and prospects of the area’.
- 3.88 Once allocation decisions are finalised, the site development should be informed by further archaeological investigations and planning applications will need to be informed by the latest guidance (at the time) on planning and the historic environment as agreed with English Heritage.

Appendix 1

Wider historic context

Land West of New Road, West Parley (FWP7)

Evidence: Historic context

Prehistoric

- Dudsbury Camp and Scheduled Monument lies 0.075km to the west of the site (SZ 076 979).
- Scheduled Bronze Age bowl barrows occur towards Parley Wood over 0.750km in the north (SZ 0790 9868) and north east (SZ 0860 9883) and 0.500km to the north west (SZ 0755 9825). A Bronze Age bell barrow is also found 0.875km to the north west known as Belle Vue Barrow (SZ 0722 9855), and a bowl barrow 0.250km north east of Hillamsland. Situated closer to the proposed development site 0.050km to the west is a further bowl barrow between the scheduled Iron Age hill fort and proposed site (SZ 0788 9789). Just less than 1km to the east an Iron Age occupation site has been identified (SZ 0914 9773).
- A number of prehistoric finds have been recorded close to the proposed site and in the wider area. Within a few metres north west of the site in the proposed SANG a Neolithic polished axe was found in Wood Town Farm (SZ 0788 9797) and a similar axe at the nearby The Horns Inn (SZ 0782 9808). Bronze Age pottery was also found to the west of Dudsbury Camp (SZ 0720 9815). Situated 0.250km to the north east at Parley Cross Mesolithic tranchet scrapers and axe were found along with a further Neolithic axe (SZ 084 980). Close to Ensbury Bridge 0.500km to the south late Bronze Age loomweights and sherds were discovered (SZ 0804 9708).

Roman

- At 1km to the east a Roman settlement has been identified at Woodtown Farm.
- Within a few metres west of the proposed site Roman pottery was found and further out 1km to the south west a Roman Road (Russell Road) has been identified.

Saxon

- There is evidence that there was a Saxon Church and surrounding settlement located where the current 12th century Church of All Saints and St Mark is situated 0.750km to the south east.

Medieval & post-Medieval

- At 1km to the north there is evidence of post medieval turf cutting allotments (SZ 08 99) formed in 1633 and field systems running from north to south across the common when the heathland was divided between freeholders of the Manor. Occasional hedges and cross-banks indicate later subdivisions. At 0.875km to the north west there are post medieval field systems identified on Poor Common (SZ 0728 9875 & SZ 0728 9876).
- At 1km to the north west lies grade II listed Hillamsland Farmhouse with some 17th century elements.
- At 0.875km to the east is situated grade II listed Wood Town Farmhouse having early 18th century origins.
- At 0.375km to the south east is grade II listed Brambles Farm which has some early 18th century features.
- The Grade II* listed Church of All Saints and St Mark (dating from the 12th century) is situated within West Parley Conservation Area 0.750km south east of the proposed site. This hamlet was founded as part of an ancient crossing point of the River Stour.

Modern

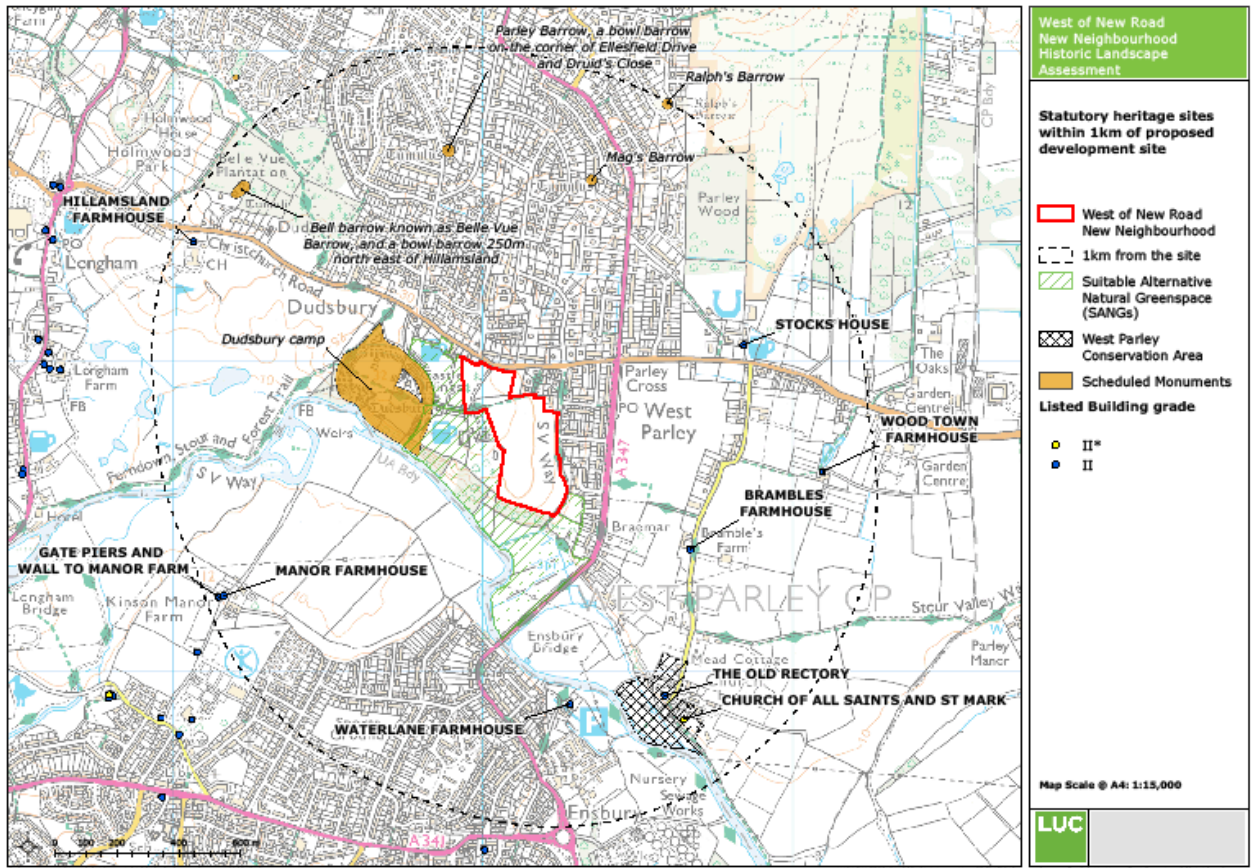
- At 0.625km to the north east is situated Stocks House which is grade II listed dating from the early 19th century, this is currently a restaurant.

- The Grade II listed Old Rectory (dating from the late 18th century) is situated within West Parley Conservation Area 0.675km south east of the proposed site.
- At 0.625km to the south lies grade II listed Waterlane Farmhouse dating from 1840.
- At 1km to the south west is situated grade II listed Manor Farmhouse and gate piers and wall to Manor Farm from the 18th century.
- The site is largely open fields on all historic maps.
- Longham lakes is situated 3km to the west. These reservoirs were believed to originate as gravel pits.

Statutory heritage sites

Designation	On site	0-1km	1-5km	Total 0-5km
Grade I Listed Buildings	0	0	4	4
Grade II* Listed Buildings	0	1	6	7
Grade II Listed Buildings	0	8	126	134
Grade DL Listed Buildings	0	0	2	2
Scheduled Monuments	0	5	24	29
Historic Parks and Gardens	0	0	1	1
Conservation Areas	0	1	2	3
Battlefields	0	0	0	0
World heritage Sites	0	0	0	0

Statutory heritage sites within 1km study area (Based on site details dated April 2012)



Possible influence on setting and views

Site or monument setting and key views

- Please refer to **Chapter 3** for detailed analysis.

Settlement setting and key views

- The proposed site lies on a slope in the topography; it is minimally visible in views from West Parley Conservation Area due to existing vegetation and post war housing. At 0.750km north of West Parley Conservation area along Church Road there are partial skyline views of existing dwellings adjacent to the proposed site and the proposed field for the development site (see photo).

**View looking west towards the development site field where it is partially visible
0.750km north of West Parley Conservation Area**



**View looking south east from the Dorset County Council footpath within the
proposed development site highlighting the vegetation screening to West Parley
Conservation Area**



Summary of sensitivities

Sensitivities

Known and unknown archaeology: There are numerous archaeological findspots and features from the prehistoric, Roman and medieval periods surrounding the site. The importance of West Parley in prehistoric times also suggests there may still remain unknown archaeology finds relating to this area. The pastoral character of the north eastern part of the floodplain (outside the development site) also suggests that the ground is likely to have been protected from deep ploughing, making them of potentially high value for unknown archaeology.

Setting of surrounding Conservation Areas: The setting of the central historic core of West Parley Conservation Area will be affected to a limited extent by development of this area of

countryside contained behind the New Road housing. Views will be limited due to the existing development in front of the proposed site and surrounding vegetation.

Setting of surrounding Scheduled Monuments: The impact on views from Dudsbury Camp is assessed in greater detail in **Chapter 3**. The surrounding bowl barrows and bell barrows are confined, fragmented and screened by existing vegetation and development from the proposed site. The visual dominance of Dudsbury Camp is appreciated from its southern and western sides.

Setting of historic houses and farmsteads: There is likely to be some impact upon the views from Brambles Farmhouse (Grade II) and Manor Farmhouse (Grade II) although the settings and views are already suburban in character within the proximity.

Summary of impacts

Overall MODERATE to LOW risk to the known historic environment (other than Dudsbury hill fort), so long as the proposed mitigation measures are undertaken.

Overall MEDIUM risk of unknown archaeology on the site given the presence of potentially unploughed pasture and the extent of Prehistoric and Roman finds and features recorded surrounding the site.

Required mitigation measures

See the mitigation measures identified in para 3.84.