

Reviewing the Plan for Purbeck's future

Purbeck Local Plan Review
Historic Environment Background Paper,
November 2017



Thriving communities in balance
with the natural environment

Executive Summary

The Council has prepared this background paper to provide a comprehensive overview of the historic environment across the District to guide the review of the Purbeck Local Plan Part 1 (PLP1 – adopted November 2012). This paper does not have any policy weight, but forms part of the Local Plan Review, as the historic environment is an important planning issue when considering allocations for development in the District and when preparing planning policy to manage development.

The Council is obliged to set out a positive strategy in its Local Plan for the conservation, enjoyment, and enhancement of the historic environment (National Planning Policy Framework – 2012, paragraphs 126 and 157). This paper:

- summarises the laws and planning policies which provide the basis for the conservation of the historic environment through the planning system;
- identifies designated and non-designated heritage assets in Purbeck, and (where records allow) their significance;
- explains how the Council will apply the laws and planning policies relating to the historic environment when selecting potential sites (options) for development; and
- describes the Council's strategy for conserving and enhancing the historic environment when allocating land for development through the Local Plan and development management policies.

The paper makes recommendations for a strategy for conserving and enhancing the historic environment when allocating land for development through the Local Plan.

Contents

Introduction	5
Purpose	6
Discussion	7
Laws	7
National planning policy context	7
Guidance prepared by Historic England	11
Local planning policy context	11
Organisations	14
The Council’s strategy for the historic environment	14
Evidence	14
Listed buildings.....	15
Scheduled Monuments.....	17
Registered Parks and Gardens	18
World Heritage Site	19
Non-designated heritage assets.....	20
Setting of Heritage Assets.....	21
Initial site selection	22
6/05/0315 East Chaldon:.....	23
6/05/0318 East Chaldon.....	24
6/05/0320 East Chaldon.....	25
6/10/0239 East Lulworth.....	26
6/12/0344 Kimmeridge	27
6/13/0351 Langton Matravers.....	28
6/15/1317 Lytchett Minster	29
6/15/1319 Lytchett Minster School	30
6/25/0328 West Lulworth.....	31
6/25/0329 West Lulworth.....	32
6/25/0337 West Lulworth.....	33
Assessment of impacts on heritage assets at site options for development	34
Site allocations policies	34

List of Maps

Map 1 – Listed Buildings in Purbeck.....	16
Map 2 – Conservation Areas in Purbeck	17
Map 3 – Scheduled Monuments in Purbeck	18
Map 4 – Registered Parks and Gardens in Purbeck.....	19
Map 5 – World Heritage Site in Purbeck.....	20
Map 6 – Excluded SHLAA site 6/05/0315 East Chaldon	23
Map 7- Excluded SHLAA site 6/05/0318 East Chaldon	24
Map 8 – Excluded SHLAA site 6/05/0320 East Chaldon	25
Map 9 – Excluded SHLAA site 6/10/0239 East Lulworth	26
Map 10 – Excluded SHLAA site 6/12/0344 Kimmeridge.....	27
Map 11- Excluded SHLAA site 6/13/0351 Langton Matravers.....	28
Map 12 – Excluded SHLAA site 6/15/1317 site Lytchett Minster	29
Map 13 – Excluded SHLAA site 6/15/1319 Lytchett Minster School.....	30
Map 14 – Excluded SHLAA site 6/25/0328 West Lulworth	31
Map 15 – Excluded SHLAA site 6/25/0329 West Lulworth	32
Map 16 – Excluded SHLAA site 6/25/0337 West Lulworth	33

Introduction

1. The National Planning Policy Framework (NPPF – 2012, p. 52) defines the historic environment as 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.’
2. The historic environment includes a wide range of buildings, structures, archaeological remains, landscape features and historic spaces, collectively known as heritage assets. The NPPF (2012, p. 52) defines a heritage asset as a ‘building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).’ The NPPF terms the latter non-designated heritage assets.
3. Designated heritage assets include: World Heritage Sites, scheduled monuments, listed buildings, registered parks and gardens, conservation areas, protected wreck sites, and registered battlefields. The Council does not currently have a list of locally important non-designated historic buildings or landscapes, but work is currently underway on preparing a Swanage Local List. There are also records of non-designated monuments collated in Historic Environment Records (HER) which are presented through a Geographic Information System at <https://explorer.geowessex.com/> . The historic environment in Purbeck is particularly rich with: 1,441 listed buildings, 257 scheduled monuments, 6 entries listed in the register of parks and gardens, 25 conservation areas, and a section of the Dorset and East Devon Coast World Heritage Site.
4. The historic environment and heritage assets are planning considerations which should be taken into account when preparing local plans and taking decisions on planning applications. The Council is reviewing the Purbeck Local Plan Part 1 (PLP1) to ensure that enough land is allocated for new homes to meet the District’s housing needs up to 2033. As part of this review, the Council is reassessing housing needs, and the capacity of the environment and existing infrastructure to meet this need. The Council consulted on options for the Local Plan Review based on a sustainable locations and infrastructure-led approach in 2016.
5. Historic England made a response through the 2016 consultation on specific options to allocate 5.9ha of further employment land at Holton Heath and potential sites for new homes close to Wool, Lytchett Minster, and North Wareham. Historic England stated that the Council needed to demonstrate that it had: i) taken account of heritage assets (including their significance) when selecting sites as options for new development; ii) considered the impacts of development on the heritage assets’ significance (including whether these impacts could be avoided/mitigated); and iii) considered whether the development gave any opportunities to enhance the historic environment or whether

any adverse impacts need to be avoided, mitigated or compensated for. Historic England also commented on existing planning policies in PLP1 (Policy LHH: Landscape, Historic Environment, and Heritage).

Purpose

6. After considering the responses to the 2016 consultation the Council committed to prepare this background paper to describe the Council's approach for conserving, enjoying and enhancing the historic environment through:
 - clearly outlining relevant legal and policy requirements relating to the historic environment;
 - explaining how relevant laws and policies will be taken into consideration when selecting the potential site options for new development; and
 - developing a strategy for avoiding and mitigating (through the layout/orientation/scale/detailed design of development) adverse impacts on the historic environment from development on allocated sites and seeking opportunities for enhancing the significance of the historic environment.
7. The Council will be reviewing existing policies in PLP1 through a separate background paper which will be presented at a later date. As part of this background paper the Council will be specifically considering whether Policy LHH, and the pre-amble, needs to be updated to reflect the strategy in this paper.

Discussion

8. This part of the background paper provides an overview of relevant laws and policies (including national and local planning policies) relating to the historic environment and outlines the Council's positive strategy for conservation, enhancement and enjoyment of the historic environment:
- through allocating land for development in its Local Plan; and
 - using site specific planning policies to manage development.

Laws

9. The Council must take account of the laws relating to the protection of certain heritage assets when making plans and taking decisions on planning applications. The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended gives specific protection to: listed buildings, and conservation areas. This Act sets out three duties in regard to decision making:
- in considering applications for listed building consent the Council must have special regard to the desirability of preserving a listed building, its setting or any features of special architectural or historic interest it has (Section 16(2));
 - in considering applications for planning permission, the Council must have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest it possesses (Section 66(1)).
 - in exercising functions under the Planning Acts, Part I of the Historic Buildings and Ancient Monuments Act 1953 and sections 70 and 73 of the Leasehold Reform, Housing and Urban Development Act 1993, the Council must pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.
10. The Council must also take into account relevant case law relating to interpretation of the above duties, and in particular how they are to be exercised with regard to decision making policies set out in the NPPF.
11. The Ancient Monuments and Archaeological Areas Act 1979 gives special protection to scheduled monuments, and the Protection of Wrecks Act 1973 gives special protection to protected wreck sites.

National planning policy context

12. The NPPF states that protecting and enhancing the historic environment is a fundamental part of sustainable development. The NPPF describes the presumption in favour of sustainable development at paragraph 14. It states that:

‘At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.

For plan-making this means that:

- local planning authorities should positively seek opportunities to meet the development needs of their area;
- Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless:
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
 - specific policies in this Framework indicate development should be restricted.’

13. Paragraph 152 of the NPPF provides further guidance on applying the presumption in favour of sustainable development when preparing Local Plans. It states that:

‘Local planning authorities should seek opportunities to achieve each of the economic, social and environmental dimensions of sustainable development, and net gains across all three. Significant adverse impacts on any of these dimensions should be avoided and, wherever possible, alternative options which reduce or eliminate such impacts should be pursued. Where adverse impacts are unavoidable, measures to mitigate the impact should be considered. Where adequate mitigation measures are not possible, compensatory measures may be appropriate.’

14. This part of the NPPF (relating to plan-making) also states that Local Plans should be supported by a sufficient, up-to-date and appropriate evidence base. For the historic environment this means that:

‘Local planning authorities should have up-to-date evidence about the historic environment in their area and use it to assess the significance of heritage assets and the contribution they make to their environment. They should also use it to predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future. Local planning authorities should either maintain or have access to a historic environment record.

Where appropriate, landscape character assessments should also be prepared, integrated with assessment of historic landscape character, and for areas where there are major expansion options assessments of landscape sensitivity’ (NPPF, paragraphs 169 and 170)

15. The NPPF states that pursuing sustainable development in respect to the historic environment ‘...involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people’s quality of life’ (paragraph 9).

16. Conserving heritage assets forms one of the core principles which underpin both plan-making and decisions on planning applications. Paragraph 17 of the NPPF states that plans and decisions on planning applications should ‘conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.’

17. Chapter 12 of the NPPF expands on this objective by providing specific policies on conserving and enhancing the historic environment. Paragraph 126 of Chapter 12 states that:

‘Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.’

18. The specific policies in Chapter 12 of the NPPF require councils to identify and assess the significance of a heritage asset (depending on the nature of the asset and its context, it may be necessary to prepare an historic landscape character assessment) that is likely to be affected by development before reviewing the impacts of development (which can include both positive and negative affects) and, where necessary, balancing these against any potential public benefits arising from the development. The NPPF defines significance as:

‘The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting’(p56, Annex 2:Glossary)

19. Planning Practice Guidance (PPG) on ‘conserving and enhancing the historic environment’ states that a positive strategy for the conservation and enjoyment of the historic environment can include identifying opportunities for development which contribute to the significance of a heritage asset or better reveal its significance (Paragraph: 004 Reference ID: 18a-004-20140306, March 2014). PPG also re-

emphasises the importance of the historic environment in achieving sustainable development. It defines conservation as an:

‘... active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings in every day use to as yet undiscovered, undesigned buried remains of archaeological interest’ (Paragraph: 003 Reference ID: 18a-003-20140306, March 2014).

20. PPG suggests that harm to the significance of a heritage asset can be avoided, or minimised at an early stage, by appraising the constraints and opportunities for development arising from an asset. These appraisals can be used to prepare the most sustainable options for development. This might include considering different layouts, scales, orientations, and designs for new development (Paragraph: 019 Reference ID: 18a-019-20140306, March 2014).

21. When considering the impact of development on the significance of an asset (as described in chapter 12 of the NPPF) PPG defines ‘public benefits’ as the economic, social or environmental progress that a development may deliver. These benefits must flow from the development at a nature or scale which benefits the public at large. They do not have to be visible and can include heritage benefits such as:

- sustaining or enhancing the significance of a heritage asset and the contribution of its setting;
- reducing or removing risks to a heritage asset; and
- securing the optimum viable use of a heritage asset in support of its long term conservation. (Paragraph: 020 Reference ID: 18a-020-20140306, March 2014).

22. PPG notes that heritage assets have an important function in understanding and interpreting our past and that where complete or partial loss of a heritage asset is justified it states that:

‘... the aim then is to capture and record the evidence of the asset’s significance which is to be lost, interpret its contribution to the understanding of our past, and make that publicly available.’ (Paragraph: 003 Reference ID: 18a-003-20140306, March 2014)

23. In summary, national planning policy states that when making plans councils should:

- Use adequate, up-to-date, and relevant evidence.
- Prepare policies, as part of positive strategy, to protect and enhance the historic environment to help achieve sustainable development.
- Avoid adverse impacts to the significance of designated and non-designated heritage assets arising from development when allocating land through a Local Plan.

- Seek to identify specific opportunities for the conservation and enhancement of heritage assets when allocating land for development through a Local Plan.
- Seek to minimise harm to the significance of a heritage asset, or compensate, where harm to the asset is unavoidable.
- Identify land where development would be inappropriate because of its historic significance.

Guidance prepared by Historic England

24. The Council has also considered guidance prepared by Historic England on taking account of the historic environment when preparing plans and assessing the significance of heritage assets. This includes:

- Historic Environment Good Practice Advice in Planning Note 1 (March 2015). This document sets out information to help councils make well informed and effective local plans (<https://historicengland.org.uk/images-books/publications/gpa1-historic-environment-local-plans/>);
- Historic Environment Good Practice Advice in Planning Note 2 (March 2015). This document contains useful information on assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness (<https://historicengland.org.uk/images-books/publications/gpa2-managing-significance-in-decision-taking/>);
- Historic Environment Good Practice Advice in Planning Note 3 (March 2015). This document sets out guidance on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas, and landscapes (<https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/>); and
- Historic England Advice Note 3 'The Historic Environment and Site Allocations in Local Plans'. This document is intended to offer advice to all those involved in the process of allocating land for development through Local Plans, to help ensure that the historic environment plays a positive role in allocating sites for development. It offers advice on evidence gathering and site allocation policies, as well as setting out in detail a number of steps to make sure that heritage considerations are fully integrated in any site selection methodology (<https://historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans/>).

Local planning policy context

25. PLP1 takes the historic environment into consideration in the vision, spatial objectives and planning policies for the District. The 'Vision for Purbeck' outlined in PLP1 at page

15 explicitly refers to the historic environment. It states that new 'development will have high standards of sustainable design and will respond positively to Purbeck's rich diversity of local architectural traditions, helping sustain the special character of the District and the distinctiveness of places in it.'

26. The seventh spatial objective on page 16 of PLP1 is to 'conserve and enhance the landscape, historic environment and cultural heritage of the District.' This objective is supported by Policy LHH: Landscape, Historic Environment and Heritage. This policy states that:

'Proposals for development and other works will be expected to conserve the appearance, setting, character, interest, integrity, health and vitality of landscape (including trees and hedgerows) and heritage assets - be these locally, nationally or internationally designated or otherwise formally identified by the Local Planning Authority. In considering the acceptability of proposals the Council will assess their direct, indirect and cumulative impacts relative to the significance of the asset affected, and balance them against other sustainable development objectives.

Wherever appropriate, proposals affecting landscape, historic environment or heritage assets will be expected to deliver enhancement and improved conservation of those assets.

Proposals that would result in an unacceptable impact of light pollution from artificial light on intrinsically dark landscapes and nature conservation will not be permitted.'

27. The Council adopted a Design Guide as a Supplementary Planning Document (SPD) in January 2014. This is supported by further topical guides on local distinctiveness and ecology. The guide outlines a set of design principles, provides good practice advice to applicants when preparing planning applications (and applications for other permissions), and guidance to officers when assessing planning applications. The Guide provides specific advice on works affecting listed buildings. This includes guidance on assessing the significance of a listed building, considering the impact of works, and avoiding/minimising any harmful impacts.

28. The Council has also prepared and adopted conservation area appraisals for:

- Acton (2008);
- Bere Regis (2002);
- Chaldon Herring (2014);
- Church Knowle (2012);
- Coombe Keynes (2015);
- Corfe Castle (2009);
- East Holme (2015);
- East Lulworth (2015);
- Herston (2008);

- Kimmeridge (2014);
- Kingston (2009);
- Langton Matravers (2008);
- Lytchett Minster (2008);
- Moreton (2015);
- Stoborough (2012);
- Studland (2012);
- Swanage (2008);
- Wareham (2012);
- West Lulworth (2015);
- Winfrith Newburgh (2014);
- Wool (2012); and
- Worth Matravers (2009).

Work is also well advanced on a conservation area appraisal for Morden, Piddle Valley and East Creech (the appraisal is scheduled for adoption in December 2017).

- 29.** The conservation area appraisals provide detailed information on the special historic and architectural interest, character, appearance and significance of these areas which can be used by both applicants and officers when assessing the impacts of development. The appraisals identify buildings and features which positively contribute to the conservation area (and which may potentially be considered non-designated heritage assets in their own right); those which do not positively contribute; and opportunities to enhance (or better reveal) the historic and architectural interest, character/appearance/significance of the area.
- 30.** The Council has also published 'Purbeck Heritage Priorities 2017-2021'. The priorities focus on delivering objectives in the Management Plan for the Dorset Area of Outstanding Natural Beauty. As such they are not focused on the conservation and enjoyment of the historic environment, but do recognise the importance of heritage assets and the historic environment in defining the appearance and character of the landscape. The document includes the following objectives for the historic environment:
- Conserve and enhance the historic environment and built heritage of the area, recognising the historic character of the landscape as well as the irreplaceable features set within it.
 - Increase knowledge, understanding and involvement in the historic environment (<https://www.dorsetforyou.gov.uk/purbeckheritagestrategy>).
- 31.** Read together with relevant law and national planning policies, the policies in the Council's Local Plan and adopted SPD provide a strong existing framework for developing (and refining) a positive strategy for the conservation, enhancement and enjoyment of the historic environment.

Organisations

The Secretary of State at the Department of Media Culture and Sport (DCMS) has the responsibility for designating listed buildings, scheduled monuments, and protected wrecks. Historic England designates registered parks, gardens, and battlefields. In most instances, local councils designate conservation areas. World Heritage Sites are inscribed by United Nations Educational Scientific and Cultural Organisation (UNESCO).

The Council's strategy for the historic environment

32. The Council will apply a comprehensive and systematic approach to ensure that the historic environment is taken into consideration (as part of the environmental dimension needed to achieve sustainable development) when selecting sites for development through its Local Plan.
33. This approach involves the following steps:
 - I. Evidence gathering: the Council has gathered a comprehensive record of the historic environment using the most up-to-date, and reliable, records of designated and non-designated heritage assets in the District.
 - II. Initial site selection: using the evidence of heritage assets, and details of potential development sites, the Council will shortlist sites where development is not likely to cause substantial harm (including harm to setting) or total loss of the most significant designated heritage assets (i.e. Grade I or II* listed building, Scheduled Monuments, Grade I or II* registered park and garden, battlefields, protected wreck sites or the World Heritage Site).
 - III. Consultation on site options for development: the Council will arrange consultations with experts (including Historic England, the County Council's Archaeologist, and the District Council's Design and Conservation Officer) to help assess the significance and the impacts of development on heritage assets at the sites that it is considering as options for development.
 - IV. Site allocations policy: taking account of the heritage assets' significance, and the likely impacts from development, the Council will make recommendations in a site allocations policy to conserve, and where appropriate enhance, the significance of heritage assets and avoid, mitigate and compensate for any harm to their significance.
34. The next section of this study provides a summary of the records of designated and non-designated heritage assets that the Council will use to complete steps I to IV.

Evidence

35. The Council will use the most up-to-date and reliable records of the historic environment as evidence when selecting potential sites for development and assessing

the impacts of development at options sites. This includes information from the following records:

- National Heritage List for England (includes records of listed buildings, scheduled monuments, registered parks and gardens, registered battlefields and protected wrecks) (<https://historicengland.org.uk/advice/hpg/heritage-assets/nhle/>);
- Historic Environment Record (HER) displayed on <https://explorer.geowessex.com/> and <https://www.heritagegateway.org.uk/gateway/default.aspx> ;
- Conservation area appraisals (https://www.dorsetforyou.gov.uk/purbeck/adopted_conservation_area_appraisals); and
- World Heritage List of World Heritage Sites (<http://whc.unesco.org/en/list>)

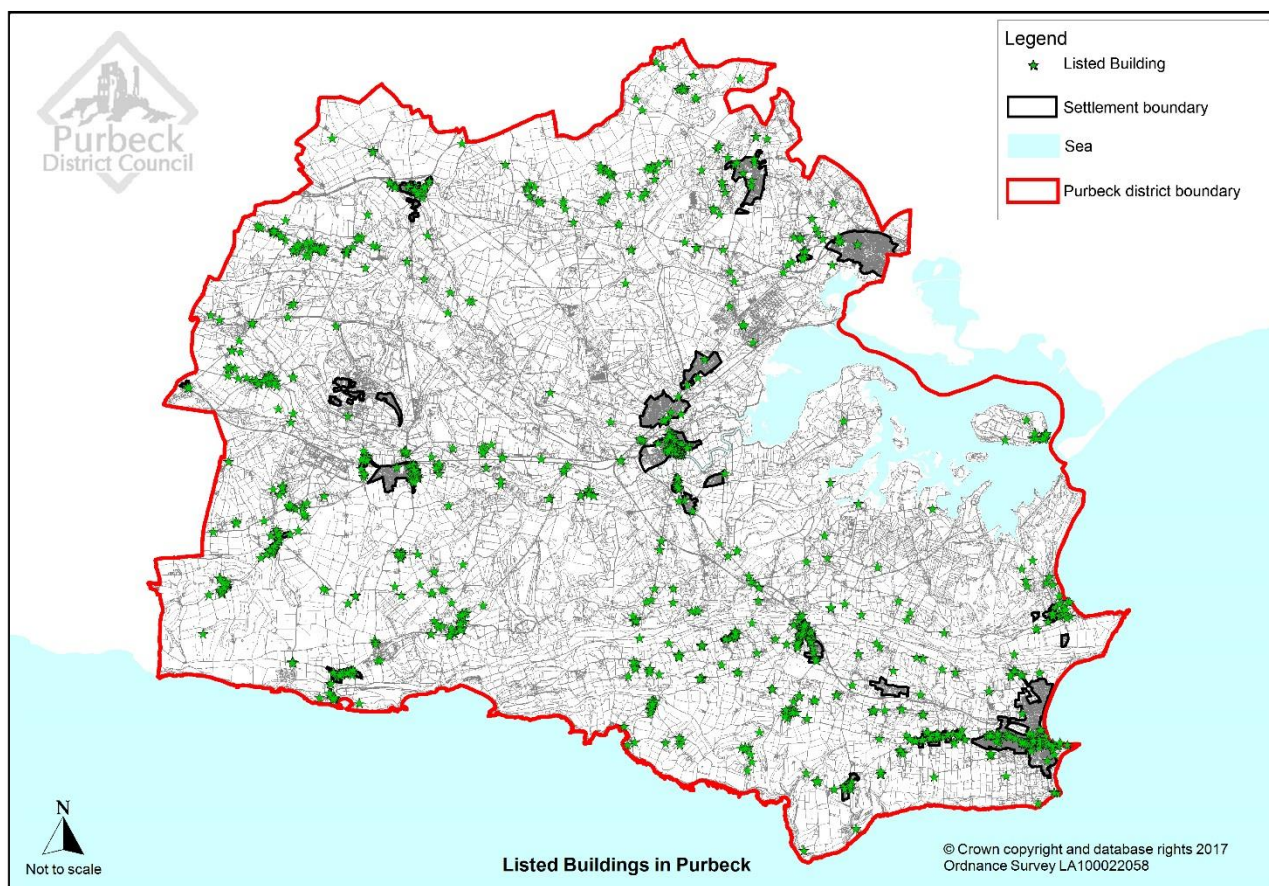
36. The next sections of this study describe the: sources for the record; the types of heritage asset they relate to; and the information held in the record (where appropriate, the contents of the records are presented in maps).

Listed buildings

- 37.** The Secretary of State decides whether buildings should be included in a list of buildings with special architectural and/or historic interest. Listed building consent is needed for any works (including demolition, alteration, and extension) to buildings on the list that would affect their special character. Listed buildings consent is also needed for works to structures in the curtilage of a listed building which pre-date 1948. The lists are maintained by Historic England.
- 38.** Buildings which are included on the list because of their special architectural interest must have an important architectural design, decoration, or craftsmanship. Buildings can also be included on the list for their architectural interest if they are a nationally important example of a particular type of building (which is also evidence of a technique and a significant plan form).
- 39.** A building will only be listed on the grounds of its historic interest if it shows an important part of the nation's social, economic, cultural, or military history and/or has close historical associations with nationally important people. There should also normally be some quality of interest in the physical fabric of the building itself to justify the statutory protection afforded by listing.
- 40.** Buildings on the list are graded to reflect their significance. There are 1441 listed buildings in Purbeck and these are classified into three grades:
- Grade I buildings are of exceptional interest (around 2% (24) of Purbeck's listed buildings are designated at this grade).

- Grade II* buildings are particularly important buildings of more than special interest (around 3% (48) of Purbeck’s listed buildings are designated at this grade).
- Grade II buildings are of special interest warranting every effort to preserve them (around 95% (1369) of Purbeck’s listed buildings are designated at this grade).

Map 1 below shows the position of listed buildings across the District.

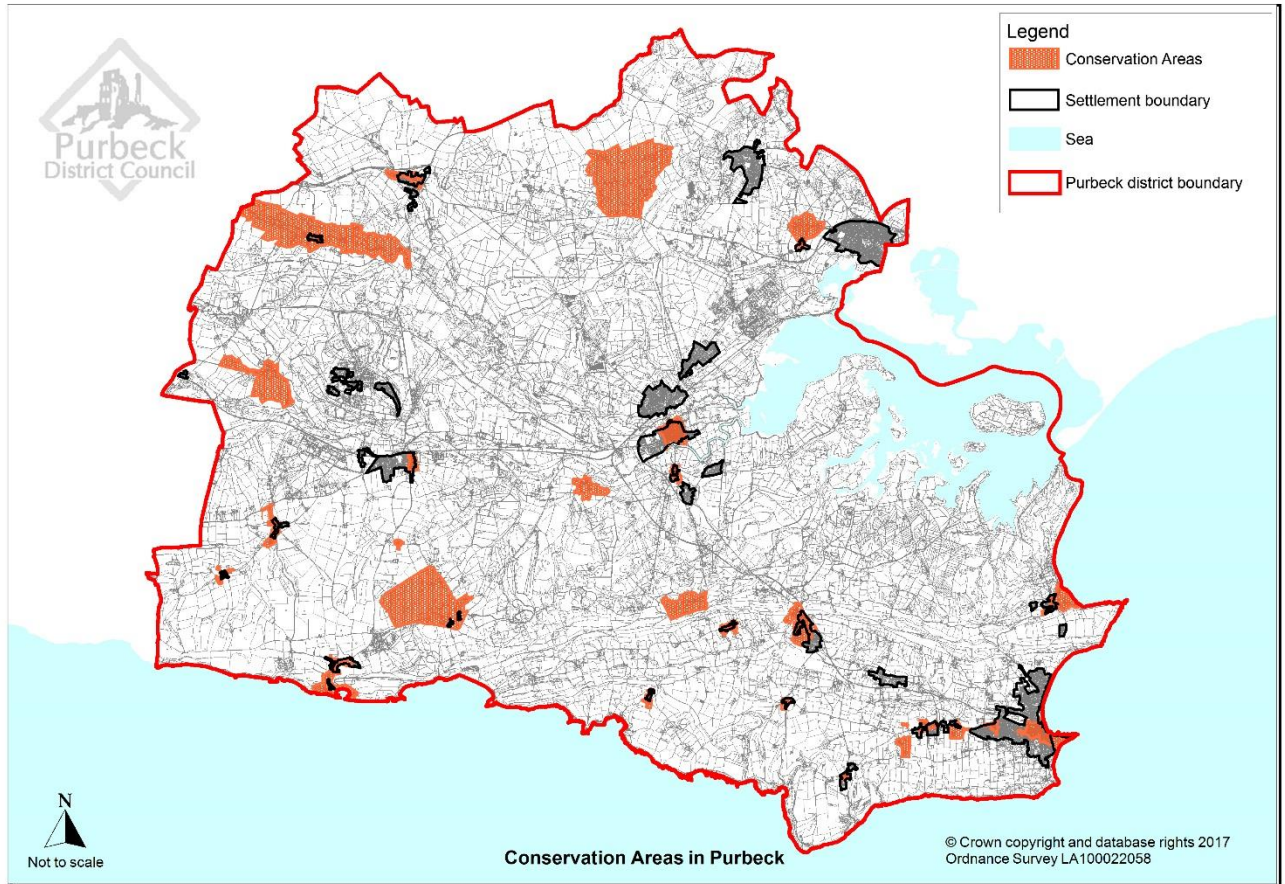


Map 1 – Listed Buildings in Purbeck

Conservation Areas

41. Section 69 1(a) of the Planning (Listed Buildings and Conservation Areas) Act 1990, defines conservation areas as ‘areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.’ After an area has been designated, the Council is obliged to have regard to the aim of preserving, or enhancing, the character or appearance of a conservation when taking planning decisions.
42. There are normally a number of factors that contribute to an area’s special character which would justify designation as a conservation area. These can include: the quality of buildings; the historic layout of roads; paths and boundaries; boundary treatments and patterns of enclosure; characteristic building and paving materials; uses and

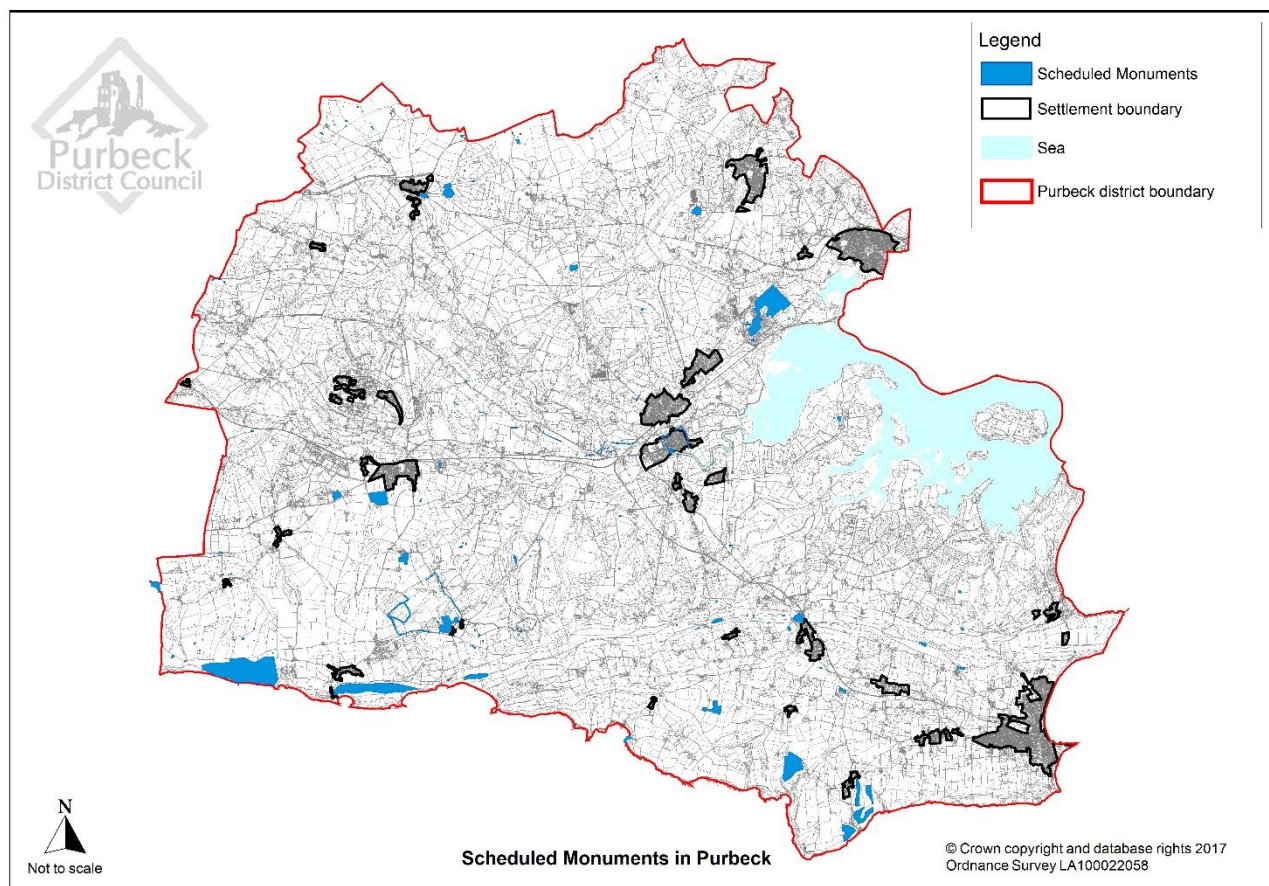
associations; the quality of the public realm; and contribution made by trees and green spaces. Conservation area appraisals assess and document character so that the impacts of development can be evaluated through the planning process. There are currently 25 conservation areas in Purbeck as shown Map 2 below.



Map 2 – Conservation Areas in Purbeck

Scheduled Monuments

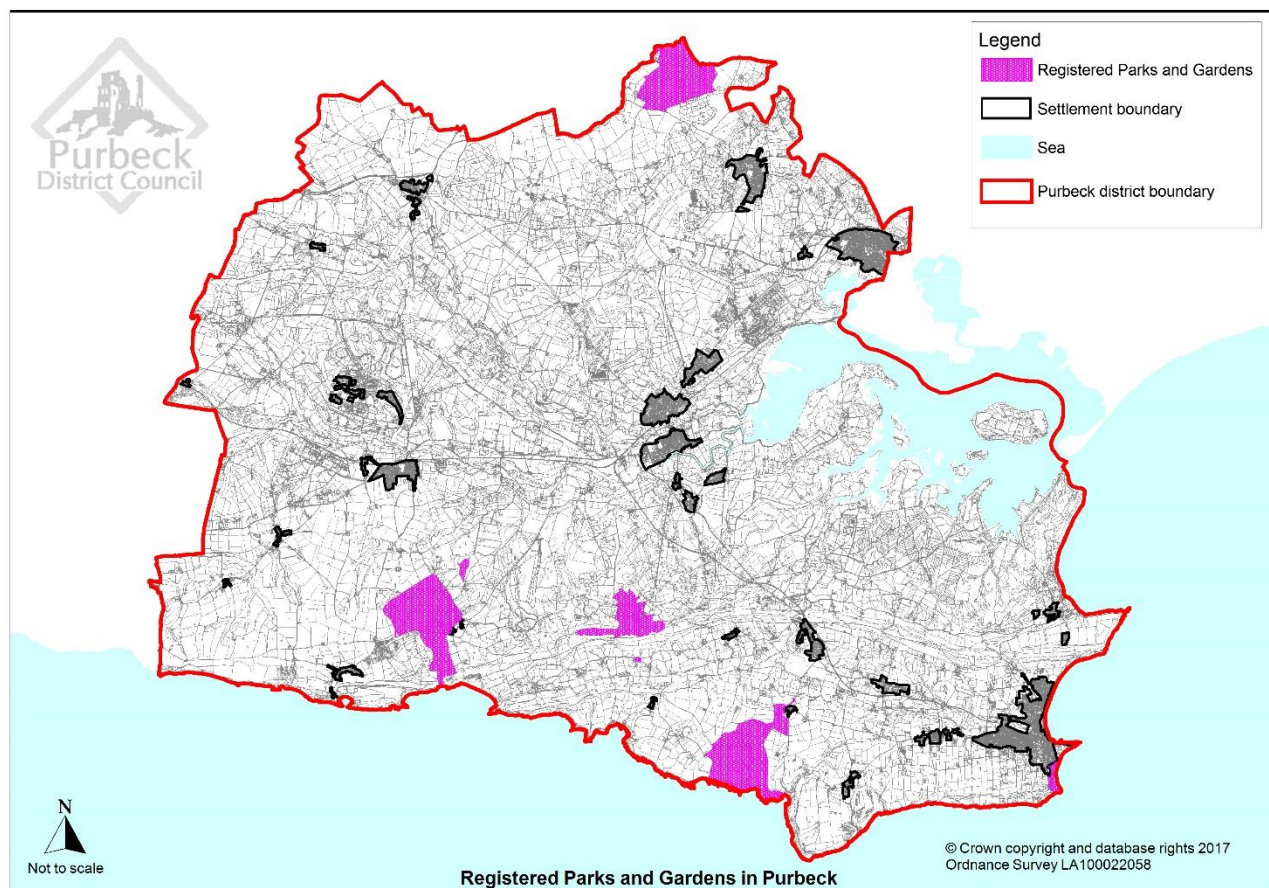
43. Scheduled monuments are defined in the Ancient Monuments and Archaeological Areas Act 1979 and the National Heritage Act 1983, as a protected archaeological site or historic building of national importance that are referenced in the Schedule of Monuments kept by the Secretary of State. The District currently contains 258 scheduled monuments. The scheduled monuments in Purbeck are shown on Map 3 below.



Map 3 – Scheduled Monuments in Purbeck

Registered Parks and Gardens

44. The 'Register of Historic Parks and Gardens of special historic interest in England' was started in 1983. There are 1,600 parks and gardens listed in the Register. Entries in the Register are graded according to their significance in the same way as listed buildings (Grade I, II* and II).
45. Purbeck currently has five entries on the Register covering an area of approximately 1,300 hectares. They include three grade II* parks/gardens (Charborough Park, Creech Grange, and Encombe) and two grade II parks/gardens (Durlston Castle and Lulworth Castle). The position of the registered parks and gardens is shown in Map 4 below.

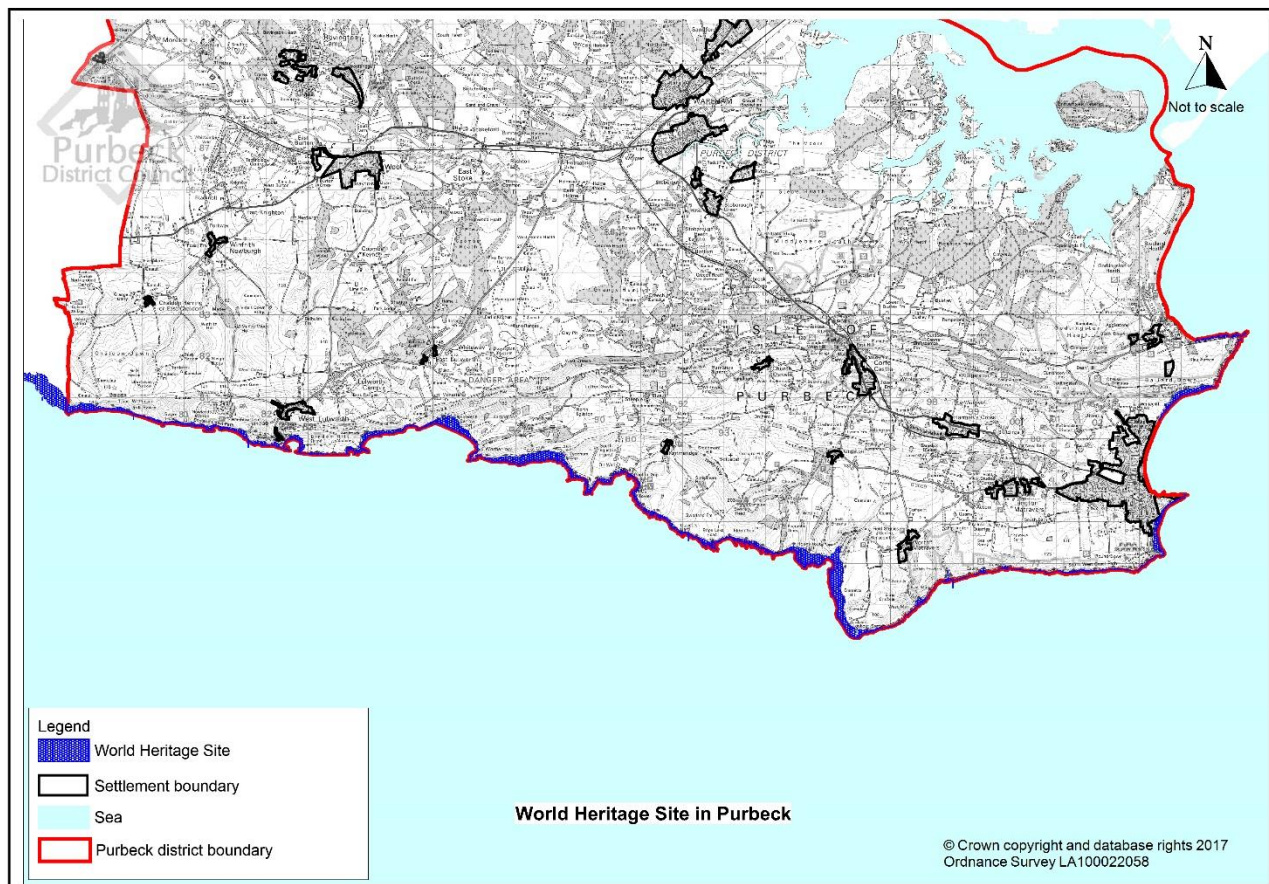


Map 4 – Registered Parks and Gardens in Purbeck

World Heritage Site

46. The UK Government is a signatory to the World Heritage Convention established in 1972 by UNESCO. The Convention initiated a list of World Heritage Sites. These are sites, places, monuments or buildings of 'Outstanding Universal Value' to all humanity – both today and in future generations.
47. The World Heritage List includes a wide variety of exceptional cultural and natural sites, such as landscapes, cities, monuments, technological sites and modern buildings. There are nearly 1,000 World Heritage Sites worldwide. A significant proportion of the coastline in Purbeck is designated as a World Heritage Site. The Site stretches for 95 miles in total from Exmouth in East Devon to Studland Bay in Purbeck. It was designated because the section of coastline provides an almost continuous sequence of rock formations (spanning the Mesozoic Era) which have contributed to the study of earth sciences over the last 300 years. The Council is obliged to take this designated heritage asset into consideration as part of the Local Plan Review and when determining planning applications. For these reasons there is not a need for site specific planning policy relating to the World Heritage Site.

48. Map 5 shows the section of coastline designated as part of the World Heritage Site which runs through Purbeck.



Map 5 – World Heritage Site in Purbeck

Non-designated heritage assets

49. The Council has used the Dorset Historic Environment Records (HER) to identify non-designated heritage assets. The HER records are presented through a geographic information system 'Dorset Explorer' (<https://explorer.geowessex.com/>). Non-designated assets on the HER records can include:
- non-designated archaeological sites;
 - assets with historic, architectural and artistic interest that are of local significance (including undesignated historic buildings, parks and gardens and historic places commemorating events and people); and
 - findspots (these are sites where archaeological objects have been found and recorded under the Portable Antiquities Scheme).
50. HER are often based on:

- desk-based assessments, field evaluations, excavation reports, archaeological watching briefs, environmental assessments, conservation management plans and assessments, reports on significance from Design and Access Statements, and record reports on buildings; and
- historic area assessments and characterisation studies, conservation area appraisals and management plans.

51. Where necessary, the Council will take advice from experts, and carry out further site investigations or reviews to assess the significance of both designated and non-designated heritage assets and the impacts of development.

Setting of Heritage Assets

52. The Council will also consider the impacts of development on the settings of any heritage assets. This is a statutory duty for listed buildings (section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990) which requires councils to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest it possesses. The NPPF (2012, p. 56) defines the setting of a heritage asset as:

‘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, may affect the ability to appreciate that significance or may be neutral.’

53. Both designated and non-designated heritage assets have settings which can be affected by development. The nature and significance of an asset’s setting, and the impacts of development, varies on a case-by-case basis and should not be understood solely in regard to inter-visibility. The Council will use the methodology in Historic Environment Good Practice Advice in Planning: 3 ‘The Setting of Heritage Assets’ (prepared by Historic England) to assess the significance and impacts of development on the setting of heritage assets.

54. This has involved applying actions from each of the following steps:

- ‘Step 1 – identify which heritage assets and their settings are affected;
- Step 2 – assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset (s);
- Step 3 – assess the effects of the proposed development, where beneficial or harmful, on that significance;
- Step 4 – explore the way to maximise enhancement and avoid or minimise harm;
- Step 5 – make and document the decision and monitor outcomes.’ (page 6, Historic Environment Good Practice Advice in Planning: 3, 2015)

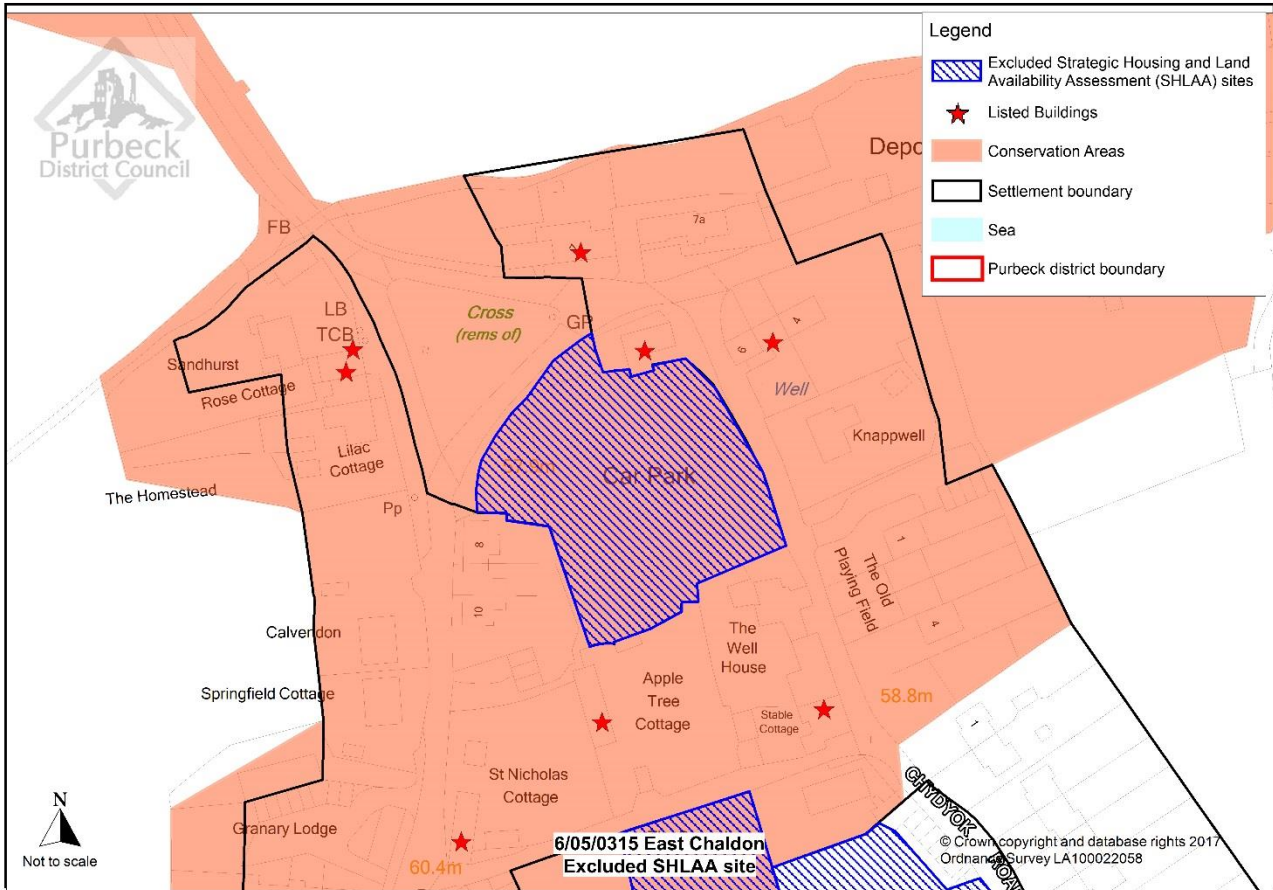
Initial site selection

- 55.** The Council has completed an initial assessment to shortlist suitable sites from land promoted through the Strategic Housing Land Availability Assessment (SHLAA). Sites where development is likely to have significant adverse impacts, or lead to the total loss of significance of a designated heritage asset¹ have been eliminated from the list of included sites. The assessment has been prepared using relevant records and after consultation with the Council's Design and Conservation Officer.
- 56.** The following SHLAA sites have been excluded from the shortlist because of the potential adverse impacts on designated heritage assets:
- 6/05/0315 East Chaldon;
 - 6/05/0318 East Chaldon;
 - 6/05/0320 East Chaldon;
 - 6/10/0239 East Lulworth;
 - 6/12/0344 Kimmeridge;
 - 6/13/0351 Langton Matravers;
 - 6/15/1317 Lytchett Minster;
 - 6/15/1319 Lytchett Minster School;
 - 6/25/0328 West Lulworth;
 - 6/25/0329 West Lulworth; and
 - 6/25/0337 West Lulworth.
- 57.** The next part of this paper includes maps showing each of the SHLAA sites and designated heritage assets, and summarises the reason why the Council chose to exclude each site.

¹ Including conservation areas, listed buildings, registered parks and gardens and scheduled ancient monuments.

6/05/0315 East Chaldon:

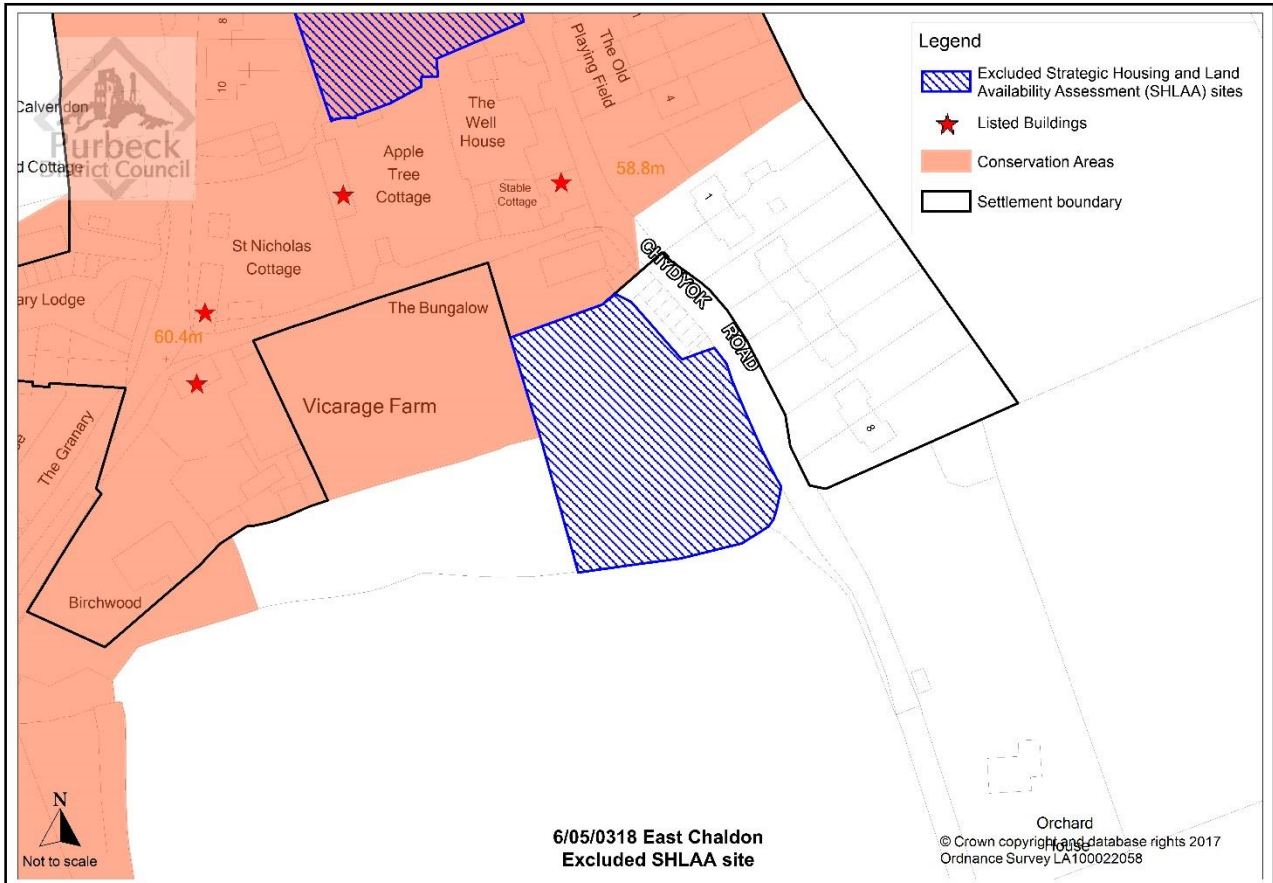
- 58. Development at the site would harm the character and appearance of the East Chaldon Conservation Area and have an adverse impact on the setting of neighbouring listed buildings (4, 5 and 6 East Chaldon, Apple Tree Cottage and Former Blacksmith's Cottage on south side of Village Green).



Map 6 – Excluded SHLAA site 6/05/0315 East Chaldon

6/05/0318 East Chaldon

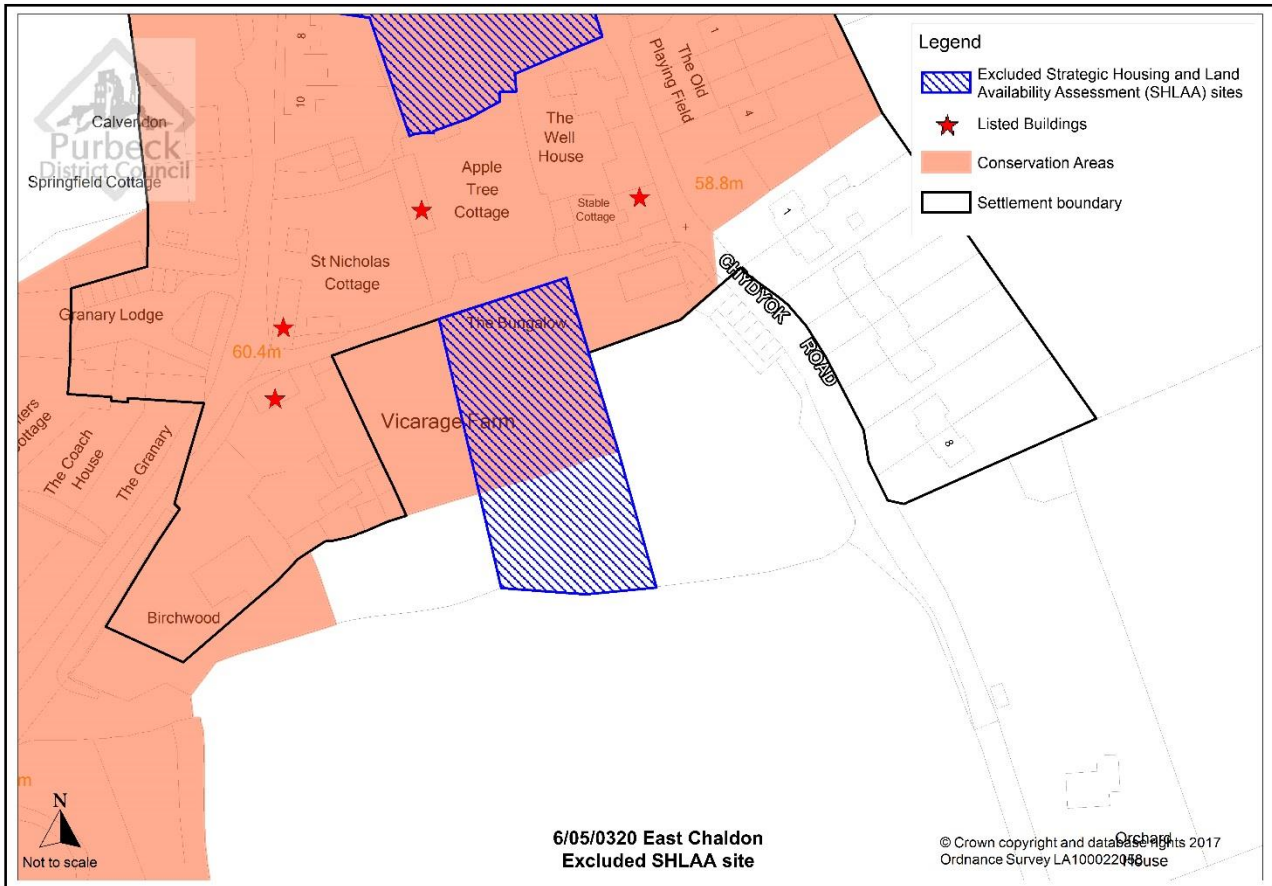
59. The Council considered that the size of the potential development site needed to be reduced in order to limit potential impacts of development on the East Chaldon Conservation Area. The smaller development site could no longer provide enough new homes to be considered through the SHLAA.



Map 7- Excluded SHLAA site 6/05/0318 East Chaldon

6/05/0320 East Chaldon

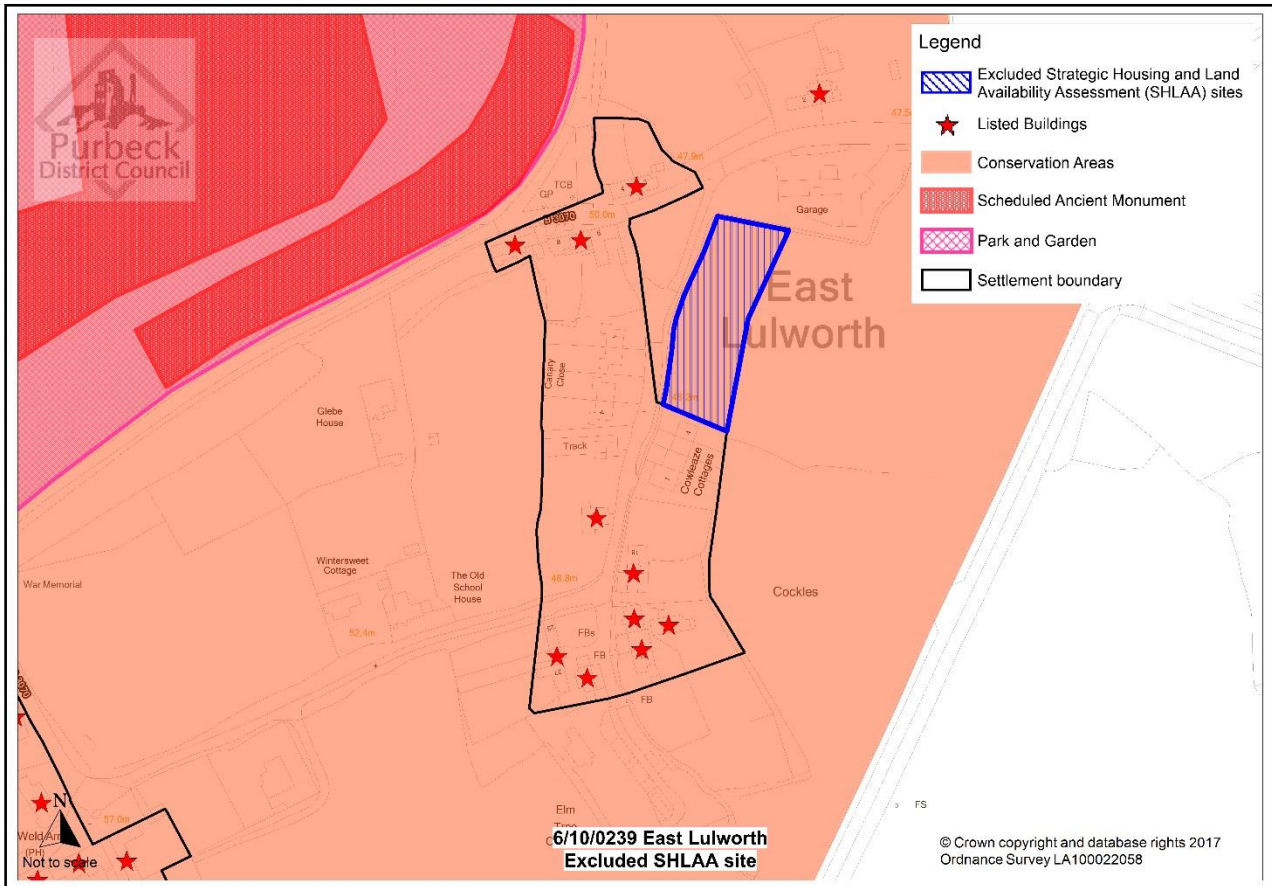
- 60. Forming a new access into the site through an existing historic wall would have a harmful impact on the character and appearance of the East Chaldon Conservation Area and the setting of nearby listed buildings.



Map 8 – Excluded SHLAA site 6/05/0320 East Chaldon

6/10/0239 East Lulworth

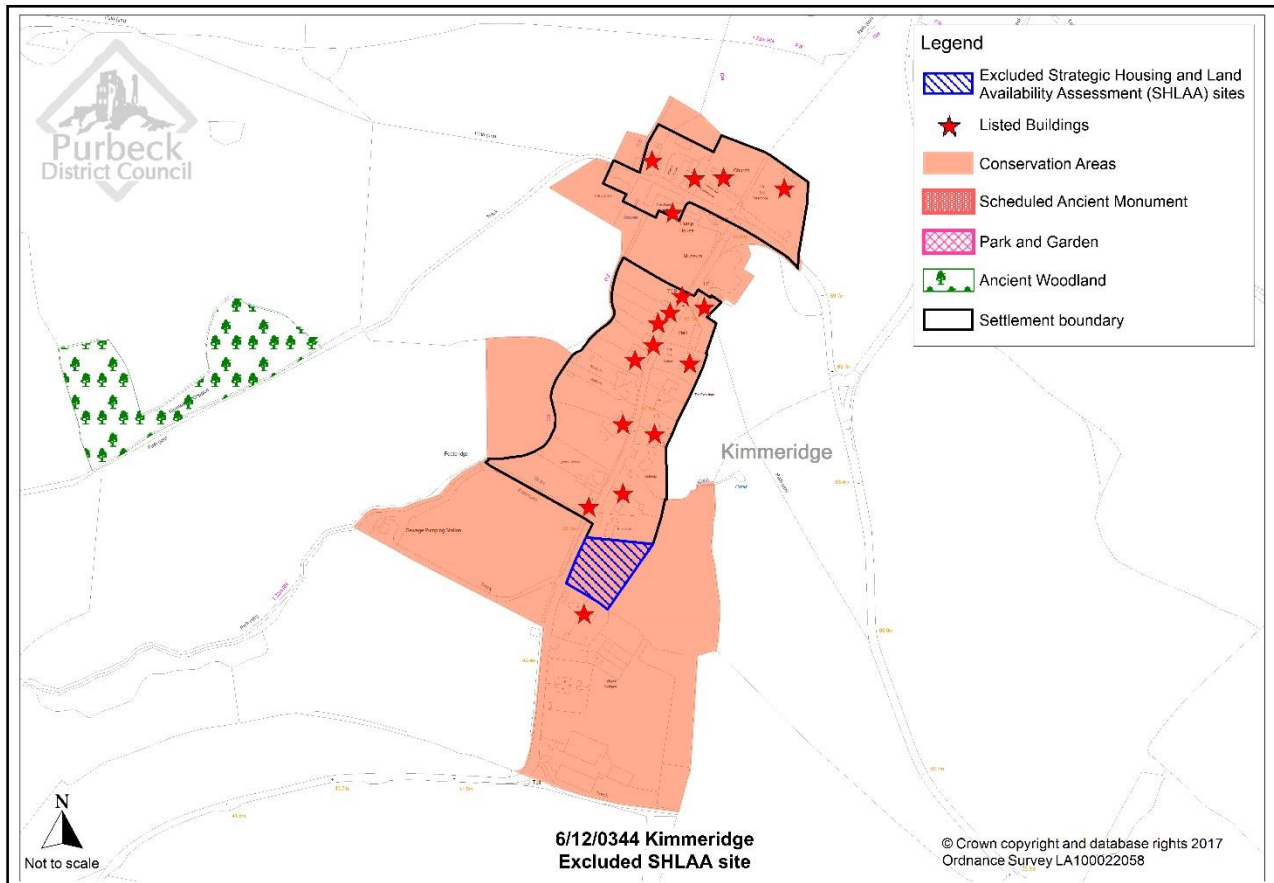
- 61. Development on the site was likely to have a harmful impact on the character and appearance of the East Lulworth Conservation Area. The adverse impacts could not be avoided or mitigated.



Map 9 – Excluded SHLAA site 6/10/0239 East Lulworth

6/12/0344 Kimmeridge

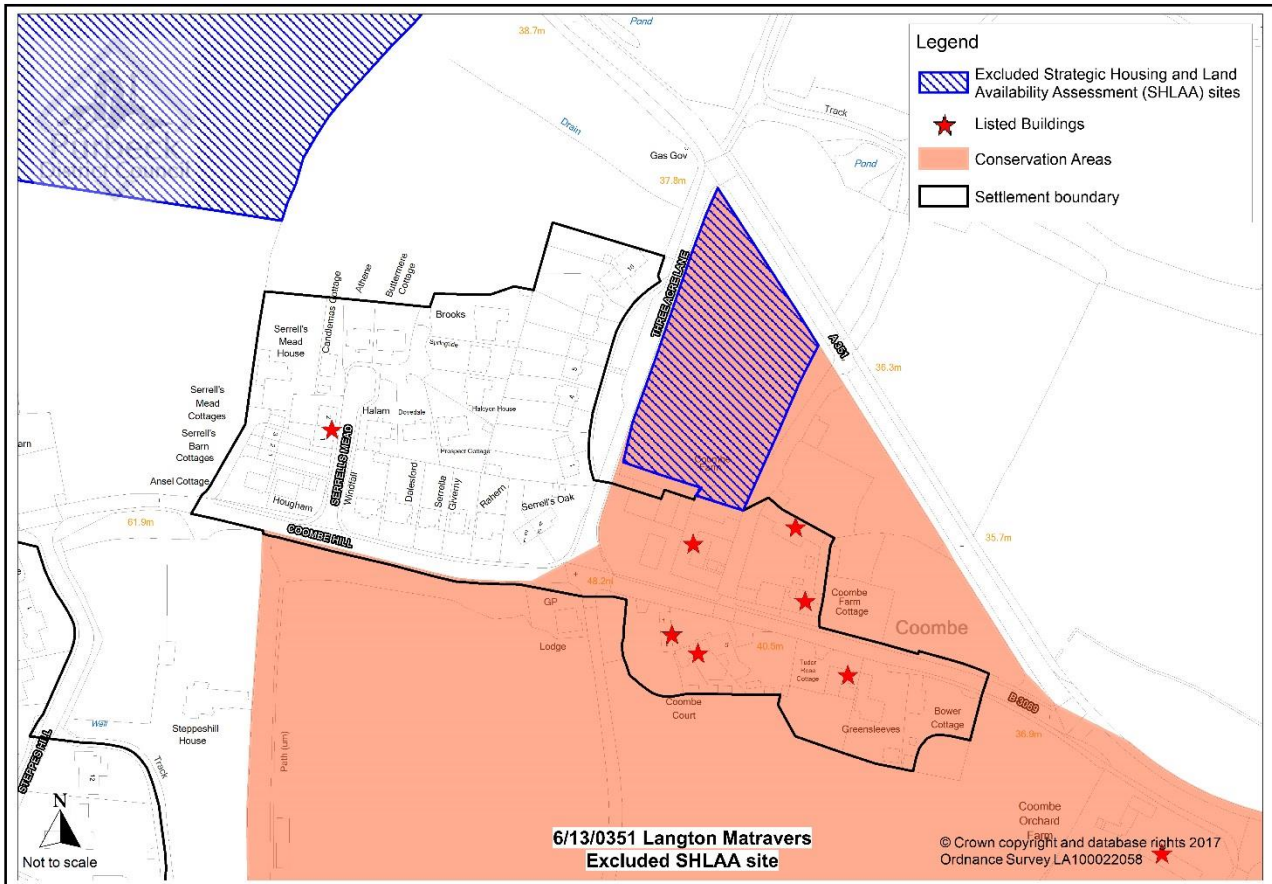
62. The Council considered that the size of the potential development site needed to be reduced in order to limit potential impacts of development on the setting of the adjacent Kimmeridge Conservation Area. The smaller development site could no longer provide enough new homes to be considered through the SHLAA.



Map 10 – Excluded SHLAA site 6/12/0344 Kimmeridge

6/13/0351 Langton Matravers

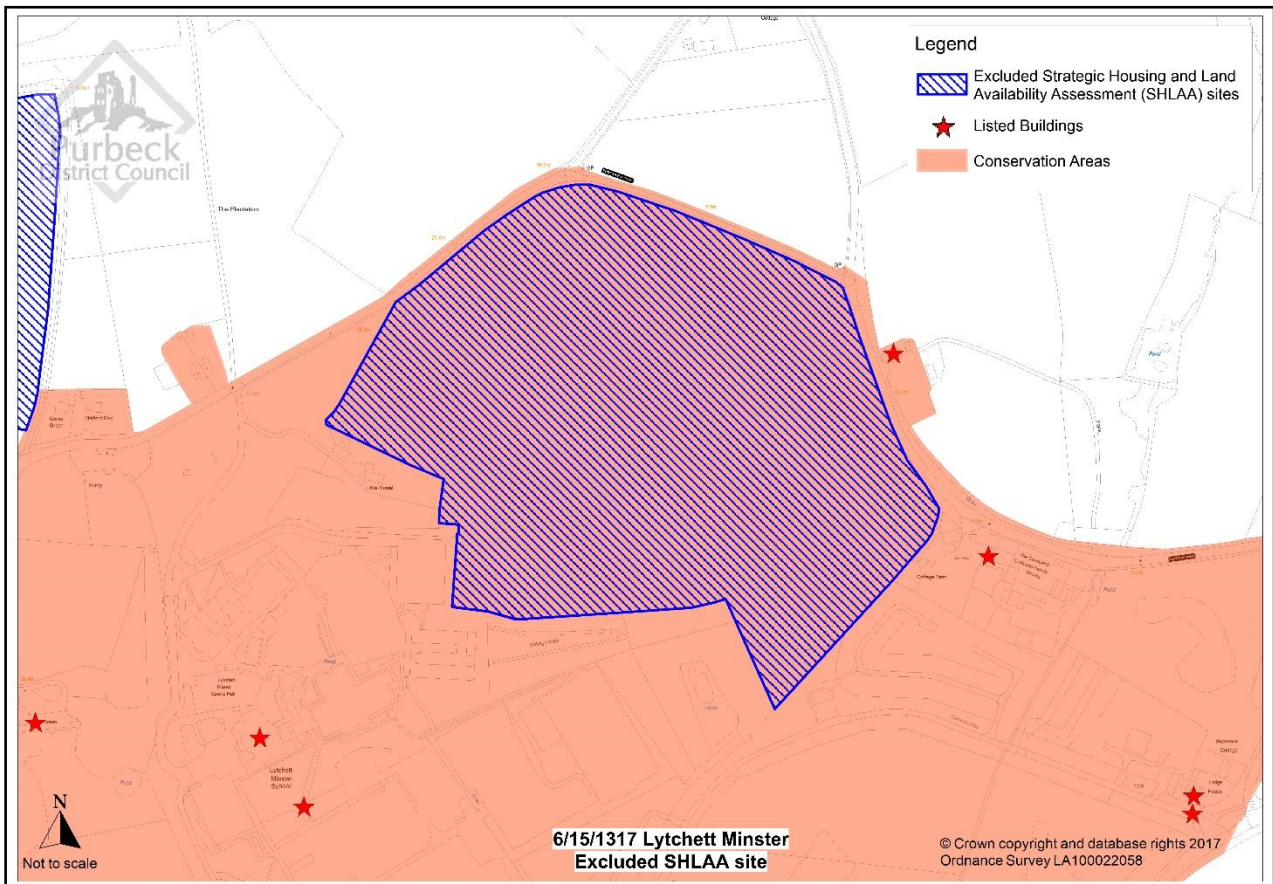
- 63. The site was eliminated from the shortlist partly because it involved development in an area of open space identified in the Council’s Langton Matravers Conservation Area Appraisal as an important gap.



Map 11- Excluded SHLAA site 6/13/0351 Langton Matravers

6/15/1317 Lytchett Minster

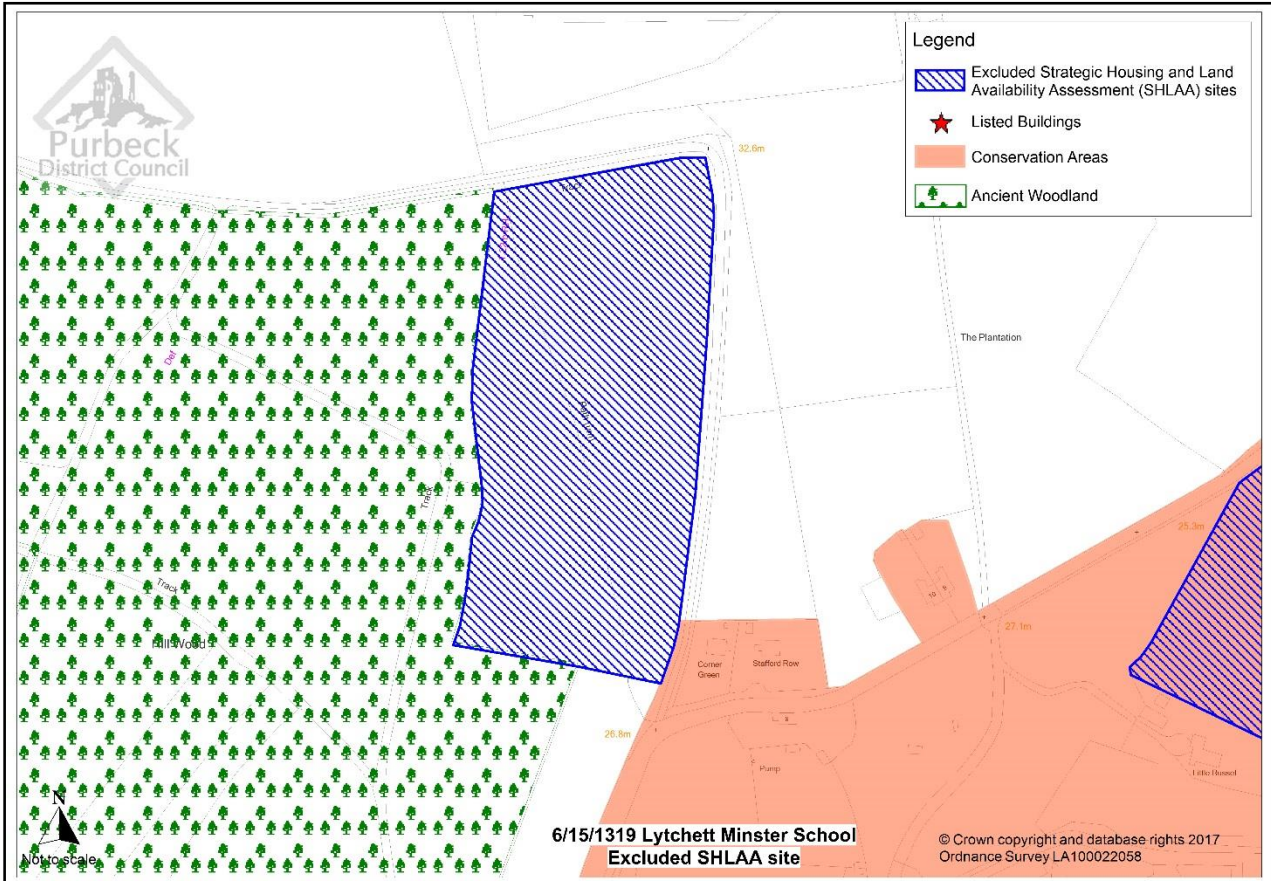
- 64. The site was eliminated from the shortlist in part because of the potential impacts of new homes on the character and appearance of the Lytchett Minster Conservation Area and the setting of nearby listed buildings (Three Oaks, Cottage Farm House, Lodge to South Lytchett Manor 700m East of South Lytchett Manor, Entrance Gates, Gate Piers to south Lytchett Manor, and Lytchett Middle School).



Map 12 – Excluded SHLAA site 6/15/1317 site Lytchett Minster

6/15/1319 Lytchett Minster School

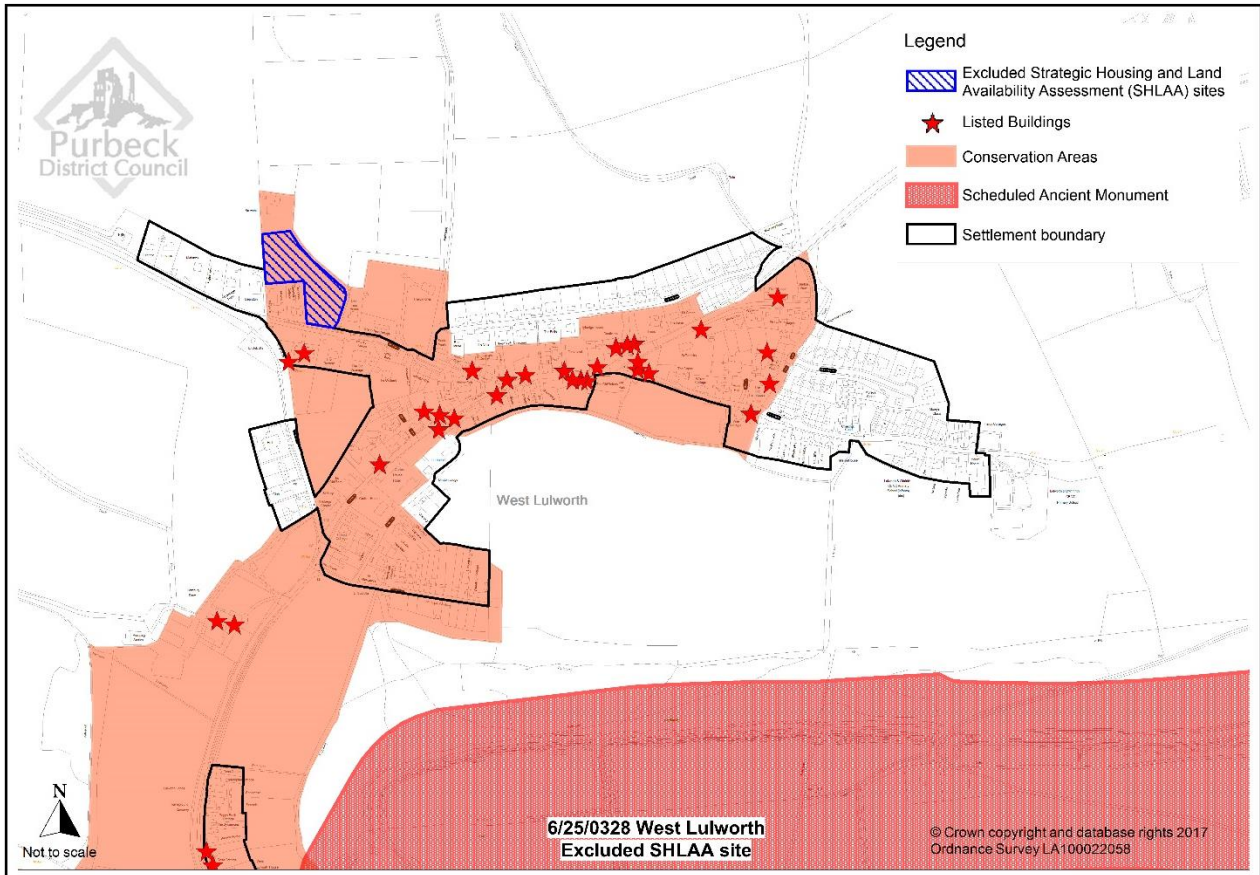
- 65. The site was eliminated from the shortlist in part because of the potential impacts of new homes on the setting of Lytchett Minster Conservation Area.



Map 13 – Excluded SHLAA site 6/15/1319 Lytchett Minster School

6/25/0328 West Lulworth

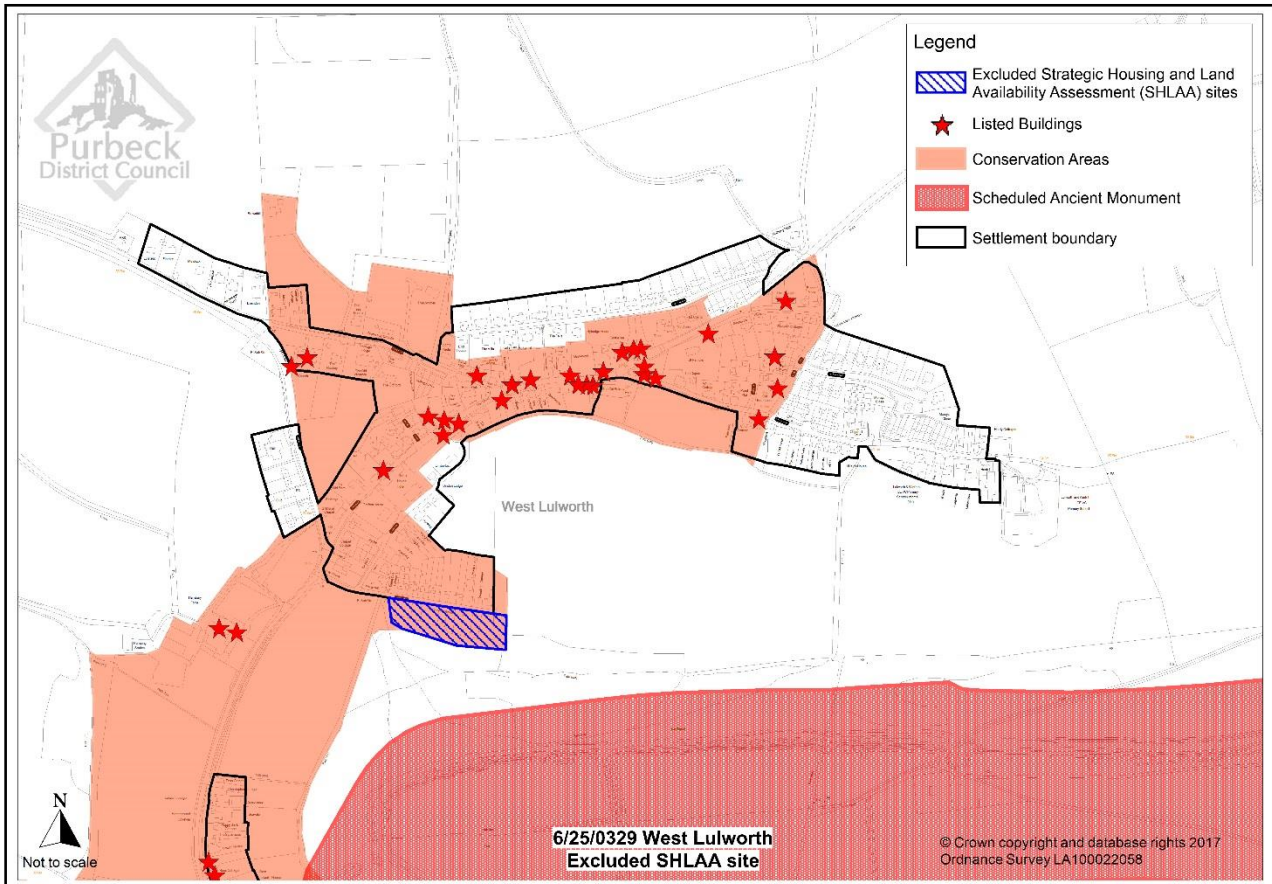
- 66. Undeveloped space is noted as making an important contribution to the character and appearance of the West Lulworth Conservation Area. Development is likely to have an adverse impact on the special character of the West Lulworth Conservation Area.



Map 14 – Excluded SHLAA site 6/25/0328 West Lulworth

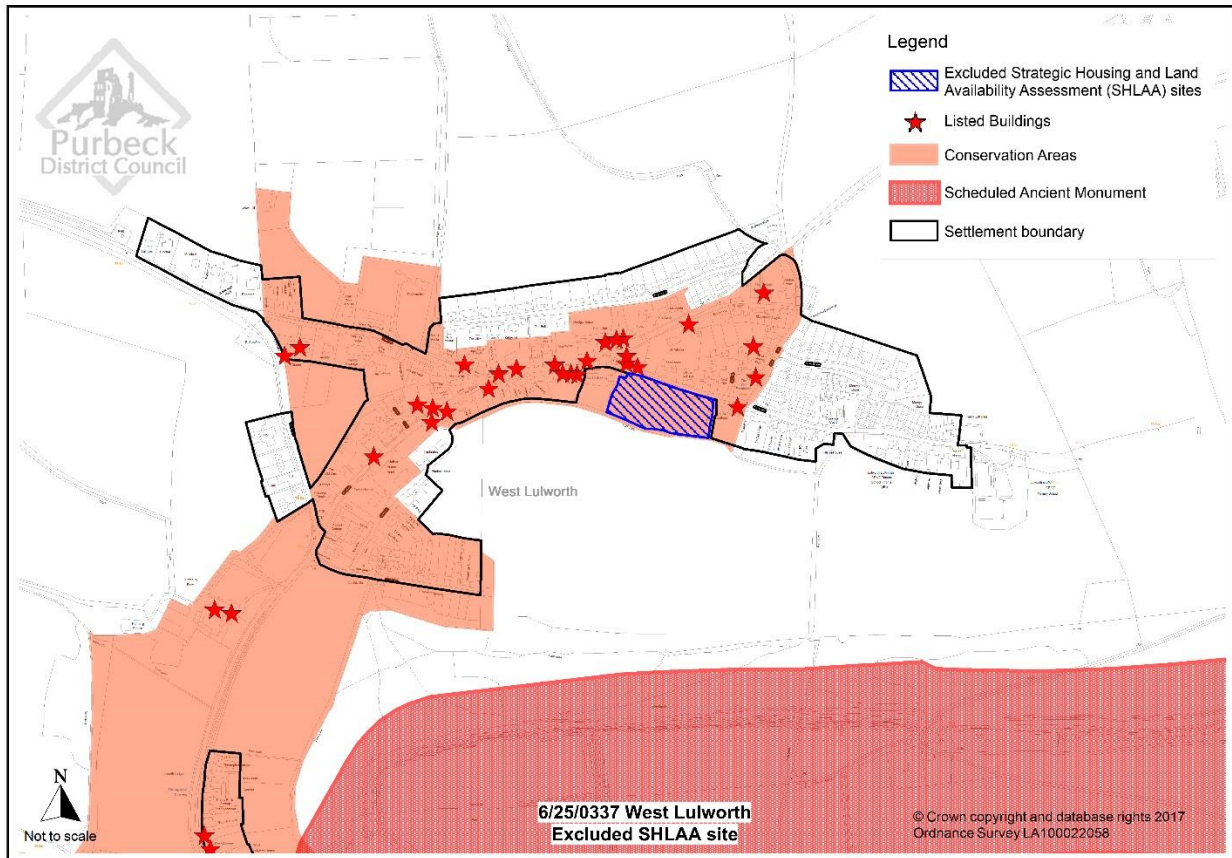
6/25/0329 West Lulworth

- 67. Development at the site is likely to have an adverse impact on the character and appearance of the West Lulworth Conservation Area and the setting of nearby listed buildings.



6/25/0337 West Lulworth

- 68. Amongst other considerations development is likely to harm the character and appearance of the West Lulworth Conservation Area.



Map 16 – Excluded SHLAA site 6/25/0337 West Lulworth

Assessment of impacts on heritage assets at site options for development

- 69.** The Council will complete a second more detailed assessment of the impacts of development on the sites being considered as options for development. This will include consultations with experts (including Historic England and the Council's Design and Conservation Officer) and an assessment of the impacts of development on heritage assets at options sites. The assessment will take account of: i) location of the site and relationship to the asset; ii) likely form and appearance of development; iii) other effects of development (e.g. noise, lighting, landscape context, and cumulative impact); and iv) secondary effects (e.g. traffic). Where appropriate, and necessary, the assessment will also make recommendations for:
- Enhancing the significance of a heritage asset.
 - Avoiding harm to the significance of heritage assets.
 - Minimising harm to the significance of a heritage asset.
 - Compensating for harm that is likely to be caused to the significance of a heritage asset.
- 70.** The assessment will be presented in the site selection background paper due to be published in 2018.

Site allocations policies

- 71.** Where appropriate the Council's site allocations policies may include specific criteria relating to the historic environment. The criteria will be developed using the findings and recommendations of the impact assessment. The principles in these criteria will guide the template (or design codes) which will guide development. Where needed they will provide clear references to the historic environment and potentially specific heritage assets. To give clarity and certainty the criteria may also include measures to mitigate harm to the significance of a heritage asset or proposals to enhance an assets significance.
- 72.** Site allocations policies will be prepared and presented in 2018/2019 as part of the Local Plan Review.

