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Strategic Landscape and Heritage Study for North Dorset Area

Assessment of land surrounding the larger villages

Final report
Prepared by LUC for Dorset Council
October 2019



Front cover photo: View towards Shillingstone from Hambledon Hill.

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Strategic Landscape and Heritage Study for North Dorset Area

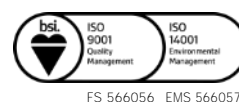
Assessment of land surrounding the larger villages

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1 Introduction



Photo caption: View over the Fontmell Brook towards the Church of St Andrew, Fontmell Magna.

1 Introduction

- 1.1 This report presents the methodology and results of the landscape and heritage assessment of the land surrounding the larger villages within the former North Dorset District Area.
- 1.2 This report is one part of the Strategic Landscape and Heritage Study for North Dorset Area. The other related documents are as follows:
- Stage 1 Report – Presents the results of a high-level scoping exercise of areas of search around the four main towns and Stalbridge included in the Issues and Options Consultation document, based on a consideration of landscape and heritage constraints to development.
 - Stage 2 Report – Sets out the purpose, policy context, methodology and overall results of the Stage 2 element of the study, in relation to the four main towns and Stalbridge.
 - Five individual town reports. These contain the detailed landscape and heritage sensitivity proformas produced during the Stage 2 element of this study for the four main towns and Stalbridge. All of the individual town reports were produced in draft in April 2019, for consideration by Dorset Council. Comments received were accounted for in the final versions of these reports.

Purpose of the Strategic Landscape and Heritage Sensitivity Study

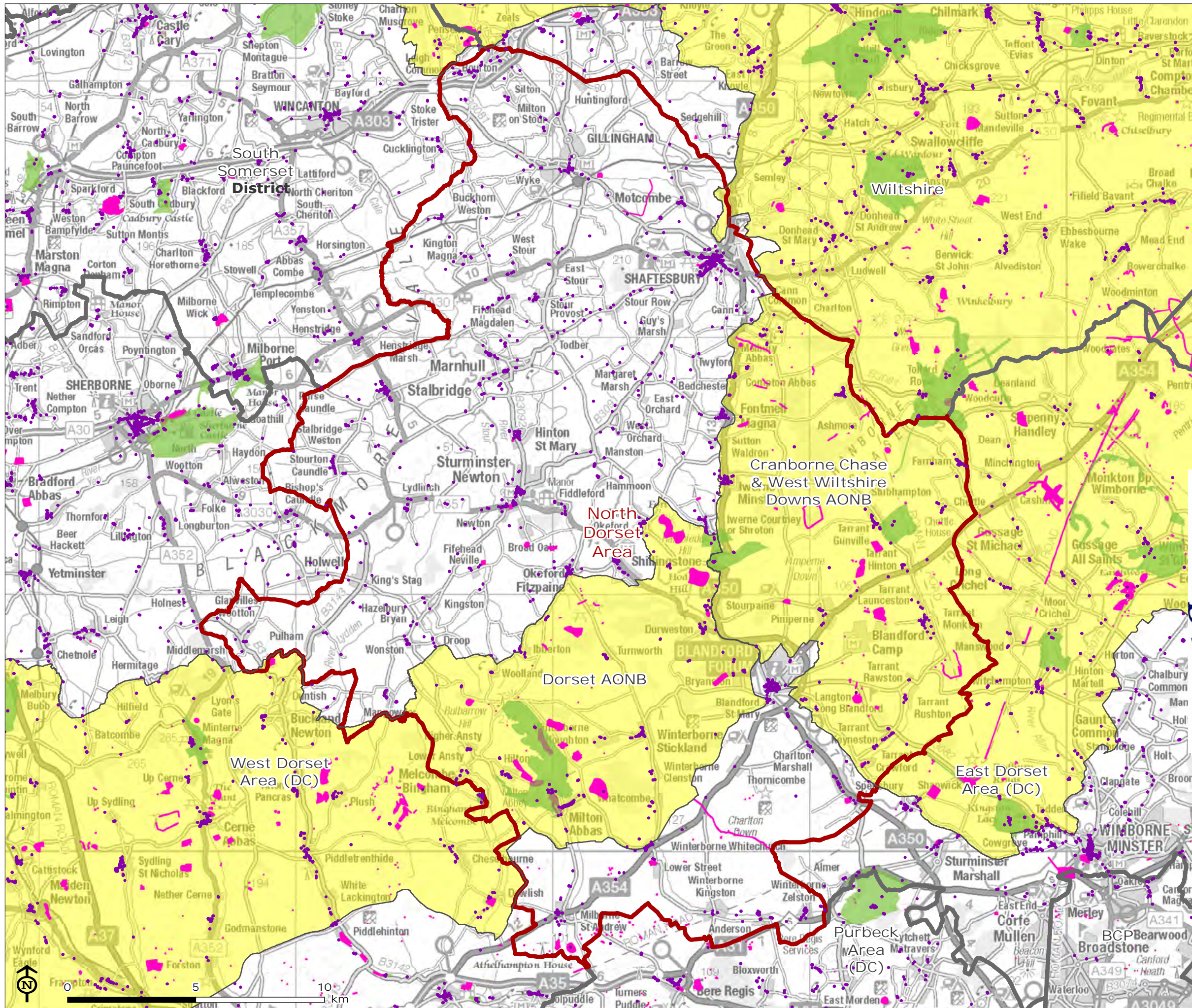
- 1.3 The Dorset Council Local Plan¹ will need to accommodate a significant amount of new growth in an area that is characterised by its high quality landscape and rich variety of natural and built heritage features. Development could have differing degrees of impact on these assets. This study provides robust and up-to-date evidence to feed into the local plan to help inform the scale, form and location of future development to minimise harm to the landscape, heritage assets and the historic character and setting of the settlements within the North Dorset area. Figure 1.1 provides an overview of the study area in the context of the main landscape and heritage designations.
- 1.4 The overall aim of this study was to appraise the key landscape and heritage sensitivities of land surrounding the 18 larger villages² with the North Dorset area to the effects of development. The assessment is only concerned with potential impacts on the landscape and historic environment. The location of these villages is displayed in Figure 1.2.
- 1.5 The outputs of this work will be used by the local planning authority to:
- Identify land where development would have least impact on areas of landscape value or heritage significance.
 - Help establish site options for consideration through the sustainability appraisal process and for future consultation and more detailed study.

¹ On 1/4/19 North Dorset District Council became part of Dorset Council, the decision being made on 25/6/19 to discontinue work on the North Dorset Local Plan Review with all existing work carried out on the review to be used where possible to shape the new Dorset Council Local Plan.

² As defined under Policy 2 of the North Dorset Local Plan Part 1

Strategic Landscape and Heritage Study for North Dorset Area

Figure 1.1: North Dorset Study Area



- North Dorset Study Area
- Neighbouring Local Authority
- Area of Outstanding Natural Beauty
- Scheduled Monument
- Registered Parks and Gardens
- Listed Buildings

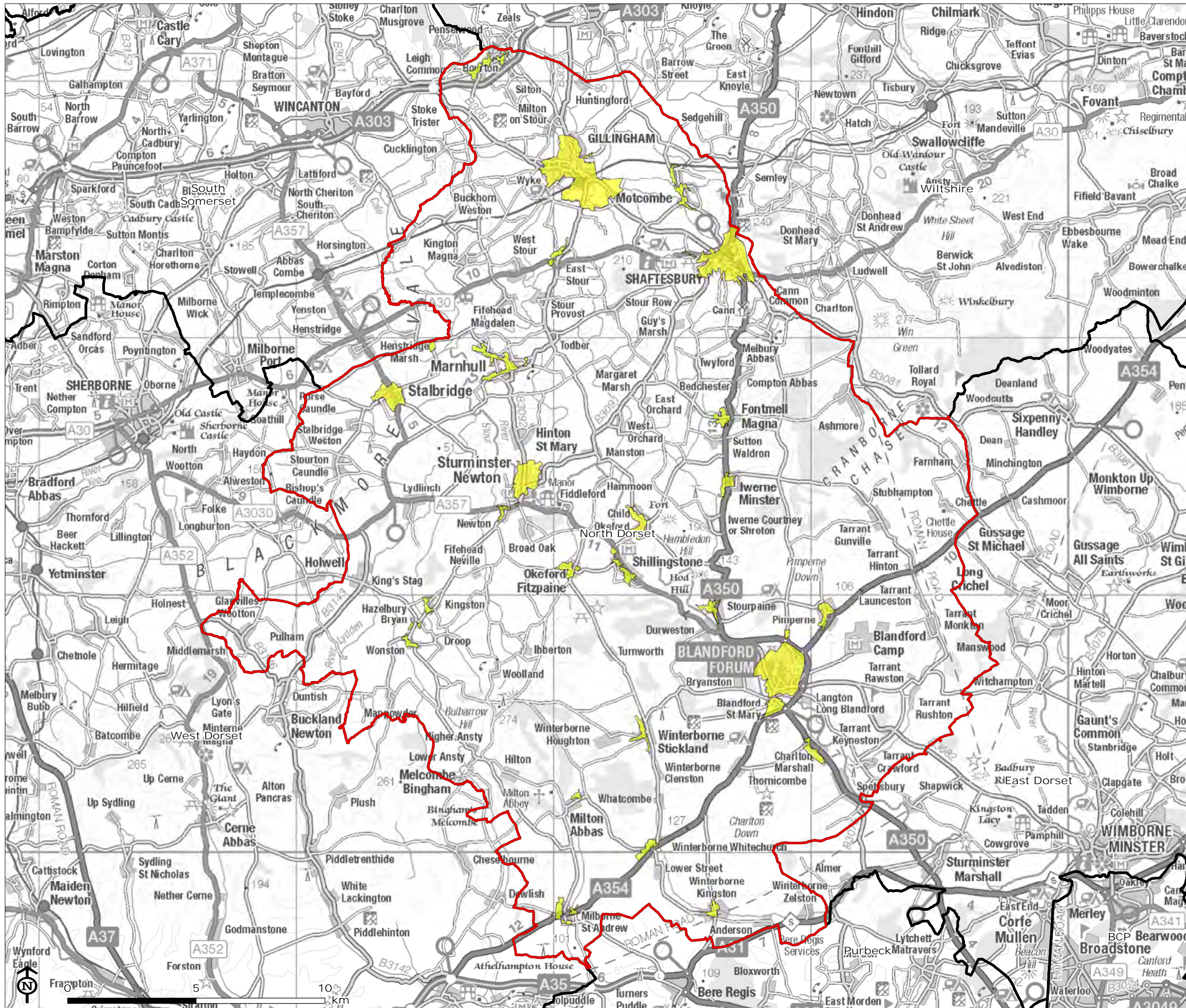
DC - Dorset Council
BCP - BCP Council (Bournemouth, Christchurch and Poole)

Map Scale @A3: 1:145,000



Figure 1.2: Larger Villages

-  North Dorset
-  Neighbouring Local Authority
-  Larger Villages



Map Scale @A3: 1:145,000



Limitations of study

- 2.1 This is a strategic level study; it does not replace detailed landscape and visual appraisals or impact assessments. Additionally, it is not an assessment of the landscape and heritage sensitivity of a given area to a specific proposal. Rather, it assesses each assessment area for **landscape and heritage sensitivity to the 'principle' of built development, without knowing** the specific size, configuration or exact location (as this would be detailed at the planning application level). All development proposals within the areas assessed as part of this study will need to be assessed on their own merits by the local planning authority.

Policy context

The European Landscape Convention

- 2.2 The European Landscape Convention (ELC) came into force in the UK in March 2007. It establishes the need to recognise landscape in law; to develop landscape policies dedicated to the protection, management and planning of landscapes; and to establish procedures for the participation of the general public and other stakeholders in the creation and implementation of landscape policies.
- 2.3 **The ELC definition of 'landscape' recognises that all landscape has value, be they ordinary, degraded or outstanding:**

"Landscape means an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors"

International historic environment context

- 2.4 The framework through which the historic environment is understood is codified through a series of international charters, agreed under the auspices of the United Nations Educational, Scientific and Cultural Organisation (UNESCO) through its formal associate NGO, the International Council on Monuments and Sites (ICOMOS). Broadly, the charters and other agreed doctrinal texts formalise a shared understanding of the key principles and procedures to be followed in the conservation of heritage assets and places. Key texts that influence national approaches to conservation include:
- Venice Charter (1964): provides the original international framework for the conservation and restoration of historic buildings.
 - **Burra Charter (1979): introduced the concept of 'cultural significance'** – including the meaning of places to people and communities – and the need for a precautionary approach in conservation practice.
 - Nara Document on Authenticity (1994): set out the concepts of cultural diversity and heritage diversity, and reinforced the universality of the importance of cultural heritage to all peoples. It also established the concepts of heritage values and authenticity.
 - **Xi'an Declaration on the Conservation of the Setting of Heritage Structures, Sites and Areas (2005): formalised the concept of the setting of heritage assets.**
- 2.5 The core principles of these documents have been adopted as part of national planning policy over decades, supplemented by guidance provided by Historic England and its predecessor bodies.

National planning policy context

Landscape

- 2.6 The National Planning Policy Framework (NPPF), was amended in February 2019 and contains a number of policies which refer to the consideration of landscape in planning decisions.
- 2.7 Paragraph 20 states that:

"Strategic policies should set out an overall strategy for the pattern, scale and quality of **development, and make sufficient provision for: ...d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.**"

2.8 Paragraph 170 states that:

"Planning policies and decisions should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan); b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other **benefits of the best and most versatile agricultural land, and of trees and woodland;...**"

2.9 The importance of the designated landscapes is referenced within paragraph 172 which states that:

"Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues... The scale and extent of development within these designated areas should be limited. Planning permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of: a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy; b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated."

Historic Environment

2.10 The NPPF provides extensive guidance for local planning authorities (LPA) on understanding and conserving their historic environment through development plans (para. 184-185) and in development management decisions (para. 189-202).

2.11 The framework seeks to ensure that local **plans set out a 'positive strategy for the conservation and enjoyment of the historic environment', highlighting the need for recognition of the irreplaceable nature of heritage assets, and the need to conserve assets in a manner appropriate to their significance.**

2.12 When considering development proposals, paragraph 190 of the NPPF states that:

"Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid **or minimise conflict between the heritage asset's conservation and any aspect of the proposal.**"

2.13 In determining the significance of an impact on a heritage asset, paragraphs 193-194 state that:

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

Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: 56 a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional⁶³."

2.14 Non-designated assets are also recognised in the NPPF with paragraph 194 footnote 63 stating that:

"Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets."

Definitions (as per Annex 2 of the NPPF)

- *Archaeological Interest* is defined as: "There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point."
- *Conservation* is defined as: "The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance."
- *Designated Heritage Assets* comprise: "A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation."
- *Heritage Assets* are 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. It includes designated heritage assets and assets identified by the local planning authority (including local listing)."
- *Historic environment* is defined 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."
- *Significance* is defined as: "The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. **Significance derives not only from a heritage asset's physical presence, but also from its setting.**' A fuller understanding of the concept of heritage significance, and the process required to understand the contribution made by relevant heritage values, is established in Historic England (2008) '*Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment*'."
- *Setting* is defined 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."

Dorset AONB

- 2.15 Areas of outstanding natural beauty (AONBs) are nationally important protected landscapes. The Dorset AONB, designated in 1959, is one of 46 AONBs in England, Scotland and Wales. Covering 1,129 square kilometres, approximately 42% of the county, it is the fifth largest AONB in the UK and stretches from Lyme Regis in the west, along the coast to Poole Harbour in the east, and north to Blandford Forum. AONBs are designated for the fine quality of their landscape, which does not simply refer to the visual appearance of the landscape, but includes flora, fauna, geological/physiographical features, man-made, historic and cultural associations and our sensory perceptions of it.
- 2.16 Special qualities of the AONB include the contrasting and complex geology which gives rise to chalk downland, limestone country, greensand ridges and clay vales, creating a unique sequence of landscapes with outstanding scenic qualities. An integral part of these landscapes is the sense of tranquillity and remoteness derived from its undeveloped rural character. Within this overall context, there are numerous individual landmarks, such as hilltop earthworks and monuments that help to contribute an individuality and sense of place at a local scale. These landmarks are comprised of some of the finest visible archaeological remains in the country, such as Iron Age Hill forts at Hambledon and Hod Hill.
- 2.17 Over the centuries, the AONB landscapes have inspired poets, authors, scientists and artists, many of whom have left a rich legacy of cultural associations. The best known of these is Thomas Hardy, but other literary figures inspired by the area include William Barnes, Jane Austen, John Fowles and Kenneth Allsop. Notable artists associated with Dorset include Turner, Constable, Paul Nash and Gustav Holst.

- 2.18 In 2019 the AONB Partnership formally adopted the 'Dorset AONB Management Plan 2019-2024'. The primary purpose of this document is to ensure the conservation and enhancement of the **AONB's natural beauty** and with regards to planning it aims to ensure that: "The high quality of the **Dorset AONB's landscapes must be conserved and enhanced. To achieve this, the national importance of the AONB needs to be recognised and reinforced, thereby ensuring that changes within the AONB meet the highest standards of sustainability, design and quality.**" To ensure this the management plan sets out four objectives:
1. The AONB and its setting is conserved and enhanced by good planning and development;
 2. Landscape assessment & monitoring is effective and supports good decision making;
 3. Necessary development is supported; and,
 4. Development which has negative effects on the natural beauty of the AONB, its special qualities, ecosystem flows and natural processes is avoided.
- 2.19 In relation to the four objectives, a total of 18 policies are identified for reflection in local and neighbourhood plans. Those most relevant to this study and highlighted as being delivered through local plan policy are presented in Table 2.1 below.

Table 2.1: Relevant Dorset AONB Management Policies

Management Policy
C1b: The conservation, enhancement and creation/restoration of appropriate landscape features such as landmarks, artworks, boundary features, tree clumps etc, will be regarded favourably. There should be a net gain in terms of the landscape and its constituent elements.
C1c: High quality design, materials and standards of workmanship are required of developments within the AONB. Good design and material use does not have to be a cost burden, however where this requirement affects development viability, consideration will be given to the balance between the public benefits of a proposal and the significance of its landscape and visual effects. When the landscape and visual effects of a development cannot be fully addressed through primary design measures, appropriate and robust secondary mitigation measures that can be delivered, enforced and maintained will be required.
C1h: The landward and seaward setting of the AONB will be planned and managed in a manner that conserves and enhances the character and appearance of the AONB. Views into and out of the AONB and nonvisual effects, such as noise and wider environmental impacts, will be appropriately assessed.
C2a: Proposals affecting the AONB will be assessed to a high standard.
C2b: Landscape and seascape character assessment will be used to consider the effects of proposals on the character and appearance of the AONB
C2c: Local and Neighbourhood Plans must be supported by a robust landscape evidence base
C2d: The key test of a proposal against the statutory purpose of the AONB will be its ability to demonstrate that the proposed change would conserve and enhance landscape and scenic beauty
C2e: The conservation and enhancement of the AONB's special qualities will be a significant consideration in the planning balance.
C2f: Proposals that are harmful to the character and appearance of the area will not be permitted unless there are benefits that clearly outweigh the significant protection afforded to the conservation and enhancement of the AONB. Where impacts cannot be mitigated, planning gain and compensatory measures will be considered.
C2g: Changes in landscape condition will be monitored and assessed to inform appropriate action.
C3b: Support affordable housing within appropriate rural exception sites that meet proven local need. Good, locally-sensitive design should be pursued.
C3c: Support restoration of traditional barns, buildings and other structures that maintains or enhances landscape character quality, ensuring diversification benefits are not outweighed by

Management Policy
adverse effects on the environment.
C3d: Support well designed projects that reduce the impact of traffic in the AONB.
C4a: Remove existing and avoid creating new features which are detrimental to landscape character, tranquillity, and the AONB's special qualities.
C4b: Require the use of previously developed land where this will limit the expansion of built development into sensitive undeveloped countryside
C4c: Protect and where possible enhance the quality of views into, within and out of the AONB.
C4d: Protect the pattern of landscape features, including settlements, that underpin local identity.
C4e: Avoid and reduce cumulative effects that erode landscape character and quality.
C4f: Avoid large scale and/or high density housing and employment development at settlement edges when such development weakens the character and appearance of the countryside.

- 2.20 There is a presumption against major development in AONBs, except in exceptional circumstances, as set out in paragraph 172 of the NPPF.

Cranborne Chase & West Wiltshire Downs AONB

- 2.21 The Cranborne Chase & West Wiltshire Downs AONB was designated in 1981 and covers over 981 square kilometres. The AONB extends across the four counties of Wiltshire, Dorset, Hampshire and Somerset. The most southerly point of the AONB is to the north of Wimborne Minster and the area extends north to the settlement of Warminster.
- 2.22 The Cranborne Chase & West Wiltshire Downs AONB is part of an extensive chalkland belt which passes through southern central England. In addition to the chalk downland belt, the landscape includes escarpments, valleys, greensand terraces and clay vales, which represent the diverse geology of the area.
- 2.23 The AONB contains numerous features from various periods of history, including hilltop earthworks and monuments, ancient field systems and designed parkland estates. In Norman times, Cranborne Chase was used as a royal hunting area and was protected by forest law within the area. This has resulted in the landscape retaining much of its woodland to the present day. The AONB contains a range of ecologically important habitats, including ancient woodland, chalk rivers and chalk grassland amongst the mixed arable and pastoral farmland. The area is outstandingly rural, contributing to its tranquillity, remoteness and dark night skies. There are panoramic views across adjacent countryside from elevated land.
- 2.24 Similarly to the Dorset AONB, the evocative landscape of Cranborne Chase has influenced a range of artists and writers including Thomas Hardy, Desmond Hawkins, Cecil Beaton, Lucien Freud and Elisabeth Frink.
- 2.25 In 2019, the latest management plan (Cranborne Chase & West Wiltshire Downs AONB Management Plan 2019-24) was adopted. This document seeks to guide and inform decision making within the AONB and to ensure its special qualities are protected. The Management Plan identifies a number of objectives, including three landscape based objectives:
- The landscape character, tranquillity and special qualities of the AONB are fully understood by policy makers and land managers;
 - The landscape character, tranquillity and special qualities of the AONB and its setting is conserved and enhanced; and,
 - Understand the rate and degree of landscape change within the AONB.
- 2.26 The policies within the management plan most relevant to this study and highlighted as being delivered through local plan policy are presented in Table 1.2 below.

Table 2.2: Relevant Cranborne Chase & West Wiltshire Downs AONB Management Policies

Management Policy
LAN4: Ensure the conservation and enhancement of the landscape character, tranquillity and special qualities of the AONB and its setting, particularly those that are sensitive to change.
LAN5: Encourage, support and analyse research on landscape issues affecting the AONB and its surroundings to inform policy formulation and the consequent action required.
LAN6: Determine the factors that contribute to, or detract from, tranquillity to ensure that policies will more effectively conserve and enhance levels of tranquillity.
HE3: Promote the Historic Landscape Characterisation and related Historic Landscape Character Areas and Themes descriptions as a tool for managing the historic and cultural environment of the AONB, providing a framework for policy-making, planning decisions, research agendas and positive action.
HE7: The AONB will normally only support 'enabling development' that seeks to secure the conservation or restoration of an historic feature if it is not at the expense of another historic feature or the setting of that historic feature or another.
HE9: In relation to additions/alterations to the built heritage or nearby structures, support Local Planning Authority Conservation Officers in seeking the highest standards of design and materials.
PT2: Encourage, and contribute to, coherent and consistent formulation and implementation of planning policies, including across Local Authority boundaries, to ensure they take full account of the local distinctiveness, character, and quality of the AONB and its setting.
PT3: Strongly advocate at national levels for initiatives to ensure AONBs are statutory consultees on all planning and transportation matters affecting their area and its setting.
PT4: Encourage, support and inspire local communities to prepare and adopt Neighbourhood Plans and other similar initiatives, such as Village Design Statements, that respect the special landscapes of the AONB and the objectives of this Management Plan.
PT8: Seek to achieve net landscape enhancements and biodiversity gain through partner Local Planning Authority policies and Development Management processes.
PT11: The AONB planning protocol continues to be used by local planning authorities to ensure that the AONB Partnership is consulted on all development and land use change proposals that meet the criteria or may have a significant impact and/or effect on the characteristics, special qualities, or setting of the AONB including views into and out of the AONB.
PT14: Development proposals in the AONB or its setting should demonstrate how they have taken account of the AONB Management Plan objectives and policies.
PT15: Local Planning Authority partners ensure that where new development is permitted, it complements the special qualities of the AONB and takes full account of the area's setting and context through the consideration of appropriate Landscape Character Assessments and sensitivity and design studies.
PT22: Encourage the identification of affordable housing sites in Neighbourhood Plans where that is consistent with the primary purposes of the AONB designation and takes full account of the local distinctiveness, character, and qualities of the locality.
PT23: When considering proposals for housing development in the AONB, LPA partners will give emphasis to affordable housing, and will treat the AONB as a rural area (NPPF Para 63) where the government's restriction on the requirement to provide affordable housing does not apply.
PT24: Work with local authority partners to ensure that the replacement of existing dwellings in the AONB and its setting are only supported where all the following criteria are met: <ul style="list-style-type: none"> i. the replacement dwelling is not materially larger than the one it replaces; ii. the proposed dwelling does not materially impact on the special qualities of the AONB,

Management Policy

<p>especially through its height or bulk;</p> <ul style="list-style-type: none">iii. the proposed development will not generate the need for additional ancillary development including storage, parking and hard surfacing; andiv. the proposed permanent dwelling does not replace a temporary structure or one where the residential use has been abandoned
<p>PT25: Work with local authority partners to ensure that the replacement of existing permanent buildings in the AONB and its setting are only supported where all the following criteria are met:</p> <ul style="list-style-type: none">i. the replacement building is not materially larger than the one it replaces;ii. the replacement building is in the same use as the one it replaces;iii. the proposed building does not materially impact on the special qualities of the AONB, especially through its height or bulk; andiv. the proposed development will not generate the need for additional ancillary development including storage, parking and hard surfacing;
<p>PT26: Work with local authority partners to ensure that within the AONB and its setting, extensions to existing permanent buildings are only supported where:</p> <ul style="list-style-type: none">i. the proposed extension does not materially impact on the special qualities of the AONB, especially through its height or bulk;ii. the size and scale of the proposed extension is not disproportionate to the existing building; andiii. the proposed development will not generate the need for additional ancillary development including storage, parking and hard surfacing; andiv. The size and scale of any garage or outbuilding within the curtilage of a dwelling in the AONB and its setting must be proportionate to the dwelling.
<p>PT27:</p> <ul style="list-style-type: none">a) AONB partner organisations utilise a consistent approach to the design, provision and maintenance of highways and associated features through joint implementation of the 'Conserving and Enhancing the setting of the AONB Rural Road Network' highways guidance.b) Major road schemes need to avoid physical and visual impacts on the AONB and its setting, mitigate impacts that cannot be avoided, provide landscape and biodiversity enhancements, and provide compensation for residual and unquantified impacts.
<p>PT28: Promote and help develop an integrated system, whereby roads, railways, public transport and Rights of Way networks are more accessible and interconnect, minimising the impact of traffic on the AONB and encouraging a safer and more attractive environment for walking, cycling and horse riding</p>
<p>SRC8: Work with partners to increase the provision of affordable housing in and around the AONB where that is consistent with the primary purposes of AONB designation.</p>

Overview of landscape and heritage context in North Dorset

- 2.27 Significant parts of the North Dorset area are within nationally designated landscapes; the Dorset AONB covers the south-western part of the area while the Cranborne Chase & West Wiltshire Downs AONB covers the east of the area. The AONBs are characterised by undulating downland and converge to the north of Blandford Forum.
- 2.28 The area supports a variety of semi-natural habitats including ancient woodlands, calcareous grasslands and meadows. The River Stour is a prominent feature of the North Dorset area which

meanders from the north to the south-east through the area. The Winterborne, Lodden and Divelish Rivers also cross the landscape.

- 2.29 The North Dorset area has a strong rural character, with settlements typically situated at the foot of escarpments, along ridgelines or at river crossing points. Settlement is predominantly in the form of small scattered villages and hamlets. Many settlements are historic in origin (containing designated conservation areas) with a variety of vernacular building styles and materials. High levels of tranquillity and dark night skies are experienced across the area, particularly away from busy trunk roads.
- 2.30 The North Dorset area contains a wealth of heritage assets from various periods of history, including many nationally significant features. These include 157 scheduled monuments, eight registered parks and gardens and 1984 listed buildings, of which 49 are grade I and 86 are grade II*. The historic occupation of the landscape is evidenced by numerous prehistoric earthworks, the earliest of which are typically funerary, while later examples include the iconic Iron Age hillforts at Hambleton Hill and Hod Hill. The latter site also evidences Roman occupation and is just one of many that attest activity during this period in the North Dorset area. During the Anglo-Saxon period settlements such as Gillingham and Shaftesbury were established, as were several abbeys including at Shaftesbury and Milton Abbas. There is a particularly rich medieval landscape including religious sites, deer parks, deserted medieval settlements and significant agricultural features surviving, due to the unusually long-lived pattern of historic land use. As well as natural and built heritage, the landscape also has strong cultural associations with writers and artists, including Thomas Hardy who was born and spent most of his life in Dorset.
- 2.31 While these qualities and characteristics of the area represent the things which people value most about these landscapes, they also present significant constraints in terms of development.

2 Methodology



Photo caption: View north-east along The Street, Milton Abbas.

3 Methodology

Methodology

- 3.1 These larger villages, as defined under Policy 2 of the North Dorset Local Plan Part 1, are named in Table 2.1 and displayed spatially in Figure 1.2.

Table 3.1: Larger villages within North Dorset area

Bourton	Charlton Marshall	Child Okeford	East Stour	Fontmell Magna	Hazelbury Bryan
Iwerne Minster	Marnhull	Milborne St Andrew	Milton Abbas	Motcombe	Okeford Fitzpaine
Pimperne	Shillingstone	Stourpaine	Winterbourne Kingston	Winterbourne Stickland	Winterbourne Whitechurch

Task 1: Agreement of the spatial framework

- 3.2 The spatial framework for the assessment of the villages was agreed in conjunction with the client during the early stages of the project. The spatial extent of the assessment areas for the villages varies according to the size of the settlement and the character of the landscape surrounding the settlement. For example, the areas assessed around settlements where the landscape is flat and uniform in character are generally larger than those used to assess an undulating and varied landscape. The extent of the assessment area for each village is displayed within the individual village assessment profile.

Task 2: Desk-based assessment

- 3.3 This task used the same data sources as the Stage 2 assessment of the four main towns and Stalbridge (see paragraphs 2.3 and 2.4 in the Stage 2 report). All available information was interrogated to give an indication of the key landscape and heritage sensitivities to development surrounding each of the villages. These sensitivities were recorded in a standardised profile.
- 3.4 The **historic environment and landscape assessments were undertaken separately by the team's specialists**, with their findings collated into a standardised profile to present the information holistically in order to better understand the sensitivity of a given area.

Landscape

- 3.5 The Dorset Landscape Character Assessment formed a key source for the landscape sensitivity assessment. A full list of sources used for the landscape sensitivity assessment is included in Appendix 2.

Historic environment

- 3.6 For the purposes of the Historic Environment assessment the following sources were consulted:
- Historic England (HE) designated asset datasets:
 - Listed Buildings;
 - Scheduled Monuments; and
 - Registered Parks and Gardens³.
 - Historic Environment Record (HER) data for Dorset, as well as Somerset and Wiltshire⁴;

³ NB – all HE designation data was reviewed but no World Heritage Sites or Registered Battlefields are located within the area of study.

- Historic Landscape Characterisation (HLC) data for Dorset⁵, as well as Somerset and Exmoor, and Cranborne Chase and West Wiltshire Downs AONB⁶;
- Relevant local authority data for conservation areas and locally listed buildings, where available;
- The Dorset Historic Towns Surveys; and
- Digital historical mapping.

Task 3: Field verification

- 3.7 Following the drafting of the key sensitivities from the desk-based assessment, the findings were tested in the field. Field verification was undertaken using public footpaths and roads. No private land was accessed. The field verification exercise was particularly important for assessing views in and out of the individual settlements and perceptual qualities which are not evident from desk-based assessment.

Landscape

- 3.8 The landscape assessment fieldwork focused in particular on the relationships between the assessment areas and adjoining settlement, landscape settings and wider views, and articulation of special qualities relating to the Dorset AONB and the Cranborne Chase and West Wiltshire Downs AONB, the condition of individual landscape features, and perceptual qualities (i.e. levels of tranquillity). It also noted any important features within each area that would be sensitive to change and examined potential opportunities for landscape and green infrastructure.

Historic environment

- 3.9 Initial impressions on likely potential impacts on known archaeological remains, archaeological potential and effects related to the setting change were tested in the field. This included assessing how the development site can be viewed from key assets. It also included photography to illustrate any key points.
- 3.10 The historic environment assessment fieldwork primarily considered:
- Heritage assets within the site, their susceptibility to physical impacts and setting change;
 - Relationships between heritage assets within the site and in the surrounding environs;
 - Heritage assets outside the site boundary that could experience setting change; and
 - Potential for change to wider historic landscape character.

Task 4: Reporting

- 3.11 The main landscape and heritage sensitivities to development in the defined area surrounding each village are listed in a standardised profile with location map, contextual photos, key landscape sensitivities and key heritage sensitivities.
- 3.12 For each village, guidance and mitigation recommendations have also been made to address the potential impacts of development in the area surrounding each village.

⁴ Where these areas adjoined the assessment areas.

⁵ Provided by Dorset HER.

⁶ Both datasets were obtained from the Archaeological Data Service (ADS) website.

3 Results



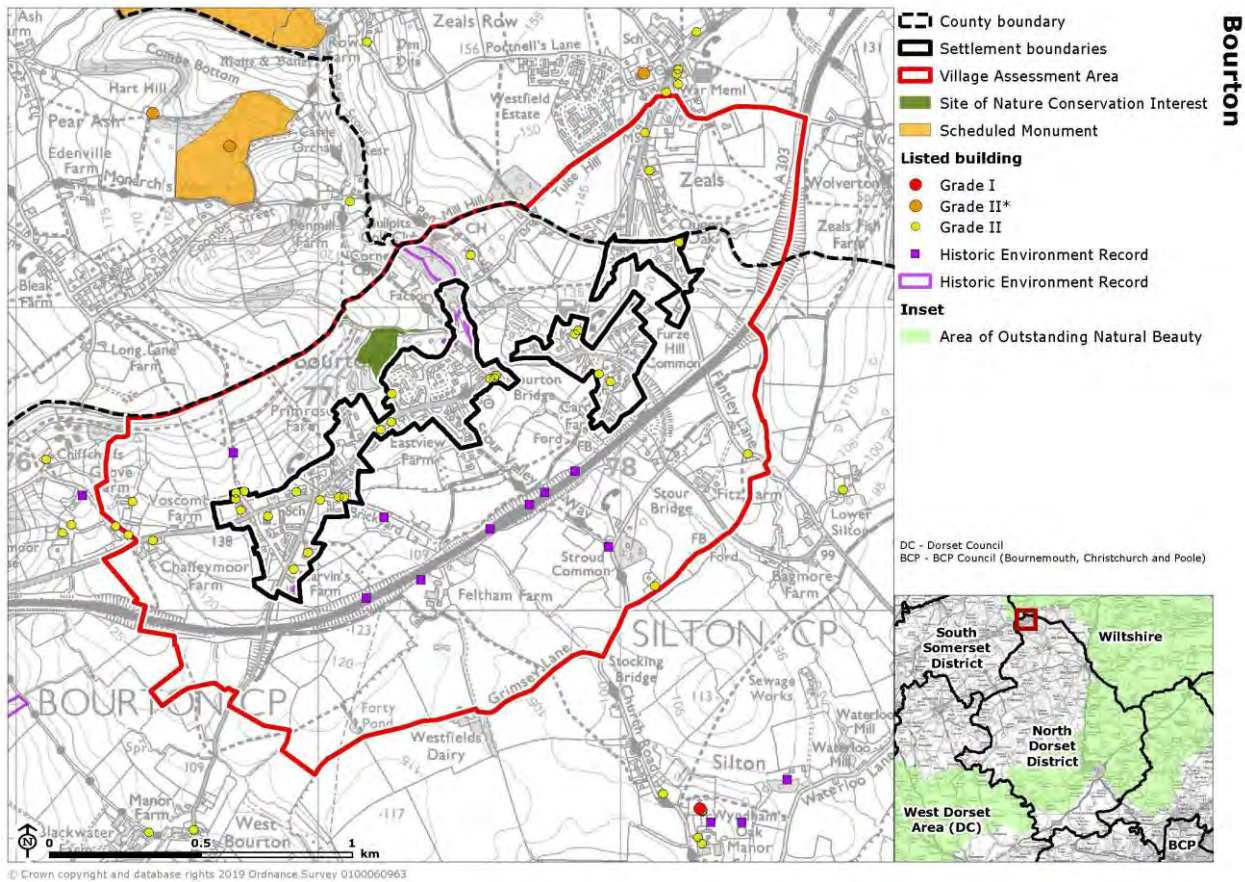
Photo caption: View south-east from Shaftesbury, towards Melbury Hill.

4 Detailed village assessments

- 4.1 This chapter contains the detailed landscape and heritage assessment profiles for each of the 18 villages.

Village	Page number
Bourton	23
Charlton Marshall	27
Child Okeford	31
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Winterborne Whitechurch	85

Bourton



Representative photographs



Location and summary of landscape character

The village of Bourton is situated in the northern extent of the North Dorset area. The north-west of the village is located within the North Dorset Limestone Ridges Landscape Character Areas, whilst the south-eastern extent is within the Blackmore Vale Landscape Character Area. The Blackmore Vale LCA also follows the valley of the River Stour to the north of the village cutting between areas of North Dorset Limestone Ridges. Bourton is located directly south of the Cranborne Chase and West Wiltshire Downs AONB. The River Stour runs north to south through the centre of the village, while the A303 dual carriageway is located to the south of the village. Much of the settlement is on elevated land which provides extensive views, particularly to the south. The Grade II listed Church of St George is located at one of the highest points in the village.

Key sensitivities

Landscape

- The village is located at the southern foot of a series of limestone ridges, on gently undulating land. The landform becomes steeper and more dramatic to the north and west of the village.
- It is overlooked from the neighbouring elevated ridges to the north, much of which is part of the nationally important landscape of the Cranborne Chase and West Wiltshire Downs AONB.
- Areas of BAP priority habitat deciduous woodland, mostly located on sloping land to the north of the village. A pocket of BAP priority habitat traditional orchards lies to the north of the village, directly north of The Old Coach House. An area of BAP priority habitat good quality semi-improved grassland is located east of Silton Road and north-west of the A303.
- Adjacent to the north of the settlement edge are two sites of nature conservation interest: Kite's Nest Lane and Primrose Farm. Hedgerows are well developed and contain frequent mature trees.
- The distinctive linear settlement pattern (a result of incremental linear development) with relatively dispersed properties. Buildings are a combination of modern and traditional, with a mixture of building materials used including red brick and stone.
- The landscape forms a rural gap between Bourton and the distinct settlement of Zeals (in Wiltshire).
- The strong network of public footpaths surrounds and crosses through the village including the **Monarch's Way and the Stour Valley Way** long-distance recreational routes.
- The higher ground to the north of Bourton provides open long-distance views. The village is visible from some elevated areas to the north, however tall hedgerows and sunken lanes can limit these views.
- The undeveloped wooded skylines. In the west of the village, the tower of the Church of St George (grade II listed) is a visually prominent skyline feature.
- Parts of the assessment area (particularly to the north away from the A303) have a rural and secluded character where concealed by the undulating landform or sunken lanes.

Heritage

- The Historic Landscape Characterisation (HLC) data indicates a largely agricultural landscape primarily comprised of medieval and post-medieval enclosures. These have some time-depth and are likely to feature heritage assets⁷ susceptible to physical change. Parts of the historic landscape also have further value as they form part of the setting of a number of heritage assets.
- There are a number of grade II listed buildings within Bourton and Queen Oak. Of these, only those that have a meaningful relationship with the assessment area e.g. the Church of St George [1324553], Sandways Farmhouse [1110352] and potentially some of the cottages⁸, would be susceptible to the effects of development.
- There are also a number of grade II listed buildings in the assessment area; all would be susceptible to physical change⁹. The farmhouses and cottages¹⁰ may be susceptible to setting change if the agricultural landscape aids in their legibility. The significance of the farmsteads may also be affected if the relationship with their historic outbuildings is changed/lost.

⁷ Such as: hedgerows that qualify as historically important under the Hedgerow Regulations (1997), historic pathways, and ridge and furrow earthworks.

⁸ Such as: Rosling [1172196], the Cottage [1110351] and Clare Cottage [1110345].

⁹ Although as per the NPPF paragraph 194 substantial harm to or the loss of a Listed Building should be exceptional or wholly exceptional. Listed Building Consent would be required for or all works of demolition, alteration or extension that affects its character as a building of special architectural or historic interest. See <https://historicengland.org.uk/advice/hpg/consent/lbc> for more information.

¹⁰ Such as: Grove Farmhouse [1110347], Chaffeymoor Farmhouse [1172203], Fantley Thatch and Longhouse [1110259] and the Swiss Cottage [1131072].

- Beyond the assessment area there are a number of grade I and II* listed buildings, including churches at Zeals and Stilton and country houses at Lower Zeals and Stourton. For assets such as these, where displaying wealth/power can be a key part of significance change in setting, or eroding or disrupting asset visibility, could lead to harm, potentially of substantial effect.
- There are a number of scheduled monuments to the north and north-east of the assessment area within Cranborne Chase¹¹. The assessment area does not appear to have a meaningful relationship with any of the scheduled monuments in the vicinity. As such, its development would be unlikely to harm their heritage significance.
- The HER records a limited number of low-value medieval and post-medieval archaeological assets, but the wider resource highlights further archaeological potential. The assessment area is undeveloped so any hitherto unknown archaeology would likely survive well, bar truncation from ploughing. Additionally, at the two historic landfill sites recorded near Bourton either side of the A303 any archaeological remains will have been badly truncated or entirely destroyed. Any archaeological remains would be highly susceptible to physical change.

Guidance and opportunities for mitigation

- Avoid development on sloping ground where it would be visually prominent (including views in from the nationally designated landscape of the AONB) such as the steeper more dramatic slopes to the north and west of the village.
- Protect and conserve landscape features which contribute to the natural character of the landscape including BAP priority habitats deciduous woodlands and traditional orchards, sites of nature conservation interest and well-established mature tree hedgerows. Trees, woodland and hedgerows can also help to integrate new development into the landscape.
- Conserve the distinctive linear settlement pattern of the village and retain the distinct identities of Bourton and Zeals to prevent coalescence of these settlements. Development on the settlement edge should be designed to create a sensitive transition between village and countryside¹².
- Avoid placing development where it may detract from the rural setting of public rights of way, especially the long-**distance recreational routes Monarch's Way and Stour Valley Way** or where they provide long-distance views over the lower ground to the south.
- Protect views of key skyline features such as the tower of the Church of St George (grade II) and **characteristic wooded skylines, as well as prohibiting adverse effect to 'important views' identified in the Bourton Neighbourhood Plan**⁶.
- Conserve the secluded rural and removed perceptual qualities in areas concealed by the undulating landform and sunken lanes.
- Ensure any new development does not adversely affect the special qualities of Cranborne Chase and West Wiltshire Downs AONB, including the largely rural character, mosaic of habitats, sense of history and remoteness, and the dark night skies.
- Any proposals affecting landscape that retains time-depth and heritage assets, such as historic hedgerows, pathways, etc. should look to retain and draw upon these features to help create a sense of place¹³.
- A local list¹⁴ (and GIS shapefile) of non-designated heritage assets should be compiled to ensure that proposals for development fully assess any potential impact/enhancement to such assets¹⁵.

¹¹ As these are typically archaeological assets their value is often primarily evidential with limited contribution from setting. However, this is not always the case and the spatial location and prominence of prehistoric earthworks and medieval castles can contribute to their significance.

¹² Taken from the Bourton Neighborhood Plan, 2016-2031 (2017).

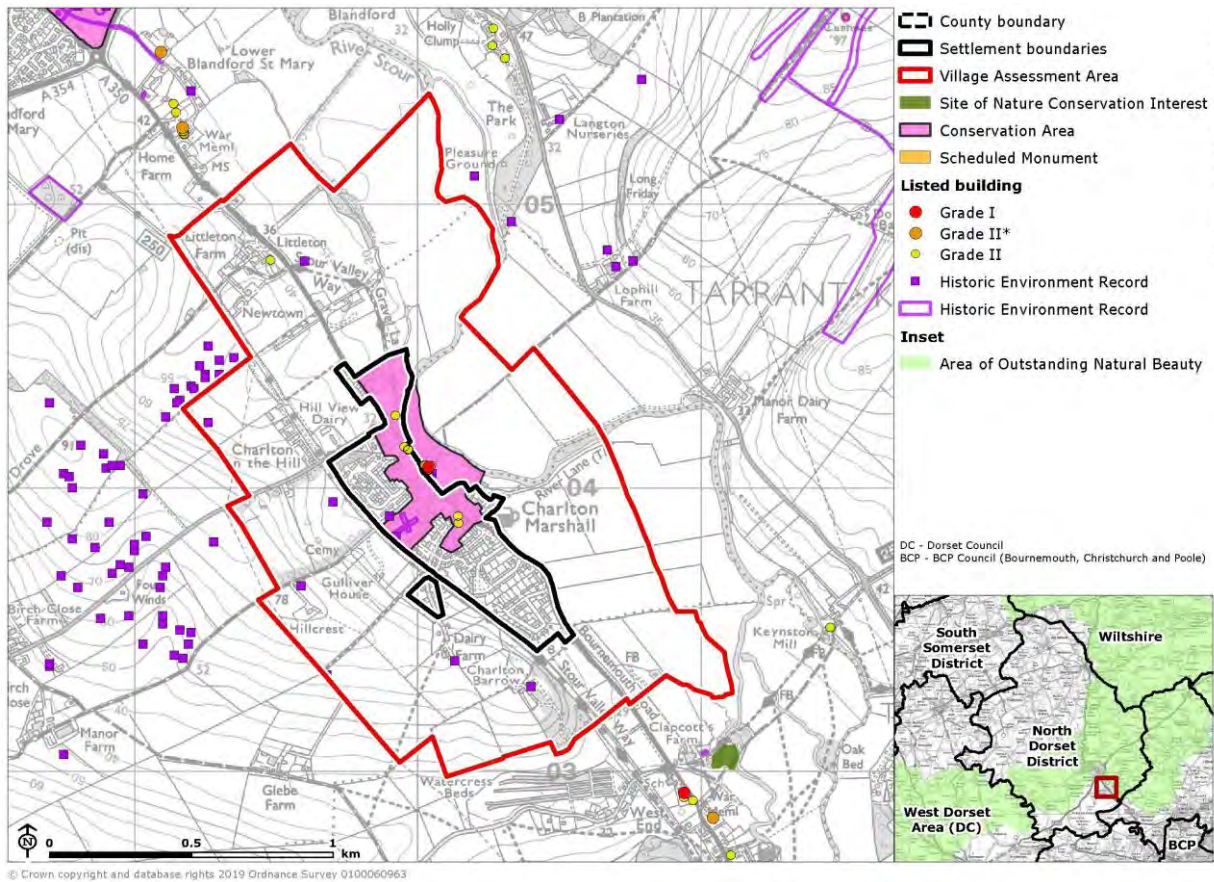
¹³ Taken from the Statement of Significance within the Cranborne Chase and West Wiltshire Downs AONB Management Plan 2019-2024

¹⁴ <https://historicengland.org.uk/images-books/publications/local-heritage-listing-advicPlan>
e-note-7/

¹⁵ This could be undertaken with community involvement.

- Listed buildings and non-designated built heritage assets should be retained. Elements of their setting that contribute to their heritage significance should be preserved or enhanced.
- Heritage statements are required for any proposals that may affect the significance of a heritage asset. Where there is the potential for effects to grade I and II* listed buildings and/or scheduled monuments, Historic England will need to be consulted.
- Archaeological potential, and the potential for adverse effects, will need to be clarified via desk-based assessment and potentially field evaluation. The outputs of this process should be used to inform an appropriate mitigation strategy, agreed in advance with the local authority archaeological advisor.

Charlton Marshall



Representative photographs



Location and summary of landscape character

Charlton Marshall is located in the south-east of the North Dorset area, at the meeting point of two Landscape Character Areas. The south-western half of the village is within the South Blandford Downs LCA, whilst the north-eastern half is within the Mid Stour Valley LCA. The village is located directly to the south-west of the Cranborne Chase and West Wiltshire Downs AONB. Settlement is primarily situated on the south-western slopes of the gently sloping river terrace of the River Stour, which flows past the village to the east and north. The village has expanded to be linear and is centred on the A350. The grade I listed Church of St Mary is located in the north of the village adjacent to the river and is within the Conservation Area.

Key sensitivities

Landscape

- Steeply sloping topography to the south and west of Charlton Marshall, associated with the broad valley of the River Stour. The upper valley slopes are visually prominent in a local context.
- Important semi-natural habitats located around the village, which include floodplain grazing marsh and strips of deciduous woodland BAP priority habitats. Fields are enclosed by a network of hedgerows, often with mature trees. Mature in-field trees are also characteristic. There is a small copse of woodland managed by the Woodland Trust to the north of the village.
- The low density of existing settlement and its containment to the south-east by the dismantled railway line which is lined by mature trees.
- The sense of separation that the surrounding landscape provides between the distinct areas of Charlton Marshall and Blandford St Mary/Lower Blandford St Mary (to the north-west) and the village of Spetisbury (another linear village centred on the A350, located to the south-east).
- Important public rights of way including the Stour Valley Way and National Cycle Route 250 (which forms part of the North Dorset Trailway) which provide an opportunity for recreation (walking, cycling and horse riding) and appreciation of the landscape surrounding the village.
- The long views from the upper valley slopes across the roofscape of the village to the elevated, undulating countryside (including Cranborne Chase and West Wiltshire Downs AONB to the north-east).
- Skylines are generally wooded and undeveloped. Buildings have a low profile and are not prominent on skylines, including the tower of the Church of St Mary which is screened by surrounding trees.
- The traditional rural character experienced away from the A350, with winding country lanes and scenic views of trees and agricultural land. On the elevated ground there is an open and expansive character.

Heritage

- The HLC indicates a predominantly agricultural landscape with enclosures of post-medieval date. This has some time-depth and may feature heritage assets¹⁶. The rest of the HLC includes: a modern cemetery; part of a post-medieval water meadow; two non-designated parklands¹⁷; and the route of the former Somerset and Dorset Joint Railway, now the North Dorset Trailway. All of which may be considered heritage assets in their own right. In the event of development all of the mentioned heritage assets could be susceptible to physical change. Some parts of the historic landscape have further value as they form part of the setting of heritage assets.
- The assessment area includes the eastern side of the Charlton Marshall Conservation Area and directly adjoins its western and northern boundaries. Development within the conservation area or its rural setting could affect its character and special interest. At the time of its designation, the south-west part of the conservation area (by Charlton Mead) that abuts the assessment area was fields; in 2010 it was developed for housing. As such, the historic core is now separated from the assessment area by modern development and is unlikely to be meaningfully changed by further adjacent development.
- Charlton Marshall Conservation Area includes the grade I medieval Church of St Mary [1171867] and several grade II listed Buildings which would be susceptible to harm as a result of setting change.

¹⁶ Such as: hedgerows that qualify as historically important under the Hedgerow Regulations (1997), ridge and furrow earthworks and historic paths.

¹⁷ One park belonged to the Charlton Manor, which is still extant but much altered and now separated from the remaining parkland by modern development. The other - Charlton Barrow - is relatively intact and contributes to the heritage significance of the non-designated Charlton Barrow House, which remains extant.

- There is one grade II listed building in the assessment area - Littleton House [1110175]. It could be susceptible to physical change¹⁸, as well as setting change as a result of change/loss of its estate and conflation with Charlton Marshall. Along with Littleton Farm it is all that remains of Littleton village, a former separate parish with its own church. Development could lead to coalescence with Charlton Marshall. Earthworks of a medieval settlement are known¹⁹ and may extend within the assessment area. These assets would be highly susceptible to physical change.
- At least one non-designated built heritage asset in the assessment area – Charlton House – would be susceptible to physical and/or setting change.
- There are grade I, II* and II listed buildings in the wider vicinity of the assessment area some of which may be susceptible to setting change.
- In addition to the medieval settlement at Littleton, the HER records prehistoric and Roman settlement within and adjacent to the assessment area. Later evidence is likely to be limited to agricultural and industrial activity. The assessment area is undeveloped so any hitherto unknown archaeological remains would likely survive well, bar truncation from ploughing. Any archaeology would be highly susceptible to physical change.

Guidance and opportunities for mitigation

- Avoid development on the steeply sloping sides of the valley where it would be visually prominent and out of keeping with the existing settlement form.
- Retain landscape features including hedgerows, woodland and in-field trees which contribute to natural character, form features on the undeveloped skyline and which screen the settlement from the wider rural landscape.
- Prevent the coalescence of settlements and preserve the distinct identities of neighbouring villages including Blandford St Mary/Lower Blandford St Mary (to the north-west) and Spetisbury (to the south-east).
- Ensure new development is in keeping with the density, form and vernacular of the existing.
- Retain the overall tranquil and rural character of the landscape which surrounds the village.
- Any proposals affecting landscape that retains time-depth and heritage assets e.g. historic hedgerows, pathways, etc., should look to retain and draw upon these features to help create a sense of place.
- Any development proposals should preserve the water meadow, cemetery, and remains of the non-designated estate belonging to Charlton Barrow.
- New development should preserve or enhance the special interest of the Charlton Marshall Conservation Area and any aspects of its setting that contribute to this e.g. its rural hinterland.
- A Conservation Area Appraisal should be prepared so that the special interest of Charlton Marshall, including the contribution of setting, is established and made publicly available²⁰. It may be beneficial to re-evaluate the conservation area boundary.
- Development should avoid the grade II listed Littleton House given its above and below ground sensitivities. However, in the event of development the Listed Building should be retained and any elements of its setting that contribute to its significance preserved. Any archaeological remains at the site will need to be further investigated.
- Elements of setting that contribute to the heritage significance of Listed Buildings or non-designated built heritage assets would need to be preserved or enhanced.

¹⁸ Although as per the NPPF paragraph 194 substantial harm to or the loss of a Listed Building should be exceptional or wholly exceptional. Listed Building Consent would be required for or all works of demolition, alteration or extension that affects its character as a building of special architectural or historic interest. See <https://historicengland.org.uk/advice/hpg/consent/lbc> for more information.

¹⁹ <https://www.british-history.ac.uk/rchme/dorset/vol3/pp40-46>

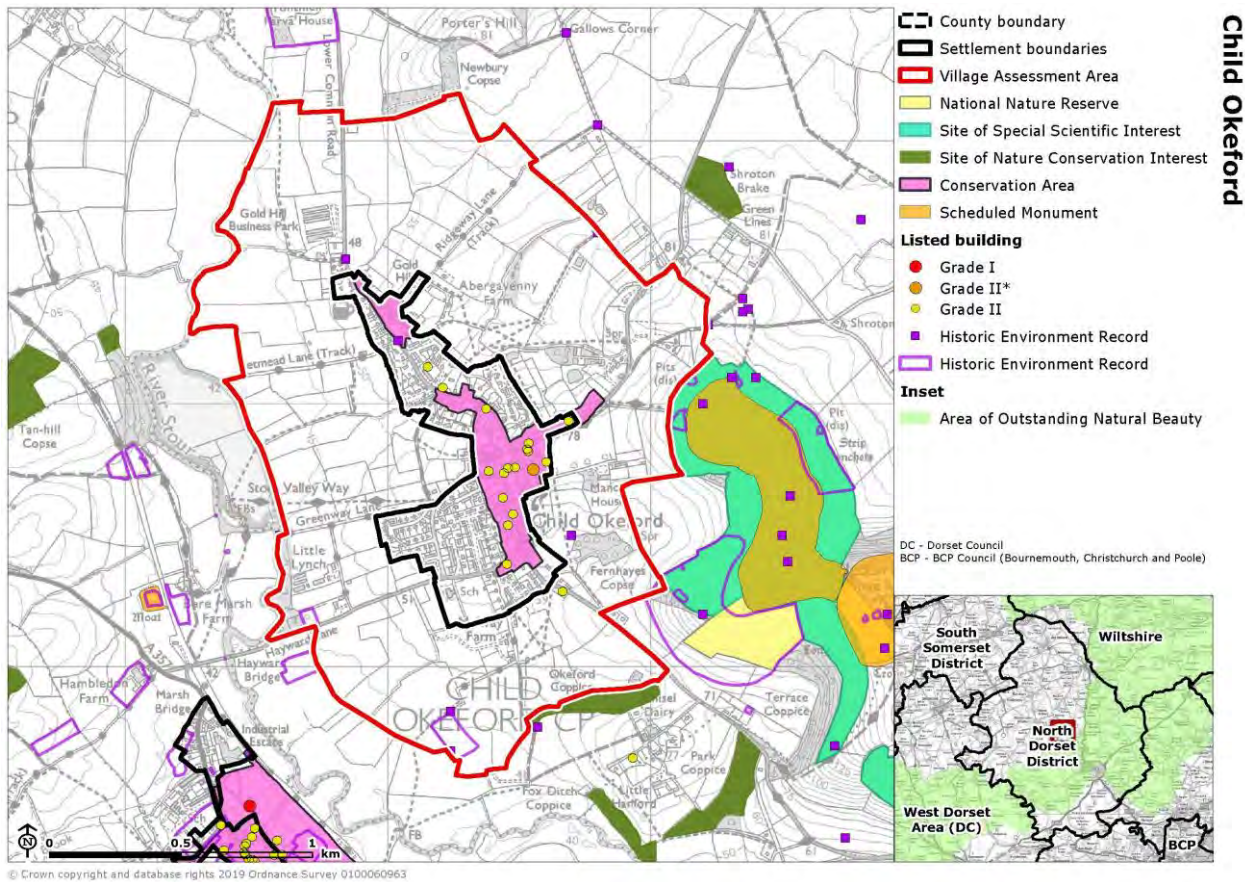
²⁰ Ideally, the Conservation Area Appraisal would be specifically planning orientated, identifying areas of different sensitivity to development and providing guidelines for design.

- A Local List²¹ (and GIS shapefile) of non-designated heritage assets should be compiled to ensure that proposals for development fully assess any potential change to such assets²².
- Heritage statements would be required for any proposals that may affect the significance of a heritage asset. Archaeological potential, and the potential for adverse effects, will need to be clarified via desk-based assessment and potentially field evaluation. The outputs of this process should be used to inform an appropriate mitigation strategy, agreed in advance with the local authority archaeological advisor.

²¹ <https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/>

²² This could be undertaken with community involvement.

Child Okeford



Representative photographs



Location and summary of landscape character

The village of Child Okeford is located in the centre of the North Dorset area. The assessment area encompasses three different Landscape Character Areas; the far western edge is within the Upper Stour Valley LCA, the east of the village (including most of the existing settlement) is within the North Blackmore Rolling Vales LCA, whilst the area between them (to the west of the village) is in the Blackmore Vale LCA. The south-east of the village is part of the Dorset AONB. The River Stour is located to the south and west of the settlement. Child Okeford is a historic village dating back to before the Domesday Book, sited at the foot of Hambleton Hill (a Neolithic ceremonial burial site with an Iron Age hill fort).

Key sensitivities

Landscape

- Gently undulating landform situated to the west of the visually prominent and distinctive Hambledon Hill chalk escarpment. Landform becomes steeper close to the foot of Hambledon Hill (east of the village).
- Scattered pockets of BAP priority habitat deciduous woodland and some traditional orchards lie mainly to the south-east of the village. The Hod and Hambledon Hill SSSI is adjacent to the east. Many field boundaries are marked by thick hedgerows, with frequent mature hedgerow trees.
- A historic linear settlement pattern, although there is some newer development extending to the south-west of the High Street. There is a mixture of building styles throughout the village with more modern properties being red brick houses and bungalows. Along the main road passing north to south through the village there is a more historic building vernacular including a mix of well-spaced, rendered, red brick and flint houses, some of which have thatched roofs. Along the main north to south road passing through the village there is a more historic building
- A network of interconnected public rights of way, which includes the Stour Valley Way long distance recreational route that passes through the centre of the village.
- From the north, the village is enclosed both by the landform and surrounding tree cover. Hambledon Hill forms an important backdrop to the village and is the prominent feature on skylines in views to the south-east.
- In views from the lower ground to the south of the village (including the neighbouring village of Shillingstone) Child Okeford is visually prominent, with the tower of St Nicholas Church forming a landmark skyline feature. It is also overlooked from Hambledon Hill, which is within the nationally important landscape of the Dorset AONB.
- Quiet and removed area with high levels of tranquillity and limited modern influences such as traffic noise.
- Eastern parts of the village and the rural landscape to the east form part of the nationally designated landscape of Dorset AONB, designated for its uninterrupted panoramic views, sense of tranquillity and remoteness, dark night skies, undeveloped rural character and a rich historic and built heritage.

Heritage

- The HLC indicates a predominantly agricultural landscape. There are medieval enclosed strip fields to the north (near Gold Hill), ancient woodland to the south (Okeford Coppice) and post-medieval enclosures to the west. These areas may include heritage assets susceptible to physical change²³. Parts of the historic landscape also have further value as they form part of the setting of heritage assets.
- The assessment area partly overlaps and directly abuts the remaining undeveloped edges of Child Okeford Conservation Area²⁴. Development within it and/or its rural setting could result in harm to its special interest and it is unlikely that significant development would be possible in much of the assessment area. Child Okeford Conservation Area contains the grade II* Church of St Nicholas [1110263], multiple grade II listed buildings, and presumably, a number of non-designated built heritage assets. These may be susceptible to setting change if the assessment area contributes to their significance.
- Shillingstone Conservation Area lies to the south-west of the assessment area, and Iwerne Courtney Conservation Area is to the east. The former could be susceptible to setting change but intervening topography means that Iwerne Courtney Conservation Area is unlikely to be affected.

²³ Such as hedgerows that qualify as historically important under the Hedgerow Regulations (1997), ridge and furrow earthworks and historic paths.

²⁴ E.g. the north-east and east.

- There is one grade II listed building in the assessment area - Five Chimneys [1110264] – and at least one non-designated heritage asset – Manor House and grounds. Both could be susceptible to physical²⁵ and setting change.
- There are a number of grade I, II* and II listed buildings in the vicinity of the assessment area. The majority do not appear to have a particularly meaningful relationship with the assessment area that would be affected by development. However, there is the potential for setting change to the grade II Chisel Farmhouse to the south of the assessment area, as a result of loss of rural setting.
- There is the potential for setting change to scheduled monuments in the wider vicinity of the assessment area, particularly the Iron Age and Neolithic sites on Hambledon Hill [1002677 and 1002767], which the assessment area almost adjoins.
- The HER records within the assessment area mostly pertain to undated droveways. However, there is evidence of prehistoric and Roman settlement to the north-east, east and south-east of the assessment area suggesting a potential for further remains of this date. Any archaeology may have been subject to truncation from ploughing and disturbance from rooting²⁶, but would otherwise likely survive well. It would be highly susceptible to physical change.

Guidance and opportunities for mitigation

- Avoid locating development on areas with steeply sloping landform where it would be visually prominent, including the slopes adjacent to Hambledon Hill.
- Protect and conserve landscape features which contribute to the natural character of the landscape, including pockets of BAP priority habitat deciduous woodland and traditional orchards, as well as thick hedgerow boundaries containing mature trees.
- Retain the historic linear settlement pattern of the village, ensuring that development is in keeping with the local building vernacular materials including: brick (some painted), brick and flint, natural stone, painted render and weatherboarding²⁷.
- Conserve the rural setting of public rights of way, especially along the Stour Valley Way long distance recreational route or where they look out towards distinctive views such as views towards Hambledon Hill.
- Avoid locating development where it may block views to landmark skyline features such as views to the tower of St Nicholas Church from the south-west.
- Retain the overall strongly rural and highly tranquil character of the village and its surrounds.
- Ensure any new development does not adversely affect the special qualities of Dorset AONB, including uninterrupted panoramic views, a sense of tranquillity and remoteness, dark night skies, undeveloped rural character and a rich historic and built heritage²⁸.
- Any proposals affecting landscape that retains time-depth and heritage assets, such as historic hedgerows, pathways, etc., should look to retain and draw upon these features in the masterplanning process to help create a sense of place.
- There should be no development to the east and south of Child Okeford due to the potential for harm to the highly sensitive scheduled monuments on Hambledon Hill and the Child Okeford Conservation Area and Listed Buildings/non-designated built heritage assets within it. Development along the undeveloped boundaries of the conservation area is also likely to be restricted by the need to preserve its rural setting.

²⁵ Although as per the NPPF paragraph 194 substantial harm to or the loss of a Listed Building should be exceptional or wholly exceptional. Listed Building Consent would be required for or all works of demolition, alteration or extension that affects its character as a building of special architectural or historic interest. See <https://historicengland.org.uk/advice/hpg/consent/lbc> for more information.

²⁶ There were a large number of orchards in the area historically.

²⁷ Taken from Child Okeford Village Design Statement (2007).

²⁸ Taken from the Statement of Significance within the Dorset AONB Management Plan 2019-2024.

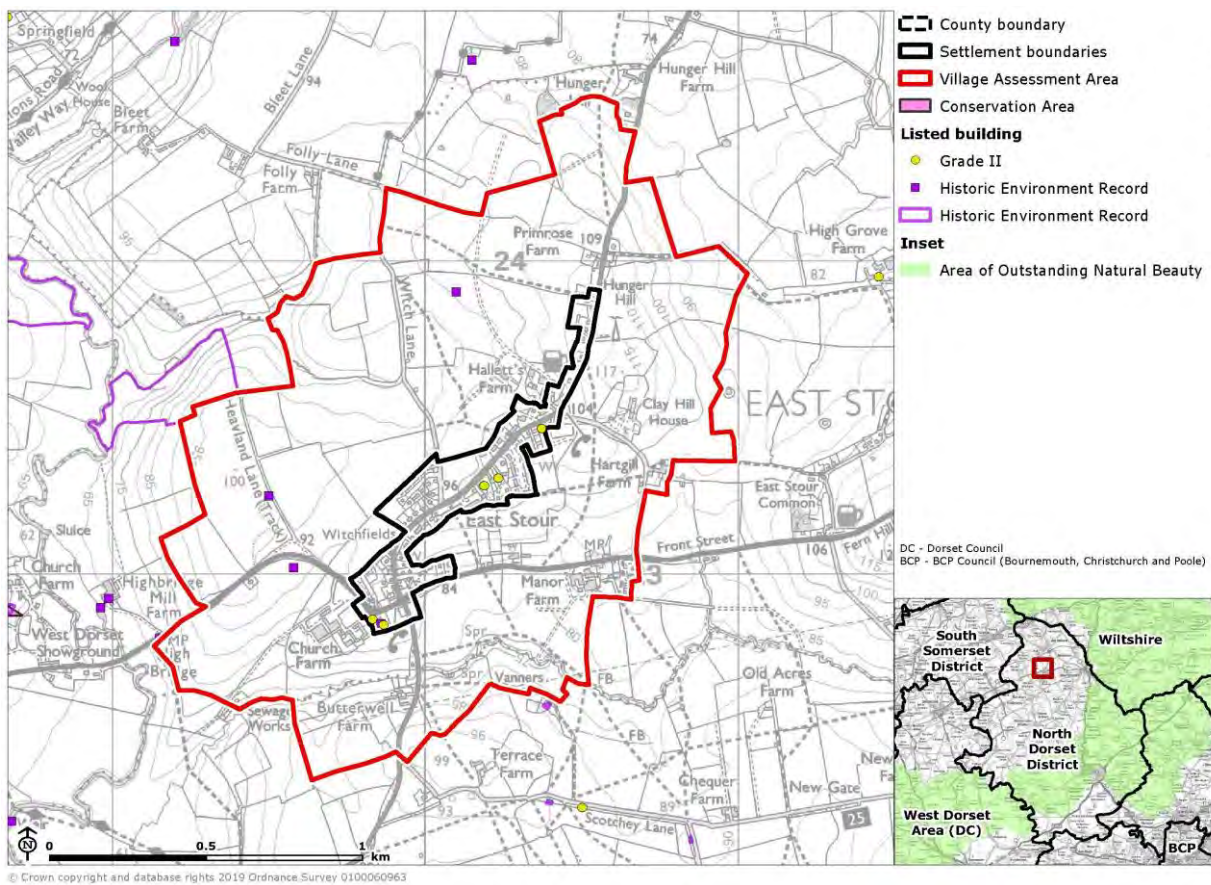
- Conservation Area Appraisals should be prepared to ensure that the special architectural and historic interest of Child Okeford and Shillingstone and the way in which setting contributes to this, is understood and preserved/enhanced in the event of development²⁹.
- A Local List³⁰ (and GIS shapefile) of non-designated heritage assets should be compiled to ensure that proposals for development fully assess any potential impact/enhancement to such assets³¹.
- Listed Buildings and non-designated built heritage assets should be retained. Elements of their setting that contribute to their heritage significance should be preserved or enhanced. Similarly, any elements of setting contributing to the heritage significance of scheduled monuments (e.g. visibility, prominence, etc.) should similarly be preserved.
- Heritage statements would be required for any proposals that may affect the significance of a heritage asset. Where there is the potential for effects to grade I or II* listed buildings and/or scheduled monuments, Historic England will need to be consulted.
- Archaeological potential, and the potential for adverse effects, will need to be clarified via desk-based assessment and potentially field evaluation. The outputs of this process should be used to inform an appropriate mitigation strategy, agreed in advance with the local authority archaeological advisor.

²⁹ Ideally, the Conservation Area Appraisal would be planning orientated, identifying areas of different sensitivity to development and providing design guidelines.

³⁰ <https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/>

³¹ This could be undertaken with community involvement.

East Stour



Representative photographs



Location and summary of landscape character

East Stour is a linear village located in the north of the North Dorset area. The village is situated within the North Dorset Limestone Ridges and the North Blackmore Rolling Vales Landscape Character Areas, with the south-west in the North Dorset Limestone Ridges LCA and the north-east in the North Blackmore Rolling Vales LCA. As its name suggests, the village is situated east of the River Stour. East Stour is noted in the Domesday Book and was historically a primarily agricultural village although the glove and button making industries became important in more recent centuries.

Key sensitivities

Landscape

- The settlement is located on an elevated ridge, with the surrounding landform gently sloping away from the village. Slopes tend to be steeper around Hunger Hill in the north-east and at the small-scale stream valley to the south of the village.
- A small watercourse marked by woodland runs to the south of the village. There is a small area of BAP priority habitat traditional orchard to the south-west of the village. Some mature in-field trees are also present. Hedges are generally low cut and interspersed with occasional mature trees
- A linear settlement pattern with development being relatively dispersed and not prominent.
- A well-connected network of public footpaths. The majority of public rights of way are located to the north and east of the settlement.
- Expansive views in most directions from the settlement because of its elevated landform and the open nature of the surrounding agricultural land.
- Undeveloped skylines looking across the surrounding flat land; features such as Duncliffe Hill to the south-east form prominent landmark features on skylines.
- Open and expansive character because of the large-scale field pattern and a presence of some low hedgerows.
- Peaceful and remote rural character with minimal traffic noise, particularly in the north of the village away from the A30.

Heritage

- The HLC indicates a largely agricultural landscape with enclosure of modern, post-medieval, and medieval date. The older enclosures to the north, north-east, and south-east have some time-depth and may feature heritage assets³² that would be susceptible to physical change. Parts of the historic landscape also have further value as they form part of the setting of a number of heritage assets.
- There are a small number of grade II listed buildings within East Stour. Church Farmhouse [1110456], Christ Church [1110455] and Half Acre [1324487] are most likely to be susceptible to setting change as the surrounding landscape may contribute to their significance. Church Farmhouse may also be susceptible to harm if the relationship with its historic outbuildings- which may be curtilage listed³³ - is changed/lost.
- There are no listed buildings in the assessment area³⁴. However, there are some in the wider vicinity that may be susceptible to low-level setting harm due to a relationship with the assessment area e.g. the grade II listed Russet Cottage [1305002].
- The HER records limited archaeology - mainly relating to industrial or agricultural activity - both within the assessment area and wider vicinity. This probably reflects a lack of investigations more than an absence of archaeology. There are tributaries to the River Stour in the area and these may have a potential for geoarchaeological/palaeoenvironmental remains. The assessment area is undeveloped so hitherto unknown archaeology would likely survive well, bar truncation from ploughing. Any archaeological remains would be highly susceptible to physical change.

³² Such as hedgerows that qualify as historically important under the Hedgerow Regulations (1997), ridge and furrow earthworks and historic paths.

³³ <https://historicengland.org.uk/images-books/publications/listed-buildings-and-curtilage-advice-note-10/heag125-listed-buildings-and-curtilage/>

³⁴ Save for the outbuildings of Church Farmhouse which may be curtilage listed.

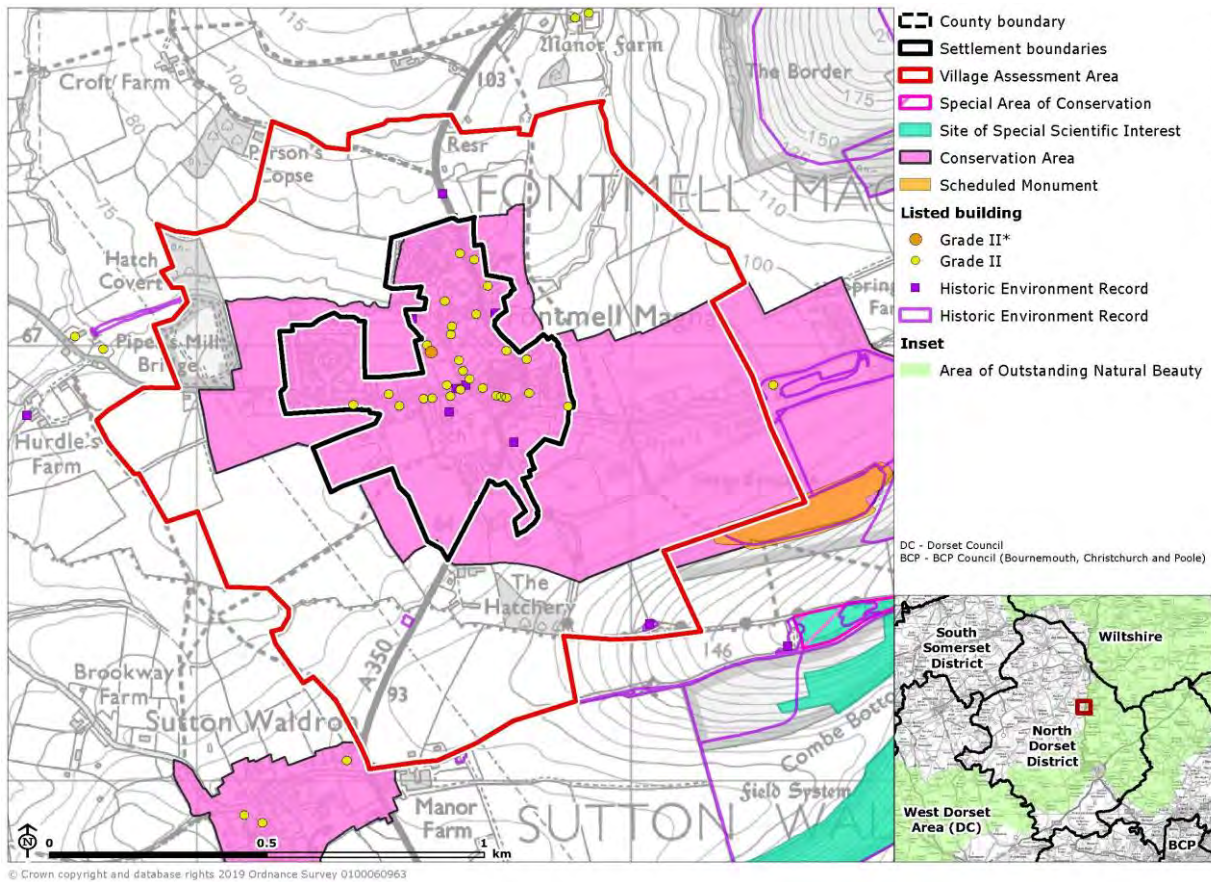
Guidance and opportunities for mitigation

- Avoid development on sloping land such as on Hunger Hill or the stream valley to the south of the village, where it would be visually prominent and out of keeping with the existing settlement pattern.
- Protect and conserve features which contribute to natural character including BAP priority habitat traditional orchards and mature trees in fields and hedgerows.
- Conserve the distinctive linear settlement pattern of the village, ensuring that new development fits with the existing low density housing pattern.
- Ensure the rural setting of public rights of way is conserved, especially where they provide long distance views across the lower-lying surrounding area or towards distinctive landform features such as Duncliffe Hill.
- Protect the open and undeveloped character of the area ensuring new development does not introduce intrusive skyline features or otherwise enclose the area.
- Retain the peaceful and remote perceptual qualities of the village and surrounding area.
- Proposals affecting landscape that retain time-depth and heritage assets e.g. historic hedgerows, pathways, etc., should be kept and draw upon these features to help create a sense of place.
- A Local List³⁵ (and GIS shapefile) of non-designated heritage assets should be compiled to ensure that proposals for development fully assess any potential impact/enhancement to such assets³⁶.
- Listed Buildings and non-designated built heritage assets should be retained. Elements of their setting that contribute to their heritage significance should be preserved or enhanced.
- Heritage statements would be required for any proposals that may affect the heritage significance of a heritage asset.
- Archaeological potential, and the potential for adverse effects, will need to be clarified via desk-based assessment and potentially field evaluation. The outputs of this process should be used to inform an appropriate mitigation strategy, agreed in advance with the local authority archaeological advisor.

³⁵ <https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/>

³⁶ This could be undertaken with community involvement.

Fontmell Magna



Representative photographs



Location and summary of landscape character

Fontmell Magna is a village located in the north-east of the former North Dorset District, between the market towns of Shaftesbury and Blandford Forum. The assessment area lies within three Landscape Character Areas; the west of the village (including most of the settlement) is within the North Blackmore Rolling Vales LCA, a small part of the south-east is within the North Dorset Chalk Escarpment LCA and the area between them is in the North Blackmore Rolling Vales. The east of the assessment area is part of the Cranborne Chase and West Wiltshire Downs AONB. Fontmell Down and Sutton Hill form a distinctive backdrop to the east of the settlement. The village has Saxon origins and was mentioned within the Domesday Book.

Key sensitivities

Landscape

- Gently sloping topography **following the small stream valley of the Collyer's Brook** which runs through the centre of the village. The village lies at the foot of two steep chalk escarpments (Fontmell Down and Sutton Hill) located to the north and east which form prominent features. Landform directly to the west and the south is flatter and less dramatic.
- Several pockets of BAP priority habitat deciduous woodland, particularly along the course of **Collyer's Brook**. **There is also a small area of BAP** priority habitat traditional orchard to the east of the village. The village contains many mature trees and fields are enclosed with well-established hedgerows containing frequent mature trees.
- Very low-density settlement pattern, with most properties single or one and a half storeys. Properties display a selection of traditional building materials including flint, brick and stone.
- A good provision of public rights of way with multiple public footpaths connecting the village to surrounding settlements. There is also a small area of open access land at Hatch Covert, as well as several other open access areas on the steep slopes of the Cranborne Chase and West Wiltshire Downs AONB to the east of the village.
- There are views to the escarpments of the Cranborne Chase and West Wiltshire Downs AONB to the north and east, which also provide an undeveloped backdrop and rural setting to the village.
- Views out from the village are characterised by wooded and undeveloped skylines. Fontmell Magna is concealed as it is nestled into the surrounding elevated landform, with the tower of the grade II* listed Church of St Andrew often the only prominent built feature on skylines.
- The assessment area is quiet and tranquil with limited traffic noise (away from the A350).
- The eastern half of the village lies within the nationally important landscape of the Cranborne Chase and West Wiltshire Downs AONB, designated for its largely rural character, sense of history and remoteness and the dark night skies.

Heritage

- The HLC indicates a primarily agricultural landscape which, other than to the north-east, is of probable medieval date. This historic enclosure has time-depth and is likely to contain heritage assets³⁷ susceptible to physical change. Parts of the historic landscape may have further value as if it contributes to the significance of heritage assets.
- The assessment area partly encircles the Fontmell Magna Conservation Area and overlaps a large amount of it. As such, it is highly susceptible to harm as a result of development within it and its rural setting, particularly as it has a very intact historic character.
- The conservation area includes the grade II* listed Church of St Andrew [1305380] and multiple grade II listed buildings. Given the agricultural origins of the settlement many of these may be susceptible to setting change if development resulted in a change/loss of agricultural context. The church may also be susceptible to setting change.
- The conservation area also includes a scheduled area of medieval strip lynchets [1020028] that would be highly susceptible to physical change³⁸.
- There are a small number of grade II listed buildings in the assessment area – **Piper's Mill Cottage** [1171926], Manor Farmhouse [1324620] and Barn 12m E of Manor Farmhouse [1171820]. These

³⁷ Such as hedgerows that qualify as historically important under the Hedgerow Regulations (1997), ridge and furrow earthworks and historic paths.

³⁸ Although any works to a Scheduled Monument would require Scheduled Monument Consent, and this is highly unlikely to be granted for the purpose of development. See <https://historicengland.org.uk/advice/planning/consents/smc> for more information.

could be susceptible to physical³⁹ and setting change. Locally important assets, such as Fontmell House (formerly the Rectory) and Springhead Gardens could be at similar risk.

- The assessment area also directly adjoins the Sutton Waldron Conservation Area to the south-west, which could be susceptible to harm as a result of loss of its rural setting. Some of the listed buildings within it, which are all grade II, save for the grade II* Church of St Bartholomew [1110209], may also be susceptible to setting change.
- Compton Abbas Conservation Area, several scheduled monuments (Melbury Beacon and a number of cross dykes), and grade II listed buildings lie in the wider vicinity. These are unlikely to have a significant relationship with the assessment area that would be affected by development.
- The limited HER records in the assessment area mainly relate to industrial or agricultural activity. This probably reflects a lack of investigations more than an absence of archaeology, and in the wider area there is evidence of activity dating from the prehistoric period onwards. There is also a tributary to the Stour in the area which may have a potential for geoarchaeological/palaeoenvironmental remains. The assessment area is undeveloped so any hitherto unknown remains are likely to survive well, bar truncation from ploughing. Any archaeological remains would be highly susceptible to physical change.

Guidance and opportunities for mitigation

- Avoid development on steeply sloping ground (including the chalk escarpments to the east of the village), where it would be visually prominent and out of keeping with the existing settlement pattern.
- Building materials should be in keeping with traditional vernacular avoiding materials including: artificial stone, poor quality facing bricks, PVC window frames, ungainly proportioned dormer windows or plastic weatherboarding⁴⁰.
- Conserve key ecological habitats including BAP priority habitats deciduous woodland and traditional orchard as well as promoting tree lines along boundaries and maintaining and encouraging green corridors such as well-established hedgerows⁴¹.
- Ensure new development is low density and use building materials which fit the traditional vernacular (flint, brick and stone), in order to be in keeping with the existing settlement pattern.
- Ensure that new development proposals are in keeping with the form, style and traditional vernacular of existing buildings within the village.
- Ensure public rights of way and open access areas are retained and their rural setting not disturbed, particularly where they provide key views such as footpaths up the steep escarpments or views to the Cranborne Chase and West Wiltshire Downs AONB. Development that would harm important views of the North Dorset Chalk Escarpment or the parish and Blackmore Vale should be resisted⁴¹.
- Ensure that development does not detract from the current skyline features of the village, where presently only the tower of the grade II* listed Church of St Andrew is visible above the line of trees.
- Ensure the rural and tranquil character of the surrounding landscape is retained by avoiding the over-engineering of features such as rural lanes.
- Ensure any new development does not adversely affect the special qualities of Cranborne Chase and West Wiltshire Downs AONB, including the largely rural character, mosaic of habitats, sense of history and remoteness and the dark night skies⁴².

³⁹ Although as per the NPPF paragraph 194 substantial harm to or the loss of a Listed Building should be exceptional or wholly exceptional. Listed Building Consent would be required for or all works of demolition, alteration or extension that affects its character as a building of special architectural or historic interest. See <https://historicengland.org.uk/advice/hpg/consent/lbc> for more information.

⁴⁰ Taken from Fontmell Magna Conservation Area Appraisal (2018)

⁴¹ Taken from the Fontmell Magna Neighbourhood Plan 2017-2023 (2018).

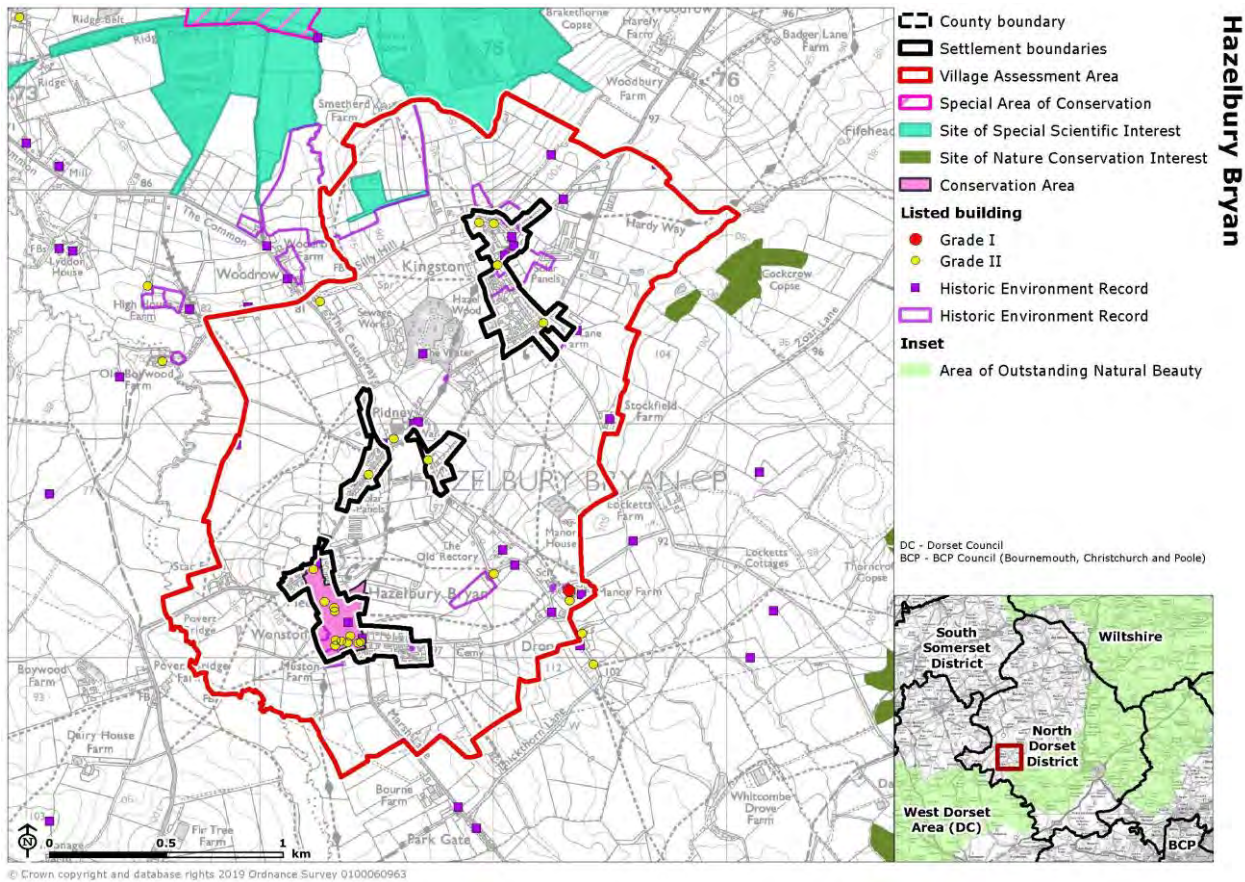
⁴² Taken from the Statement of Significance within the Cranborne Chase and West Wiltshire Downs AONB Management Plan 2019-2024

- Proposals affecting landscape that retains time-depth and heritage assets, such as historic hedgerows, pathways, etc., should keep and draw upon these features to help create a sense of place.
- New development should preserve or enhance the special interest of the conservation areas within and around the assessment area. Given the high sensitivity of Fontmell Magna Conservation Area opportunities for development that do not result in harm are likely to be very limited. Where appropriate, development proposals should accord with the Fontmell Magna Conservation Area Appraisal⁴³ guidelines for design.
- Development should avoid coalescing Fontmell Magna and Sutton Waldron Conservation Areas as this would harm their individual historic character and legibility.
- Development should avoid the scheduled strip lynchets and the area between them and the village as this relationship contributes to their significance.
- Built heritage assets in the assessment area should be retained and elements of their setting that contribute to their heritage significance preserved or enhanced.
- A Local List⁴⁴ (and GIS shapefile) of non-designated heritage assets should be compiled to ensure that proposals for development fully assess any potential impact/enhancement to such assets. This could be undertaken with community involvement.
- Heritage statements would be required for any proposals that may affect the significance of a heritage asset. Where there is the potential for effects to grade I and II* listed buildings and/or scheduled monuments, Historic England would need to be consulted.
- Archaeological potential, and the potential for adverse effects, will need to be clarified via desk-based assessment and potentially field evaluation. The outputs of this process should be used to inform an appropriate mitigation strategy, agreed in advance with the local authority archaeological advisor.

⁴³ Fontmell Magna Parish Council and NDDC. 2018. Fontmell Magna Conservation Appraisal.

⁴⁴ <https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/>

Hazelbury Bryan



Representative photographs



Location and summary of landscape character

Hazelbury Bryan is located in the west of the former North Dorset District. The village is comprised of seven separate hamlets including Wonston and Pleck, Droop, Woodrow, Partway, Park Gate, Pidney and Kingston. Most of the village and its surrounds are within the South Blackmore Rolling Vales Landscape Character Area, although the west (including the north of Pidney) is within the Blackmore Vale Landscape Character Area. The Dorset AONB is located approximately 500m to the south-east of Hazelbury Bryan. The landscape surrounding the villages is rolling and associated with a number of minor watercourses. Most of the land surrounding the villages is used as pasture.

Key sensitivities

Landscape

- The assessment area is characterised by complex undulating topography which is often associated with the valleys carved by minor watercourses. The landform is more dramatic to the north of Kingston and south of Wonston/Pleck and Droop.
- Areas of BAP priority habitat including deciduous woodland and good quality semi-improved grassland. The area is part of the nationally designated Blackmore Vale Commons and Moors SSSI located to the north-west of Kingston. There are also many mature in-field and hedgerow trees which contribute to the natural character of the landscape.
- The distinct small-scale field pattern, with fields divided by hedgerows interspersed with mature trees. The ditches, streams and brooks also contribute to the distinct field pattern and small scale of the landscape.
- The distinct identities of the component settlements including Wonston and Pleck, Kingston, Pidney, Woodrow, Partway, Park Gate and Droop. Villages are characterised by a mixture of traditional building styles including thatch, stone, slate and cob.
- A strong network of public rights of way provides access to the surrounding countryside, including the Hardy Way long distance route which crosses through Kingston, Pidney and Wonston and Pleck. There is also a pocket of open access land at Hazel Wood, adjacent to Kingston.
- The landscape surrounding the settlements has a strong rural character and high levels of tranquillity with limited modern influences. The narrow winding lanes which provide access to the village also contribute to its rural character.
- Skylines are varied depending on trees and topography but are generally undeveloped.
- Views are also varied according to the tree cover and topography. To the south of Hazelbury Bryan there are expansive views to the undulating landscape of Dorset AONB located to the south. The church tower in Droop is a focal point in views to the east from Wonston and Pleck.

Heritage

- The HLC indicates a primarily agricultural landscape, with medieval and post-medieval enclosure. This has time-depth and is likely to contain heritage assets⁴⁵ that would be susceptible to physical change. Parts of it have further value as they contribute to the significance of heritage assets.
- Hazelbury Bryan Conservation Area is almost entirely surrounded and partially overlapped by the assessment area. Development in it, or its rural setting, could harm its special interest.
- The conservation area (located in Wonston and Pleck) and surrounding settlements - including Pidney and Kingston - contain multiple grade II listed buildings, as well as some non-designated built heritage assets.⁴⁶ Some of these, particularly farmhouses and cottages, could be susceptible to setting change as the agricultural land in the assessment area is likely to aid their legibility.
- In the wider vicinity of the conservation area and settlements there are several listed buildings – including the grade I listed Church of St Mary and St James [1110493] - and non-designated heritage buildings (e.g. Stockfield and Birds Nest Farms, as well as the Rectory and Sunday School). Several of these too could be susceptible to physical⁴⁷ and setting change, especially where they have a relationship with the agricultural land, or a relationship with other features beyond it that could be lost.

⁴⁵ Such as hedgerows that qualify as historically important under the Hedgerow Regulations (1997), ridge and furrow earthworks and historic paths.

⁴⁶ As indicated by the HER.

⁴⁷ Although as per the NPPF paragraph 194 substantial harm to or the loss of a Listed Building should be exceptional or wholly exceptional. Listed Building Consent would be required for or all works of demolition, alteration or extension that affects its character as a building of special architectural or historic interest. See <https://historicengland.org.uk/advice/hpg/consent/lbc> for more information.

- There are limited HER records, mainly relating to industrial or agricultural activity. This probably reflects a lack of investigations more than an absence of archaeology. The assessment area is undeveloped so any hitherto unknown remains are likely to survive well, bar truncation from plough/root action⁴⁸. Any archaeological remains would be highly susceptible to physical change.

Guidance and opportunities for mitigation

- Avoid development on the steeply sloping and more complex landforms where it would be visually prominent and out of keeping with the existing settlement pattern.
- Ensure that each of the settlements retains its distinct identity and development does not result in their coalescence.
- Preserve important semi-natural features which contribute to the natural character of the landscape including hedgerows, mature trees/woodland, BAP priority habitats and the nationally designated Blackmore Vale Commons and Moors SSSI. Retain the small-scale field pattern and the hedgerows, streams and ditches which divide the fields.
- Any new development proposals should be in keeping with existing settlement form and vernacular. There is some variation between buildings materials within the component hamlets in Hazelbury Bryan and any development proposals should be designed to be in accordance with the distinctive character of each settlement⁴⁹.
- Preserve key views from the settlements and the surrounding landscape, including those to the church at Droop or those from public rights of way. Maintain the network of public rights of way which provide access between the hamlets and other areas valued for recreation including open access land at Hazel Wood.
- Proposals affecting landscape that retains time-depth and heritage assets, e.g. historic hedgerows, pathways, etc., should retain and draw upon these features to help create a sense of place.
- Development should preserve or enhance the special interest of the Hazelbury Bryan Conservation Area, and any elements of its setting that contribute to this interest e.g. its rural setting.
- Opportunity for development that does not result in harm is likely to be limited. A Conservation Area Appraisal should be prepared so its special interest is understood and preserved/enhanced in the event of development⁵⁰.
- A Local List⁵¹ (and GIS shapefile) of non-designated heritage assets should be compiled to ensure that proposals for development fully assess any potential impact/enhancement to such assets⁵².
- Listed Buildings and non-designated built heritage assets within the assessment area should be retained. Elements of their setting that contribute to their heritage significance should be preserved or enhanced.
- Heritage statements would be required for proposals that may affect the significance of a heritage asset. Where there is the potential for effects to grade I and II* listed buildings and/or scheduled monuments Historic England will need to be consulted.
- Archaeological potential, and the potential for adverse effects, will need to be clarified via desk-based assessment and potentially field evaluation. The outputs of this process should be used to inform an appropriate mitigation strategy, agreed in advance with the local authority archaeological advisor.

⁴⁸ Historically, there is a high incidence of orchards in the area.

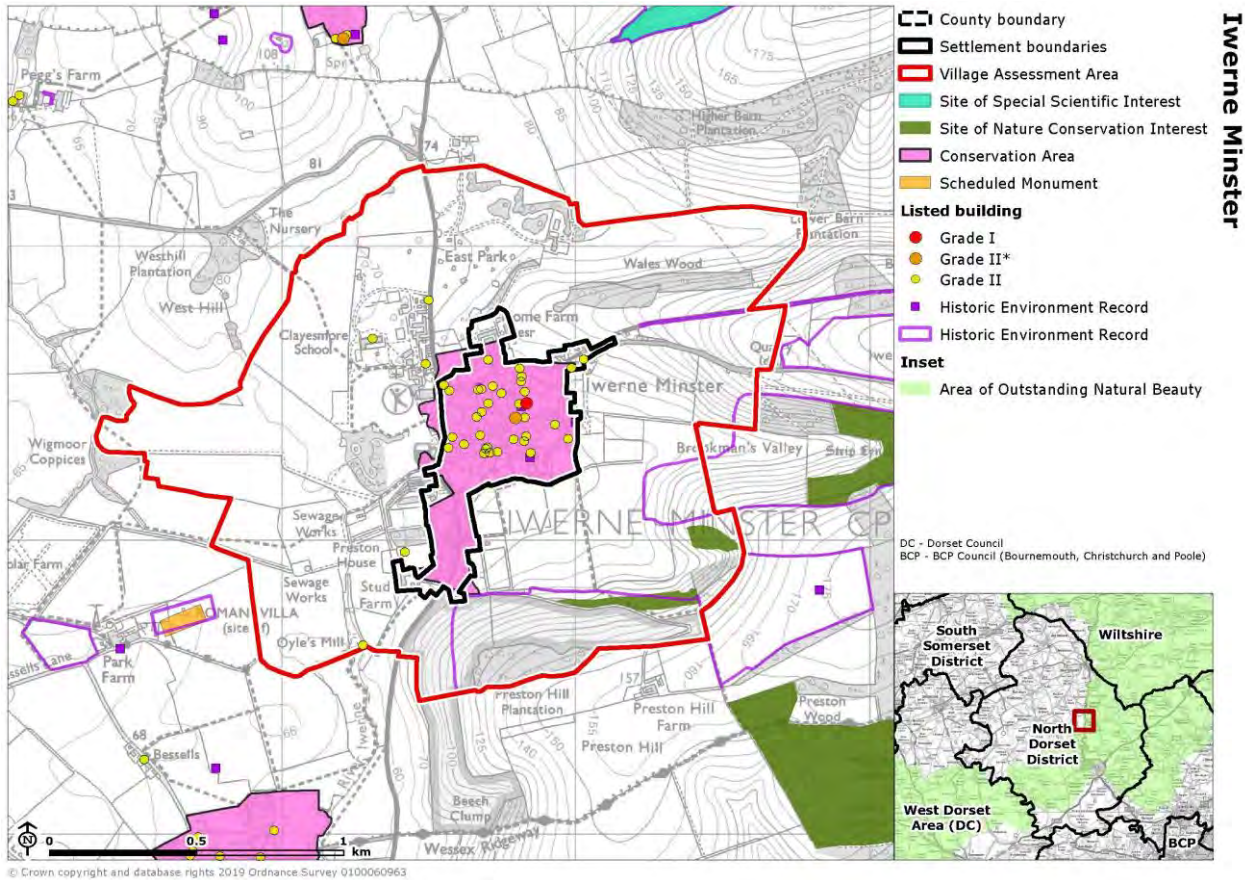
⁴⁹ Taken from the Hazelbury Bryan Neighbourhood Plan, November 2018. Accessible online at: http://www.hazelburybryan.com/files/documents/HazelburyBryanNP_referendum_versionFINAL.pdf

⁵⁰ Ideally, the Conservation Area Appraisal would be specifically planning orientated, identifying areas of different sensitivity to development and providing guidelines for design.

⁵¹ <https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/>

⁵² This could be undertaken with community involvement.

Iwerne Minster



Representative photographs



Location and summary of landscape character

Iwerne Minster is a village located in the east of the North Dorset area. The majority of the village and its surrounds are within the Blackmore Vale Landscape Character Area, although the more steeply sloping land in the east is part of the North Dorset Chalk Escarpment Landscape Character Area. The eastern half of the assessment area is within the Cranborne Chase and West Wiltshire Downs AONB. The Dorset AONB is located approximately two kilometres to the south-west of the village. The village has a nucleated settlement pattern with the historic core of the village being centred on **St Mary's Church (grade I listed)** and the manor house in the north. The village was recognised as a settlement in the 12th century.

Key sensitivities

Landscape

- A series of steeply sloping chalk escarpments characterise the landform to the south and east of the settlement, with a dramatically sloping landform.
- Multiple areas of BAP priority habitat deciduous woodlands are present as well as two areas of BAP priority habitat lowland calcareous grassland (which are designated as sites of nature conservation interest), to the south-east of the village.
- Surrounding fields divided by hedgerows containing frequent mature trees. East Park, to the north of the village, contains many in-field trees as well as an avenue of trees leading to the manor house. This parkland also increases the time-depth of the landscape character.
- Compact settlement pattern which does not extend far from the historic settlement core of the conservation area. Most of the existing development is located on the lower section of the south-west facing slope, with the hills to the east and the wooded character of the area enclosing the village.
- There is a mix of traditional vernacular building styles, including red brick, stone and Tudor-style buildings, many of which are large and detached. In the south along Oakwood Drive is an area of more modern bungalows.
- A well-developed and interconnected network of public rights of way. A large open access area lies to the south of the village, east of the A350 on the open slopes of Preston Hill.
- Views incorporating the iconic chalk escarpments of the Cranborne Chase and West Wiltshire Downs AONB to the south and east.
- Skylines are undeveloped and often wooded, with the spire of the Grade I listed Church of St Mary visible above the tree line in views from the more elevated land to the east and south-east of the village.
- Quiet and tranquil perceptual qualities despite the busy A350 passing through the village.

Heritage

- The HLC indicates a primarily agricultural landscape, with post-medieval and modern enclosure. The earlier enclosures⁵³ have some time-depth and may contain heritage assets⁵⁴ susceptible to physical change. The modern enclosure lies in the former parkland to Iwerne House, now the grade II listed Clayesmore School. Although altered, parts of the park remain and may contribute to the significance of the house/school. Similarly, other parts of the historic landscape will have further value as they contribute to the significance of other heritage assets.
- Iwerne Minster Conservation Area is almost entirely surrounded and partially overlapped by the assessment area. Development within it, or its rural setting, could result in harm to its special interest.
- There are a large number of Listed Buildings within the conservation area including the grade I listed Church of St Mary [1172228] and the grade II* Chantry [1172228]. A number of non-designated built heritage assets are also present⁵⁵. Some, such as the church and agriculturally related buildings e.g. Home Farm Barn [1305268] and Brookman's Farmhouse [1324642], could be susceptible to setting change as the assessment area contributes to their legibility.

⁵³ These lie mainly around the southern half of the village.

⁵⁴ Such as hedgerows that qualify as historically important under the Hedgerow Regulations (1997), ridge and furrow earthworks and historic paths.

⁵⁵ As indicated by the HER.

- There are four grade II listed buildings in the assessment area: Preston House [1110227] and three which relate to the former Iwerne Estate [1305275, 1324616 and 1305278]. These could be susceptible to physical⁵⁶ and setting change.
- To the north of the assessment area is Sutton Waldron Conservation Area and to the south is Iwerne Courtney Conservation Area; both could be susceptible to setting change. There are also a number of grade II listed buildings in the wider vicinity, but these do not appear to have any significant relationship with the assessment area.
- Although there are a number of scheduled monuments in the wider vicinity – including the Neolithic and Iron Age remains on Hambledon Hill - the assessment area does not appear to have a significant relationship with any of them, or lie in the way of such relationships.
- The HER records two areas of medieval strip lynchets in the assessment area that would be highly susceptible to physical change. Otherwise, the apparent absence of archaeology may reflect a lack of investigations and there is evidence of Iron Age and Roman settlement near Park House Farm and there are a group of Bronze Age barrows on Iwerne Hill. The assessment area is undeveloped so any hitherto unknown archaeology may survive well, bar truncation from ploughing. Any archaeological remains would be highly susceptible to physical change.

Guidance and opportunities for mitigation

- Avoid development on steeply sloping land, particularly to the south and east of the village, where development would be visually prominent.
- Protect and conserve landscape features which contribute to the natural character of the landscape, including areas of BAP priority habitat deciduous woodlands and lowland calcareous grasslands (which are designated as sites of nature conservation interest) and the wooded character of the assessment area including many in-field trees.
- Ensure the placement of new development is in keeping with the existing settlement pattern keeping to the lower sections of the slope and close to the original settlement core. New development should use traditional vernacular building styles including red brick, stone and Tudor style.
- Avoid placing development where it may detract from the rural setting of public rights of way or open access land, especially where they provide long-distance views such as the open slopes of Preston Hill or views to iconic landforms such as the chalk escarpments of the Cranborne Chase and West Wiltshire Downs AONB.
- Ensure that development does not detract from the current skyline features of the village, particularly from the east and south-east where presently only the tower of the grade I listed Church of St Mary is visible above the tree line.
- Protect the rural and tranquil perceptual qualities of the village by ensuring features such as rural lanes are not over engineered.
- Ensure any new development does not adversely affect the special qualities of Cranborne Chase and West Wiltshire Downs AONB, including the largely rural character, mosaic of habitats, sense of history and remoteness and the dark night skies⁵⁷.
- Proposals affecting landscape that retains time-depth and heritage assets e.g. historic hedgerows, pathways, etc., should retain and draw upon these features to help create a sense of place.
- Development should preserve or enhance the special architectural and historic interest of the conservation areas within and around the assessment area. Iwerne Minster Conservation Area is highly sensitive and opportunities for development that do not result in harm are likely to be very limited.

⁵⁶ Although as per the NPPF paragraph 194 substantial harm to or the loss of a Listed Building should be exceptional or wholly exceptional. Listed Building Consent would be required for or all works of demolition, alteration or extension that affects its character as a building of special architectural or historic interest. See <https://historicengland.org.uk/advice/hpg/consent/lbc> for more information.

⁵⁷ Taken from the Statement of Significance within the Cranborne Chase and West Wiltshire Downs AONB Management Plan 2019-2024.

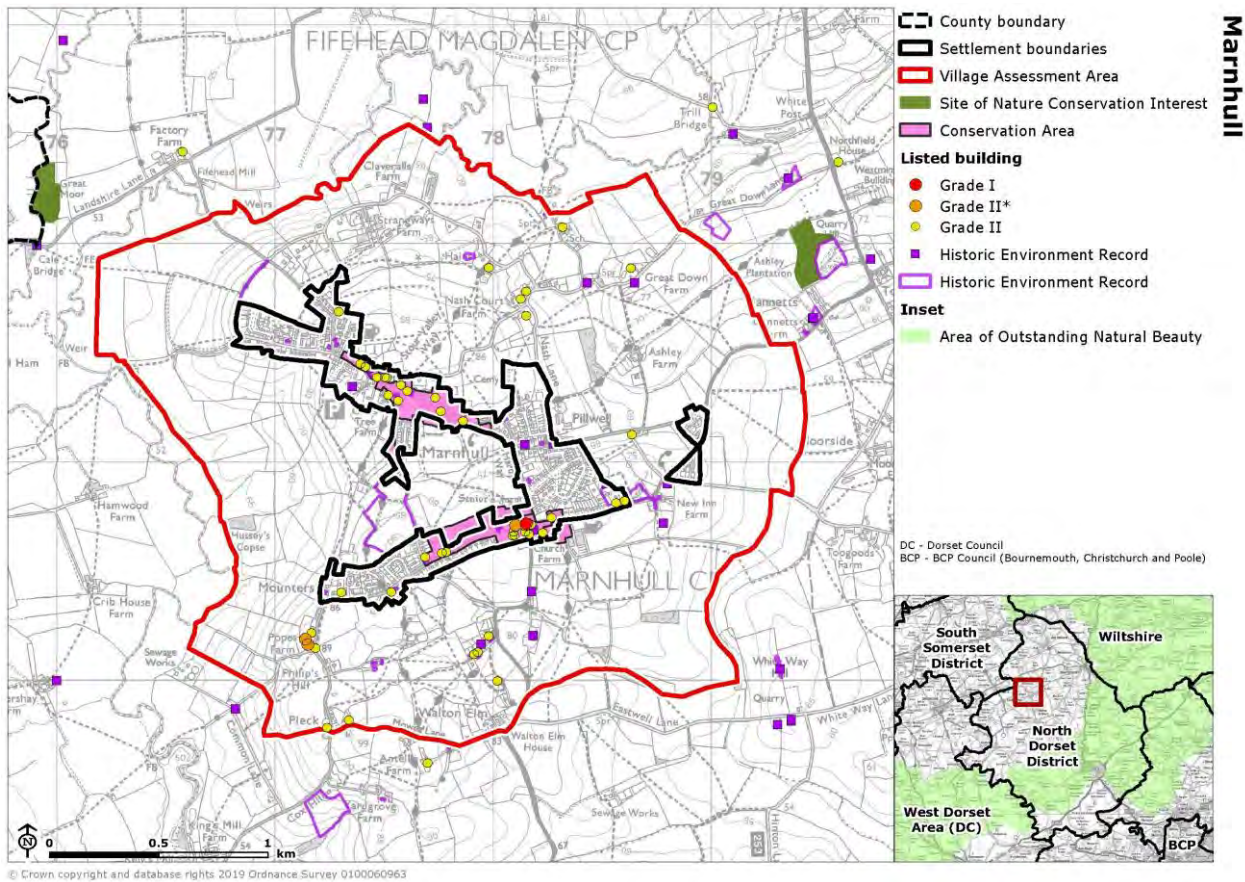
- Conservation Area Appraisals should be prepared so that the special interest and settings of Iwerne Minster, Sutton Waldron and Iwerne Courtney is understood and preserved/enhanced in the event of development⁵⁸.
- A Local List⁵⁹ (and GIS shapefile) of non-designated heritage assets should be compiled to ensure that proposals for development fully assess any potential impact/enhancement to such assets⁶⁰.
- The four listed buildings in the assessment area should be retained and the elements of their setting that contribute to their significance preserved. The setting of nearby listed buildings should likewise be preserved.
- Heritage statements would be required for any proposals that may affect the significance of a heritage asset.
- Archaeological potential, and the potential for adverse effects, will need to be clarified via desk-based assessment and potentially field evaluation. The outputs of this process should be used to inform an appropriate mitigation strategy, agreed in advance with the local authority archaeological advisor.

⁵⁸ Ideally, the Conservation Area Appraisals would be planning orientated, identifying areas of different sensitivity to development and providing design guidelines.

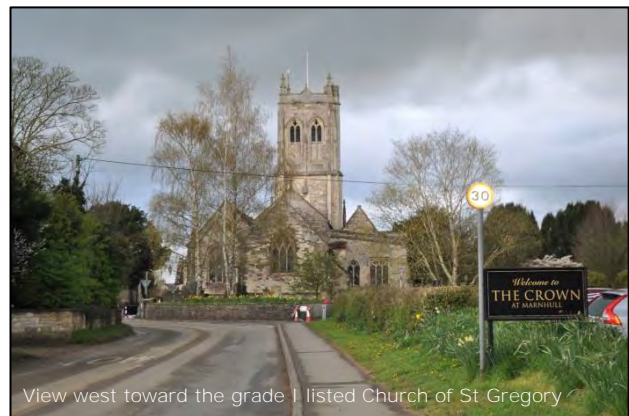
⁵⁹ <https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/>

⁶⁰ This could be undertaken with community involvement.

Marnhull



Representative photographs



Location and summary of landscape character

The village of Marnhull is situated in the west of the North Dorset area, on the upper valley slopes of the River Stour (to the north and west) and within the North Dorset Limestone Ridges Landscape Character Area. A small part of the western extent of the assessment area is within the Upper Stour Valley Landscape Character Area, whilst the far eastern end of the assessment area is within the Blackmore Vale Landscape Character Area. Marnhull is a large village with a dispersed settlement pattern. The village was first formally recorded in 1150 in the listings of the Abbot of Glastonbury. Marnhull is surrounded by undulating mixed pasture and arable farmland, characterised by hedgerow boundaries with many mature trees which integrate the settlement into the landscape.

Key sensitivities

Landscape

- The topography to the north and west of Marnhull is steeply sloping and associated with the winding valley of the River Stour. To the south and east the landform is gently undulating, with some areas carved by the small valleys of minor watercourses.
- Pockets and copses of broadleaved woodland (including BAP priority habitat deciduous woodlands) located around the village providing an important landscape and ecological resource. A strong network of hedgerows with mature trees is also characteristic of the landscape surrounding Marnhull.
- Existing settlement is low density and is laid out in a distinctive and historic linear settlement pattern. There has been significant linear infilling between the two sections of the conservation area, new development may lead to further development along connecting lanes or the loss of the linear settlement pattern of the village.
- Views towards the Cranborne Chase and West Wiltshire Downs AONB to the east from elevated ground. Slopes adjacent to the valley of the River Stour are visually prominent from the opposing valley sides.
- Looking outward from the village are mostly undeveloped, wooded skylines with long-reaching views. The tower of the grade I listed St Gregory's Church is a landmark feature on the skyline when looking towards the village and is visible from most directions.
- Despite its size, the village retains strong rural perceptual qualities with high levels of tranquillity. The surrounding network of minor rural lanes which have not been significantly altered by modern development also contributes to the rural character of the village.
- A strong network of public rights of way surrounds the village, allowing appreciation of the landscape. These include parts of the Hardy Way and Stour Valley Way long distance recreational routes.

Heritage

- The HLC indicates a primarily agricultural landscape with field enclosures of possible medieval and post-medieval date⁶¹. These have some time-depth and are likely to contain heritage assets⁶² susceptible to physical change. Parts of the historic landscape also have further value as they contribute to the setting of heritage assets, such as the conservation area.
- **Marnhull has strong associations with Thomas Hardy, providing the inspiration for 'Marlott' in *Tess of the d'Urbervilles*** with extant buildings within the conservation area appearing in the text (notably the Crown Inn), making a substantial contribution to associative heritage values.
- The assessment area adjoins to the remaining undeveloped boundaries of Marnhull Conservation Area and Marnhull Conservation Area Extension⁶³ and overlaps them in some areas. Development within the conservation area, or its rural setting, could potentially affect its special interest by changing its character, historic layout, rural setting, or result in the loss of key views.
- Within Marnhull Conservation Area and wider settlement there is the grade I listed Church of St Gregory [1172545] and the **grade II* listed Senior's Farmhouse and attached barn [1172057]**, as well as numerous grade II listed buildings and some non-designated built heritage assets⁶⁴. Not all of these buildings will have a meaningful relationship with the assessment area, but those that may (e.g. the grade I listed Church of St Gregory [1172545], **the grade II* Senior's Farmhouse and attached Barn [1172057]** and the grade II Pond Farmhouse [1110408], Street Farmhouse [1324542], Cross Tree Farmhouse [1110402], and Church Farmhouse [1110406] as well as, potentially, some of the cottages), could have their heritage significance affected by development.

⁶¹ Important areas of medieval piecemeal enclosure lie between the two conservation areas, to the SE around Pleck and to the NE by Hains. An area of possible medieval enclosure also lies north of Marnhull Conservation Area.

⁶² Such as hedgerows that qualify as historically important under the Hedgerow Regulations (1997), ridge and furrow earthworks and historic paths.

⁶³ There are no appraisal documents available for this Conservation Area.

⁶⁴ As indicated by the HER.

- There are a number of grade II and grade II* listed buildings in the assessment area. In the event of development these would be susceptible to physical harm⁶⁵ and/or setting change that affects their heritage significance.
- In the wider vicinity there are a number of listed buildings and conservation areas.⁶⁶ It is unlikely that any of the listed buildings would experience meaningful setting change, but there is the potential for harm to views to, from and in conjunction with the nearby conservation areas that may affect the way in which their special interest is appreciated.
- The HER indicates a potential for prehistoric and Roman settlement, particularly to the north-east of Marnhull. There are also records relating to medieval/post-medieval agricultural and industrial activity. Being largely undeveloped, any archaeology is likely to survive well, bar truncation by plough action. Any archaeology would be highly susceptible to physical change.

Guidance and opportunities for mitigation

- Avoid siting development in visually prominent locations, including the upper valley slopes of the River Stour. Proposals should not detract from landmark views, including views to the church tower.
- Seek to retain BAP priority habitat deciduous woodlands and the strong network of hedgerows with mature trees which forms an important link between areas of semi-natural habitats. Explore whether these can be enhanced as part of any development proposals.
- Ensure that new development is designed to be in keeping with the vernacular, form and density of the existing settlement. All development proposals should include adequate landscaping to screen the development into the landscape.
- New development should not result in the loss of public rights of way or detract from views experienced from these locations, particularly the long-distance footpaths of the Hardy Way and Stour Valley Way or views to the Cranborne Chase and West Wiltshire Downs AONB. Development should not detract from the existing prominent skyline features such as the grade I listed **St Gregory's Church**.
- Retain the overall rural and tranquil character of the surrounding area. Ensure that any required upgrades to the rural road network are sensitively designed by avoiding excessive road widening, signage, lighting etc.
- Proposals affecting landscape that retains time-depth and heritage assets e.g. historic hedgerows, pathways, etc., should draw upon these features to help create a sense of place.
- Development should preserve or enhance the special interest of Marnhull Conservation Area and others nearby and any elements of their settings that contribute to their significance. Conservation Area Appraisals delineating their special interest should be prepared so that potential effects resulting from development may be fully understood and assessed⁶⁷.
- A Local List⁶⁸ (and GIS shapefile) of non-designated heritage assets should be compiled to ensure that proposals for development fully assess any potential impact/enhancement to such assets⁶⁹.
- Listed Buildings and non-designated built heritage assets within the assessment area should be retained. Elements of their setting that contribute to their heritage significance should be preserved or enhanced.

⁶⁵ Although as per the NPPF paragraph 194 substantial harm to or the loss of a Listed Building should be exceptional or wholly exceptional. Listed Building Consent would be required for or all works of demolition, alteration or extension that affects its character as a building of special architectural or historic interest. See <https://historicengland.org.uk/advice/hpg/consent/lbc> for more information.

⁶⁶ Hinton St Mary, Fifehead Magdalen, Stor Provost and Stalbridge Conservation Areas.

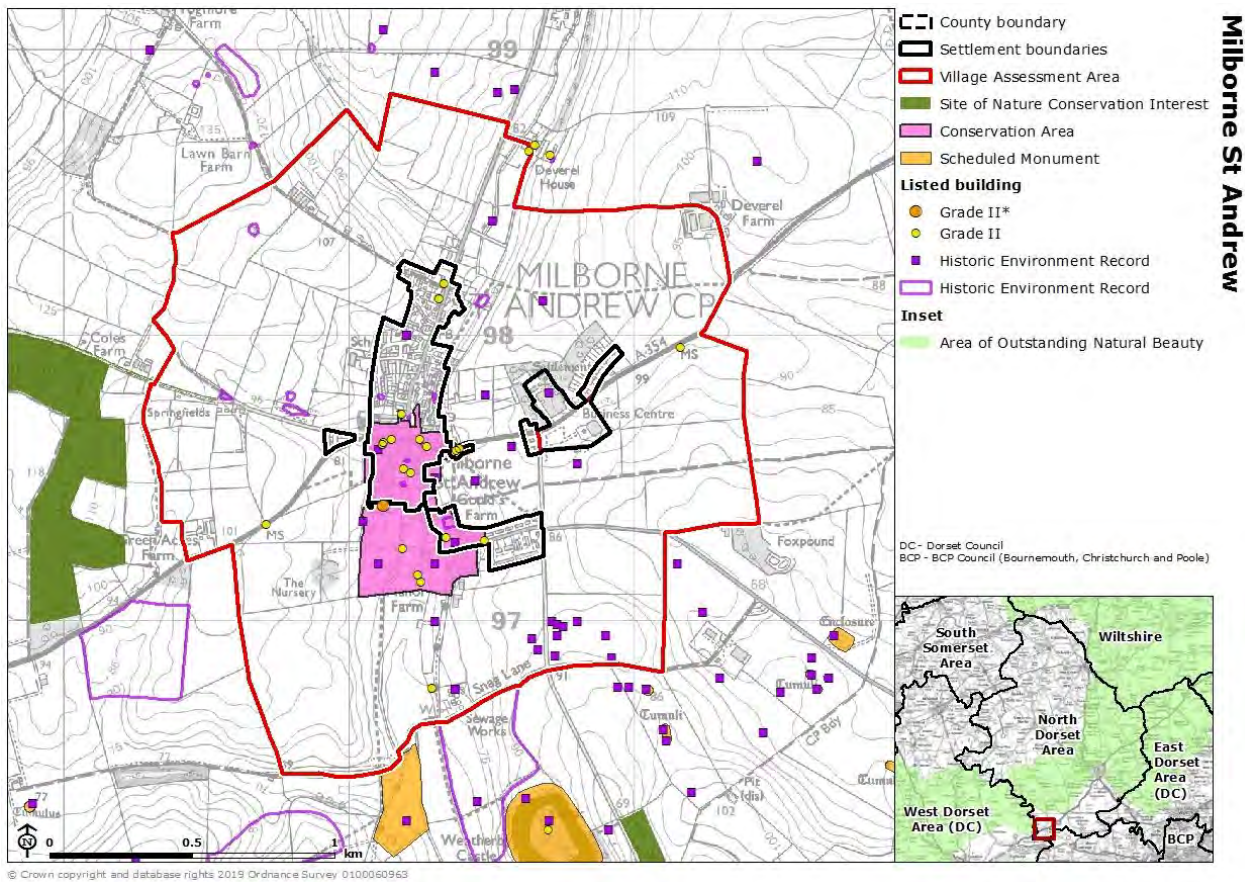
⁶⁷ Ideally, the Conservation Area Appraisal would be planning orientated, identifying areas of different sensitivity to development and providing guidelines for design

⁶⁸ <https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/>

⁶⁹ This could be undertaken with community involvement.

- Heritage statements would be required for any proposals that may affect the significance of a heritage asset. Historic England would need to be consulted for any proposals with the potential to affect a grade I or II* listed building.
- Archaeological potential, and the potential for adverse effects, will need to be clarified via desk-based assessment and potentially field evaluation. The outputs of this process should be used to inform an appropriate mitigation strategy, agreed in advance with the local authority archaeological advisor.

Milborne St Andrew



Representative photographs



Location and summary of landscape character

Milborne St Andrew and its surrounds are located in the south of the former North Dorset area, within the South Blandford Downs Landscape Character area, with a narrow part of the Lower Milborne Valley Landscape Character Area following the Bere Stream valley through the centre of the village. The Dorset AONB is located approximately 1.6 kilometres to the west and 1.8 kilometres to the north of the settlement. Bere Stream runs north to south through the centre of the village, with the settlement generally confined to lower ground in the stream valley which creates a distinct linear settlement pattern. Surrounding land is primarily agricultural fields. The settlement is mentioned in the Domesday Book.

Key sensitivities

Landscape

- The sloping landform associated with the stream valley which the village is constructed within. To the northwest, the landform is folded and becomes more dramatic.
- Broadleaved woodland (identified as BAP priority habitat deciduous woodland) which surrounds Milborne Business Centre and screens the existing development from the surrounding rural countryside contributes to the natural character of the landscape. Other landscape features which contribute to natural character include shelterbelts, mature trees around Manor Farm, Bere Stream and its associated habitats, and hedgerows which divide fields. Part of the Milborne Wood site of nature conservation interest is located to the west of the village.
- Existing settlement is low density and mostly linear, although there has been some 20th century expansion of the village to the north and east. There are numerous examples of flint vernacular houses and thatched buildings. There are some modern buildings which have been designed and constructed to be in keeping with the traditional vernacular.
- Public rights of way including bridleways provide recreation opportunities and an opportunity to access the landscape surrounding the village.
- Skylines are mostly undeveloped; some are open while some are marked by trees. The houses and church tower are relatively hidden by the landform and surrounding mature woodland.
- From higher ground, there are expansive views across the village to the surrounding countryside. Views include the distinct feature of Weatherby Castle, (an Iron Age hillfort) one kilometre to the south of the village.
- The village and the surrounding landscape are characterised by a strong rural character and high levels of tranquillity, particularly areas away from the A354. The narrow lanes flanked by thick hedgerows which often contain mature trees also contribute to the rural character.

Heritage

- The HLC indicates a primarily agricultural landscape, comprised of post-medieval and modern enclosure. The post-medieval enclosures⁷⁰ have some time-depth and may include heritage assets⁷¹ that would be susceptible to physical change. Some of the post-medieval enclosures form water meadows, which may be considered a heritage asset in their own right. Parts of the historic landscape have further value as they contribute to the setting, and hence significance, of heritage assets.
- The Milborne St Andrew Conservation Area is almost entirely surrounded and partially overlapped by the assessment area. Development within it or its rural setting could result in harm to its special architectural and historic interest.
- The conservation area and surrounding settlement includes the grade II* Parish Church of Saint Andrew [1118618], several grade II Listed Buildings and potential non-designated heritage assets, such as Gould's Farmhouse⁷². For most, setting change is unlikely due to intervening development. However, the Church and grade II listed Manor Farm House [1324286] and Barn [1324287] and Gould's Farm lie in a less developed area within the overlapped part of the conservation area and could be susceptible to physical⁷³ or setting change. So too could the three other grade II listed buildings in the assessment area.⁷⁴

⁷⁰ These lie mainly around the southern half of the village.

⁷¹ Such as hedgerows that qualify as historically important under the Hedgerow Regulations (1997), ridge and furrow earthworks and historic paths.

⁷² As indicated by review of historic maps.

⁷³ Although as per the NPPF paragraph 194 substantial harm to or the loss of a Listed Building should be exceptional or wholly exceptional. Listed Building Consent would be required for or all works of demolition, alteration or extension that affects its character as a building of special architectural or historic interest. See <https://historicengland.org.uk/advice/hpg/consent/lbc> for more information.

⁷⁴ Barn 400m South of Manor Farm [1323736]; Milestone at SY797974 [1118616]; and Deverel Farmhouse [1324288].

- There are a number of listed buildings in the wider vicinity but, other than those related to Deverel Farm House [1324288] (e.g. Deverel Mill House and Mill [1172606] and Stables [1118581]), these appear to have little potential for meaningful setting change.
- A scheduled enclosure is just overlapped by the south-east extent of the assessment area; it would be susceptible to physical change⁷⁵ but setting is unlikely to make a substantial contribution to its heritage significance. There are also a large number of scheduled monuments in the wider vicinity. These include prehistoric burial monuments and an Iron Age Hillfort (Weatherby Castle) for which their location and intervisibility could be important. There is the potential for this element of their heritage significance to be affected by development.
- There are a large number of non-designated heritage assets in the assessment area these evidence prehistoric, Roman and medieval settlement to the south, east, and north – some of which may potentially be of medium – high value. A brook runs through Milborne St Andrew and may have a potential for geoarchaeological/palaeoenvironmental remains. The undeveloped nature of the assessment area means that any hitherto unknown remains are likely to survive well, barring truncation from plough action and past extractive activity⁷⁶. Any archaeological remains would be highly susceptible to physical change.

Guidance and opportunities for mitigation

- Avoid development on the steeply sloping valley sides and higher ground where it would be visually prominent and out of keeping with the existing settlement pattern.
- Preserve existing semi-natural features which contribute to the natural character of the village such as broadleaved woodland, stream habitats and hedgerows. These features also help to integrate the village into the landscape.
- Ensure any new development proposals are in keeping with the existing form and vernacular of the village. Utilise traditional building materials including flint and stone.
- Retain the network of public rights of way around the village. Retain views from the village and public rights of way, including views to landmark features such as Weatherby Castle.
- Preserve the tranquil and rural character of the village, including dark night skies⁷⁷.
- Any proposals affecting landscape that retains time-depth and heritage assets, such as historic hedgerows, pathways, etc., should look to retain and draw upon these features to help create a sense of place.
- Any new development should seek to preserve or enhance the special interest of Milborne St Andrew Conservation Area and elements of its setting that contribute to this interest. As such opportunities for development that do not result in harm are likely to be limited. It is recommended that a Conservation Area Appraisal is prepared so that its special interest and setting are clearly delineated and can be properly considered in development proposals⁷⁸.
- A Local List⁷⁹ (and GIS shapefile) of non-designated heritage assets should be compiled to ensure that proposals for development fully assess any potential impact/enhancement to such assets⁸⁰.
- Listed Buildings and non-designated built heritage assets should be retained. Elements of their setting that contribute to their heritage significance should be preserved or enhanced.
- Heritage statements would be required for any proposals that may affect the significance of a heritage asset. Historic England would need to be consulted for any proposals with the potential to affect a grade I or II* listed building or scheduled monument.

⁷⁵ Although any works to a scheduled monument would require Scheduled Monument Consent, and this is highly unlikely to be granted for the purpose of development. See <https://historicengland.org.uk/advice/planning/consents/smc> for more information.

⁷⁶ Several areas of quarrying are noted by the HER.

⁷⁷ Taken from the Milborne St Andrew Neighbourhood Plan. Final version, May 2019.

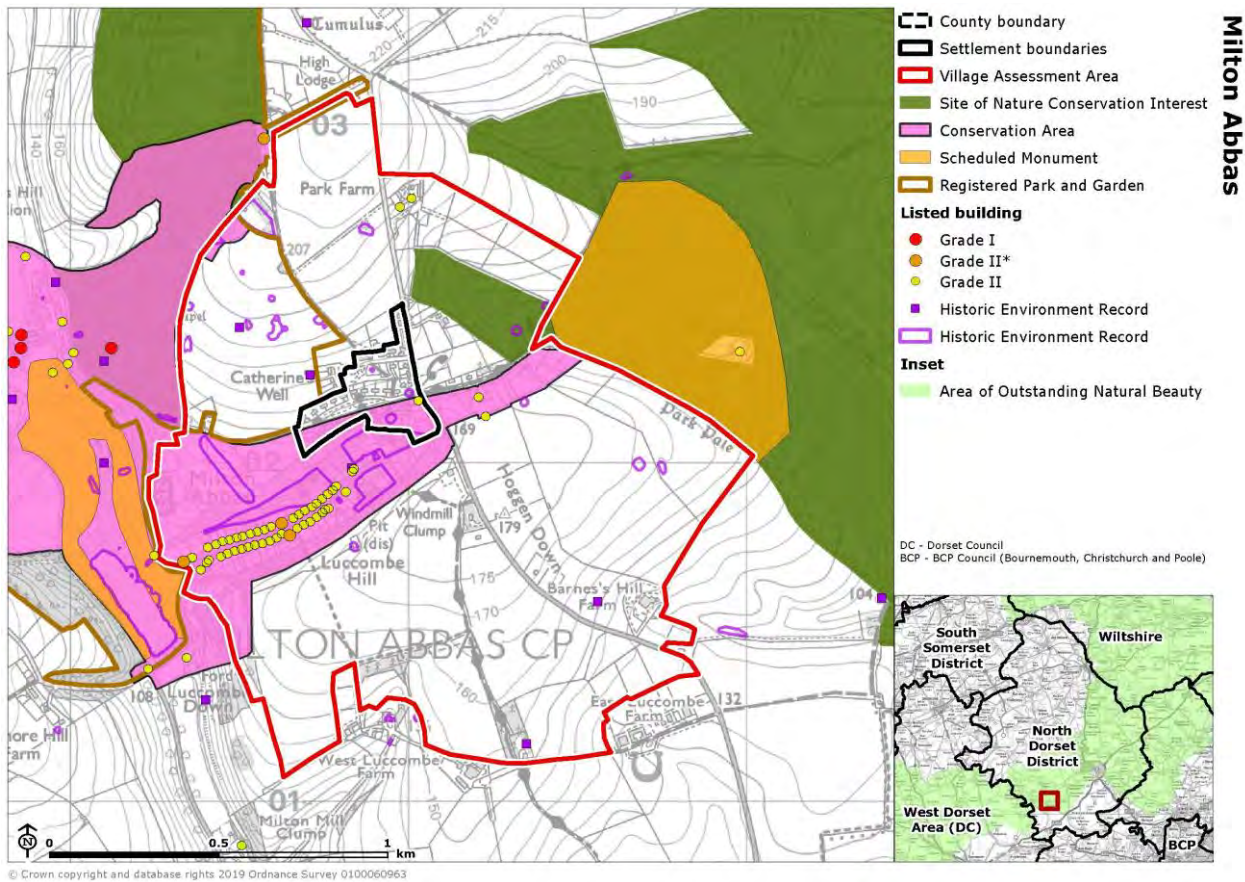
⁷⁸ Ideally, the Conservation Area Appraisal would identify areas of high, medium and low sensitivity to development and provide guidelines for design.

⁷⁹ <https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/>

⁸⁰ This could be undertaken with community involvement.

- Archaeological potential, and the potential for adverse effects, will need to be clarified via desk-based assessment and potentially field evaluation. The outputs of this process should be used to inform an appropriate mitigation strategy, agreed in advance with the local authority archaeological advisor.

Milton Abbas



Representative photographs



Location and summary of landscape character

The settlement of Milton Abbas is situated in the south of the North Dorset area and completely within the Dorset AONB, with its historic core within a steep sided valley. The south of the village and west of the assessment area is within the Upper Milborne Valley landscape character area, whilst the east is within the Upper North Winterborne Valley Landscape Character Area. The extant village was established in 1780, replacing its medieval predecessor (Middleton) which lay immediately to the west. This was demolished as part of the Earl of Dorchester's ambitious architectural and landscape design works to the Milton Abbey estate. The planned nature of the village accounts for the homogeneity of the cob-walled, thatched estate houses and the strength of its historic character.

Key sensitivities

Landscape

- Complex, sloping topography surrounds the villages in all directions. The slopes culminate in elevated areas including Hoggen Down (to the south) and Houghton South Down (to the north). The valley slopes adjacent to the historic part of the village are very steeply incised.
- Characterful whitewashed cob cottages with thatched roofs are located along the valley. There is a strong sense of time-depth. These are visually screened from the modern development in the north of the village by the steep landform and thick woodland.
- Features which contribute to the natural character of the landscape including parts of Milton Park Woods site of nature conservation interest (mixed woodland habitat) and significant areas of deciduous woodland BAP priority habitat located on slopes.
- The strong network of public rights of way including the Jubilee Trail long distance route which crosses through the village. Rights of way tend to provide access to the elevated parts of the landscape surrounding the village, providing extensive views.
- Development is located on lower ground, meaning that skylines are undeveloped and often marked by woodland. Skylines on Hoggen Down are broad and expansive.
- There are long, expansive views from surrounding high ground across the adjacent countryside. Views out from the central valley are limited by the landform and vegetation, creating an intimate and enclosed character.
- Distinctive rural character with high levels of tranquillity. Existing development is well screened into the landscape, limiting the modern influences visible in the landscape.
- The entirety of the assessment area is within the nationally designated landscape of the Dorset AONB, designated for its a sense of tranquillity and remoteness, dark night skies, undeveloped rural character and a rich historic and built heritage.

Heritage

- The HLC indicates a primarily agricultural landscape, comprised of post-medieval and modern enclosure interspersed with medieval woodland. The woodland and post-medieval enclosures have some time-depth and may feature heritage assets⁸¹ that would be susceptible to physical change. Parts of the historic landscape are likely to contribute to the significance of heritage assets.
- Nearly half of the Milton Abbas Conservation Area is overlapped by the assessment area, making its special interest susceptible to change from development within and without; particularly if development alters its strong rural character, original planned coherence and/or relationship to the registered park and garden (RPG) and scheduled monument (see below).
- In the overlapped part of the conservation area there are three grade II* listed buildings - the Church of St James [1118560]; 1-4 Tregonwell Cottages and the Reading Room [1118594] and the Old Rectory [1304949]) - and a large number of grade II listed buildings. A further two grade II listed buildings relating to Park Farm lie in the north-east of the assessment area. All of these could potentially be susceptible to physical⁸² and setting change.
- The assessment area is adjacent to and partly overlaps the grade II* RPG: Milton Abbey [1000721]. This asset would be highly susceptible to physical and setting change as a result of development within and without it.
- Listed Buildings in the wider vicinity with the potential to experience meaningful setting change appear to be limited to those relating to Milton Abbey (grade I and grade II), which lie both within

⁸¹ Such as hedgerows that qualify as historically important under the Hedgerow Regulations (1997), ridge and furrow earthworks and historic paths.

⁸² Although as per the NPPF paragraph 194 substantial harm to or the loss of a Listed Building should be exceptional or wholly exceptional. Listed Building Consent would be required for or all works of demolition, alteration or extension that affects its character as a building of special architectural or historic interest. See <https://historicengland.org.uk/advice/hpg/consent/lbc> for more information.

the RPG and conservation area. However, there are also non-designated built heritage assets (e.g. West Luccombe Farm and East Luccombe Farm) in the wider area that may be susceptible to setting change.

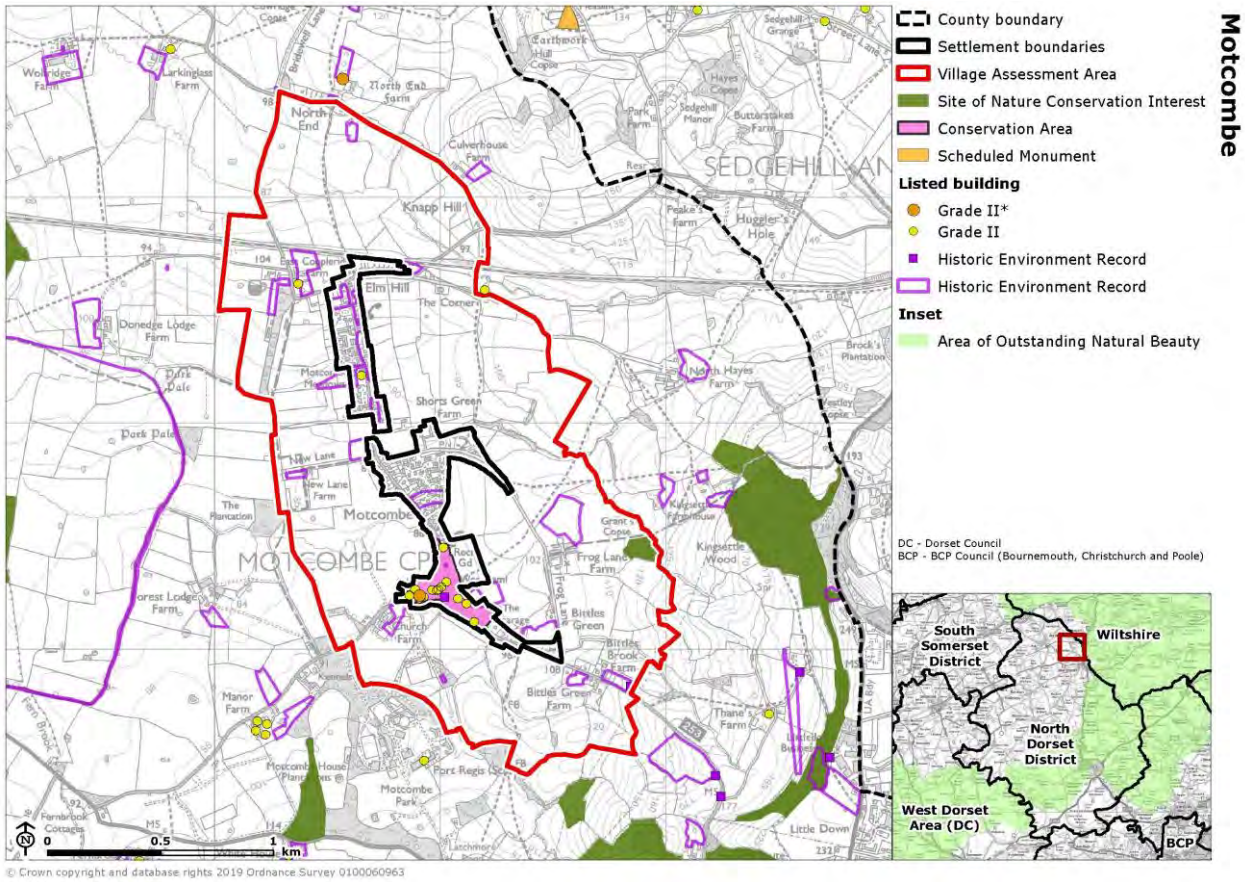
- There are a number of scheduled monuments in the wider vicinity. Two – Milton Park Boundary Bank [1002417] and the deserted town of Milton Abbas [1002434] – lie adjacent to the assessment area.
- The physical, spatial and visual relationship between the former village site and the extant planned village of Milton Abbas (and Milton Abbey and its designed landscape) is fundamental to the significance of the scheduled monument, the conservation area and the numerous listed buildings therein. No development is likely to be acceptable at the western end of the village, as this could interrupt these relationships, potentially giving rise to extensive harm.
- Although there has been few investigations in Milton Abbas, the HER records a prehistoric cross-dyke and field systems. Other activity is mainly agricultural or extractive and dates to the post-medieval period. The undeveloped nature of the assessment area means that any hitherto unknown remains may survive well, barring truncation from plough action, landscaping, and past extractive activity. Any archaeological remains would be highly susceptible to physical change.

Guidance and opportunities for mitigation

- Avoid development on steep slopes or areas of dramatic landform where it would be prominent in views, on skylines and out of keeping with the existing settlement pattern.
- Protect and conserve important semi-natural habitats including areas of BAP priority habitat and locally designated sites, as well as woodland, hedgerows and trees.
- Ensure any new development complements the existing form, style and vernacular of adjacent settlement.
- Maintain the public rights of way surrounding the village which provide an opportunity for people to access and appreciate the landscape and obtain views of adjacent countryside.
- Retain the overall rural and highly tranquil character of the village and its surrounds.
- Ensure any new development does not adversely affect the special qualities of Dorset AONB, including uninterrupted panoramic views, a sense of tranquillity and remoteness, dark night skies, undeveloped rural character and a rich historic and built heritage⁸³.
- Any new development should seek to preserve or enhance the special interest of the Milton Abbas Conservation Area and elements of its setting that contribute to this interest. Due to the nature of its special interest development should not take place within or near the conservation area and opportunities for development in the wider area that do not result in harm to the historic environment will be very limited. The only feasible area identified is that within and adjacent to the existing modern development to the north of the conservation area. Here there may be the potential for some infill development, but to avoid/ minimise harm it should ideally not be permitted to extend further upslope than it already does e.g. beyond the 190m contour.
- A Local List (and GIS shapefile) of non-designated heritage assets should be compiled to ensure that proposals for development fully assess any potential impact/enhancement to such assets.
- New development should seek to preserve or enhance the heritage significance of the grade II* Milton Abbey Registered Park and Garden and elements of its setting that contribute to this interest.
- Heritage statements would be required for any development proposals within the assessment area. Historic England would need to be consulted for any proposals with the potential to affect a grade I or II* listed building or registered park and garden and/or scheduled monument.
- Archaeological potential, and the potential for adverse effects, will need to be clarified via desk-based assessment and potentially field evaluation. The outputs of this process should be used to inform an appropriate mitigation strategy, agreed in advance with the local authority archaeological advisor.

⁸³ Taken from the Statement of Significance within the Dorset AONB Management Plan 2019-2024.

Motcombe



Representative photographs



Location and summary of landscape character

The village of Motcombe is located between the settlements of Gillingham and Shaftesbury in the north of the North Dorset area. The west of Motcombe and its assessment area is within the Blackmore Vale Landscape Character Area, whilst the east is within the North Blackmore Rolling Vales Landscape Character Area. The eastern edge of the assessment area is in the Shaftesbury Greensand Ridges Landscape Character Area. Motcombe is located less than two kilometres west of the Cranborne Chase and West Wiltshire Downs AONB. This village has a linear settlement pattern following The Street. The Church of St Mary here is registered from the date of 1676 and is grade II* listed.

Key sensitivities

Landscape

- Gently undulating landform rising up to elevated Shaftesbury ridges in the south-east and east of the town. Land directly adjacent to the settlement edge is often flat and open. Small watercourses carve through the landscape surrounding the village.
- Important naturalistic features including pockets of BAP priority habitat deciduous woodland (including some ancient woodland) and traditional orchards. Mature trees are frequent in **hedgerows and an avenue of trees marks Frog Lane. Grant's Copse to the east of the village is both an Ancient Woodland and Site of Nature Conservation Interest.** The majority of fields surrounding the village are used for pasture grazing.
- Linear settlement pattern with a small amount of infilling by modern housing estates in the north of the village. Settlement within the south of the village and especially within the conservation area is low-lying and visually enclosed. The church tower of the grade II* listed Church of St Mary is low and well concealed by the landform and mature trees.
- Good network of public rights of way (including bridleways) connect the village to the surrounding countryside and neighbouring settlements.
- There are prominent views to the ridges located to the south-east of Motcombe, which form an important backdrop feature on skylines and an undeveloped backdrop the settlement.
- The village is very quiet and removed with limited and sporadic sound pollution produced by the infrequent passing of trains to the north of the village. Surrounding roads mostly consist of narrow, rural lanes.

Heritage

- The HLC indicates a primarily agricultural landscape, with enclosures dating from the medieval to modern periods. The medieval and post-medieval enclosure has time-depth and is likely to contain heritage assets⁸⁴ that would be susceptible to physical change. Parts of the historic landscape have further value as they contribute to the significance of heritage assets via their setting.
- The assessment area almost wholly surrounds Motcombe Conservation Area and overlaps it slightly to the west. Development within it, or its rural setting, may result in harm to its special architectural/historic character or interest.
- The conservation area includes the grade II* Church of St Mary, several grade II listed buildings and some non-designated heritage assets. Of these, those most susceptible to setting change would be the church, along with any agriculturally related buildings e.g. farmhouses and cottages⁸⁵ for which the assessment area forms a meaningful part of their setting.
- There are two grade II listed buildings in the assessment area: East Coppleridge Farmhouse [1152186] and Kingsettle Cottage [1110288]. Both could be susceptible to physical⁸⁶ and setting change.
- Listed buildings either within the modern extension of Motcombe or beyond the assessment area that may also be susceptible to setting change include the grade II* North End Farmhouse [1324606] and the grade II Red House Farmhouse [1324568] and Motcombe House (Port Regis School) [1324567] and its non-designated parkland, which remains legible despite alteration.
- The scheduled remains Gillingham Park Pale [1002382] lie to the west of the assessment area and to the north lie the remains of a scheduled moated site [1013075]. Neither is likely to be meaningfully affected as a result of development.

⁸⁴ Such as hedgerows that qualify as historically important under the Hedgerow Regulations (1997), ridge and furrow earthworks and historic paths, etc.

⁸⁵ Such as the Grade II listed Little Thatch [1304921] and the non-designated Church Farm.

⁸⁶ Although as per the NPPF paragraph 194 substantial harm to or the loss of a Listed Building should be exceptional or wholly exceptional. Listed Building Consent would be required for or all works of demolition, alteration or extension that affects its character as a building of special architectural or historic interest. See <https://historicengland.org.uk/advice/hpg/consent/lbc> for more information.

- All of the HER records relate to post-medieval orchards. The absence of archaeology probably reflects a lack of investigations, but there is also limited evidence in the wider area. The undeveloped nature of the assessment area means that any hitherto unknown remains may survive well, barring truncation from plough and tree root action. Any archaeological remains would be highly susceptible to physical change.

Guidance and opportunities for mitigation

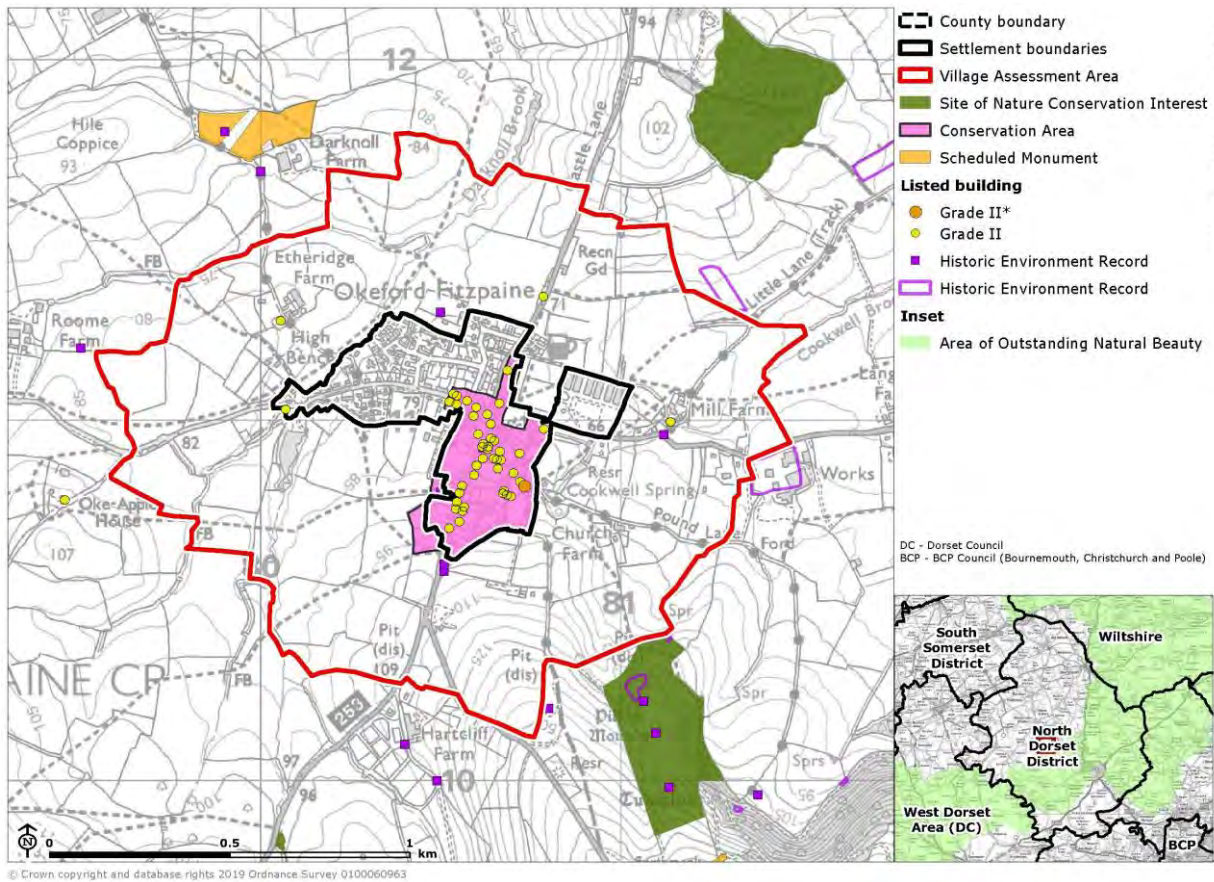
- Protect and conserve landscape features which contribute to the natural character of the landscape including BAP priority habitat deciduous woodland and traditional orchards, ancient woodlands and mature hedgerow trees.
- Retain the historic linear settlement pattern of the village, ensuring that development is in keeping with the local building vernacular being low-lying and visually enclosed where possible.
- New development should not result in the loss of public rights of way or detract from views experienced from these locations especially those which provide views to prominent landscape features such as the ridges located to the south-east of Motcombe.
- Retain the overall rural and tranquil character of the landscape surrounding the village. Ensure that any required upgrades to the rural road network are sensitively designed. Avoid excessive road widening, signage, lighting etc.
- Any proposals affecting landscape that retains time-depth and heritage assets, such as historic hedgerows, pathways, etc., should look to retain and draw upon these features to help create a sense of place.
- Any development should seek to preserve or enhance the special interest of Motcombe Conservation Area and the key elements of its setting that contribute to this interest. As such, opportunities for development that do not result in harm are likely to be limited. It is recommended that a Conservation Area Appraisal is prepared so that the special interest of Motcombe is properly understood and considered in development proposals⁸⁷.
- A Local List⁸⁸ (and GIS shapefile) of non-designated heritage assets should be compiled to ensure that proposals for development fully assess any potential impact/enhancement to such assets⁸⁹.
- Listed Buildings and non-designated built heritage assets should be retained. Elements of their setting that contribute to their heritage significance should be preserved or enhanced.
- Heritage statements would be required for any proposals that may affect the heritage significance of a listed building/the conservation area. Historic England would need to be consulted for any proposals with the potential to affect a grade II* listed building or scheduled monument.
- Archaeological potential, and the potential for adverse effects, will need to be clarified via desk-based assessment and potentially field evaluation. The outputs of this process should be used to inform an appropriate mitigation strategy, agreed in advance with the local authority archaeological advisor.

⁸⁷ Ideally, the Conservation Area Appraisal would be planning orientated and identify areas of high, medium and low sensitivity to development, as well as provide guidelines for design.

⁸⁸ <https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/>

⁸⁹ This could be undertaken with community involvement.

Okeford Fitzpaine



Representative photographs



Location and summary of landscape character

The village of Okeford Fitzpaine is located in the centre of the North Dorset area. The majority of the village and its surrounds are within the South Blackmore Rolling Vales Landscape Character Area, whilst the south-eastern corner is within the North Dorset Chalk Escarpment Landscape Character Area. The south eastern extent of the village and its surrounds are within the Dorset AONB. The surrounding landscape is distinctly isolated, rural and gently rolling, with the distinctive chalk escarpment (part of the Dorset AONB) located to the south of the settlement. Okeford Fitzpaine dates back to at least the 11th century, and is recorded in the Domesday Book; evidence of prehistoric settlement has also been found.

Key sensitivities

Landscape

- Gently undulating landform associated with the small stream valleys of the Cookwell Brook and Darknoll Brook. To the south landform slopes up steeply to the Okeford Hill chalk escarpment which is within the Dorset AONB. The village is nestled into the surrounding landform and is not visually prominent from any direction.
- Pockets of BAP priority habitat deciduous woodland, traditional orchards and lowland calcareous grassland. Okeford Hill Site of Nature Conservation Interest is located south of the village outside of the assessment boundary. Other semi-natural habitats including narrow woodlands following the outskirts of the village, notably to the south of the village and riparian habitats and woodlands following watercourses.
- A small and compact settlement with houses concentrated on low-lying ground. The south of the village contains the conservation area with historic vernacular buildings including both red brick and rendered, with frequent thatch roofs. The northern half of the village contains several modern red brick housing estates.
- The settlement is not visibly prominent from any angle with low-lying built features; the tower of the Parish Church of St Andrew is only visible from the centre of the village or from elevated land to the south of the village.
- An intricate network of well-connected public rights of way links the village to the surrounding countryside and settlements. National Cycle Route 253 also crosses through the village.
- Skylines in views outward from the village are open with hedgerow trees forming prominent features. Escarpments within the Dorset AONB form skyline features to the south.
- The village has tranquil and isolated perceptual qualities, with roads in and out of the village introducing limited traffic noise.

Heritage

- The HLC indicates a primarily agricultural landscape, with predominantly medieval field enclosures⁹⁰. These have time-depth and may include features that constitute heritage assets⁹¹ and are susceptible to physical change. Parts of the historic landscape have further value as they contribute to the heritage significance of assets within or adjacent to it.⁹²
- The assessment area almost wholly encircles and partly overlaps Okeford Fitzpaine Conservation Area, meaning there is the potential for change to its special interest as a result of development within it, or its rural setting.
- The conservation area contains the grade II* Parish Church of St Andrew [1216617] and a large number of grade II listed buildings. Many of these are farmhouses or cottages, which could also be susceptible to setting change as a result of the introduction of development into their rural setting. The legibility of the parish church may also be at risk.
- Within the assessment area there are three grade listed buildings: the Old Farmhouse [1287579], Okeford Mill Farmhouse [1228057] and Castle Cottage [1110444]. A small part of the scheduled deserted medieval village at Darknoll Farm [1002379] is also overlapped by the assessment area. All of these designated assets could be susceptible to physical⁹³ and/or setting change.

⁹⁰ Save in the NE where they are modern

⁹¹ Such as hedgerows that qualify as historically important under the Hedgerow Regulations (1997), ridge and furrow earthworks and historic paths, etc.

⁹² For example, the grade II Old Farmhouse [1287579], the grade II Okeford Mill Farmhouse [1228057], the grade II Castle Cottage [1110444], Okeford Fitzpaine Conservation Area and some of the listed buildings within it.

⁹³ Although as per the NPPF paragraph 194 substantial harm to or the loss of a Listed Building should be exceptional or wholly exceptional. Listed Building Consent would be required for or all works of demolition, alteration or extension that affects its character as a building of special architectural or historic interest. See <https://historicengland.org.uk/advice/hpg/consent/lbc> for more information. Similarly, any works to a scheduled monument would require Scheduled Monument Consent, and this is highly unlikely to be granted for the purpose of development. See <https://historicengland.org.uk/advice/planning/consents/smc> for more information.

- In the wider area there are a number of listed buildings and scheduled monuments. Most are unlikely to be affected by development of the assessment area. Shillingstone Conservation Area also lies to the east of the assessment area; setting change could affect the ability to appreciate its special interest.
- There are limited HER records relating to medieval and post-medieval activity. This probably reflects a lack of investigations more than an absence of archaeology. Two brooks are present and may have a potential for geoarchaeological/palaeoenvironmental remains. The undeveloped nature of the assessment area means that any hitherto unknown remains may survive well, barring truncation from plough/root⁹⁴ action and extractive activity. Any archaeological remains would be highly susceptible to physical change.

Guidance and opportunities for mitigation

- Avoid development on the steeply sloping ground where it would be visually prominent such as the slopes of the Okeford Hill chalk escarpment.
- Protect and conserve landscape features which contribute to the natural character of the landscape including BAP priority habitats deciduous woodlands, traditional orchards and lowland calcareous grassland, sites of nature conservation interest, woodlands and areas of riparian vegetation along watercourses.
- Ensure the placement of new development is in keeping with the existing settlement pattern keeping to the lower-lying ground. New development should use traditional vernacular building materials including red brick and rendered with frequent thatch roofs.
- Ensure new development does not detract from the existing skyline, in which built features are low-lying and hidden by the landform or tree cover.
- New development should not result in the loss of public rights of way or detract from views experienced from these locations, particularly the National Cycle Route 253.
- New development should not inhibit or detract from existing views from the village across the open rural surrounding area or views towards distinctive landform features such as the escarpments within the Dorset AONB.
- Retain the overall rural and tranquil character of the assessment area. Ensure that any required upgrades to the rural road network are sensitively designed. Avoid excessive road widening, signage, lighting etc.
- Any proposals affecting landscape that retains time-depth and heritage assets, such as historic hedgerows, pathways, etc., should look to retain and draw upon these features to help create a sense of place.
- Any development should seek to preserve or enhance the special interest of the two conservation areas and their settings. It should be noted that opportunities for development within and adjacent to Okeford Fitzpaine Conservation Area are likely to be limited, **such is the extent of the asset's** sensitivity and the potential for harm.
- It is recommended that Conservation Area Appraisals are prepared so that the special interest of Okeford Fitzpaine and Shillingstone and the key components of their setting that contribute to this interest are clearly delineated and can be properly considered in development proposals⁹⁵.
- A Local List⁹⁶ (and GIS shapefile) of non-designated heritage assets should be compiled to ensure that proposals for development fully assess any potential impact/enhancement to such assets. This could be undertaken with community involvement.
- Listed buildings and non-designated built heritage assets should be retained. Elements of their setting that contribute to their heritage significance should be preserved or enhanced.

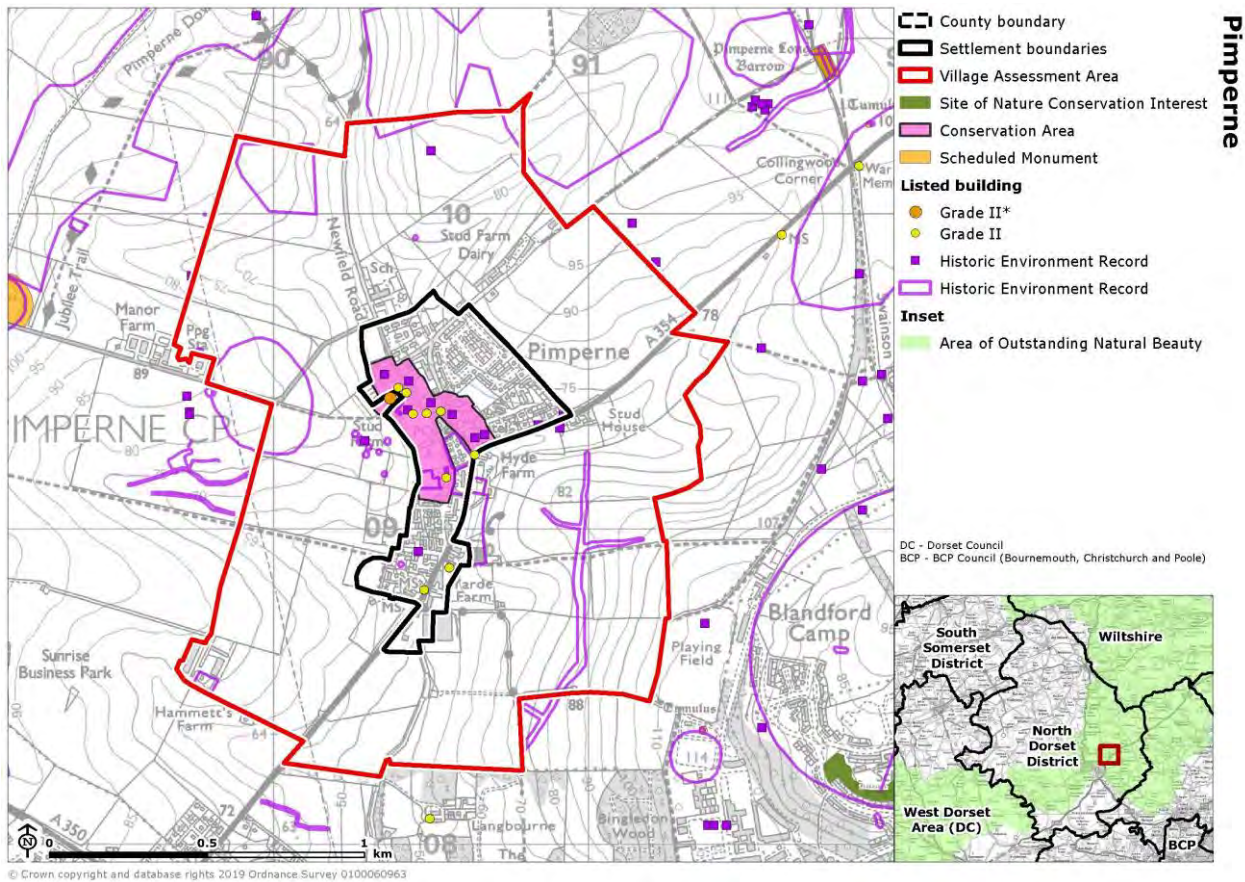
⁹⁴ The area historically featured many orchards.

⁹⁵ Ideally, the Conservation Area Appraisals would be planning orientated and identify areas of high, medium and low sensitivity to development, as well as provide guidelines for design.

⁹⁶ <https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/>

- Heritage statements would be required for any proposals that may affect the significance of a heritage asset. Historic England would need to be consulted for any proposals with the potential to affect a grade I/II* listed building or scheduled monument.
- Archaeological potential, and the potential for adverse effects, will need to be clarified via desk-based assessment and potentially field evaluation. The outputs of this process should be used to inform an appropriate mitigation strategy, agreed in advance with the local authority archaeological advisor.

Pimperne



Representative photographs



Location and summary of landscape character

Pimperne is located in the east of the former North Dorset District, with the majority of the village and its surrounds forming part of the East Blandford/Pimperne Downs Landscape Character Area. A small part of the western extent of its surrounds is in the Cranborne Chase Wooded Chalk Downland Landscape Character Area. The village and its surrounds are contained within the Cranborne Chase and West Wiltshire Downs AONB. The village sits in a topographical bowl, which is located approximately three kilometres to the north-east of Blandford Forum. The village is mentioned in the Domesday Book and is thought to have Saxon origins. The surrounding landscape is characterised by large-scale agricultural fields on higher ground. The village is strongly rural, although the A354 can be a detracting feature.

Key sensitivities

Landscape

- Steeply sloping landform characterised by dry valleys and the valleys of small streams. The landform becomes less dramatic away from the settlement. The existing settlement is generally confined to lower ground.
- Network of low-cut hedgerows which form field boundaries with occasional mature trees. Mature deciduous trees also feature along the western edge of the village (and extend into the built up area, particularly in and around the Conservation Area).
- The sense of separation between the distinct village of Pimperne and the larger settlement of Blandford Forum to the south-west.
- Numerous public rights of way provide access to the countryside surrounding the village and provide an opportunity for people to experience the landscape.
- Skylines are generally undeveloped, broad and marked by occasional trees. The village, including the church tower are low-lying and not prominent; from most vantage points only rooftops are visible. Skylines to the west of the village are marked by pylons and overhead lines.
- The open and expansive character of the village surrounds, particularly on the elevated ground.
- From higher ground, there are long views across the countryside surrounding the village, enabled by the large-scale, elevated fields and low hedgerows. Views out from the village are limited by the landform and intervening vegetation.
- High levels of tranquillity and a sense of remoteness despite the proximity of development. The undeveloped slopes to the east of the main road contribute to the rural setting of the village.
- The whole of the village and its surrounds are located within the nationally important landscape of Cranborne Chase and West Wiltshire Downs AONB, designated for its largely rural character, sense of history, remoteness and dark night skies.

Heritage

- The HLC indicates a primarily agricultural landscape, with post-medieval and industrial period field enclosures. These have some time-depth and may include features that are heritage assets⁹⁷ and susceptible to physical change. Parts of the historic landscape have further value as they contribute to the heritage significance of assets e.g. Pimperne Conservation Area.
- The assessment area almost wholly encircles and partly overlaps Pimperne Conservation Area, which includes the grade II* Church of St Peter [1110839], six grade II listed structures, and a number of non-designated built heritage assets⁹⁸. Development could affect the special interest of the conservation area and potentially the heritage significance of the built heritage assets within it e.g. the grade II* Church, grade II Manor House [1153754] and the non-designated Chestnut Farm.
- Beyond the conservation area, the grade II listed Bridge View (1-4) [1110835] could also be susceptible to setting change, along with the grade II listed Langbourne House [1324314] and its non-designated former parkland.
- There is one listed structure in the assessment area – a mile stone [1110836]. The HER also indicates a number of potential non-**designated assets e.g. Hammett's Farm. These could** be susceptible to physical/setting change.
- There are several scheduled monuments in the wider area. With the exception of Pimperne Long Barrow [1013795], the assessment area does not appear to have a meaningful relationship with any of them, or to lie in the way of such relationships.

⁹⁷ Such as hedgerows that qualify as historically important under the Hedgerow Regulations (1997), ridge and furrow earthworks and historic paths, etc.

⁹⁸ Indicated by the HER.

- The HER records a series of prehistoric round barrows, enclosures and field systems, within the assessment area. The undeveloped nature of the assessment area means that any hitherto unknown remains may survive well, barring truncation from plough/root action and extractive activity. Any archaeological remains would be highly susceptible to physical change.

Guidance and opportunities for mitigation

- Avoid development on the steep slopes and higher ground associated with the village, where development would be visually prominent on skylines and out of keeping with the existing settlement form.
- Ensure any new development does not adversely affect the special qualities of Cranborne Chase and West Wiltshire Downs AONB, including the largely rural character, mosaic of habitats, sense of history and remoteness and the dark night skies⁹⁹.
- Protect and conserve mature trees and hedgerows which contribute to natural character and integrate the village in to the landscape. Any new development on the edge of the settlement should include landscaping to avoid the creation of hard urban edges.
- Ensure that any development is in keeping with the existing settlement form and vernacular, utilising traditional materials, muted colours and designed to have a low profile¹⁰⁰.
- Preserve the overall rural and tranquil character of the village and its surrounding landscape. Avoid the over-engineering of rural roads and excessive road signage.
- Ensure that development does not lead to a reduction in the gap between the distinct settlements of Pimperne and Blandford Forum.
- Any proposals affecting landscape that retains time-depth and heritage assets, such as historic hedgerows, pathways, etc., should look to retain and draw upon these features to help create a sense of place.
- Any development should seek to preserve or enhance the special architectural and historic interest of Pimperne Conservation Area. Since much of its setting remains rural and contributes to its legibility, opportunity for development that does not result in harm is likely to be limited.
- It is recommended that a Conservation Area Appraisal is prepared so that the interest of Pimperne and the key attributes and components of its setting that contribute to this interest, are clearly delineated and can be properly considered in development proposals¹⁰¹.
- A Local List¹⁰² (and GIS shapefile) of non-designated heritage assets should be compiled to ensure that proposals for development fully assess any potential impact/enhancement to such assets¹⁰³.
- Listed buildings and non-designated built heritage assets should be retained. Elements of their setting that contribute to their heritage significance should be preserved or enhanced.
- Heritage statements would be required for any proposals that may affect the significance of a heritage asset. Historic England would need to be consulted for any proposals with the potential to affect a grade I or II* listed building and/or scheduled monument.
- Archaeological potential, and the potential for adverse effects, will need to be clarified via desk-based assessment and potentially field evaluation. The outputs of this process should be used to inform an appropriate mitigation strategy, agreed in advance with the local authority archaeological advisor.

⁹⁹ Taken from the Statement of Significance within the Cranborne Chase AONB Management Plan 2019-2024.

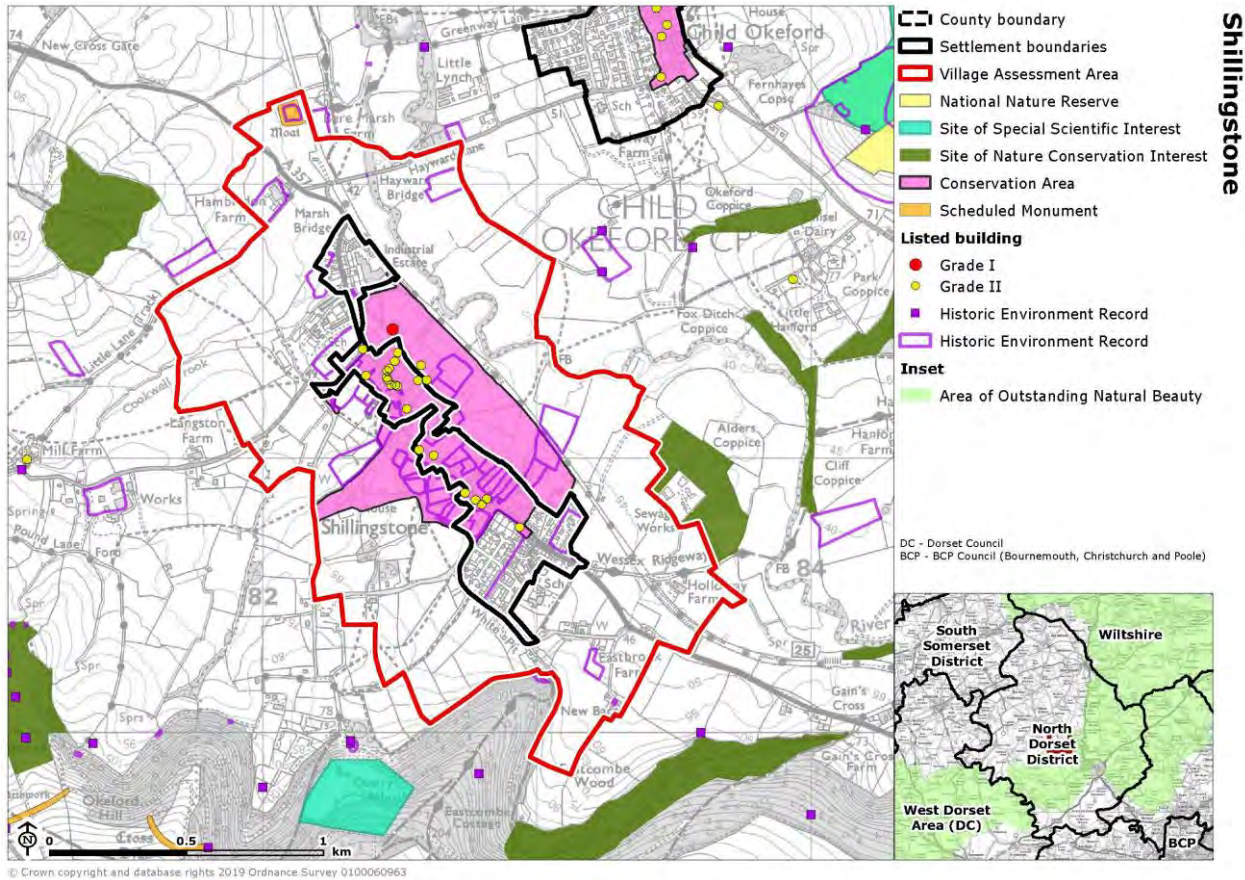
¹⁰⁰ Derived from Policy LC: Landscape Character from the Pimperne Neighbourhood Plan. January 2019.

¹⁰¹ Ideally, the Conservation Area Appraisal would identify areas of high, medium and low sensitivity to development and provide guidelines for design.

¹⁰² <https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/>

¹⁰³ This could be undertaken with community involvement.

Shillingstone



Representative photographs



Location and summary of landscape character

The village of Shillingstone is situated in the centre of the former North Dorset District. The village and the south-west of its surrounds are located in the South Blackmore Rolling Vales Landscape Character Area, whilst the north-east of the village's surrounds are within the Upper Stour Valley Landscape Character Area. The far north of the village's surrounds includes a small area of the North Dorset Chalk Escarpment Landscape Character Area. The village itself is situated on a narrow ridge which is marked by the route of the A357. The Dorset AONB wraps around the south of the village; part of the south of the assessment area lies within the AONB. Wooded escarpments within the AONB form an important skyline feature in views to the south and south-west of the village. The River Stour flows past the village to the north-east.

Key sensitivities

Landscape

- The majority of the settlement is located on a linear and slightly elevated ridge. The surrounding landform to the north-east gently slopes down towards the floodplain of the River Stour. There is minimal built development on the sloping land surrounding the village.
- A series of BAP priority habitats including floodplain grazing marsh near Hayward Bridge, pockets of deciduous woodland and traditional orchards. Alders Coppice Site of Nature Conservation Interest is located to the east of the village.
- The well-wooded character of the area, with frequent mature trees in hedgerows. Most agriculture surrounding the village is pasture grazing. There is an area of parkland planting to the south of the village associated with Shillingstone House.
- The linear settlement pattern of relatively densely packed properties along the ridge. There is a high concentration of listed buildings along the A357 within the conservation area which are constructed in a traditional vernacular which includes red brick buildings and thatch roofs.
- High density of public rights of way including the Wessex Ridgeway long distance recreational route and the North Dorset Trailway (which is also a traffic free part of National Cycle Route 25).
- The wooded escarpment to the south of the village and other hills to the east (including the Hambledon and Hod Hills) which form an important undeveloped backdrop to the village and are part of the nationally important landscape of Dorset AONB. The village of Child Okeford is visually prominent in views to the north-east of the village over the floodplain of the River Stour, with the tower of the Church of St Nicholas forming a landmark feature.
- The landscape has tranquil and removed perceptual qualities away from the A357.

Heritage

- The HLC indicates a primarily agricultural landscape, with medieval to post-medieval field enclosures. These have some time-depth and may include features that are heritage assets¹⁰⁴ and susceptible to physical change. Parts of the historic landscape have further value as they contribute to the heritage significance of assets within and beyond it¹⁰⁵.
- The assessment area directly abuts and partly overlaps the east and west sides of Shillingstone Conservation Area, which includes the grade I Church of the Holy Rood [1324658], multiple grade II listed buildings, and some non-designated built heritage assets (e.g. Shillingstone House). Development could affect the special interest of the conservation area as a result of development within it, or its rural setting. The heritage significance of built heritage assets within it, particularly the church, Shillingstone House and any farmhouses and cottages may also be susceptible to setting change and where they fall within the assessment area, physical change¹⁰⁶.
- In the wider area Okeford Fitzpaine Conservation Area lies to the west and Child Okeford Conservation Area is to the north-east. The former is intervisible with the assessment area and may be susceptible to setting change as a result; however, intervening development makes effects to Child Okeford Conservation Area unlikely.
- There is a cluster of Listed Buildings to the east of the assessment area including the grade II* Hanford House [1110146] and Church of St Michael and All Angels [1110147]. Due to intervening vegetation these would unlikely experience affects from development within the assessment area. Other grade II listed buildings in the wider area also appear unlikely to be affected.

¹⁰⁴ Such as hedgerows that qualify as historically important under the Hedgerow Regulations (1997), ridge and furrow earthworks and historic paths, etc.

¹⁰⁵ Such as Shillingstone Conservation Area,

¹⁰⁶ Although as per the NPPF paragraph 194 substantial harm to or the loss of a Listed Building should be exceptional or wholly exceptional. Listed Building Consent would be required for or all works of demolition, alteration or extension that affects its character as a building of special architectural or historic interest. See <https://historicengland.org.uk/advice/hpg/consent/lbc> for more information.

- There is the potential for setting change to scheduled monuments in the wider vicinity of the assessment area, particularly those that derive significance from their spatial location and its visibility, such as the sites at Hambledon Hill and Hodd Hill.
- The HER records the former sites of several post-medieval orchards. These are of negligible archaeological interest and rooting action from the trees is likely to have resulted in damage to any potential archaeological deposits. Multi-period activity in the wider area highlights a potential for unknown archaeological remains and alluvial deposits relating to Cookwell Brook and the River Stour may have a potential for geoarchaeological/palaeoenvironmental remains. Any archaeological remains would be highly susceptible to physical change.

Guidance and opportunities for mitigation

- Avoid siting development on sloping land or where it would areas that are visually prominent such as the gentle slopes down towards the floodplain of the River Stour
- Protect and conserve important wildlife habitats and corridors of surrounding countryside⁹⁶, such as BAP priority habitats including; floodplain grazing marsh, deciduous woodland and traditional orchards, Alders Coppice Site of Nature Conservation Interest, mature tree hedgerows, and parkland planted areas.
- Retain the historic linear settlement pattern, ensuring that development is in keeping with the local building vernacular of red brick buildings and thatch roofs. Care should be taken to ensure new development does not detract from the setting of listed buildings.
- New development should not result in the loss of public rights of way or detract from views experienced from these locations, particularly the Wessex Ridgeway long distance recreational route and a traffic free cycle route (part of National Cycle Route 25 and the North Dorset Trailway).
- Retain the picturesque rural setting to the village ensuring new development does not detract from key views to the undeveloped wooded escarpment to the south of the village and other hills to the east which form a distinctive backdrop to the village, or, detract from views to the neighbouring village of Child Okeford.
- Retain the overall rural and tranquil character of the landscape away from the A357. The character of rural lanes and tracks should be protected¹⁰⁷, by ensuring that any required upgrades to the rural road network are sensitively designed. Avoid excessive road widening, signage, lighting etc.
- Any proposals affecting landscape that retains time-depth and heritage assets, such as historic hedgerows, pathways, etc., should look to retain and draw upon these features to help create a sense of place.
- Any development should seek to preserve or enhance the special architectural and historic interest of the conservation areas and the elements of their setting that contribute to this. Since much of Shillingstone conservation areas setting remains rural and contributes to its legibility, opportunity for development that does not result in harm is likely to be limited.
- Conservation Area Appraisals should be prepared so that the special interest of Shillingstone, Child Okeford and Okeford Fitzpaine is clearly delineated and can be properly considered in development proposals¹⁰⁸.
- A Local List¹⁰⁹ (and GIS shapefile) of non-designated heritage assets should be compiled to ensure that proposals for development fully assess any potential impact/enhancement to such assets¹¹⁰.
- Listed buildings and non-designated built heritage assets should be retained. Elements of their setting that contribute to their heritage significance should be preserved or enhanced.

¹⁰⁷ Taken from the Shillingstone neighborhood Plan 2016-2031 (2017).

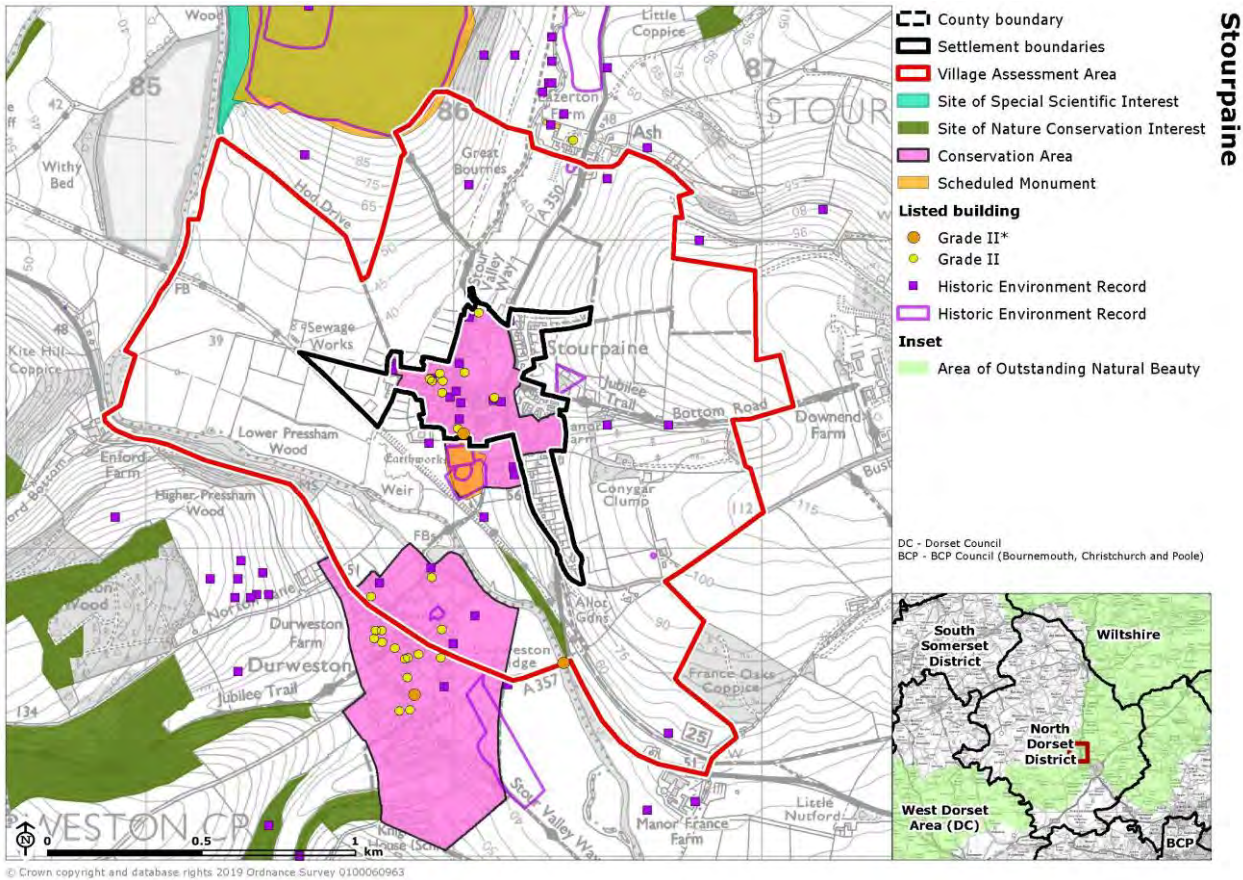
¹⁰⁸ Ideally, the Conservation Area Appraisals would be planning orientated and identify areas of high, medium and low sensitivity to development, as well as provide guidelines for design.

¹⁰⁹ <https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/>

¹¹⁰ This could be undertaken with community involvement.

- Heritage statements would be required for any proposals that may affect the heritage significance of a designated heritage asset. Historic England would need to be consulted for any proposals with the potential to affect a grade I or II* listed building and/or scheduled monument.
- Archaeological potential, and the potential for adverse effects, will need to be clarified via desk-based assessment and potentially field evaluation. The outputs of this process should be used to inform an appropriate mitigation strategy, agreed in advance with the local authority archaeological advisor.

Stourpaine



Representative photographs



Location and summary of landscape character

The village of Stourpaine is situated to the north-west of Blandford Forum in the centre of the former North Dorset District. The village and its surrounds are located within three different Landscape Character Areas. The east of the settlement and a small area to the north are within the North Dorset Chalk Escarpment Character Area. The river valleys are within the Upper Stour Valley Character Area. A small part of the elevated area to the east of the village is in the Cranborne Chase Wooded Chalk Downland Character Area. The whole of the village is within the Dorset AONB. The village is located on the sloping north-eastern banks of the River Stour, which passes the village from the northwest to south-east. The village is of historic significance and is mentioned in the Domesday Book.

Key sensitivities

Landscape

- The dramatic landform which surrounds the village, associated with prominent features such as Hod Hill to the north and France Down to the east. The landform slopes down to the broad valley floor of the River Stour to the south-west of the village.
- Significant areas of BAP priority habitat concreated along the course of the River Stour (which is located to the west of the village), including flood plain grazing marsh and deciduous woodland. Durweston Bridge Site of Nature Conservation Interest is located to the south of Stourpaine. The river Iwerne runs to the north of the village until it joins the Stour. Hedgerows and mature trees also contribute to natural character.
- The distinct identities of Stourpaine and Durweston located either side of the River Stour.
- Nucleated settlement pattern with buildings constructed in a variety of traditional vernacular styles including red brick, flint and thatched buildings.
- Network of public rights of way including the Jubilee Trail and Stour Valley Way long distance routes, as well as an off-road cycle track which forms part of National Cycle Route 25 and the North Dorset Trailway.
- The surrounding elevated landform is characterised by expansive broad skylines. The village is not visually prominent although it is overlooked from the surrounding hill slopes.
- Strong rural character with high levels of tranquillity despite the proximity of major roads.
- Expansive views across the settlement to the surrounding higher ground, characterised by undulating hills which are often marked by woodlands.
- The village and its surrounds are located within the nationally designated landscape of the Dorset AONB, designated for its panoramic views, geological and physiographical features, sense of tranquillity and remoteness, dark night skies, undeveloped rural character and rich built heritage.

Heritage

- The HLC indicates a primarily agricultural landscape comprised of post-medieval and modern enclosure. There is an area of medieval woodland (France Oaks Coppice) to the south. The older elements of this HLC have some time-depth and may include heritage assets¹¹¹ susceptible to physical change. Parts of the historic landscape have further value as they contribute to the significance of heritage assets.
- The assessment area directly adjoins the north, west, and a small part of the east side of Stourpaine Conservation Area. The south part is overlapped. Development within the conservation area or its rural setting may affect its character and special interest.
- The conservation area contains the grade II* listed Church of the Holy Trinity [1305170], several grade II listed buildings and a number of non-designated heritage assets¹¹². These will be susceptible to setting change if the assessment area contributes to their heritage significance (e.g. the church, Havelins Farmhouse [1110206] and some of the cottages).
- The conservation area also includes the scheduled remains of a moated manor site [1002764]. These are overlapped by the assessment area and in the event development would be highly susceptible to physical change.¹¹³ The scheduled remains of Hod Hill Iron Age and Roman Forts lie immediately north of the assessment area and are partially overlapped. This asset would also be susceptible to physical and/or setting change as a result of development.

¹¹¹ Such as hedgerows that qualify as historically important under the Hedgerow Regulations (1997), ridge and furrow earthworks and historic paths, etc.

¹¹² As indicated by the HER.

¹¹³ Although any works to a scheduled monument would require Scheduled Monument Consent, and this is highly unlikely to be granted for the purpose of development. See <https://historicengland.org.uk/advice/planning/consents/smc> for more information.

- The Durweston Conservation Area lies within the south of the assessment area. Development within it or its setting could harm its character and special interest. There is also the risk of development merging the two historic settlements of Durweston with Stourpaine.
- To the south of the assessment area is the Blandford, Blandford St Mary, and Bryanston Conservation Area, which could be susceptible to setting change in the event of development. So too would the grade II listed Lazerton Farmhouse to the north of the assessment area, which could lose historically/functionally related agricultural land that aids in its legibility. The grade II* Durweston Bridge is unlikely to be affected as its key relationships are with the river and road.
- The HER records prehistoric, Roman, medieval and post-medieval features in the assessment area. The proximity to the River Stour may mean there is a potential for geoarchaeological/palaeoenvironmental remains. The assessment area is undeveloped meaning that any hitherto unknown remains are likely to survive well, bar truncation from ploughing. There is also an area of historic landfill to the east which is likely to have damaged/removed archaeological deposits. Any archaeological remains would be highly susceptible to physical change.

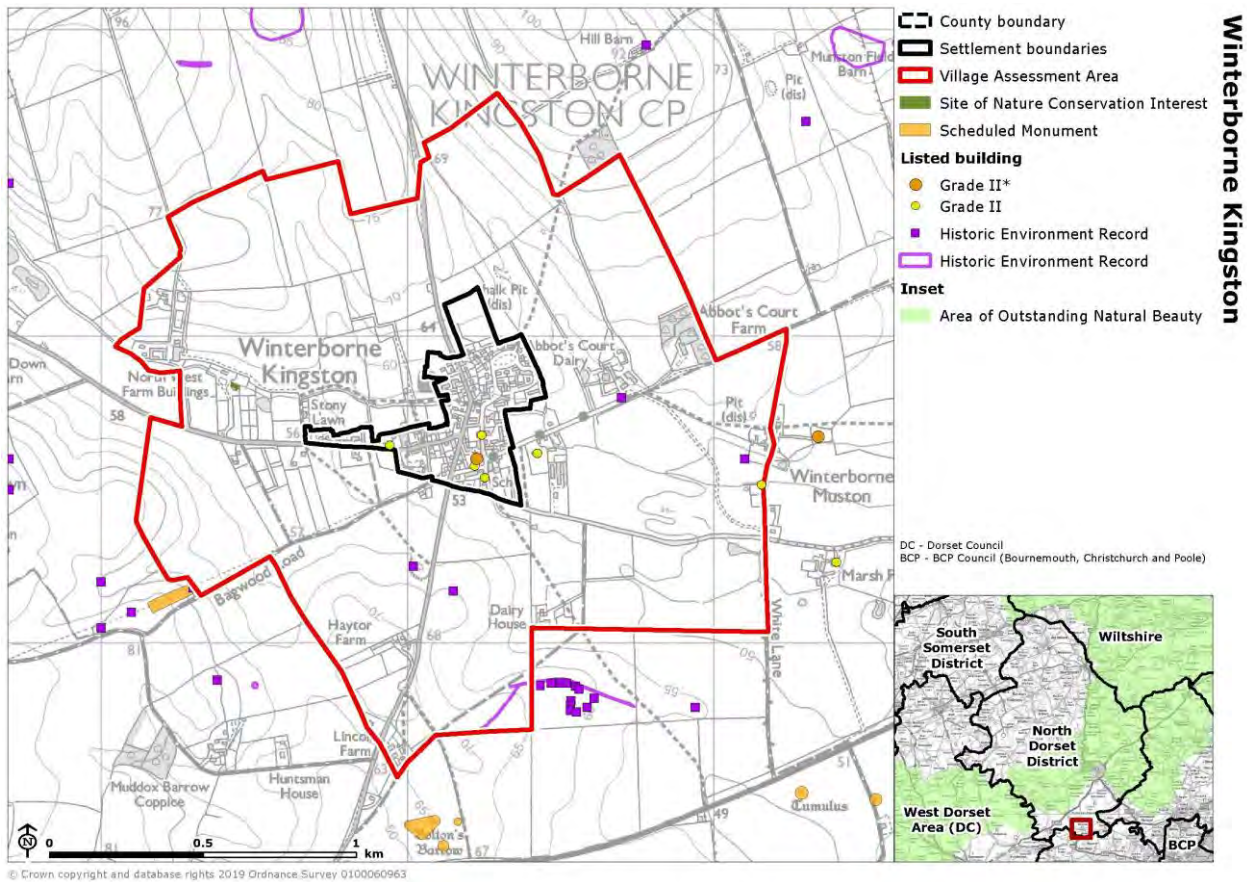
Guidance and opportunities for mitigation

- Avoid siting any development on the steeply sloping ground where it would be visually prominent from the existing village and surrounding landscape which may detract from the broad, open skylines.
- Protect and conserve features which contribute to the natural character of the landscape including locally designated sites, the stream and river habitats and areas of woodland.
- Ensure that any development is designed to be in keeping with the existing settlement form and vernacular, utilising traditional materials where possible. Retain the distinct identities of Stourpaine and Durweston.
- Retain the overall rural character and high levels of tranquillity within and surrounding the village.
- Ensure any new development does not adversely affect the special qualities of Dorset AONB, including uninterrupted panoramic views, a sense of tranquillity and remoteness, dark night skies, undeveloped rural character and a rich historic and built heritage¹¹⁴.
- No development would be possible on either scheduled monument. Development would need to preserve or enhance elements of their setting that contribute to the heritage significance. In the case of the Hod Hill forts this means that no development should be permitted on the surrounding hillslopes – including that within the assessment area, to the north of the conservation area.
- Development should seek to preserve or enhance the special architectural and historic interest of the Stourpaine, Durweston and the Blandford, Blandford St Mary, and Bryanston Conservation Areas and the elements of their setting that contribute to this. Since they all have settings that remain rural and contribute to their legibility and significance, opportunity for development that does not result in harm is likely to be very limited, particularly given the surrounding topography. The area between Stourpaine and Durweston conservation areas is particularly unsuitable for development as it would not only be harmful to their significance, but risks merging the two historic settlements.
- Conservation Area Appraisals should be prepared so that the special interest of Stourpaine and Durweston is clearly delineated and can be properly considered in development proposals. The Conservation Area Appraisals should identify if, and where, any areas that are detrimental to the conservation areas may be enhanced via development. This is likely to be the only way in which development that is not harmful may be undertaken.
- A Local List (and GIS shapefile) of non-designated heritage assets should be compiled to ensure that proposals for development fully assess any potential impact/enhancement to such assets.
- Listed buildings and non-designated built heritage assets should be retained. Elements of their setting that contribute to their heritage significance should be preserved or enhanced.

¹¹⁴ Taken from the Statement of Significance within the Dorset AONB Management Plan 2019-2024

- Heritage statements would be required for any proposals that may affect the heritage significance of a designated heritage asset. Historic England would need to be consulted for any proposals with the potential to affect a grade I or II* listed building and/or scheduled monument.
- Archaeological potential, and the potential for adverse effects, will need to be clarified via desk-based assessment and potentially field evaluation. The outputs of this process should be used to inform an appropriate mitigation strategy, agreed in advance with the local authority archaeological advisor.

Winterborne Kingston



Representative photographs



Location and summary of landscape character

Winterborne Kingston is a village situated in the south of the North Dorset area. The village and its surrounds is located within three different Landscape Character Areas; the north is within the South Blandford Downs, whilst the south is within the Bloxworth/Charborough Downs and a narrow section of the Lower Winterborne Valley Landscape Character Area lies between the two (following the route of the River Winterborne). The village is located approximately four kilometres south-east of the Dorset AONB. The landscape surrounding the village is gently undulating and characterised by agricultural fields. The River Winterborne crosses through the centre of the village.

Key sensitivities

Landscape

- Sloping landform to the north and south of the village, associated with the valley of the River Winterborne upon which the village is centred. Small dry valleys add complexity to the landscape.
- Areas of semi-natural habitat, including Winterborne Kingston Ponds Site of Nature Conservation Interest, are located to the west of the village. There are areas of floodplain grazing marsh BAP priority habitat associated with the river valley and small clumps of BAP priority habitat deciduous woodland. The network of small watercourses and ditches which cross the landscape also contribute to natural character.
- The nucleated settlement pattern, centred on the village church. Buildings constructed in a variety of vernacular styles including red brick, render and thatch. Buildings are low density and are generally not prominent in the landscape with trees softening the settlement edges.
- Numerous public access routes which cross the village and provide access to the surrounding countryside, including Bere Down to the south-west. Some of the rights of way are historic lanes, including Bagwood Road.
- Skylines are generally undeveloped and marked by woodland. From the lower ground to the north-east of the village, some houses mark the skyline although these are not overbearing.
- There are views across the low-lying village from higher ground, including West Down to the south-west of the village. Elsewhere, views are often dictated by the landform and vegetation cover.
- The village and the surrounding area have strong rural qualities and high levels of tranquillity despite the proximity of the A31 (located approximately one kilometre to the south of the village).

Heritage

- The HLC indicates a primarily agricultural landscape with mostly post-medieval, but also some modern, enclosure. The older elements have some time-depth and may include features that are heritage assets¹¹⁵ and susceptible to physical change. Parts of the historic landscape have further value as they contribute to the heritage significance of assets.
- There are two grade II listed buildings within the assessment area: The Old Parsonage [1118573] and a Cottage 250m south-west of Muston Manor [1324283]. Both could be susceptible to physical¹¹⁶ and/or setting change.
- Within Winterborne Kingston there is the grade II* Church of St Nicholas, four grade II listed buildings, and a number of non-designated built heritage assets¹¹⁷. These include farmhouses and cottages, e.g. the grade II North Farmhouse [1304659], which may be susceptible to setting change as development of the assessment area may result in the loss of their rural setting.
- The grade II* Muston Manor [1304719] lies east of the assessment area and may be susceptible to setting change. So too may the cluster of designated assets that lie further east at Anderson; these assets include the grade II Anderson Manor Registered Park and Garden (RPG) [1000708], the grade I listed Anderson Manor [1118633], and several grade II listed buildings.
- There are a large number of scheduled monuments in the wider area. The majority are prehistoric funerary monuments. These can have important visual and spatial relationships with each other that may potentially be altered by development. There is also a scheduled section of a Roman road from Old Sarum to Dorchester immediately south-west of the assessment area [1015381] and the remainder is routed through the area. This asset may also derive some significance from its topography and landscape setting, and so be susceptible to setting change.

¹¹⁵ Such as hedgerows that qualify as historically important under the Hedgerow Regulations (1997), ridge and furrow earthworks and historic paths, etc.

¹¹⁶ Although as per the NPPF paragraph 194 substantial harm to or the loss of a Listed Building should be exceptional or wholly exceptional. Listed Building Consent would be required for or all works of demolition, alteration or extension that affects its character as a building of special architectural or historic interest. See <https://historicengland.org.uk/advice/hpg/consent/lbc> for more information.

¹¹⁷ As per <https://www.british-history.ac.uk/rchme/dorset/vol3/pp300-305>

- There is a cluster of non-designated prehistoric funerary monuments to the south of the assessment area, suggesting settlement activity. A Roman burial site is likewise suggestive of settlement activity, possibly along the road that runs through the area. To the east there are **potential medieval settlement remains at Muston and at Abbot's Court**. Depending on their form, survival, etc., some of these remains could be of medium – high value and require preservation in-situ. The undeveloped nature of the assessment area means that any hitherto unknown remains are likely to survive well, barring truncation from plough action. All archaeological remains would be highly susceptible to physical change.

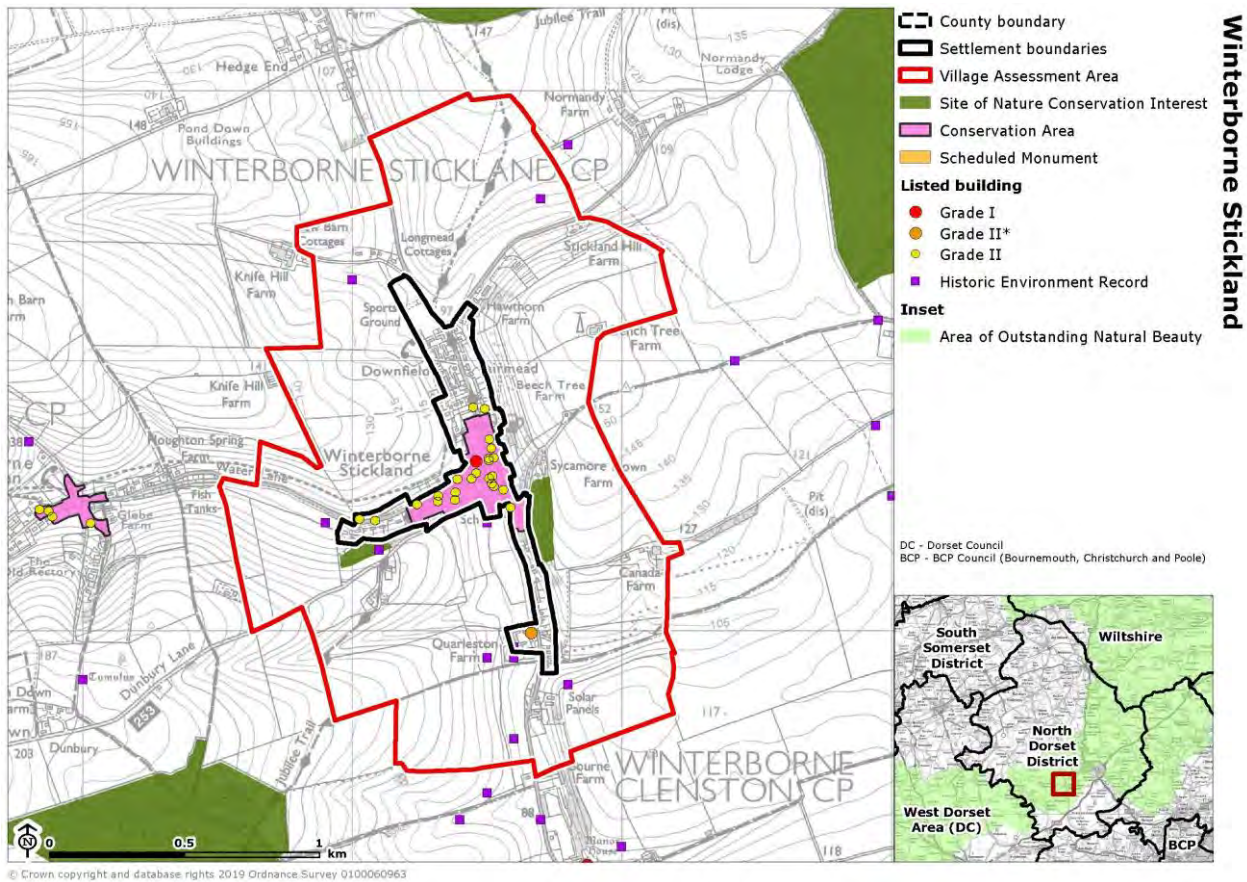
Guidance and opportunities for mitigation

- Avoid siting development on areas of sloping and/or visually prominent landform where development would be highly visible from the surrounding landscape (e.g. the slopes associated with West Down to the south-west of the village).
- Protect and conserve areas of valued semi-natural habitat including locally designated sites and areas of BAP priority habitat. Also seek to conserve landscape features which contribute to the natural character and help to integrate the settlement into the landscape such as mature trees and hedgerows.
- Ensure that any development is in keeping with the existing form, density and vernacular of the settlement.
- Retain the overall rural and tranquil character of the village and the surrounding area, including the narrow rural lands and views across the adjacent countryside.
- Any proposals affecting landscape that retains time-depth and heritage assets, such as historic hedgerows, pathways, etc., should look to retain and draw upon these features to help create a sense of place.
- A Local List¹¹⁸ (and GIS shapefile) of non-designated heritage assets should be compiled to ensure that proposals for development fully assess any potential impact/enhancement to such assets¹¹⁹.
- Listed buildings and non-designated built heritage assets should be retained. Elements of their setting that contribute to their heritage significance should be preserved or enhanced. Similarly, the elements of setting that contribute to the heritage significance of nearby scheduled monuments (e.g. visual and spatial relationships) should be preserved.
- Heritage statements would be required for any proposals that may affect the significance of a heritage asset. Historic England would need to be consulted for any proposals with the potential to affect a grade I or II* listed building and/or scheduled monument.
- Archaeological potential, and the potential for adverse effects, will need to be clarified via desk-based assessment and potentially field evaluation. The outputs of this process should be used to inform an appropriate mitigation strategy, agreed in advance with the local authority archaeological advisor.

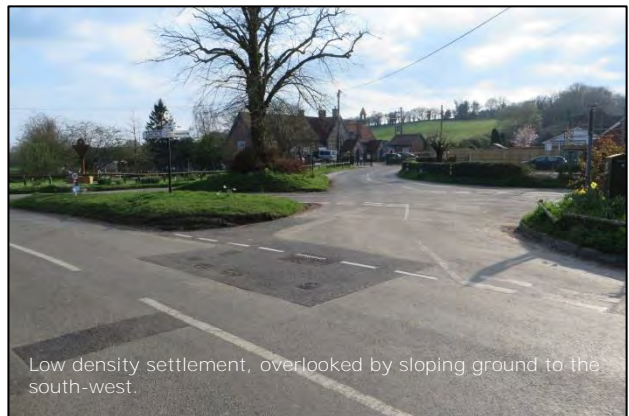
¹¹⁸ <https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/>

¹¹⁹ This could be undertaken with community involvement.

Winterborne Stickland



Representative photographs



Location and summary of landscape character

The village of Winterborne Stickland is situated in the south of the former North Dorset District. The village and its surrounds are located completely within the Dorset AONB and the Upper North Winterborne Valley Landscape Character Area. Winterborne Stickland is located approximately six kilometres to the south-west of Blandford Forum and is situated in the steeply incised narrow valley of the River Winterborne. The village is centred upon and developed around the 13th century **St Mary's Church**. The village has extended along Clenston Road, North Street and West Street to give a linear settlement pattern, which is overlooked from adjacent higher ground.

Key sensitivities

Landscape

- The village is located at the bottom of a valley landform, and is surrounded by steeply sloping ground which rises up towards nearby hill summits.
- Distinctive linear form of the village with development mostly occurring on lower ground. The settlement is low density with many buildings constructed in a traditional vernacular of cob, thatch and flint.
- The Treetops and Sycamore Down Farm Site of Nature Conservation Interest is located adjacent to the village. The river habitat, woodland, mature trees and hedgerows also contribute to the natural character of the landscape.
- The provision of numerous access routes including parts of the Jubilee Trail and National Cycle Route 253.
- For the most part, undeveloped and prominent skylines which surround the village. The sloping land is often characterised by swathes of broadleaved woodland. A telecommunications mast is located on higher ground to the north-east of the village, although this is not visible from the village.
- Traditional rural character of the village and its surrounds with high levels of tranquillity and a sense of expansiveness and remoteness on the higher ground.
- Overlooked from some areas of higher ground (e.g. the slopes to the south-west of the village), although the landform and intervening woodland screen views from some vantage points.
- Views out from the village are characterised by the broad, undulating hills which are often marked by significant tracts of woodland. Views out from the village are generally limited by the landform and intervening vegetation.
- The village and its surrounds are located within the nationally designated landscape of the Dorset AONB, designated for its uninterrupted panoramic views, a sense of tranquillity and remoteness, dark night skies, undeveloped rural character and a rich historic and built heritage.

Heritage

- The HLC indicates a primarily agricultural landscape with post-medieval to modern enclosures. The older elements of this HLC have some time-depth and may include features that are heritage assets¹²⁰ and susceptible to physical change. Parts of the historic landscape have further value as they contribute to the heritage significance of assets within and beyond it.
- The assessment area wholly encircles and directly abuts or overlaps the east, south, and west sides of Winterborne Stickland Conservation Area. Development within the conservation area or its rural setting may affect its special architectural and historic interest.
- The conservation area contains the grade I listed Church of St Mary [1305111] and multiple grade II listed buildings. There are also two grade II listed cottages north of the conservation area and the grade II* Quarleston Farm [1172390] south of it. These assets will be susceptible to setting change if the assessment area contributes to their heritage significance (e.g. the church, Quarleston Farm and some of the cottages).
- In the southern part of the assessment area is the grade I listed Manor House [1172313], two associated barns, one grade I listed [1110166]¹²¹ and the other grade II [1118619]. All of these assets could be susceptible to physical¹²² and/or setting change. Further south beyond the

¹²⁰ Such as hedgerows that qualify as historically important under the Hedgerow Regulations (1997), ridge and furrow earthworks and historic paths, etc.

¹²¹ Also on the 2018 Heritage at Risk Register.

¹²² Although as per the NPPF paragraph 194 substantial harm to or the loss of a Listed Building should be exceptional or wholly exceptional. Listed Building Consent would be required for or all works of demolition, alteration or extension that affects its character as a building of special architectural or historic interest. See <https://historicengland.org.uk/advice/hpg/consent/lbc> for more information.

assessment area the grade II* Church of St Nicholas [1324267] and the grade II Church Cottage [1305173] could also be at risk of setting change as a result of loss of rural setting.

- There are scheduled monuments in the wider area. These include prehistoric funerary monuments and various earthworks sites. These can have important visual and spatial relationships with each other that may potentially be altered by development.
- The HER records a prehistoric occupation site at Quarleston Farm to the south of the assessment area. There are medieval settlement remains at the same site, a short distance south of it, and to the east of Winterborne Stickland. Contemporary ridge and furrow earthworks from ploughing activity are also evident across the assessment area. Depending on their rarity, survival, etc., the settlement remains may be of medium to high value and require preservation in situ. The proximity to the River Winterborne may mean there is a potential for geoarchaeological/palaeoenvironmental remains. The undeveloped nature of the assessment area means that any hitherto unknown remains are likely to survive well, bar truncation from ploughing. All archaeological remains would be highly susceptible to physical change.

Guidance and opportunities for mitigation

- Avoid development on the steeply sloping and intricate landform where it would be visually prominent and out of keeping with the existing settlement pattern.
- Protect and conserve valued semi-natural habitats including locally designated mature broadleaved woodlands. River habitat, mature trees and hedgerows should also be conserved due to the positive contribution these features make to the natural character of the landscape and integrating the village into the landscape.
- Ensure that any proposed development is in keeping with the form, density and vernacular of the existing settlement. Utilise traditional materials to complement existing buildings.
- Retain the overall rural and tranquil character of the surrounding landscape, including the minor rural lanes and agricultural outlook.
- Ensure any new development does not adversely affect the special qualities of the Dorset AONB, including uninterrupted panoramic views, a sense of tranquillity and remoteness, dark night skies, undeveloped rural character and a rich historic and built heritage¹²³.
- Coalescence of Winterborne Stickland, Winterborne Houghton and Winterborne Clenston should be avoided to preserve their historic character and identity.
- Any development should seek to preserve or enhance the special architectural and historic interest of Winterborne Stickland Conservation Area and the elements of its setting that contribute to this. Since the conservation area retains all of its rural setting, opportunity for development that does not result in harm is likely to be limited.
- Any proposals affecting landscape that retains time-depth and heritage assets, such as historic hedgerows, pathways, etc., should look to retain and draw upon these features to help create a sense of place.
- A Local List¹²⁴ (and GIS shapefile) of non-designated heritage assets should be compiled to ensure that proposals for development fully assess any potential impact/enhancement to such assets¹²⁵.
- Listed buildings and non-designated built heritage assets should be retained. Elements of their setting that contribute to their heritage significance should be preserved or enhanced. Similarly, any elements of setting that contribute to the heritage significance of scheduled monuments (e.g. visual and spatial relationships) should be preserved.

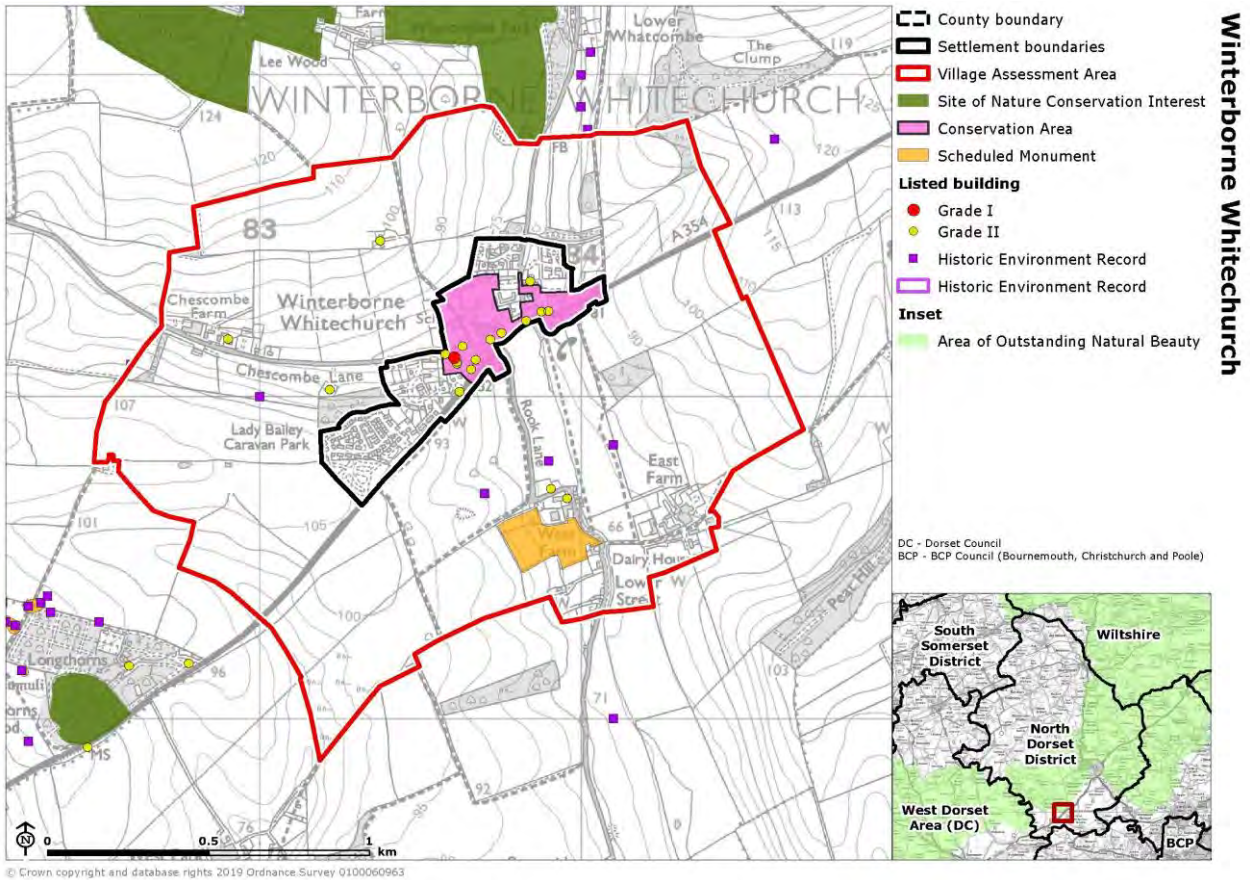
¹²³ Taken from the Statement of Significance within the Dorset AONB Management Plan 2019-2024

¹²⁴ This would be best accompanied by a GIS shapefile dataset. Its creation could involve the local community. For more information see: <https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/>

¹²⁵ This could be undertaken with community involvement.

- Heritage statements would be required for any proposals that may affect the significance of a heritage asset. Historic England would need to be consulted for any proposals with the potential to affect a grade I or II* listed building and/or scheduled monument.
- Archaeological potential, and the potential for adverse effects, will need to be clarified via desk-based assessment and potentially field evaluation. The outputs of this process should be used to inform an appropriate mitigation strategy, agreed in advance with the local authority archaeological advisor.

Winterborne Whitechurch



Representative photographs



Location and summary of landscape character

Winterborne Whitechurch is situated in the south of the former North Dorset area, within the South Blandford Downs Landscape Character Area. A narrow section of the Lower Winterborne Valley Landscape Character Area also cuts through the village following the River Winterborne. The northern part of the village is within the Dorset AONB. The River Winterborne passes through the village from north to south in a narrow valley. The A354 runs along the south-eastern settlement edge. The village is a historic settlement and was mentioned in the Domesday Book.

Key sensitivities

Landscape

- The topography surrounding Winterborne Whitechurch is often steeply sloping and is associated with the valley of the River Winterborne which crosses through the village from north to south. A dry valley to the west of the village also introduces complexity into the landform.
- Landscape features including pockets of mixed woodland, river habitat and hedgerows make a positive contribution to the natural character of the landscape surrounding the village. Some of the woodland is identified as BAP priority habitat. To the north there are numerous mature in-field trees associated with Whatcombe Park.
- Existing settlement is low density and well integrated into the landscape by mature woodland. There is a mixture of modern and traditional buildings; vernacular buildings include flint houses and thatched cottages.
- A network of public access routes including Rook Lane which allow access and appreciation of the landscape surrounding the village.
- Strong rural character with high levels of tranquillity, particularly away from the main road.
- The north of the village is within the nationally important landscape of Dorset AONB, designated for its uninterrupted panoramic views, a sense of tranquillity and remoteness, dark night skies, undeveloped rural character and a rich historic and built heritage.
- The mostly undeveloped, wooded skylines. The tower of the grade I listed Church of St Mary is not prominent on skylines and is mostly screened by woodland.

Heritage

- The HLC indicates a predominantly agricultural landscape comprising post-medieval enclosure and a small area of possible medieval enclosure along Chescombe Lane. The older elements of this landscape have some time-depth and may include features that are heritage assets¹²⁶ and susceptible to physical change. Parts of the historic landscape have further value as they contribute to the heritage significance of assets.
- The assessment area directly adjoins the remaining undeveloped boundaries of the Winterborne **Whitechurch Conservation Area. Development within the conservation area's rural setting may result in harm to its special architectural and historic interest.**
- The conservation area and wider settlement contains the grade I listed Church of St Mary [1118538] and several grade II listed buildings. With the exception of the church and those buildings which have a functional/historical relationship with the agricultural land in the assessment area, most of these assets are unlikely to be susceptible to setting change.
- There are five grade II listed buildings in the assessment area, all of which may be susceptible to physical¹²⁷ and/or setting change. In the wider area the grade II* Whatcombe Park may also be susceptible to setting change as the assessment area includes part of its former parkland – which is still legible to a certain extent – and also its icehouse.
- Within the assessment area there are the scheduled remains of a deserted medieval settlement [1002378] and Milling House [1002396]¹²⁸ at West Farm. These would be highly susceptible to physical¹²⁹ and/or setting change. In the wider area there are also multiple scheduled prehistoric

¹²⁶ Such as hedgerows that qualify as historically important under the Hedgerow Regulations (1997), ridge and furrow earthworks and historic paths, etc.

¹²⁷ Although as per the NPPF paragraph 194 substantial harm to or the loss of a Listed Building should be exceptional or wholly exceptional. Listed Building Consent would be required for or all works of demolition, alteration or extension that affects its character as a building of special architectural or historic interest. See <https://historicengland.org.uk/advice/hpg/consent/lbc> for more information.

¹²⁸ This asset is on the Heritage at Risk Register (2018).

¹²⁹ Although any works to a scheduled monument would require Scheduled Monument Consent, and this is highly unlikely to be granted for the purpose of development. See <https://historicengland.org.uk/advice/planning/consents/smc> for more information.

funerary monuments which may have functional/symbolic spatial and visual relationships that could be affected by development.

- The HER records the remains of a medieval shrunken settlement east of Rook Lane and ridge and furrow earthworks to the west. A post-medieval icehouse belonging to Whatcombe House is recorded south of Chescombe Farm. The proximity to the River Winterborne may mean there is a potential for geoarchaeological/paleoenvironmental remains. The assessment area is undeveloped meaning that any hitherto unknown remains are likely to survive well, bar truncation from ploughing. All archaeological remains would be highly susceptible to physical change.

Guidance and opportunities for mitigation

- Avoid development on areas of sloping landform where it would be visually prominent from surrounding areas and out of keeping with the existing settlement.
- Protect and conserve existing features including mixed woodland, river habitat and hedgerows which contribute to the natural character of the landscape and can help to integrate new development into the landscape.
- Ensure any new development does not adversely affect the special qualities of Dorset AONB, including uninterrupted panoramic views, a sense of tranquillity and remoteness, dark night skies, undeveloped rural character and a rich historic and built heritage¹³⁰.
- Ensure any proposals are in keeping with the existing settlement form, density and vernacular of existing development.
- Preserve the overall tranquil and rural character of the village. Ensure any required upgrading of rural lanes is sympathetic to the landscape.
- Any proposals affecting landscape that retains time-depth and heritage assets, such as historic hedgerows, pathways, etc., should look to retain and draw upon these features to help create a sense of place.
- Any development should seek to preserve or enhance the special architectural and historic interest of Winterborne Whitechurch Conservation Area and the elements of its setting that contribute to this interest. Since the conservation area retains all of its rural setting, opportunity for development that does not result in harm is likely to be limited.
- It is recommended that a Conservation Area Appraisal is prepared so that the special interest of the Winterbourne Whitechurch, and the key elements of its setting that contribute to this interest, are clearly delineated and can be properly considered in development proposals¹³¹.
- A Local List¹³² (and GIS shapefile) of non-designated heritage assets should be compiled to ensure that proposals for development fully assess any potential impact/enhancement to such assets. This could be undertaken with community involvement.
- Listed buildings and non-designated built heritage assets should be retained. Elements of their setting that contribute to their heritage significance should be preserved or enhanced.
- Development should be sited away from scheduled monuments. Any elements that contribute to the heritage significance of a scheduled monument (e.g. visual and spatial relationships) should be preserved.
- Heritage statements would be required for any proposals that may affect the significance of a heritage asset. Historic England would need to be consulted for any proposals with the potential to affect a grade I or II* listed building and/or scheduled monument.
- Archaeological potential, and the potential for adverse effects, will need to be clarified via desk-based assessment and potentially field evaluation. The outputs of this process should be used to inform an appropriate mitigation strategy, agreed in advance with the local authority archaeological advisor.

¹³⁰ Taken from the Statement of Significance within the Dorset AONB Management Plan 2019-2024.

¹³¹ Ideally, the Conservation Area Appraisal would be planning orientated and identify areas of high, medium and low sensitivity to development, as well as provide guidelines for design.

¹³² <https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/>

Appendix 1: Historic environment assets within the assessment areas

Settlement Name	Asset Type	Reference Number	Name	Grade
Bourton	Listed Building	1110354	The Old Parsonage	II
Bourton	Listed Building	1172223	Adcroft House	II
Bourton	Listed Building	1324553	Church of St George	II
Bourton	Listed Building	1305233	Church View	II
Bourton	Listed Building	1324557	Bourton Court	II
Bourton	Listed Building	1110355	House Immediately South of Ingelside	II
Bourton	Listed Building	1110345	Clare Cottage and Adjoining Cottage West	II
Bourton	Listed Building	1172080	Woodbine Villa	II
Bourton	Listed Building	1172239	Ingleside	II
Bourton	Listed Building	1172187	The Red Lion	II
Bourton	Listed Building	1324558	Woolcotes	II
Bourton	Listed Building	1110352	Sandways Farmhouse	II
Bourton	Listed Building	1172199	Sandways	II
Bourton	Listed Building	1110350	Sandaways Cottage	II
Bourton	Listed Building	1110344	Lilac Cottages	II
Bourton	Listed Building	1110351	The Cottage	II
Bourton	Listed Building	1172196	Rosling	II
Bourton	Listed Building	1324555	Bridge House	II
Bourton	Listed Building	1110343	Coatemead	II
Bourton	Listed Building	1324554	Bush Cottage and Cottage Adjoining South-West	II
Bourton	Listed Building	1172138	The White Lion Inn	II
Bourton	Listed Building	1172133	Queens Oak Inn	II
Bourton	Monument	MDO3618	Bourton Foundry, Bourton	Non-designated
Bourton	Building	MDO38503	Marvins Farm, Bourton	Non-designated
Bourton	Building	MDO38506	Dovehayes Cottages, Mill Lane, Bourton	Non-designated
Bourton	Monument	MDO38507	Ropewalk, Bourton	Non-designated
Bourton	Monument	MDO38508	Mill Pond at Bourton Foundry, Bourton	Non-designated
Bourton	Monument	MDO3618	Bourton Foundry, Bourton	Non-designated
Bourton	Monument	MDO3617	Field Boundary, Tan Lane, Bourton	Non-designated
Charlton Marshall	Conservation Area	N/A	The Charlton Marshall Conservation Area	N/A
Charlton Marshall	Listed Building	1110145	Pump House	II
Charlton Marshall	Listed Building	1324636	Milestone Approximately 700m South East of Church of St Mary	II
Charlton Marshall	Listed Building	1305366	284, Bournemouth Road	II

Settlement Name	Asset Type	Reference Number	Name	Grade
Charlton Marshall	Listed Building	1171916	Old Wayside House	II
Charlton Marshall	Listed Building	1110188	Long Cottage	II
Charlton Marshall	Listed Building	1171924	Old Dairy Cottage	II
Charlton Marshall	Monument	MDO41076	Late Prehistoric Trackway, Charlton Marshall	Non-designated
Charlton Marshall	Monument	MDO41078	Late Prehistoric Trackway, Charlton Marshall	Non-designated
Charlton Marshall	Monument	MDO41076	Late Prehistoric Trackway, Charlton Marshall	Non-designated
Charlton Marshall	Monument	MDO41078	Late Prehistoric Trackway, Charlton Marshall	Non-designated
Charlton Marshall	Monument	MDO41074	Prehistoric Pits, Charlton Marshall	Non-designated
Charlton Marshall	Monument	MDO3675	Green Lane, Charlton Marshall	Non-designated
Child Okeford	Conservation Area	N/A	The Child Okeford Conservation Area	N/A
Child Okeford	Listed Building	1324597	Pilgrims Farm	II
Child Okeford	Listed Building	1110268	The Old House	II
Child Okeford	Listed Building	1305440	Rossiters and The Cottage	II
Child Okeford	Listed Building	1171742	Monks Cottage and Little Thatch	II
Child Okeford	Listed Building	1110261	Monk's Yard and The Cross	II
Child Okeford	Listed Building	1110267	Child Okeford House	II
Child Okeford	Listed Building	1110263	Church of St Nicholas	II*
Child Okeford	Listed Building	1324591	Baker's Arms	II
Child Okeford	Listed Building	1110262	War Memorial 10m East of The Baker's Arms	II
Child Okeford	Listed Building	1324592	Manor Farmhouse	II
Child Okeford	Listed Building	1110270	Mayric Cottage	II
Child Okeford	Listed Building	1171763	Gothic Cottage	II
Child Okeford	Listed Building	1171767	Nos. 1 and 2, UPPER STREET	II
Child Okeford	Listed Building	1305448	Hambledon House	II
Child Okeford	Listed Building	1324596	Ibbespen House (No 2) and 3 to 6 Inclusive	II
Child Okeford	Listed Building	1171737	Gate-Piers Approximately 70m South-East of Millbrook House	II
Child Okeford	Listed Building	1324595	Millbrook House	II
Child Okeford	Monument	MDO3724	Netmead Lane, Child Okeford	Non-designated
East Stour	Listed Building	1110455	Christ Church	II
East Stour	Listed Building	1110456	Church Farmhouse	II
East Stour	Listed Building	1110457	Orchard House and The Homestead	II
East Stour	Listed Building	1110458	Blackmore	II
East Stour	Listed Building	1324487	Half Acre	II
East Stour	Monument	MDO3788	Site of Chapel, East Stour	Non-designated
Fontmell Magna	Conservation Area	N/A	The Fontmell Magna Conservation Area	N/A
Fontmell Magna	Listed Building	1171803	Fernlea Cottage	II
Fontmell Magna	Listed Building	1110211	Blandfords Farm House	II

Settlement Name	Asset Type	Reference Number	Name	Grade
Fontmell Magna	Listed Building	1110212	Barn Cottage and No 61	II
Fontmell Magna	Listed Building	1110254	58 and 59, West Street	II
Fontmell Magna	Listed Building	1171959	56, West Street	II
Fontmell Magna	Listed Building	1324588	The Crown	II
Fontmell Magna	Listed Building	1305369	Fontmell Potteries	II
Fontmell Magna	Listed Building	1110253	Gable Cottage	II
Fontmell Magna	Listed Building	1110251	Millbrook House	II
Fontmell Magna	Listed Building	1324589	Myrtle Cottage	II
Fontmell Magna	Listed Building	1171910	27,28 and 29, North Street	II
Fontmell Magna	Listed Building	1171955	Gossips Tree Cottage	II
Fontmell Magna	Listed Building	1110252	Cross House	II
Fontmell Magna	Listed Building	1171952	67,68 and 69, West Street	II
Fontmell Magna	Listed Building	1110243	Brookhouse	II
Fontmell Magna	Listed Building	1171858	48 and 49, Church Street	II
Fontmell Magna	Listed Building	1324622	Cleeve Cottage	II
Fontmell Magna	Listed Building	1110249	No 20 (Ferring Cottage) and No 21	II
Fontmell Magna	Listed Building	1305380	Church of St Andrew	II*
Fontmell Magna	Listed Building	1171913	Middle Farm House	II
Fontmell Magna	Listed Building	1324623	Bennett Bishop Monument, in The Churchyard 5 M North of the North Aisle of The Church of St Andrew	II
Fontmell Magna	Listed Building	1110244	Mill And Millhouse	II
Fontmell Magna	Listed Building	1171862	Watermill Cottage	II
Fontmell Magna	Listed Building	1110245	Methodist Chapel and Schoolroom	II
Fontmell Magna	Listed Building	1171879	Moore's Farmhouse	II
Fontmell Magna	Listed Building	1171908	Chelwood House	II
Fontmell Magna	Listed Building	1324625	8, North Street	II
Fontmell Magna	Listed Building	1324587	Dairy House	II
Fontmell Magna	Monument	MDO39405	Police Station, Fontmell Magna	Non-designated
Fontmell Magna	Monument	MDO39402	School, Fontmell Magna	Non-designated
Fontmell Magna	Monument	MDO39404	Pound, Fontmell Magna	Non-designated
Fontmell Magna	Monument	MDO28021	Site of Medieval Village Cross, Fontmell Magna	Non-designated
Fontmell Magna	Find Spot	MDO3851	Medieval Pottery, Church Close, Fontmell Magna	Non-designated
Fontmell Magna	Monument	MDO39403	Wesleyan Chapel, Fontmell Magna	Non-designated
Hazelbury Bryan	Conservation Area	N/A	The Hazelbury Bryan Conservation Area	N/A
Hazelbury Bryan	Listed Building	1288007	Muston Farm Farmhouse	II
Hazelbury Bryan	Listed Building	1110499	Candlesticks	II
Hazelbury Bryan	Listed Building	1215655	Cornerways	Non-designated
Hazelbury Bryan	Listed Building	1215638	Hillview Cottage	II

Settlement Name	Asset Type	Reference Number	Name	Grade
Hazelbury Bryan	Listed Building	1324469	Wessex House	II
Hazelbury Bryan	Listed Building	1110500	Home Farm Farmhouse	II
Hazelbury Bryan	Listed Building	1110501	Briarlea	Non-designated
Hazelbury Bryan	Listed Building	1110502	Olive House	II
Hazelbury Bryan	Listed Building	1288013	Pair of Cottages Immediately North of Olive House	II
Hazelbury Bryan	Listed Building	1110503	Wonston Farmhouse	II
Hazelbury Bryan	Listed Building	1215619	Clover Cottage	II
Hazelbury Bryan	Listed Building	1110497	Number 2 and Number 3, Thatched Cottage	II
Hazelbury Bryan	Listed Building	1110498	Tudor Cottage	II
Hazelbury Bryan	Listed Building	1215591	Back Lane Farm Farmhouse	II
Hazelbury Bryan	Listed Building	1110495	Cypress Cottage	II
Hazelbury Bryan	Listed Building	1215600	Rosemary Cottage	II
Hazelbury Bryan	Listed Building	1110496	Grenestede Farmhouse	II
Hazelbury Bryan	Building	MDO37250	Deerlands, Partway Lane, Wonston, Hazelbury Bryan	Non-designated
Hazelbury Bryan	Monument	MDO39202	Orchard at Orchard Farm, Hazelbury Bryan	Non-designated
Hazelbury Bryan	Monument	MDO39203	Orchard, Hazelbury Bryan	Non-designated
Hazelbury Bryan	Monument	MDO39204	Orchard, Back Lane Farm, Hazelbury Bryan	Non-designated
Hazelbury Bryan	Monument	MDO39210	Orchard at Muston Farm, Hazelbury Bryan	Non-designated
Hazelbury Bryan	Monument	MDO39211	Orchard, Hazelbury Bryan	Non-designated
Hazelbury Bryan	Building	MDO39222	Methodist Chapel, Pidney, Hazelbury Bryan	Non-designated
Hazelbury Bryan	Building	MDO39223	Reading Room, Hazelbury Bryan	Non-designated
Hazelbury Bryan	Building	MDO39224	Sunday School, Hazelbury Bryan	Non-designated
Hazelbury Bryan	Building	MDO39226	Saw Mill, Hazelbury Bryan	Non-designated
Hazelbury Bryan	Monument	MDO39206	Smithy, Church Foot Lane, Wonston, Hazelbury Bryan	Non-designated
Hazelbury Bryan	Building	MDO3938	The Drum Inn, Drum Lane, Hazelbury Bryan	Non-designated
Hazelbury Bryan	Building	MDO39306	Cottage, Hazelbury Bryan	Non-designated
Hazelbury Bryan	Building	MDO39307	Cottage, Hazelbury Bryan	Non-designated
Hazelbury Bryan	Monument	MDO3955	Saw Pit, Pleck, Hazelbury Bryan	Non-designated
Hazelbury Bryan	Building	MDO39312	Farmhouse, Hazelbury Bryan	Non-designated
Hazelbury Bryan	Building	MDO39313	House, Kingston, Hazelbury Bryan	Non-designated
Hazelbury Bryan	Building	MDO39314	House, Hazelbury Bryan	Non-designated
Hazelbury Bryan	Building	MDO39315	House, Hazelbury Bryan	Non-designated
Iwerne Minster	Conservation Area		The Iwerne Minster Conservation Area	N/A
Iwerne Minster	Listed Building	1305241	Sunnyside Cottage	II
Iwerne Minster	Listed Building	1324617	Sunnyside and Attached Shop	II
Iwerne Minster	Listed Building	1172298	Dwell Deep and Dip Well	II
Iwerne Minster	Listed Building	1110202	Pair of Cottages Approximately 5 M East of Sunnyside	II
Iwerne Minster	Listed Building	1110230	Breken Cottage	II

Settlement Name	Asset Type	Reference Number	Name	Grade
Iwerne Minster	Listed Building	1110229	Talbot Arms	II
Iwerne Minster	Listed Building	1393233	K6 Telephone Kiosk	II
Iwerne Minster	Listed Building	1110228	Woodlands, Homeley, Unamed Cottage and Sparrow Cottage	II
Iwerne Minster	Listed Building	1305231	Spring Cottage	II
Iwerne Minster	Listed Building	1110198	Brook Cottage	II
Iwerne Minster	Listed Building	1324642	Brookman's Farmhouse	II
Iwerne Minster	Listed Building	1172160	Rolls Cottage and Kwetu	II
Iwerne Minster	Listed Building	1324639	Applegarth and Tymps Cottage	II
Iwerne Minster	Listed Building	1110231	Abingdon Memorial Hall	II
Iwerne Minster	Listed Building	1110193	Devine House	II
Iwerne Minster	Listed Building	1172228	The Chantry	II*
Iwerne Minster	Listed Building	1110199	Oak House	II
Iwerne Minster	Listed Building	1305180	Church View and The Cottage	II
Iwerne Minster	Listed Building	1110200	Bow Cottage and Hill View	II
Iwerne Minster	Listed Building	1110190	Approximately 25m of Churchyard Wall to the West and South of St Mary's Church	II
Iwerne Minster	Listed Building	1324641	Apple Tree, Yew Tree and Sunny Holm	II
Iwerne Minster	Listed Building	1110192	Church of St Mary	I
Iwerne Minster	Listed Building	1110191	1-4, Church Path	II
Iwerne Minster	Listed Building	1110189	Noel Cottage	II
Iwerne Minster	Listed Building	1324637	The Old Cottage	II
Iwerne Minster	Listed Building	1110195	Village Pump and Pumphouse	II
Iwerne Minster	Listed Building	1110196	The War Office	II
Iwerne Minster	Listed Building	1324638	Primary School	II
Iwerne Minster	Listed Building	1110194	The Memorial Cross	II
Iwerne Minster	Listed Building	1110232	Pump Approximately 5m South of Tillhays	II
Iwerne Minster	Listed Building	1172173	Tillhays	II
Iwerne Minster	Listed Building	1324615	Heddle House	II
Iwerne Minster	Listed Building	1305183	Bowhay	II
Iwerne Minster	Listed Building	1305268	Home Farm Barn	II
Iwerne Minster	Listed Building	1110201	Ridgeway Cottage and Miles Cottage	II
Iwerne Minster	Monument	MDO37617	Smithy, Iwerne Minster	Non-designated
Iwerne Minster	Monument	MDO4067	Lynchets on Preston Hill, Iwerne Minster	Non-designated
Iwerne Minster	Find Spot	MDO4076	Roman Coin Found at Dip Well Cottage, Watery Lane, Iwerne Minster	Non-designated
Iwerne Minster	Building	MDO4088	Barn at Brookman's Farm, Iwerne Minster	Non-designated
Iwerne Minster	Find Spot	MDO4078	Medieval Floor Tiles from the Wall of St Mary's Church,	Non-designated

Settlement Name	Asset Type	Reference Number	Name	Grade
			Iwerne Minster	
Marnhull	Conservation Area	N/A	Extension to Marnhull Conservation Area	N/A
Marnhull	Conservation Area	N/A	The Marnhull Conservation Area	N/A
Marnhull	Conservation Area	N/A	Extension to Marnhull Conservation Area	N/A
Marnhull	Conservation Area	N/A	The Marnhull Conservation Area	N/A
Marnhull	Listed Building	1110412	Yew Tree Farmhouse	II
Marnhull	Listed Building	1305307	Kentisford House	II
Marnhull	Listed Building	1110376	Oaken Cross	II
Marnhull	Listed Building	1110413	Ranelagh Cottage and Cottage Attached Right	II
Marnhull	Listed Building	1110414	The Retreat	II
Marnhull	Listed Building	1172518	Granary, Approximately 25m West-South-West of The Old Rectory	II
Marnhull	Listed Building	1324546	Stable Building Approximately 20m West South West of The Old Rectory	II
Marnhull	Listed Building	1172058	Boundary Wall of The Old Rectory Including Gates	II
Marnhull	Listed Building	1110406	Church Farmhouse	II
Marnhull	Listed Building	1110415	The Old Rectory	II
Marnhull	Listed Building	1110416	Two Stable Buildings With Interconnecting Wall Approximately 20m West of The Old Rectory	II
Marnhull	Listed Building	1110417	Table Tomb 1m West Of South Porch	II
Marnhull	Listed Building	1172057	Senior's Farmhouse and Attached Barn	II*
Marnhull	Listed Building	1172555	War Memorial in Marnhull Churchyard	II
Marnhull	Listed Building	1172545	Church of St Gregory	I
Marnhull	Listed Building	1324507	Table Tomb 1m North of Chancel of St Gregory's Church	II
Marnhull	Listed Building	1171968	Crown Hotel	II
Marnhull	Listed Building	1110405	Rosedale Cottage	II
Marnhull	Listed Building	1305342	Shaston View	II
Marnhull	Listed Building	1324543	Orchard House	II
Marnhull	Listed Building	1171929	Bay Tree Cottage	II
Marnhull	Listed Building	1324528	Congregational Chapel	II
Marnhull	Listed Building	1110403	St Edmunds	II
Marnhull	Listed Building	1110402	Cross Tree Farmhouse	II
Marnhull	Listed Building	1305362	Tennys Court	II
Marnhull	Listed Building	1305358	Ireson Cottage	II
Marnhull	Listed Building	1324542	Street Farmhouse	II
Marnhull	Listed Building	1171904	Post Office (Dial House) and Cote House	II
Marnhull	Listed Building	1110401	Moonfleet	II
Marnhull	Listed Building	1324541	Clock Cottage	II

Settlement Name	Asset Type	Reference Number	Name	Grade
Marnhull	Listed Building	1110400	Clock House	II
Marnhull	Listed Building	1110408	Pond Farmhouse	II
Marnhull	Building	MDO27604	Little Thatch, New Street, Marnhull	Non-designated
Marnhull	Building	MDO27605	Cottage, New Street, Marnhull	Non-designated
Marnhull	Building	MDO27609	Methodist Chapel, New Street, Marnhull	Non-designated
Marnhull	Building	MDO27611	Church Cottages, Schoolhouse Lane, Marnhull	Non-designated
Marnhull	Building	MDO27612	New Street Dairy, New Street, Marnhull	Non-designated
Marnhull	Building	MDO27613	Kentsford Cottage, New Street, Marnhull	Non-designated
Marnhull	Building	MDO27618	The Rectory (Now Part of The School), New Street, Marnhull	Non-designated
Marnhull	Building	MDO27642	Hartland, Ham Lane, Marnhull	Non-designated
Marnhull	Building	MDO27643	Nutwood Cottage, Musbury Lane, Marnhull	Non-designated
Marnhull	Building	MDO27644	Bees Cottage, Burton Road, Marnhull	Non-designated
Marnhull	Building	MDO27645	Tenements, Burton Road, Marnhull	Non-designated
Marnhull	Building	MDO27647	Lovells Cottages, Burton Road, Marnhull	Non-designated
Marnhull	Building	MDO27650	Fernlea and Homelea, Burton Road, Marnhull	Non-designated
Marnhull	Building	MDO27651	Sackmore Cottage, Sackmore Lane, Marnhull	Non-designated
Marnhull	Building	MDO27656	Church Cottage, Church Hill, Marnhull	Non-designated
Marnhull	Building	MDO27658	1 and 2 Salisbury Street, Marnhull	Non-designated
Marnhull	Building	MDO27661	Knotts Cottage, Musbury Lane, Marnhull	Non-designated
Marnhull	Building	MDO27662	Cranleigh, Musbury Lane, Marnhull	Non-designated
Marnhull	Building	MDO27663	Dragon's and Lesley Cottages, Musbury Lane, Marnhull	Non-designated
Marnhull	Building	MDO27664	Minton Cottage, Musbury Lane, Marnhull	Non-designated
Marnhull	Building	MDO27665	Parana Cottage, Musbury Lane, Marnhull	Non-designated
Marnhull	Building	MDO27666	24 Pilwell, Marnhull	Non-designated
Marnhull	Building	MDO27667	The Cottage, Pilwell, Marnhull	Non-designated
Marnhull	Building	MDO27668	Tapshays Corner, Burton Street, Marnhull	Non-designated
Marnhull	Building	MDO27669	Christmas and Bower Cottages, Burton Street, Marnhull	Non-designated
Marnhull	Building	MDO27670	Knights Cottage and The Cottage, Sackmore Lane, Marnhull	Non-designated
Marnhull	Building	MDO27671	Cumberland Lodge, Sackmore Lane, Marnhull	Non-designated
Marnhull	Building	MDO27672	Trooper Farm, Love Lane, Marnhull	Non-designated
Marnhull	Monument	MDO39735	Quarries, Marnhull	Non-designated
Marnhull	Monument	MDO4288	Ridge and Furrow South of Firtree Cottage, Marnhull	Non-designated
Marnhull	Monument	MDO4301	Green Lane, Marnhull	Non-designated
Marnhull	Monument	MDO4304	Quaker Burial Ground, Burton Street, Marnhull	Non-designated
Marnhull	Monument	MDO39734	Police Station, Marnhull	Non-designated
Marnhull	Monument	MDO4314	Lime Kiln, Marnhull	Non-designated

Settlement Name	Asset Type	Reference Number	Name	Grade
Marnhull	Monument	MDO39727	Primitive Methodist Chapel, Pillwell, Marnhull	Non-designated
Marnhull	Monument	MDO39726	Malthouse, Pillwell, Marnhull	Non-designated
Marnhull	Monument	MDO39194	Romano-British Enclosure, Sackmore Lane, Marnhull	Non-designated
Marnhull	Monument	MDO27638	Stained Glass Window, Lovell's Court , Burton Street, Marnhull	Non-designated
Marnhull	Find Spot	MDO4296	Flint Flake, Pond Farm, Marnhull	Non-designated
Milborne St Andrew	Conservation Area	N/A	The Milborne St Andrew Conservation Area	N/A
Milborne St Andrew	Listed Building	1324285	The Cottage	II
Milborne St Andrew	Listed Building	1118577	Little England	II
Milborne St Andrew	Listed Building	1118617	The Retreat	II
Milborne St Andrew	Listed Building	1305092	Home Farm House	II
Milborne St Andrew	Listed Building	1172514	37, Blandford Hill	II
Milborne St Andrew	Listed Building	1324265	No. 36, Blandford Hill	II
Milborne St Andrew	Listed Building	1305080	Woodville	II
Milborne St Andrew	Listed Building	1118575	Heathcote	II
Milborne St Andrew	Listed Building	1118576	Front Boundary Wall to Heathcote, East of The House	II
Milborne St Andrew	Listed Building	1324266	The Royal Oak	II
Milborne St Andrew	Listed Building	1118583	Milborne Farm House	II
Milborne St Andrew	Listed Building	1324289	The Nest	II
Milborne St Andrew	Listed Building	1172610	Staddlestones	II
Milborne St Andrew	Listed Building	1118582	Frogmore House	II
Milborne St Andrew	Monument	MDO39171	Chalk Pit, Milborne St Andrew	Non-designated
Milborne St Andrew	Monument	MDO39172	Chalk Pit, Milborne St Andrew	Non-designated
Milborne St Andrew	Monument	MDO39173	Chalk Pit, Milborne St Andrew	Non-designated
Milborne St Andrew	Monument	MDO39174	Flint Pit, Milborne St Andrew	Non-designated
Milborne St Andrew	Monument	MDO39175	Wesleyan Methodist Chapel, Chapel Street, Milborne St Andrew	Non-designated
Milborne St Andrew	Monument	MDO39176	Pound, Milton Road, Milborne St Andrew	Non-designated
Milborne St Andrew	Monument	MDO39177	School, Chapel Street, Milborne St Andrew	Non-designated
Milborne St Andrew	Building	MDO39180	The Post Office, The Square, Milborne St Andrew	Non-designated
Milborne St Andrew	Monument	MDO39181	Prehistoric Occupation, Hillside, Little England, Milborne St Andrew	Non-designated
Milborne St Andrew	Find Spot	MDO4381	Roman Coin Found at 7 Dorchester Hill, Milborne St Andrew	Non-designated
Milborne St Andrew	Monument	MDO39183	Possible Burnt Mound, Milton Road, Milborne St Andrew	Non-designated
Milborne St Andrew	Monument	MDO4427	Burnt Mound, Milton Road, Milborne St Andrew	Non-designated
Milborne St Andrew	Find Spot	MDO4428	Prehistoric Worked Flints, Milton Road, Milborne St Andrew	Non-designated

Settlement Name	Asset Type	Reference Number	Name	Grade
Milborne St Andrew	Monument	MDO4429	Lynchets, Milton Road, Milborne St Andrew	Non-designated
Milton Abbas	Conservation Area	N/A	The Milton Abbas Conservation Area	N/A
Milton Abbas	Listed Building	1118584	Hill Lodge	II
Milton Abbas	Registered Parks and Gardens	1000721	Milton Abbey	II*
Milton Abbas	Monument	MDO24015	Old Chalk Pit, Deer Park, Milton Abbas	Non-designated
Milton Abbas	Monument	MDO24016	Old Chalk Pit, Milton Abbas	Non-designated
Milton Abbas	Monument	MDO24017	Old Chalk Pit, Milton Abbas	Non-designated
Milton Abbas	Monument	MDO24037	Allotments, Milton Abbas	Non-designated
Milton Abbas	Monument	MDO24021	Wesleyan Methodist Chapel, Milton Abbas	Non-designated
Milton Abbas	Monument	MDO24021	Wesleyan Methodist Chapel, Milton Abbas	Non-designated
Motcombe	Conservation Area		The Motcombe Conservation Area	N/A
Motcombe	Listed Building	1304914	19, 20 and 21, Bittles Green	II
Motcombe	Listed Building	1324603	The Laurels	II
Motcombe	Listed Building	1152255	Table Tomb to Broadway Family Approximately 5m South of South Aisle of Church of St Mary	II
Motcombe	Listed Building	1110289	Churchyard Cross Approximately 2m South of Porch of Church of St Mary	II
Motcombe	Listed Building	1110293	The Old Post Office	II
Motcombe	Listed Building	1110290	Table Tomb to Richard Haimes, 5m South of Chancel of Church of St Mary	II
Motcombe	Listed Building	1324605	School and Schoolhouse	II
Motcombe	Listed Building	1152195	Church of St Mary	II*
Motcombe	Listed Building	1304921	Little Thatch	II
Motcombe	Listed Building	1110286	1 and 2, Church Walk	II
Motcombe	Listed Building	1110287	6, Church Walk	II
Motcombe	Listed Building	1152272	Tomb to Elizabeth Mary, Marchioness of Westminster of Westminster Approx 30m West of Motcombe Church	II
Motcombe	Listed Building	1152177	8, Church Walk	II
Motcombe	Listed Building	1324604	Barn House and No 35 The Street	II
Motcombe	Listed Building	1304813	No 40 (Lavinia's Cottage) and No 39	II
Motcombe	Listed Building	1324568	Red House Farmhouse	II
Motcombe	Monument	MDO27910	Former Orchards, Red House Farm, Motcombe	Non-designated
Motcombe	Monument	MDO27913	Former Orchard, Behind the Royal Oak, Motcombe	Non-designated
Motcombe	Monument	MDO27918	Former Orchard, East of Motcombe	Non-designated
Motcombe	Monument	MDO27919	Former Orchard, East of Motcombe	Non-designated
Motcombe	Monument	MDO27926	Former Orchards, Bittles Green, Motcombe	Non-designated
Motcombe	Building	MDO27845	House, Motcombe	Non-designated

Settlement Name	Asset Type	Reference Number	Name	Grade
Motcombe	Monument	MDO27858	Motcombe Dairy Factory, Motcombe	Non-designated
Motcombe	Building	MDO27859	Wesleyan Methodist Church, Motcombe	Non-designated
Motcombe	Monument	MDO27860	Providence Chapel, Motcombe	Non-designated
Motcombe	Monument	MDO27861	Smithy, Motcombe	Non-designated
Motcombe	Monument	MDO27863	Smithy, Motcombe	Non-designated
Motcombe	Monument	MDO27864	Allotments, Motcombe	Non-designated
Motcombe	Monument	MDO27865	Allotments, Motcombe	Non-designated
Motcombe	Monument	MDO27907	Former Orchards, Coppleridge, Motcombe	Non-designated
Motcombe	Monument	MDO27907	Former Orchards, Coppleridge, Motcombe	Non-designated
Motcombe	Monument	MDO27907	Former Orchards, Coppleridge, Motcombe	Non-designated
Motcombe	Monument	MDO27908	Former Orchards, Haymes, Motcombe	Non-designated
Motcombe	Monument	MDO4498	Stone Wall, Sunnyside, Motcombe	Non-designated
Okeford Fitzpaine	Conservation Area	N/A	The Okeford Fitzpaine Conservation Area	N/A
Okeford Fitzpaine	Listed Building	1227813	Rosehill Farmhouse	II
Okeford Fitzpaine	Listed Building	1227808	88-89, High Street	II
Okeford Fitzpaine	Listed Building	1287438	86 and 87, High Street	II
Okeford Fitzpaine	Listed Building	1227924	Thornhill Farmhouse	II
Okeford Fitzpaine	Listed Building	1227869	Barn, Approximately 2m North of No 86 High Street	II
Okeford Fitzpaine	Listed Building	1227811	Taverners	II
Okeford Fitzpaine	Listed Building	1287551	Myrtle Cottage	II
Okeford Fitzpaine	Listed Building	1216650	62, Greenhayes	II
Okeford Fitzpaine	Listed Building	1287553	60, Greenhayes	II
Okeford Fitzpaine	Listed Building	1287445	Pleydell's Farmhouse	II
Okeford Fitzpaine	Listed Building	1216651	59, Greenhayes	II
Okeford Fitzpaine	Listed Building	1216617	Parish Church of St Andrew	II*
Okeford Fitzpaine	Listed Building	1227810	Squirrel Cottage	II
Okeford Fitzpaine	Listed Building	1216648	Table Tomb to Joseph Michell in Churchyard of St Andrews Church Approximately 7m South of South Porch	II
Okeford Fitzpaine	Listed Building	1287477	White Cottage	II
Okeford Fitzpaine	Listed Building	1216649	St Andrews Church South Churchyard Wall	II
Okeford Fitzpaine	Listed Building	1287552	The Old Rectory	II
Okeford Fitzpaine	Listed Building	1287555	Wall Adjoining White Cottage to the North	II
Okeford Fitzpaine	Listed Building	1216402	Raised Pavement Of Approximately 50m In Front Of Numbers 51 And 52	II
Okeford Fitzpaine	Listed Building	1324522	52, The Cross	II
Okeford Fitzpaine	Listed Building	1216654	Corner Cottage	II
Okeford Fitzpaine	Listed Building	1216385	51, The Cross	II
Okeford Fitzpaine	Listed Building	1287393	Trinity Cottage	II

Settlement Name	Asset Type	Reference Number	Name	Grade
Okeford Fitzpaine	Listed Building	1110445	St Lo Farmhouse	II
Okeford Fitzpaine	Listed Building	1216528	Old School House	II
Okeford Fitzpaine	Listed Building	1287576	75, The Cross	II
Okeford Fitzpaine	Listed Building	1438377	Standing Cross, 140m North-West Of St Andrew's Church	II
Okeford Fitzpaine	Listed Building	1110446	74, The Cross	II
Okeford Fitzpaine	Listed Building	1324523	Old Bell Stores	II
Okeford Fitzpaine	Listed Building	1228552	K6 Telephone Kiosk Adjacent to Post Office	II
Okeford Fitzpaine	Listed Building	1287671	Darknoll Farmhouse	II
Okeford Fitzpaine	Listed Building	1287483	Downs Cottage	II
Okeford Fitzpaine	Listed Building	1324521	Stockfold	II
Okeford Fitzpaine	Listed Building	1227947	Hill View Farm House	II
Okeford Fitzpaine	Listed Building	1287453	The Royal Oak	II
Okeford Fitzpaine	Listed Building	1287478	Highbench Cottage	II
Okeford Fitzpaine	Listed Building	1227814	19 and 20, Lower Street	II
Okeford Fitzpaine	Listed Building	1227817	Yeatmans	II
Okeford Fitzpaine	Listed Building	1110443	Sheephayes	II
Okeford Fitzpaine	Listed Building	1287387	Langstone Farm House	II
Okeford Fitzpaine	Listed Building	1227937	Easter Cottage	II
Okeford Fitzpaine	Listed Building	1227815	25, Lower Street	II
Okeford Fitzpaine	Listed Building	1227816	Netherway Farm House	II
Okeford Fitzpaine	Listed Building	1287639	Castle Farm	II
Okeford Fitzpaine	Monument	MDO37686	Lock Up, Okeford Fitzpaine	Non-designated
Pimperne	Conservation Area	N/A	The Pimperne Conservation Area	N/A
Pimperne	Listed Building	1324315	Milestone At Ngr St 904 088	II
Pimperne	Listed Building	1110835	Bridge View	II
Pimperne	Listed Building	1110837	Fairfield House	II
Pimperne	Listed Building	1324317	The Old Rectory	II
Pimperne	Listed Building	1110838	50m of Wall and Gatepiers 20m North of The Old Rectory	II
Pimperne	Listed Building	1324316	120m of Wall Approximately 40m North East of The Old Rectory	II
Pimperne	Listed Building	1153743	Village Cross	II
Pimperne	Listed Building	1153754	Manor House	II
Pimperne	Scheduled Monument	1021149	Medieval Standing Cross 50m East of St Peter's Church	N/A
Pimperne	Building	MDO28032	Chestnut Farmhouse, Pimperne	Non-designated
Pimperne	Building	MDO28033	Barn at Chestnut Farm, Pimperne	Non-designated
Pimperne	Building	MDO28035	House, Pimperne	Non-designated
Pimperne	Building	MDO38057	Smithy, Pimperne	Non-designated
Pimperne	Monument	MDO38059	Orchard, Pimperne	Non-designated

Settlement Name	Asset Type	Reference Number	Name	Grade
Pimperne	Monument	MDO38061	Orchard, Pimperne	Non-designated
Pimperne	Monument	MDO38062	Orchard, Pimperne	Non-designated
Pimperne	Monument	MDO38063	Pond, Pimperne	Non-designated
Pimperne	Monument	MDO4588	Lynchets at Berkeley Farm, Pimperne	Non-designated
Pimperne	Building	MDO39140	Cottages, Chapel Lane, Pimperne	Non-designated
Pimperne	Building	MDO39133	Cottages, Pimperne	Non-designated
Pimperne	Building	MDO39134	Cottages, Pimperne	Non-designated
Pimperne	Building	MDO39135	Cottages, Pimperne	Non-designated
Pimperne	Building	MDO39137	Cottages, Pimperne	Non-designated
Pimperne	Monument	MDO38058	Saw Pit, Studhouse Farm, Pimperne	Non-designated
Pimperne	Building	MDO39138	Cottage, Pimperne	Non-designated
Pimperne	Building	MDO28034	Outbuildings at Chestnut Farm, Pimperne	Non-designated
Pimperne	Monument	MDO37685	Stocks, Pimperne	Non-designated
Pimperne	Building	MDO39132	Cottage, Pimperne	Non-designated
Pimperne	Monument	MDO39294	Medieval Ditch, Manor Farm, Pimperne	Non-designated
Shillingstone	Conservation Area	N/A	The Shillingstone Conservation Area	N/A
Shillingstone	Listed Building	1110152	Long Thatch	II
Shillingstone	Listed Building	1305331	Lilac Cottage	II
Shillingstone	Listed Building	1324657	Wisteria Cottage	II
Shillingstone	Listed Building	1110150	Japonica Cottage	II
Shillingstone	Listed Building	1172031	The Cobbles	II
Shillingstone	Listed Building	1324655	Greensleeves	II
Shillingstone	Listed Building	1110153	Cox House	II
Shillingstone	Listed Building	1110151	Manor Farm House	II
Shillingstone	Listed Building	1324656	The Crooked House	II
Shillingstone	Listed Building	1118630	K6 Telephone Kiosk Outside The Crooked House, The Cross	II
Shillingstone	Listed Building	1110156	Cherry Cottage	II
Shillingstone	Listed Building	1172097	Croft Cottage	II
Shillingstone	Listed Building	1305259	Calleywell Cottage	II
Shillingstone	Listed Building	1110157	Cross Cottage	
Shillingstone	Listed Building	1324660	Burlton Cottage	II
Shillingstone	Listed Building	1324659	Village Cross	II
Shillingstone	Listed Building	1172102	Maypole Cottage	II
Shillingstone	Listed Building	1110154	Church Croft	II
Shillingstone	Listed Building	1172042	Church House	II
Shillingstone	Listed Building	1440392	Shillingstone War Memorial	II
Shillingstone	Scheduled Monument	1013675	Medieval Cross Base 150m South of Holy Rood Church	N/A

Settlement Name	Asset Type	Reference Number	Name	Grade
Shillingstone	Building	MDO26015	Halfpenny Thatch, Blandford Road, Shillingstone	Non-designated
Shillingstone	Building	MDO26022	Everetts, Everetts Lane, The Cross, Shillingstone	Non-designated
Shillingstone	Building	MDO26023	8 and 9, Blandford Road, Shillingstone	Non-designated
Shillingstone	Building	MDO26024	Magnolia Cottage, Blandford Road, Shillingstone	Non-designated
Shillingstone	Building	MDO26025	Hambledon Cottage, Blandford Road, Shillingstone	Non-designated
Shillingstone	Monument	MDO26057	Smithy, Shillingstone	Non-designated
Shillingstone	Monument	MDO26058	Shillingstone Station	Non-designated
Shillingstone	Monument	MDO26060	Wesleyean Chapel, Shillingstone	Non-designated
Shillingstone	Monument	MDO26070	Orchard, Marsh Bridge, Shillingstone	Non-designated
Shillingstone	Monument	MDO26076	Allotments, Shillingstone	Non-designated
Shillingstone	Monument	MDO26078	Allotments, Shillingstone	Non-designated
Shillingstone	Monument	MDO26080	Smithy, Shillingstone	Non-designated
Shillingstone	Monument	MDO26081	Old Reading Rooms, Shillingstone	Non-designated
Shillingstone	Monument	MDO26082	Orchard in Field Number 74, Shillingstone	Non-designated
Shillingstone	Monument	MDO26083	Orchard in Field Number 61, Shillingstone	Non-designated
Shillingstone	Monument	MDO26084	Orchard in Field Number 59, Shillingstone	Non-designated
Shillingstone	Monument	MDO26085	Orchard in Field Number 58, Shillingstone	Non-designated
Shillingstone	Monument	MDO26086	Orchard in Field Number 56, Shillingstone	Non-designated
Shillingstone	Monument	MDO26087	Orchard in Field Number 55, Shillingstone	Non-designated
Shillingstone	Monument	MDO26088	Orchard in Field Number 5, Shillingstone	Non-designated
Shillingstone	Monument	MDO26089	Orchard in Field Number 53, Shillingstone	Non-designated
Shillingstone	Monument	MDO26094	Orchard in Field Number 243, Shillingstone	Non-designated
Shillingstone	Monument	MDO26095	Orchard in Field Number 242, Shillingstone	Non-designated
Shillingstone	Monument	MDO26096	Orchard in Field Number 237, Shillingstone	Non-designated
Shillingstone	Monument	MDO26100	Orchard in Field Number 239, Shillingstone	Non-designated
Shillingstone	Monument	MDO26101	Orchard in Field Number 233, Shillingstone	Non-designated
Shillingstone	Monument	MDO26143	Orchard in Field Number 220, Shillingstone	Non-designated
Shillingstone	Monument	MDO26147	Orchard in Field Number 228, Shillingstone	Non-designated
Shillingstone	Monument	MDO26148	Orchard in Field Number 229, Shillingstone	Non-designated
Shillingstone	Monument	MDO26149	Orchard in Field Number 230, Shillingstone	Non-designated
Shillingstone	Monument	MDO26150	Orchard in Field Number 231, Shillingstone	Non-designated
Shillingstone	Monument	MDO26151	Orchard in Field Number 190, Shillingstone	Non-designated
Shillingstone	Monument	MDO26152	Orchard in Field Number 188, Shillingstone	Non-designated
Shillingstone	Monument	MDO26153	Orchard in Field Number 187, Shillingstone	Non-designated
Shillingstone	Monument	MDO26154	Orchard in Field Number 184, Shillingstone	Non-designated
Shillingstone	Monument	MDO4674	Base of Medieval Cross, Shillingstone	Non-designated
Shillingstone	Monument	MDO26085	Orchard in Field Number 58, Shillingstone	Non-designated
Shillingstone	Monument	MDO26086	Orchard in Field Number 56, Shillingstone	Non-designated

Settlement Name	Asset Type	Reference Number	Name	Grade
Shillingstone	Monument	MDO26086	Orchard in Field Number 56, Shillingstone	Non-designated
Shillingstone	Monument	MDO26087	Orchard in Field Number 55, Shillingstone	Non-designated
Shillingstone	Monument	MDO26100	Orchard in Field Number 239, Shillingstone	Non-designated
Shillingstone	Monument	MDO26101	Orchard in Field Number 233, Shillingstone	Non-designated
Shillingstone	Monument	MDO26148	Orchard in Field Number 229, Shillingstone	Non-designated
Shillingstone	Monument	MDO26149	Orchard in Field Number 230, Shillingstone	Non-designated
Shillingstone	Monument	MDO26149	Orchard in Field Number 230, Shillingstone	Non-designated
Shillingstone	Monument	MDO26150	Orchard in Field Number 231, Shillingstone	Non-designated
Shillingstone	Monument	MDO26152	Orchard in Field Number 188, Shillingstone	Non-designated
Shillingstone	Monument	MDO26153	Orchard in Field Number 187, Shillingstone	Non-designated
Shillingstone	Monument	MDO4685	Remains of Almshouse, Shillingstone	Non-designated
Stourpaine	Conservation Area	N/A	The Stourpaine Conservation Area	N/A
Stourpaine	Listed Building	1305170	Church of The Holy Trinity	II *
Stourpaine	Listed Building	1110207	Lychgate C10m North-West of Holy Trinity Church	II
Stourpaine	Listed Building	1110208	Jasmine Cottage	II
Stourpaine	Listed Building	1324645	Hod Cottage	II
Stourpaine	Listed Building	1305166	Rose Cottage	II
Stourpaine	Listed Building	1305168	House 10m South-East of Havelins Farm House	II
Stourpaine	Listed Building	1110205	12, Havelins Street	II
Stourpaine	Listed Building	1110206	Havelins Farm House	II
Stourpaine	Listed Building	1172351	Stourpaine House	II
Stourpaine	Listed Building	1324607	Foyles Cottage and Cottage Adjoining Left	II
Stourpaine	Scheduled Monument	1002764	Earthworks on Site of Manor House	N/A
Stourpaine	Monument	MDO41918	Pound, North Street, Stourpaine	Non-designated
Stourpaine	Monument	MDO4798	Moat at Parsonage Farm, Stourpaine	Non-designated
Stourpaine	Building	MDO41912	Cottage, Stourpaine	Non-designated
Stourpaine	Building	MDO41922	The Old School House, Stourpaine	Non-designated
Stourpaine	Building	MDO41923	The White Horse, Stourpaine	Non-designated
Stourpaine	Building	MDO41913	Cottage, Stourpaine	Non-designated
Stourpaine	Building	MDO41910	Cottage, Stourpaine	Non-designated
Stourpaine	Building	MDO41914	Cottage, Stourpaine	Non-designated
Stourpaine	Building	MDO41911	Cottage, Stourpaine	Non-designated
Stourpaine	Building	MDO41907	Cottage, Stourpaine	Non-designated
Stourpaine	Building	MDO41906	Cottage, Stourpaine	Non-designated
Stourpaine	Building	MDO41908	Cottage, Stourpaine	Non-designated
Stourpaine	Building	MDO41909	Cottage, Stourpaine	Non-designated
Stourpaine	Monument	MDO41919	Milestone, Stourpaine	Non-designated
Stourpaine	Building	MDO41904	Cottage, Stourpaine	Non-designated

Settlement Name	Asset Type	Reference Number	Name	Grade
Stourpaine	Building	MDO41905	Cottage, Stourpaine	Non-designated
Winterborne Kingston	Listed Building	1118574	Rose Cottage	II
Winterborne Kingston	Listed Building	1118572	Keynes Monument in The Churchyard, 12m North of Church of St Nicholas	II
Winterborne Kingston	Listed Building	1152548	Church of St Nicholas	II*
Winterborne Kingston	Listed Building	1304659	North Farmhouse	II
Winterborne Kingston	Listed Building	1152684	Crofters	II
Winterborne Stickland	Conservation Area		The Winterborne Stickland Conservation Area	N/A
Winterborne Stickland	Listed Building	1172390	Quarleston Farmhouse	II*
Winterborne Stickland	Listed Building	1172443	Wheelwrights Cottage	II
Winterborne Stickland	Listed Building	1324232	Lavender Close	II
Winterborne Stickland	Listed Building	1118625	The Old Malthouse	II
Winterborne Stickland	Listed Building	1118627	Bourneside House	II
Winterborne Stickland	Listed Building	1118629	April Cottage	II
Winterborne Stickland	Listed Building	1324234	Stickland Farm Barn	II
Winterborne Stickland	Listed Building	1172451	Gurney's Cab	II
Winterborne Stickland	Listed Building	1305081	Stickland Farmhouse	II
Winterborne Stickland	Listed Building	1305122	The Old Rectory	II
Winterborne Stickland	Listed Building	1324231	Rose Cottage	II
Winterborne Stickland	Listed Building	1172435	Rose Tree Cottage	II
Winterborne Stickland	Listed Building	1118628	Old Mill House	II
Winterborne Stickland	Listed Building	1172471	Vine Cottage	II
Winterborne Stickland	Listed Building	1118626	Cross Tree Cottage	II
Winterborne Stickland	Listed Building	1305130	Hustings Cottage	II
Winterborne Stickland	Listed Building	1324233	The Post Office	II
Winterborne Stickland	Listed Building	1305111	Church of St Mary	I
Winterborne Stickland	Listed Building	1324230	Church Cottage	Non-designated
Winterborne Stickland	Listed Building	1118624	Honeysuckle Cottage and Cottage Attached to North	II
Winterborne Stickland	Listed Building	1453389	Winterborne Stickland War Memorial	II
Winterborne Stickland	Listed Building	1118623	The Crown Inn	II
Winterborne Stickland	Listed Building	1305156	38, North Street	II
Winterborne Stickland	Listed Building	1324269	Wyvern Cottage	II
Winterborne Stickland	Listed Building	1172409	Cottage 50m North, North West of No 2	II
Winterborne Stickland	Monument	MDO5315	Roman Pit, Quarleston Farm, Winterborne Stickland	Non-designated
Winterborne Stickland	Monument	MDO5314	Prehistoric Occupation at Quarleston Farm, Winterborne Stickland	Non-designated
Winterborne Whitechurch	Conservation Area	N/A	The Winterborne Whitechurch Conservation Area	N/A
Winterborne Whitechurch	Listed Building	1152689	Milestone (At St 836 001)	II

Settlement Name	Asset Type	Reference Number	Name	Grade
Winterborne Whitechurch	Listed Building	1324270	Forge Cottage And Hillside	II
Winterborne Whitechurch	Listed Building	1118539	Woolerey Monument, in the Churchyard, 7m South of South Chapel of St Mary's Church	II
Winterborne Whitechurch	Listed Building	1324309	Clapcott Monument, in The Churchyard, 3m South of Chapel of St Mary's Church	II
Winterborne Whitechurch	Listed Building	1324308	Church Hall Including Gates Attached to The North	II
Winterborne Whitechurch	Listed Building	1118538	Church of St Mary	I
Winterborne Whitechurch	Listed Building	1118540	1 and 2, Chescombe Lane	II
Winterborne Whitechurch	Listed Building	1324307	Whitechurch House	II
Winterborne Whitechurch	Listed Building	1324305	Milton House	II
Winterborne Whitechurch	Listed Building	1118534	St Catherines	II
Winterborne Whitechurch	Listed Building	1393536	K6 Telephone Kiosk	II
Winterborne Whitechurch	Listed Building	1324306	Blandford Hill	II
Winterborne Whitechurch	Listed Building	1118535	Blandford Hill	II

Appendix 2

Links to other documents/evidence

This appendix lists other existing documents and evidence which have informed this report or provide additional evidence which can be used alongside the findings of this report:

- North Dorset, Local Plan Review Issues and Options Consultation (November 2017).
<https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/north-dorset/local-plan-review/local-plan-review.aspx>
- North Dorset, Local Plan Review Issues and Options Sustainability Appraisal (November 2017).
<https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/north-dorset/local-plan-review/local-plan-review.aspx>
- Conservation area appraisals <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning/planning-constraints/conservation-areas/north-dorset/conservation-areas-north-dorset.aspx> - identify the special architectural and historic interests of conservation areas, and ensure that their designation is effective in preserving their special interest.
- Cranborne Chase and West Wiltshire Downs AONB Management Plan (2019-2024)
- Dorset AONB Management Plan (2019-2024)
- Dorset Landscape Character Assessment (2007), <https://www.dorsetcouncil.gov.uk/countryside-coast-parks/the-dorset-landscape/the-dorset-landscape.aspx>
- Historic Landscape Character Study, Dorset County Council and:
 - Cranborne Chase and West Wiltshire Downs AONB (2017)
https://archaeologydataservice.ac.uk/archives/view/cranborne_hlc_2017/;
 - Somerset and Exmoor (2013)
https://archaeologydataservice.ac.uk/archives/view/cranborne_hlc_2017/
- Historic Urban Characterisation: Dorset Historic Towns Project
<https://www.dorsetcouncil.gov.uk/libraries-history-culture/local-history-heritage/historic-towns/historic-towns.aspx> – Forms part of the national programme surveying the archaeology, **topography and historic buildings of England’s historic towns and cities.**
- Historic Environment Record <https://www.dorsetforyou.gov.uk/her> - Dorset County Council Provides comprehensive record of all aspects of the archaeological and built environment
- Dorset Explorer location information in and around Dorset - <https://explorer.geowessex.com/>
- GPA1 - Historic Environment Good Practice Advice in Planning Note 1 – The Historic Environment in Local Plans (March 2015) <https://content.historicengland.org.uk/images-books/publications/gpa1-historic-environment-local-plans/gpa1.pdf/>
- GPA2 - Historic Environment Good Practice Advice in Planning Note 2 – Managing Significance in Decision-Taking in the Historic Environment (March 2015) <https://historicengland.org.uk/images-books/publications/gpa2-managing-significance-in-decision-taking/gpa2/>
- GPA 3 - Historic Environment Good Practice Advice in Planning Note 3 - The Setting of Heritage Assets (March 2015) <https://content.historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/gpa3.pdf/>
- The Historic Environment and Site Allocations in Local Plans (HE Advice Note no.3) <https://content.historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans/heag074-he-and-site-allocation-local-plans.pdf/> – the 5 steps in this can be applied to this study to ensure that, for example, the essential design criteria/conditions that should be considered should the site be allocated, will be applied.
- North Dorset Landscape Character Area Assessment (2008)
<https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/north-dorset/local-plan->

[part-1/submission/local-plan-evidence-base/pdfs/north-dorset-landscape-character-assessment.pdf](http://www.dorsetaonb.org.uk/our-work/landscapework/landscape-character-assessment.pdf)

- Dorset AONB Landscape Character Assessment (2008) <http://www.dorsetaonb.org.uk/our-work/landscapework/landscape-character>
- Landscape Institute Guidelines for Landscape and Visual Impact Assessment (GLVIA3) <https://www.landscapeinstitute.org/technical/glvia3-panel/>
- Natural England Topic Paper 6: Techniques and Criteria for Judging Capacity and Sensitivity <http://publications.naturalengland.org.uk/publication/5601625141936128?category=31019>
- Bourton Neighbourhood Plain 2016-2031. Bourton Parish Council
- Fontmell Magna Neighbourhood Plan 2017 –2031. Fontmell Magna Parish Council
- Hazelbury Bryan Neighbourhood Plan 2018-2031. Hazelbury Bryan Parish Council
- Milborne St Andrew Neighbourhood Plan 2018-2033. Milborne St Andrew Parish Council
- Milton Abbas Neighbourhood Development Plan 2019-2031. Consultation Plan. Milton Abbas Parish Council
- Motcombe Neighbourhood Plan 2017-2027. Motcombe Parish Council
- Okeford Fitzpaine Neighbourhood Plan 2011-2031. Okeford Fitzpaine Parish Council
- Pimperne Neighbourhood Plan 2016-2031. Pimperne Parish Council
- Shillingstone Neighbourhood Plan 2016 – 2031. Shillingstone Parish Council

GIS information

Data used within the report, including data collated in the GIS database is shown in the table below.

Dataset	Owner
General	
OS Base Mapping: 25k, 50k	Dorset Council
Aerials	ESRI
Landscape and Geology	
Landscape Character Assessment	Dorset Council
AONB	Natural England
National Parks	Natural England
Local Geological Sites	Dorset Council
Heritage and Historic Landscape Character	
HER (for the whole of N Dorset)	Dorset Council
HLC (for the whole of N Dorset)	Dorset Council
Conservation Areas	Dorset Council
Locally Listed Buildings	Dorset Council
Buildings at Risk Register	Dorset Council

Dataset	Owner
Historic Mapping (such as enclosure maps, 1st edition OS)	Dorset Council
Listed buildings	Historic England
Registered Parks and Gardens	Historic England
Scheduled Monuments	Historic England
World Heritage Sites	Historic England
Biodiversity and woodland	
Local wildlife sites/Sites of Importance for Nature Conservation	Dorset Council
Local Nature reserves	Natural England
Sites of Special Scientific Interest	Natural England
Special Areas of Conservation	Natural England
Special Protection Areas	Natural England
Ramsar	Natural England
National Nature Reserves	Natural England
Priority Habitats	Natural England
Ancient Woodland	Natural England
National Forest Inventory	Natural England
Access and recreation	
Open Space	Dorset Council
Country Parks	Natural England
Open Access Land	Natural England
Registered Common Land	Natural England
National Trails	Natural England
Cycle Routes	Sustrans
Green Space	Ordnance Survey
Hydrology	
Flood zones 2 and 3	Environment Agency
Planning	

Dataset	Owner
Settlement Boundaries	Dorset Council
Site Allocations	Dorset Council
Development Sites	Dorset Council
Other relevant planning designations e.g. green wedges	Dorset Council