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West Dorset, Weymouth and Portland Strategic Landscape and Heritage Study

Stage 2 Assessment: Portland

Prepared by LUC
July 2018



Portland



Representative photographs of the settlement



New houses at the Pennsylvania Heights development



Dwellings of varying height and vernacular along Easton Street

Location and description

Portland is a tied island, located to the south of Weymouth and connected to the mainland by Chesil Beach. It is characterised by numerous quarries which are well-known for producing distinctive Portland Stone.

Portland Castle is a defensive structure constructed in the 16th century, located on the northern coast of the island. Portland continued to be an important defensive location throughout its history, with the construction of Verne Citadel in the Victorian era (converted to a prison/detention centre) and the stationing of the Royal Navy during the First and Second World Wars.

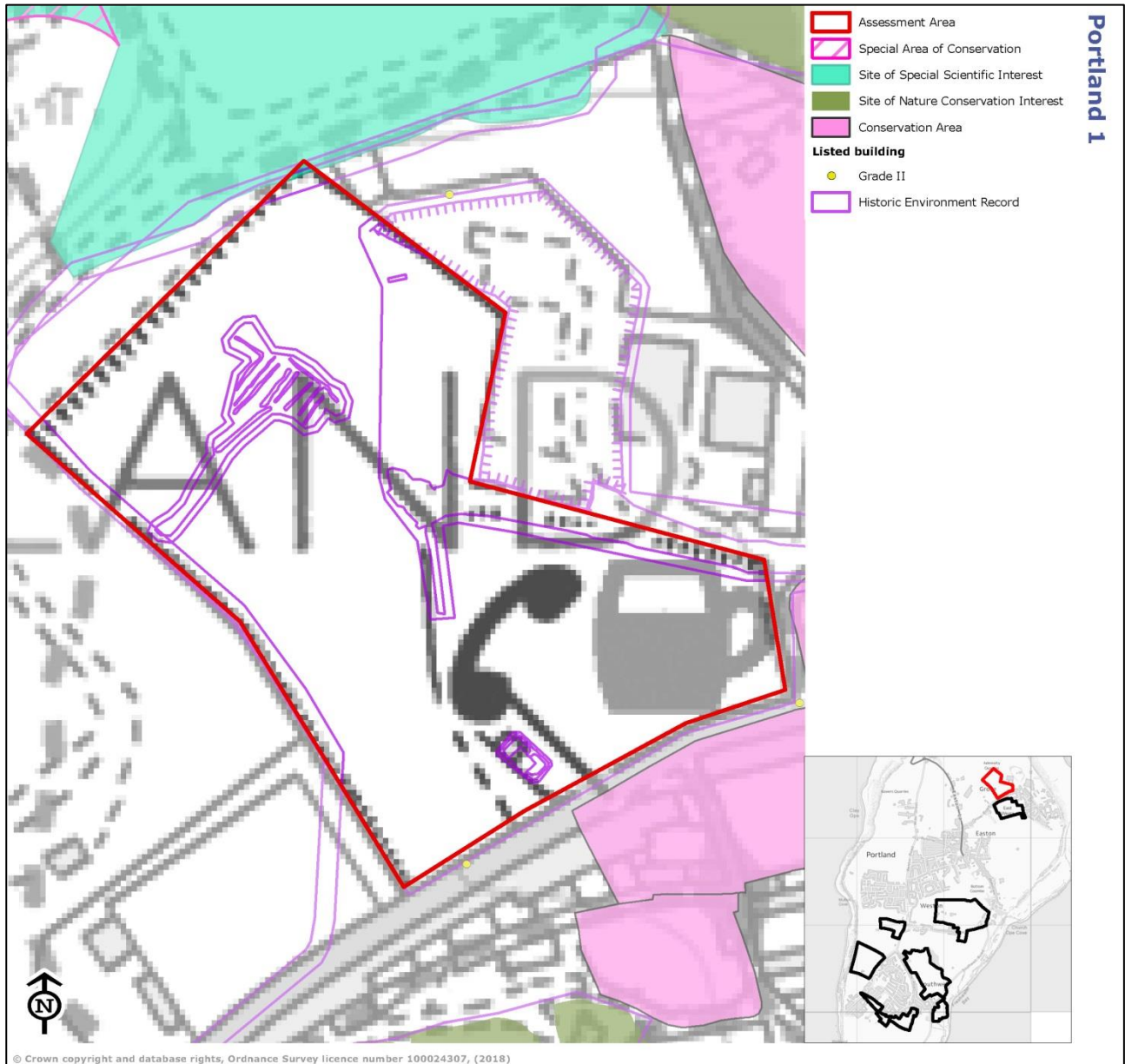
The coast of the Portland is surrounded by limestone cliffs, which are internationally important for their biodiversity and natural heritage. The maritime setting is a distinct feature of Portland and conditions in the marine environment have a strong influence over the island.

Aerial context



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Assessment area: Portland 1



Representative photographs



Landscape sensitivity assessment

Landscape character context				
<p>This assessment area falls within the Portland Landscape Character Area.</p> <p>It comprises a number of flat grassland fields to the north of existing settlement at Grove and adjacent to active and disused quarries.</p>				
Assessment criterion	Description			Sensitivity score
Physical character (including topography and scale)	<ul style="list-style-type: none"> Simple, mostly flat topography. Small fields enclosed by thick hedgerows create a small-scale landscape. 			L-M
Natural character	<ul style="list-style-type: none"> Thick hedgerows with occasional trees divide the grassland fields within this area. It is adjacent to the Isle of Portland SSSI, designated for geological interest and limestone grassland, scrub and coastal habitats. 			L-M
Historic landscape character (<i>please see separate heritage assessment for asset-based information</i>)	<ul style="list-style-type: none"> The HLC indicates that the enclosures within this area are of modern origin. Directly adjacent to The Grove Conservation Area and provides part of setting to a number of listed buildings including the Church of St Peter (Grade II*) and St Peter's Vicarage (Grade II). 			M
Form, density and setting of existing development	<ul style="list-style-type: none"> This area provides an immediate undeveloped setting to the north of Grove. The area is unsettled and contains no existing development. 			M
Views and visual character including skylines	<ul style="list-style-type: none"> Skylines are generally open, undeveloped and punctuated by occasional small trees. This area is not visually prominent within the wider landscape. Views in and out of the landscape are limited by hedgerows and walls. The houses to the south are visible from the area. 			L-M
Perceptual and experiential qualities	<ul style="list-style-type: none"> Undeveloped, although strongly associated with the existing development at Grove and the surrounding urban fringe land uses including sports pitches. Noise from the adjacent working quarry is a detracting feature. 			L-M
Overall assessment of landscape sensitivity				
L	L-M	M	M-H	H
<p>The simple landform, limited natural and heritage features within the landscape and sense of enclosure/lack of prominence within the wider landscape result in an overall low-moderate landscape sensitivity. Sensitivity is raised by the adjacent heritage features including Grove Conservation Area and a number of Grade II Listed buildings and the undeveloped setting that the area provides to the existing settlement.</p>				

Heritage sensitivity assessment

Dorset Historic Landscape Characterisation (HLC) context

The assessment area is composed principally of quarry land and a recreation ground.

Description and significance of heritage assets present

A definitive list of assets within each study area is provided at Appendix 1 in the Stage 2 methodology report. Only assets judged to be of a level of significance likely to influence the planning process are discussed below.

Designated assets within the assessment area:

- No designated assets strictly within the assessment area as drawn
- Boundary wall along southern edge of the area, enclosing the Admiralty Quarry, is Listed (GdII) [NHLE: 1203091]

Non-designated assets within the assessment area:

- Part of the Admiralty Quarries, Portland [MDO19488]
Low importance as no physical remains / industrial archaeology appears to be extant in the area

Likely susceptibility to physical change as a result of development

It is unclear whether heritage assets within the meaning of NPPF are extant in the area. The first edition of the Ordnance Survey 6-inch (1864) map depicts a lookout (as the quarry was originally staffed by convicts) and a building, which are extant on the second edition (1903) but have been lost by the 1930 revision.

Mapped evidence suggests that the assessment area has not been quarried, but extensive industrial use may have truncated or damaged extant archaeological assets.

If access to the assessment area was required from the south (from Grove Road), it is likely that a section of Listed boundary wall would need to be demolished to achieve this.

Likely susceptibility to setting change as a result of development

Designated assets with the potential to experience setting change:

- Church of St. Peter, GdII* Listed [NHLE: 1205607]
High importance
- St. Peter's Vicarage, GdII Listed [NHLE: 1203092]
High importance
- Ivybank (house) and boundary walls, GdII Listed [NHLE: 1281858]
High importance
- Gate piers and boundary walls, GdII Listed [NHLE: 1203098; 1205794]
High importance
- The Grove Conservation Area
High importance

Non-designated assets with the potential to experience setting change:

- Terrace of 19th century houses to Grove Road (Locally Important Buildings)

Setting of these assets is largely intact, as land within the area appears not to have been quarried. However, the primary relationship that defines the terrace is principally with the road and listed quarry wall, with open skies behind. Development would ideally respect this by retaining as much of the wall as possible to conserve the existing character of both the buildings and that portion of the Grove CA. The height of the wall is such, and the interaction with the row of locally important buildings to Grove Road, creates a strong sense of visual enclosure at street level. Arguably, it is the experience of enclosure that is a key element of setting – with the houses and wall mutually reinforcing each other's significance.

Overall assessment of sensitivity of heritage assets to change within the area

L

L-M

M

M-H

H

The setting of the assets in the vicinity is formed principally by internal relationships within the Grove Conservation Area, and the substantial visual barrier created by the quarry walls and vegetation. Longer views from upper storeys of terraced, locally-listed, properties adjacent would experience change due to loss of greenspace within the area.

Summary of key sensitivities and guidance for sustainable development

Summary of key sensitivities

The following provides a summary of the key landscape and heritage sensitivities within the assessment area:

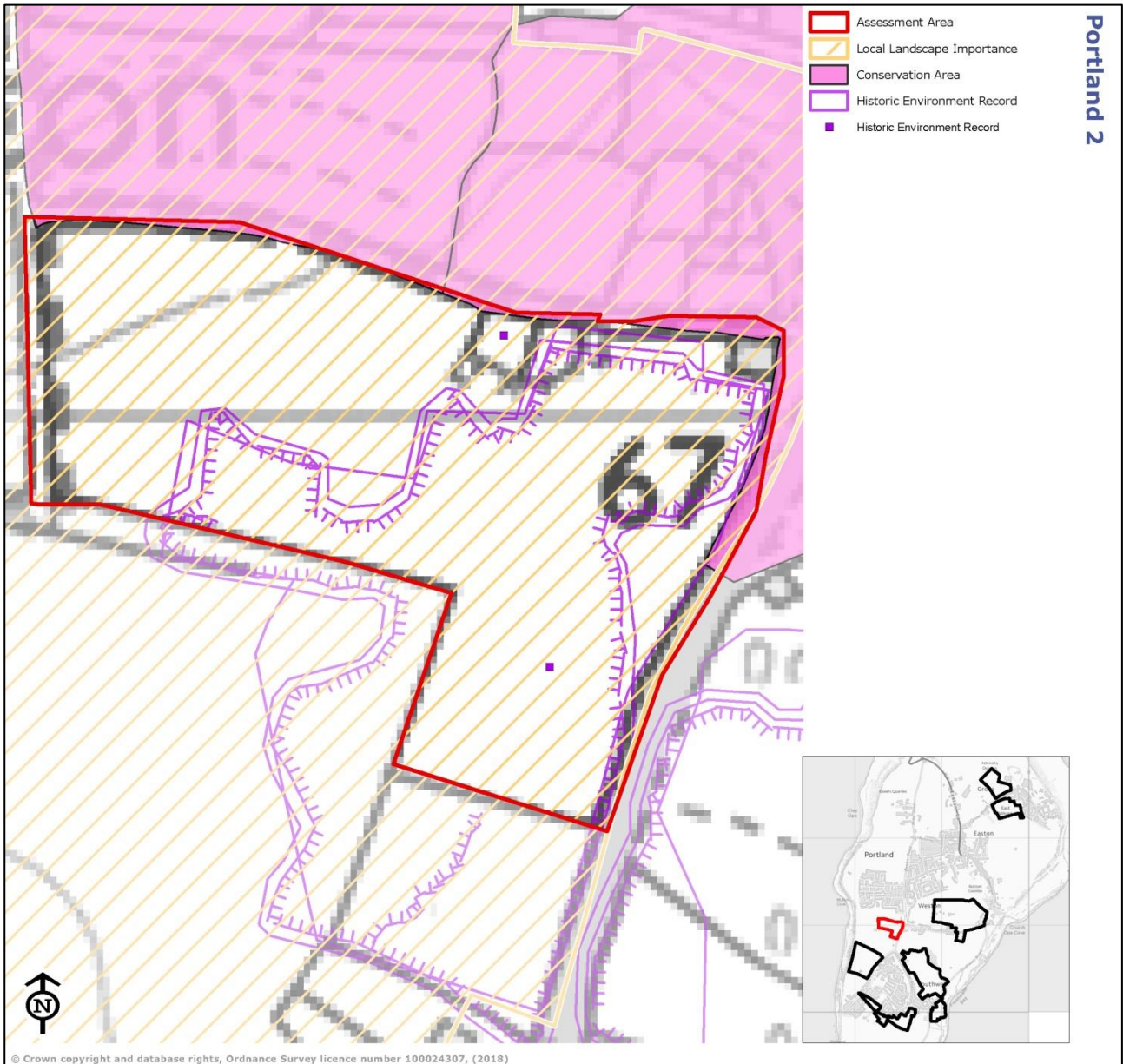
- Important natural features including hedgerows with trees within the landscape which provide part of a habitat network within the wider landscape and habitat links to the Isle of Portland SSSI.
- Undeveloped, unsettled character, which provides a setting to the north of existing settlement within Grove.
- The setting the landscape provides to the adjacent Grove Conservation Area and Listed Buildings.
- Strong boundary feature in the form of the listed quarry wall.
- Open, undeveloped skylines.

Guidance for sustainable development

Any new development should:

- Respect the setting of adjacent and nearby heritage features, including Grove Conservation Area and the Grade II* Listed Church of St Peter.
- Conserve and enhance the listed quarry wall to Grove Road – both for its intrinsic value and its contribution to the character and appearance of the Grove Conservation Area, and the setting of locally important residential properties.
- Sympathetic to the form, scale and vernacular of existing development adjacent to the area in Grove.
- Be limited to structures no higher than two storeys in height.
- Retain the existing natural features within the landscape and create and enhance habitat resource where possible including linkages to the Isle of Portland SSSI.
- Retain the strong boundary feature of the wall, which provides visual screening and is a Grade II listed structure.

Assessment area: Portland 2



Representative photographs



Landscape sensitivity assessment

Landscape character context				
This assessment area falls within the Portland Landscape Character Area and the Portland Coastline Area of Local Landscape Importance. It comprises flat agricultural land to the south of Weston and west of Avalanche Road.				
Assessment criterion	Description			Sensitivity score
Physical character (including topography and scale)	<ul style="list-style-type: none"> The land slopes gently in a southerly direction. Although field sizes are relatively small, the low fences and stone walls containing the fields enable long views and create the perception of a large scale landscape. 			L-M
Natural character	<ul style="list-style-type: none"> Natural features within the landscape are limited to remnant hedgerows (which have often been replaced by post and wire fencing). Land cover comprises pastures used for sheep grazing. The landscape is devoid of woodland creating a strong sense of openness. 			L
Historic landscape character (<i>please see separate heritage assessment for asset-based information</i>)	<ul style="list-style-type: none"> This area is immediately adjacent to and provides a setting to Weston Conservation Area, including a number of Listed Buildings and Important Local Buildings. The HLC indicates that the fields within this area are piecemeal, post-medieval enclosures. 			M
Form, density and setting of existing development	<ul style="list-style-type: none"> The area is unsettled, with only one existing building (Weston Social Club). The area is physically separated from the existing edge of Weston (as the Conservation Area includes an area of open space), although it does form part of the wider setting to the settlement. This area provides part of the physical separation between development within Weston and Southwell. 			M-H
Views and visual character including skylines	<ul style="list-style-type: none"> An open and expansive landscape, which enables long views, particularly to the south. There are also prominent views to the edge of the existing settlements of Weston and Southwell. Skylines are broad and open, with views to the telecommunications mast in south west part of Weston. Skylines within the area are undeveloped. Despite the close proximity of the coast, the landform means that there is no visibility of the sea. 			M-H
Perceptual and experiential qualities	<ul style="list-style-type: none"> The area is expansive and open due to the flat topography and lack of vegetation and structures. The experiential qualities are strongly influenced by weather and conditions at sea. 			M
Overall assessment of landscape sensitivity				
L	L-M	M	M-H	H
The undeveloped character, sense of openness and exposure, with long views and setting the landscape provides to the existing development and heritage features including Weston Conservation Area result in an overall moderate-high landscape sensitivity. Sensitivity is reduced by the simple, relatively flat topography, lack of historic field patterns and limited natural features in the landscape.				

Heritage sensitivity assessment

Dorset Historic Landscape Characterisation (HLC) context

The area comprises piecemeal post-medieval enclosures, preserving the line of medieval 'lawnsheds' in the shape of its northern boundary.

Description and significance of heritage assets present

A definitive list of assets within each study area is provided at Appendix 1 in the Stage 2 methodology report. Only assets judged to be of a level of significance likely to influence the planning process are discussed below.

Designated assets within the assessment area:

- Very small fragment of the Weston Conservation Area
High importance

Non-designated assets within the assessment area:

- Important local building, Weston Social Club
Low importance
- Weston or Grangecroft Quarries
Negligible importance

Majority of the area has been quarried away, meaning that archaeological remains of earlier periods will have been lost.

Likely susceptibility to physical change as a result of development

Important local building within the assessment area could be lost – although as a building in active use this may be unlikely.

Likely susceptibility to setting change as a result of development

Designated assets with the potential to experience setting change:

- Weston Conservation Area
High importance
Development would result in setting change to the Conservation Area through loss of open land
- 72 Weston Road, Grade II Listed Building
High importance
- Nos 82-84 (even) and attached wall, Grade II Listed Building
High importance
- Wanganui Cottage, Grade II Listed Building
High importance

Assessment area forms part of the wider setting to the asset group,

Non-designated assets with the potential to experience setting change:

- Important local building, Weston Social Club
Low importance
- Group of Important local buildings to northeast
Low importance
Potential for setting change as a consequence of interruption of views across open land towards the sea

Overall assessment of sensitivity of heritage assets to change within the area

L	L-M	M	M-H	H
<p>There is a potential risk of harm to the significance of the Weston Conservation Area and to three Listed Buildings – although the risk to the Listed Buildings is somewhat lower as the intervening area of the Conservation Area forms their immediate setting.</p> <p>Development would physically and visually constrain an area of relict lawnsheds (Portland open fields) forming the western extent of the Weston Conservation Area, and represent significant setting change.</p>				

Summary of key sensitivities and guidance for sustainable development

Summary of key sensitivities

The following provides a summary of the key landscape and heritage sensitivities within the assessment area:

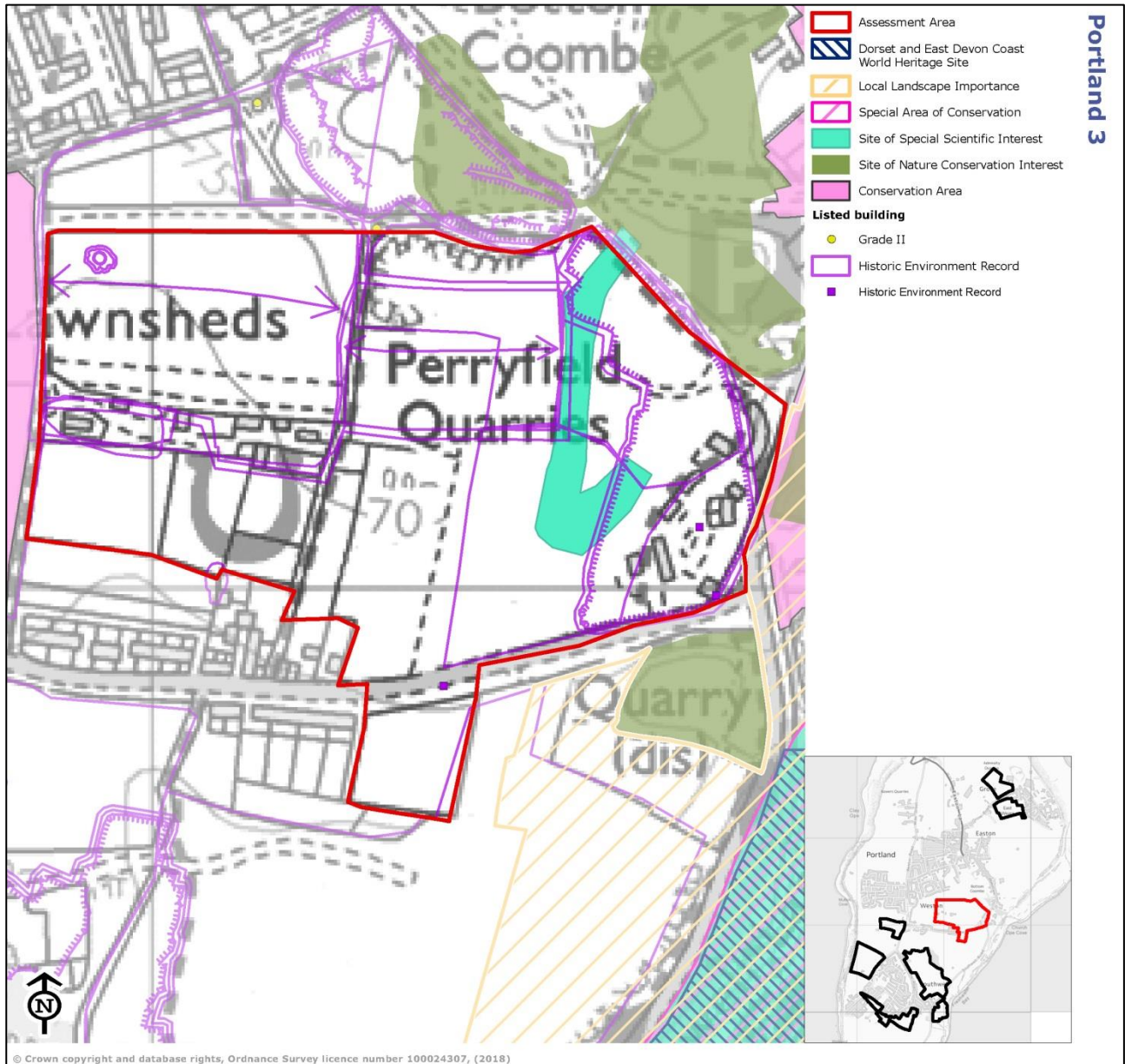
- The setting the landscape provides to important heritage features, including Weston Conservation Area and a number of Grade II Listed Buildings.
- The unsettled character of the landscape, which also provides part of the wider setting to existing development within Weston (to the north) and Southwell (to the south) as well as a separation function between the two distinct settlements.
- Long views, enabled by the low field boundaries and lack of vegetation.
- The expansive character of the area, which is influenced by conditions at sea.

Guidance for sustainable development

Any new development should:

- Be limited to areas associated with existing development. This area would not be suitable for a large scale housing development as this would be detrimental to a number of the key sensitivities.
- Not comprise structures higher than two storeys.
- Ensure that any development respects the setting of Weston Conservation Area and the Listed Buildings that it contains, including the form and vernacular of existing dwellings.
- Ideally conserve the relict Portland open fields that comprise the western portion of the Weston Conservation Area, to avoid direct effects to the CA's character and appearance.
- Ensure that the sense of separation between the distinctive settlements of Weston and Southwell is retained.
- Not be detrimental to the expansive character of the area, with long views across the fields to the edges to Weston and Southwell.

Assessment area: Portland 3



Representative photographs



Landscape sensitivity assessment

Landscape character context				
This assessment area falls within the Portland Landscape Character Area. It comprises a number of grassland fields in the west and an active quarry in the east.				
Assessment criterion	Description			Sensitivity score
Physical character (including topography and scale)	<ul style="list-style-type: none"> The area has a gently sloping/undulating topography. The south east of the area forms part of an active quarry (Perryfield Quarries). Although the land cover pattern consists of small-scale piecemeal fields enclosed by hedgerows, long views and big skies create a sense of expansiveness and larger-scale landscape. 			L-M
Natural character	<ul style="list-style-type: none"> This area is adjacent to Bottom Combe Quarries SNCI, Pennsylvania Quarry SNCI and the Portland Quarries Nature Park. There are areas of remnant/regenerated scrub habitat within the quarried area. Denuded hedgerows, which divide the fields in the west of the area, have mostly been replaced by post and wire fencing and pony tape. 			L-M
Historic landscape character (<i>please see separate heritage assessment for asset-based information</i>)	<ul style="list-style-type: none"> This area is adjacent to and provides a setting to Weston Conservation Area (west) and Easton Conservation Area (east). The remnants of a 17th century windmill (Grade II listed) are a distinct heritage feature on the northern edge of the area. The HLC indicates that the enclosures within this area are of post-medieval origin. 			M
Form, density and setting of existing development	<ul style="list-style-type: none"> There is new residential development in the south-east of the area on reclaimed land adjacent to the quarry. There is adjacent linear development along Weston Street to the south of this area. This area provides a sense of separation between the Weston and Easton, which have already coalesced to the north of the area. 			M-H
Views and visual character including skylines	<ul style="list-style-type: none"> The area is overlooked from existing development to the north and south. The sea to the east of Portland is visible from the eastern parts of the assessment area. Skylines are mostly expansive and open, and are punctuated by occasional trees and the remains of a windmill. 			M
Perceptual and experiential qualities	<ul style="list-style-type: none"> Although this area is unsettled, there are suburban influences from nearby urban development. Impacted by noise and vehicle movements from quarrying activity within Perryfield Quarry. 			L-M
Overall assessment of landscape sensitivity				
L	L-M	M	M-H	H
The long views, distinct heritage features, setting that this area provides to the Conservation Areas of Weston and Easton and the contribution it makes to the separation between the two settlements results in overall moderate landscape sensitivity. Sensitivity is reduced by the simple landform, limited natural features, lack of historic field patterns, and current quarrying activity..				

Heritage sensitivity assessment

Dorset Historic Landscape Characterisation (HLC) context

The unquarried western portion of the area is composed of somewhat altered relict open fields, or 'lawnsheds', characteristic of the Isle of Portland and dating to the medieval/post-medieval period. The boundaries of this example have been fossilised in later enclosures and have been partially obscured by later development.

Description and significance of heritage assets present

A definitive list of assets within each study area is provided at Appendix 1 in the Stage 2 methodology report. Only assets judged to be of a level of significance likely to influence the planning process are discussed below.

Designated assets within the assessment area:

- None

Non-designated assets within the assessment area:

- Portland Open Fields (Droop or Windmill field): strip lynchets; ridge and furrow
Low-medium importance
- Perryfield and Watery Lane quarries (20th century)
Negligible importance
- Second World War bomb crater
Low importance

Likely susceptibility to physical change as a result of development

As archaeological assets, the features within the area are highly susceptible to physical change.

Lawnsheds are a characteristic part of Portland's archaeological heritage, and cumulative loss of this asset class needs to be carefully considered. However, the examples within this area are somewhat degraded and of a lower order of importance than much of the surviving assemblage.

Quarrying will have removed any trace of archaeological remains relating to earlier periods, and the multi-phase nature of the quarries on this part of the Isle of Portland suggests that little in the way of industrial archaeology relating to 19th century quarries is likely to remain.

Likely susceptibility to setting change as a result of development

Designated assets with the potential to experience setting change:

- Windmill, Grade II Listed building
High importance
- Windmill, Grade II Listed building
High importance
- Weston Conservation Area
High importance
- Easton Conservation Area
High importance

Non-designated assets with the potential to experience setting change:

- Area of intact Portland strip fields to west of site
Low-medium importance (within Weston CA, and forms part of setting therefore treated as **high**)

Overall assessment of sensitivity of heritage assets to change within the area

L	L-M	M	M-H	H
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There is potential for harm to the setting of Weston Conservation Areas, arising from the loss of open

views across the area to Easton, in addition to the loss of an (albeit degraded) area of lawnsheeds that contribute to the Conservation Area's setting. The Easton Conservation Area appears to largely be protected from setting change by intervening (new) development and a substantial area of woodland.

The area of lawnsheeds (Portland open fields) comprising the northwest portion of the assessment area are, although not designated, nonetheless an asset of local/regional importance – being endemic to Portland and already highly pressurised as a historic landscape character type.

Both windmills currently benefit from open vistas across open quarry workings – their original context, which at least in part informs their significance and enables the viewer to understand their origins. Development would inevitably sever these views. However, as industrial monuments, views and visibility in the landscape were not key design elements – although unencumbered access to wind flow presumably was.

Summary of key sensitivities and guidance for sustainable development

Summary of key sensitivities

The following provides a summary of the key landscape and heritage sensitivities within the assessment area:

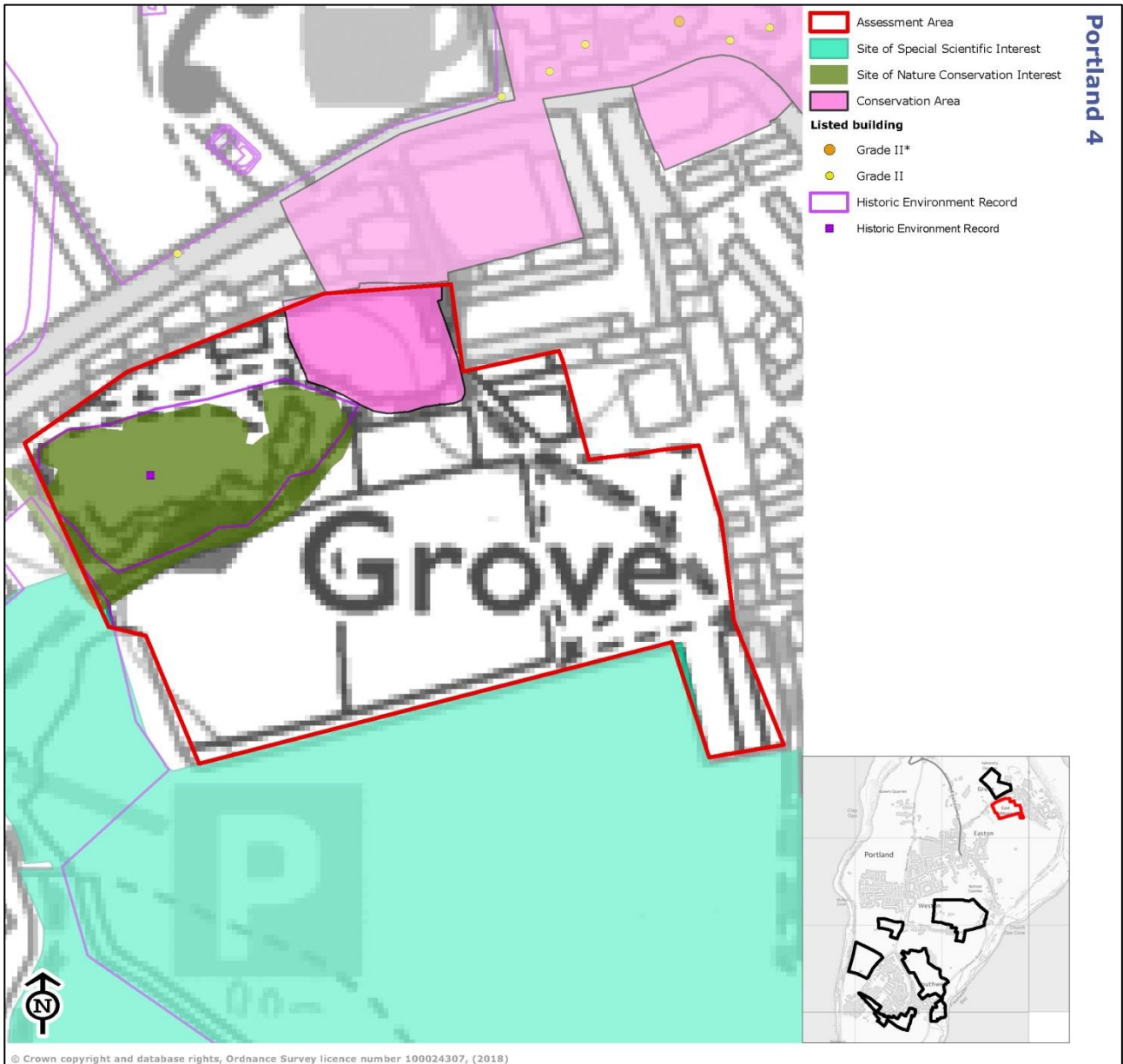
- The setting the area provides to the historic centres of Weston and Easton, including Conservation Areas (and Listed Buildings) within each area.
- The unsettled character of much of the area, which provides a valued sense of separation between Weston and Easton.
- Remnant areas of scrub habitat amongst the quarried part of the area.
- Area of degraded Portland open fields
- The landscape setting of the Grade II Listed quarry windmills which form distinct features on the undeveloped skyline.

Guidance for sustainable development

Any new development should:

- Be limited to areas associated with existing settlement, which is integrated in terms of design, form and streetscape.
- Protect the sense of separation between the distinct settlements of Weston and Easton.
- Respect the setting of nearby and adjacent heritage features, including the remains of windmills dating from the early 20th century (Grade II Listed Buildings).
- Retain the expansive character of the landscape, with long views which include the sea.
- Retain and respect natural features within or nearby to the assessment area, including the adjacent Bottom Combe Quarries SSSI and Pennsylvania Quarry SSSI.
- Conserve and enhance the area of Portland open fields in the northwest part of the area. These are a rare and threatened asset type; any loss would need to be carefully assessed particularly with regard to potential cumulative effects on the type Portland-wide.

Assessment area: Portland 4



Representative photographs



Landscape sensitivity assessment

Landscape character context				
<p>This assessment area falls within the Portland Landscape Character Area.</p> <p>It comprises several small grassland fields on the site of a restored quarry, adjacent to the settlement of Grove.</p>				
Assessment criterion	Description			Sensitivity score
Physical character (including topography and scale)	<ul style="list-style-type: none"> Simple, mostly flat landform. The enclosures within this area are small-scale, although a sense of expansiveness due to long views creates the perception of a larger-scale landscape. 			L-M
Natural character	<ul style="list-style-type: none"> Semi-natural habitats are found on the restored quarry area including lowland calcareous grassland and scrub. These are designated as part of Grove Quarry SNCI, which is an aspirational area of Portland Quarries Nature Park. The Isle of Portland SSSI (Broadcroft Quarry Butterfly Reserve) is adjacent to the south. The landscape is well vegetated. Primary land uses are horsiculture and allotments. 			M
Historic landscape character (<i>please see separate heritage assessment for asset-based information</i>)	<ul style="list-style-type: none"> This area is adjacent to The Grove Conservation Area (which contains a number of Grade II Listed Buildings) and provides part of the wider setting to Easton Conservation Area. The HLC indicates that the enclosures within this area are of modern post-war origin. 			L-M
Form, density and setting of existing development	<ul style="list-style-type: none"> Although it is undeveloped, this area is strongly associated with the existing urban edge of Grove. This area contributes to the sense of separation between the distinct settlements of Grove and Easton. 			M
Views and visual character including skylines	<ul style="list-style-type: none"> The area is dominated by views to existing development in Grove. The nearby Young Offender's Institute is also visible. This area is not visually prominent within the wider landscape, however there are long views across Portland to the sea on the west side of the island. Skylines are open and undeveloped. 			M
Perceptual and experiential qualities	<ul style="list-style-type: none"> Although this area is undeveloped, it is strongly influenced by suburban influences from the adjacent settlement. The area is adversely affected by noise and vehicle movement from nearby working quarries. 			L-M
Overall assessment of landscape sensitivity				
L	L-M	M	M-H	H
<p>Overall the area has low-moderate landscape sensitivity de to the simple topography, lack of historic field patterns, strong association with the existing urban edge and resulting suburban influences. The sense of openness and exposure, setting provided to Conservation Areas, important semi-natural habitats, sense of separation the area provides between settlements and long views to the west are characteristics of the area which would be sensitive to development.</p>				

Heritage sensitivity assessment

Dorset Historic Landscape Characterisation (HLC) context

The majority of the assessment area is recorded as being nature reserve, with a small area settlement in the northeast corner. Examination of modern aerial photography indicates that this area comprises allotment gardens. Similarly, the southwest corner appears to be part of open quarry workings.

Description and significance of heritage assets present

A definitive list of assets within each study area is provided at Appendix 1 in the Stage 2 methodology report. Only assets judged to be of a level of significance likely to influence the planning process are discussed below.

Designated assets within the assessment area:

- A small portion of the Grove Conservation Area is contained within the assessment area.
This should be excluded from the finalised assessment area boundary

Non-designated assets within the assessment area:

- Long Acre Quarries
Low importance
- Higher Headlands quarry
Low importance
19th and early 20th century workings potentially visible.

Likely susceptibility to physical change as a result of development

Quarry remains are sensitive to physical change, but the majority of the historically important workings – with the possible exception of those visible in Higher Headlands quarry – have been lost to subsequent extension.

Likely susceptibility to setting change as a result of development

Designated assets with the potential to experience setting change:

- Grove Conservation Area
High importance

Non-designated assets with the potential to experience setting change:

- Row of Important Local Buildings, including church, to Grove Road
Low importance

Overall assessment of sensitivity of heritage assets to change within the area

L	L-M	M	M-H	H
<p>Physical change to assets is unlikely to be a major issue, later quarrying having obscured much of the heritage value of earlier workings. Development should avoid the small area of the Grove Conservation Area included within the assessment area.</p> <p>Setting change is likely to occur to the small area of the Grove Conservation Area that is intervisible with the assessment area. Open views across the former Broadcroft Quarry and nature reserve makes a contribution to the significance of the assets by placing them in their industrial context – albeit that this has expanded very significantly through their lifespan. Development would potentially result in enclosure of the assets, resulting in some degree of harm.</p>				

Summary of key sensitivities and guidance for sustainable development

Summary of key sensitivities

The following provides a summary of the key landscape and heritage sensitivities within the assessment area:

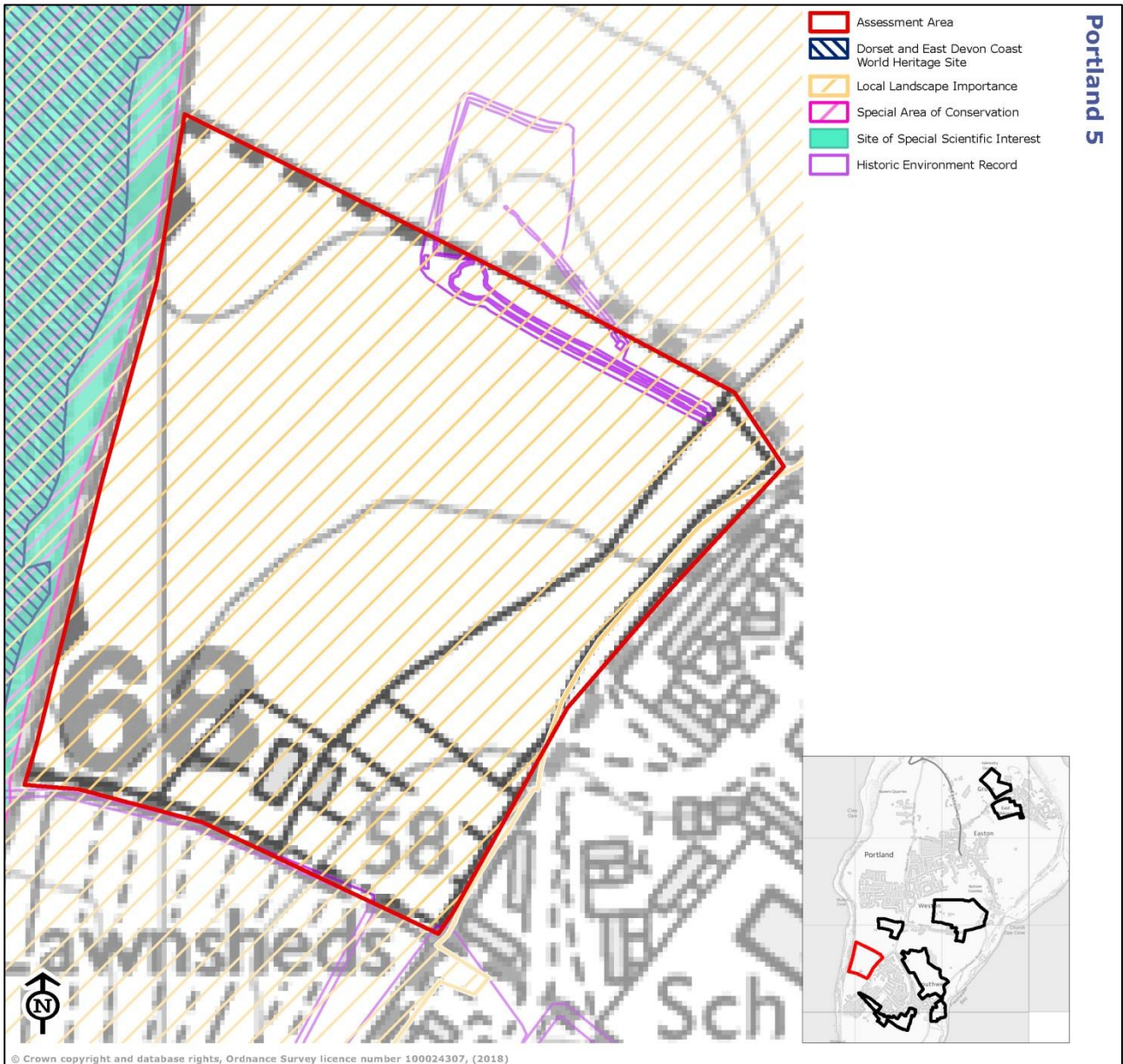
- Important semi-natural habitats, including lowland calcareous grassland and scrub within Grove Quarry SSSI.
- The setting the area provides to The Grove Conservation Area and the Listed Buildings contained within.
- The long views to the west (which include the sea) and the open and expansive skylines.
- The sense of separation the area provides between the distinct settlements of Grove and Easton.

Guidance for sustainable development

Any new development should:

- Respect the setting provided to The Grove Conservation Area and the Listed Buildings it contains.
- Protect and conserve important semi-natural habitats within and adjacent to the assessment area and consider opportunities for habitat creation and linkages.
- Retain the sense of separation between the distinct settlements of Grove and Easton.
- Be associated with existing adjacent development and respect the form, style and vernacular of existing buildings. Structures should not be more than two storeys in height.
- Respect the visual character of the area and the open and expansive skylines.

Assessment area: Portland 5



Representative photographs



Landscape sensitivity assessment

Landscape character context				
<p>This assessment area falls within the Portland Landscape Character Area and within the Portland Coastline Area of Local Landscape Importance. It comprises gently sloping undeveloped agricultural land between Southwell (to the east) and the coastal cliffs (to the west).</p>				
Assessment criterion	Description	Sensitivity score		
Physical character (including topography and scale)	<ul style="list-style-type: none"> The land within this area gently slopes in a westerly direction towards the coast. It is a large-scale and expansive landscape due to large field sizes and has a sense of openness and exposure. 	M		
Natural character	<ul style="list-style-type: none"> The area is adjacent to internationally important coastal semi-natural habitats including Isle of Portland to Studland Cliffs SAC and Isle of Portland SSSI. Land use is mostly arable, although there are some horse paddocks located adjacent to Southwell. There are few natural features within the area. There are several remnant hedgerows, which have mostly been replaced by post and wire fences and stone walls. 	M		
Historic landscape character (<i>please see separate heritage assessment for asset-based information</i>)	<ul style="list-style-type: none"> The HLC indicates that the fields within this area are of post-medieval origin. There are distinctive 'lawnshed' strip fields adjacent to the south of the area are historically important. 	L-M		
Form, density and setting of existing development	<ul style="list-style-type: none"> The area has an undeveloped character, with structures limited to farm buildings. This area is strongly associated with the existing urban edge of Southwell and provides an immediate setting to the north western edge of the settlement. The landscape also makes a contribution to the sense of separation between Weston and Southwell. 	M		
Views and visual character including skylines	<ul style="list-style-type: none"> Extensive sea views can be experienced from the west of the area. The area is adjacent to and has views of cliffs that are internationally designated as part of Dorset and East Devon Coast World Heritage Site. There are prominent views to existing settlement to the north and south of the area. Skylines are undeveloped, open and expansive. 	H		
Perceptual and experiential qualities	<ul style="list-style-type: none"> Perceptual qualities in this area are strongly influenced by the conditions at sea. There is a sense of exposure resulting from the clifftop location, which can be experienced from the South West Coast Path. 	M-H		
Overall assessment of landscape sensitivity				
L	L-M	M	M-H	H
<p>The adjacent internationally designated coastal cliffs and habitats, undeveloped character, setting provided to existing settlement, extensive sea views and expansive character result in an overall moderate-high landscape sensitivity. Sensitivity is reduced by the simple topography, lack of historic field patterns and limited natural features within the landscape.</p>				

Heritage sensitivity assessment

Dorset Historic Landscape Characterisation (HLC) context

The assessment area is composed almost entirely of post-medieval piecemeal enclosures, with a small area of 20th century development in the southeast corner. Examination of historic mapping suggests that the smaller enclosure on the eastern side of the assessment area originally comprised an area of lawns, but modern aerial photography shows that any surface trace of landscape archaeological features (e.g. lynchets or cultivation ridges) appears to have been lost.

Description and significance of heritage assets present

A definitive list of assets within each study area is provided at Appendix 1 in the Stage 2 methodology report. Only assets judged to be of a level of significance likely to influence the planning process are discussed below.

Designated assets within the assessment area:

- None

Non-designated assets within the assessment area:

- Site of WWII/post-war VHF fixer station
Low-negligible importance (asset appears to have been lost)

Likely susceptibility to physical change as a result of development

As noted above, it appears unlikely that the asset is extant.

Likely susceptibility to setting change as a result of development

Designated assets with the potential to experience setting change:

- None

Non-designated assets with the potential to experience setting change:

- Field system (lawns)
Low-medium importance
Field system would be physically preserved, but would lose the last remaining element of its rural setting.

Overall assessment of sensitivity of heritage assets to change within the area

L

L-M

M

M-H

H

Development would give rise to setting change to an area of non-designated lawns, by way of loss of surviving rural context. However, the significance of the asset is drawn principally from its evidential value; setting change is likely to be held to constitute a lower level of effect – hence the moderate overall sensitivity rating.

Summary of key sensitivities and guidance for sustainable development

Summary of key sensitivities

The following provides a summary of the key landscape and heritage sensitivities within the assessment area:

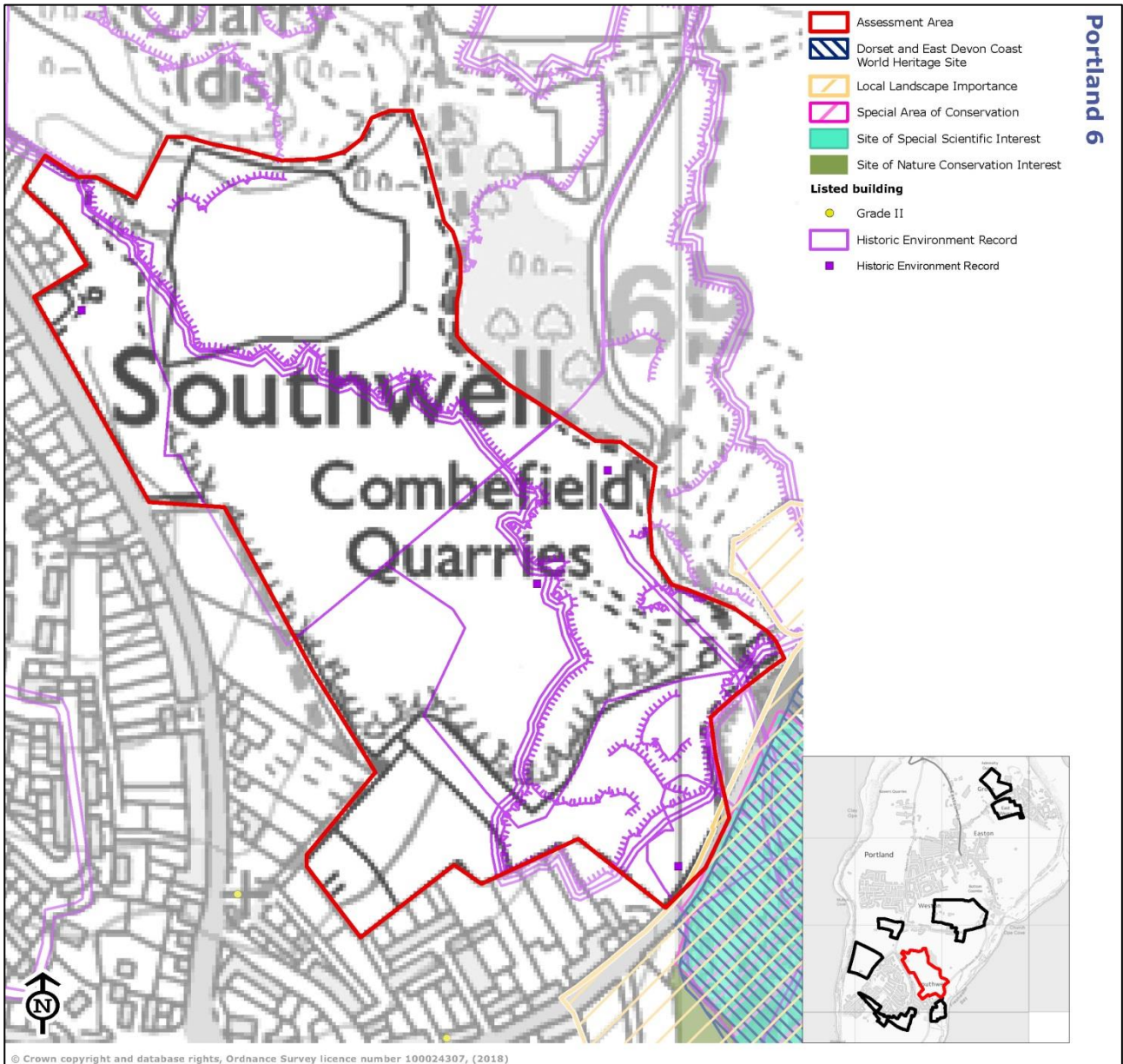
- The undeveloped setting provided to the north western edge of Southwell.
- Adjacent internationally designated cliffs/coastal habitats within Isle of Portland to Studland Cliffs SAC.
- Long views, including picturesque sea views from the western part of the area.
- The visual prominence of the area in the local context, with open, undeveloped skylines.
- The expansive and open character of the area, which result in a sense of exhilaration which can be experienced from the South West Coast Path.
- The contribution the landscape makes to the sense of separation between Southwell and Weston.

Guidance for sustainable development

Any new development should:

- Ensure that the sense of separation between Southwell and Weston is retained.
- Be limited to areas associated with existing settlement. Structures should not be more than two storeys in height.
- Avoid areas where development would be visible from the sea and interrupt important views.
- Protect and conserve adjacent internationally designated semi-natural habitats.
- Aim to conserve the setting of the non-designated Portland open fields to the south by restricting development to the eastern edge of the assessment area – for example, infill development along Reap Lane.

Assessment area: Portland 6



Representative photographs



Landscape sensitivity assessment

Landscape character context				
<p>This assessment area falls within the Portland Landscape Character Area.</p> <p>It comprises Combe Field Quarry, with some small pasture fields immediately adjacent to the settlement. The north of the area contains a disused quarry which has been restored to semi-natural habitat.</p>				
Assessment criterion	Description	Sensitivity score		
Physical character (including topography and scale)	<ul style="list-style-type: none"> Varied topography as a result of the use of the area of quarrying. Areas of the landscape are deeply incised and some old spoil heaps are now vegetated. Although fields are generally small in size, the landscape has a larger-scale quality due to the sense of openness. 	L-M		
Natural character	<ul style="list-style-type: none"> The majority of land cover in the area is bare rock or improved grassland with limited natural interest. There is a small area of semi-natural grassland/scrub habitat in the north of the area on the site of a disused quarry and along old tracks. Internationally designated cliff and coastal habitat is adjacent to the south east. 	L-M		
Historic landscape character (<i>please see separate heritage assessment for asset-based information</i>)	<ul style="list-style-type: none"> The HLC indicates that the enclosures within this area are of post-medieval origin. This area forms part of the wider landscape setting to Weston Conservation Area located to the north, as well as some of the listed buildings within the Conservation Area. 	L-M		
Form, density and setting of existing development	<ul style="list-style-type: none"> The area has an undeveloped character, although it is associated with and provides a setting to the existing urban edge at Southwell. The area makes some contribution to the sense of separation between Southwell and Weston to the north. 	M		
Views and visual character including skylines	<ul style="list-style-type: none"> There are long views across the area, with glimpses of the sea beyond. There are also views to (and the area is overlooked by) the existing edge of Southwell. Depending on topography and vegetation cover, some areas are visually enclosed. Skylines are open and expansive, and are occasionally punctuated by trees. 	M-H		
Perceptual and experiential qualities	<ul style="list-style-type: none"> The landscape has sense of openness and exposure. Noise from nearby quarrying can have an adverse impact on the perceptual qualities of the landscape. 	M		
Overall assessment of landscape sensitivity				
L	L-M	M	M-H	H
<p>Overall, this area has low-moderate landscape sensitivity. Sensitivity is reduced by the simple topography, use of the area as a quarry, the lack of historic field patterns and limited natural features in the landscape. Elements of the landscape which present sensitivities to development include the sense of openness and exposure, areas of semi-natural grassland and scrub habitat, setting the area provides to existing development at Southwell, long views including views of the sea and open, expansive skylines.</p>				

Heritage sensitivity assessment

Dorset Historic Landscape Characterisation (HLC) context

The majority of the area is recorded as open ground in the HLC, however around two thirds of the assessment area is, in fact, open quarry workings relating to the Coombefield Quarry and historic workings/tips of (mainly) the Suckthumb Quarry.

Description and significance of heritage assets present

A definitive list of assets within each study area is provided at Appendix 1 in the Stage 2 methodology report. Only assets judged to be of a level of significance likely to influence the planning process are discussed below.

Designated assets within the assessment area:

- None

Non-designated assets within the assessment area:

- Coombefield Quarry workings
Low-negligible importance
- Coombefield Quarry tramway
Negligible importance; asset appears to have been lost
- Suckthumb Quarry
Low importance
- Freshwater Quarry (very small portion)
Low importance
- Limekiln off Avalanche Road
Low importance

Likely susceptibility to physical change as a result of development

The extent to which industrial archaeology of any significance remains intact within the historic quarry sites is unclear, due to the effects of numerous phases of extraction on the same site.

The limekiln is highly susceptible to physical change.

While quarrying across much of the area is likely to have destroyed archaeological remains relating to earlier periods, a number of finds in the vicinity – including later prehistoric structures and burial – suggests that the archaeological potential of undisturbed areas may be relatively high.

Likely susceptibility to setting change as a result of development

Designated assets with the potential to experience setting change:

- St. Andrews Church, Grade II Listed Building
High importance

Non-designated assets with the potential to experience setting change:

- None

Overall assessment of sensitivity of heritage assets to change within the area

L	L-M	M	M-H	H
<p>Development would result in setting change to St. Andrews Church. Built as a memorial to sailors lost in the wrecks of the 'Avalanche' and the 'Forest' in 1877, it is locally known as the 'Avalanche Church'.</p> <p>It is a prominent, if relatively modest, Victorian parish church but is a prominent feature both in views from Avalanche Road and in views across the assessment area from Southwell Road and the Coastal Path. Its significance, while partly derived from its architectural interest, also stems from the local historical and communal values and the association with the local tradition of seafaring and cultural connections to the sea. Similarly, as a monument to lost sailors, its visibility in the landscape is likely to have a designed element to it, increasing the importance of its setting. Development could be achieved in a way that is sensitive to the setting of the asset and maintains its prominence in the local landscape.</p>				

Summary of key sensitivities and guidance for sustainable development

Summary of key sensitivities

The following provides a summary of the key landscape and heritage sensitivities within the assessment area:

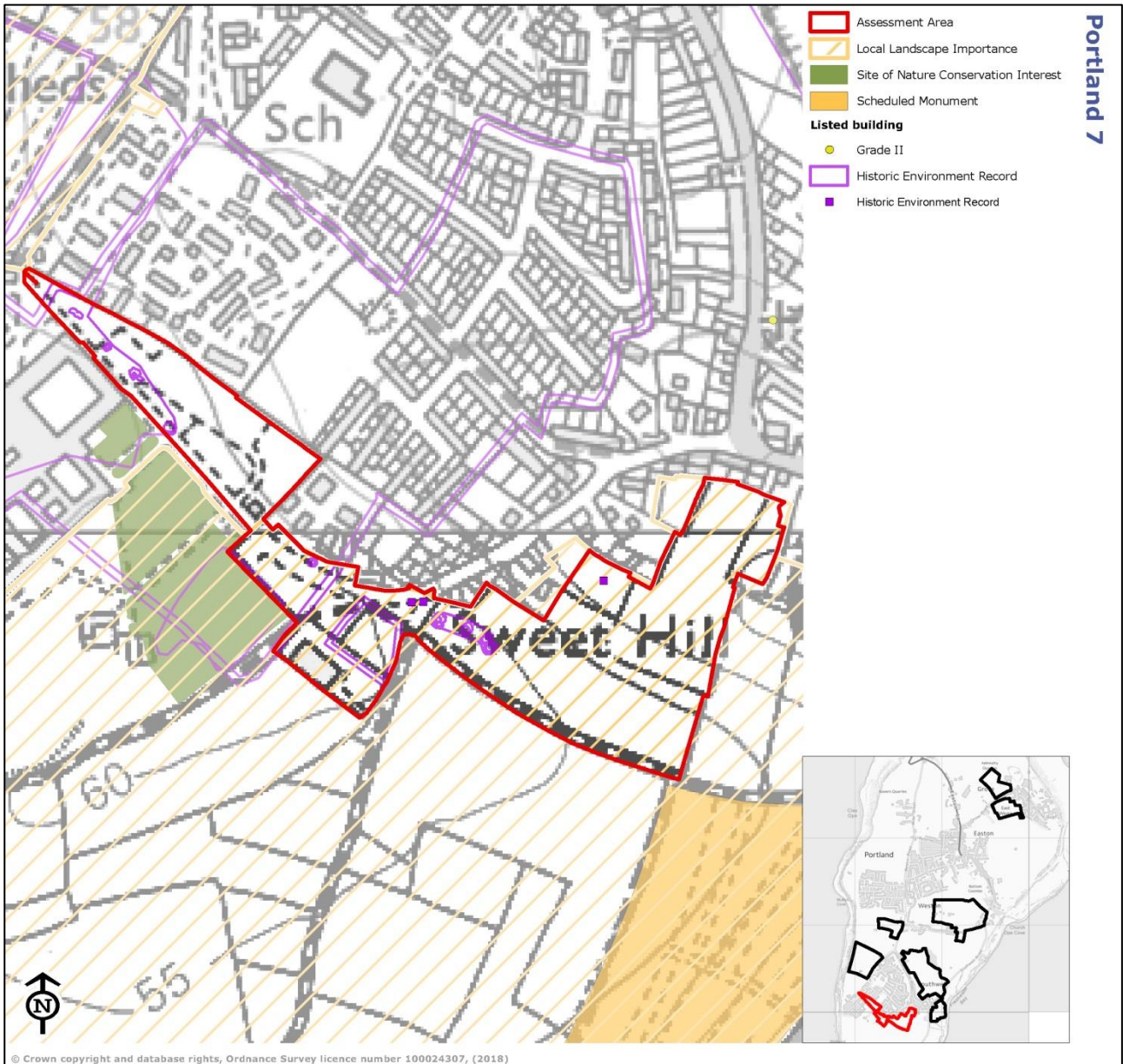
- Areas of semi-natural grassland and scrub habitat.
- Internationally designated cliffs/coastal habitats adjacent to the area.
- The undeveloped character of the area, which also provides a setting to development at Southwell and parts of Weston Conservation Area.
- The open and expansive character, with open skylines and long views across the area which include the sea.
- The setting provided to the Grade II Listed Church of St. Andrew

Guidance for sustainable development

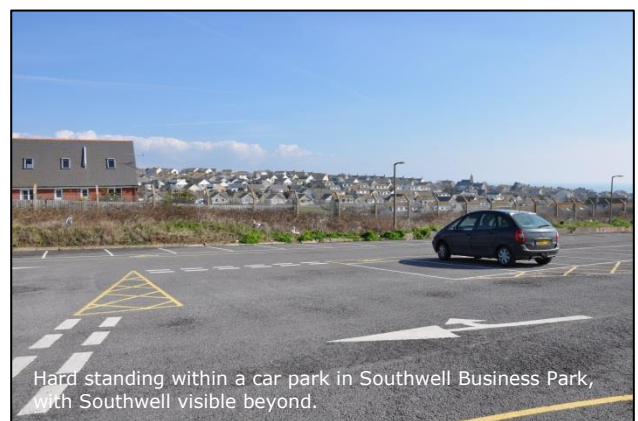
Any new development should:

- Be planned and delivered in a manner that retains the visibility and prominence of the Grade II Listed Church of St. Andrew within the local landscape.
- Retain the area's semi-natural grassland and scrub habitats, and protect and conserve adjacent designated habitats against any detrimental effects.
- Respect and be in-keeping with the form, style and vernacular of existing nearby settlements.
- Retain the distinct visual character of the landscape, including long views to the sea.

Assessment area: Portland 7



Representative photographs



Landscape sensitivity assessment

Landscape character context

This assessment area falls within the Portland Landscape Character Area. The eastern half of the area is within the Portland Coastline Area of Local Landscape Importance.

The west of the area comprises hard surfacing used as a car park for Southwell Business Park. The east of the area comprises several small pasture fields.

Assessment criterion	Description	Sensitivity score
Physical character (including topography and scale)	<ul style="list-style-type: none"> This area comprises gently undulating land between 40 metres and 65 metres AOD. The area is overlain by small-scale fields, although a sense of openness and long views result in the perception of larger scale landscape. 	L-M
Natural character	<ul style="list-style-type: none"> Some fields area enclosed by hedgerows which contribute to the habitat network of the wider landscape. Most of the land on the eastern part of the area is used for horse paddocks and the western part is hard standing. Some parts of the landscape are abandoned/unmanaged. The Southwell MOD site SNCI is adjacent to the south west and contains lowland calcareous grassland habitat. 	L-M
Historic landscape character (<i>please see separate heritage assessment for asset-based information</i>)	<ul style="list-style-type: none"> The HLC indicates that the enclosures in the east of this area are of post-medieval origin. The land in the west is used as a car park for an industrial park and is of modern origin. This area forms part of setting the Portland open fields Scheduled Monument which is adjacent to the south-east. 	L-M
Form, density and setting of existing development	<ul style="list-style-type: none"> The area is immediately adjacent to and forms part of the setting to existing development at Southwell. The sloping land frames and overlooks the existing settlement. Undeveloped character and contains no development except farm buildings. 	M
Views and visual character including skylines	<ul style="list-style-type: none"> There are views of the sea, particularly from the east side of the area. There are prominent views of large-scale buildings at Southwell Business Park to the south-west of the area and over existing development in Southwell. Skylines are generally open and expansive. 	M
Perceptual and experiential qualities	<ul style="list-style-type: none"> Exposed and open due to lack of tree cover and flat topography. Strongly influenced by the conditions at sea, particularly the western part of the area. 	M

Overall assessment of landscape sensitivity

L	L-M	M	M-H	H
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The setting provided by the landscape to adjacent nationally important heritage features, setting provided to existing development at Southwell, sense of openness and exposure, long views across the settlement to the sea and open skylines result in overall **moderate** landscape sensitivity. Sensitivity is reduced by the simple landform, lack of historic field patterns and limited natural features in the landscape.

Heritage sensitivity assessment

Dorset Historic Landscape Characterisation (HLC) context

The majority of the assessment area comprises piecemeal enclosures, in part derived from the enclosure and amalgamation of 'lawnshed' medieval field systems.

The remainder comprises the carpark of the Southwell business park, industrial estate and school complex.

Description and significance of heritage assets present

A definitive list of assets within each study area is provided at Appendix 1 in the Stage 2 methodology report. Only assets judged to be of a level of significance likely to influence the planning process are discussed below.

Designated assets within the assessment area:

- None

Non-designated assets within the assessment area:

- WW2 bomb crater
Low-negligible importance; appears to have been backfilled / ploughed over
- WW2-era allotments
Negligible importance
- WW2 heavy anti-aircraft battery
Low importance; asset likely to have been lost/significantly truncated by business park / carpark

Likely susceptibility to physical change as a result of development

It is likely that the archaeological features identified within the assessment area have already been lost or significantly truncated by more recent development.

Likely susceptibility to setting change as a result of development

Designated assets with the potential to experience setting change:

- Scheduled area of Portland open fields (lawnsheds)
High importance

Non-designated assets with the potential to experience setting change:

- More extensive area of Portland open fields (lawnsheds)
Medium-High importance

Overall assessment of sensitivity of heritage assets to change within the area

L

L-M

M

M-H

H

Development could result in setting change to an extensive area of Portland open fields, the section directly adjacent to the assessment area being Scheduled. While this would bring the developed edge of Southwell significantly closer to the Scheduled area, the setting of this area of open fields relates most strongly to the more extensive area of open fields covering much of the Isle of Portland between Southwell and Portland Bill.

Summary of key sensitivities and guidance for sustainable development

Summary of key sensitivities

The following provides a summary of the key landscape and heritage sensitivities within the assessment area:

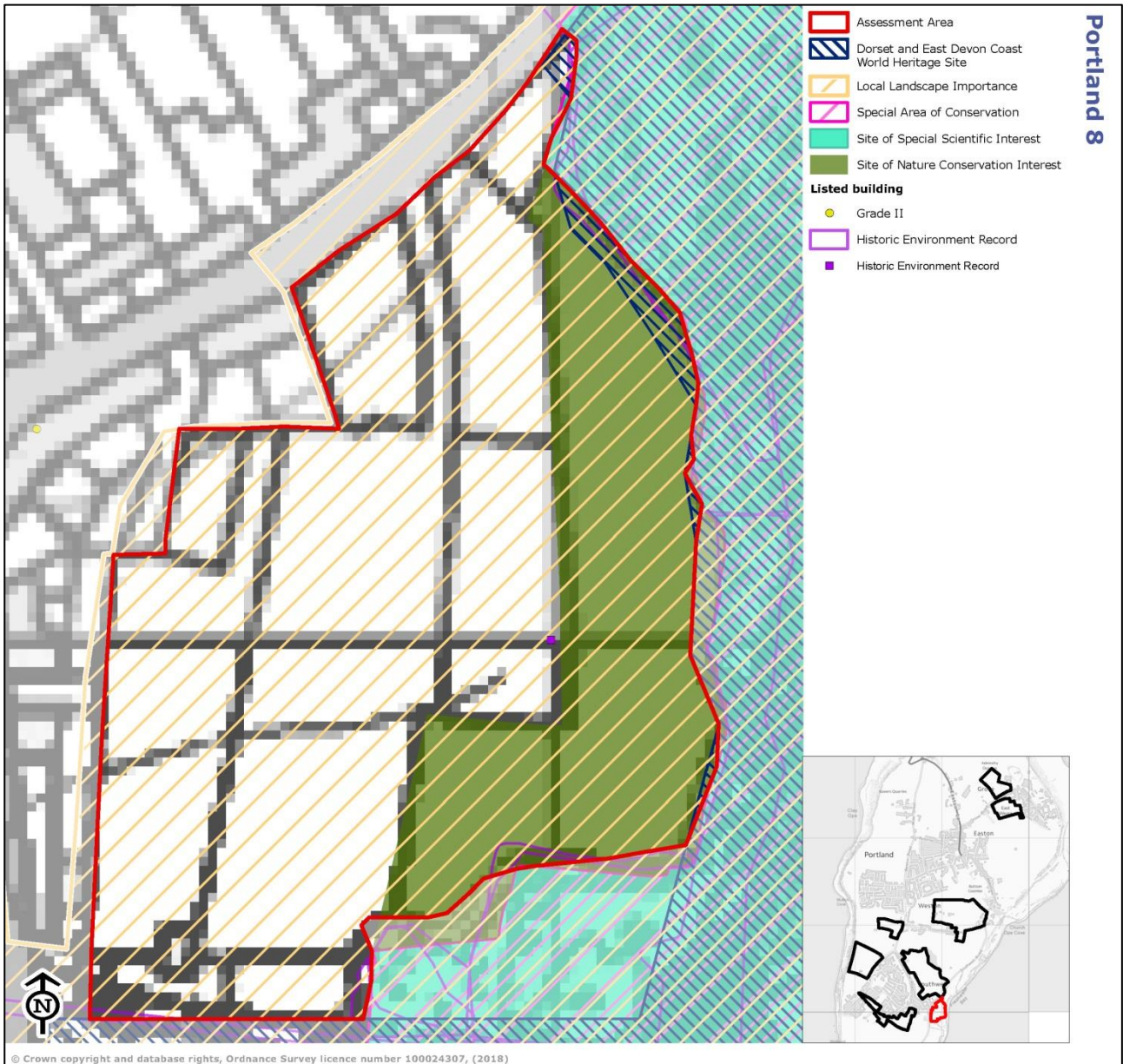
- The setting the landscape provides to adjacent features designated for heritage (Portland open fields Scheduled Monument) and biodiversity (Southwell MOD site SNCI).
- The setting the area provides to existing development in Southwell.
- Long views across Portland, including the sea on both sides of the island.
- Open, undeveloped skylines which give the landscape an expansive character.

Guidance for sustainable development

Any new development should:

- Be limited to areas adjacent to the existing settlement of Southwell. Areas close to Southwell Business Park are more visually enclosed and have lower landscape sensitivity.
- Respect the form, density and vernacular of existing buildings within the adjacent settlement. Structures should not be greater than two storeys in height.
- Not have an adverse impact on adjacent semi-natural habitats (Southwell MOD site SNCI).
- Ensure that important views experienced from the landscape are retained, including views of the sea.
- Respect the wider setting that the landscape provides to valued heritage features, including the nationally important Portland open fields Scheduled Monument.
- Not be a prominent feature on the open, undeveloped skylines.

Assessment area: Portland 8



Representative photographs



Landscape sensitivity assessment

Landscape character context

This assessment area falls within the Portland Landscape Character Area and also falls within the Portland Coastline site of Local Landscape Importance.

It comprises a number of small pasture fields to the south east of Southwell, adjacent to the coast on the eastern side of Portland.

Assessment criterion	Description	Sensitivity score
Physical character (including topography and scale)	<ul style="list-style-type: none"> Land sloping eastwards towards the dramatic cliffs of the adjacent coastline. Some of the fields are elevated above the cliffs. The fields within this area are generally small-scale and regular, however a strong sense of openness and long views give the feel of a larger-scale landscape. 	M
Natural character	<ul style="list-style-type: none"> Land cover is mostly pasture and hay fields. Some are divided by hedgerows which contribute to natural character. These have been replaced by post and wire fencing in some places. The east of the area contains the locally designated Portland Coastal Lawnsheeds SNCI. The area is adjacent to internationally important coastal semi-natural habitats including Isle of Portland to Studland Cliffs SAC and Isle of Portland SSSI. 	M-H
Historic landscape character (<i>please see separate heritage assessment for asset-based information</i>)	<ul style="list-style-type: none"> The HLC indicates that the enclosures in this area are primarily fields of post-medieval origin. This area provides part of the wider setting to listed buildings including the Grade II Methodist Chapel on Southwell Road. 	L-M
Form, density and setting of existing development	<ul style="list-style-type: none"> The area has an undeveloped character; the only structures are a pumping station. This area is closely associated with the existing edge of Southwell and forms an undeveloped setting to the settlement. 	M
Views and visual character including skylines	<ul style="list-style-type: none"> There are extensive sea views from this area, and development here would be prominent in views from the sea. This landscape is adjacent to and has views of cliffs that are internationally designated as part of Dorset and East Devon Coast World Heritage Site. 	H
Perceptual and experiential qualities	<ul style="list-style-type: none"> This landscape is strongly influenced by the presence of the sea and the weather conditions. There is a sense of exposure resulting from the clifftop location, which can be experienced from the South West Coast Path. 	M-H

Overall assessment of landscape sensitivity

L	L-M	M	M-H	H
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The location adjacent to internationally designated cliffs and coastal habitats, locally designated habitats, extensive sea views, undeveloped character and setting provided to adjacent development at Southwell result in an overall **moderate-high** landscape sensitivity. Sensitivity is reduced by the lack of historic field patterns, limited heritage features, association with existing development and the simple landform.

Heritage sensitivity assessment

Dorset Historic Landscape Characterisation (HLC) context

The majority of the assessment area comprises relict Portland open fields, albeit somewhat altered.

Description and significance of heritage assets present

A definitive list of assets within each study area is provided at Appendix 1 in the Stage 2 methodology report. Only assets judged to be of a level of significance likely to influence the planning process are discussed below.

Designated assets within the assessment area:

- None

Non-designated assets within the assessment area:

- None
- (Historic landscape character and aerial photography suggests the area contains the remains of former Portland open fields)
Low-medium importance

Likely susceptibility to physical change as a result of development

The historic landscape and archaeological value of the assessment area are highly susceptible to physical change.

Likely susceptibility to setting change as a result of development

Designated assets with the potential to experience setting change:

- Southwell Methodist Chapel, Grade II Listed Building
High importance
- Portland open fields, Scheduled Monument
High importance

Non-designated assets with the potential to experience setting change:

- Portland open fields
Medium importance

Although not a heritage asset per se, the setting of Southwell as a historic settlement would also be susceptible to change in its setting

Overall assessment of sensitivity of heritage assets to change within the area

L

L-M

M

M-H

H

The Methodist Chapel is a very small, unassuming building and does not appear to have a strong presence in, or relationship with, the surrounding landscape.

At present, the Scheduled Portland open fields benefit from an open setting with sweeping views; development would potentially reduce this sense of openness through visual encroachment. Nevertheless, the majority of this setting would remain intact.

Summary of key sensitivities and guidance for sustainable development

Summary of key sensitivities

The following provides a summary of the key landscape and heritage sensitivities within the assessment area:

- The presence of valued semi-natural habitats (and adjacent internationally designated habitats).
- The undeveloped setting provided to existing development at Southwell.
- Expansive and open skylines, with long views out to sea.
- Strong sense of exposure on the clifftops, with the perceptual qualities of the landscape highly influenced by conditions at sea.

Guidance for sustainable development

Any new development should:

- Be limited to development adjacent to the existing settlement. New development should respect the existing form, style and vernacular of existing dwellings.
- Ideally continue existing building lines to conserve the urban grain of Southwell and reduce pressure on the setting of the Scheduled area of Portland open fields.
- Not interrupt the important views from this area. Structures should not be greater than two storeys in height.
- Not be located on the fields on the eastern part of the area. These are elevated above the cliffs and development here would be prominent in views from the sea.
- Protect and conserve the valued semi-natural habitats (Portland Coastal Lawnsheeds SNCI) within the area or on the adjacent internationally designated habitats on the coast.

Potential in-combination effects on heritage assets

There is potential for in-combination effects arising from the development of the assessment areas. These include:

Development of Portland 1 and Portland 4:

- Potential for cumulative setting change to the Grove Conservation Area (mainly arising from F)

Development of Portland 2 and Portland 3:

- Potential for cumulative setting change to Weston Conservation Area: loss of surviving rural context that contributes to the significance of the settlement – particularly the relict open field systems in 3.

Development of Portland 7 and Portland 8:

- Potential for cumulative setting change to extensive area of Portland open fields, bringing the developed edge much closer to the assets and divorcing the historic core of Southwell from its landscape context.

Cumulative loss of surviving and relict areas of Portland open fields

- Portland 3, 8 and 2 (relict historic landscape only)

Cumulative setting change to areas of Portland open fields

- Arising from Portland 5, 7 and 8.

If all assessment areas were to be developed, this would represent a very significant change in character to the Isle of Portland.