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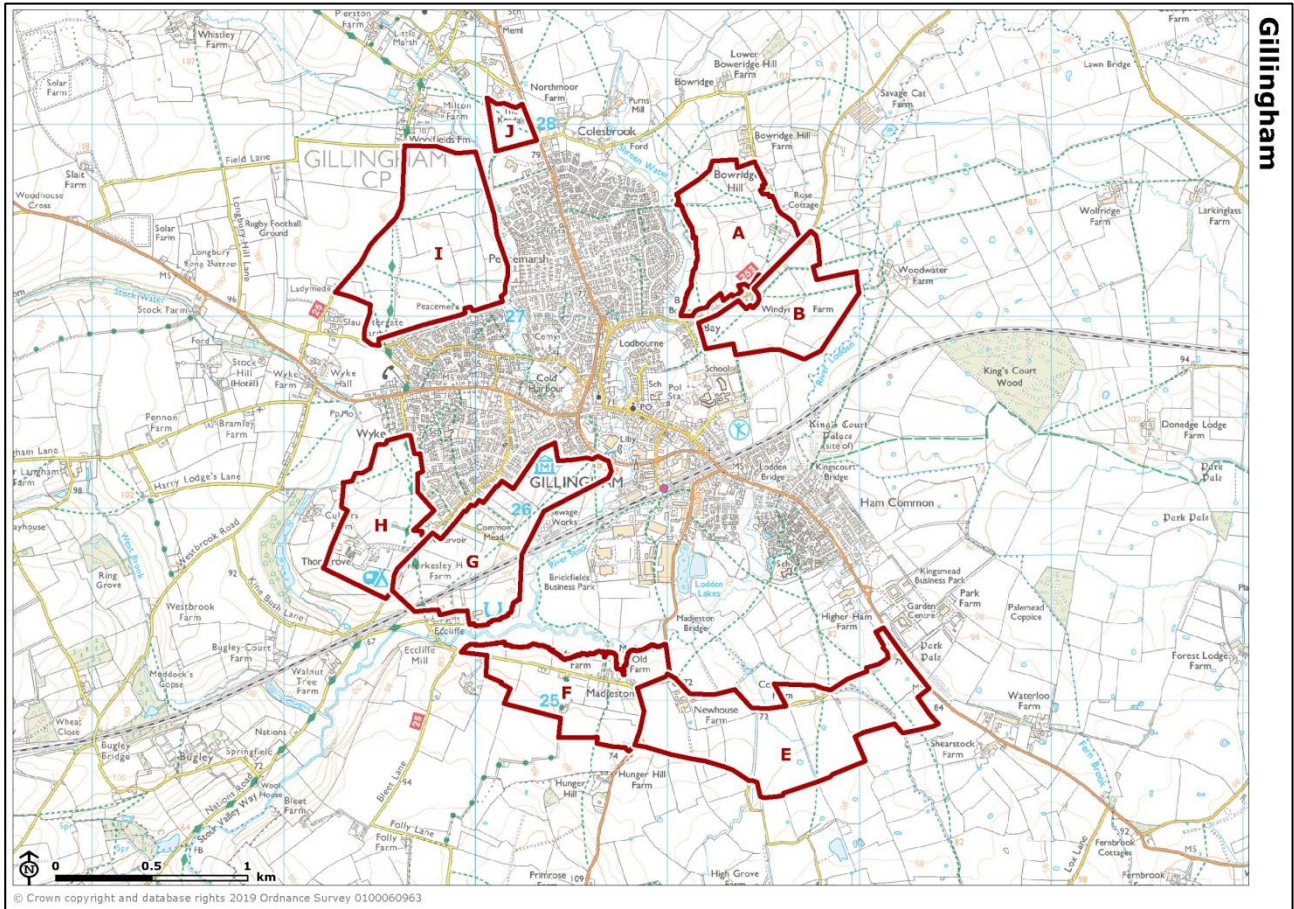
North Dorset Strategic Landscape and Heritage Study

Stage 2 Assessment: Gillingham

Final Report
Prepared by LUC for Dorset Council
October 2019



Gillingham



Representative photographs of the settlement



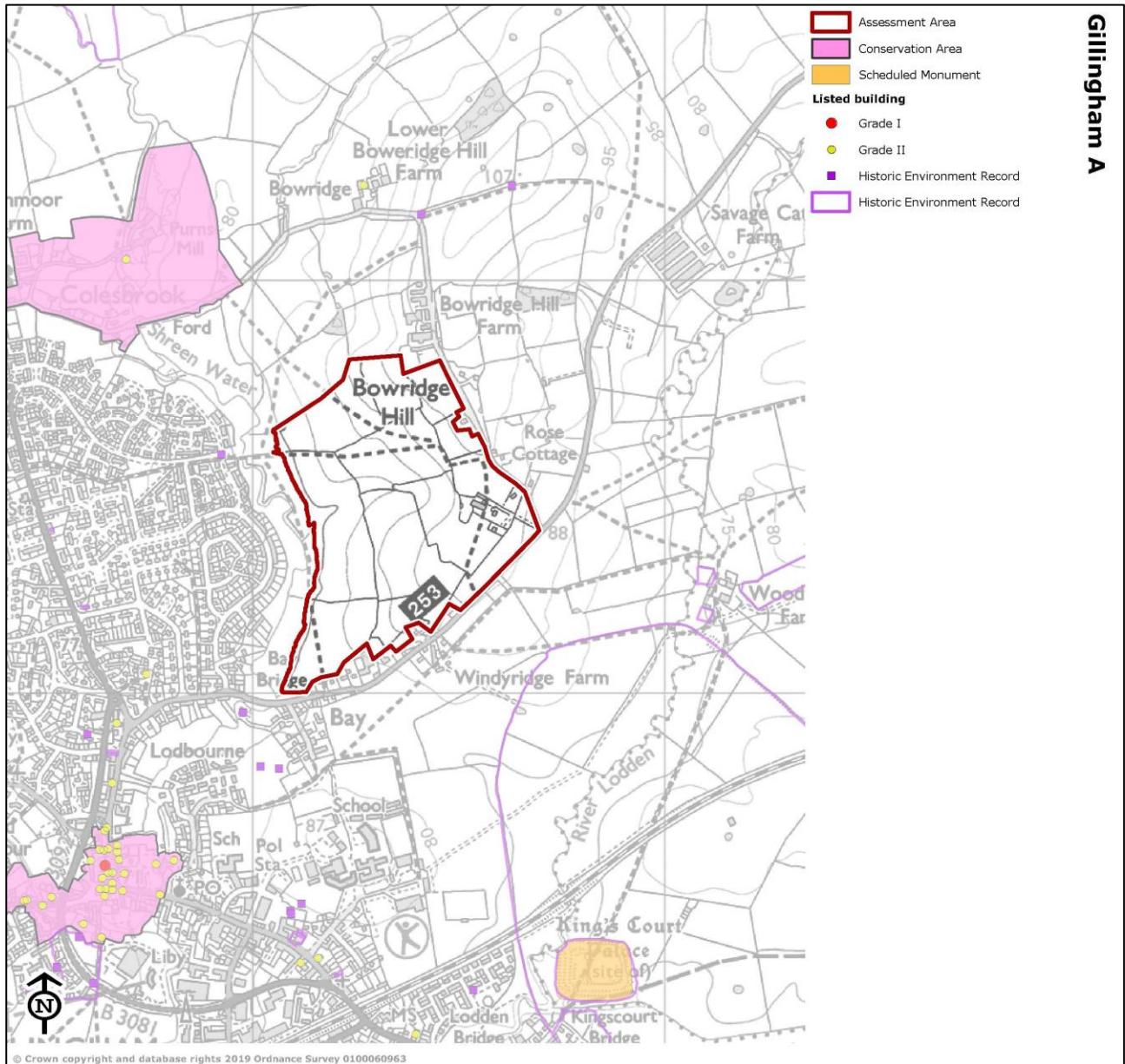
Location and description

Gillingham is located in a geographical bowl in the north of the former North Dorset District. The River Stour and a number of its tributaries drain into this bowl, converging within the settlement. The town is thought to be of late Saxon origin and was first documented in 1016 AD. Gillingham was connected to the railway network in the 1850s, which led to the growth of various industries in the town. There was significant expansion of the town in the late 19th and 20th century, with the town extending and merging with the small surrounding settlements of Peacemarsh, Wyke Marsh and Ham Common.

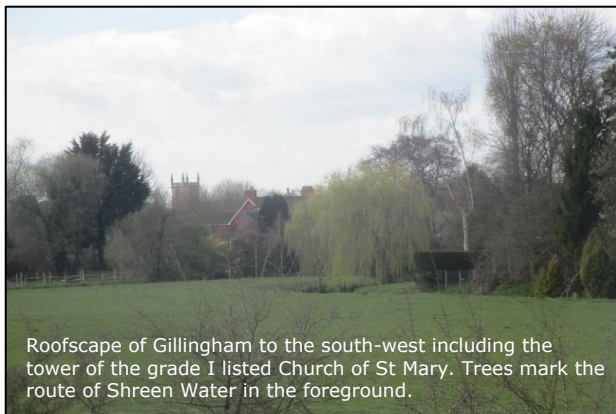
Aerial context



Assessment area: Gillingham A



Representative photographs of the settlement



Landscape sensitivity assessment

Landscape character context				
<p>This assessment area falls within the Blackmore Vale Landscape Character Area with some parts classified as urban (i.e. located within the settlement boundary of Gillingham). The area is situated to the east of Gillingham on Bowridge Hill and encompasses several irregular pasture fields.</p>				
Assessment criterion	Description			Sensitivity score
Physical character (including topography and scale)	<ul style="list-style-type: none"> The landform slopes from an elevation of 75m AOD at Shreen Water (to the west) to 95m AOD in the east of the area. Landcover is primarily irregular small-medium scale pasture fields. Hedgerows are often low, creating a large-scale and open feel. 			M-H
Natural character	<ul style="list-style-type: none"> The predominant land use is pasture. Fields are enclosed by relatively low hedgerows with occasional mature trees. There are also occasional in-field trees. 			L-M
Historic landscape character (<i>please see separate heritage assessment for asset-based information</i>)	<ul style="list-style-type: none"> Colesbrook Conservation Area is located 350 metres to the north of the assessment area; however there is limited intervisibility due to hedgerows which screen views. The HLC identifies some fields in the area to be medieval piecemeal enclosure. 			L-M
Form, density and setting of existing development	<ul style="list-style-type: none"> Settlement is limited to isolated residential properties in the east of the area. The assessment area is separated from the existing settlement of Gillingham by the Shreen Water and its flood plain, which provides containment to the settlement edge. The settlement edge of Gillingham to the west of the assessment area is often visually prominent, but well integrated into the landscape and softened by frequent riparian trees following Shreen Water. The assessment area contributes to the rural setting of Gillingham, Bay and Colesbrook. 			M
Views and visual character including skylines	<ul style="list-style-type: none"> The assessment area overlooks Gillingham and the roofscape of the town marks the skyline. St Mary's Church tower to the south-west is prominent on the skyline. In views to the south, the elevated landform of Duncliffe Hill marks the skyline. The area is visually prominent from Gillingham to the west and Bay to the south, while Colesbrook to the north is screened by mature tree hedgerows. 			M-H
Perceptual and experiential qualities	<ul style="list-style-type: none"> The area has a rural and undeveloped character. It is tranquil and removed, despite the proximity of built development. Although Bay Road is minor, passing cars are frequent and cause some mild traffic noise. 			M
Overall assessment of landscape sensitivity				
L	L-M	M	M-H	H
<p>Landscape sensitivity is increased by the sloping topography, local visual prominence, rural character, the rural setting provided to Gillingham, Bay and Colesbrook and the small-scale irregular field pattern. The lack of designated habitats or BAP priority habitats within the assessment area reduces landscape sensitivity. Overall, the assessment area has moderate-high landscape sensitivity.</p>				

Heritage sensitivity assessment

Dorset Historic Landscape Characterisation (HLC) context

The HLC indicates a primarily agricultural landscape with a mix of medieval¹ piecemeal enclosure and regular post-medieval² enclosure. These enclosures have some time-depth and may include hedgerows that qualify as historically important under the 1997 Hedgerow Regulations. Such hedgerows are generally regarded as heritage assets of low value and would be susceptible to physical change.³ The historic landscape has further value as it contributes context to the historic settlement at Bay and the non-designated assets within it.

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.

There are no designated assets within the assessment area.

Non-designated assets within the assessment area:

- Historic footpaths [Historic mapping]
Low importance
- Paddock Farm Outbuildings [Historic mapping]
Low importance

Likely susceptibility to physical change as a result of development

The outbuildings belonging to Paddock Farm appear to be historic, as are the extant pathways. These would both be highly susceptible to physical change, which could result in their total loss.

The HER records no archaeology within the assessment area, but does record evidence for prehistoric and early medieval occupation adjacent to the Shreen Water, near Bay Bridge. It also reports that the eastern part of the current Bay Road is on the course of an earlier route, possibly dating from the prehistoric or Roman period.⁴ As such, there is reasonable potential for hitherto unknown archaeological remains to be present within the assessment area and the alluvial deposits associated with the Shreen may also have potential for geoarchaeology/paleoenvironmental remains. Any such remains would be highly susceptible to truncation/total loss.

Likely susceptibility to setting change as a result of development

Designated assets with the potential to experience setting change:

- Colesbrook Conservation Area
High importance

This conservation area covers the 19th century hamlet of Colesbrook, which includes the grade II listed Purns Mill [1172599], famous for its historical association with the artist John Constable, and multiple non-designated heritage assets.⁵ The assessment area lies approximately 330m to the south of the conservation area meaning that, in the event of development, it will remain separate and rural. Views south from the conservation area are limited by a strong hedgerow with trees that bounds Colesbrook Lane, although this gives out to a much smaller hedgerow further east towards Lower Bowridge Farm. Development is therefore unlikely to affect views to/from the conservation area itself, although it could be visible in the distance when approaching/exiting along this road. The effect of this change would likely be

¹ AD 1066-1499

² AD 1500-1799

³ In order to remove such a hedgerow an owner must serve notice on the local planning authority who then decides if it is 'important' and if so it is whether it should be retained.

⁴ Dorset Historic Town Survey, Gillingham Urban Characterisation 2011, p.80.

⁵ Including the former public house the Fir Tree, Colesbrook Ford and bridge, Northmoor House, Colesbrook Farm and several cottages for more information see: Gillingham Town Council. 2017. Draft Appraisal of Colesbrook Conservation Area - http://www.gillinghamdorset-tc.gov.uk/images/Draft_Appraisal_Report_of_Colesbrook_Website.pdf

low.

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

- Historic Settlement of Bay

Low importance

This historic rural settlement is located on the eastern outskirts of Gillingham, from which it just remains separate. It comprises a number of 17th – 19th century farms, villas and cottages that may be considered to be non-designated heritage assets. These detached buildings are set within individual plots along the roads, reflecting the enclosure from the common; they have been subject to limited reorganisation or modern infill.⁶ The settlement has a rural setting that contributes to the legibility of its historic origins, as well as that of many of the non-designated assets within it. Development of the assessment area would significantly erode this rural setting and also effectively coalesce Bay and Gillingham, changing the character of the former settlement and reducing its legibility as a historically separate settlement, as well as that of the non-designated assets within it.

- Bowridge Hill Farm

Low importance

The heritage significance of this early 18th century farmhouse⁷ is derived from a combination of its aesthetic and historic illustrative values. It has an important relationship with the mid-19th century barn that lies to the north, which was originally one of two ranges of outbuildings that formed a courtyard plan; the other is no longer extant. It also has an important relationship with the surrounding agricultural landscape which it exists because of, and helped to create and shape. Development may reduce this agricultural setting affecting the legibility of the asset to a minor extent.

- Rose Cottage

Low importance

This 19th century cottage derives its heritage significance from a combination of its aesthetic and historic illustrative values. It sits opposite the assessment area, which takes in part of its rural setting. Development could result in change to this rural setting, but the effect to the heritage significance of this asset would be low.

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

L	L-M	M	M-H	H
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The only known heritage assets within the assessment area are of low importance. There is also a potential for historically important hedgerows (which would also be of low value), as well as hitherto unknown archaeological/geoarchaeological remains. The main sensitivity of the area therefore relates to the potential for setting change to non-designated heritage assets, primarily those that form the historic settlement of Bay, whose legibility could be affected by the loss of the rural context currently provided by their setting and introduction of built form coalescing them with Gillingham. The overall sensitivity of this assessment area is judged to be **moderate**.

⁶ Dorset Historic Town Survey, Gillingham Urban Characterisation 2011, p.80.

⁷ <https://www.british-history.ac.uk/rchme/dorset/vol4/pp27-36>

Summary of key sensitivities and guidelines for sustainable development

Summary of key sensitivities

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

- The open landform of Bowridge Hill rising up from Shreen Water forms an undeveloped, rural setting to eastern parts of Gillingham, which is locally visually prominent.
- Small-medium scale historic irregular field pattern, with historically important hedgerows that would be susceptible to physical change/total loss.
- The well-established hedgerow network, often including mature hedgerow trees which contribute to the natural character of the landscape.
- The unsettled agricultural character of the landscape, with open undeveloped skylines marked by hedgerows and occasional trees, which provide rural setting for eastern parts of Gillingham and northern parts of Bay.
- Long views from higher ground, including towards the elevated land of Duncliffe Hill, create a sense of openness and exposure.
- Risk of physical change to/total loss of historic outbuildings associated with Paddock Farm, as well as to historic pathways.
- Potential for hitherto unknown archaeological remains that would be susceptible to physical change.
- Potential for change to the historic rural character of Bay and to the setting of the non-designated heritage assets that form the settlement.
- Potential for low-level setting change to the non-designated Bowridge Hill Farm and Rose Cottage.

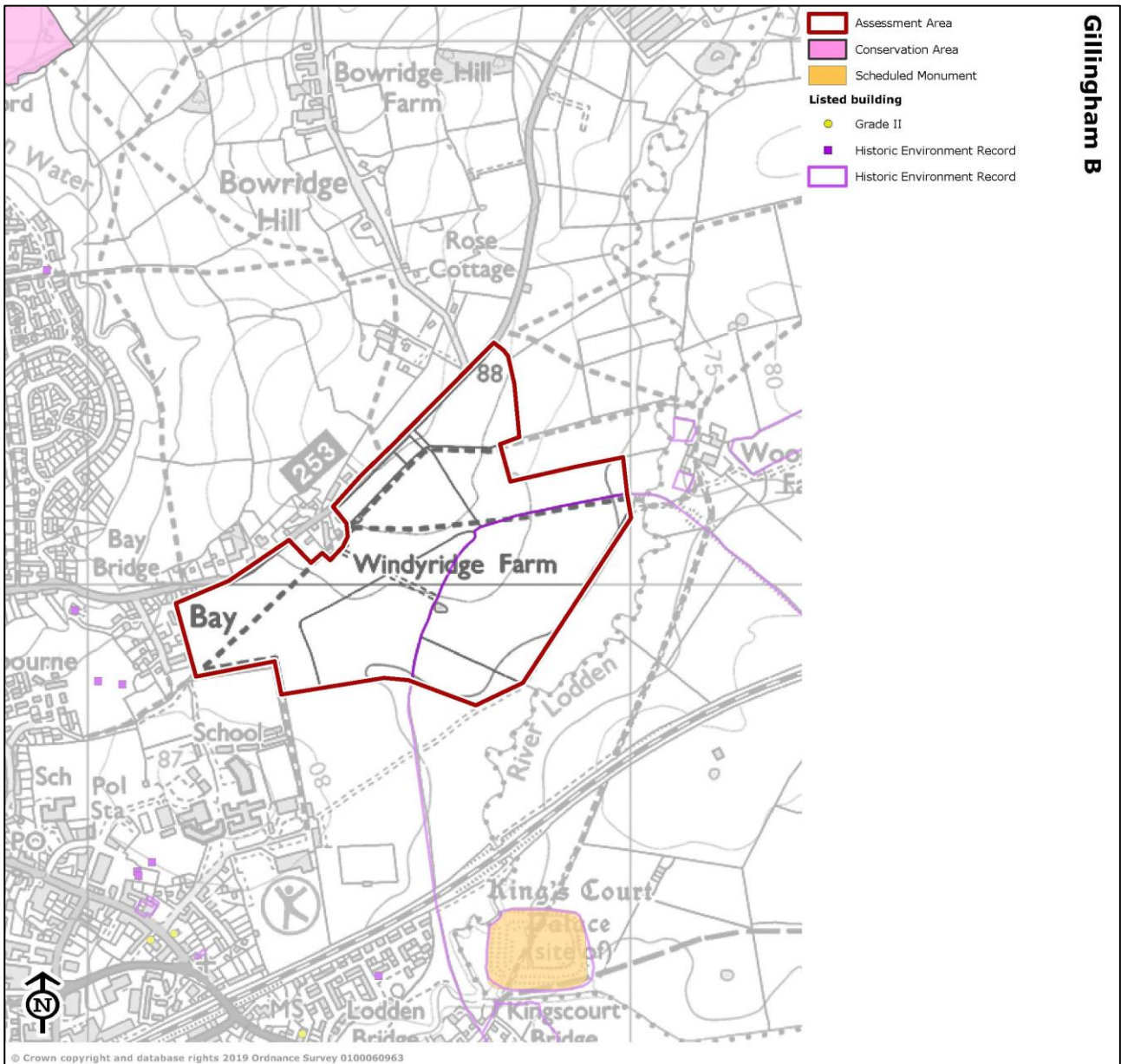
Guidelines

Any new development should:

- Avoid highly visible sloping areas where development would be visually prominent and detract from the rural setting of existing settlement.
- Retain the sparsely settled rural character of the landscape.
- Not detract from the role of the landscape as an undeveloped backdrop to existing settlements.
- Retain the mature hedgerows dividing fields, which give the landscape structure and form part of the wider habitat network.
- Respect the distinct open visual character of the landscape with long views to undulating elevated land including Duncliffe Hill in the south.
- Seek to retain historic pathways and any hedgerows that qualify as historically important, to help create a sense of place and deliver other public benefits e.g. accessibility.
- Seek to retain the historic outbuildings (and important elements of their setting) at Paddock Farm and ensure their viable use. In the event that they are not retained historic building recording should be undertaken.
- Further investigate and characterise the archaeological/geoarchaeological potential of the assessment area via desk-based research and, if necessary field evaluation, to inform an appropriate mitigation strategy.⁸
- Seek to preserve the legibility of the historic character of the settlement of Bay by ensuring that new development is set back and distinct.
- Seek to preserve the elements of setting that contribute to the heritage significance of the individual non-designated heritage assets within Bay e.g. rural setting/historic plot boundaries.

⁸ Typically, mitigation would involve either targeted excavation or an archaeological watching brief, but for high value remains (even those not designated) preservation in-situ would be required. All investigation should be informed and approved by the local authority's archaeological advisor.

Assessment area: Gillingham B



Representative photographs



Landscape sensitivity assessment

Landscape character context				
<p>This assessment area falls within the Blackmore Vale Landscape Character Assessment with some parts classified as urban (i.e. located within the settlement boundary). The area is located on the eastern outskirts of Gillingham with Bay Road marking the north-western boundary. The area is located to the north-west of the River Lodden and east of Bay.</p>				
Assessment criterion	Description			Sensitivity score
Physical character (including topography and scale)	<ul style="list-style-type: none"> Landform slopes gently towards the valley of the River Lodden located to the east. Elevation in the area ranges from 90m near Bay Road to 75m AOD in the south. Land cover is small-moderate fields of irregular shape and scale. 			M
Natural character	<ul style="list-style-type: none"> Fields are mostly used as pasture although there is a sports field in the south of the assessment area. Relatively low-cut hedgerows with frequent mature trees divide the fields. There are rows of coniferous trees which enclose the school to the south-west. A pond is located in the centre of the assessment area. 			L-M
Historic landscape character (<i>please see separate heritage assessment for asset-based information</i>)	<ul style="list-style-type: none"> The area provides part of the rural setting to the King's Court Palace moated site scheduled monument, located to the south. Fields within the assessment area are identified by the HLC as being medieval piecemeal enclosure and regular post-medieval enclosure. 			M
Form, density and setting of existing development	<ul style="list-style-type: none"> There is no settlement within this assessment area. The hamlet of Bay is adjacent to the north and there is a school to the south-west, which is visually prominent from the assessment area. The area provides an unsettled backdrop to existing settlement. 			M
Views and visual character including skylines	<ul style="list-style-type: none"> Views are long-reaching and undeveloped with limited built features visible. Duncliffe Hill is visible in distant views to the south. Skylines are open and undeveloped and are marked by mature trees. The spire of Gillingham Methodist Church is noticeable on skylines to the south-west. 			M-H
Perceptual and experiential qualities	<ul style="list-style-type: none"> The area has a strong rural character with limited built features visible. The area has an open character with low hedgerows and undeveloped skylines. The area has a quiet and tranquil character despite frequent passing cars on Bay Road causing some mild traffic noise. 			M
Overall assessment of landscape sensitivity				
L	L-M	M	M-H	H
<p>Sensitive features of the landscape include the rural undeveloped character with long-reaching, undeveloped views to Duncliffe Hill. The area provides rural setting for nearby settlement including parts of Gillingham and Bay. Landscape sensitivity is reduced by the lack of designated habitats and BAP priority habitats or designated heritage assets. Overall, the assessment area has moderate landscape sensitivity.</p>				

Heritage sensitivity assessment

Dorset Historic Landscape Characterisation (HLC) context

The HLC indicates a primarily agricultural landscape comprised of a mix of medieval⁹ piecemeal enclosure and regular post-medieval¹⁰ enclosure. These enclosures have some time-depth and may include hedgerows that qualify as historically important under the 1997 Hedgerow Regulations. Such hedgerows are generally regarded as heritage assets of low value and would be susceptible to physical change.¹¹ The historic landscape has further value as it contributes to the historic character of the settlement at Bay and the non-designated assets within it.

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.

There are no designated assets within the assessment area.

Non-designated assets within the assessment area:

- Gillingham Forest Deer Park [MDO27854]
Moderate importance
- Historic pathways (incl. Woodwater Lane) [historic mapping]
Low importance

Likely susceptibility to physical change as a result of development

According to the HER the assessment area overlaps the north end of the former medieval Gillingham Forest Deer Park, now characterised by pastureland within which some former parkland trees are extant. Further south part of the park's pale survives as earthworks and is scheduled [10002382]. The remainder of the park's boundary can be discerned within the extant field boundaries, which likely qualify as historically important¹² and may contain evidence of the pale earthworks or ditch,¹³ which could be truncated or totally lost. Deer parks frequently contained a range of buildings such as parkers' houses, hunting lodges, watchtowers, slaughterhouses and dower-houses, some of which could be quite substantial. The earthwork remains of the medieval moated hunting lodge (now scheduled) lie to the south of the assessment area, but remains of other hitherto unknown buildings may also be present and vulnerable to physical change.

The paths within the assessment area are present on historic maps and would also be susceptible to physical change.

A potential for further archaeological remains is suggested by evidence in the wider vicinity, including Bay Road – the eastern part of which is possibly prehistoric or Roman¹⁴ – and late Saxon pottery from south-west of Bay Lane. Prior to its diversion west to Bay Bridge, the line of Bay Road seems to have continued further south – potentially across the assessment area - to ford the Sheen north of the former Town Mill.¹⁵ The proximity to the River Lodden also suggests a potential for geoarchaeology/paleoenvironmental remains.

Likely susceptibility to setting change as a result of development

Designated assets with the potential to experience setting change:

⁹ AD 1066-1499

¹⁰ AD 1500-1799

¹¹ In order to remove such a hedgerow an owner must serve notice on the local planning authority who then decides if it is 'important' and if so it is whether it should be retained.

¹² As they will be over 300 years old and mark the boundary of a pre-1600 estate/manor and/or contain an archaeological feature recorded in the HER.

¹³ Reportedly the park was bounded by a bank, 20 ft. to 30 ft. wide and up to 3 ft. high, with shallow ditches on both sides (<https://www.british-history.ac.uk/rchme/dorset/vol4/pp27-36#highlight-first>).

¹⁴ Dorset Historic Town Survey, Gillingham Urban Characterisation 2011, p.80.

¹⁵ Dorset Historic Town Survey, Gillingham Urban Characterisation 2011, p.80.

- King’s Court Palace Moated Site – scheduled monument [1017276] and Gillingham Park Boundary Pale – scheduled monument [10002382]

High importance

King’s Court Palace moated site is a regionally rare moated medieval royal hunting lodge, which survives as earthworks of high evidential value, as reflected by its scheduled status. The monument lies within the former Gillingham Deer Park [MDO27854], now characterised by pastureland within which some parkland trees remain evident. Part of the park pale boundary also survives to the south, some of which is the subject of separate scheduling [10002382]; the remainder of the park’s boundary can be discerned within the extant field boundaries, which likely qualify as historically important.¹⁶ King’s Court Palace and the park pale have a strong, interdependent functional and historical relationship - neither would exist without the other. There is very little development within the park extent ¹⁷ helping the site retain its sense of exclusivity and some of the essence of its parkland qualities. Later division of the space has affected this to some extent, but not to any discernible degree as its overriding character is still of undeveloped land. Development of the assessment area would result in the loss of part of the former park and tangentially affect the legibility of both assets. However, it would not be appreciable from either scheduled monument as this part of the former deer park is already visually separated from Kings Court Palace and the scheduled section of the park pale by the tree lined railway embankment that lies a short distance to the north.¹⁸ Therefore, the effect of this would be less than substantial and towards the lower end of the scale.

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

- Historic Settlement of Bay

Low importance

This historic rural settlement is located on the eastern outskirts of Gillingham, from which it just remains separate. It comprises a number of 17th – 19th century farms, villas and cottages that may be considered to be non-designated heritage assets. These detached buildings are set within individual plots along the roads, reflecting the enclosure from the common; they have been subject to limited reorganisation or modern infill.¹⁹ The settlement has a rural setting that contributes to the legibility of its historic origins, as well as that of many of the non-designated assets within it. Development of the assessment area would significantly reduce the rural setting of the settlement and non-designated heritage assets within it and effectively coalesce Bay with Gillingham, changing the character of the settlement and reducing its legibility, as well as that of the non-designated assets within it.

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

L	L-M	M	M-H	H
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The assessment area includes the north end of the former Gillingham Deer Park and a number of historic pathways susceptible to physical change. It also has some potential for historically important hedgerows and hitherto unknown archaeological/geoarchaeological remains, which would be similarly vulnerable.

The effects on the setting of the scheduled King’s Court Palace Moated Site and Park Pale would be minimal. The main sensitivity of the area therefore relates to the potential for setting change to non-designated heritage assets, primarily those that form the historic settlement of Bay, whose legibility could be affected by the loss of the rural context currently provided by their setting and introduction of built form coalescing them with Gillingham. The overall sensitivity of this assessment area is judged to be **moderate**.

¹⁶ As they will be over 300 years old and mark the boundary of a pre-1600 estate/manor.

¹⁷ At the time of writing a planning application within the former parkland [2/2018/0077/OUT] is pending approval.

¹⁸ Assuming that it is not tall development.

¹⁹ Dorset Historic Town Survey, Gillingham Urban Characterisation 2011, p.80.

Summary of key sensitivities and guidelines for sustainable development

Summary of key sensitivities

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

- Network of hedgerows with frequent mature trees, providing important habitat and ecological corridors.
- The rural, removed and tranquil character with limited built development.
- The unsettled character of the landscape which provides an undeveloped rural backdrop to the existing settlement.
- The long-reaching, undeveloped views from this area particularly to the east and south, including views of the locally distinctive landform of Duncliffe Hill.
- Potential for historically important hedgerows that would be susceptible to physical change/total loss.
- Risk of physical change to non-designated heritage assets including remains associated with Gillingham Deer Park.
- Potential for hitherto unknown archaeological/geoarchaeological remains that would be susceptible to physical change/total loss.
- Risk of low-level setting change to the scheduled King's Court Palace and Deer Park Pale.
- Risk of moderate setting change to the historic components within the rural settlement of Bay individually and collectively.

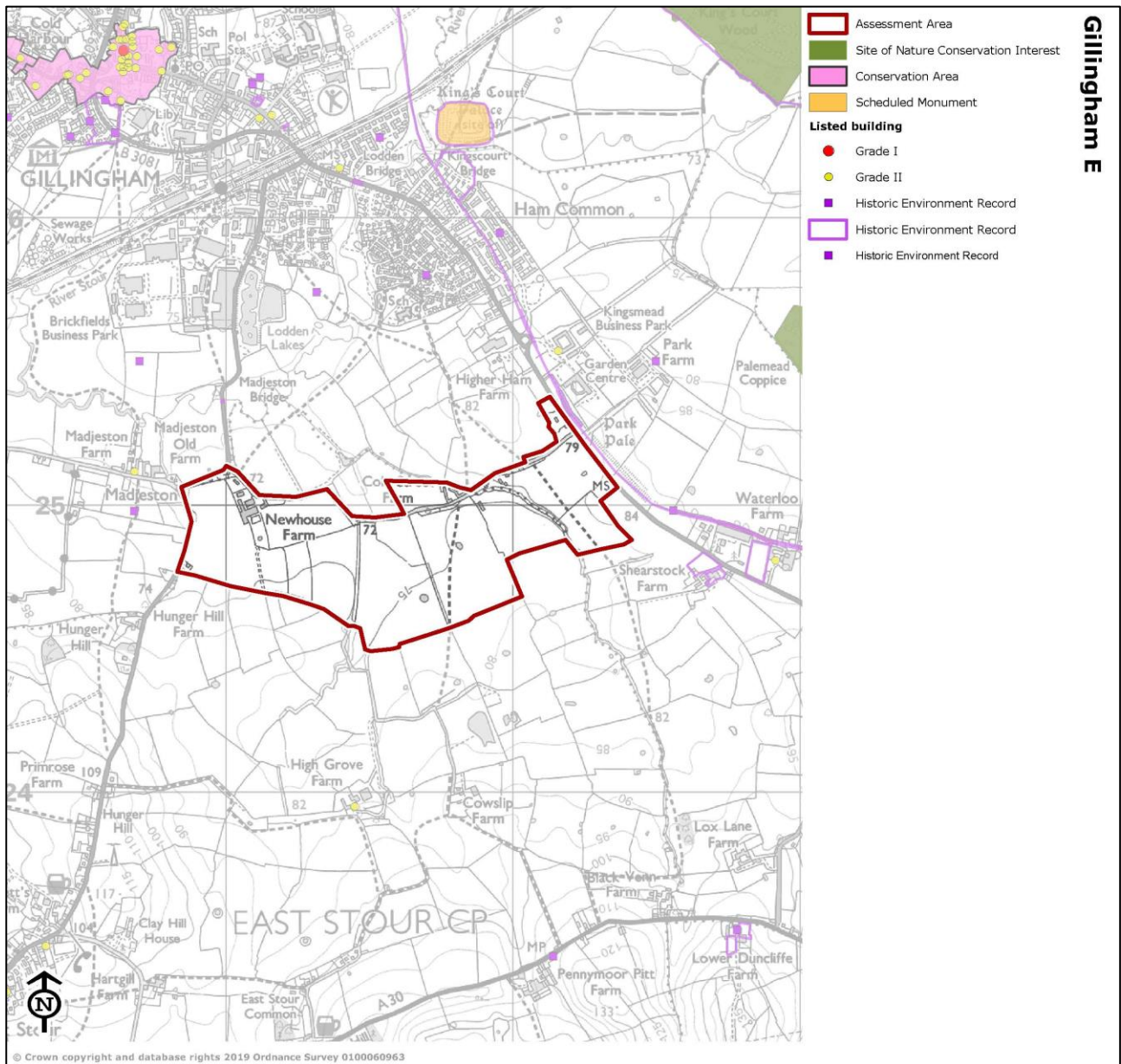
Guidelines

Any new development should:

- Safeguard hedgerows dividing fields, which give the landscape structure and form part of the wider habitat network.
- Protect the overall rural and undeveloped character of the landscape area, and respect the setting the area provides for the existing settlement of Bay to the north.
- Avoid negatively impacting upon the role of the landscape as an undeveloped backdrop to existing settlements.
- Not detract from long-distance views, including those to the locally distinctive landform of Duncliffe Hill.
- Retain historic pathways and hedgerows that qualify as historically important to help create a sense of place and deliver other public benefits e.g. accessibility.
- Further investigate and characterise the archaeological/geoarchaeological potential of the assessment area via desk-based research and, if necessary field evaluation, to inform an appropriate mitigation strategy.²⁰
- Avoid or minimise impacts to the setting of the two scheduled monuments and to maximise opportunities to enhance our understanding and ability to appreciate them.
- Seek to preserve the legibility of the historic character of the settlement of Bay by setting any new development back and creating a distinct feel. Elements of setting that contribute to the heritage significance of the individual non-designated heritage assets within Bay should also be preserved e.g. rural setting/historic plot boundaries.

²⁰ Typically, mitigation would involve either targeted excavation or an archaeological watching brief, but for high value remains (even those not designated) preservation in-situ would be required. All investigation should be informed and approved by the local authority's archaeological advisor.

Assessment area: Gillingham E



Representative photographs



Landscape sensitivity assessment

Landscape character context				
This assessment area is located to the south of Gillingham with Cole Street Lane following (in part) the northern boundary of the area and the hamlet of Madjeston located directly to the west. The area falls within the Blackmore Vale Landscape Character Area.				
Assessment criterion	Description			Sensitivity score
Physical character (including topography and scale)	<ul style="list-style-type: none"> Mostly flat landform, with elevation ranging between 70m and 85m AOD. Fields are medium-sized and geometric in shape. 			L-M
Natural character	<ul style="list-style-type: none"> The primary use of fields is for pasture. Hedgerows are relatively low cut, but contain frequent mature trees, which act as important wildlife corridors. There are several in-field ponds and small streams which pass through the area. 			L-M
Historic landscape character (<i>please see separate heritage assessment for asset-based information</i>)	<ul style="list-style-type: none"> The HLC states that field pattern is a mixture of medieval, piecemeal, regular and post-medieval planned enclosure. 			L-M
Form, density and setting of existing development ²¹	<ul style="list-style-type: none"> The assessment area is mostly unsettled. Settlement includes limited residential properties off Cole Street Lane and Newhouse Dairy Farm. This area is not associated with existing settlement, with a considerable rural gap between the area and Gillingham to the north. There is limited visibility of Gillingham from the assessment area. This area contributes to the rural gap between Gillingham and Madjeston. 			M-H
Views and visual character including skylines	<ul style="list-style-type: none"> Long-reaching views extend to elevated land to the south including the distinct landform of Duncliffe Hill. Skylines are undeveloped and marked by frequent mature hedgerow trees. The area is not visually prominent on the wider landscape. 			M-H
Perceptual and experiential qualities	<ul style="list-style-type: none"> The area has a distinctly rural and removed feel with limited views of built development. There are high levels of tranquillity with occasional disruption resulting from distant traffic noise from the B3081. 			M-H
Overall assessment of landscape sensitivity				
L	L-M	M	M-H	H
Landscape features including semi-natural habitats (mature hedgerow trees, streams and ponds), the unsettled character of the area and the role the area plays in maintaining the sense of separation between settlements increase the landscape sensitivity of this assessment area. The lack of designated heritage assets, fairly flat landform and lack of visual prominence reduce the landscape sensitivity of the assessment area. Overall, landscape sensitivity of the assessment area is moderate-high .				

²¹ There three existing planning applications, one directly to the north (2/2018/0036/OUT), one to the north on the settlement edge of Gillingham (2/2018/0483/REM) and one to the northeast (2/2018/0077/OUT). 2/2018/0036/OUT is for the construction of an urban extension including up to 961 dwellings, whilst 2/2018/0077/OUT is a development of up to 634 dwellings and a primary school; both developments are awaiting planning decision. 2/2018/0483/REM is an application for 90 dwellings and has been approved. Development may alter the character of this area and may subsequently impact on the sensitivity to residential development.

Heritage sensitivity assessment

Dorset Historic Landscape Characterisation (HLC) context

The HLC data indicates a wholly agricultural landscape comprised of medieval²² piecemeal and regular enclosure around New House Farm, as well as post-medieval planned enclosure to the east. These enclosures have some time-depth and may include hedgerows that qualify as historically important as per the 1997 Hedgerow Regulations. Such hedgerows are generally regarded as heritage assets of low value and would be susceptible to physical change.²³ The historic landscape has further value as it contributes to the setting of heritage assets within the vicinity.

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.

There are no designated assets within the assessment area.

Non-designated assets within the assessment area:

- Cole Street Farm [historic mapping]

Low importance

This potentially early 19th century farm derives its heritage significance from a combination of aesthetic and historic illustrative values. The farmhouse survives along with a number of its outbuildings; these have been converted into a cohousing development. Development could result in the change to or loss of the asset, and/or its associated historic outbuildings or its agricultural setting. Total loss of the farmhouse would result in a moderate effect, while the loss of aspects of its setting that relate to heritage significance would be of lower effect.

- New House Farm [historic mapping]

Low importance

This potentially early 19th century farm derives its heritage significance from a combination of its aesthetic and historic illustrative values. The farmhouse survives along with a number of its outbuildings; it remains a working farm within an agricultural setting. Development could result in the change to or loss of the asset, and/or its associated historic outbuildings or its agricultural setting. Total loss of the farmhouse would result in a moderate effect, while the loss of aspects of its setting that relate to heritage significance would be of lower effect.

- Historic pathways [historic mapping]

Low importance

Likely susceptibility to physical change as a result of development

Historic mapping shows the extant footpaths were in use by the late 19th century. In the event of development the footpaths would be susceptible to physical change or total loss.

The HER has no archaeological records within the assessment area and only a limited number in the wider vicinity. However, an absence of evidence is not the same as evidence of absence and there may still be the potential for hitherto unknown archaeological remains. Given the undeveloped nature of the assessment area any hitherto unknown archaeological remains would survive well bar truncation by ploughing. If present, archaeology would be vulnerable to truncation/total loss.

Likely susceptibility to setting change as a result of development

Designated assets with the potential to experience setting change:

- Park Farmhouse – grade II listed building [1172639]

High importance

²² AD 1066 – 1499.

²³ In order to remove such a hedgerow an owner must serve notice on the local planning authority who then decides if it is 'important' and if so it is whether it should be retained.

This early 19th century farmhouse derives its heritage significance from a combination of aesthetic and historic illustrative values. Along with its extant outbuildings, it has been converted to a veterinary surgery and its setting altered by the creation of a business park around it including a forecourt car park and industrial warehouses. The assessment area does not contribute to its heritage significance and no effects are anticipated in the event of its development.

- Waterloo Farmhouse – grade II listed building [1110307]

High importance

This early 19th century farmhouse derives its heritage significance from a combination of aesthetic and historic illustrative values. This farmhouse survives along with a number of its outbuildings and remains a working farm within an agricultural setting. Development of the assessment area should not affect its heritage significance.

- High Grove Farmhouse – grade II listed building [1305738]

High importance

This early 17th century farmhouse derives its heritage significance from a combination of aesthetic and historic illustrative values. This farmhouse survives along with a number of its outbuildings; it remains a working farm within an agricultural setting. Development of the assessment area should not affect its heritage significance.

- Madjeston Farmhouse – grade II listed building [1110299]

High importance

This late 18th to early 19th century farmhouse derives its heritage significance from a combination of aesthetic and historic illustrative values. This farmhouse survives along with a number of its outbuildings and walled garden. The farmhouse and its outbuildings have been converted to residential use but still retain their agricultural setting. Development of the assessment area could introduce built form into the agricultural landscape in close proximity to the asset; however, it should not affect its legibility.

- Gillingham Park Boundary Pale – scheduled monument [10002382]

High importance

Gillingham Park Pale boundary demarcates the boundary of the Deer Park belonging to the scheduled earthwork remains of the medieval hunting lodge known as King’s Court Palace. Only part of the boundary is scheduled but the rest of the boundary can be discerned within the extant field boundaries, which likely qualify as historically important.²⁴ King’s Court Palace and the park pale have a strong, interdependent functional and historical relationship as neither would exist without the other. Development of the assessment area would not affect this relationship. Nor would it detrimentally alter the park pale’s legibility or meaningfully change the way in which it is appreciated.

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

L	L-M	M	M-H	H
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Although there are designated assets in the wider area their potential to experience setting change which would meaningfully affect the significance is limited. The main sensitivity of this assessment area therefore relates to the known (and potential for hitherto unknown) heritage assets within it. These include two non-designated historic farmsteads that would be susceptible to both physical and setting change, and a number of known historic pathways, which would also be vulnerable to physical effects. Given the low value of the known heritage assets affected, the overall sensitivity of this assessment area is judged to be **moderate**.

²⁴ As they will be over 300 years old and mark the boundary of a pre-1600 estate/manor.

Summary of key sensitivities and guidelines for sustainable development

Summary of key sensitivities

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

- Natural character provided by thick hedgerows, with frequent mature trees and several in-field ponds and small streams.
- The unsettled and rural character of the landscape which is removed from existing settlement of Gillingham to the north.
- The important role of the landscape in contributing to the gap between the discrete settlements of Gillingham and Madjeston, as well as forming part of a rural backdrop to these settlements.
- Long views across the landscape to higher ground including Duncliffe Hill.
- Potential for historically important hedgerows that would be susceptible to physical change/total loss.
- Risk of physical change/total loss of non-designated heritage assets including two historic farmsteads and a number of historic pathways.
- Potential for hitherto unknown archaeological remains that would be susceptible to physical change/total loss.

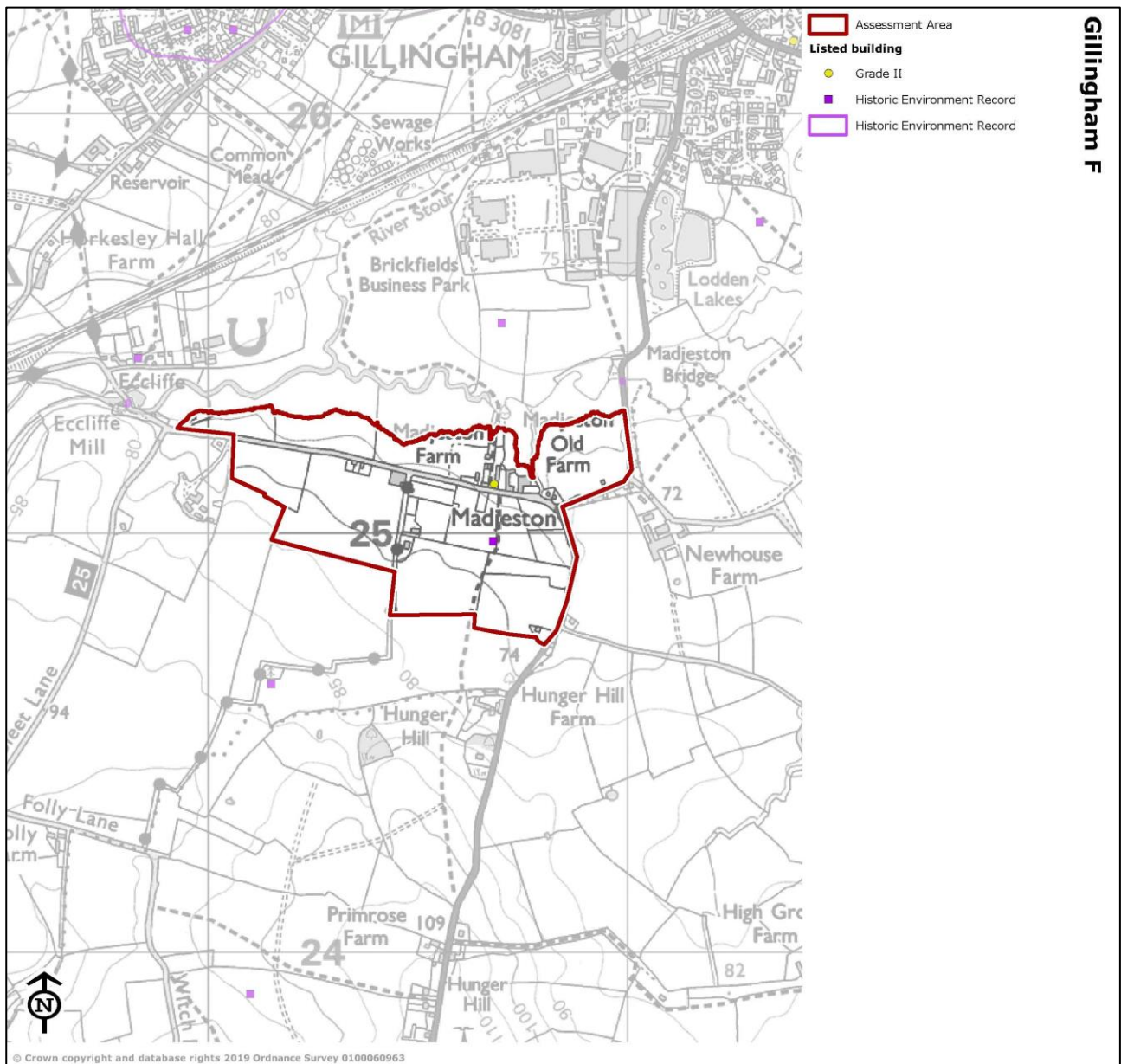
Guidelines

Any new development should:

- Protect important natural heritage features such as hedgerows, mature trees, ponds and small streams.
- Respect the sparsely settled character of the area and ensure that any development is in keeping with the local vernacular of the existing development.
- Ensure that the sense of separation between Gillingham and Madjeston is retained.
- Respect the distinct visual character of the landscape which is open with long views to the elevated land to the south including Duncliffe Hill.
- Seek to retain historic pathways and hedgerows that qualify as historically important so as to help create a sense of place and deliver other public benefits e.g. accessibility.
- Seek to retain the non-designated farmsteads within the assessment area and to preserve elements of their setting that contribute to the heritage significance e.g. associated historic outbuilding/cottages and their agricultural hinterland. In the event that they are not retained historic building recording should be undertaken.
- Further investigate and characterise the archaeological/geoarchaeological potential of the assessment area via desk-based research and, if necessary field evaluation, to inform an appropriate mitigation strategy.²⁵

²⁵ Typically, mitigation would involve either targeted excavation or an archaeological watching brief, but for high value remains (even those not designated) preservation in-situ would be required. All investigation should be informed and approved by the local authority's archaeological advisor.

Assessment area: Gillingham F



Representative photographs



Landscape sensitivity assessment

Landscape character context				
<p>This assessment area primarily falls within the Blackmore Vale Landscape Character Area, although it also contains parts of the Upper Stour Valley and North Dorset Limestone Ridges Landscape Character Areas. Situated to the south of Gillingham, the assessment area contains the hamlet of Madjeston.</p>				
Assessment criterion	Description			Sensitivity score
Physical character (including topography and scale)	<ul style="list-style-type: none"> Relatively flat land associated with the floodplain of the River Stour, with an elevation of 70m to 80m AOD. Fields are small to medium-sized, bound by low-cut hedgerows and some fencing which create an open character. 			L-M
Natural character	<ul style="list-style-type: none"> Fields are used for a mixture of arable and pasture and are bound by hedgerows containing infrequent mature trees. There is a pocket of BAP priority habitat traditional orchard, as well as a small area of young planted woodland in the south-east of the assessment area. 			M
Historic landscape character (<i>please see separate heritage assessment for asset-based information</i>)	<ul style="list-style-type: none"> The HLC identifies fields in the west of the assessment area to be possible open field enclosure of post-medieval origin, whilst field pattern in the rest of the area is industrial and modern enclosure. Madjeston Farm House is a grade II listed building, with the assessment area providing rural setting to this historic feature. 			M
Form, density and setting of existing development ²⁶	<ul style="list-style-type: none"> The assessment area is primarily unsettled. Built features are mostly agricultural, including Madjeston Old Farm and Madjeston Farm. The area plays an important role in retaining the sense of separation between Gillingham, Madjeston and Eccliffe. There is limited visibility of Gillingham from the assessment area, although warehouses to the north-west in Brickfields Business Park are sometimes visible. 			M-H
Views and visual character including skylines	<ul style="list-style-type: none"> The area provides rural setting for settlement in both Madjeston and neighbouring Eccliffe in the west. Skylines are marked by infrequent hedgerow trees and the roofs of some agricultural buildings. Views to the south are undeveloped and fairly long reaching extending to Duncliffe Hill and the more elevated land. To the north there are limited glimpsed views to Gillingham. 			M-H
Perceptual and experiential qualities	<ul style="list-style-type: none"> The area has a rural and undeveloped character, with built development limited to the small settlement of Madjeston. The loss of some hedgerows detracts from the landscape character as does built features in the distance such as Brickfields Business Park to the north-east. 			M-H
Overall assessment of landscape sensitivity				
L	L-M	M	M-H	H
<p>Landscape sensitivity is increased by the presence of semi-natural features including traditional orchard BAP priority habitat, well-developed hedgerows and some young woodlands. The area provides important rural setting for existing development and plays an important role in maintaining the sense of separation between settlements. The flat landform with limited visual prominence reduces landscape sensitivity. The overall landscape sensitivity of the assessment area is moderate-high.</p>				

²⁶ There is an existing planning application directly to the north east of the assessment area (2/2018/0036/OUT). The development is for the construction of an urban extension including up to 961 dwellings. Development may alter the character of this area and may subsequently impact on the sensitivity to residential development.

Heritage sensitivity assessment

Dorset Historic Landscape Characterisation (HLC) context

The HLC indicates a wholly agricultural landscape comprising a mix of post-medieval,²⁷ industrial²⁸ and modern²⁹ enclosures. These enclosures have some time-depth and may include hedgerows that qualify as historically important as per the 1997 Hedgerow Regulations. Such hedgerows are generally regarded as heritage assets of low value and would be susceptible to physical change.³⁰ The historic landscape has further value as it forms part of the setting of nearby heritage assets e.g. the grade II listed Madjeston Farm.

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:

- Madjeston Farmhouse – grade II listed building [1110299]

High importance

This late 18th to early 19th century farmhouse derives its heritage significance from a combination of aesthetic and historic illustrative values. The farmhouse survives along with a number of its outbuildings and a walled garden. The farmhouse and its outbuildings have been converted to residential use but still retain the agricultural setting that they were originally co-dependant on. Development of the assessment area could, in a maximum case scenario, result in physical change to or loss of the farmhouse or its historic outbuildings and walled garden.³¹ Loss of the listed building would result in a high level of effect (e.g. substantial harm). Setting change could also occur as the result of conversion of currently rural setting to modern housing; the effect of this is likely to be less than substantial harm and the level of this would vary depending on the way in which development was introduced.

Non-designated assets within the assessment area:

- Madjeston Old Farm/Old Farm Cottages

Low importance

This 18th century farmhouse derives its heritage significance from a combination of aesthetic and historic illustrative values. The farmhouse appears to survive along with some of its outbuildings. These, along with the farmhouse, have been converted to residential use but retain the agricultural setting that they were originally co-dependant on. Development of the assessment area could result in physical change to the farmhouse resulting in a moderate effect. Setting change could also occur as the result of loss of the farmhouse's historic outbuildings or conversion of currently rural setting to modern housing; the effect of this harm would be low-moderate or low.

- Medieval droveway [MDO3887]

Low importance

Likely susceptibility to physical change as a result of development

The medieval droveway may be extant as a north to south orientated footpath, making it susceptible to physical change or total loss.

Although the HER only records low value post-medieval agricultural and industrial activity in the wider area Madjeston is known to have existed by the 14th century and there may be features relating to the earlier phases of its development. The proximity of the River Stour to the assessment area also highlights a potential for geoarchaeological/palaeoenvironmental remains. Given the undeveloped nature of the assessment area any archaeological/geoarchaeological deposits would survive well bar truncation by plough action. If present, buried archaeological/geoarchaeological deposits would be

²⁷ 1500 – 1799.

²⁸ 1800 – 1913.

²⁹ 19-14 – present.

³⁰ In order to remove such a hedgerow an owner must serve notice on the local planning authority who then decides if it is 'important' and if so it is whether it should be retained.

³¹ It is possible that the associated buildings and structures are curtilage listed see: <https://historicengland.org.uk/images-books/publications/listed-buildings-and-curtilage-advice-note-10/heag125-listed-buildings-and-curtilage/>

vulnerable to truncation/total loss.

Likely susceptibility to setting change as a result of development

Non-designated assets susceptible to setting change:

- New House Farm [Historic mapping]

Low importance

This potentially early 19th century farm derives its heritage significance from a combination of aesthetic and historic illustrative values. This farmhouse survives along with a number of its outbuildings; it remains a working farm within an agricultural setting. Development could result in the conversion of currently rural setting to modern housing; the effect of this would be low.

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

L	L-M	M	M-H	H
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If development were to result in the loss of the grade II listed Madjeston Farmhouse (or, if curtilage listed, any of its outbuildings) the effect would be high. However, it is assumed that any listed buildings would be retained. On this basis, Madjeston Farmhouse remains a key sensitivity of the assessment area but only in relation to setting change, which could arise through the loss or modification of its relationship with its historic outbuildings/walled garden and agricultural hinterland. It is as a result of the potential for harm to this asset that the assessment area is judged to be of **moderate-high** sensitivity. Lower level effects could arise from the risk of physical and setting change to the non-designated Madjeston Old Farm/Old Farm Cottages and Newhouse Farm, as well as risk of physical change to the medieval driveway and any potential historically important hedgerows or hitherto unknown archaeological remains that may be present within the area.

Summary of key sensitivities and guidelines for sustainable development

Summary of key sensitivities

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

- Natural character provided by the presence of BAP priority habitat traditional orchards as well as other semi-natural features such as young woodlands and well-developed hedgerows.
- Largely undeveloped land with settlement limited to a small number of houses in Madjeston. The area plays an important role in maintaining the sense of separation of Madjeston and Gillingham.
- The rural and undeveloped views, which are sometimes limited by mature trees within hedgerows.
- Potential for historically important hedgerows that would be susceptible to physical change/total loss.
- Risk of physical harm to a medieval droveway.
- Potential for hitherto unknown archaeological/geoarchaeological remains that would be susceptible to physical change/total loss.
- Risk of physical and/or setting harm to the grade II listed Madjeston Farm and the non-designated Old Farm and Newhouse Farm.

Guidelines

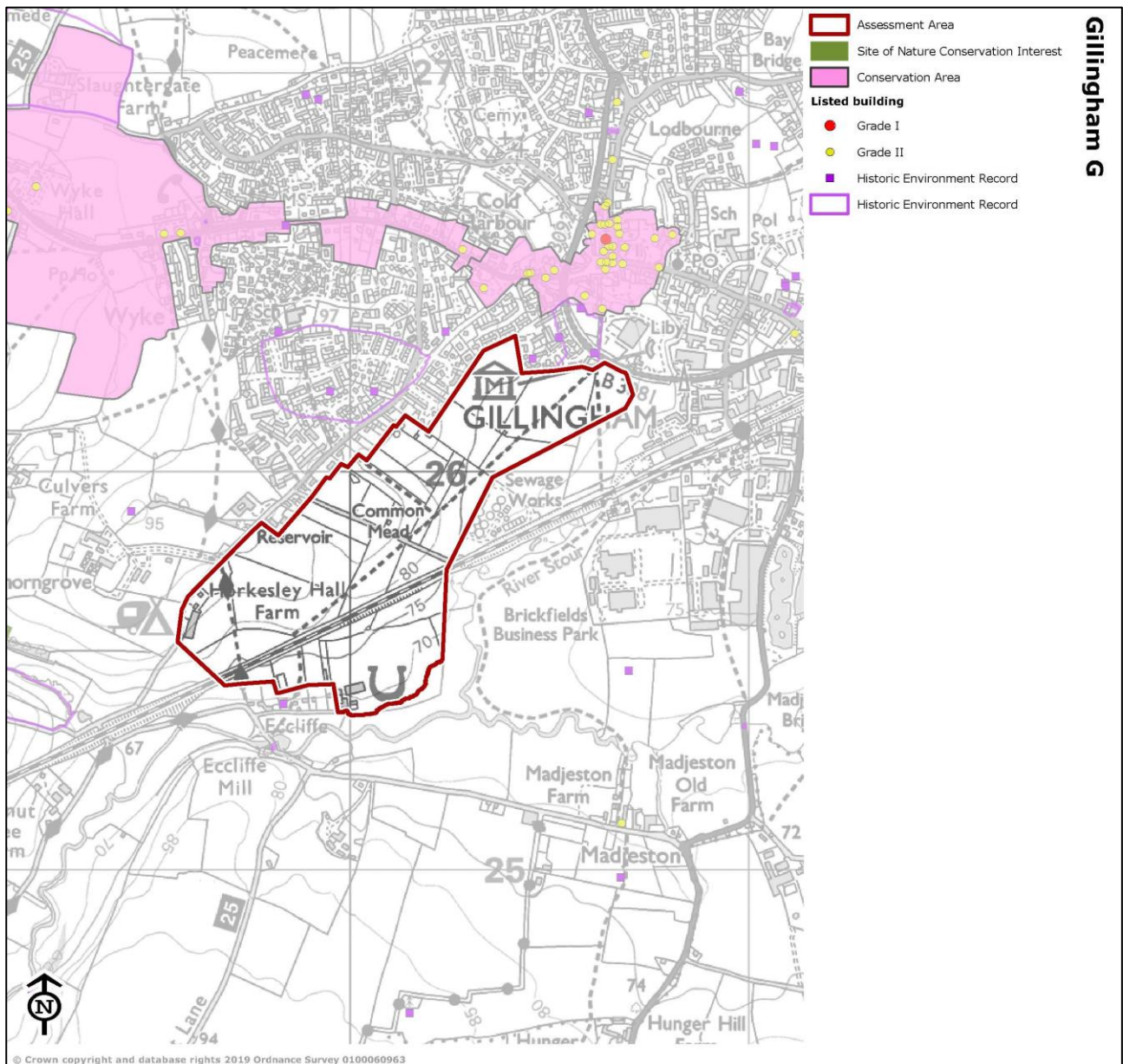
Any new development should:

- Safeguard important semi-natural features such as BAP priority habitat traditional orchards, hedgerows and young woodlands.
- Ensure that the rural gap between the distinct settlements of Madjeston, Ecccliffe and Gillingham is retained.
- Protect the sparsely settled and rural character of the landscape, ensuring that new development is in keeping with the vernacular character of the few existing buildings.
- Seek to retain the medieval droveway and any hedgerows that qualify as historically important³² in order to help create a sense of place and deliver other public related benefits e.g. accessibility.
- Further investigate and characterise the archaeological/geoarchaeological potential of the assessment area via desk-based research and, if necessary field evaluation, to inform an appropriate mitigation strategy.³³
- Seek to retain the grade II listed Madjeston Farm and the non-designated Madjeston Old Farm and to preserve the elements of their setting that contribute to their heritage significance e.g. outbuildings and agricultural hinterland.
- Seek to preserve the elements of setting that contribute to the heritage significance of Newhouse Farm e.g. its agricultural hinterland.

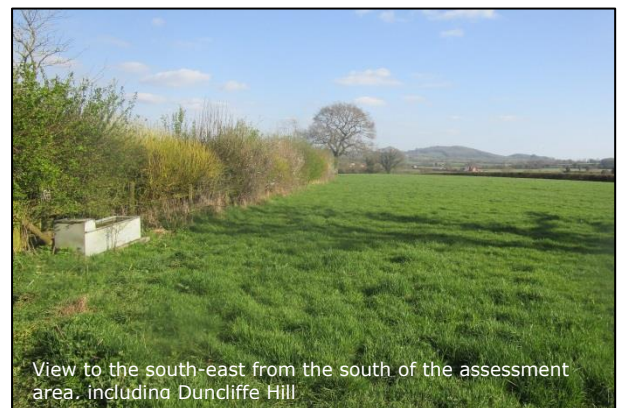
³² In order to remove such a hedgerow an owner must serve notice on the local planning authority who then decides if it is 'important' and if so it is whether it should be retained.

³³ Typically, mitigation would involve either targeted excavation or an archaeological watching brief, but for high value remains (even those not designated) preservation in-situ would be required. All investigation should be informed and approved by the local authority's archaeological advisor.

Assessment area: Gillingham G



Representative photographs



Landscape sensitivity assessment

Landscape character context				
This assessment area falls within the Upper Stour Valley and North Dorset Limestone Ridges Landscape Character Areas. The area is situated to the south of Gillingham, adjacent to the railway line. Brickfields Business Park is located to the south-east and residential parts of Gillingham to the north-west.				
Assessment criterion	Description			Sensitivity score
Physical character (including topography and scale)	<ul style="list-style-type: none"> The topography slopes gently towards the River Stour located to the south of the assessment area. Elevation ranges from 70m to 90m AOD. Land use includes mixed small-scale farmland fields including strip fields, however the low-cut hedgerows and undulating topography creates a more open and large-scale character. 			M
Natural character	<ul style="list-style-type: none"> Land use is varied. Fields to the south of the railway line are mostly used for horse keeping. Those south of Common Mead Lane are mostly arable, while those north of this road generally rough pasture. Semi-natural features include diverse but low-cut hedgerows with some mature hedgerow trees. 			L-M
Historic landscape character (<i>please see separate heritage assessment for asset-based information</i>)	<ul style="list-style-type: none"> The area is less than 100m to the south of Gillingham Conservation Area. However, intervening settlement and vegetation limit mean the assessment area does not make a strong contribution to the setting of the conservation area. The HLC identifies fields to be a mixture of medieval and post-medieval origin. 			M
Form, density and setting of existing development	<ul style="list-style-type: none"> Although it is unsettled, the assessment area is surrounded by built development; including residential settlement to the north and east and the railway line crossing through the area. The area acts as an undeveloped gap between the east and west of Gillingham and Ecccliffe, providing rural setting to existing settlement. 			M
Views and visual character including skylines	<ul style="list-style-type: none"> Skylines are characterised by scattered mature hedgerow trees and a small-scale power line. The tower of the grade I listed Church of St Mary and the spire of the Methodist Church are visually prominent on skylines to the north. Settlement on either side of the assessment area is visually prominent. Views to the south are rural and long reaching with limited built features. There are views of the area from the Stour Valley Way which crosses through the west of the area. 			M
Perceptual and experiential qualities	<ul style="list-style-type: none"> The area has rural perceptual qualities however its proximity to existing development including warehouses, rail infrastructure and residential settlement is evident. To the south-west of Common Mead Lane, the area has more rural and removed perceptual qualities. 			M
Overall assessment of landscape sensitivity				
L	L-M	M	M-H	H
Landscape sensitivity is increased by the small-scale fields, well-developed hedgerows including mature trees, the role of the area as a rural gap between eastern and western parts of Gillingham and the rural setting it provides for residential parts of Gillingham. The lack of designated habitats and noise pollution from passing trains decreases landscape sensitivity. Overall, the area has moderate landscape sensitivity. South of Common Mead Lane, land is more removed from existing development with long-reaching undeveloped views to the south resulting in slightly elevated landscape sensitivity compared to the rest of the assessment area.				

Heritage sensitivity assessment

Dorset Historic Landscape Characterisation (HLC) context

The HLC indicates a largely agricultural landscape comprising a mix of medieval³⁴ and post-medieval³⁵ enclosures. These enclosures have some time-depth and may include hedgerows that qualify as historically important as per the 1997 Hedgerow Regulations. Such hedgerows are generally regarded as heritage assets of low value and would be susceptible to physical change.³⁶ The historic landscape has further value as it contributes context to the historical settlement of Eccliffe and the non-designated assets within it.

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.

There are no designated assets within the assessment area.

Non-designated assets within the assessment area:

- Historic footpaths [mapping]
Low importance
- Late Bronze Age settlement [EDO6007]
Low-moderate importance
- Post-medieval field boundary [EDO6007]
Low importance

Likely susceptibility to physical change as a result of development

According to the HER an archaeological evaluation within the assessment area produced evidence of Late Bronze Age settlement and post-medieval field boundaries. Although these have already been investigated, further related remains may be present that would be highly susceptible to truncation/total loss. The historic footpaths, which appear to date prior to the First Edition OS map (1887), would similarly be vulnerable.

The settlement at Eccliffe – to the south of the assessment area – is also thought to date to at least the 14th century³⁷ and there may be remains relating to these earlier phases within the assessment area. In the wider vicinity there are also reports of prehistoric, Roman³⁸ and medieval settlement activity that further highlight an archaeological potential. Given the undeveloped nature of the assessment area any hitherto unknown archaeological remains would be likely to survive well bar truncation from ploughing. Any hitherto unknown remains would be vulnerable to physical change/total loss.

Likely susceptibility to setting change as a result of development

Designated assets with the potential to experience setting change:

- Gillingham Conservation Area and Wyke Conservation Area
High importance

Due to intervening development, topography, and/or vegetation which would limit the perceptibility of the introduction of housing, no affects are anticipated to either of these designated assets.

³⁴ 1066-1499.

³⁵ 1500-1799.

³⁶ In order to remove such a hedgerow an owner must serve notice on the local planning authority who then decides if it is 'important' and if so it is whether it should be retained.

³⁷ <https://www.british-history.ac.uk/rchme/dorset/vol4/pp27-36>

³⁸ <https://www.british-history.ac.uk/rchme/dorset/vol4/pp27-36>

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

- Thorngrove House [Historic mapping]

Low importance

This 19th century gentleman’s residence derives its heritage significance from a combination of its aesthetic and historic illustrative values. The house originally stood within a small area of parkland featuring a driveway, lodge, and number of outbuildings. This layout remains legible today despite the conversion of the outbuildings to a garden centre (with the addition of new buildings, access and parking facilities) and the principal house as the Osho Leela personal development centre. Development of the assessment area, directly opposite Thorngrove, will result in the loss of some of the former parkland’s rural setting and further urbanise the approach to the parkland and house from the east. The effect of this would be low.

- Historic settlement at Ecccliffe

Low importance

In existence from at least the 14th century the current main built features of the settlement at Ecccliffe appear to date to the 19th and early 20th century and include Ecccliffe Mill, Ecccliffe Mill Bridge, Mill Cottage, Ecccliffe Farmhouse, Presthayes Farm and a cottage. The buildings all now appear to be in residential use but they all retain a rural setting which provides context understanding of their historic role. In the event of development, this could be lost/alterd and replaced by built development that would conflate Ecccliffe with Gillingham, affecting not just the legibility of the assets individually but also changing the overall separate and rural character of the settlement.

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

L	L-M	M	M-H	H
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The assessment area is known to contain historic pathways vulnerable to change or loss. It also has a potential for historically important hedgerows of low value and multi-period archaeological remains of unknown value that would be similarly susceptible to physical change. However, the main sensitivity of the assessment area relates to the potential for setting change to non-designated heritage assets, primarily those forming the historic rural settlement of Ecccliffe which could be subsumed into Gillingham. It is because of this that the overall sensitivity is judged to be **moderate**.

Summary of key sensitivities and guidelines for sustainable development

Summary of key sensitivities

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

- The small-scale field pattern, with some narrow strip fields.
- Features which contribute to natural character including well-established hedgerows containing mature trees and in-field trees.
- Proximity to the Gillingham Conservation Area, providing rural setting to the historic settlement core and the listed buildings it contains, including the grade I listed Church of St Mary.
- The role of the area as an unsettled rural gap between eastern and western parts of Gillingham.
- The provision of undeveloped rural setting for existing residential settlement.
- The rural and removed character of the assessment area (particularly to the south of Common Mead Lane) with long-reaching views to the south including Duncliffe Hill.
- Potential for historically important hedgerows that would be susceptible to physical change/total loss.
- Potential for further archaeological remains that would be susceptible to physical change.
- Potential for change to the historic rural character of Eccliffe and to the setting of the non-designated heritage assets that form the settlement.
- Risk of setting change to non-designated Thorngrove House and its former parkland.

Guidelines

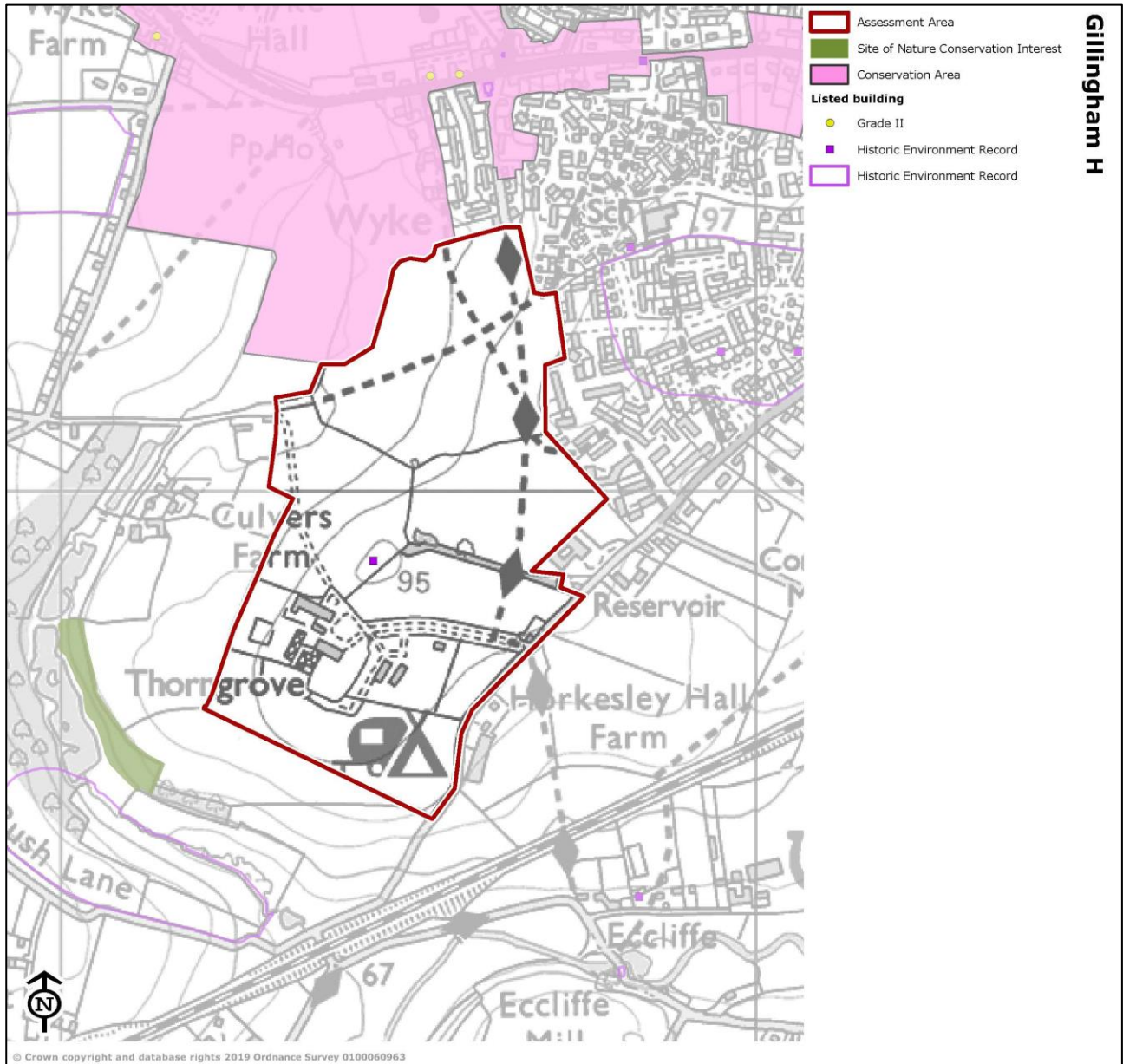
Any new development should:

- Retain the small-scale field pattern and conserve features include hedgerows and mature hedgerow trees.
- Maintain the rural gap the assessment area provides between existing settlement in parts of Gillingham and Eccliffe and conserve the rural setting provided to existing development.
- Conserve the rural and removed character of land south of Common Mead Lane and ensure that the long-distance views to local landmark features (including Duncliffe Hill) are retained.
- Seek to preserve the elements of the non-designated heritage assets setting that contribute to their heritage significance.
- Seek to preserve any historic pathways and historically important hedgerows³⁹ and to use these to help create a sense of place and deliver other public benefits, e.g. accessibility.
- Further investigate and characterise the archaeological/geoarchaeological potential of the assessment area via desk-based research and, if necessary field evaluation, to inform an appropriate mitigation strategy.⁴⁰
- Seek to preserve the legibility of the historic character of the settlement of Eccliffe. This would best be achieved by avoiding development to the south of the railway line around Eccliffe.
- Seek to preserve the elements of setting that contribute to the heritage significance of the individual non-designated heritage assets within Eccliffe and at Thorngrove.

³⁹ In order to remove such a hedgerow an owner must serve notice on the local planning authority who then decides if it is 'important' and if so it is whether it should be retained.

⁴⁰ Typically, mitigation would involve either targeted excavation or an archaeological watching brief, but for high value remains (even those not designated) preservation in-situ would be required. All investigation should be informed and approved by the local authority's archaeological advisor.

Assessment area: Gillingham H



Representative photographs



View to the north from the centre of the assessment area.



View north towards Wyke Conservation Area, including the grade II listed Wyke Brewery.

Landscape sensitivity assessment

Landscape character context				
This assessment area falls within the North Dorset Limestone Ridges Landscape Character Area. The area is situated on the southwestern outskirts of Gillingham and comprises mixed farmland.				
Assessment criterion	Description			Sensitivity score
Physical character (including topography and scale)	<ul style="list-style-type: none"> Undulating landform with a small hill in the centre of the area. Elevation ranges from 80m to 95m AOD. Medium-sized irregular fields are divided by mature tree hedgerows, creating a sense of enclosure. Where the landform is more sloping in the west, the area is more expansive. 			M
Natural character	<ul style="list-style-type: none"> Semi-natural features include hedgerows with frequent mature trees as well as ponds within the centre of the area. Fields are primarily used for pasture grazing in the north-east with some arable land in the southwest. 			L-M
Historic landscape character (<i>please see separate heritage assessment for asset-based information</i>)	<ul style="list-style-type: none"> The HLC notes that fields in the south are of medieval and post-medieval origin. The northern edge of the assessment area is adjacent to Wyke Conservation Area. Parts of the conservation area are visible from the assessment area including the towers of the grade II listed Wyke Brewery. 			M-H
Form, density and setting of existing development	<ul style="list-style-type: none"> The assessment area is mostly unsettled, however the settlement edge of Gillingham is located directly to the south and east. The area provides a rural backdrop to Wyke Conservation Area and the western edge of Gillingham. Development is limited to farms, Thorngrove House (Osho Leela Personal Development Centre) and a garden centre at Thorngrove. 			M
Views and visual character including skylines	<ul style="list-style-type: none"> There are long-distance, undeveloped views from the northern part of the assessment area to the west, over the lower land of the Stock Water floodplain. There are views of the areas from the Stour Valley Way which crosses through the east of the area. The southern half of the assessment area has mature trees in hedgerows which create visual enclosure. Skylines are marked by frequent mature hedgerow trees. 			M-H
Perceptual and experiential qualities	<ul style="list-style-type: none"> The area has rural perceptual qualities with the majority of the area comprising undeveloped countryside, although surrounding development is visible from most parts of the area. The north-west of the area is open and expansive, while in the south-east the area is more enclosed due to thick hedgerows with more frequent mature trees. There are high levels of tranquillity. Distant noise pollution from road and rail traffic can detract from perceptual qualities. 			M
Overall assessment of landscape sensitivity				
L	L-M	M	M-H	H
The landscape sensitivity of the assessment area is increased by the sloping hill landform, irregular field pattern, frequent semi-natural features including mature tree hedgerows, its proximity to the Wyke Conservation Area and the provision of rural setting for settlement in Gillingham. The more open northern part of the assessment area with long-reaching views and intervisibility to the conservation				

area has greater landscape sensitivity, in comparison to more visually enclosed parts of the assessment area in the south. Landscape sensitivity is reduced by the lack of designated habitats and the visual enclosure of southern parts of the assessment area. Overall the assessment area has **moderate** landscape sensitivity. Parts of the area which are adjacent to the conservation area in the north have greater landscape sensitivity.

Heritage sensitivity assessment

Dorset Historic Landscape Characterisation (HLC) context

The HLC data indicates that the assessment area comprises medieval⁴¹ and post-medieval⁴² enclosure. However, review of the tithe map suggests that the post-medieval enclosure is actually probably of later 19th century date. The medieval enclosure has some time-depth and may include hedgerows that qualify as historically important as per the 1997 Hedgerow Regulations. Such hedgerows are generally regarded as heritage assets of low value and would be susceptible to physical change.⁴³ The historic landscape has further value as it forms part of the setting of Thorngrove House and the historic settlement at Eccliffe.

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.

There are no designated assets within the assessment area.

Non-designated assets within the assessment area:

- Thorngrove House [historic mapping]

Low importance

This is a 19th century country house which originally stood within a small area of parkland featuring a driveway, lodge, and number of outbuildings. It derives its heritage significance from a combination of its aesthetic and historic illustrative values. Many of these features are extant and the parkland remains largely legible today despite the conversion of the outbuildings to a garden centre (with the addition of new buildings, access and parking facilities) and the principal house as the Osho Leela personal development centre. Development of the assessment area could result in the loss of or physical change to the house and key components of its parkland that contribute to its heritage significance.

- Medieval moated site [MDO3908]

Moderate-high importance

Moated site including part of field system and trackway. Reportedly the reception place for the Queen when the King came to Gillingham.⁴⁴

- Historic footpaths [historic mapping]

Low importance

Likely susceptibility to physical change as a result of development

Medieval moated sites form a significant class of medieval monument and are important for the understanding of the distribution of wealth and status in the countryside. Many examples provide conditions favourable to the survival of organic remains. The example within the assessment area appears to survive as an earthwork⁴⁵ that would be highly susceptible to physical change. Given the

⁴¹ 1066-1499.

⁴² 1500-1799.

⁴³ In order to remove such a hedgerow an owner must serve notice on the local planning authority who then decides if it is 'important' and if so it is whether it should be retained.

⁴⁴ NDCC. ND. Conservation Area Appraisal for Wyke, Gillingham. Available online at: <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning/planning-constraints/conservation-areas/north-dorset/pdfs/wyke-conservation-area-appraisal.pdf>

⁴⁵ <https://houseprices.io/lab/lidar/map?ref=ST7947825878>

rarity of this monument type in Dorset this example could be of high (national) importance, and may require preservation in situ.⁴⁶ At present it is unclear as to whether setting contributes to its heritage significance in a particularly meaningful way, but it is possible that Thorngrove House may be a successor or there may be a relationship between them that is important.

In addition to the medieval site there are historic footpaths within the assessment area that would be highly susceptible to physical change.

A potential for hitherto unknown remains of Iron Age – Roman date is suggested by the presence of a substantial Iron-Age to Roman settlement to the east of the assessment area and the fact that Common Mead Lane is thought also have its origins in this period.⁴⁷ Gillingham is also of Anglo-Saxon origin and there is a Bronze Age settlement nearby at Chantry Fields. If hitherto unknown archaeology is present, it would also be susceptible to truncation/total loss.

Likely susceptibility to setting change as a result of development

Designated assets with the potential to experience setting change:

- Wyke Conservation Area

High importance

This conservation area covers the historic settlement of Wyke, a former rural settlement to the west of Gillingham that was set around a rectangular green – now infilled by modern development - with ribbon development along Wyke Road (B3081), now largely subsumed into Gillingham by modern development. The settlement comprises 18th and 19th century buildings ranging from the ornamental Wyke Hall to the industrial Wyke Brewery, including town houses and vernacular stone cottages and farm buildings. The assessment area directly adjoins the south-east edge of the conservation area which takes in the rural setting adjacent to the former green. Existing modern development in Gillingham is already visible in the distance to the west of the conservation area and development of the assessment would serve to remove more of its rural context and bring that expansion closer. The effect of this would be towards the higher end of the scale.

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

- The Nestlings

Low importance

A potential 19th century cottage deriving its heritage significance from a combination of its aesthetic and historic illustrative values. The rural setting of this asset aids in its legibility and would be diminished by the introduction of built development into the field lying immediately east of it. The effect of this change would be low.

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

L	L-M	M	M-H	H
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The overall sensitivity of this assessment area is **high**. This is derived in part from the potential for physical change to the non-designated moated site, which may be of high, potentially schedulable, importance.

Further key sensitivities relate to Wyke Conservation Area and its potential to experience change that would affect its legibility as a historic rural settlement separate to Gillingham, and the potential for physical and/or setting change to the locally important Thorngrove House and its former parkland. If possible at all, development would have to be very restricted in order to avoid harm to these assets.

⁴⁶ As per the NPPF (2018) paragraph 194 footnote 63: '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.'

⁴⁷ Dorset Historic Town Survey, Gillingham Urban Characterisation 2011, pp. 91

Summary of key sensitivities and guidelines for sustainable development

Summary of key sensitivities

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

- The elevated hill landform which is visually prominent in the local context and enables long-reaching views across adjacent countryside to the west.
- Hedgerows with frequent mature trees which contribute to natural character and provide a sense of enclosure in the south of the assessment area.
- The rural setting the assessment area provides to Wyke Conservation Area and residential settlement in the south of Gillingham.
- Undeveloped character of the area with strongly rural and tranquil perceptual qualities.
- Potential for historically important hedgerows that would be susceptible to physical change/total loss.
- Risk of physical change to known (and hitherto unknown) archaeology and non-designated heritage assets, including a medieval moated site that may be of high importance and require preservation in-situ.
- Risk of harm to the character and special interest of Wyke Conservation Area.
- Risk of physical and/or setting change to the non-designated Thorngrove House and its former parkland and risk of setting change to the non-designated The Nestlings.

Guidelines

Any new development should:

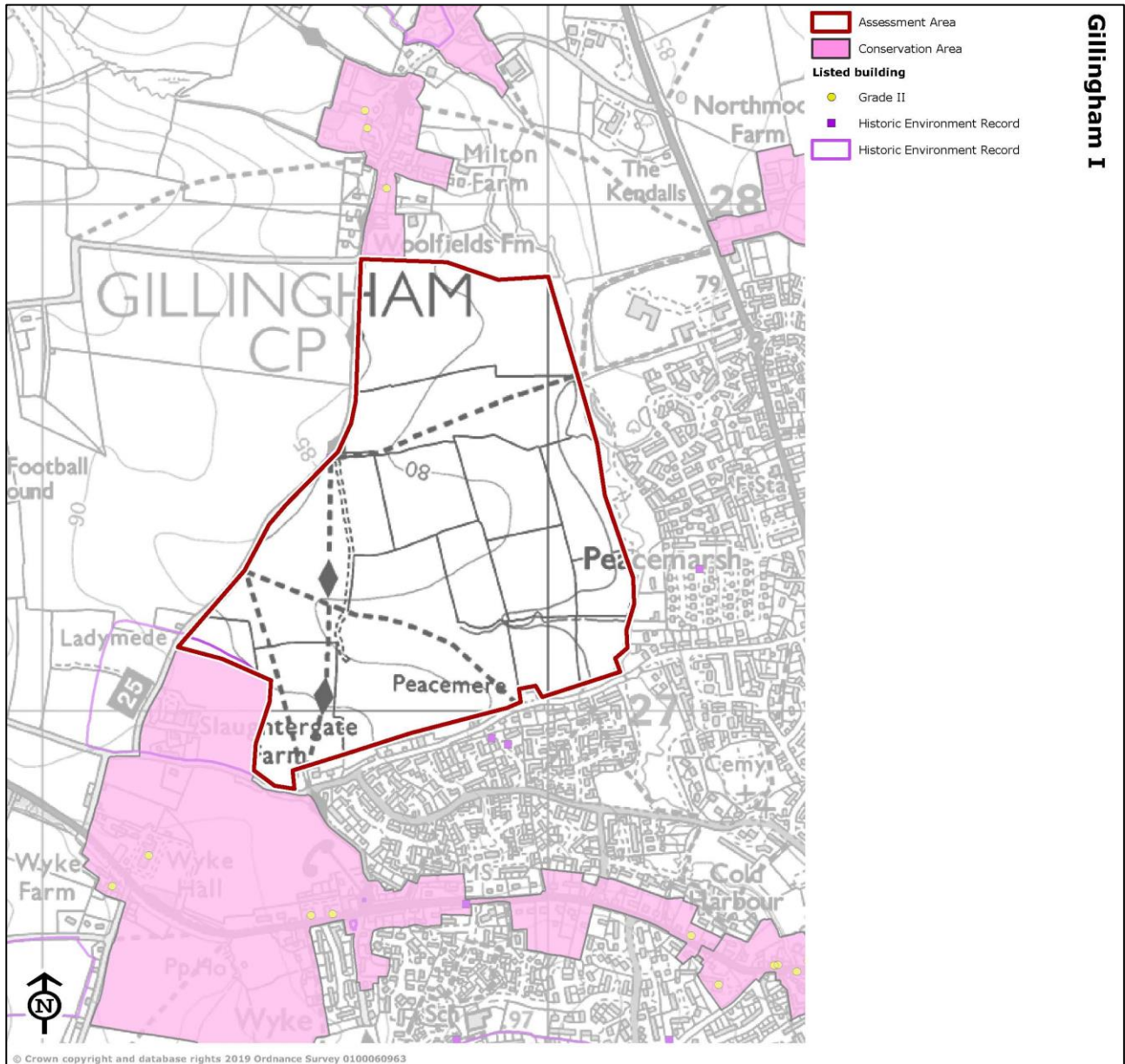
- Avoid development on the elevated and exposed landform which would be visually prominent.
- Conserve hedgerow boundaries and mature hedgerow trees to preserve the structure of the landscape and the contribution of these features to the natural character of the landscape.
- Protect the rural setting this area provides to adjacent and nearby settlement in Gillingham.
- Retain the overall rural and undeveloped and tranquil perceptual qualities of the assessment area.
- Seek to preserve any historic pathways and historically important hedgerows⁴⁸ and to use these to help create a sense of place and deliver other public benefits e.g. accessibility.
- Further investigate and characterise the archaeological potential of the assessment area via desk-based research and, if necessary field evaluation, to inform an appropriate mitigation strategy.⁴⁹ Typically, mitigation would involve either targeted excavation or an archaeological watching brief, but high value remains – like the moated site may be – would require preservation in-situ, potentially presenting a serious constraint to development.
- Seek to preserve the character and special interest of Wyke Conservation Area and its rural setting. This requirement may severely restrict the area's potential for development. Careful consideration will need to be given to the siting, scale and form of development with particular regard to the design guidelines set out in the Wyke Conservation Area appraisal.⁵⁰
- Seek to retain the non-designated Thorngrove House and preserve the elements of its setting that contribute to its heritage significance e.g. parkland features and ancillary buildings. The rural setting of the non-designated The Nestlings should also be preserved, if possible.

⁴⁸ In order to remove such a hedgerow an owner must serve notice on the local planning authority who then decides if it is 'important' and if so it is whether it should be retained.

⁴⁹ All investigation should be informed and approved by the local authority's archaeological advisor.

⁵⁰ NDDC. ND. Conservation Area Appraisal for Wyke, Gillingham. Available online at: <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning/planning-constraints/conservation-areas/north-dorset/pdfs/wyke-conservation-area-appraisal.pdf>

Assessment area: Gillingham I



Representative photographs



Landscape sensitivity assessment

Landscape character context				
<p>The assessment area lies primarily within the Blackmore Vale Landscape Character Area, although contains part of the North Dorset Limestone Ridges Landscape Character Area. The area is located on the north-western outskirts of Gillingham, directly north of Wavering Lane West and to the west of the River Stour.</p>				
Assessment criterion	Description	Sensitivity score		
Physical character (including topography and scale)	<ul style="list-style-type: none"> Slightly undulating topography ranging in elevation from approximately 75m to 90m AOD. The lowest elevation is in the east near the course of the River Stour. Small to medium-scale fields under mixed arable and pasture use. The open nature of these fields due to the undulating landform creates the perception of a large-scale landscape. 	M		
Natural character	<ul style="list-style-type: none"> Mature hedgerow trees and trees following the course of the River Stour contribute to natural character. Hedgerows running perpendicular to the village are generally low cut. Land use is a mixture of arable and pasture fields with those used for arable agriculture located in the north of the area. 	L-M		
Historic landscape character (<i>please see separate heritage assessment for asset-based information</i>)	<ul style="list-style-type: none"> There is intervisibility between the assessment area and the Wyke Conservation Area (adjacent to the south-west). The conservation area contains some prominent listed buildings including the grade II listed Wyke Brewery. The Milton-on-Stour Conservation Area is adjacent to the north, although there is limited intervisibility with the assessment area as it is screened by mature hedgerow trees. The HLC identifies fields in the south-west and the north to be post-medieval enclosure and those in the east to be possible post-medieval planned enclosure. 	M-H		
Form, density and setting of existing development	<ul style="list-style-type: none"> The assessment area is undeveloped, however the settlement edge of Gillingham is located directly to the south and east. The assessment area contributes to the rural setting of existing settlement. The area contributes to the sense of separation between Gillingham and Milton-on-Stour. 	M-H		
Views and visual character including skylines	<ul style="list-style-type: none"> The open character of the area results in long-reaching views and makes parts of the assessment area visually prominent. From the west of the area views extend over Gillingham to the elevated land to the south and east. Some key historic buildings including the grade I listed Church of St Mary are visible on skylines. Skylines within the assessment area are undeveloped, marked by scattered mature hedgerow trees and a small-scale power line. 	M-H		
Perceptual and experiential qualities	<ul style="list-style-type: none"> The area has a rural agricultural character, despite settlement being visible from most parts. The area is tranquil and removed, with minimal distant traffic noise within the assessment area. 	M		
Overall assessment of landscape sensitivity				
L	L-M	M	M-H	H
<p>The proximity of the assessment area to the Wyke and Milton-on-Stour Conservation Areas and its role in separating these settlements increases landscape sensitivity. Sensitivity is also increased by the undeveloped and rural character, the open character and extensive views. Overall, the assessment area has moderate-high landscape sensitivity. The lack of designated habitats or BAP priority habitats and relatively flat landform reduce landscape sensitivity.</p>				

Heritage sensitivity assessment

Dorset Historic Landscape Characterisation (HLC) context

The HLC data indicates that the assessment area comprises post-medieval⁵¹ and modern⁵² enclosure. The post-medieval enclosure has some time-depth and may include hedgerows that qualify as historically important as per the 1997 Hedgerow Regulations. Such hedgerows are generally regarded as heritage assets of low value and would be susceptible to physical change.⁵³ The historic landscape has further value as it forms part of the setting of nearby heritage assets, such as the Wyke and Milton-on-Stour Conservation Areas.

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.

There are no designated assets within the assessment area.

Non-designated assets within the assessment area:

- Historic footpaths [Historic mapping]

Low importance

Likely susceptibility to physical change as a result of development

The only known heritage assets within the assessment area are a series of historic footpaths, which would be highly susceptible to physical change in the event of development.

There is no known archaeology in the assessment area. Nonetheless, in the wider area a scheduled prehistoric Long Barrow [1013680] to the west, a possible medieval moated site [MDO3888] to the east, and an Iron-Age – Roman settlement to the south, suggest a potential for hitherto unknown archaeology. The proximity of the River Stour to the assessment area also highlights a potential for geoarchaeological/palaeoenvironmental remains. Given the undeveloped nature of the assessment area any archaeological/geoarchaeological deposits would survive well bar truncation by plough action. If present, such remains would be vulnerable to truncation/total loss.

Likely susceptibility to setting change as a result of development

Designated assets with the potential to experience setting change:

- Wyke Conservation Area

High importance

This conservation area covers the historic settlement of Wyke, a former rural settlement to the west of Gillingham that was set around a rectangular green – now infilled by modern development - with ribbon development along Wyke Road (B3081) now largely subsumed into Gillingham by modern development. The settlement comprises 18th and 19th century buildings ranging from the ornamental Wyke Hall to the industrial Wyke Brewery and also including town houses and vernacular stone cottages and farm buildings. The assessment area directly adjoins the north boundary of the conservation area near one of its key assets - the non-designated Slaughterhouse Farm, parts of which date to at least the 19th century. In the event of development Slaughtergate Farm is unlikely to experience meaningful setting change as the conservation area includes some of its rural setting. However, the conservation area would be further enveloped by built development affecting its rural character and the legibility as a separate settlement to Gillingham. It would also be coalesced with a second rural settlement to the north of Milton-on-Stour. This village is also protected by conservation area designation. The effect of this would be moderate-high.

- Milton on Stour Conservation Area

High importance

This conservation area covers the historic rural settlement of Milton-on-Stour to the north of Gillingham

⁵¹ 1500-1799.

⁵² Post 1914.

⁵³ In order to remove such a hedgerow an owner must serve notice on the local planning authority who then decides if it is 'important' and if so it is whether it should be retained.

which includes a number of 17th century and later buildings including a number of farms, cottages, houses and the 19th century parish church, several of which are grade II listed. Although subject to some minor modern infill development Milton-on-Stour retains much of its historic layout and rural setting, remaining wholly separate from Gillingham. In the event of development part of the rural setting could be lost to the south and the settlement effectively conflated with that of Gillingham, as well as Wyke, significantly affecting its legibility. The effect of this change would be high.

- Longbury Long Barrow – scheduled monument [1013680]

High importance

This asset has high evidential value as a relatively well-preserved example of one of the oldest and rarest forms of earthwork funerary monument in the country. Such barrows are often located in prominent positions and frequently have important relationships with other historic features. Unusually, this barrow – which survives as a low mound - is situated in a relatively flat and inconspicuous location that appears to have originally enabled views to and from the river valley to the east where there are no known assets with which it shares a relationship. This view is now limited by the field hedgerows that form part of its present agricultural setting and in the distance, by built development. The ability to appreciate the potentially deliberate long-reaching visibility to the east could be further diminished by the introduction of built development; but since the ability to understand the significance of its siting is already limited it is unlikely that such change would result in significant harm.

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

- Woolfields Farm

Low importance

A house, originally two cottages, at the edge of Milton-on-Stour Conservation Area dating from at least the 19th century and deriving its heritage significance from a combination of its aesthetic and historic illustrative values. The farm comprises cottages and outbuildings set out in a regular courtyard plan. These appear to be extant but have been converted to residential use with a garden to the south. The rural setting has been diminished to some extent by large industrial buildings erected to the east of the former farm and modern infill to the north. In the event of development the rural setting of this asset would be further diminished. The effect of this would be low.

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

L	L-M	M	M-H	H
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The main sensitivities of this assessment area relate to the Milton-on-Stour and Wyke Conservation Areas which, in the event of development, could be conflated with Gillingham, as well as each other, affecting their legibility as separate rural settlements. It is unlikely that development would affect the heritage significance of any designated assets within them, but the rural setting that would be lost also contributes to the legibility of the non-designated Woolfields Farm in Milton-on-Stour. Due to the potential effects to these conservation areas the overall sensitivity of this assessment area is judged to be **high**.

Summary of key sensitivities and guidelines for sustainable development

Summary of key sensitivities

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

- The open and undulating landform which make parts of the assessment area visually prominent.
- Hedgerows containing mature trees which provide important semi-natural habitats and contribute to natural character.
- The role of the landscape in providing a sense of separation between Gillingham and Milton-on-Stour.
- The long-distance views from the assessment area to the east beyond Gillingham.
- The rural and tranquil perceptual qualities of the assessment area.
- Potential for historically important hedgerows that would be susceptible to physical change/total loss.
- Risk of physical change to historic footpaths.
- Potential for hitherto unknown archaeological remains that would be susceptible to physical change.
- Risk of harm to the character and special interest of Wyke and Milton-on-Stour Conservation Areas.
- Risk of setting change to the scheduled Longbury Long Barrow and the non-designated Woolfields Farm.

Guidelines

Any new development should:

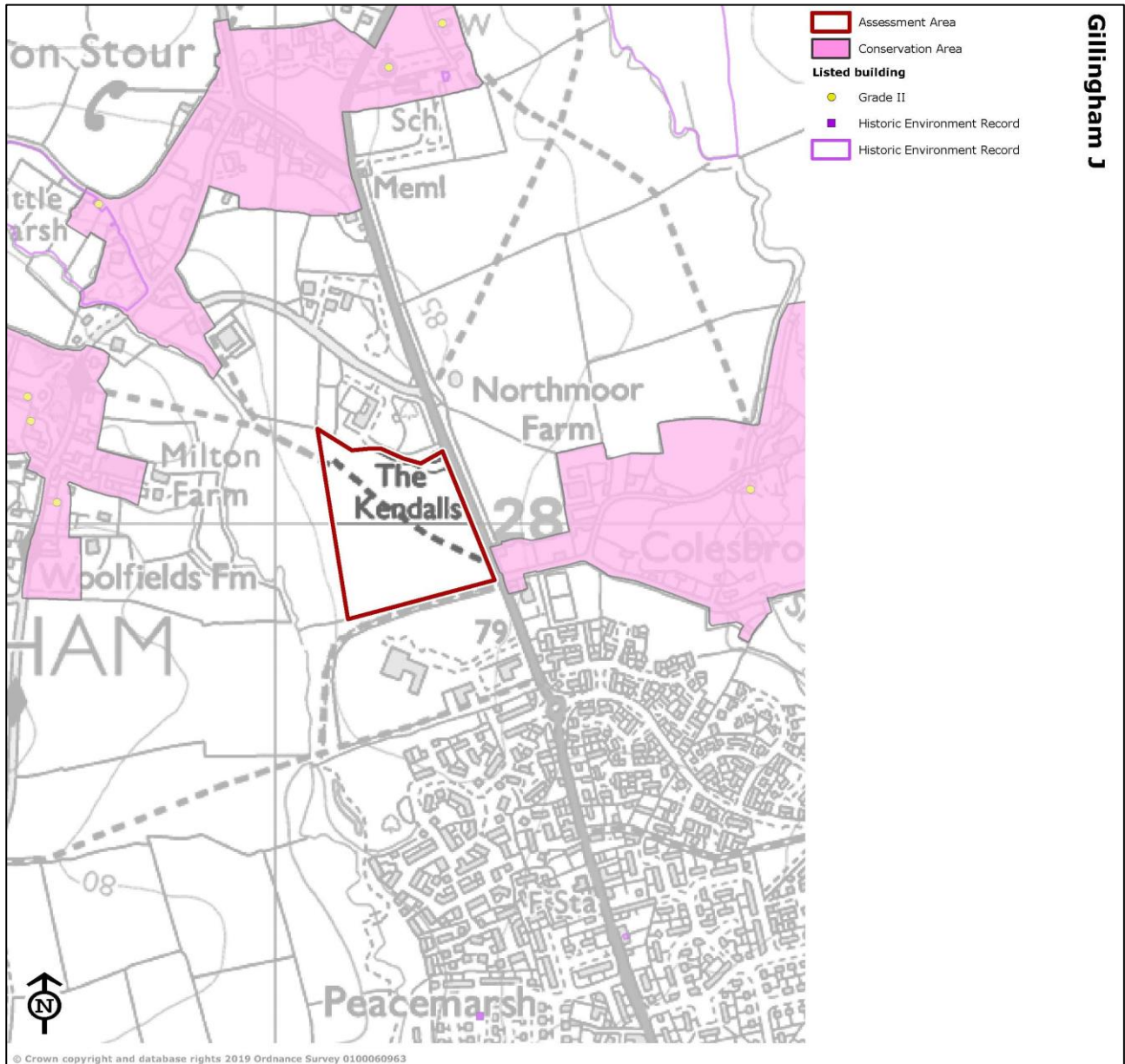
- Avoid the open and visually prominent parts of the assessment area.
- Conserve hedgerow boundaries and mature hedgerow trees to preserve the structure of the landscape.
- Ensure the rural gap between settlements is maintained and prevent the coalescence of settlements.
- Conserve the rural, removed and tranquil perceptual qualities of the assessment area.
- Seek to preserve any historic pathways and historically important hedgerows⁵⁴ and to use these to help create a sense of place and deliver other public benefits e.g. accessibility.
- Further investigate and characterise the archaeological/geoarchaeological potential of the assessment area via desk-based research and, if necessary field evaluation, to inform an appropriate mitigation strategy.⁵⁵
- Seek to preserve the elements of the setting of Longbury Long Barrow that contribute to its significance e.g. any long-reaching views to the east and its open setting.
- Seek to preserve the elements of Woolfields Farm's setting that contribute to its heritage significance e.g. its agricultural hinterland.
- Seek to preserve the separate character and special interest of both Wyke and Milton-on-Stour Conservation Areas and their rural settings. This requirement may severely restrict the area's potential for development as to avoid or best minimise harm it would need to be located away from the edges of the two conservation areas and the road that runs between e.g. towards the south-eastern corner of the area. Careful consideration would also need to be given to the scale and form of development with particular regard to the design guidelines set out in the Wyke Conservation Area Appraisal.⁵⁶ A conservation area appraisal or management plan should be prepared for Milton-on-Stour conservation area.

⁵⁴ In order to remove such a hedgerow an owner must serve notice on the local planning authority who then decides if it is 'important' and if so it is whether it should be retained.

⁵⁵ Typically, mitigation would involve either targeted excavation or an archaeological watching brief, but for high value remains (even those not designated) preservation in-situ would be required. All investigation should be informed and approved by the local authority's archaeological advisor.

⁵⁶ NDDC. ND. Conservation Area Appraisal for Wyke, Gillingham. Available online at: <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning/planning-constraints/conservation-areas/north-dorset/pdfs/wyke-conservation-area-appraisal.pdf>

Assessment area: Gillingham J



Representative photographs



Landscape sensitivity assessment

Landscape character context				
<p>The area is situated within the Blackmore Vale Landscape Character Area. Assessment Area J is located to the north of Gillingham and south-east of Milton-on-Stour, with its eastern boundary following the B3092.</p>				
Assessment criterion	Description			Sensitivity score
Physical character (including topography and scale)	<ul style="list-style-type: none"> The assessment area is almost flat with an elevation of approximately 80m AOD throughout. The field is medium sized; landscape features include trees of varying ages and sizes. 			L-M
Natural character	<ul style="list-style-type: none"> Land use is pasture. The field is bound by hedgerows with frequent mature hedgerow and in-field trees. 			L-M
Historic landscape character (<i>please see separate heritage assessment for asset-based information</i>)	<ul style="list-style-type: none"> Part of Colesbrook Conservation Area is located directly to the east of the assessment area. Milton-on-Stour Conservation Area is located less than 200m to the north-west of the assessment area, although intervisibility is screened by mature hedgerow trees. The HLC identifies this field to be of post-medieval origin. 			M-H
Form, density and setting of existing development	<ul style="list-style-type: none"> The area is removed from existing settlement and plays a key role in maintaining the sense of separation between Colesbrook, Gillingham and Milton-on-Stour. The assessment area is mostly unsettled with one residential building in the north-eastern corner of the assessment area. The area plays a role in providing wider rural setting for the two neighbouring conservation areas (Milton-on-Stour and Colsebrook). Large commercial buildings to the south of the assessment area are visible. 			M-H
Views and visual character including skylines	<ul style="list-style-type: none"> Skylines in the assessment area are undeveloped, with features limited to occasional in-field trees. The area is fairly open, with glimpsed views of surrounding settlement visible. Views to the east extend to distant elevated land. 			M-H
Perceptual and experiential qualities	<ul style="list-style-type: none"> The assessment area has a rural and secluded character despite some built development being visible. The B3092 along the eastern edge of the assessment area is relatively busy and produces some traffic noise. 			M
Overall assessment of landscape sensitivity				
L	L-M	M	M-H	H
<p>Landscape sensitivity of the assessment area is increased by its role in preventing the coalescence of Colesbrook, Gillingham and Milton-on-Stour and the rural setting it provides to the adjacent conservation areas of Colesbrook and Milton-on-Stour. Other sensitive landscape characteristics include its open, rural character. Landscape sensitivity of this area is reduced by the relatively flat landform and lack of designated habitats or BAP priority habitats. Overall, the assessment area has moderate-high landscape sensitivity.</p>				

Heritage sensitivity assessment

Dorset Historic Landscape Characterisation (HLC) context

The HLC data indicates that the assessment area comprises post-medieval⁵⁷ enclosure, with some time-depth. The east and/or south hedgerows may qualify as historically important under the 1997 Hedgerow Regulations. Such hedgerows are generally regarded as heritage assets of low value and would be susceptible to physical change.⁵⁸ The historic landscape has further value as it forms part of the setting of nearby heritage assets, such as Colesbrook Conservation Area and the non-designated Kendalls House.

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.

There are no designated assets within the assessment area.

Non-designated assets within the assessment area:

- Historic footpath [Historic mapping]
Low importance
- Kendalls Lodge and former parkland [Historic mapping]
Low importance

Likely susceptibility to physical change as a result of development

The assessment area includes the former parkland of The Kendalls, a 19th century country residence that remains extant along with its lodge, although these now appear to be in separate residential ownership. The parkland has been converted back to agricultural use but some elements– such as trees – remain extant. Along with the lodge these would be highly susceptible to physical change e.g. loss. The effect of this would also adversely affect the heritage significance of The Kendalls as whilst the parkland is only limited in its survival its undeveloped nature still allows for the house to be appreciated within a rural context, and in combination with the other key elements of The Kendalls setting, such as the lodge, aid in the buildings legibility.

The single historic footpath extant within the assessment area would also be highly susceptible to physical change.

There are very limited HER records within the wider vicinity of the assessment area; but an absence of evidence, is not the same as evidence of absence. Given the undeveloped nature of the assessment area any hitherto unknown archaeological remains would survive well bar truncation by ploughing. If present, such remains would be vulnerable to truncation/total loss.

Likely susceptibility to setting change as a result of development

Designated assets with the potential to experience setting change:

- Colesbrook Conservation Area
High importance

This conservation area covers the 19th century hamlet of Colesbrook, which includes a number of non-designated heritage assets⁵⁹ and the grade II listed Purns Mill [1172599], famous for its historical association with the artist John Constable. The assessment area is immediately adjacent to the western boundary of the conservation area and two non-designated heritage assets – Mundens Cottage and the early 19th century Old Fir Tree Inn. The significance of these assets derives primarily from their historical

⁵⁷ 1500-1799.

⁵⁸ In order to remove such a hedgerow an owner must serve notice on the local planning authority who then decides if it is 'important' and if so it is whether it should be retained.

⁵⁹ Including the former public house the Old Fir Tree, Colesbrook Ford and bridge, Northmoor House, Colesbrook Farm and several cottages for more information see: Gillingham Town Council. 2017. Draft Appraisal of Colesbrook Conservation Area - http://www.gillinghamdorset-tc.gov.uk/images/Draft_Appraisal_Report_of_Colesbrook_Website.pdf

and evidential value and they have important relationships with the road and each other, as such they would not be significantly affected by development. However, the introduction of built development into the rural setting to the west of the conservation area would affect the hamlet's legibility as a separate settlement to Gillingham and further diminish the ability to appreciate its distinct rural character when approached along the B3092, one of only two approaches to the settlement. From the south the new built development will only add further to the already urban nature of the approach, but from the north it will introduce it into an otherwise primarily rural context. The effect of this would be moderate-high.

- Milton on Stour Conservation Area

High importance

This conservation area covers the historic rural settlement of Milton-on-Stour which includes a number of 17th century and later buildings including a number of farms, cottages, houses and the 19th century parish church, several of which are grade II listed. Although subject to some minor modern infill development Milton-on-Stour retains much of its historic layout and rural setting, remaining wholly separate from Gillingham to the south. Development would result in almost the infill of one of only two rural gaps along the B3092, one of the approaches to Milton-on-Stour, affecting the legibility of Milton-on-Stour as a separate rural hamlet. Perception of any new development from the conservation area – which could affect its sense of rural separateness – is likely to be limited to the rear of properties, and would be further restricted by vegetation. The level of this effect is likely to be low-moderate.

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

L	L-M	M	M-H	H
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The overall sensitivity of this assessment area is judged to be **moderate-high** based primarily on the potential for harm to the Colesbrook and Milton-on-Stour Conservation Areas, which would – to varying extents - become less appreciable as distinct rural settlements. There is also the potential for the physical loss of assets that contribute to the heritage significance of the non-designated Kendalls House, namely its former lodge and parkland, which would result in a lower level of harm.

Summary of key sensitivities and guidelines for sustainable development

Summary of key sensitivities

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

- Natural character provided by features including mature hedgerow trees and mature in-field trees.
- The undeveloped character of the assessment area, which forms a rural gap between the settlements of Colesbrook, Gillingham and Milton-on-Stour.
- Long-reaching views to the east, extending to distant undulating land.
- The rural and secluded character of the assessment area, despite the proximity to settlement.
- Potential for historically important hedgerows that would be susceptible to physical change/total loss.
- Risk of physical change to low-value heritage assets including Kendalls Lodge, former parkland trees and a historic footpath, which would result in setting change to the non-designated Kendalls House.
- Potential for hitherto unknown archaeological remains that would be susceptible to physical change.
- Risk of harm to the character and special interest of Milton-on-Stour and Colesbrook Conservation Areas.

Guidelines

Any new development should:

- Conserve existing hedgerows and in-field trees which provide important semi-natural habitats and contribute to the natural character of the landscape.
- Protect the rural setting the area provides for existing settlement and retain the sense of separation between the settlements Colesbrook, Gillingham and Milton-on-Stour.
- Preserve the rural and removed perceptual qualities of the assessment area.
- Seek to preserve any historic pathways and historically important hedgerows⁶⁰ and to use these to help create a sense of place and deliver other public benefits e.g. accessibility.
- Seek to retain Kendalls Lodge and where possible preserve the other elements of setting that contribute to the heritage significance of the Kendalls Lodge and former parkland.
- Seek to avoid and minimise harm to the two conservation areas, although realistically there may be little that can be done to reduce/mitigate effects as development siting is limited within such a small area and screening can be just as harmful as the effects it seeks to mitigate. In the event of development, design guidance in the Colesbrook Conservation Area Appraisal⁶¹ should be followed. A conservation area appraisal or management plan should be prepared for Milton-on-Stour.
- Further investigate and characterise the archaeological/geoarchaeological potential of the assessment area via desk-based research and, if necessary field evaluation, to inform an appropriate mitigation strategy.⁶²

⁶⁰ In order to remove such a hedgerow an owner must serve notice on the local planning authority who then decides if it is 'important' and if so it is whether it should be retained.

⁶¹ Gillingham Town Council. 2017. Draft Appraisal of Colesbrook, Gillingham Proposed Conservation Area Report. Available online at: http://www.gillinghamdorset-tc.gov.uk/images/Draft_Appraisal_Report_of_Colesbrook_Website.pdf

⁶² Typically, mitigation would involve either targeted excavation or an archaeological watching brief, but for high value remains (even those not designated) preservation in-situ would be required. All investigation should be informed and approved by the local authority's archaeological advisor.

Potential in-combination effects on heritage assets

Individually Assessment Areas A and B could potentially be developed sensitively in relation to the historic settlement at Bay (e.g. by having development set back from the historic core and creating a distinct feel). However, if both areas were developed in combination there could be the potential for greater in-combination effects relating to the loss of Bay's rural character and its complete coalescence into Gillingham. Of the two assessment areas B may be more suitable for sensitive development.

Wyke Conservation Area could be susceptible to greater in-combination effects if Assessment Areas H and I were both developed. In combination these would result in the loss of a larger amount of rural setting and a greater envelopment in modern development. This would have a significant effect on the character and legibility of Wyke Conservation Area.

Milton on Stour Conservation Area could also be susceptible to similar in-combination effects if Assessment Areas I and J are both developed.

Appendix 1: Historic environment assets within the assessment areas

Location*	Asset Type	Reference	Name	Designation
Gillingham B	Monument	MDO27854	Gillingham Forest deer park	Non-designated
Gillingham F	Listed Building	1110299	Madjestone Farm House	II
Gillingham F	Monument	MDO3887	Green Lane, Gillingham	Non-designated
Gillingham G	Monument	MDO3904	Medieval Settlement Earthworks, Chantry Fields, Gillingham	Non-designated
Gillingham H	Monument	MDO3908	Moat at Thorngrove, Gillingham	Non-designated
Gillingham I	Monument	MDO3881	Ridge and furrow at Slaughtergate Farm, Gillingham	Non-designated

*No assets recorded by the NHLE or HER were identified within the Gillingham A or J assessment areas.