

Dorset Council

**East Dorset & Purbeck
Areas Landscape &
Heritage Study**
Stage 2: Corfe Mullen,
Ferndown/West Parley &
West Moors and
St Leonards & St Ives

Final report

Prepared by LUC, January 2021

Dorset Council

East Dorset & Purbeck Areas Landscape & Heritage Study
Stage 2: Corfe Mullen, Ferndown/West Parley & West Moors and St Leonards & St Ives

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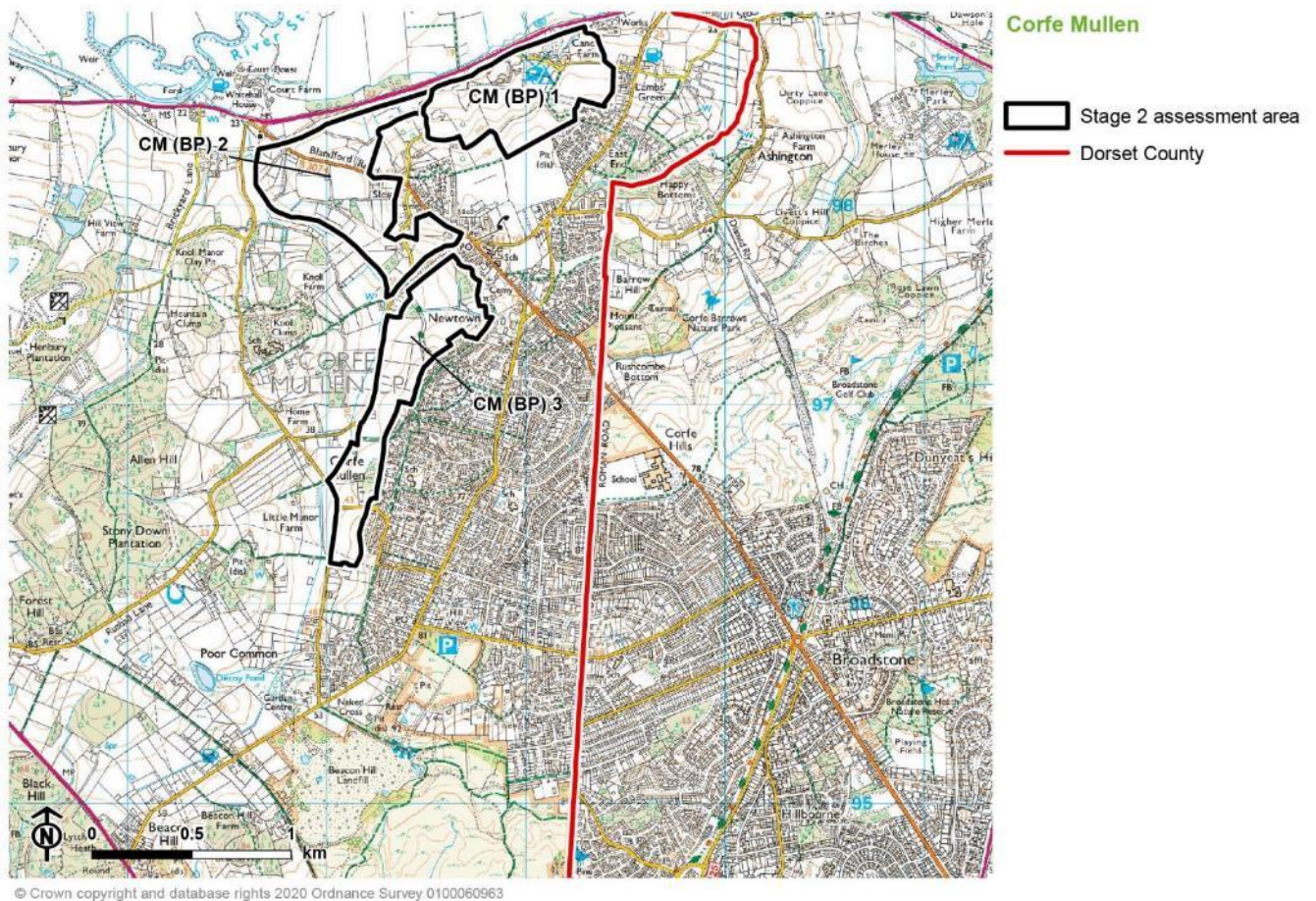
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Chapter 1

Corfe Mullen

Map of settlement showing Stage 2 assessment area boundaries



Location and Description

Corfe Mullen is a town located in east Dorset, around six miles north of Poole. It is largely a commuter settlement for larger surrounding towns. Despite its urban fringe location, the surrounding land use is predominantly agriculture and heathland, interspersed with pockets of woodland. Upton Heath, a SSSI, is located directly to the south of the settlement.

Representative Photographs

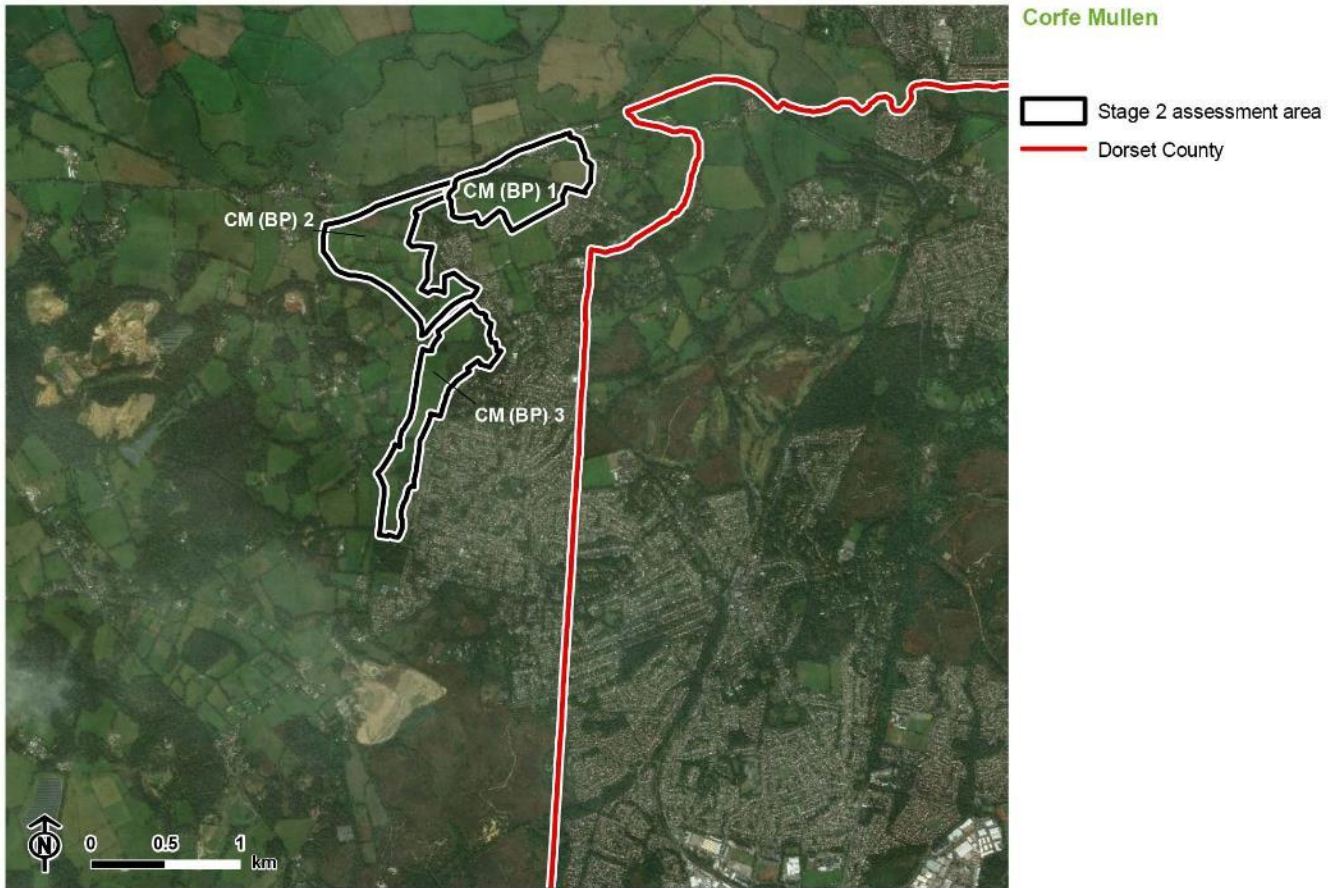


View of the western settlement edge of Corfe Mullen from Chapel Lane, showing properties situated at the top of the gentle sloping landform.



The grade II* listed Church of St Hubbard, situated to the north-west of the main settlement at the junction of Blandford Road and the A31.

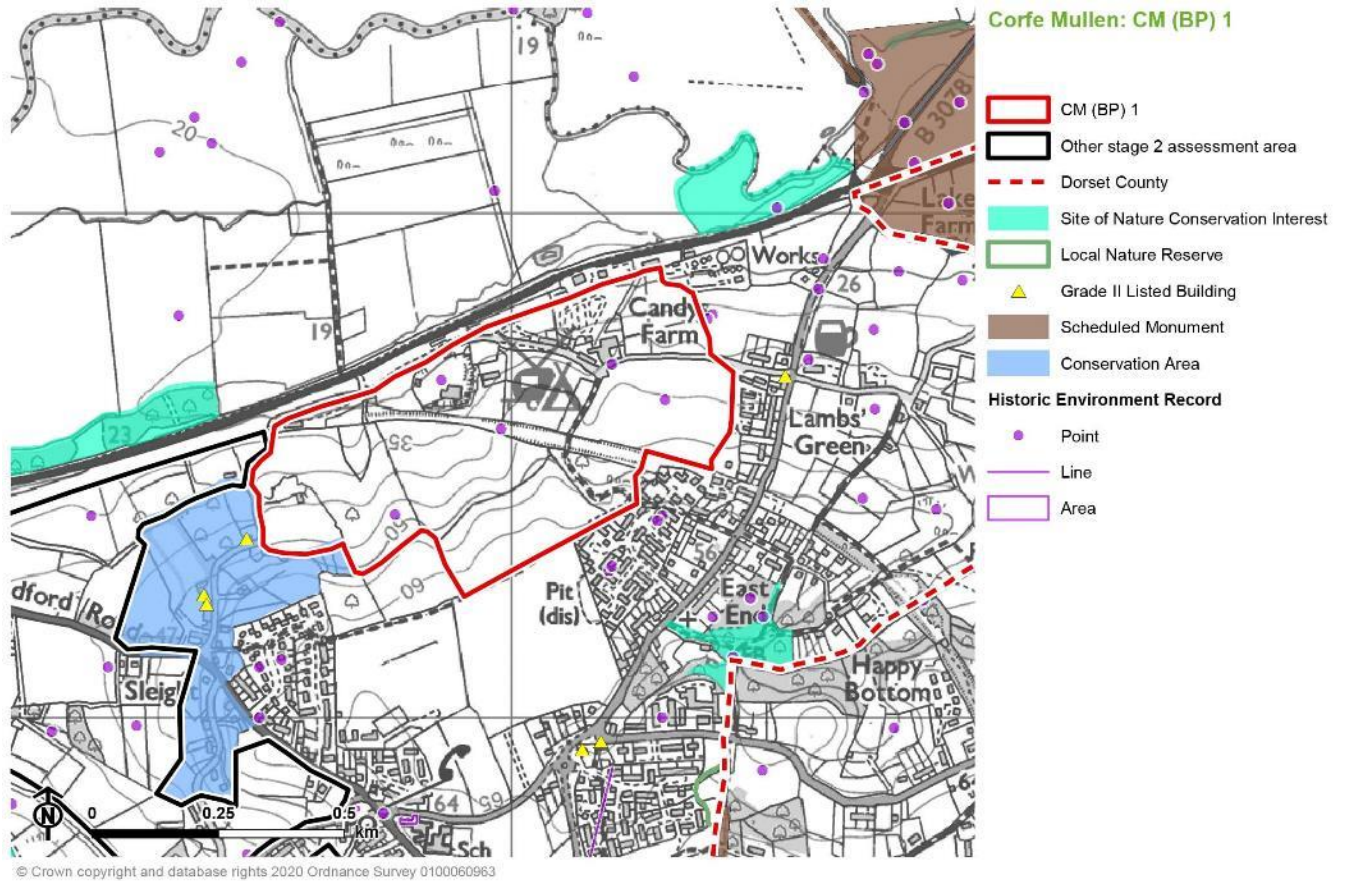
Aerial Extent



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
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Assessment Area: Corfe Mullen 1

Map of Stage 2 Assessment Area



Representative photographs



View west from the public footpath in the north-east of the site, showing the sloping topography, long distance views and slightly overgrown character of the assessment area.



View north-west from where the public footpath crosses the route of the dismantled railway line, showing the pastoral land use and long reaching views.

Landscape Sensitivity Assessment

Landscape Character Context		
<p>The assessment area is situated within the Rolling Wooded Pasture Landscape Character Type. This area lies to the north of the settlement edge of Corfe Mullen and east of Sleight. The route of the A31 follows the outside of the northern boundary of the assessment area.</p>		
Criteria	Description	Sensitivity Score
Physical character (including topography and scale)	<ul style="list-style-type: none"> Landform comprises the sloping banks of the Stour Valley. Elevation rises from 25m AOD near the flat floodplain of the River Stour in the north, to 60m AOD in the south. Fields are medium in scale, divided by hedgerows with mature trees and enclosed by the valley landform. 	M
Natural character	<ul style="list-style-type: none"> The main land use is pasture fields, divided by hedgerows with mature hedgerow trees. Near Candys Lane, some fields have been sub-divided with wooden fences and pony tape. There are some mature in-field trees as well as areas of scrub and bracken. A dense strip of priority habitat deciduous woodland follows the route of the disused railway line through the centre of the assessment area, and traditional orchards are found at Candys Farm. 	M
Historic landscape character (<i>please see separate heritage assessment for asset-based information</i>)	<ul style="list-style-type: none"> The HLC indicates that most enclosures are of modern origin, with some piecemeal post-medieval enclosures in the north-east. The Brog Street/Sleight Lane Conservation Area (which includes three grade II listed buildings) lies directly west of the assessment area. The incised character of Brog Street is followed by mature hedgerow boundaries which limits intervisibility. 	M
Form, density and setting of existing development	<ul style="list-style-type: none"> Most of the area is unsettled. Along Candys Lane lies a scrap metal recycling site, as well as two camping and caravanning sites. The area provides a sense of separation between the northern settlement edges of Corfe Mullen with Sleight to the west (with its conservation area) and East End and Lambs' Green to the east. The landscape is visible from much of the existing settlement edge and provides a rural setting to existing dwellings, many of which are situated at the top of the valley slope and overlook the site. 	M-H
Views and visual character including skylines	<ul style="list-style-type: none"> From the more elevated land to the north of the disused railway line there are extensive views north and north-west, overlooking the flat floodplain of the River Stour and including parts of the Cranborne Chase and West Wiltshire Downs AONB. Deciduous woodland following the disused railway line screens some views from the south. Skyline features within the assessment area include woodland and mature hedgerow and in-field trees. 	M-H
Perceptual and experiential qualities	<ul style="list-style-type: none"> The south of the assessment area has an open and rural character, with scenic pasture and mature in-field trees. There are distant views of the Cranborne Chase and West Wiltshire Downs AONB to the north-west. 	M

	<ul style="list-style-type: none"> ■ To the north of the disused railway line, fields have been sub-divided by pony tape and wooden fencing which contrasts with traditional hedgerow boundaries. Parts of the area also have a slightly overgrown character. ■ Traffic noise from the A31 to the north detracts from tranquillity. ■ A public footpath follows the area's southern boundary before crossing to link with Candys Farm. 			
Overall Assessment of Landscape Sensitivity				
L	L-M	M	M-H	H
<p>The sloping landform and the rural setting that the area provides to the existing settlement edge, as well as long views across the flat Stour floodplain to the Cranborne Chase and West Wiltshire Downs AONB beyond, result in an overall moderate-high landscape sensitivity. Sensitivity is reduced slightly by some non-traditional land uses, signs of neglect and traffic noise introduced by the A31 to the north.</p>				

Heritage Sensitivity Assessment

Dorset Historic Landscape Characterisation (HLC) context
<p>The historic landscape character of the area is in four main sections: modern amorphous enclosure in its southern half; then a central strip of modern woodland growth on old railway. The north-east quarter consists of post-medieval piecemeal enclosure and modern campsites.</p>
Description and significance of heritage assets present
<p>There are no designated heritage assets within the assessment area.</p> <p>Non-designated heritage assets:</p> <ul style="list-style-type: none">■ Post-medieval narrow ridge and furrow [MDO41513] Low importance■ Early 20th century quarry [MDO41510] Low importance■ Probable medieval ridge and furrow [MDO41515] Low importance■ Medieval field boundaries and cultivation marks [MDO41520] Low importance
Likely susceptibility to physical change as a result of development
<p>There are archaeological heritage assets within the assessment area. An excavation 80 m south of the assessment area [EWX975] found a Roman pottery kiln dating to the 1st century AD. Findspots, including of Mesolithic implements, suggests that the site has a measure of archaeological potential. Owing to this recorded activity in prehistory and the Roman period, there is potential for unrecorded buried heritage assets to exist within the assessment area. If present, they would be likely to be either removed or truncated by development.</p>
Likely susceptibility to setting change as a result of development
<p>Designated assets with the potential to experience setting change:</p> <ul style="list-style-type: none">■ Brog Street/Sleight Lane Conservation Area High importance <p>The north-eastern edge of the conservation area immediately adjoins the assessment area. The gardens and paddocks of the conservation area, and its general rural setting, are noted in the conservation area appraisal as important to its character. Despite the presence of more development at the eastern edge of the conservation area, it still remains a historic settlement which feels separate from the rest of Corfe Mullen. Development of the assessment area, particularly of its west, would change this setting and would be likely to negatively affect the asset's significance.</p>■ Hart's Cottage, Brog Street - grade II listed [1154219] High importance <p>This asset is located within the conservation area. It is surrounded by fields, several of which are within the conservation area, which form its setting and place it in a rural context. This will contribute something to the significance of the asset. The assessment area lies immediately east of the asset. Development of the assessment area, particularly of its west, would change this setting and would be likely to negatively affect its significance.</p>■ Glendon, Brog Street - grade II listed [1392263] and Cottage, Stables and Coach House south of Glendon – grade II listed [1392264]

High Importance

This house and ancillary buildings lie within the core of the conservation area. This setting, within a small rural settlement which largely remains set within a rural landscape, allows Glendon to be understood as a key building with the historic settlement so contributes something to its significance. The assessment area lies c.160 m north-east of Glendon and buildings and fields within the conservation area lie between it and the assessment area. Glendon's setting may change slightly, with the introduction of modern suburban development, as a result of development of the assessment area. The perceptibility of development in the context of the asset would be limited by intervening development and vegetation. It is possible that this setting change could negatively affect its significance but this would be dependent upon the design and layout of development.

- Roman camp, forts and a vexillation fortress 240 m north of Lake Farm – scheduled monument [1002418]

High importance

The scheduled area is located c.400 m to the north east of the assessment area. Owing to intervening road infrastructure, other development and vegetation, the assessment area does not form a part of the asset's setting which contributes to its significance. As such, development of the assessment area will not affect the significance of this asset.

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

- Possible Roman signal station [MDO5486]

Medium importance

This asset is located immediately adjacent to the assessment area boundary. Development could directly affect further buried heritage assets associated with it. (Asset may be of greater importance, given likely association with the nearby fort/fortress complex.)

- Medieval to post-medieval field boundaries and trackways [MDO41524]

Low importance

- Medieval rectilinear earthworks [MDO5467]

Medium importance

- Early Iron Age to Roman settlement at East End Ballast Pit, Corfe Mullen [MDO5455]

Medium importance

The ballast pits are located within areas of modern development and buried archaeological assets may have been truncated or removed.

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

L	L-M	M	M-H	H
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An overall assessment of **moderate to high** is applied on the basis of the potential for setting change to the Brog Street/Sleight Lane Conservation Area and some of the listed buildings which lie within it, particularly from development in the western part of the assessment area. There is potential for archaeological heritage assets of low to high importance to survive within the assessment area, which could be completely removed by development.

Summary of key sensitivities and guidance for sustainable development

Summary of key sensitivities

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

- The gently sloping landform, which is visually prominent in a local context and provides rural setting to existing development on the northern edge of Corfe Mullen.
- The remaining established hedgerows, mature trees and deciduous woodland following the disused railway line, which form part of an important habitat network within the wider landscape.
- The undeveloped and rural setting the assessment area provides to the western settlement edge of Corfe Mullen as well as the public rights of way passing through it.
- The sense of separation provided by the undeveloped landscape of the assessment area between the northern parts of Corfe Mullen and Sleight to the west.
- Extensive views across the River Stour floodplain from elevated land in the assessment area, with distant views to the Cranborne Chase and West Wiltshire Downs AONB.
- Its undeveloped and rural character, with high levels of relative tranquillity.
- Adjacent Brog Street/Sleight Lane Conservation Area and associated listed buildings.
- Potential for prehistoric, Roman and medieval buried heritage assets.

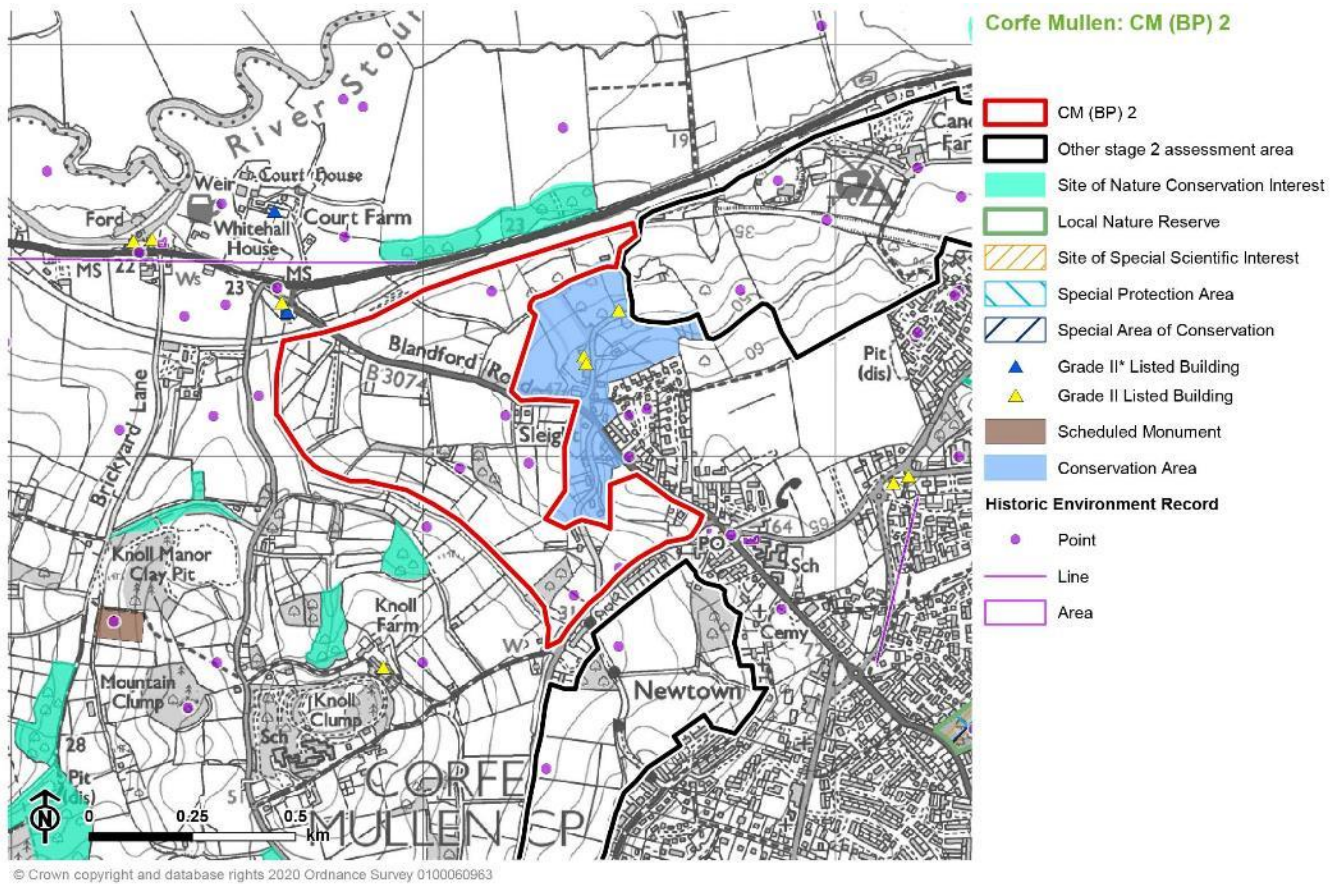
Guidance for sustainable development

Any new development should:

- Avoid development on steeply sloping or open elevated land, particularly in the south, where it would be visually prominent within the local landscape and beyond.
- Retain existing hedgerow boundaries in field trees and woodland strips, which give the landscape structure and form part of the wider habitat network.
- Sensitive locate any development in areas where existing mature vegetation can be used for screening, such as the woodland strip following the disused railway line.
- New tree/woodland/hedgerow planting to further screen development should link to existing habitat networks and utilise climate-resilient species of local provenance.
- Retain the sense of separation that the landscape provides between the distinct areas of Lambs' Green to the east and Sleight to the west.
- Ensure new development is sensitively placed to respect the rural setting of the existing settlement edge and the public footpath crossing through the assessment area.
- Respect the distinct visual character of the landscape with long views across the flat floodplain of the River Stour to the nationally protected landscape of the Cranborne Chase and West Wiltshire Downs AONB to the north-west.
- Respect and seek to conserve surrounding rural character and high levels of relative tranquillity. Respect the form, design and traditional vernacular of the locality in the planning of any new development.
- Be designed and laid out so that the Brog Street/Sleight Lane Conservation Area remains legible as a coherent historic settlement and is not subsumed within modern development.

Assessment Area: Corfe Mullen 2

Map of Stage 2 Assessment Area



Representative photographs



View north-east from Slight Lane towards the settlement edge, showing how mature trees in field boundaries conceal the existing settlement.



View east from the western corner of the assessment area near the Church of St Hubbard, showing the sloping landform and use of the area for horse pasture.

Landscape Sensitivity Assessment

Landscape Character Context		
<p>The assessment area is situated within the River Terrace Landscape Character Type, with a small area of Rolling Wooded Pastures in the east. The assessment area lies to the north-west of Corfe Mullen, directly south of the A31 and to the west of Sleight. Blandford Road (B3074) crosses through the centre of the assessment area.</p>		
Criteria	Description	Sensitivity Score
Physical character (including topography and scale)	<ul style="list-style-type: none"> To the north of Blandford Road, the topography slopes down towards the River Stour to the north. South of Blandford Road, the landform slopes down to the small stream tributary that runs along the western edge of the assessment area. Elevation ranges from 25m AOD in the north-western corner of the assessment area to 60m AOD in the east. Fields are moderate in scale and open, although they possess a high frequency of small-scale features including wooden fencing and mature trees. 	M
Natural character	<ul style="list-style-type: none"> Land use is primarily horse paddocks, with some arable and pasture fields. Most of the original fields are divided hedgerow field boundaries (with frequent mature trees). Some have been sub-divided with post and wire or wooden fences. Some fields are divided by bands of thick mature deciduous woodland, with a block of priority habitat deciduous woodland situated in the south. A band of deciduous woodland (priority habitat) encloses the assessment area along much of its northern boundary. 	L-M
Historic landscape character (<i>please see separate heritage assessment for asset-based information</i>)	<ul style="list-style-type: none"> The eastern boundary is shared with the edge of the Brog Street/Sleight Lane Conservation Area, which includes three grade II listed buildings. However, intervisibility is screened by mature hedgerow boundaries. The grade II* listed Church of St Hubbard and an additional grade II listed building lie adjacent to the north-western boundary, although views are also screened by mature vegetation/trees . The HLC indicates that fields are mostly of modern or post-medieval origin. Fields directly south of Blandford Road are possible medieval open field enclosures. 	M-H
Form, density and setting of existing development	<ul style="list-style-type: none"> The assessment area is mostly unsettled, apart from some properties along Sleight Lane and Blandford Road. The area lies directly west of Sleight, however intervisibility is screened by mature hedgerow trees. Properties on Sleight Lane are more visible, although these are sparse and well-integrated into the wider landscape. The assessment area is crossed by Blandford Road (B3074) and part of Sleight Lane in the south. 	M
Views and visual character including skylines	<ul style="list-style-type: none"> From elevated areas, there is some intervisibility with the surrounding areas of undeveloped rolling surrounding countryside, although most views are curtailed by the mature hedgerows. Skyline features within the assessment area include several small blocks of woodland and mature hedgerow trees. 	M
Perceptual and experiential qualities	<ul style="list-style-type: none"> The undeveloped character of the landscape with a strong connection to the surrounding countryside produces strong rural qualities. The sub-division of fields by post and wire or wooden fences contrasts with the traditional characteristic hedgerow field boundaries. There is some traffic noise from the A31 to the north, but this is diminished by woodland and screening vegetation. 	M

Overall Assessment of Landscape Sensitivity				
L	L-M	M	M-H	H
<p>The assessment area has an overall moderate landscape sensitivity. The sensitivity of this area is heightened by its association with the Brog Street/Sleight Lane Conservation Area and the three grade II listed buildings it contains, situated directly to the east of the site. Other sensitive features of this landscape include its sloping landform, the undeveloped setting it provides to the existing settlement edge and the relative tranquillity of the undeveloped landscape. Sensitivity is reduced by the visual containment provided by mature hedgerows and tree/woodland cover and proximity to the main road in the north.</p>				

Heritage Sensitivity Assessment

Dorset Historic Landscape Characterisation (HLC) context
The majority of the assessment area is taken up by post-medieval to modern enclosure, with a small area of medieval woodland called 'Pardy's Copse' at its southern end and the site of a medieval pond in the centre.
Description and significance of heritage assets present
<p>There are no designated assets within the site.</p> <p>Non-designated assets within the site:</p> <ul style="list-style-type: none"> ■ Post-medieval drainage ditches [MDO41540] Low importance ■ Medieval to post-medieval cultivation marks and a trackway [MDO41524] Low importance
Likely susceptibility to physical change as a result of development
There are archaeological heritage assets within the assessment area spanning the medieval to the post-medieval period. A prehistoric find has also been recovered from within the assessment area. As such the assessment area has some potential for contemporary buried heritage assets. If present these are likely to be removed or truncated by development.
Likely susceptibility to setting change as a result of development
<p>Designated assets with the potential to experience setting change:</p> <ul style="list-style-type: none"> ■ Brog Street/Sleight Lane Conservation Area High importance The assessment area lies adjacent to the north, south and west sides of the conservation area. The gardens and paddocks of the conservation area, and its rural setting, are noted in the conservation area appraisal as important to its character. Despite the presence of more recent housing development at the eastern edge of the conservation area, it still remains a historic settlement which feels separate from the rest of Corfe Mullen. Development of the assessment area would change this setting and would be likely to harm the conservation area's significance by suburbanising what is a historic rural settlement. ■ Church of St Hubert - grade II* listed (1303916) and churchyard cross - grade II listed (1323532) High importance The church is medieval in origin and its main fabric dates to the 13th and 14th century. It lies at the base of the Stour Valley adjacent to the A31 with a small, unnamed, tributary stream running immediately to its west. The church forms the southern end of a hamlet which lies between the junction of the A31 and B3074 and the river, which also includes Court Farm (see Court House below). Whilst the name 'Corfe Mullen' has come to apply to the larger settlement of 20th century origin which lies c.1.5 km to the south of the church, it is the hamlet which was the historic settlement of Corfe Mullen. St Hubert's functioned as the parish church and now lies in fields to the south of the junction of the A31 and B3074. The southern boundary of these fields is formed by a disused railway line. As such, the fields are truncated versions of those which existed prior to railway construction in the mid-19th century. Although the valley side rises to the south-east of the church, there is limited visibility of the higher ground owing to the presence of mature vegetation, including trees, along the disused railway line. This means that land south of the disused railway line does not appear to form part of the church's setting at present. Owing to improvements to the A31, particularly widening and safety infrastructure around the junction with the B3074, the church now feels separate to the rest of the settlement. These factors combine to mean that the church is best understood and appreciated at relatively close range. The setting of the church does remain rural and allows appreciation of it as a historic rural parish church but does not particularly allow its relationship to the rest of the hamlet to be appreciated. The assessment area lies c.70 m to the south of the church and south of the disused railway line and, owing to the factors cited above, does not appear to currently form part of the asset's setting. It is possible that development at the assessment area may become visible from the church and its immediate environs (e.g. by development becoming visible through the vegetation along the disused railway line or by

being taller than the vegetation) which would bring it into the setting of the asset. Whilst this change is unlikely to particularly affect any significance the asset draws from its setting (i.e. as the majority of its surroundings would remain rural and the ability to perceive its status and role as a historic parish church would be unaltered) there remains some potential for harm to arise dependent upon the design and layout of development.

- Court House - grade II* listed (1120081)

High importance

Court House is the surviving wing of a 16th century house which lies within Court Farm, a historic farmstead. It lies north of the A31, overlooking the Stour, and forms part of the historic hamlet of Corfe Mullen. Its setting, in a rural location and as part of a historic settlement, contributes to its significance to an extent. The assessment area lies c.300 m to the south-west of the asset. Like the church, the disused railway line separates and screens this asset from the assessment area so it does not currently form part of its setting. Similarly to the church, it is possible that development at the assessment area may become visible from the asset and its environs and come to form part of the assets setting. This would be a minor change to the setting of the asset, with modern development being experienced at distance and only in views from the asset to the south-west. This is unlikely to affect the aspects of the asset's setting which contribute to its significance or affect the way in which it is experienced.

- Hart's Cottage, Brog Street - grade II listed (1154219)

High importance

This asset is located within the conservation area. It is surrounded by fields, several of which are within the conservation area, which form its setting and place it in a rural context. This will contribute something to the significance of the asset. The assessment area lies c.100 m north and west of the asset. Development of the assessment area, particularly of its eastern tip, would significantly alter the asset's setting, placing it within a suburban context, and this is likely to be harmful.

- Glendon, Brog Street - grade II listed [1392263] and Cottage, Stables and Coach House south of Glendon – grade II listed [1392264]

High Importance

This house and ancillary buildings lie within the core of the conservation area. This setting, within a small rural settlement which largely remains set within a rural landscape, allows Glendon to be understood as a key building with the historic settlement so contributes something to its significance. The assessment area lies c.150 m west of Glendon. Development of the assessment area would convert fields directly bordering the conservation area to the rear of Glendon to modern development. This is likely to change Glendon's setting, placing it in a modern suburban context, and is likely to be harmful to the significance of the assets which comprise 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 sensitivity assessment of this area is **high**. This is based on the extensive change that development of the assessment area would likely cause to the settings of the Brog Street/Sleight Lane Conservation Area, plus the listed buildings within it, and the potential for change in the setting of the Church of St Hubert. The degree of change to the conservation area and related assets' settings is likely to be harmful since it would remove the rural context which contributes to their significance. The level of harm to these assets' significance may be substantial. The degree of change that development would cause to the setting of the Church of St Hubert is likely to be limited but has some potential to cause harm to the asset. The sensitivity of non-designated assets is generally low.

Summary of key sensitivities and guidance for sustainable development

Summary of key sensitivities

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

- The visually prominent, sloping topography associated with the River Stour located to the north.
- Hedgerow field boundaries with frequent mature trees and bands of mature deciduous woodland forming important ecological corridors within the farmed landscape. These boundary features are also important for screening views of the Brog Street/Sleight Lane Conservation Area.
- The rural setting provided to the Brog Street/Sleight Lane Conservation Area and the listed buildings it contains, as well as listed buildings to the north-west of the area.
- The medieval field patterns to the south of Blandford Road.
- The strong connection to and intervisibility with surrounding undeveloped countryside.
- High levels of tranquillity and rural character due to the lack of settlement and frequent trees and hedgerows.
- Adjacent Brog Street/Sleight Lane Conservation Area and associated listed buildings.
- Listed buildings at Church of St Hubert and Court Farm.

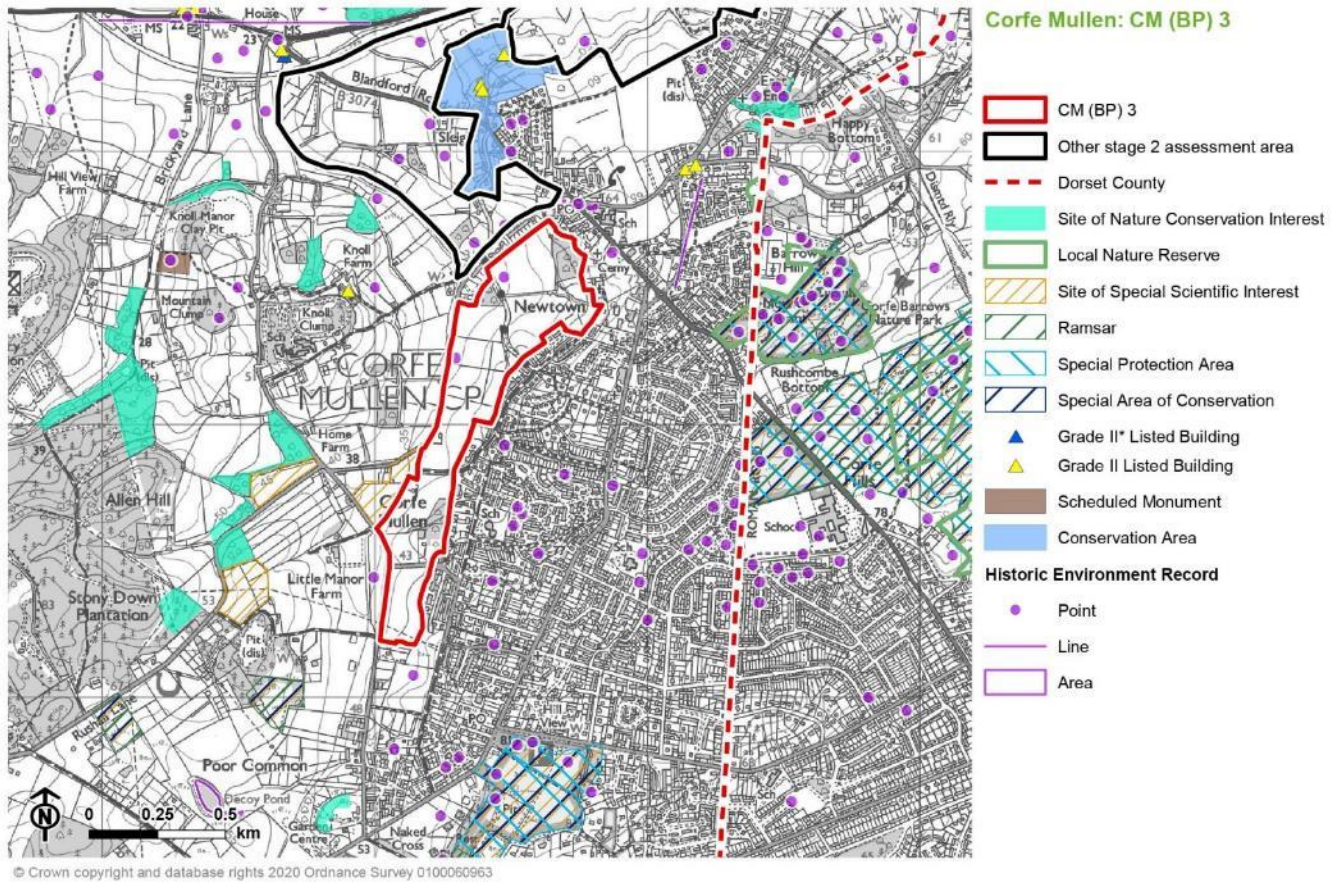
Guidance for sustainable development

Any new development should:

- Avoid development on the more steeply sloping and elevated parts of the assessment area where it is likely to be visually prominent within the local landscape.
- Protect existing hedgerow boundaries with frequent mature trees, in order to: maintain the landscape structure, to protect the historic field pattern to the south of Blandford Road, to continue to screen views of the Brog Street/Sleight Lane Conservation Area and to maintain their role as part of the wider habitat network.
- New tree/woodland/hedgerow planting to further screen development should link to existing habitat networks and utilise climate-resilient species of local provenance.
- Respect and seek to conserve the surrounding rural character and high levels of relative tranquillity in the siting and design of any new development.
- Respect the form, design and traditional vernacular of the locality in the planning of any new development.
- Be designed and laid out so that the Brog Street/Sleight Lane Conservation Area remains legible as a coherent historic settlement and is not subsumed within modern development.
- Be designed and laid out so that no harm arises to the significance of the Church of St Hubert.

Assessment Area: Corfe Mullen 3

Map of Stage 2 Assessment Area



Representative Photographs



View south-east towards the existing settlement edge from Chapel Lane.



View west from Haywards lane across pasture fields, to the locally distinctive landform Knoll Clump.

Landscape Sensitivity Assessment

Landscape Character Context		
<p>The assessment area is situated within the Rolling Wooded Pastures Landscape Character Type. The assessment area is a long, narrow strip of land following the north-western settlement edge of Corfe Mullen. The western edge of the assessment area follows the route of Broadmoor Road and Waterloo Road.</p>		
Criteria	Description	Sensitivity Score
Physical character (including topography and scale)	<ul style="list-style-type: none"> Gently sloping valley landform rising from a small stream near Broadmoor Road and Waterloo Road in the west. Elevation ranges from 35m AOD in the west to 50m AOD in the east. Fields are medium-large scale, often sub-divided into paddocks by fences which creates an open character. 	M
Natural character	<ul style="list-style-type: none"> The primary land use is horse paddocks, divided by post and wire fences. Some pasture fields (with cattle) are also present. Mature hedgerow boundaries follow roads and the small stream crossing the north of the assessment area. There are three blocks of priority habitat deciduous woodland situated on the settlement edge. Corfe Mullen Pastures SSSI lies directly to the west 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 HLC indicates that fields are a mixture of post-medieval and modern origins. The assessment area has some intervisibility with the grade II listed Knoll Farm to the west. It is less than 200m south of the Brog Street/Sleight Lane Conservation Area, though intervisibility is screened by properties along Pardys Hill. 	L-M
Form, density and setting of existing development	<ul style="list-style-type: none"> The assessment area lies on the western settlement edge of Corfe Mullen, providing a rural setting for properties on the existing settlement edge which overlook the undeveloped landscape. It is also overlooked by a row of properties along Broadmoor Road, in the north-west. Much of the area itself is unsettled. 	M
Views and visual character including skylines	<ul style="list-style-type: none"> Views from elevated land in the east extend to the gently sloping valley banks to the west and towards distinctive landform features including Knoll Clump. Views are channelled along the valley slopes with limited hedgerow boundaries allowing views across to undeveloped and wooded skylines to the west. Skyline features within the assessment area include mature trees and small-scale overhead power lines in the south. The existing settlement edge is prominent in views. 	M
Perceptual and experiential qualities	<ul style="list-style-type: none"> The landscape has rural perceptual qualities with views extending to the undeveloped countryside in the west. Frequent post and wire field boundaries contrast with the surrounding traditional countryside with frequent hedgerows. A bridleway and public access route cross the landscape. 	M

Overall Assessment of Landscape Sensitivity				
L	L-M	M	M-H	H
<p>The assessment area has an overall moderate landscape sensitivity to new housing development. Its sensitivity is elevated by the sloping topography, with localised visual prominence. Key views to Knoll Clump and the rural setting it provides to the existing settlement edge also present sensitivities to new development. Sensitivity of the assessment area is reduced by its limited features of natural or cultural heritage significance and existing influence of adjacent housing.</p>				

Heritage Sensitivity Assessment

Dorset Historic Landscape Characterisation (HLC) context				
<p>The assessment area consists mainly of fields of post-medieval and modern origin.</p>				
Description and significance of heritage assets present				
<p>There are no designated heritage assets within the assessment area.</p> <p>Non-designated heritage assets:</p> <ul style="list-style-type: none"> ■ Medieval to post-medieval field boundaries [MDO41547, MDO41546] <p>Low importance</p>				
Likely susceptibility to physical change as a result of development				
<p>Some evidence of medieval to post-medieval agricultural features is likely to be removed by development within the assessment area, but these are of low importance.</p>				
Likely susceptibility to setting change as a result of development				
<p>Designated assets with the potential to experience setting change:</p> <ul style="list-style-type: none"> ■ Bowl barrow 350m north of Naked Cross – scheduled monument [1015786] <p>High importance</p> <p>The proximity of the barrow to the assessment area may indicate potential for further prehistoric remains; however, any evidence is likely to have been removed or truncated by intervening modern development and agriculture. The asset lies within paddocks and the assessment area is not perceptible from it, and vice versa, due to an intervening area of scrubby woodland. As such, the assessment area does not form part of the barrow's setting and development of it would not affect the significance of this asset.</p> <p>Non-designated assets with the potential to experience setting change:</p> <ul style="list-style-type: none"> ■ Central Avenue, Corfe Mullen Special Character Area - local designation <p>Low importance</p> <p>This asset comprises earlier 20th century suburban development and is already completely surrounded by more recent housing. As such its setting is unlikely to change if the assessment area development.</p>				
Overall assessment of sensitivity of heritage assets to change within the area				
L	L-M	M	M-H	H

Sensitivity is assessed as **low** as no designated heritage assets have been identified as lying within the assessment area or as being susceptible to setting change if it were developed. In addition, no non-designated assets have been identified as being susceptible to setting change if the assessment area were developed. It is possible that there may be as yet unidentified buried heritage assets within the site owing to its proximity to known remains of prehistoric burial activity.

Summary of key sensitivities and guidance for sustainable development

Summary of key sensitivities

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

- The gently sloping landform of the assessment area, which is prominent within the local landscape.
- Pockets of priority deciduous woodland and some mature hedgerows providing important ecological networks.
- The proximity of the assessment area to the Corfe Mullen Pastures SSSI.
- Extensive views to the undeveloped countryside with wooded skylines in the west including the locally distinctive feature of Knoll Clump.
- The undeveloped character of the area, which provides a rural setting to the western edge of Corfe Mullen.

Guidance for sustainable development

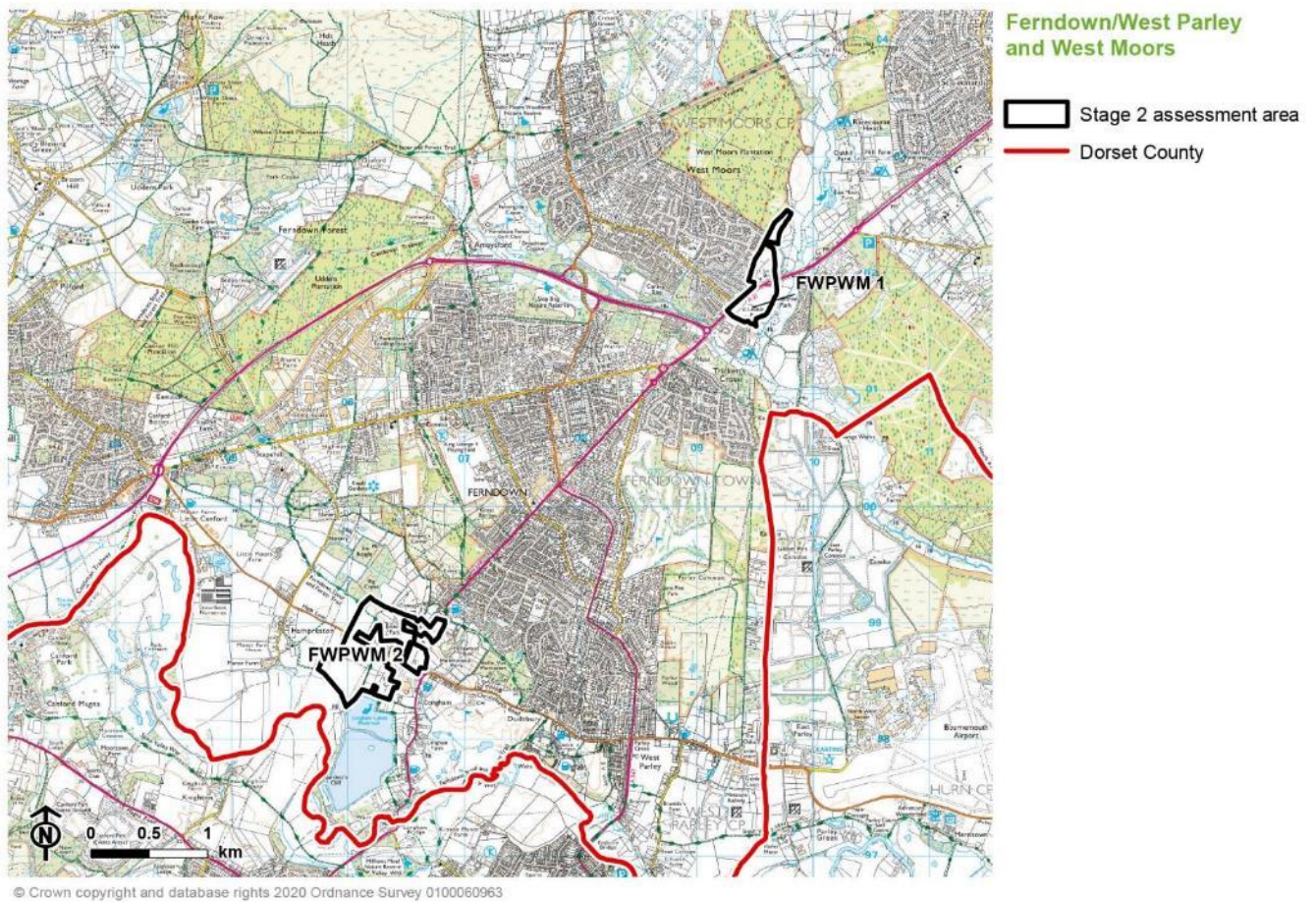
Any new development should:

- Avoid development on the more steeply sloping and elevated parts of the assessment area where it is likely to be visually prominent within the local landscape. Wherever possible, link new development to the existing settlement edge rather than spreading westwards into the open countryside.
- Retain areas of priority habitat deciduous woodland and mature hedgerows to conserve their role as an ecological resource and habitat network.
- New tree/woodland/hedgerow planting used to screen development should link to existing habitat networks and utilise climate-resilient species of local provenance.
- Ensure new development does not impact on the nearby Corfe Mullen Pastures SSSI; pursue any opportunities to create new habitat linkages with this site in association with new development.
- Seek to ensure that new development does not detract from the role of the landscape as a rural backdrop to the existing settlement.
- Protect locally distinctive views to wooded skylines and locally distinctive Knoll Clump.
- Respect and seek to conserve surrounding rural character and high levels of relative tranquillity in the siting and design of any new development.

Chapter 2

Ferndown/West Parley and West Moors

Map of settlement showing Stage 2 assessment area boundaries



Location and Description

Ferndown is a town in east Dorset, with the villages of West Parley and West Moors situated to the south and north respectively. The Moors River runs to the east of the settlements, whilst the River Stour runs to the south. Land is mainly flat and low-lying, and land use is a mix of pasture and arable. Ferndown Common (SSSI) is located to the west of the town.

Representative photographs

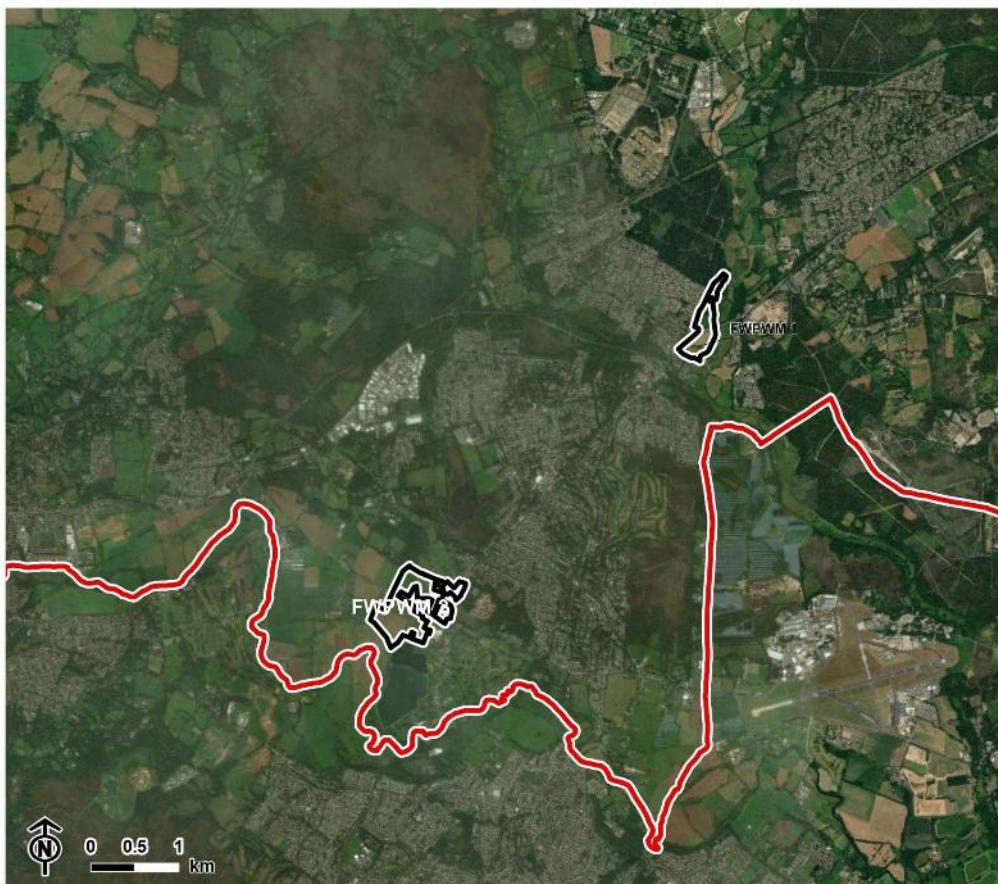


View north along Compton Crescent in the north of West Moors, showing the wooded backdrop of the West Moors Plantation.



View south from Church Road in the north-west of Ferndown, showing the junction to Church Grove.

Aerial Extent



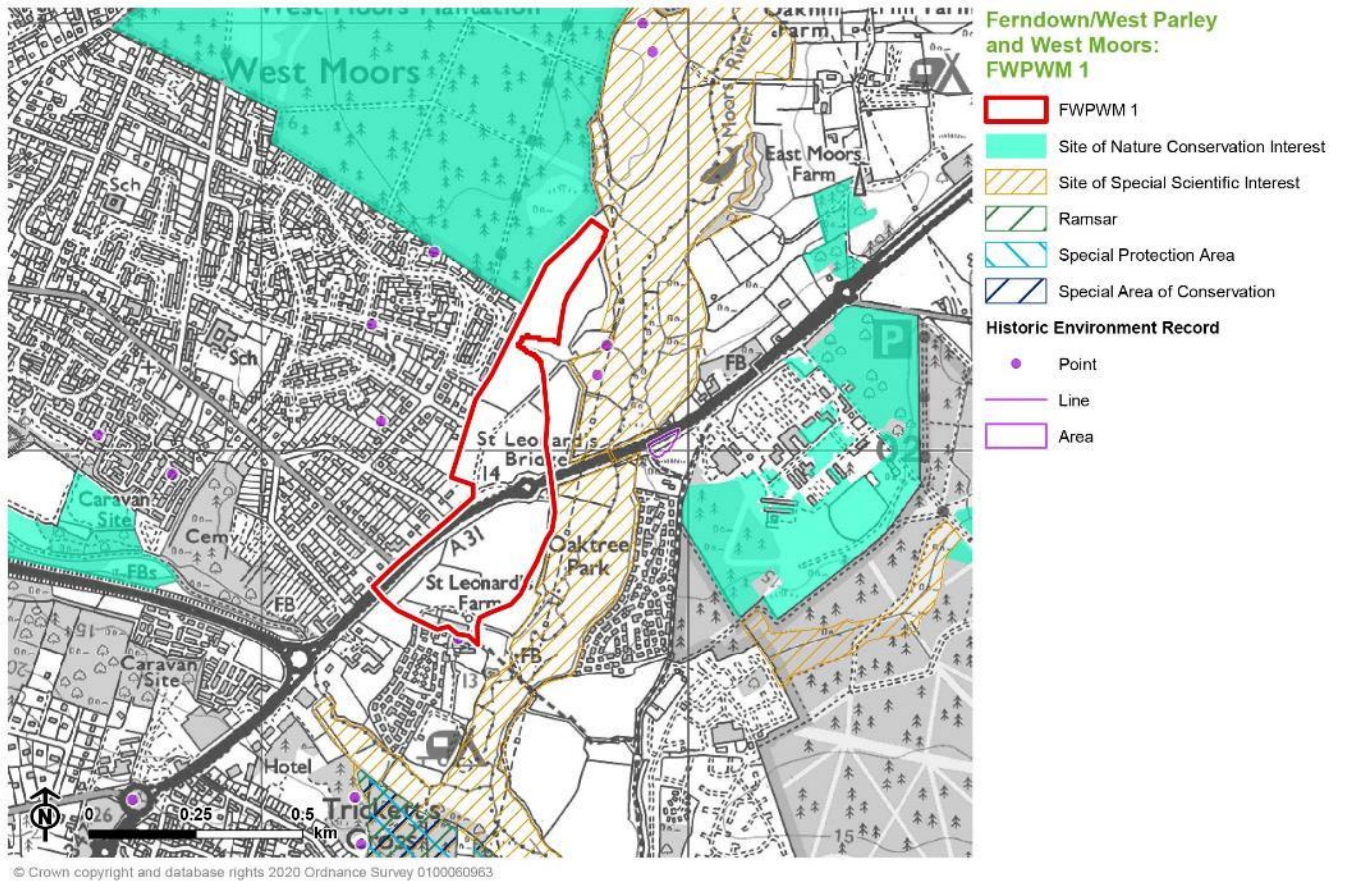
Ferndown/West Parley and West Moors

- Stage 2 assessment area
- Dorset County

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
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Assessment Area: Ferndown/West Parley and West Moors 1

Map of Stage 2 Assessment Area



Representative photographs



View south-east across the assessment area from the edge of West Moors Plantation, showing open flat fields and mature hedgerow vegetation which largely screens views to pylons.



View east across the south of the assessment area from near St Leonard's Farm, showing the open field with some mature in-field trees and intervisibility with buildings on the northern side of the A31.

Landscape Sensitivity Assessment

Landscape Character Context				
<p>The assessment area lies within the Valley Pasture Landscape Character Type, with a small area of Heath/Forest Mosaic in the north. The assessment area is situated on the south-east settlement edge of West Moors, to the north-east of Ferndown. The assessment area comprises land directly north and south of the A31. The eastern boundary of the assessment area is defined by the floodplain of the Moors River.</p>				
Criteria	Description			Sensitivity Score
Physical character (including topography and scale)	<ul style="list-style-type: none"> Low-lying and flat land at an elevation of 15m AOD. The area is associated with Moors River, which lies to the east. A series of small to medium scale irregular fields, bound by dense hedgerows, enclosing the assessment area. 			L-M
Natural character	<ul style="list-style-type: none"> Small to medium-scale fields, with a mixture of arable and pasture use. An irregular field pattern bound by dense mature hedgerows, containing several large mature oak trees. South of the A31, field boundaries are gappy and in places have been replaced with fencing. Moors River is located to the east of the assessment area. The river and the surrounding priority habitat floodplain grazing marsh are designated as part of the Moors River System SSSI. Directly north-west of the assessment area is the West Moors conifer plantation, (an SNCI). 			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 to be probable water meadows of post-medieval enclosure. There are no designated cultural heritage assets within the assessment area. 			L-M
Form, density and setting of existing development	<ul style="list-style-type: none"> The assessment area lies on the eastern edge of West Moors, although intervisibility is often screened by mature boundary vegetation. The area itself is unsettled, though it is dissected by the A31. The south of the assessment area is overlooked by the large agricultural buildings of St Leonards Farm and settlement west of the A31. Chalets and caravan sites are located to the south and east, though they have limited association with the assessment area. 			L-M
Views and visual character including skylines	<ul style="list-style-type: none"> Several pylons situated directly to the east are prominent on skylines. Mature trees and streetlights along the A31 are less imposing skyline features. Much of the assessment area is visually enclosed by its mature hedgerow boundaries. 			L-M
Perceptual and experiential qualities	<ul style="list-style-type: none"> The north of the area has a rural character, with dense hedgerows providing a strong sense of enclosure. The south is more open but maintains its working agricultural character. Noise and light pollution from the A31 dual carriageway and nearby pylons detract from the area's rural characteristics. 			L-M
Overall Assessment of Landscape Sensitivity				
L	L-M	M	M-H	H
<p>Overall, the assessment area has a low-moderate landscape sensitivity due to its flat open landform and the existing disturbances caused by its proximity to the existing settlement edge and the busy A31. The main sensitivities relate to the landscape's undeveloped and largely rural character, role as part of the containment of the settlement, and location immediately adjacent to the Moors River System SSSI.</p>				

Heritage Sensitivity Assessment

Dorset Historic Landscape Characterisation (HLC) context				
The historic character of the area is mainly comprised of post-medieval water meadow, with a modern campsite at its southern extent.				
Description and significance of heritage assets present				
There are no designated assets within the assessment area. There are no non-designated assets within the assessment area.				
Likely susceptibility to physical change as a result of development				
Whilst there are no heritage assets recorded within the assessment area, the possible site of St. Leonard's Hospital, a medieval hospital, [MDO6222] is located close to the southern boundary of the assessment area. If this is the site of a medieval hospital, it is possible that buried remains associated with the hospital may extend into the assessment area. If present they would constitute heritage assets and development would be likely to remove or truncate them.				
Likely susceptibility to setting change as a result of development				
No designated or non-designated assets in the vicinity have been identified as being susceptible to setting change.				
Overall assessment of sensitivity of heritage assets to change within the area				
L	L-M	M	M-H	H
The assessment area is assessed as low sensitivity as there are no known heritage assets within or in close proximity. Owing to the presence of a known medieval hospital site near the site edge, it is possible that buried heritage assets associated with this exist within the assessment area.				

Summary of key sensitivities and guidance for sustainable development

Summary of key sensitivities

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

- The sense of enclosure provided by the small to medium-scale fields, with dense hedgerow boundaries and frequent mature trees (which also form part of an important wider habitat network).
- The proximity to adjacent designated habitats including West Moors conifer plantation SNCI to the north and Moors River System SSSI to the east.
- The undeveloped and rural setting the assessment area provides to the settlement edge of Ferndown, most notably in the south (where intervisibility is not screened by mature vegetation) as well as the setting provided to St Leonards Farm and open access areas within West Moors conifer plantation.
- The traditional working agricultural character of the landscape with a strong sense of enclosure in the north.
- Potential for buried heritage assets associated with the medieval St Leonard's Hospital.

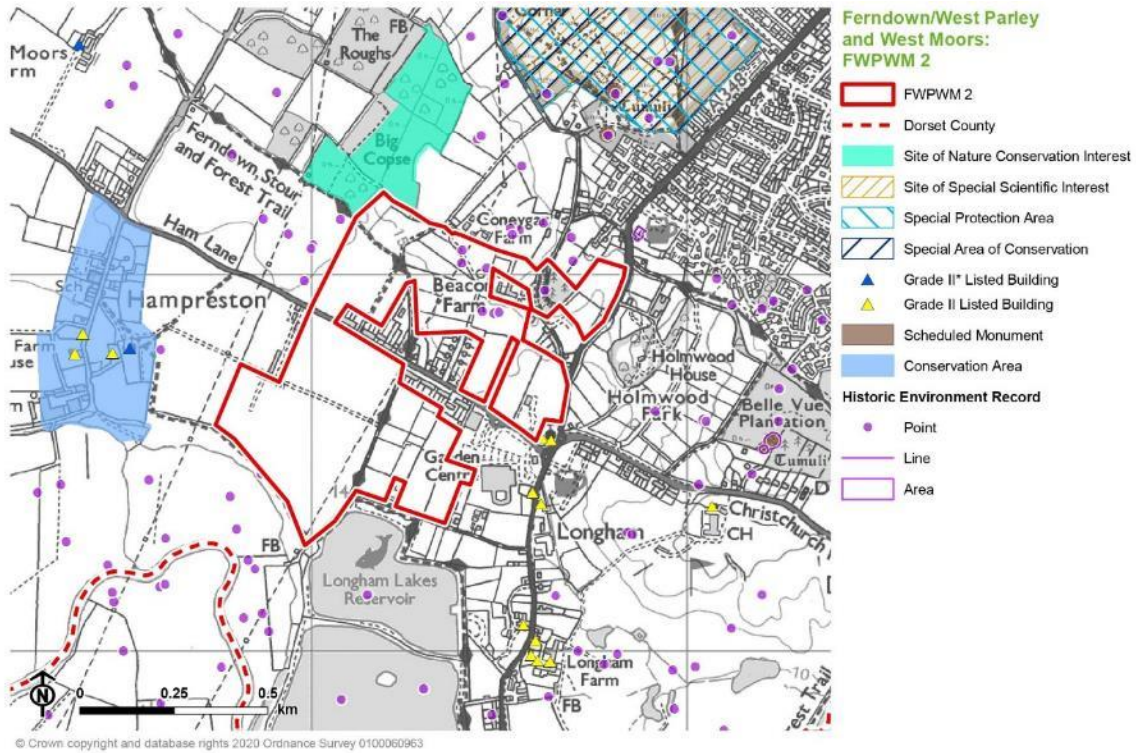
Guidance for sustainable development

Any new development should:

- Ensure development does not damage or dwarf the intimate scale of the landscape with small field pattern enclosed by mature hedgerows.
- Protect the network of existing hedgerow boundaries and the mature trees which contribute to the natural character and structure of the landscape.
- Sensitive locate any development in areas where existing mature vegetation can be utilised in screening development.
- New tree/woodland/hedgerow planting to further screen development should link to existing habitat networks and utilise climate-resilient species of local provenance.
- Ensure development does not negatively influence the nature conservation value of the adjacent Moors River System SSSI and the West Moors conifer plantation SNCI.
- Retain the remaining rural characteristics and the undeveloped setting the landscape provides to existing suburban development on the settlement edge.
- Ensure new development does not detract from the traditional working agricultural character of the landscape.

Assessment Area: Ferndown/West Parley and West Moors 2

Map of Stage 2 Assessment Area



Representative photographs



View south-west from the Stour and Forest Trail near Ham Lane, showing open hay fields crossed a pylon line.



View south from the public footpath running along the northern boundary, looking across the fields towards Beacons Farm, which have been divided by fences for horse pasture.

Landscape Sensitivity Assessment

Landscape Character Context		
<p>The assessment area lies within the River Terrace Landscape Character Type. The assessment area is situated to the north-east of the River Stour and north of Longham Lakes Reservoir. The urban edge of Ferndown is located approximately 150m to the north-east of the assessment area. The assessment area comprises land north and south of Ham Lane (B3073).</p>		
Criteria	Description	Sensitivity Score
Physical character (including topography and scale)	<ul style="list-style-type: none"> Low-lying, relatively flat land associated with the wider floodplain of the River Stour (located to the south-west). Elevation ranges between 10m and 15m AOD. Fields are of mixed size, with smaller fields in the east of the assessment area and larger, open fields to the west. 	L-M
Natural character	<ul style="list-style-type: none"> The larger western fields are used for growing hay and are enclosed by low-cut hedges. In the east of the assessment area, many fields are horse paddocks subdivided by fencing. A small area of deciduous woodland is located to the north of Pompeys Lane. A minor tributary of the River Stour crosses through the assessment area and is marked by a tract of deciduous woodland. Big Copse SNCI is an area of ancient woodland adjacent to the north 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 HLC indicates that most fields are piecemeal enclosures of medieval origin, however, there has been boundary modification in the past century. The grade II Longham Church occupies a prominent position at the junction of Ham Lane, Christchurch Road and the A348. The Manse is also grade II listed and located adjacent to the church. However, mature hedgerow boundaries screen views of the church from much of the assessment area. Hampreston Conservation Area is located approximately 220m to the west of the assessment area. 	M
Form, density and setting of existing development	<ul style="list-style-type: none"> The assessment area is undeveloped, although there is a significant amount of existing modern development along Ham Lane and Pompeys Lane. This development has little association with the main settlement of Ferndown. Ham Lane crosses through the assessment area and is part of the B3073. Other roads are limited to minor tracks and lanes. Several farm complexes are also adjacent to the assessment area. The assessment area is located between the smaller settlements of Hampreston (to the west) and Longham (to the south-east). 	M
Views and visual character including skylines	<ul style="list-style-type: none"> The low hedgerows which contain the fields enable long views across the assessment area. In the eastern and northern part of the assessment area, woodland is more frequent and can limit some views. Two sets of overhead power lines and associated pylons cross the assessment area, forming prominent skyline features. 	L-M
Perceptual and experiential qualities	<ul style="list-style-type: none"> The landscape has an urban edge character due to the presence of pony paddocks and adjacent suburban development and garden centre. The eastern part of the assessment area has an enclosed character due to the woodland, while the western part has a more open character. Parts of the Ferndown, Stour and Forest Trail cross through the assessment area and follow the tributary stream, as well as other public rights of way. These routes are often enclosed by tall hedges or woodland. The landscape is negatively impacted by traffic noise from Ham Lane and Ringwood Road. 	L-M

Overall Assessment of Landscape Sensitivity				
L	L-M	M	M-H	H
<p>The assessment area has an overall low-moderate landscape sensitivity. Sensitivity here is reduced by the flat landform, intrusive features such as pylons and traffic noise, and its overall urban edge character. Sensitivity of the assessment area is slightly elevated by some historic field boundaries, the proximity of the assessment area to grade II listed buildings and Hampreston Conservation Area, and its lack of relationship with the existing settlement edge of Ferndown.</p>				

Heritage Sensitivity Assessment

Dorset Historic Landscape Characterisation (HLC) context
The southern half of the assessment area is defined as medieval enclosure, and the majority of the northern half of the site is post-medieval enclosure with a small square of land on the eastern side of the northern half also being medieval enclosure.
Description and significance of heritage assets present
There are no designated assets within the assessment area. Non-designated assets within the assessment area: <ul style="list-style-type: none"> ■ Possible medieval field boundaries [MDO41314, MDO41315, MDO41322], post-medieval trackways [MDO41316] and post-medieval sand pit [MDO41323] Low importance ■ Medieval field boundaries [MDO41322] Low importance
Likely susceptibility to physical change as a result of development
The HER records medieval to post-medieval agricultural features in the northern half of the site, as well as Iron Age pottery (MDO5697), which are all of low importance. Development would likely remove any surviving buried heritage assets.
Likely susceptibility to setting change as a result of development
Designated assets with the potential to experience setting change: Assets at Longham: Longham was historically a linear village, strung out along the road between Longham Bridge and Ham Lane, and surrounded by fields on the floodplain and lower slopes of the Stour valley. The assets at Longham relate to this historic settlement. Development of Ferndown and Bournemouth's suburbs mean it is now experienced as a peri-urban area and has associated land uses (golf course, angling lakes, paddocks and garden centre) entirely surrounding it. As such, assets do not retain the rural setting in which they were built and originally operated and are experienced in a modernised, peri-urban context. <ul style="list-style-type: none"> ■ Longham United Reform Church – grade II listed [1154311] High importance This 19th church lies next to the A348 Ringwood Road/Ham Lane junction, adjacent to its manse¹ and opposite the garden centre. The land to the rear of the church and manse is in mixed use (the Bluebirds Social Club and paddocks). The church lies at what was historically the northern end of the settlement of Longham, adjacent to the double roundabout which now facilitates the junctions of Ham Lane, Ringwood Road and Christchurch Road. Owing to the relatively flat topography, plus the presence of existing development and boundary vegetation in the asset's vicinity, there are few places from which the church is clearly visible and can be appreciated from. These are limited to the stretch of Ringwood Road immediately adjacent to and south of the church (i.e. between Fernhill Care Home and the Christchurch Road junction) and the junction of Ham Lane with Ringwood Road. When moving northward along Ringwood Road from roughly level with Fernhill Care Home, the church is clearly visible and it appears as if the road is aligned upon it. Along this stretch of road, despite modern infill, some semblance of the church having been part of a historic settlement can be gained, particularly in the vicinity of the coherent group of historic buildings of at the White Hart and former post office. Whilst the church now sits in a modernised landscape, there are aspects of its setting which make a limited contribution to its significance. The key aspect of its setting which contributes to the significance of the asset is the legibility of its relationship to its adjacent manse which, despite recent change, remains clearly appreciable. The fact that this can be appreciated from the section of Ringwood Road adjacent to and south of the asset is also a part of the asset's setting which contributes to its significance. The northern section of the assessment area lies immediately north

¹ A non-conformist minister's house

and west of the church and manse grounds. Development of the assessment area would change the asset's setting, converting land from paddocks and a social club to modern housing. This would leave the ability to appreciate the relationship between the church and manse unaltered. It is possible that development of the assessment area would mean housing was visible to the rear of the church when seen from Ringwood Road. Whilst it is unlikely that this would undermine the ability to appreciate the relationship of the church to surviving elements of the historic settlement of Longham, this would be dependent upon the layout and design (e.g. heights) of buildings so there is some potential for harm. It is unlikely that any such harm would be substantial since setting only makes a limited contribution to the significance of the church.

- The Manse – grade II listed [1120038]

High importance

The manse lies immediately west of the church in a garden plot. The garden has a mix of fencing and mature trees and shrubs forming its boundary. The degree of screening provided by the garden vegetation means that the manse has a fairly discrete setting and can only be appreciated as a 19th century dwelling associated with the church at close range (i.e. within its garden, from the church grounds and the shared access way from Ringwood Road). Owing to the level of modernisation of its surroundings, the setting of the manse makes only a limited contribution to its significance. The key aspect of the manse's setting which contributes to its significance is its legible relationship to the church. Owing to the very discrete setting of the manse and the modernisation of its surroundings, particularly the garden centre and development around the road junction, it is no longer really possible to appreciate it as a part of the historic settlement of Longham. The assessment area lies immediately north and west of the manse grounds. Development of the assessment area would change the asset's setting, converting land from paddocks and a social club to modern housing. This would leave the ability to appreciate the relationship between the church and manse unaltered. It is possible that development of the assessment area would mean housing was visible to the rear of the manse when seen from the church grounds. Whilst it is unlikely that this would undermine the ability to appreciate the manse as a historic house, this would be dependent upon the layout and design (e.g. heights) of buildings so there is some potential for harm. It is unlikely that any such harm would be substantial since setting only makes a limited contribution to the significance of the manse.

- Post Office – grade II listed [1120050]

High importance

The 19th century post office fronts directly onto the A348 and lies opposite the White Hart Inn. It has a discrete roadside setting, being only experienced at fairly close range when traveling along the road, and the assessment area is not within this setting. Development of the assessment area would not result in any change to the setting of this asset and its significance would remain unaltered.

- White Hart Inn – grade II listed [1154357]

High importance

Like the Post Office, this 18th century public house fronts directly onto the A348 and the garden centre lies directly to its north and west. The asset has a similarly discrete roadside setting and the assessment area is not within this setting. Development of the assessment area would not result in any change to the setting of this asset and its significance would remain unaltered.

Assets at Hampreston:

Hampreston is a small, historic village lying surrounded by fields on the floodplain and lower slopes of the Stour valley. There has been limited modern development in the village and it retains the feel of a historic village set within fields. It remains separate from nearby Ferndown. This setting, common to all heritage assets within the village, contributes to their significance to an extent by allowing them to be understood as components of a historic settlement within the context of the rural landscape which historically supported it.

- Hampreston Conservation Area

High importance

Hampreston Conservation Area comprises the historic core of the village. It is comprised of buildings of varying dates (including the listed buildings described above), paddocks and small fields. These are laid out around the main, roughly north-south aligned, road, Stapenhill Road, and buildings generally front onto this road. The setting of the conservation area is the fields which surround it and which would have historically supported it and this contributes, to an extent, to its

significance. At closest, the assessment area lies c.190 m east of the conservation area. Development of the assessment area would convert some of the fields to the east of the conservation area into housing. This would be perceptible from the eastern edge of the conservation area and on the approach to the conservation area from the east, both along Ham Lane and the footpath from Longham Lakes. Despite this change, the village would remain legible as a separate, and historic, entity to Ferndown, albeit one now very close to the built-up extent of a town's suburbs. This change is likely to cause some harm to the significance of the conservation area, or the perception of this significance, through erosion of its rural context.

- Church of All Saints – grade II* listed [1303912]

High importance

The 14th century church lies at the eastern edge of the village. The church lies in a churchyard which consists of an older section, immediately around the church, and a more recent extension on its eastern side. The core of the churchyard has many mature trees within it, particularly to the north-east and south of the church, and the eastern extension has a line of mature trees forming its eastern boundary. This means that the church is best appreciated at close range, i.e. from its churchyard and the core of the conservation area. Owing to the trees within the churchyard and the relatively squat nature of the church tower, there is limited visibility of the church from the surrounding landscape. Glimpses of the church, set within trees in the core of the village, can be gained from the approach to Hampreston along Ham Lane, west of High Mead Farm. The assessment area lies c.230 m east of the church and factors, to an extent, in its setting as it too is visible in views of the church available from Ham Lane. Development of the assessment area is likely to change the setting of the church to a limited extent, by converting what are currently fields experienced in the context of the church and village from Ham Lane into housing, but leave those places, such as the church itself and its immediate vicinity, from where the asset is best appreciated unaffected. The effect of the change in setting would be relatively minor as the perception of the church, including its role as a central feature within Hampreston, would remain unaltered.

- Church Cottages – grade II listed [1120045]

High importance

These 17th century cottages lie immediately west of the church. The cottages' setting is in the midst of the historic village. The assessment area lies c.330 m east of the cottages. It is not perceptible from the asset or its vicinity, due largely to the mature vegetation around the churchyard, so does not lie in the setting of this asset. Development of the assessment area would not result in any change to the setting of this asset and its significance would remain unaltered.

Two further listed buildings lie within the Hampreston Conservation Area, Rose Cottage [1120043] and Manor Farmhouse [1120044], and both are grade II listed. These lie on the west side of Stapenhill Road, c.430 m west of the assessment area. They are not considered susceptible to effects associated with development of the assessment area. This is as their positioning within the conservation area, plus development and vegetation lying between the assets and the assessment area, means that the assessment area does not form part of their setting.

No non-designated assets were identified which would be adversely affected by change in their setting as a result of development of the assessment area.

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

L	L-M	M	M-H	H
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The eastern portion of the site adjacent to grade II listed Longham United Reform Church and the associated Manse, and the western extent of the site closest to Hampreston Conservation Area are of **high** sensitivity. The rest of the assessment area is of **moderate** sensitivity.

Summary of key sensitivities and guidance for sustainable development

Summary of key sensitivities

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

- The well-established hedgerow network, often including mature hedgerow trees which contribute to the natural character of the landscape.
- The undeveloped rural backdrop provided to existing settlement concentrated along Ham Lane.
- The unsettled landscape which is largely removed from existing settlement edge of Ferndown to the north-west.
- Potential for historically important hedgerows boundaries to be susceptible to physical change/loss.
- The proximity to valued ancient woodland at the adjacent Big Copse SNCI.
- The open, large-scale character of fields in the west which are highly visible in the wider local landscape.
- The presence of designated heritage assets in close proximity to the assessment area, particularly those at Hampreston.

Guidance for sustainable development

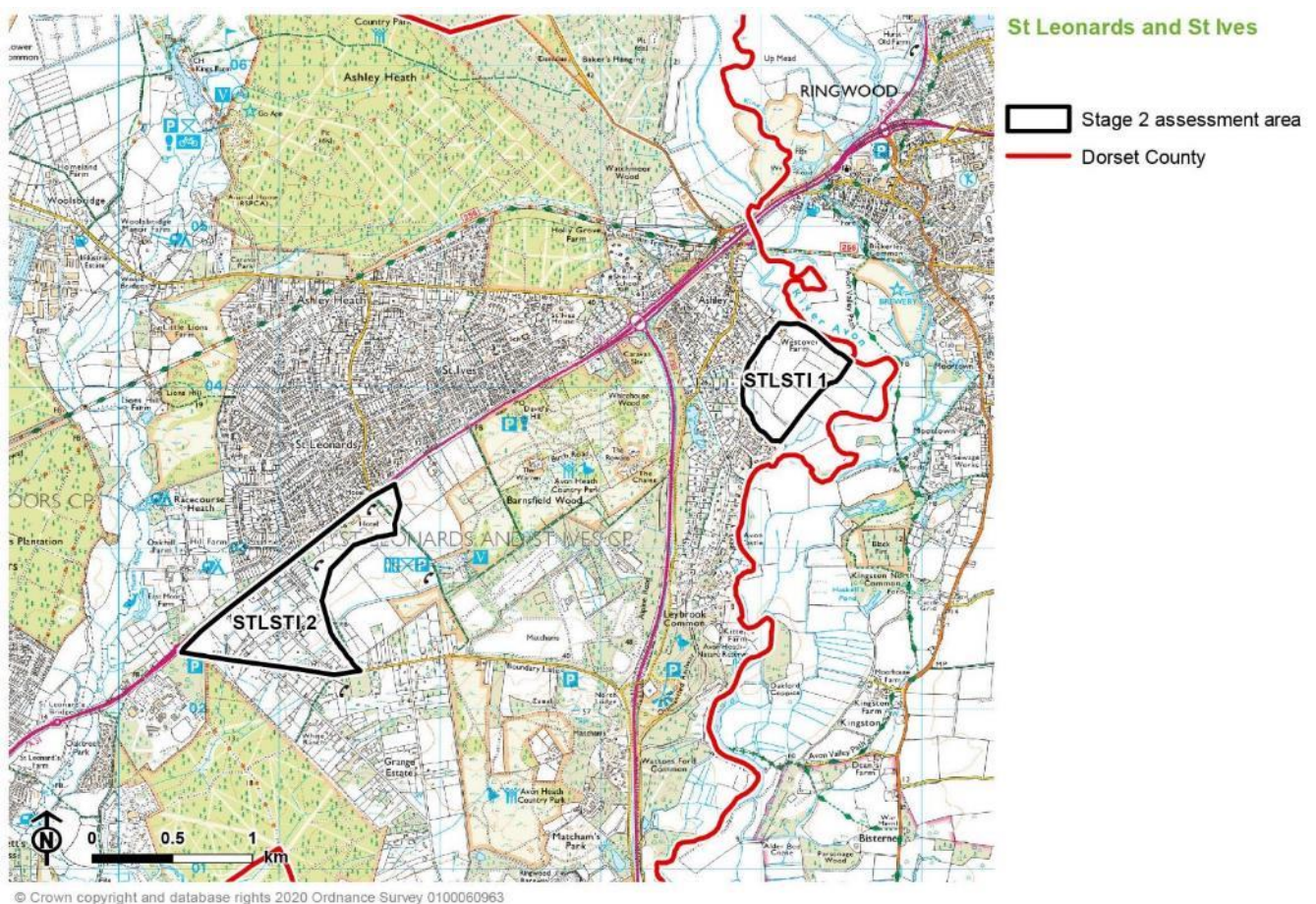
Any new development should:

- Ensure new development does not detract from the role of the landscape as a rural backdrop to the southern edge of Ferndown and village of Hampreston, with its conservation area, to the west.
- Wherever possible, connect any new housing to existing development adjacent to the area (Ham Lane), or as close to the existing settlement edge as possible (adjacent to the A348 in the north-east).
- Protect and enhance existing hedgerow boundaries (particularly those of historic origin) which give the landscape structure and form part of the wider habitat network, including linkages to Big Copse SNCI.
- New tree/woodland/hedgerow planting used to screen development should link to existing habitat networks and utilise climate-resilient species of local provenance.
- Design development so that harm to designated heritage assets in proximity to the assessment area is avoided.
- Draw development back from the western edge of the assessment area, south of Ham Lane, to lower the degree of change in the setting of Hampreston Conservation Area and the Church of All Saints. This may be achieved by bringing the developed extent in line with the access lane for High Mead Farm.

Chapter 3

St Leonards and St Ives

Map of settlement showing Stage 2 assessment area boundaries



Location and Description

St Leonards and St Ives are small villages adjacent to each other in east Dorset, located approximately 10 miles north of Bournemouth. Surrounding land is relatively flat, especially to the east where the River Avon lies. The settlements are mainly residential. The A31 skirts the southern edge of the villages, whilst Moors Valley Country Park, a large area of conifer plantation with recreational facilities, rises to the north. Areas of lowland heathland and mixed broadleaf/conifer woodland border the villages to provide a naturalistic setting.

Representative photographs



View south-west from Woolsbridge Road toward the entrance of The Glade.



View north-east from the entrance to Ringwood Road near Woolsbridge roundabout.

Aerial Extent



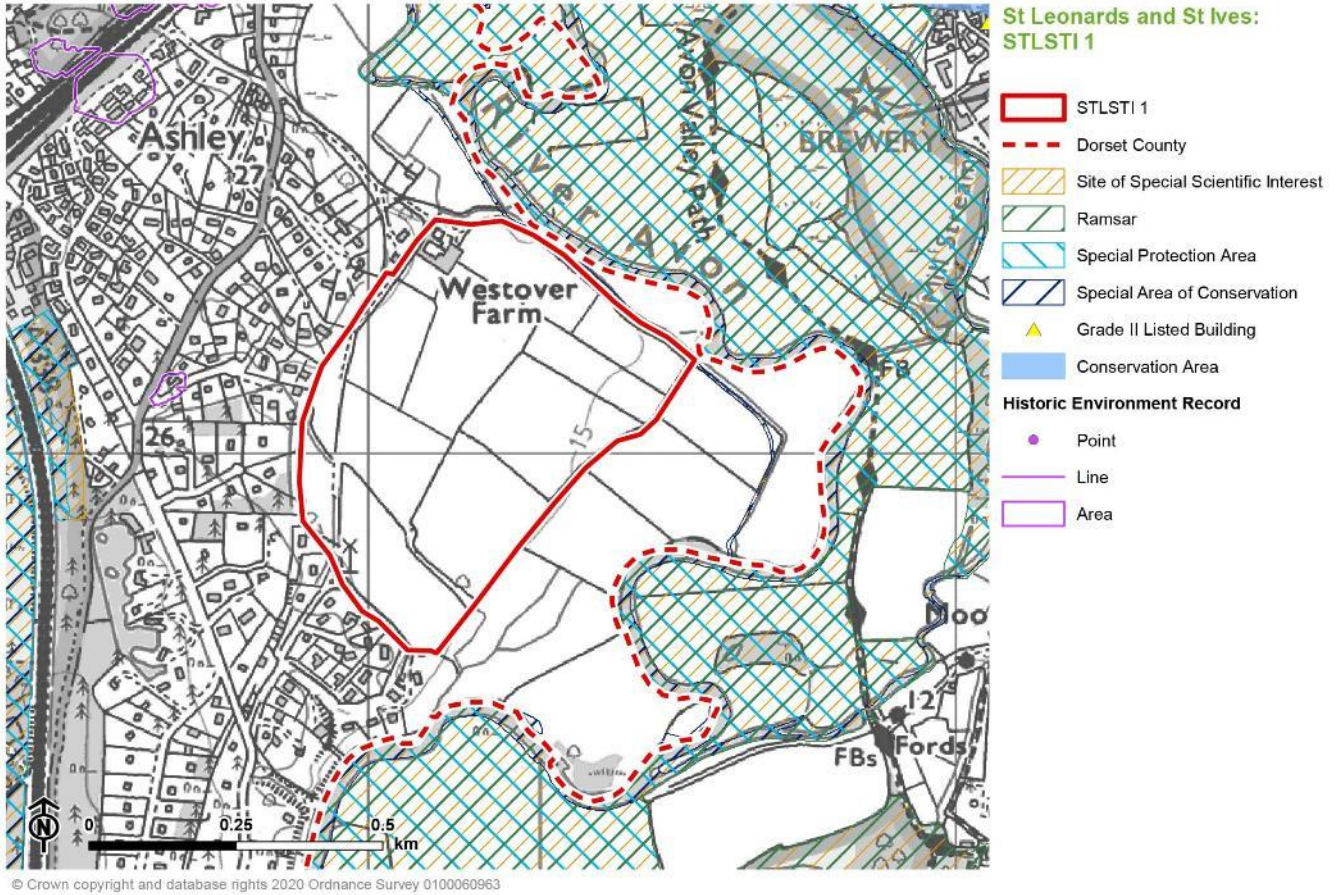
St Leonards and St Ives

- Stage 2 assessment area
- Dorset County

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
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Assessment Area: St Leonards and St Ives 1

Map of Stage 2 Assessment Area



Representative photographs



View east from the entrance to Warren Lane showing the lack of public access areas to view the assessment area.



Aerial view of the assessment area as none of the area is publicly accessible. (copyright Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community)

Landscape Sensitivity Assessment

Landscape Character Context				
The assessment area lies within the Valley Pasture Landscape Character Type. The assessment area is situated to the north-east of St Leonards and St Ives, on the eastern settlement edge of Ashley. The eastern edge is defined by the extent of the River Avon floodplain.				
Criteria	Description			Sensitivity Score
Physical character (including topography and scale)	<ul style="list-style-type: none"> An almost flat piece of land associated with the River Avon, which winds around the east of the assessment area. Elevation ranges from 15m in the east to 20m in the west. The landform is relatively large-scale with limited hedgerow boundaries emphasising the open, flat landscape. 			L
Natural character	<ul style="list-style-type: none"> Fields are predominantly arable, with most boundaries marked by fences. Some hedgerows containing mature trees remain in the south and along the northern boundary. Directly to the east of the assessment area lies the River Avon and its floodplain (internationally and nationally designated as SAC, SPA, Ramsar and SSSI), with priority habitat floodplain grazing marsh. 			M
Historic landscape character <i>(please see separate heritage assessment for asset-based information)</i>	<ul style="list-style-type: none"> The HLC indicates that enclosures are post-medieval water meadows (however, note potential for misinterpretation in the separate heritage assessment). The Ringwood Conservation Area lies on the opposite banks of the River Avon (around 600m to the north), however riparian vegetation limits intervisibility. 			L-M
Form, density and setting of existing development	<ul style="list-style-type: none"> The assessment area is unsettled and lies on the eastern settlement edge of Ashley. Ashley is characterised by detached properties which are well-integrated into the landscape by mature vegetation. The highly vegetated character of Ashley limits views of the assessment area from the settlement. The landscape helps to retain the sense of separation between St Ives to the west and Ringwood to the north-east. 			M
Views and visual character including skylines	<ul style="list-style-type: none"> Riparian vegetation along the River Avon and the settlement edge visually enclose the site and prevent long-distance views. Skylines in the assessment area are undeveloped and marked by occasional mature hedgerow trees. 			L-M
Perceptual and experiential qualities	<ul style="list-style-type: none"> The assessment area retains its rural and undeveloped perceptual qualities, despite its proximity to existing settlement. It lies less than 300m to the west of the Avon Valley Path long-distance recreational route, although views from the path are limited by mature trees along the river. A lack of transport infrastructure and the wooded character of the existing settlement edge gives the area secluded and tranquil perceptual qualities. 			M-H
Overall Assessment of Landscape Sensitivity				
L	L-M	M	M-H	H
The assessment area has an overall moderate landscape sensitivity. The key sensitivities relate to its strongly rural and tranquil characteristics, absence of existing development and role in providing separation between the two settlements of St Ives and Ringwood. Despite being a largely arable landscape, the area's proximity to internationally and nationally important				

habitats associated with the River Avon also present sensitivities to development. The flat landform, lack of designated natural or cultural heritage assets within the landscape and its visual enclosure reduce overall levels of landscape sensitivity.

Heritage Sensitivity Assessment

Dorset Historic Landscape Characterisation (HLC) context				
The historic character of the assessment area is recorded as post-medieval water meadow. However, on review of historic mapping and modern aerial photography, and given the elevation of the site above the River Avon, this is likely to be a misinterpretation. The site comprises rectilinear enclosures, although extensive water meadows are present to the south and east adjacent to the river channel.				
Description and significance of heritage assets present				
There are no designated heritage assets within the assessment area. Non-designated heritage assets within the assessment area:				
<ul style="list-style-type: none"> ■ Westover Farm <p>Low importance</p> <p>The farm is located in the north-western corner of the assessment area and could be considered a potential non-designated heritage asset as it appears on the 1870 OS map. It was not possible to inspect the farm to verify the presence or absence of buildings or structure which may qualify as non-designated heritage assets as there is no public right of way or other public access to the farm.</p>				
Likely susceptibility to physical change as a result of development				
Any heritage assets present at Westover Farm would be susceptible to physical change, i.e. through potential loss of outbuildings in site clearance.				
Likely susceptibility to setting change as a result of development				
Designated assets with the potential to experience setting change:				
<ul style="list-style-type: none"> ■ Ringwood Conservation Area <p>High importance</p> <p>Ringwood Conservation Area lies 580m north-east of the assessment area on the opposite side of the River Avon. Whilst development at the assessment area may be visible from the conservation area it is unlikely to meaningfully affect its significance or perception. This is as there is already a high level of modern development on this side of the Avon and development of the assessment area would be read as an extension of this rather than an entirely new development.</p>				
Non-designated assets with the potential to experience setting change:				
<ul style="list-style-type: none"> ■ Avon Castle Special Character Area <p>Low importance</p> <p>The character area comprises mid-late 20th century low-density housing development partly within the former designed landscape of Avon Castle, extending beyond onto Leybrook Common. The SCA is not considered sensitive to setting change arising from development since its significance comes wholly from the nature of the built development it is comprised of, rather than anything deriving from its setting.</p>				
Overall assessment of sensitivity of heritage assets to change within the area				
L	L-M	M	M-H	H
Development has the potential to directly affect any non-designated heritage assets at Westover Farm as well as change their setting. Whilst development of the assessment may change the setting of Ringwood Conservation Area to an extent, it is not likely that this would affect the significance or perception of this asset. Overall, the sensitivity is assessed as low-moderate .				

Summary of key sensitivities and guidance for sustainable development

Summary of key sensitivities

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

- The proximity to the River Avon and its associated internationally and nationally designated habitats (SPA, SAC, Ramsar and SSSI).
- The hedgerow boundaries with mature hedgerow trees which provide ecological corridors within the farmed landscape.
- The role the assessment area plays in retaining the sense of rural separation between Ashley and Ringwood on the opposite banks of the River Avon to the north-east.
- The low density and well-wooded form of the existing settlement edge of Ashley.
- The rural and undeveloped perceptual qualities of the assessment area with a limited influence from surrounding development.
- Presence of potential heritage assets related to Westover Farm.

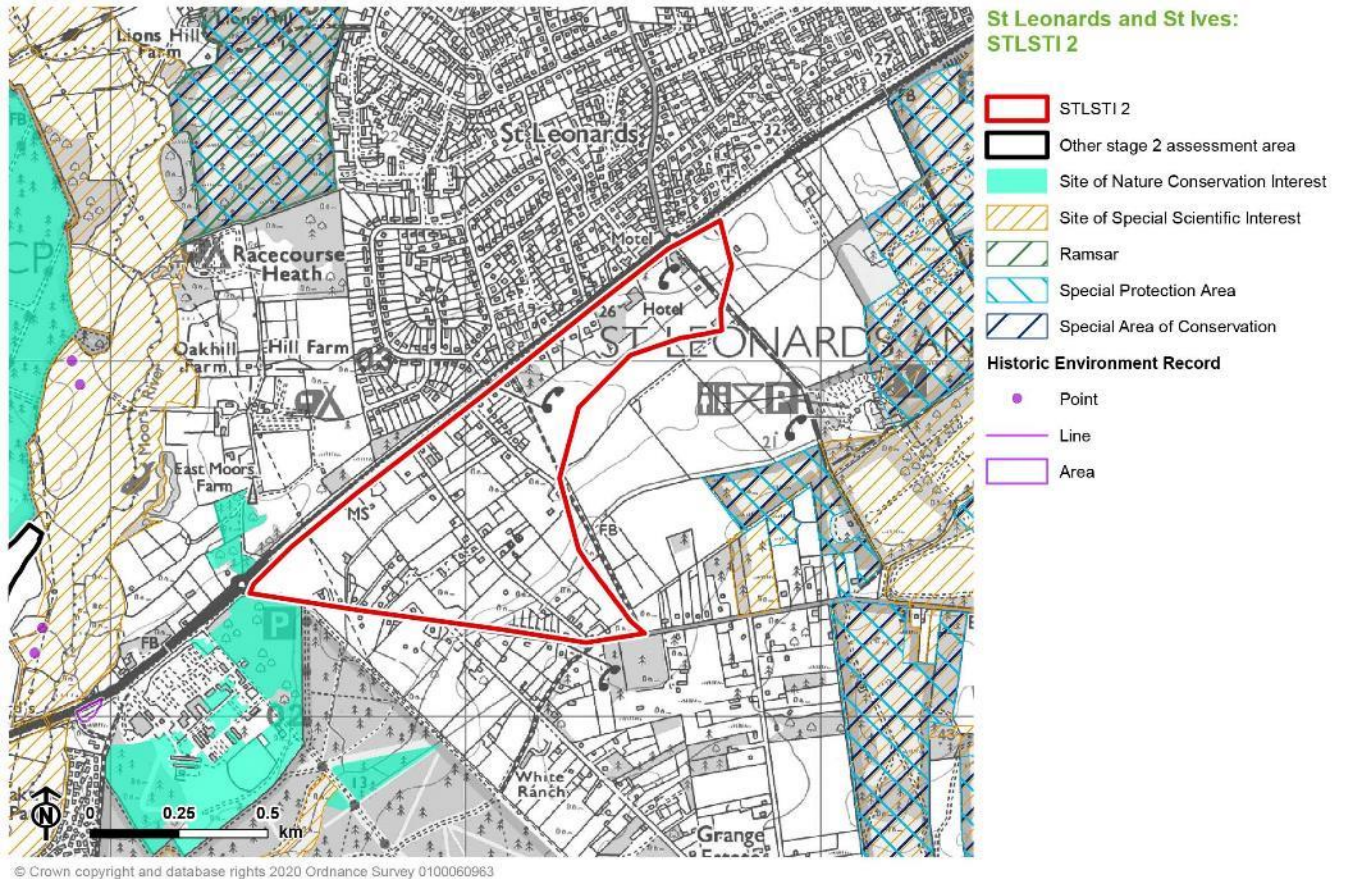
Guidance for sustainable development

Any new development should:

- Respect the existing form, and well-wooded character of existing development in Ashley, seeking to replicate these characteristics in the siting and design of new housing.
- Wherever possible, ensure new development connects with the existing settlement edge, limiting spread too far into the open countryside and wider setting of the River Avon.
- Ensure new development does not impact on the nationally and internationally important habitats following the River Avon.
- Protect and enhance the existing network of hedgerows and trees which contribute to the landscape structure and natural character.
- New tree/woodland/hedgerow planting used to screen development should link to existing habitat networks and utilise climate-resilient species of local provenance.
- Ensure new development does not reduce the sense of separation between Ashley and Ringwood on the opposite banks of the River Avon to the north-east.
- Preserve the high levels of tranquillity and isolation experienced in the landscape.
- Undertake further analysis to establish whether buildings at Westover Farm are heritage assets and adopt any appropriate design measures to minimise effects upon them.

Assessment Area: St Leonards and St Ives 2

Map of Stage 2 Assessment Area



Representative photographs



View north-east from Beech Lane showing a medium-scale, sloping hay field, with some mature oaks in field boundaries



View north-east from Grange Road, showing horse pasture fields bound by wooden fencing, with mature trees including Scots pine in field boundaries

Landscape Sensitivity Assessment

Landscape Character Context		
<p>The assessment area lies within the Heath/Forest Mosaic Landscape Character Type. It is situated to the south of existing development in St Leonards. The northern boundary of the assessment area is formed by the A31 dual carriageway. The area is characterised by existing low-density development, arable farmland and small copses of woodland.</p>		
Criteria	Description	Sensitivity Score
Physical character (including topography and scale)	<ul style="list-style-type: none"> A relatively flat area to the south of the A31 which lies at an elevation of around 15m AOD, although in the north-east the landform gently slopes up to an elevation of 30m AOD. The land slopes towards a minor watercourse to the south-east. There is a mix of small to medium-scale land uses which occur amongst low-density settlement in the west, including industrial land and horse paddocks. Fields are small to medium in scale. 	L-M
Natural character	<ul style="list-style-type: none"> Pockets of deciduous woodland occur amongst development in the west, including a small area of priority habitat. The fields in the east of the assessment area are mixed arable and hay fields. Field boundaries comprise a mix of fences and hedgerows with mature hedgerow trees. Large mature trees in garden boundaries and within fields are also common, including oaks and large Scots pines. The St Leonards and St Ives Heaths SSSI (also part of the wider Dorset Heaths SPA/SAC) is located around 500m to the south-east. Two SNCIs lie adjacent to the assessment area: East Moors Wood to the west and St Leonards Hospital to the south-west. 	L-M
Historic landscape character (<i>please see separate heritage assessment for asset-based information</i>)	<ul style="list-style-type: none"> Enclosures are of modern origin according to the HLC. There are no designated cultural heritage features within or in proximity to the assessment area. 	L
Form, density and setting of existing development	<ul style="list-style-type: none"> The assessment area is separated from the main part of St Leonards by the A31 dual carriageway, which is also well-screened by mature vegetation. A new housing estate is situated to the south-west. The western part of the assessment area contains existing low-density development along Grange Road, Beech Lane and Boundary Lane. There is a mixture of residential and industrial/employment development as well as a campsite in the western corner. Most properties within the west of the assessment area are visually enclosed by mature trees. 	M
Views and visual character including skylines	<ul style="list-style-type: none"> Views are mostly limited by the mature boundary vegetation along roads and surrounding properties, particularly in the western part of the assessment area. There are some views across the eastern part of the assessment area from the A31 and Brocks Pine. Longer views out of the area are limited by woodland on the edge of Avon Heath Country Park to the south-east. Pylons cross the west of the assessment area and mark skylines. 	L-M
Perceptual and experiential qualities	<ul style="list-style-type: none"> The A31 dual carriageway forms the north-western boundary of the assessment area, with traffic noise impacting on perceptions of tranquillity. The eastern part of the assessment area has a rural and undeveloped character, contrasting with the west. In places the landscape in the west has a cluttered character with frequent wooden fencing sub-dividing fields. Dense boundary vegetation creates a sense of enclosure along some roads. 	L-M

Overall Assessment of Landscape Sensitivity				
L	L-M	M	M-H	H
<p>Overall, the landscape sensitivity of the assessment area is assessed as being low-moderate. The landscape sensitivity of the area is elevated by the dense network of small to medium-scale fields with mature hedgerow trees. Despite containing some low-density development, the assessment area has a limited association with the existing settlement edge of St Leonards to the north, also elevating its sensitivity to new development. Landscape sensitivity of the area is reduced by the lack of known cultural heritage features, the intrusion from suburban features such as traffic noise, pylons and industry and the slightly cluttered characteristics of the sub-divided horse pasture fields in the west. The undeveloped and more rural eastern part would be more sensitive to development.</p>				

Heritage Sensitivity Assessment

Dorset Historic Landscape Characterisation (HLC) context				
<p>The Dorset HLC classifies the northern tip of the assessment area as fields derived from early 20th century planned clearance. The remainder of the assessment area is classified as dispersed settlement post-dating 1945.</p>				
Description and significance of heritage assets present				
<p>There are no recorded assets within the assessment area.</p>				
Likely susceptibility to physical change as a result of development				
<p>n/a</p>				
Likely susceptibility to setting change as a result of development				
<p>There are no assets lying proximity to the assessment area which would be susceptible to effects related to change in their setting if it were developed.</p>				
Overall assessment of sensitivity of heritage assets to change within the area				
L	L-M	M	M-H	H
<p>The assessment area is considered to have a low sensitivity as there are no recorded heritage assets within or in proximity to the site that would be likely to be affected if it were developed.</p>				

Summary of key sensitivities and guidance for sustainable development

Summary of key sensitivities

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

- The network of small to medium scale fields, often enclosed by mature hedgerows with frequent trees (often mature oak and Scots pine).
- Pockets of woodland and in-field trees combining to produce a wooded character.
- The proximity to designated nature conservation sites - St Ives Heaths SSSI (also part of the wider Dorset Heaths SPA/SAC) to the south-east, East Moors Wood SNCI to the west and St Leonards Hospital SNCI to the south-west.
- The sense of containment to the existing settlement edge provided by the A31, which separates this landscape from St Leonards.
- The rural and undeveloped landscape character of the east of the assessment area.

Guidance for sustainable development

Any new development should:

- Protect the existing small to medium-scale field patterns, which combine with hedgerows/trees to create an intimate landscape.
- Retain hedgerow boundaries and the mature trees they contain, as well as in-field mature trees which contribute to the natural character and structure of the landscape. Any new hedgerow/tree planting should link to the existing network using locally prevalent, climate resilient species.
- Ensure new development respects surrounding important habitats including St Ives Heaths SSSI and sites of nature conservation interest and does not degrade their value as an ecological resource. Enhance and strengthen habitat connections in association with any new development.
- Seek to retain the existing settlement form of St Leonards, concentrating any new development alongside the A31 corridor or related to existing sporadic development in the west.
- Retain the overall rural and undeveloped character of the east of the assessment area.