

Milborne St. Andrew Neighbourhood Plan

HERITAGE ASSESSMENT Relating to proposed site allocation



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Plate 6. View looking west along Blandford Hill towards the village centre.

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1. Introduction

- 1.1 Kevin Morris Heritage Planning Ltd. has been appointed by Milborne St. Andrew Parish Council's Neighbourhood Plan Group to provide heritage advice on the proposed Neighbourhood Plan allocation within the village of Milborne St. Andrew, North Dorset. The purpose of this report is to assess the likely impact of the allocation on the significance of heritage assets including their setting. The map below identifies several preferred sites, the one currently under consideration is the area to the right of the image entitled "opposite Camelco"



Fig. 1. The proposed site allocation is identified in purple and marked opposite Camelco above. Source: Milborne St. Andrew Parish Council Neighbourhood Plan group.

- 1.2 The purpose of this document is to assess the effects of the suggested allocations and resultant development on those heritage assets with which there will be any degree of direct or indirect impact. The document has been prepared in order to inform the soundness of the allocation within the Milborne St. Andrew Parish Council's Neighbourhood Plan. In addition to guidance provided by the National Planning Policy Framework (NPPF) the methodology undertaken to assess the impact of the proposed development has drawn on guidance for understanding and assessing heritage significance provided by Historic England in Conservation Principles (Policies and Guidance) April 2008 and The Setting of Heritage Assets (July 2015). The document is structured as follows: Introduction (1), Site and surroundings (2), The Legislative Framework (3), National Planning Policy Framework (4) Local Policy Framework (5), Conservation Principles (6), The Setting of Heritage Assets (7), Analysis of the Heritage Assets and the Impact of the Site Allocation (8) and Conclusions (9). Copies of the

Local Planning Policies are provided within the Appendix together with a suggested palette of materials and forms to influence the design of new development.

- 1.3 Four areas will be considered as part of this study; archaeology, statutory listed buildings, non-designated heritage assets as determined from examination of the context (there is no published local list for Milborne St. Andrew) and the Milborne St. Andrew Conservation Area. An examination will be made of the significance of each of the assets and then the degree to which the proposed allocations are likely to impact upon their significance together with any mitigation that should be considered to offset any likely harm caused by the proposals.

2 Site and Surroundings

- 2.1 The key characteristic of the site allocation is that it comprises the former car park, lagoon and associated buildings related to industrial use to the north of the site and the Blandford Road. The area is bounded to the east by a small area of allotments and agricultural land, to the south by a large pavilion and playing fields with associated structures and to the west by Lane End, Straitford House and Lane End House which in turn sit to the east of agricultural land on the western side of the main village of Milborne St. Andrew. The site allocation sits on higher ground above the village centre which lies within the valley running north-south.
- 2.2 The site boundaries comprise a mature hedge with trees to the north and west, allotments and field hedge to the east and a raised bund with dispersed planting to the south which in turn forms the northern boundary of the sports pitches and pavilion. The site itself is relatively level and comprises a large area of tarmac which previously formed a car park, lagoon and associated buildings which also serviced the industrial site to the north. The site also contains raised areas of earth from recent excavation.



Plate 1. View within the site looking east.



Plate 2. View looking east from the entrance into the site from Lane end. The raised bund to the right of the image forms the southern boundary of the site with the adjacent pavilion and playing fields.



Plate 3. View from within the site looking south-west.



Plate 4. View from within the site looking north with the industrial site (Business Centre) beyond.



Plate 5. Milborne St. Andrew Business Centre to the north of the site allocation.



Plate 6. View looking west along Blandford Hill towards the village centre.

- 2.3 The underlying landscape character of the site allocation and its surroundings are formed by a combination of the adjacent valley within which the historic core of the village sits and the surrounding South Blandford Downs. The former is characterised by the flat valley floor within a tightly confined character area which merges into the downland landscape to the west and east. The narrowly defined stream corridor is farmed up to its edges. Some important groups of trees are located on the on the side slopes and following the stream corridor itself. The road network and settlement pattern generally follow the valley floor. Milborne St Andrew is the main settlement at the crossing point on the stream and on the junction with the A354 which has some dispersed village edges, part of which includes the site allocation and adjacent structures and uses.
- 2.4 The Local Development Framework Landscape Character Area Assessment (March 2008) identifies the site allocation and its surroundings as forming part of an undulating open chalk downland landscape distinctively subdivided by four chalk river valleys one of which is mentioned above. These river valleys create distinctive sub divisions within the area. The wider landscape comprises medium to large scale fields bounded by low, straight and clipped hedgerows Intensively farmed and arable landscape. Regular-shaped small plantation woodlands are spread over this landscape. Narrow, widely spaced out straight lanes are bounded by continuous clipped hedgerows with the occasional hedgerow trees. The urban settlement edges to Milborne St Andrew (and Winterborne Whitechurch to the east) at the junction of the chalk stream valley and upland landscape form detracting features in places. Weatherby Castle, which is an SSSI and SAM, is a key feature and visible from the site allocation.

3. Legislative Framework

- 3.1 The Ancient Monuments and Archaeological Areas Act 1979 gives provision a schedule of monuments which are protected. The Planning (Listed Buildings and Conservation Areas) Act 1990 requires decision makers to have ‘special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses’. For the purposes of determining an application within or within the setting of a conservation area, the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that ‘special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area’.

4. National Planning Policy Framework

- 4.1 The National Planning Policy Framework (NPPF) was published in March 2012. Paragraph 17 sets out twelve core planning principles and one of these is that planning should ‘conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations’. Other national core planning principles are that planning should ‘take account of the different roles and character of different areas’ and ‘always seek to secure high quality design’. Paragraphs 126 to 141 in Section 12 of the NPPF relate to conserving and enhancing the historic environment. Paragraph 126 states that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance. Paragraph 132 states that ‘when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification’. Paragraphs 133 and 134 discuss substantial harm and less than substantial harm to the significance of heritage assets. It must be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or the nature of the heritage asset prevents all reasonable uses of the site and no viable use can be found that will enable its conservation. Where a development proposal will lead to less than substantial harm to the significance of a heritage asset, this harm should be weighed against the public benefits of the proposal. Paragraph 137 encourages new development within Conservation Areas and within the setting of heritage assets to enhance or better reveal their significance. ‘Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably’.

5. Local Policy Framework

- 5.1 The North Dorset Local Plan Part 1 sets out the strategic planning policies for the district and was adopted by the Council on 15 January 2016. Policies contained within the Plan replace a large number of the policies set out in the 2003 Local Plan and all

planning decisions must be made in accordance with the development plan unless 'material considerations' indicate otherwise. At the time of writing, North Dorset District Council is embarking on producing a new Local Plan for the District, which will replace both the North Dorset District-Wide Local Plan (1st Revision) (adopted in January 2003) and the North Dorset Local Plan Part 1 (adopted in January 2016). To help in this process the Council has completed a 'Call for Sites' consultation Strategic Housing Land Availability Assessment (SHLAA) to identify sites that may have potential for development over the next 15 years. The 'Call for Sites' was an opportunity for agents, landowners and developers to submit land which they believe could be developed to meet future demand for homes and jobs. All the sites identified within the Motcombe Neighbourhood Plan Site Allocations were assessed by NDDC as part of the SHLAA process.

- 5.2 Policy 5 of the Local Plan (a copy attached as an appendix) from paragraphs 4.113 to 4.177 lays out the District Council's approach to safeguarding North Dorset's historic environment. It reflects national policy guidance and requires those proposing development to provide an assessment of the likely heritage impacts arising from development, including the impact on setting.

6. Conservation Principles

- 6.1 Historic England's Conservation Principles and Policies is currently being updated to set out their approach to conservation in a more accessible format aligned with the language of the National Planning Policy Framework and legislation. Between November 2017 and February 2018 Historic England undertook consultation on their revised Conservation Principles. A revised document is yet to be published, however the document seeks to update and enable increased understanding of adopted policies and principles used to safeguard the historic environment. Historic England suggest that the revised Principles are consistent with:

- the relevant legislation including the Acts relating to both planning and designation.
- the objectives and policies for the historic environment stated in the Government's National Planning Policy Framework (NPPF), Planning Practice Guidance and the DCMS Principles of Selection.
- the approach to heritage conservation required of the UK as a signatory to the Council of Europe's 'Granada' Convention (The Convention for the Protection of the Architectural Heritage of Europe), 'Valetta' Convention (The European Convention on the Protection of the Archaeological Heritage), the 'Florence' Convention (The European Landscape Convention), and the 1972 UNESCO World Heritage Convention.
- British Standard 7913 (2013) Guide to the Conservation of Historic Buildings

- 6.2 The document identifies the proposed principles:

Principle 1: The historic environment is of value to us all

Principle 2: Everyone should be able to participate in sustaining the historic environment

Principle 3: Understanding the significance of heritage assets is the starting point for effective conservation

Principle 4: Heritage assets should be managed to sustain their heritage values

Principle 5: Decisions about change need to be reasonable, transparent and consistent

Principle 6: Documenting and learning from decisions is essential to inform future management

- 6.3 In 2008 the Conservation Principles published by English Heritage (which the consultation document seeks to update and revise) describes significance in terms of four values: evidential value, historical value, aesthetic value and communal value. In describing significance, the consultation document is more closely aligned with the terms used in the NPPF (which are also used in designation and planning legislation): archaeological, architectural, artistic and historic interest. This is in the interests of consistency, and to support the use of the Conservation Principles in more technical decision making.
- 6.4 Historic England's extant document, "Conservation Principles, Policies and Guidance for the sustainable management of the historic environment" makes clear that the historic environment is central to England's cultural heritage and sense of identity, and hence a resource that should be sustained for the benefit of present and future generations. Historic England's aim is to set out a logical approach to making decisions and offering guidance about all aspects of the historic environment and for reconciling its protection with the economic and social needs and aspirations of the people who live in it. Principle 3 deals with the understanding of significance and makes clear that in order to identify the significance of a place, it is necessary first to understand its fabric, and how and why it has changed over time; and then to consider: who values the place, and why they do so; how those values relate to its fabric; their relative importance; whether associated objects contribute to them; the contribution made by the setting and context of the place; and how the place compares with others sharing similar values. With regard to an assessment of significance, the document examines the contribution made by context and setting to the significance of heritage assets. At paragraph 76 it states that 'setting' is an established concept that relates to the surroundings in which a place is experienced, its local context, embracing present and past relationships to the adjacent landscape. Definition of the setting of a significant place will normally be guided by the extent to which material change within it could affect (enhance or diminish) the place's significance. Further to the above, paragraph 77 describes the role of context which it states embraces any relationship between a place and other places. Examples include cultural, intellectual, spatial or functional. The range of contextual relationships of a place will normally emerge from an understanding of its origins and evolution. Understanding context is particularly relevant to assessing whether a place has greater value for being part of a larger entity, or sharing characteristics with other places. These Conservation Principles, Policies and Guidance identify the need for balanced and justifiable decisions about change in the historic environment depending upon understanding who values a place and why they do so, leading to a clear statement of its significance and, with it, the ability to understand the impact of the proposed change on that significance. As such,

every reasonable effort should be made to eliminate or minimise adverse impacts on significant places. Ultimately, however, it may be necessary to consider the public benefit of the proposed change against the harm to the place.

7. The Setting of Heritage Assets

- 7.1 The development of the proposed site within Milborne St. Andrew does not have a direct impact upon known archaeology, statutory listed buildings, non-designated heritage assets or conservation area, this assessment therefore in the main examines the possible effects of the potential site development upon the settings of heritage assets.
- 7.2 In order to make an informed assessment therefore, reference has been made to the setting guidance produced by Historic England 'The setting of Heritage Assets' published in December 2018. This document provides guidance on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas, and landscapes. It states that the NPPF makes it clear that the setting of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. The document also recognises that the settings of heritage assets change over time. Of particular note is the statement:

Settings of heritage assets which closely resemble the setting at the time the asset was constructed or formed are likely to contribute particularly strongly to significance....

- 7.3 The Historic England document describes the stages which should be undertaken in assessing the impact of development proposals on heritage assets. The document provides detailed commentary but in brief the stages are as follows:

Step 1: identify which heritage assets and their settings are affected

The starting point of the analysis is to identify those heritage assets likely to be affected by the site allocations and resultant development. For this purpose, if the proposed development is capable of affecting the contribution of a heritage asset's setting to its significance or the appreciation of its significance, it can be considered as falling within the asset's setting. The guidance also provides further understanding by describing 'Zones of Visual Influence' which define the areas from which a development may potentially be totally or partially visible by reference to surrounding topography. However, it recognises that such analysis does not take into account any landscape artefacts such as trees, woodland, or buildings, and for this reason a 'Zone of Theoretical Visibility' which includes these factors is to be preferred.

Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated

The starting point for this stage of the assessment is to consider the significance of the heritage asset itself and then establish the contribution made by its setting. The second stage of any analysis is to assess whether the setting of the heritage asset makes a contribution to its significance and the extent of that contribution.

Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it

The third stage of any analysis is to identify the range of effects a development may have on setting(s) and evaluate the resultant degree of harm or benefit to the significance of the heritage asset(s). In some circumstances, this evaluation may need to extend to cumulative and complex impacts.

Step 4: explore the way to maximise enhancement and avoid or minimise harm

Maximum advantage can be secured if any effects on the significance of a heritage asset arising from development liable to affect its setting are considered from the project's inception. Early assessment of setting may provide a basis for agreeing the scope and form of development, reducing the potential for disagreement and challenge later in the process and secure appropriate mitigation.

Step 5: make and document the decision and monitor outcomes

Determination will be guided by reference to adopted national and local policies and adopted guidance including that produced by Historic England. When determining the impact of the proposed development on the significance of designated and non-designated heritage assets, the general presumption is to safeguard the assets' conservation. The more important the asset, the greater the weight should be as outlined within the NPPF.

8. Analysis of Heritage Assets and the impact of the Site Allocation

- 8.1 The broad conservation philosophy of Historic England is that understanding the heritage significance of a place or asset is a prerequisite to managing that place or asset in ways that preserve and enhance its significance. The following analysis will identify and assess the significance of individual heritage assets in close proximity to the site and the degree to which, if any, the proposals affect significance of the defined assets. A heritage asset is defined in the NPPF as 'a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing). The NPPF defines significance as the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. The significance of a heritage asset derives not only from its physical presence and historic fabric but also from its setting. The settings of heritage assets in the vicinity of the site could in theory be changed by intervisibility with new development or associated infrastructure. The NPPF defines setting as 'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve'. Setting is not a heritage asset, nor a heritage designation. Its importance lies in what it contributes to the significance of the heritage asset. It should be noted that the contribution a setting makes to the significance of an asset or assets does not depend on there being public rights or an ability to access or experience that setting. The following analysis will follow the guidance provided by Historic England by

identifying each asset and assessing whether, how and to what degree setting makes a contribution to the significance of the heritage asset(s). The heritage assets included in the assessment have been selected based on the size, location and topography of the proposed site. The study includes only those heritage assets with any potential degree of intervisibility with the proposed site and whose settings may be changed by the introduction of new development.

Archaeology

Non-designated assets

Assessment Step 1: identify which heritage assets and their settings are affected

- 8.2 In terms of Archaeology a review has been undertaken of known scheduled sites along with information provided by Dorset's Historic Environment Record (HER). The HER identifies a location north of the site within the Milborne Business Centre of an early Iron Age/Romano British settlement dating from around 800 BC to 409 AD (HER number 2 039 017 Grid reference SY 807 978). The area is not defined. Further to the above, there are two recorded Bronze Age ring ditches 2350 BC to 701 BC in open land to the west of the site (HER numbers 2 039 046 Grid reference SY 804 974 and 2 039 046 Grid reference SY 805 976). Further monuments are recorded due south of the site (due north of Weatherbury Castle). These include a prehistoric field boundary (HER number 2 039 074 Grid reference SY 811 972), an enclosure of unknown date (HER number 2 039 074 Grid reference SY 811972) and numerous others.

Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated

- 8.3 The recent Historic England guidance states that buried archaeological remains may also be appreciated in relation to their surrounding topography or other heritage assets or through the long-term continuity in the use of the land that surrounds them. While the form of survival of an asset may influence the degree to which its setting contributes to significance and the weight placed on it, it does not necessarily follow that the contribution is nullified if the asset is obscured or not readily visible. The non-designated assets identified through the HER are either located within existing development as is the case of the Business Centre or within open farmland. Given the underlying topography, none of those recorded are reliant upon the allocated site as a contributor towards their settings and those settings are unlikely to change or be affected as a result of redevelopment. However, the records suggest that the archaeological potential of the site warrants further investigation prior to development and contact should be made with the County Archaeologist to determine an appropriate form of investigation.

Scheduled Monuments

Assessment Step 1: identify which heritage assets and their settings are affected



Plate 7. View from the site looking south towards Weatherby Castle, the tree covered hill within the background of the image.

- 8.3 There are no scheduled monuments within the site or its immediate setting however Weatherby Castle is situated due south (approximately 1.2km) of the southern boundary of the site allocation (see Plate 7.). This comprises an Iron Age hill fort with obelisk (grade II listed). The monument is heavily wooded which limits an appreciation or understanding of the asset from further afield and which also obscures the obelisk from immediate, near and wide-ranging views. However, despite the extent of tree cover, Historic England describe Weatherby Castle as a comparatively well-preserved example of its class and will contain archaeological deposits providing information about Iron Age society, economy and environment. The entry reads as follows:

The monument includes Weatherby Castle, a small multivallate hillfort which occupies a prominent position at the higher southern end of a chalk spur. The hillfort has two roughly concentric ramparts and ditches, separated by a gap of up to 27m enclosing an irregular sub-rectangular area of about 7ha, on the highest part of the hill. The inner enclosure covers an area of about 2.5ha and is defined by a rampart, up to 25m wide, up to 2.5m high from the interior and about 6m high externally. The external ditch is about 12m wide and 1.5m deep with a discontinuous counterscarp bank, up to 8m wide and 0.6m high. The outer rampart, where best preserved, is up to 25m wide, 2m high from the interior and up to 9m high from the outside, although for much of its length it has been reduced on the interior, presumably by past cultivation, to an outward facing scarp. An external ditch, with a counterscarp bank, noted by Hutchins in the 18th century, is no longer clearly visible on the surface but will survive as a buried feature up to 20m wide. The original entrance on the western side of the hillfort has also been disturbed. The inner ramparts curve outwards creating a

narrow passage 12m wide, approached from the outside by a ramp. There is a corresponding gap in the outer bank which is protected by a third bank covering the gap, now an outward facing scarp 125m long and up to 3m high. A gap in the inner rampart to the north of this is not original. There is a low bank, 2.5m wide and 0.4m high, running around the inside of the hillfort, adjacent to the rampart. This is of unknown date and may be a plantation enclosure. The domed interior shows no visible signs of occupation features although they may be masked by the vegetation. Within the enclosure there is a brick built obelisk with a stone inscribed 'EMP 1761', probably referring to the owner at the time, Edmund Morton Pleydell. This is a Listed Building Grade II. All fence posts and the obelisk are excluded from the scheduling although the ground beneath these features is included.

Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated

- 8.4 The starting point for this stage of the assessment is to consider the significance of the Monument and establish the contribution made by its setting. Historic England's setting guidance points out that further understanding of setting can be secured by describing 'Zones of Visual Influence' which define the areas from which a development may potentially be totally or partially visible by reference to surrounding topography. However, it recognises that such analysis does not take into account any landscape artefacts such as trees, woodland, or buildings, and for this reason a 'Zone of Theoretical Visibility' which includes these factors is to be preferred. It is evident that the wooded hill fort is visible from the allocated site and wider area and an assessment must therefore be made as given the nature of the asset.

Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it

- 8.5 Weatherby Castle is a prominent feature within the landscape and any development within this wider setting has the potential to impact upon that setting and an ability to appreciate it. In this case, the setting from the site allocation looking south to the monument includes not only the rural landscape but other parts of the built development of the village. Homefield and Weatherby Close, mid 20th and later 20th century developments due north of the Monument fall within the visual connectivity between the asset and site allocation. Furthermore, to the north of the site allocation is the Milborne St. Andrew Business Centre against which any new development would be viewed from the south/monument. The existence of these developments within the wider setting are such that additional development would not lead to a significant change to the existing wider setting of the Castle. In light of this it is not considered that the principle of re-development of the site should be resisted.

Step 4: explore the way to maximise enhancement and avoid or minimise harm

- 8.6 Given the degree of intervisibility between monument and asset, the visual impact of re-development can be mitigated by strengthening the southern bund of the site, to the north of the playing fields and pavilion. This would soften any harshness resulting from new buildings and provide a satisfactory landscaped framework within which the development can be set.

Listed Buildings

Assessment Step 1:

- 8.7 The following buildings have been considered given their proximity to the site allocation:
- i. The Obelisk within Weatherby Castle
 - ii. Saddlers Thatch, Homefield
 - iii. Little England Cottage, Little England
 - iii. 36 and 37 Blandford Hill

Assessment Step 2:

- 8.8 Site investigation has considered the degree to which each of the above is reliant upon the site allocation as a contributor towards their setting and significance. Fortunately given the topographical nature of the site and surroundings, all listed buildings lie on lower ground and are screened by later development which limits their setting. As such there is not considered to be any threat to the significance of the assets as a result of redevelopment of the site.

Milborne St. Andrew Conservation Area

Assessment Step 1:

- 8.9 The Milborne St. Andrew Conservation Area does not extend to this part of the village. However, consideration has been given to its wider setting from the east.

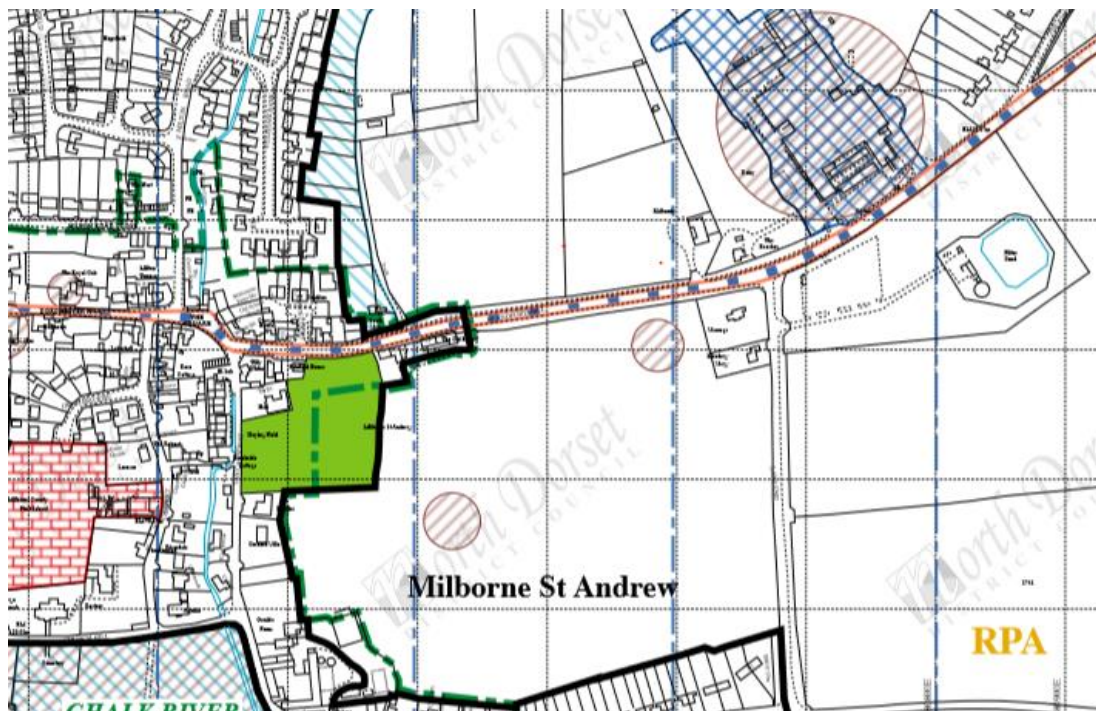


Fig. 2. Extract from the North Dorset Local Plan inset map for Milborne St. Andrew. The conservation area boundary is depicted by the thick black line showing its relationship with the site allocation. The shaded circular areas identify the sites of archaeological importance (non-designated assets).

Assessment Step 2:

- 8.10 As demonstrated by Fig. 2. the conservation area is separated from the site allocation by open farmland and buildings. Furthermore, it follows the valley bottom and layout of the historic core and as such following site analysis and desk top study it is clear that the conservation area is largely invisible from the site. As such it is not considered that re-development would cause undue harm to the significance of the asset.

9. Conclusion

- 9.1 This study has examined the likely potential of the site allocations within the Neighbourhood Plan to impact upon the significance of designated and non-designated heritage assets within the framework provided by national and local policies.
- 9.2 In terms of known archaeology the proposals would not pose any threat to Weatherby Castle or recorded areas in the HER. It is recommended that further site investigation is undertaken with regard to development of the site;
- 9.3 There are no statutory listed buildings likely to be affected by redevelopment of the site and in terms of the conservation area, there would not be any direct harm to the significance of the asset as a result of the allocation and subsequent redevelopment.
- 8.4 In conclusion therefore, the majority of the proposals will not cause substantial or less than substantial harm to any designated or non-designated assets. Furthermore, the allocation also provides the opportunity to strengthen the underlying character and appearance of the village through careful choice of materials, layout and form using a limited materials palette together with landscaping with a strong reference to the local vernacular tradition and evidence of more polite 18th and 19th Century development.

APPENDIX

North Dorset Local Plan

POLICY 5: THE HISTORIC ENVIRONMENT

Assessing Proposals That Would Harm a Heritage Asset

Any development proposal affecting a heritage asset (including its setting) will be assessed having regard to the desirability of sustaining and enhancing the significance of that asset and securing a viable use for it that is most consistent with its conservation.

For any designated heritage asset, great weight will be given to its conservation when considering any proposal that would have an impact on its significance. Clear and convincing justification for any development that would cause harm to the significance of a designated heritage asset will be required however slight and whether through direct physical impact or by change to its setting.

Justifying Substantial Harm to or the Loss of a Designated Heritage Asset

Development that results in substantial harm to or the loss of a designated heritage asset will be refused unless it can clearly be justified that there is substantial public benefit resulting from the development, outweighing the harm or loss, or all of the following apply: a the nature of the heritage asset prevents all reasonable uses of the site; and b no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and c conservation by grant-funding or some form of charitable or public ownership is not possible; and d the harm or loss is outweighed by the benefit of bringing the site back into use.

In all cases substantial harm (whether through direct physical impact or by change to its setting) to, or the total loss of, a grade II listed building or a registered park or garden should be exceptional. Substantial harm (whether through direct physical impact or by change to its setting) to, or total loss of, grade I or II* listed buildings and registered parks and gardens, scheduled monuments and undesignated archaeological sites of equivalent importance to scheduled monuments should be wholly exceptional.

Justifying Less Than Substantial Harm to a Designated Heritage Asset

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Justifying Harm to a Non-Designated Heritage Asset

Where a development proposal will lead to harm to the significance of a non-designated heritage asset, regard will be had to: e the desirability of sustaining and enhancing the significance of the asset; and f the scale of any harm or loss; and g the significance of the heritage asset.

Hidden and Unidentified Heritage Assets

Remains or hidden features or fabric, which contribute to the significance of a designated heritage asset (or which suggest that a non-designated heritage asset is of demonstrably

equivalent significance), should be recorded and preserved in situ. The recording and excavation of remains or hidden features or fabric of less heritage value may be permitted, if recording and preservation in situ is not a reasonable or feasible option.

Enabling Development

In exceptional circumstances, a proposal for enabling development that would not otherwise be permitted may be supported if it can be demonstrated that this will secure the long-term preservation and enhancement of a designated heritage asset considered to be at risk, or other heritage asset on a local risk register maintained by the Council. Such development will only be permitted if: h it has been demonstrated that reasonable consideration has been given to other options for securing the long-term preservation and enhancement that are more consistent with the policies of the Local Plan and these are not available; and i it has been demonstrated that the enabling development is the minimum necessary to secure such long term preservation and enhancement; and j the benefits of the enabling development outweigh the dis-benefits of departing from other relevant policies in the Local Plan.

Enabling development will not be permitted where the Council considers the current condition of the heritage asset is the result of deliberate or reckless neglect or actions designed to secure a benefit from this exception to policy.

Materials Palette and Form.

New development should take the opportunity to reinforce the underlying character and appearance of the village by using materials and forms found elsewhere within the settlement where it is evident that the materials and buildings make a positive contribution towards its significance and interest.

Typical materials include:

Walling – brick, flint, natural stone (e.g. green sandstone) and rendered cob.

Roofs - Natural slate, clay tiles or thatch (wheat straw).

Fenestration – side hung timber casements or timber vertical sliding sashes

Examples include:



Plate 8. Typical use of stock bricks both red and vitrified blue headers which create a distinctive pattern. This image also illustrates the valued and typical vertical sliding sash and casement, both set within a reveal.



Plate 9. A combination of flint walling with natural stone banding. Stock brick lintels have been used above the windows to create visual interest. Again, the side hung casements are set within a reveal which creates shadowing, texture and interest.



Plate 10. Little England a vernacular cottage illustrating the use of cob walling and thatch.



Plate 11. Good examples of a vernacular thatched building and a more gentrified or polite building to the right.



Plate 12. A 19th Century polite villa with low pitched slate roof, symmetrically positioned windows, door and chimney stack representing the move away from the vernacular tradition



Plate 13. A 19th Century house with painted rendered walls with plain tiled roofs.

Enclosures

A variety of walls enclosing gardens is a strong and often repeated feature of the village which not only produces an attractive townscape but also defensible space. Walls within the village use in the main brick and flint as illustrated below:



Plate 14. An attractive brick and flint wall at the Parish Church. See also Plate 13 above.

Archaeology

Sources and Further Reading:

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