

Motcombe Neighbourhood Plan

HERITAGE ASSESSMENT Relating to proposed site allocations



Kevin Morris Heritage Planning
23 Queens Avenue, Dorchester, DORSET DT1 2EW

kmheritageplanning@gmail.com

07751 075442

September 2017

Contents

	Page
1. Introduction	4
2. The Legislative Framework	5
3. National Planning Policy Framework	5
4. Local Policy Framework	6
5. Conservation Principles	6
6. The Setting of Heritage Assets	7
7. Analysis of Heritage Assets and the impact of the Site Allocations	9
8. Conclusion	29
Appendix	30

List of Figures

Fig. 1. The proposed site allocations. The green dots identify statutory listed buildings and the purple line the boundary of the conservation area. Source Motcombe PC Neighbourhood Plan Group

Fig. 2. An extract from the NP allocations map showing the location of site 19 and its relationship with East Coppleridge Farm (green dot). The former orchards are also identified (yellow dots).

Fig. 3. View looking north-east into the site from the adjacent lane.

Fig. 4. Coppleridge Farm marked in green and its relationship with the allocated site in red. The orchard is still visible with several small trees to the west of the farmhouse (marked in yellow). Source: Dorset Explorer.

Fig. 5. Extract showing the location of the site allocations relative to East Coppleridge Farm.

Fig. 6. View looking east across the site with the property Highfield just visible below the tree canopy.

Fig. 7. View looking south across the site allocations from the existing access.

Fig. 8. Extract showing the location of site 18 and HER entries with yellow dots.

Figs. 9 & 10. Views looking east from the existing access into the site at its north-western corner and south along its western boundary.

Fig. 11. Extract showing the location of site 24. The adjacent listed building in green and former orchard in yellow.

Fig. 12. The front elevation of Red House Farm from The Street.

Fig. 13. A view looking towards the site through the southern curtilage of Red House Farm from The Street.

Fig. 14. A late 19th century map showing Red House Farm with orchards to the rear.

Fig. 15. The allocation site with Access at its north-western corner from the street.

Fig. 16. View looking across the site from its north-western corner.

Fig. 17. Plan showing the proposed site at rear of properties to the south-east of The Street

Fig. 18. A view looking south-east across the site from adjacent farmland.

Fig. 19. Extract from the allocations map showing the extent of site 1.

Fig. 20. View from the lane looking north-east across the site.

Fig. 21. View looking east to the listed St, Mary's Church and the Motcombe Conservation Area.

Fig. 22. Extract showing the relationship with site 1 and the edge of the village together with the conservation area boundary (purple), listed buildings (green and lemon) and HER orchard (yellow).

Fig. 23. Map extract showing the farm and adjacent orchard in the late 19th century.

Fig. 24. View looking south towards the farmhouse.

Fig. 25. View of one of the numerous farm buildings within the yard.

Fig. 26. View of the farm buildings from the adjacent lane.

Fig. 27. Extract showing the location of site 4 in Bittles Green and HER entries opposite.

Fig. 28. View looking south-east across the site allocation.

1. Introduction

- 1.1 KMHP has been appointed by Motcombe Parish Council's Neighbourhood Plan Group to provide heritage advice on the proposed Neighbourhood Plan allocations within the village of Motcombe. The purpose of this report is to assess the likely impacts of those allocations on the significance of heritage assets including their setting. The map below identifies the numbered sites examined as part of this exercise

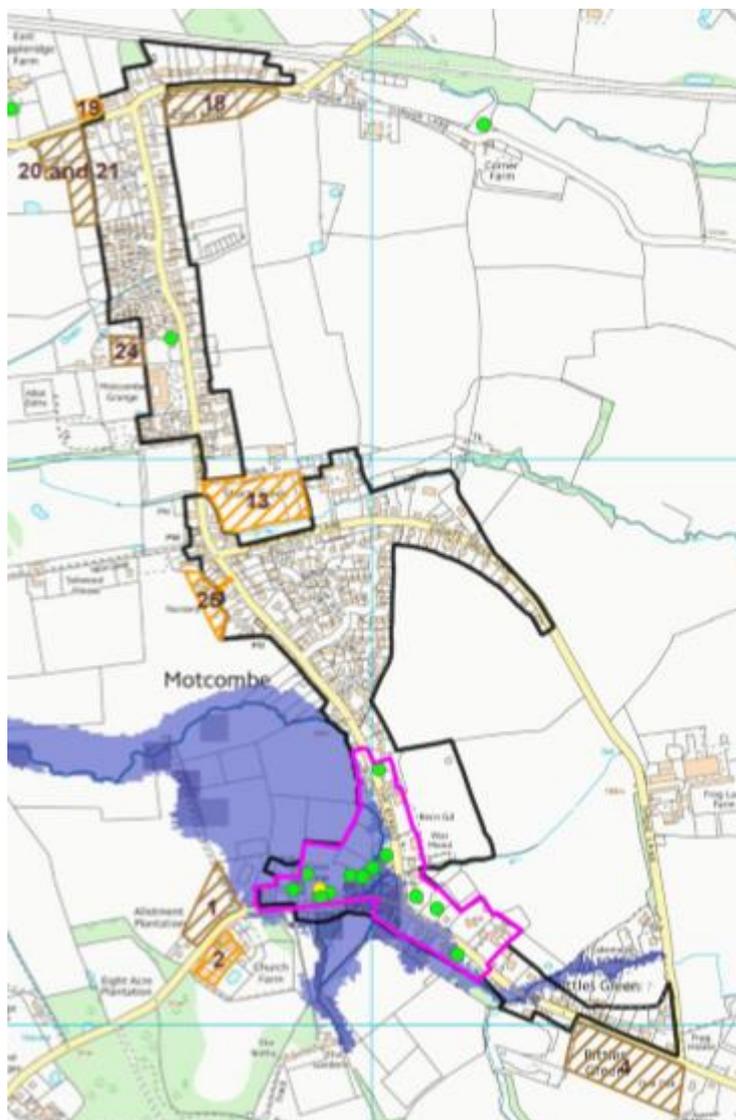


Fig. 1. The proposed site allocations. The green dots identify statutory listed buildings and the purple line the boundary of the conservation area. Source Motcombe PC Neighbourhood Plan Group

- 1.2 The key characteristics of the cumulative allocation are that they consist of a series of small and medium scale sites (in village terms), comprising low lying paddocks used mainly for grazing set within an attractive pastoral landscape on the edge of the village. With the exception of the former Nursery, they form part of the green undeveloped edge to the northern, central and southern parts of the village, the latter of which is close to the Motcombe Conservation Area. 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 allocations within the Motcombe 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), The Legislative Framework (2), National Planning Policy Framework (3) Local Policy Framework (4), Conservation Principles (5), The Setting of Heritage Assets (6), Analysis of the Heritage Assets and the Impact of the Site Allocations (7) and Conclusions (8). Copies of the Local Planning Policies are provided within the Appendix.

- 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 Motcombe) and the Motcombe 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. Legislative Framework

- 2.1 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 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'.

3. National Planning Policy Framework

- 3.1 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'.

4. Local Policy Framework

- 4.1 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.
- 4.2 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.

5. Conservation Principles

- 5.1 Historic England's 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 in the document 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.

6. The Setting of Heritage Assets

- 6.1 Whilst the proposed sites within Motcombe do not have a direct impact upon known archaeology, statutory listed buildings, built non-designated heritage assets or conservation area, allocation 24 would affect a site identified within the Historic Environment Record as a former post-medieval orchard. This assessment therefore in the main examines the possible effects of the allocations upon the settings of heritage assets. The possible effects created by allocation 24 is dealt with within the main text relating to an assessment of that site.
- 6.2 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 July 2015. 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. Elements of a setting may make a positive or negative contribution to the significance of an asset,

may affect the ability to appreciate that significance or may be neutral. The document makes clear that all of the following matters may affect the understanding or extent of setting:

- While setting can be mapped in the context of an individual application or proposal, it does not have a fixed boundary and cannot be definitively and permanently described for all time as a spatially bounded area or as lying within a set distance of a heritage asset because what comprises a heritage asset's setting may change as the asset and its surroundings evolve or as the asset becomes better understood or due to the varying impacts of different proposals; for instance, new understanding of the relationship between neighbouring heritage assets may extend what might previously have been understood to comprise setting
- Extensive heritage assets, such as landscapes and townscapes, can include many heritage assets and their nested and overlapping settings, as well as having a setting of their own. A conservation area will include the settings of listed buildings and have its own setting, as will the village or urban area in which it is situated
- The setting of a heritage asset may reflect the character of the wider townscape or landscape in which it is situated, or be quite distinct from it, whether fortuitously or by design (e.g. a quiet garden around a historic almshouse located within the bustle of the urban street-scene)
- Setting in urban areas (*and I would argue villages*), given the potential numbers and proximity of heritage assets, is therefore intimately linked to considerations of townscape and urban design and of the character and appearance of conservation areas. The character of the conservation area, and of the surrounding area, and the cumulative impact of proposed development adjacent, would suggest how much impact on the setting should be taken into account

6.3 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.

Step 2: assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s)

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

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 site allocations 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. It is recognised that not all heritage assets are of equal importance and the contribution made by their setting to their significance also varies. Nor do all settings have the same capacity to accommodate change without harm to the significance of the heritage asset. This capacity may vary between designated assets of the same grade or of the same type or according to the nature of the change. This requires the implications of proposed development affecting the setting of heritage assets to be considered on a case-by-case basis.

7. Analysis of Heritage Assets and the impact of the Site Allocations

- 7.1 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 nine proposed sites 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 nine sites could potentially be changed by intervisibility with new housing development or associated recreational facilities. 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. This report will take each site in turn from north to south and apply the tests above.

- 7.2 In terms of Archaeology a review has been undertaken of the known scheduled sites along with information provided by Dorset’s Historic Environment Record. Consideration has been given to the numerous post-medieval orchards identified in various locations around the village where they have a direct or indirect relationship with the site allocations. The conservation area as a whole has also been considered. Each site is considered in turn below.

Site 19

General Description

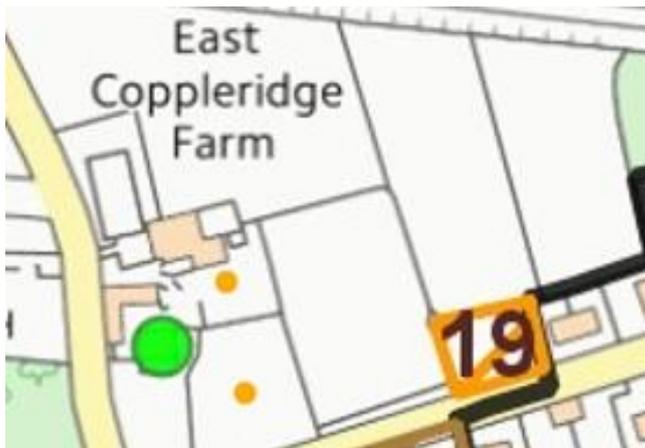


Fig. 2. An extract from the NP allocations map showing the location of site 19 and its relationship with East Coppleridge Farm (green dot). The former orchards are also identified (yellow dots).

- 7.3 Site 19 is located to the north of the village to the east of East Coppleridge Farm and Coppleridge Farm Cottages and immediately adjacent to Sunset Ridge to its east. The area comprises a small grassed area with small temporary buildings and with access from the adjacent lane at its south-western corner. The site is surrounded on three

sides by high hedgerows and trees and the fourth by the flank garden and elevation of Sunset Ridge. Prior to construction of the dwellings to the east of the allocated site the land fell within the boundary of East Coppleridge Farm

Archaeology

- 7.4 There are no scheduled monuments within the immediate or wider setting of this site.

In terms of non-designated assets, the Dorset Historic Environment Record identifies an entry forming part of East Coppleridge Farm. This comprises a post-medieval/modern orchard immediately to the east of the farm (HER Number MD027906). The entry is separated from the allocation site by a field.



Fig. 3. View looking north-east into the site from the adjacent lane.

Listed Buildings

- 7.5 East Coppleridge Farm to the west of the site allocation is a grade II listed building with the following list description:

Farmhouse, probably early C19 but of more than one build. Brick (Flemish bond), part rendered. Gable-ended slate roof of 2 pitches with end brick stacks. 2 storeys, 3 window range. Left bay lower than 2 right bays. 12-pane sashes. Panelled door under flat hood on slender columns.

Conservation Area

- 7.6 The Motcombe Conservation Area does not extend to this part of the village

Assessment Step1:

- 7.8 In light of the above, there are two assets, requiring further analysis as part of this exercise. East Coppleridge Farm and the post-medieval orchard.

Assessment Step 2:

- 7.9 Coppleridge Farm is a typical farmhouse with associated farm buildings falling within its immediate and close curtilage. In addition to its special architectural and historic interest as a building type and reflecting a particular period of architectural design and social history, part of its significance as a farmhouse is reliant upon its relationship, both visual and functional, with adjacent service buildings and the surrounding land which includes the former orchard to its east. Views from and to the property from surrounding land enables an understanding and appreciation of its role within the landscape as a farmhouse. This setting is significant although existing hedgerows provide comprehensive visual barriers particularly from the south, east and west. These limit the extent of the setting and from the site allocation, there is limited visibility, particularly when the trees and hedgerows are in leaf with only part of the roof being visible.
- 7.11 The Orchard has less of a setting due to its topography and enclosure, its most visible setting and relationship is that north and westward with the listed farmhouse for which it provides a setting and vice versa. Its surroundings and relationship with the farm therefore provide an appropriate setting.



Fig. 4. Coppleridge Farm marked in green and its relationship with the allocated site in red. The orchard is still visible with several small trees to the west of the farmhouse (marked in yellow).
Source: Dorset Explorer.

Assessment Step 3:

- 7.12 In terms of assessing the possible effect of the allocation upon the significance of both assets, investigation on site demonstrates that there will not be a marked effect upon their setting or significance. In both cases the assets are sufficient distance away from the proposed site which together with existing screening, topography and scale of the site allocation (and potential diminutive scale of development) would result in no harm being caused. In turn this negates the need to apply steps 4 and 5 of the assessment criteria.

Sites 20 and 21

General Description



Fig. 5. Extract showing the location of the site allocations relative to East Coppleridge Farm and former orchards.

- 7.13 Sites 20 and 21 are located to the north of the village to the east of Highfield and adjacent to properties in Elm Close. The site allocations currently comprise pastureland with a detached farm building lying within the site. The area is currently divided into three pastures enclosed by mature hedgerows and trees with the fourth area containing the farm building and yard. Access is provided via the northern boundary.



Fig. 6. View looking east across the site with the property Highfield just visible below the tree canopy.



Fig. 7. View looking south across the site allocations from the existing access.

Archaeology

- 7.14 There are no scheduled monuments within the immediate or wider setting of this site.

In terms of non-designated assets, north of the allocations is the post-medieval/modern orchard immediately to the east of the farm (HER Number MD027906). The entry is separated from the allocation sites by the lane serving Coppleridge and lined east/west at its southern boundary. To the east of the site allocations and now covered by properties within Elm Close is another entry on the Record (HER Number MDO27907) again a post medieval to modern (1800 AD? to 1950 AD) orchard.

Listed Buildings

- 7.15 East Coppleridge Farm lies to the north of the site allocations as described previously.

Conservation Area

- 7.16 The Motcombe Conservation Area does not extend to this part of the village

Assessment Step1:

- 7.17 In light of the above, there are three assets, requiring further analysis as part of this exercise. East Coppleridge Farm and the two post medieval orchards.

Assessment Step 2:

- 7.18 A description of Coppleridge Farm has been provided together with the adjacent Orchard. Their settings have also been described. The former Orchard to the east of the site allocations has been developed forming part of Elm Close.

Assessment Step 3:

- 7.19 In terms of assessing the possible effect of the allocation upon the significance of the assets identified, site investigation has revealed that there will not be harm caused to their significance or interest. In the case of the farmhouse and adjacent orchard both are sufficiently divorced from the site allocations which together with existing screening and topography would not result in harm being caused. In turn this negates the need to apply steps 4 and 5 of the assessment criteria although under step 4, the northern boundary of any proposed housing layout could be reinforced with landscaping to ensure the provision of a visual buffer. The former Orchard to the east of the site allocations has been developed now forming part of Elm Close and cannot be said to be reliant upon a setting.

Site 18

General Description



Fig. 8. Extract showing the location of site 18 and HER entries with yellow dots.

- 7.20 Site allocation 18 is also located to the north of the village at Elm Hill, to the west of Highfield and adjacent to properties in Elm Close. The site allocations currently comprise pastureland with a detached farm building lying within the site. The northern boundary comprises a high hedgerow with trees, the western with Cashel, a domestic property and the eastern and southern boundaries lie within open pastureland.

Archaeology

- 7.21 There are no scheduled monuments within the immediate or wider setting of this site.
- In terms of non-designated assets, north of the allocation is another post-medieval/modern orchard which follows the curtilage of Nods Fold (HER Number MDO27908). A further Orchard lies within the immediately to the west of the site and is part of the same allocation (HER Number MD027907) as allocations 20 and 21.



Figs. 9 & 10. Views looking east from the existing access into the site at its north-western corner and south along its western boundary.



Listed Buildings

7.22 There are no listed buildings sufficiently close to the site to warrant mention.

Conservation Area

7.23 The Motcombe Conservation Area again does not extend to this part of the village

Assessment Step1:

7.24 In light of the above, there are two assets, requiring further analysis as part of this exercise comprising the former post-medieval orchards.

Assessment Step 2:

- 7.25 Both Orchards have been developed and any significance has been compromised by that redevelopment including domestic curtilages. As such they do not have a setting which contributes to any significance they may once have had. In light of this, steps 3, 4 and 5 are not necessary.

Site 24

General Description

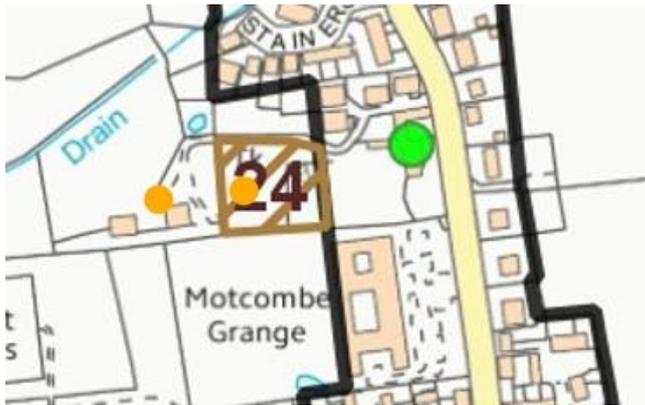


Fig. 11. Extract showing the location of site 24. The adjacent listed building in green and former orchard in yellow.

- 7.26 This site falls within the rear curtilage and setting of Red House Farm, situated on the western side of The Street. It comprises a previous orchard and tennis court and is enclosed to the north by number 4 Red House Close and properties in Strainers Mead. Its eastern boundary comprises the rear garden of Red House Farm and its western boundary by a tree screen. Access is provided by a track leading from Red House Close serving a small group of farm buildings to the west of the site allocation.



Fig. 12. The front elevation of Red House Farm from The Street.



Fig. 13. A view looking towards the site through the southern curtilage of Red House Farm from The Street.

Archaeology

7.27 There are no scheduled monuments within the immediate or wider setting of this site.

In terms of non-designated assets, there is an entry within the Historic Environment Record for the allocation site and the land immediately to the west. Again this is in recognition of the former use as a post-medieval/modern orchard (HER Number MDO27910).

Listed Buildings

7.28 Red House Farm is a statutory listed building grade II. The list description is as follows:

House, probably late C18 with early and late C19 additions. Coursed, squared rubble with right hand additional bay in brick. Tiled, gable-ended roof with brick stacks to ends of ranges. 2 storeys, 3 window range (additional bay right and cross-wing left). 9-pane sashes. Ground floor openings have open segmental brick heads with stone keystones. C19 open wooden porch with part-glazed panelled door. (RCHM, Dorset, vol IV, p 50, no 15).

Listing NGR: ST8465026211

Conservation Area

7.29 The Motcombe Conservation Area again does not extend to this part of the village

Assessment Step1:

7.30 In light of the above, there are two assets, requiring further analysis as part of this exercise comprising the statutory listed building, Red House Farm and the former post-medieval orchard.

Assessment Step 2:

- 7.31 Being statutory listed, Red House farm is of national importance as a building of special architectural or historic interest. That interest stems from the building itself and from its setting and relationship within its former farmland. The extract from a late 19th century map below shows the house with attached building and orchards at the rear. This suggests that the rear of the property has always been open to the surrounding landscape. In more recent decades, land to the north has been redeveloped to provide additional housing and the land to the south developed to create Motcombe Grange. This in turn places greater importance of the land at the rear of the property to provide an appropriate setting for the listed farmhouse and demonstrating its former relationship with its land which in turn contributes to the significance of the listed building.



Fig 14. A late 19th century map showing Red House Farm with orchards to the rear.

- 7.32 In terms of the former orchard, little evidence of this exists although the former boundaries as shown above are still discernible from above. The former orchard, now provides a setting for the listed building and also has value for that reason.

Assessment step 3:

- 7.33 Development of the site allocation has the potential to cause harm to the significance of the heritage asset. The level of harm would be dependent upon the form, scale, siting and appearance of any proposals within this context. It would appear from an examination of historic maps that this area has never been developed (with the exception of a tennis court) and it has, since the construction of the listed building been in production as part of the holding. Following the statutory listing of the property the land has become important for providing the building with an appropriate setting given its type and this contribution needs to be maintained and safeguarded.

Assessment Step 4:

- 7.34 As Historic England make clear, 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. This doesn't in itself rule out development of any kind but in this case very limited development could be designed in such a way as to maintain an open, visual relationship between the listed house and the former orchards and land beyond. This could be achieved through low rise, linear buildings which use an agrarian narrative in terms of their design, form, layout and appearance, including materials. In addition, the opportunity could be taken to re-create the former orchards to provide a setting for any new buildings and Red House Farm and reinforce the significance of the former orchard as a non-designated asset through a landscape management plan. Step 5 is not necessary at this stage.

Site 13

General Description



Fig. 15. The allocation site with Access at its north-western corner from the street.

- 7.35 The allocated site comprises a relatively large area of level pasture together with two linear enclosures to its east, adjacent to Short's Green Farm. The allocated area is enclosed on its northern side by access track and hedgerow. Its eastern boundary by the domestic curtilage of Short's Green Farm; its southern boundary by a mature hedge and trees; and its western boundary by the rear gardens of properties fronting The Street. Two mature hedgerows and trees run north-south creating the smaller linear plots with the eastern-most containing an access track from Short's Green Lane.



Fig. 16. View looking across the site from its north-western corner.

Archaeology

7.36 There are no scheduled monuments or non-designated heritage assets within the immediate or wider setting of this site.

Listed Buildings

7.37 There are no listed buildings affected by the proposal.

Conservation Area

7.38 The Motcombe Conservation Area again does not extend to this part of the village

Site 25

General Description

7.39 This allocated site comprises the nursery to the rear of properties fronting the Street and currently comprises a series of structures associated with that use with access directly from the street between Trewern and 49 and 50 The Street.

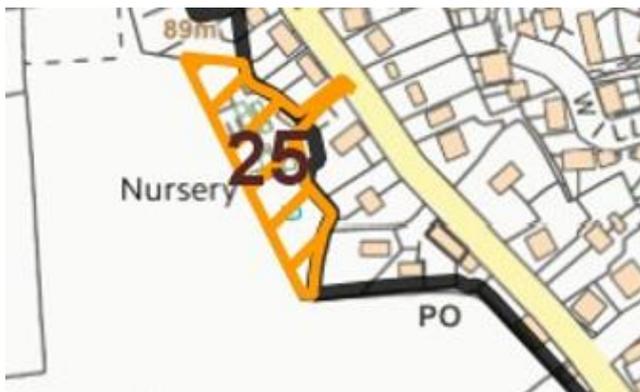


Fig. 17. Plan showing the proposed site at rear of properties to the south-east of The Street
Fig. 18. A view looking south-east across the site from adjacent farmland.



Archaeology

7.40 There are no scheduled monuments or non-designated heritage assets within the immediate or wider setting of this site.

Listed Buildings

7.41 There are no listed buildings affected by the proposal.

Conservation Area

7.42 The Motcombe Conservation Area again does not extend to this part of the village.

Site 1

General Description



Fig. 19. Extract from the allocations map showing the extent of site 1.

7.43 The site forms part of open pasture land and access track located south of the village, north of the lane providing a link with the village and the Shaftesbury to Gillingham Road, the B3081. The northern boundary of the site is open to the agricultural land beyond, the southern boundary by a hedgerow adjacent to the lane, western boundary by Woodside, a residential bungalow; and the eastern boundary is formed by a hedge with access.



Fig. 20. View from the lane looking north-east across the site.



Fig. 21. View looking east to the listed St, Mary's Church and the Motcombe Conservation Area.

Archaeology

- 7.44 There are no scheduled monuments or non-designated heritage assets within the immediate or wider setting of this site.

Listed Buildings

- 7.45 There are no listed buildings directly affected by the proposal however as the allocation plan demonstrates, there are a series of statutory listed buildings to the east of the site. They are, The School House (grade II), St. Mary's Church (Grade II*), 1 – 8 Church Walk (all grade II) and Barn House in The Street (grade II). Site examination reveals that in the main, their settings are not dependent upon the area of land covered by the site allocation given their location and siting of other non-designated buildings adjacent which provide a buffer between them and the allocated site. The only exception to this is the Tower of St. Mary's Church.

Conservation Area

- 7.46 The Motcombe Conservation Area boundary is located east of the site allocation enclosing the listed properties mentioned above together with Church House which is closest to the site boundary on the property's western side.

Assessment Step 1:

- 7.47 In light of the above, the assessment relating to the likely impact on heritage assets relates to the tower of St. Mary's Church and the Motcombe Conservation Area.

Assessment Step 2:

- 7.48 Being statutory listed, St. Mary's Church is of national importance as a building of special architectural or historic interest. That interest stems from the building itself and from its setting both immediate and further afield. The Church therefore has a setting provided its churchyard together and its hinterland. The tower in particular acts as a visual reminder that the building has more than an historic, architectural and

aesthetic significance. It also has cultural significance, providing emotional and symbolic (religious) meaning for the communities in and around Motcombe.

- 7.49 With regard to the Motcombe conservation the conservation area boundary is drawn tightly around those buildings and areas thought to contain a level of special architectural or historic interest. That part closest to the allocated site is drawn around the domestic curtilage of Church House, the School House (it cuts through the curtilage of the school) and the churchyard of St. Mary's. These areas with the exception of the school, back onto open fields and as such they provide a setting albeit from privately owned land of the conservation area.

Assessment step 3:

- 7.50 Development of the site allocation has the potential to affect the wider setting of the Church (tower) by altering and diminishing its prominence within the landscape. In addition, development could also reduce the setting of this part of the conservation area thus causing a degree of harm to the significance of both heritage assets. The level of harm would be dependent upon the form, scale, siting and appearance of any proposals within this context although it should be noted that any harm would be slight given the relationship of the assets with the site allocated.

Assessment Step 4:

- 7.51 Given the limited harm that could be caused through development of this site, that harm could be mitigated through sensitive design and siting of new development to ensure views through and from the site to the Church Tower within the northern part of the site. Furthermore, reference to the local vernacular and existing grain of development would ensure that any proposal on this site reinforce local character and identity and thus protect the underlying characteristics of the area and significance of nearby heritage assets. Step 5 is not necessary at this stage.

Site 2

General Description

- 7.52 Site allocation2 comprises the major portion of the Church Farm complex to the south of site 1. The area contains a series of farm buildings, some relatively modern structures and some of assumed 19th century origin although a late 19th century map extract below indicates that a significant portion of the original farmstead has been removed. The Farmhouse is not included within the site allocation.

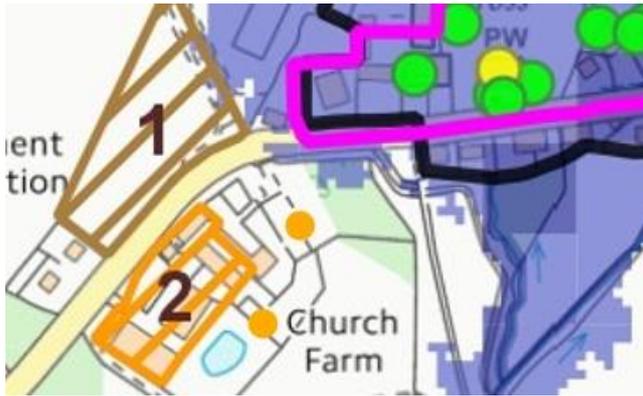


Fig. 22. Extract showing the relationship with site 1 and the edge of the village together with the conservation area boundary (purple), listed buildings (green and lemon) and HER orchard (yellow).

Fig. 23. Map extract showing the farm and adjacent orchard in the late 19th century.



Fig. 24. View looking south towards the farmhouse.



Fig. 25. View of one of the numerous farm buildings within the yard.

Fig. 26. View of the farm buildings from the adjacent lane.



Archaeology

7.53 There are no scheduled monuments within the immediate or wider setting of this site. To the south and east of the site is a former orchard recorded on the Historic Environment Record (HER Number 02792097)

Listed Buildings

7.54 Given the existing nature of the site, there are no listed buildings affected by the proposal.

Conservation Area

7.55 The Motcombe Conservation Area is relatively close to the development to its north-east, but given the extent and scale and appearance of the existing farmstead it is not considered that the allocation will affect the setting of the conservation area.

Assessment Step 1:

7.56 In light of the above, there is only one asset requiring further analysis as part of this exercise comprising the former Church Farm orchards.

Assessment Step 2:

7.57 The boundary of the designation falls outside of the site allocation. At present it could be argued that any setting this may have is defined by the range of farm buildings which currently exist within the allocated site.

Assessment step 3:

7.58 Development of the site allocation has the potential to improve and enhance the adjacent former orchard rather than detract from it given the impact created by the existing farmstead.

Assessment Step 4:

7.59 Sensitive development which creates a more suitable and soft edge to the designation combined with a more domestic scale of buildings with sensitive forms and materials which reflect local character would lead to an enhanced setting of the former orchard.

Site 4

General Description

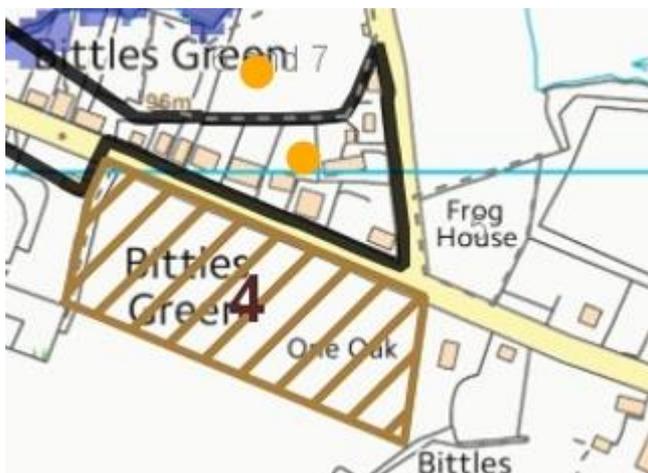


Fig. 27. Extract showing the location of site 4 in Bittles Green and HER entries opposite.



Fig. 28. View looking south-east across the site allocation.

7.60 Site 4 is located within Bittles Green and currently comprises open pastureland. The site is bounded to the north by the main road access into the village from Shaftesbury and a mature hedge. Its eastern boundary is formed by the domestic curtilage of One Oak and its western boundary by an access track and domestic curtilage of Shires Meadow. The southern boundary is open to the remainder of the field.

Archaeology

7.61 There are no scheduled monuments within the immediate or wider setting of this site. To the north, now forming the domestic curtilages of properties is a former Orchard and allotment site identified on the Historic Environment Record (HER 027926 and 027825) although due to being developed former orchard does not have a setting.

Listed Buildings

7.62 There are no listed buildings affected by the proposal.

Conservation Area

7.63 The Motcombe Conservation Area again does not extend to this part of the village.

Assessment Step1:

7.64 In light of the above, there is only one asset requiring further analysis as part of this exercise comprising the former orchard to the north.

Assessment Step 2:

- 7.65 The boundary of the designation falls outside of the site allocation and given it has been redeveloped it has no setting as such as a former orchard.

Assessment step 3:

- 7.66 Development of the site allocation will not affect the HER allocation. Steps 4 and 5 are not therefore necessary.

8. Conclusion

- 8.1 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.
- 8.2 In terms of known archaeology the proposals would not pose any threat to existing designated or recorded areas in the HER with the exception of site allocation 24 and mitigation has been put forward in response to this. It is always wise however to provide for further investigative work as part of any development proposal given the intensity of fruit production and human activity within and around the village.
- 8.3 With regard to statutory listed buildings it would appear that only Red House Farm could be affected to any significant effect by the allocation at the rear and resultant development. This harm would however be less than substantial and if the level and form of development is as suggested, any harm could be mitigated through the sensitive design of the site as suggested. Furthermore, development of site 1 could reduce, albeit very slightly, the prominence of St. Mary's Church tower within the immediate landscape. However this is only slight and through sensitive design and siting of new buildings, views to the tower can be maintained.
- 8.4 In terms of the conservation area, there would not be any direct harm to the significance of the asset as a result of allocation and subsequent development. The only area of possible indirect impact upon the setting would result from the development of site 1. However, given its scale and relationship with the conservation area boundary any harm (and this is thought to be slight) can be mitigated through sensitive design as mentioned previously.
- 8.5 In conclusion therefore, the majority of the proposals will not cause substantial or less than substantial harm to any designated or non-designated assets. The only exceptions are as described above, Red house Farm, its former orchard and the tower of St. Mary's Church but mitigation is possible to address those concerns
- 8.6 The allocations also provide the opportunity to strengthen the underlying character and appearance of the village as suggested by the proposed policies through good design, a limited materials palette and landscaping with a strong reference to reflecting the local vernacular.

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.