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# West Dorset, Weymouth and Portland Strategic Landscape and Heritage Study

## Stage 1 assessment

Prepared by LUC  
July 2018



**Project Title:** West Dorset, Weymouth and Portland Strategic Landscape and Heritage Study

**Client:** Dorset Councils Partnership

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Planning & EIA  
Design  
Landscape Planning  
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# 1 Introduction

- 1.1 This Stage 1 assessment contains a high-level scoping exercise of sites included in the Issues and Options Consultation document<sup>1</sup>, based on a consideration of landscape and heritage constraints to development. While the Issues and Options report undertook its own scoping exercise considering the range of potential planning constraints, this Stage 1 assessment involves a more specific independent consideration of landscape and heritage issues.
- 1.2 Each of the ten settlements is assessed by the 'Broad Search Area' identified in the Issues and Options Consultation document, as well as some additional sites subsequently omitted following consultation (these affect Bridport and Crossways).
- 1.3 For ease of reference between the two exercises, the conclusions made by the Issues and Options Consultation document are included in the assessment tables, but note that – as above – these consider the full range of planning constraints. It is also important to emphasise that this new, independent assessment has not been influenced by the conclusions made at that time.
- 1.4 The table below explains the colour coding applied to these Stage 1 assessments, used to indicate whether Broad Search Areas are recommended to be scoped in/out of further detailed Stage 2 study on landscape and/or heritage grounds. In some cases, the Broad Search Areas present clear geographical differences in levels of likely sensitivity to development, requiring a split in the Stage 1 scoring at the Broad Search Area level. Note that as this is a high level scoping exercise, more intricate exclusions of individual sites or features within the Broad Search Area was not undertaken. Broad Search Areas recommended for Stage 2 assessment will be subject to further refinement in terms of their boundaries, and sites/features present within them will be assessed thoroughly using a criteria-based approach.

**Table explaining colour coding applied to the Stage 1 landscape and heritage assessments**

Colour coding	Definition
Green	Area to be taken through to more detailed Stage 2 assessment; no significant landscape or heritage sensitivities have been identified in Stage 1.
Amber	Area to be taken through to more detailed Stage 2 assessment, but it is likely to have some landscape and/or heritage sensitivities that will affect the siting and scale of development able to be accommodated.
Red	Area scoped out of Stage 2 on landscape and/or heritage grounds.

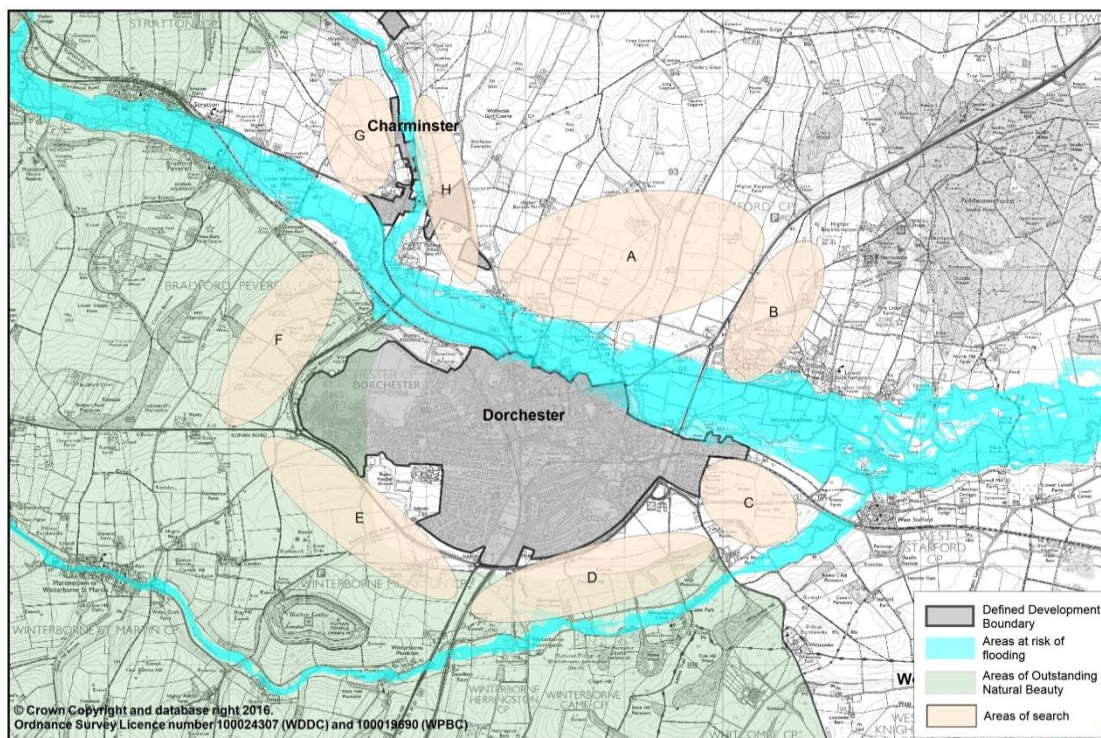
- 1.5 Following the Stage 1 landscape and heritage assessments undertaken at the Broad Search Area level, overall conclusions are presented for each settlement, setting out the following:
  - Broad Search Areas scoped out of Stage 2 on landscape/heritage grounds
  - Broad Search Areas scoped out of Stage 2 on other grounds (i.e. non-landscape/heritage planning constraints)
  - Summary of Broad Search Areas to be taken forward to Stage 2 for more detailed assessment.
- 1.6 It is important to note that Broad Search Areas taken forward to Stage 2 may still be assessed as of high sensitivity to development (on landscape and/or heritage grounds) following more detailed assessment and field verification undertaken during this stage.

<sup>1</sup> Joint Local Plan Review for West Dorset, Weymouth and Portland. Initial Issues and Options Consultation. February 2017.

## 2 Dorchester: Stage 1 assessment

- 2.1 The Broad Search Areas which form the spatial framework for Dorchester's Stage 1 assessment are mapped below.

**Figure 2.1: Broad Search Areas for Dorchester (Issues and Options Consultation Report, February 2017)**



## Broad Search Area Assessments

Broad Search Area Code & Name	Landscape Character Area(s)	Issues and options recommendation	Concl	LUC high-level landscape analysis	Landscape score (RAG)	LUC high-level heritage analysis	Heritage score (RAG)	Take through to Stage 2? (Y/N) <i>Explain location if partial</i>
A: North of Dorchester	Cerne and Piddle Valleys and Chalk Downland	Impacts on landscape, heritage assets and water quality will need to be addressed if this area is taken forward.	✓	<ul style="list-style-type: none"> <li>Overlooks Dorchester from the north, gently rising to 90m AOD</li> <li>Rural landscape cut by a north-south dry valley meeting the Frome Valley to the south</li> <li>Mixed improved pasture and arable farmland– planned and regular post-medieval fields</li> <li>Some natural character provided by deciduous woodland blocks, including one Ancient Woodland site.</li> <li>Unsettled apart from scattered farms</li> <li>Southern edge of the area within the 'Land North and East of Dorchester' site of Local Landscape Importance</li> </ul>		<ul style="list-style-type: none"> <li>No designated assets within Broad Search Area</li> <li>Immediately adjacent to Kingston Maurward Registered Park and Garden (Grade II*) and Conservation Area – potential for setting change</li> <li>Southwest of Higher Kingston Conservation Area – potential for setting change</li> <li>Some potential for setting change to Birkin House (Grade II Listed Building), although generally well screened.</li> <li>Extensive Bronze Age barrow group at eastern end of area, south of Eweleaze Barn; ploughed-down</li> <li>Historic landscape features including strip lynchets, ridge and furrow</li> </ul>		<p>Landscape: <b>Yes</b> - sensitivities to be explored in more detail in Stage 2.</p> <p>Heritage: <b>Yes</b> – sensitivities to be explored in more detail in Stage 2</p>
B: Stinsford	Cerne and Piddle Valleys and Chalk Downland	Development is likely to result in unacceptable impacts on heritage assets, including Scheduled Monuments, Historic Park and Garden, and Conservation Area.	X	<ul style="list-style-type: none"> <li>Rolling landscape rising up from Frome Valley; includes a steep north-south dry valley rising to 80m AOD</li> <li>Ornamental estate character (majority within the Grade II* Registered Park and Garden at Kingston Maurward)</li> <li>Improved grassland and arable fields (regular, post-medieval encloses) surrounding parkland</li> <li>Bands of deciduous woodland providing natural character</li> <li>Approx. half within the Stinsford Conservation Area</li> </ul>		<ul style="list-style-type: none"> <li>Scheduled Monument covering a section of Roman Road</li> <li>Entirely within Kingston Maurward Registered Park and Garden (Grade II*)</li> <li>Interaction with setting of numerous Listed Buildings in southern portion of area</li> <li>Historic landscape features across much of agricultural land; likely high archaeological potential</li> </ul>		<p>Landscape: <b>Yes</b>. Would merit further assessment if considering purely landscape grounds.</p> <p>Please note: An alternative area immediately adjacent to the east of this Broad Search Area (North and South of Bockhampton Cross) is taken forward to Stage 2.</p> <p>Heritage: <b>No</b>. Within designated asset and potential for impacts to a range of other assets. Avoidance of Scheduled Monument etc. will be necessary.</p> <p>Please note: An alternative area immediately adjacent to the east of this Broad Search Area (North and South of Bockhampton Cross) is taken forward to Stage 2.</p>
C: East of Max Gate	Dorchester Downs	Development is likely to result in unacceptable impacts on the scheduled monuments within this area	X	<ul style="list-style-type: none"> <li>Undulating land rising up from the Frome (north) and South Winterborne (South East) overlooking Dorchester to west</li> <li>Reaching &gt;75m at Frome Hill and Mount Pleasant</li> <li>Hills topped by Scheduled Monuments (Conquer Barrow (earthworks) and bowl barrows)</li> <li>Came Withy Bed (medieval); valued BAP habitat within intensive farmland</li> </ul>		<ul style="list-style-type: none"> <li>Includes extensive prehistoric ritual and funerary landscape, much of which is Scheduled. Relationship between Scheduled Monument and surrounding non-designated assets such that loss of any element potentially giving rise to substantial harm;</li> <li>Setting change to Mount Pleasant complex likely to constitute substantial harm, as location intimately related to landform and development would potentially cut off</li> </ul>		<p>Landscape: <b>Yes</b> - Would merit further assessment if considering purely landscape grounds.</p> <p>Heritage: <b>No</b>. Mount Pleasant complex is a showstopper. The significance of the asset, and the wider ritual and funerary complex, is such that development could not reasonably</p>

Broad Search Area Code & Name	Landscape Character Area(s)	Issues and options recommendation	Concl	LUC high-level landscape analysis	Landscape score (RAG)	LUC high-level heritage analysis	Heritage score (RAG)	Take through to Stage 2? (Y/N) <i>Explain location if partial</i>
				<ul style="list-style-type: none"> <li>Unsettled; post medieval arable fields (intensively farmed)</li> </ul>		relationship to/visibility from surrounding landscape.		be located within the area of search.
D: South-East of Dorchester	Dorchester Downs	Potential for some development on the north-eastern part of this area, adjacent to the bypass, avoiding the potential impacts on the Scheduled Monuments, Dorset AONB and SNCI.	✓	<ul style="list-style-type: none"> <li>Steep ridgeline framing Dorchester to south, rising to 91m at Conygar Hill</li> <li>Two bowl barrows on skyline</li> <li>Unsettled apart from one farm – land mainly under intensive arable production</li> <li>Bands of woodland and floodplain grazing pastures (along South Winterborne)</li> <li>Over half within Dorset AONB (continues beyond to south)</li> <li>Remainder within the Land South of Dorchester site of Local Landscape Importance</li> </ul>	Majority	<ul style="list-style-type: none"> <li>Visual prominence of the ridge, and relationship to heritage assets in the wider landscape, creates the potential for wide-ranging, harmful setting change.</li> <li>Scheduled bowl barrow group on the skyline of Conygar Hill – potential sightlines to Mount Pleasant, and west to Maiden Castle; visibility in landscape key to their significance</li> <li>Harrington barrow group at western end;</li> <li>Development likely to irreparably harm the understanding of the monuments in their setting – as location on ridgeline is critical to their functional and symbolic role</li> </ul>	Majority	<p>Landscape – <b>No</b> to majority, due to visual prominence of undeveloped AONB-designated ridgeline. The ridgeline is important to the rural setting and visual containment of the town.</p> <p>Flatter land close to the A35 could warrant further research under Stage 2 (as per 'broad options for development: South east Dorchester')</p>
					Flatter land close to A35	<ul style="list-style-type: none"> <li>Potential for harm to setting of Maiden Castle, reducing the legibility of the ridgeline and introducing visually prominent development to a key part of the asset's open, rural setting.</li> <li>Important to keep strong separation between development and east-west ridge to maintain setting.</li> <li>Harm to locally important designed landscape of Winterborne Came</li> <li>Likely harm to setting of Winterbourne Farringdon DMV (Scheduled Monument), introducing visually dominant development on hill slopes.</li> </ul>	See text in conclusion box	<p>Heritage: <b>No</b> to majority; potential for substantial harm to two groups of Bronze Age ritual and funerary monuments and wider effects in terms of legibility and understanding of ridgeline.</p> <p>Area of allotments in loop of A35, A352 and B3144, plus a little of the surrounding area, could potentially be developed – but not a significant amount.</p>
E: South-West of Dorchester	Dorchester Downs	Potential for significant impacts on Dorset AONB landscape and heritage assets, though there are opportunities within the bypass.	✓	<ul style="list-style-type: none"> <li>Gently undulating, rising to 115m AOD in far north-west</li> <li>Maiden Castle Scheduled Monument dominates views to south/forms backdrop, with prominent bowl barrow (Scheduled Monument) adjacent</li> <li>Majority within Dorset AONB; eastern section bordering A35 within Land South of Dorchester Landscape of Local Importance</li> </ul>	Majority	<ul style="list-style-type: none"> <li>Very large Scheduled later prehistoric / Romano-British settlement and Neolithic/Bronze Age ritual and funerary monuments adjacent. Showstopper in terms of potential for physical effects/total loss</li> <li>Very high archaeological potential across whole area – extensive later prehistoric / Romano-British settlement and associated field systems</li> </ul>	Majority	<p>Landscape – <b>No to majority</b> due to role as rural edge to Dorchester, AONB designation, landscape setting to national heritage designations – allowing uninterrupted views from Dorchester to Maiden Castle</p> <p>Land within inner A35 to take forward to Stage 2. Also include field opposite Poundbury.</p>
							Inside	Heritage: <b>No.</b>



Broad Search Area Code & Name	Landscape Character Area(s)	Issues and options recommendation	Concl	LUC high-level landscape analysis	Landscape score (RAG)	LUC high-level heritage analysis	Heritage score (RAG)	Take through to Stage 2? (Y/N) <i>Explain location if partial</i>
				<ul style="list-style-type: none"> <li>Regular, 20<sup>th</sup> century planned enclosures – intensive arable/improved pastures</li> </ul>	Along A35	<ul style="list-style-type: none"> <li>Directly in the setting of Maiden Castle (Scheduled Monument) and suite of barrows on Hog Hill and Clandon Hill. Potential for significant levels of harm; bringing development closer to monument and reducing rural setting in northern views.</li> </ul>	arc of A35	<p>Showstoppers in terms of physical effects to Scheduled Monument, and likely substantial harm to the setting of perhaps the best known hillfort in southern Britain</p> <p>Could be some potential for development inside the arc of the A35, as this is a strong, defensible settlement edge (although important non-designated archaeological assets on school playing fields)</p>
F: North-West of Poundbury	Dorchester Downs	Potential for some development in the southern part of this area, avoiding the Scheduled Monuments on the northern part and impacts on the Dorset AONB.	✓	<ul style="list-style-type: none"> <li>Complex topography, rising up from Fordington Bottom to Fordington Down (125m AOD)</li> <li>Roman Aqueduct (Scheduled Monument) forming recognisable landscape feature on slopes</li> <li>Majority post-medieval, regular enclosures of grazed downland intermixed with arable</li> <li>All within and surrounded by Dorset AONB</li> <li>Mixed plantations and deciduous woodland</li> </ul>	North  South	<ul style="list-style-type: none"> <li>Extensive Scheduled archaeological remains, including (inter)nationally significant Roman aqueduct – one of only three recognised from Roman Britain.</li> <li>Scheduled Neolithic and Bronze Age ritual and funerary monuments on northern slopes</li> <li>Very extensive Romano-British / early historic field systems extending across majority of area – potential for substantial harm/total loss of assets that play an important role in the understanding of Roman Dorchester and help to place the urban remains in their wider contemporary landscape context. (Not currently designated, but a case could be made given relationship)</li> <li>Likely setting change to Roman aqueduct from any development on eastern slopes – also potential harm to setting of Maiden Castle through introducing more prominent development to rising ground, changing the sense of scale of Dorchester</li> </ul>		<p>Landscape (north): <b>No</b>, due to visually prominent nationally important landscape features and visual prominence. –</p> <p>Landscape (south): <b>Yes</b>, merits more detailed Stage 2 study – closer proximity to existing development and influence of A37/A35 and away from visible historic landscape features.</p> <p>Heritage: <b>No</b>. Setting and relationships of a number of assets already threatened / harmed by Poundbury. Expansion up onto slopes of Fordington Down risks harm to the settings of a number of nationally important designated assets – and arguably Dorchester itself – introducing more visually dominant development on higher ground, changing the understanding of the functional relationships of the aqueduct with the Roman town and the Romano-British field systems that may have supported its inhabitants. Would also enclose the last open, rural views from Poundbury Camp (Scheduled Monument) to the west.</p>
G: West of Charminster	Cerne and Piddle Valleys and Chalk Downland	Potential for impacts on water quality in this area.	✓	<ul style="list-style-type: none"> <li>Land rising up to 82m from Frome valley (S) and Cerne (E) – steeper slopes up from Cerne visible from AONB</li> <li>Small scale, historic paddocks (pasture) behind Charminster Conservation Area</li> <li>Remainder post-medieval regular and 20<sup>th</sup></li> </ul>		<ul style="list-style-type: none"> <li>Limited potential for effects to the setting of Charminster CA – potential for development to dominate due to rising ground?</li> <li>Paddocks behind Conservation Area of limited value; boundaries modified and partly severed from (related?) historic</li> </ul>		Landscape – <b>Yes</b> . Main sensitivities likely to relate to steep land rising above the Cerne valley visible from AONB, and Charminster Conservation Area.



## Conclusions

- 2.5 The tables below provide information on Broad Search Areas taken through to Stage 2 to be assessed in more detail. Please refer to the previous table for more detailed reasoning behind these decisions. Some of the Broad Search Areas have been split geographically due to differences in sensitivity within them and therefore may appear in both tables. Further information on specific locations included/excluded is also provided in the tables.

### Broad Search Areas scoped out of Stage 2

Broad Search Area Code & Name	Notes
<b>Scoped out on landscape/heritage grounds</b>	
B: Stinsford	The whole of this area is excluded on heritage grounds.
C: East of Max Gate	The whole of this area is excluded on heritage grounds.
D: South-East of Dorchester	The majority of this area is excluded on both landscape and heritage grounds.
E: South-West of Dorchester	The majority of this area is excluded on both landscape and heritage grounds.
F: North-West of Poundbury	All of this area is excluded on heritage grounds.
H: South East of Charminster	Part of this area is excluded from further assessment on landscape grounds. This is the area of steeply sloping land to the north of Charminster.
<b>Scoped out on other grounds</b>	
E: South-West of Dorchester	Part of this area is excluded as due to recreational use.

### Broad Search Areas to take forward to Stage 2

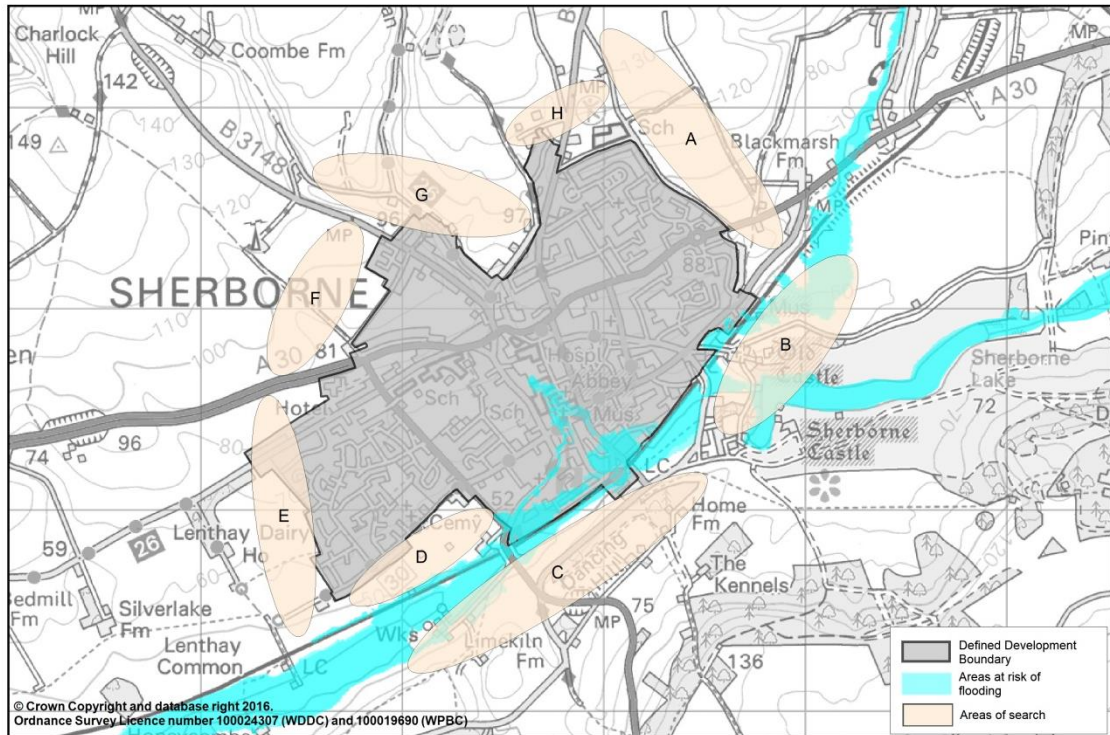
Broad Search Area Code & Name	Notes
A: North of Dorchester	The whole of this area is to be taken through to Stage 2 assessment In the Stage 2 assessment this area will be referred to as Dorchester 1.
B: North and South of Bockhampton Cross	Please note: This is an alternative area located immediately to the east of the original Broad Search Area. In the Stage 2 assessment this area will be referred to as Dorchester 2.
D: South-East of Dorchester	A small part of this area is to be taken through to Stage 2 assessment. This is the flat land adjacent to the A35. In the Stage 2 assessment this area will be referred to as Dorchester 3.
E: South-West of Dorchester	A small part of this area is to be taken through to Stage 2 assessment. This is the area of land inside the arc of the A35. In the Stage 2 assessment this area will be referred to as Dorchester 4.

Broad Search Area Code & Name	Notes
G: West of Charminster	The whole of this area is to be taken through to Stage 2 assessment. In the Stage 2 assessment this area will be referred to as Dorchester 5.
H: South East of Charminster	Two parts of this area are to be taken through to Stage 2 assessment. The first is the area south of Charminster; the second is the flatter area of land immediately to the north of the settlement. In the Stage 2 assessment this area will be referred to as Dorchester 6.

### 3 Sherborne: Stage 1 assessment

3.1 The Broad Search Areas which form the spatial framework for Sherborne's Stage 1 assessment are mapped below.

**Figure 3.1: Broad Search Areas for Sherborne (Issues and Options Consultation Report, February 2017)**



## Broad Search Area Assessments

Broad Search Area Code & Name	Landscape Character Area(s)	Issues and options recommendation	Concl	LUC high-level landscape analysis	Landscape score (RAG)	LUC high-level heritage analysis	Heritage score (RAG)	Take through to Stage 2? (Y/N) <i>Explain location if partial</i>
A: East of Castle Town Way	Sherborne Hills	Impacts on the landscape due to the land rising to the north, the setting of heritage assets to the south, and issues with water quality and flooding with respect to the river to the south. An area which avoids the river to the south and the higher ground to the north of this area may be suitable for development.	✓	<ul style="list-style-type: none"> <li>Land rising relatively steeply up from the River Yeo to the SE, reaching &gt;135m AOD in the north</li> <li>Rural eastern edge of Sherborne (bounded to the west by a minor road; development beyond)</li> <li>Large, regular fields under intensive arable cultivation - open</li> <li>Inter-visible with the Sherborne Castle Grade I Registered Park and Garden, Sherborne Old Castle (Scheduled Monument and Grade I Listed Building) and adjacent heritage assets on the opposite side of the Yeo Valley.</li> <li>No settlement/development</li> <li>Over half within the North East of Castletown Way area of Local Landscape Importance</li> </ul>	Yellow	<ul style="list-style-type: none"> <li>No designated assets within Broad Search Area</li> <li>Potential intervisibility with Sherborne Old Castle (Scheduled Monument; Grade I Listed Building) and Castleton Romano-British settlement (Scheduled Monument) – potential for setting change</li> <li>Potential intervisibility with Sherborne Castle (Grade I Listed Building) and associated Registered Park and Garden – potential for setting change</li> <li>Rising ground has the potential to make new development visually prominent</li> <li>HER asset (MDO23852) Allotment garden within search area</li> </ul>	Yellow	<p>Landscape: <b>Yes</b>. Sensitivities relate to role as rural setting to eastern Sherborne, intervisibility with heritage assets to south, local landscape value and prominence due to elevation and open character (however it is the same elevation of the town adjacent to west).</p> <p>Heritage: <b>Yes</b> Sensitivities in relation to the setting of heritage assets, but requires further detailed assessment to understand extent and nature of effects.</p>
B: Land adjacent to Sherborne Castle	Yeo Valley Pasture	Impacts on the heritage assets on this site.	X	<ul style="list-style-type: none"> <li>Landscape dominated by Sherborne Old Castle (12<sup>th</sup> century Scheduled Monument and Grade I Listed Building) on a raised site above Yeo Valley opposite the town</li> <li>Castle surrounded by Grade I Registered Park and Garden, estate woodlands and Sherborne Lake to the south</li> <li>16th century Sherborne Castle located on the edge of the Broad Search Area (Grade I) with associated Listed Buildings</li> <li>Sherborne Conservation Area to west (small part within)</li> <li>Grazed downland and pasture within post-medieval enclosures</li> <li>No settlement/modern development</li> </ul>	Red	<p>As indicated for landscape</p> <ul style="list-style-type: none"> <li>Presence of Scheduled Monuments (Sherborne Old Castle; Castleton Romano-British settlement) essentially preclude development within designated areas</li> <li>Potential change to the character of Sherborne Conservation Area</li> <li>Likely major setting change to Sherborne Castle (Grade I Listed Building) through development within its designed landscape (Grade I Registered Park and Garden) and in key views from N elevation; significant effects to setting of individually listed estate buildings; potential for major cumulative effect on estate as a whole.</li> </ul>	Red	<p>Landscape: <b>No</b>. Scoped out of Stage 2 due to overriding historic landscape character, setting to Conservation Area and nationally important heritage assets dominating the landscape.</p> <p>Heritage: <b>No</b>, scoped out; likely substantial harm to a suite of nationally important assets.</p>
C: Land to South of River Yeo	Thornford Ridge  Yeo Valley Pasture	Impacts on the heritage assets to the east and significant landscape impacts. In addition, there is also potential for flooding, and problems with access to essential services and facilities	X	<ul style="list-style-type: none"> <li>Land rising up from the Yeo to the north, reaching 88m AOD. Lower land in the west.</li> <li>Steep wooded slopes ('The Slopes') rising up to a gently undulating ridgeline – forms part of southern rural views up to Sherborne Hill from the town</li> <li>Open downland/pasture with bands of</li> </ul>	Yellow	<ul style="list-style-type: none"> <li>Grade II listed West Mill in area; potential for setting change</li> <li>Grade II listed Limekiln Farm on edge of Broad Search Area; development would likely sit on slopes below farm and would have potential for significant setting change.</li> <li>Part of Sherborne Park Registered Park and</li> </ul>	Yellow	<p>Landscape: <b>Yes</b>. Bands of woodland may help screen development on flatter areas; some less sensitive land uses (playing fields/hard standings). Flatter land to the west is away from designated heritage assets (Sherborne Castle Estate), includes sewage works and is less visually prominent.</p>

Broad Search Area Code & Name	Landscape Character Area(s)	Issues and options recommendation	Concl	LUC high-level landscape analysis	Landscape score (RAG)	LUC high-level heritage analysis	Heritage score (RAG)	Take through to Stage 2? (Y/N) <i>Explain location if partial</i>
		as a result of the physical separation caused by the floodplain and the railway line. Development in this area would also result in the loss of a sports field which provides an important recreational facility for the community. There are potential issues with the topography in parts of this area, with the site sloping steeply to the south.		<p>woodland on steep slopes</p> <ul style="list-style-type: none"> <li>Grade I Sherborne Castle parkland within and beyond to the east, with related Listed Buildings</li> <li>Recreation ground/playing fields and sewage works within landscape. Industrial works on the other side of the railway line.</li> <li>Crossed by the A352 and B3145 and adjacent to railway line (runs along northern boundary)</li> <li>'The Slopes' designated as a Landscape of Local Importance</li> </ul>		<p>Garden</p> <ul style="list-style-type: none"> <li>Could result in setting change to Sherborne Conservation Area – but intervening vegetation may avoid effects / provide suitable mitigation</li> </ul>		<p>Heritage: <b>Yes.</b></p> <p>Requires more detailed assessment to understand potential for effects to setting of heritage assets, particularly with regard to development within the setting of the Registered Park and Garden; opportunities for sensitive placement of development in areas of low historic landscape value and with limited intervisibility with assets.</p>
D: Sherborne School Playing Fields	Yeo Valley Pasture  Sherborne	Impacts on the adjacent Conservation Area, flooding issues, and the loss of a school sports field which provides an important recreational facility for the community.	X	<ul style="list-style-type: none"> <li>Flat playing fields on the wider floodplain of the Yeo</li> <li>Bounded by bands of woodland along the railway line (southern boundary)</li> <li>Housing to north and east; industrial works to the east/south-east.</li> <li>Separates town from the Yeo valley and rising countryside beyond</li> <li>Sherborne Conservation Area adjacent to north (including cemetery)/south</li> <li>All designated as a site of Local Landscape Importance</li> </ul>		<ul style="list-style-type: none"> <li>Flat playing fields on the wider floodplain of the Yeo</li> <li>Adjacent to small component of Sherborne Conservation Area (cemetery) – views to wider landscape punctuated by trees along Lenthay Road, but permeable and rising ground to south an important part of the cemetery's setting</li> <li>A number of important local buildings in cemetery, plus Grade II Listed Digby Mausoleum – may be susceptible to setting change</li> </ul> <p>Listed Building (Grade II* Riverside Lodge) and locally important former industrial buildings to east</p>		<p>Landscape: <b>Yes.</b> Main sensitivities relate to separation function between town, Yeo Valley, and countryside to the south. Area itself not particularly sensitive in landscape terms.</p> <hr/> <p>Heritage: <b>Yes.</b></p> <p>Some issues in terms of potential setting change to assets, but may be able to avoid/mitigate by design.</p>
E: West of Sherborne	Sherborne Hills  Yeo Valley Pasture  Sherborne	Potential for development in this area, avoiding the loss of the sports field and reducing the impact on the water course on the southern boundary of this area	✓	<ul style="list-style-type: none"> <li>Land gently rising south-north from River Yeo floodplain (from 50-85m AOD)</li> <li>Large intensive arable fields enclosed by sparse hedgerows/fencing (planned, post-medieval)</li> <li>Includes 20<sup>th</sup> century housing estate in the north of the area, and down the whole eastern edge.</li> <li>Southern part within wider Landscape of Local Importance (Sherborne School Playing Fields)</li> </ul>		<ul style="list-style-type: none"> <li>No recorded heritage assets in the area</li> <li>Unlikely to give rise to setting change to assets in the vicinity</li> <li>Potential encroachment on Lenthay Common</li> </ul>		<p>Landscape – <b>Yes.</b> Main sensitivity likely to be role as open rural edge/setting to the town.</p> <hr/> <p>Heritage: <b>Yes.</b></p> <p>No significant concerns, beyond conserving Lenthay Common (as an area of open, preserved common land)</p>

Broad Search Area Code & Name	Landscape Character Area(s)	Issues and options recommendation	Concl	LUC high-level landscape analysis	Landscape score (RAG)	LUC high-level heritage analysis	Heritage score (RAG)	Take through to Stage 2? (Y/N) <i>Explain location if partial</i>
F: Barton Farm	Sherborne Hills	Impacts on landscape will need to be addressed if this area is taken forward.	✓	<ul style="list-style-type: none"> <li>South-east orientated undulating land reaching 100m AOD</li> <li>Large, regular (post-medieval) arable fields</li> <li>Fringed by modern (including recent) housing development to the east/south-east</li> <li>A30 runs to the south, impacting on tranquillity</li> <li>Land of Local Landscape Importance to the north of Marston Road (just beyond Broad Search Area)</li> </ul>		<ul style="list-style-type: none"> <li>No recorded heritage assets in the area</li> <li>No significant concerns</li> </ul>		<p>Landscape – <b>Yes</b>. Main sensitivities likely to be visibility of development in open, rising landscape and role of landscape as rural edge to settlement (but new development could be connected to existing ‘broken’ edge).</p> <p>Heritage: <b>Yes</b>. No significant concerns.</p>
G: Land north of Marston Road	Sherborne Hills Sherborne	Impacts on local wildlife designations and an internationally important geological site.	X	<ul style="list-style-type: none"> <li>Complex topography of branching dry chalk valleys, rising steeply up to &gt;100m AOD</li> <li>Sandford Lane Quarry SSSI in the north</li> <li>Swathes of SNCI-designated neutral grassland on valley sides (Castleton), interspersed by scrub</li> <li>Irregular medieval fields; pasture/grassland on slopes and floodplain; arable on higher ground</li> <li>The Quarr LNR in the east, former landfill site/quarry now valued for woodland and meadow habitats and exposed geology</li> <li>Approximately half within the North of Marston Road Land of Local Landscape Importance</li> <li>20th century/recent housing to the south of the area (within valley bottom at base of steep slope) – soft edges transitioning to pasture/woodland</li> </ul>		<ul style="list-style-type: none"> <li>No recorded heritage assets in this area</li> <li>Potential medieval/post-medieval enclosures</li> <li>Potential for setting change to non-designated historic buildings</li> </ul>		<p>Landscape: <b>No</b>. Highly sensitive due to complex and visible topography (steep slopes), locally valued habitats and geological sites (quarries), and recognised local landscape importance (policy ENV3).</p> <p>Heritage: <b>Yes</b>. Potential for setting change to non-designated historic buildings – fairly significant change in character likely, eroding much of sense of time-depth that remains (already partly compromised by less sensitive in-fill development)</p>
H: Land North of Quarr lane Park	Sherborne Hills Sherborne	This land rises steeply to the north and development in this area of local landscape importance is likely to be visually prominent and affect the setting of Sherborne, resulting in unacceptable landscape impacts and the loss of a sports field as an important community facility.	X	<ul style="list-style-type: none"> <li>Gently undulating land between 115 and 125m AOD – more sloping west of the B3145</li> <li>Flat sports field to the east of the B3145 related to the adjacent Gryphon School</li> <li>Woodland and pasture fields of medieval origin immediately fringing Quarr Lane Park retirement village (cabins/static caravans)</li> <li>Large scale intensive arable fields to the north of the area</li> </ul>		<ul style="list-style-type: none"> <li>Grade II Listed Building, Barn at Lower Clatcombe Farm – potential for setting change (albeit somewhat compromised already)</li> <li>HER asset (MDO2394) lime kiln in area (also quarry and allotments, of likely lesser importance / susceptibility to setting change)</li> </ul>		<p>Landscape: <b>Yes</b> – merits more detailed assessment. Sensitivities mainly relate to role as rural edge to north Sherborne. Screening effect of hedges, woodland and gentle topography could allow limited well-integrated development within outer settlement limits.</p> <p>Heritage: <b>Yes</b>. More detailed assessment required regarding setting change</p>



## Conclusions

- 3.3 The tables below provide information on Broad Search Areas taken through to Stage 2 to be assessed in more detail. Please refer to the previous table for more detailed reasoning behind these decisions.

### Broad Search Areas scoped out of Stage 2

Broad Search Area Code & Name	Notes
<b>Broad Search Areas scoped out on landscape and heritage grounds</b>	
B: Land adjacent to Sherborne Castle	All of this area is excluded on landscape and heritage grounds.
G: Land north of Marston Road	All of this area is excluded on landscape grounds.
<b>Broad Search Areas scoped out on other grounds</b>	
D: Sherborne School Playing Fields	The whole of this area is scoped out due to current use as school fields/pitches.
C: Land to South of River Yeo (partial)	The area occupied by Terrace Playing Fields is to be scoped out.

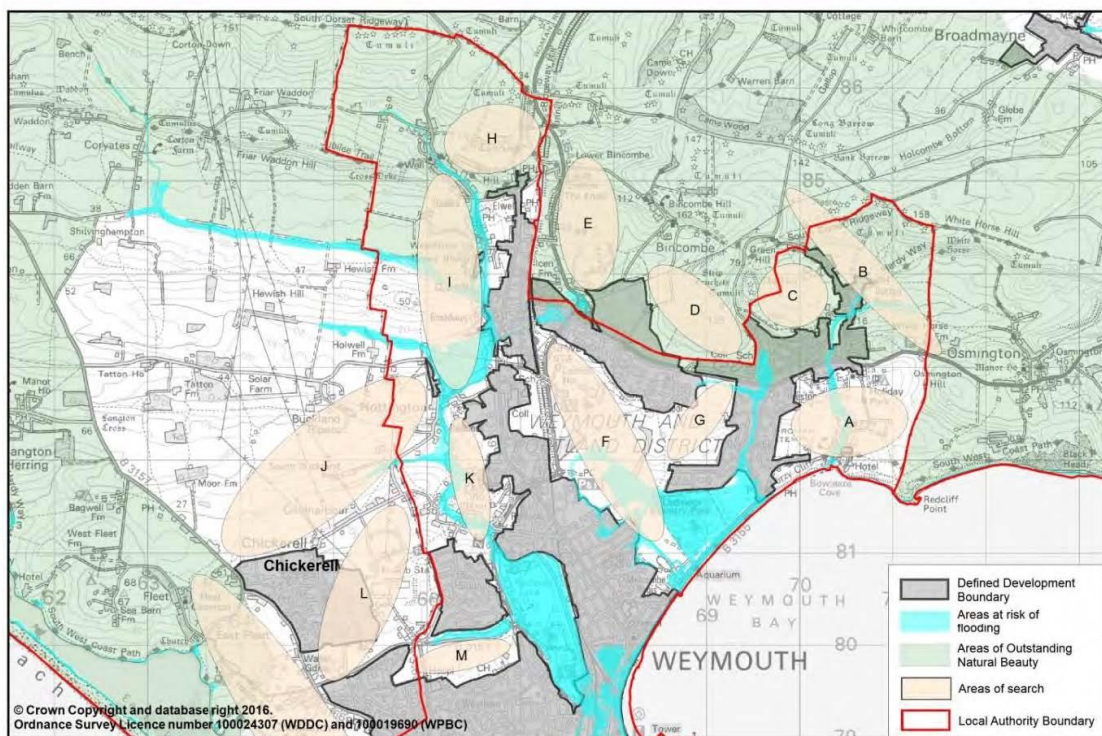
### Broad Search Areas to take forward to Stage 2

Broad Search Area Code & Name	Notes
A: East of Castle Town Way	The whole of this area is to be taken through to Stage 2 assessment. In the Stage 2 assessment this area will be referred to as Sherborne 1.
C: Land to South of River Yeo	The area outside Terrace Playing Fields and the Sherborne Castle Registered Park and Garden is to be taken through to Stage 2. In the Stage 2 assessment this area will be referred to as Sherborne 2.
E: West of Sherborne	The whole of this area is to be taken through to Stage 2 assessment. In the Stage 2 assessment this area will be referred to as Sherborne 3.
F: Barton Farm	The whole of this area is to be taken through to Stage 2 assessment. In the Stage 2 assessment this area will be referred to as Sherborne 4.
H: Land North of Quarr lane Park	The whole of this area is to be taken through to Stage 2 assessment. In the Stage 2 assessment this area will be referred to as Sherborne 5.

## 4 Weymouth: Stage 1 assessment

4.1 The Broad Search Areas which form the spatial framework for Weymouth's Stage 1 assessment are mapped below.

**Figure 4.1: Broad Search Areas for Weymouth (Issues and Options Consultation Report, February 2017)**



## Broad Search Area Assessments

Broad Search Area Code & Name	Landscape Character Area(s)	Issues and options recommendation	Concl	LUC high-level landscape analysis	Landscape score (RAG)	LUC high-level heritage analysis	Heritage score (RAG)	Take through to Stage 2? (Y/N) <i>Explain location if partial</i>
A: Land north of Bowleaze Coveaway	Osmington Ridge and Vale	Impacts on European wildlife sites, World Heritage Site, scheduled monument and AONB. Vulnerable to coastal erosion and at risk of flooding.	X	<ul style="list-style-type: none"> <li>Gently sloping coastal valley containing the River Jordan.</li> <li>Grassland fields are divided into a regular field pattern</li> <li>Adjacent to Sutton Poyntz Conservation Area</li> <li>A number of holiday parks are prominent within the landscape.</li> <li>Within the Preston/Sutton Poyntz site of Local Landscape Importance</li> <li>Adjacent to the AONB and Heritage Coast (to the east) and Dorset and East Devon Coast World Heritage Site and Isle of Portland to Studland Cliffs SAC(to the south).</li> </ul>		<ul style="list-style-type: none"> <li>Contains Preston Roman Villa (Scheduled Monument) – overlain by existing holiday park development</li> <li>Development in open land to south of Scheduled Monument could erode the last of the asset’s setting – significant setting change (to caravan park)</li> <li>Area should be considered to have high archaeological potential; discoveries relating to a range of periods – including associated with the Roman villa, Mesolithic implements and extensive 20<sup>th</sup> century defence-related remains in area. Relatively intact pattern of ridge and furrow across part of the area suggests that in-situ underlying deposits likely to be well-preserved due to minimal intensive modern land use</li> </ul>		<p>Landscape – <b>Yes</b>, take through to Stage 2. Likely to be sensitive due to coastal location and steep slopes, as well as adjacent landscape, heritage, biodiversity and geological designations. Views to and from the sea may also increase sensitivity.</p> <p>Heritage: <b>Yes</b>. More detailed assessment required to understand whether development could be accommodated in less sensitive areas.</p>
B: Land north and east of Sutton Poyntz	South Dorset Escarpment	Impacts on national wildlife designations, the Heritage Coast and the Conservation Area.	X	<ul style="list-style-type: none"> <li>The northern part of this area contains the dramatic slopes of White Horse Hill. A small stream crosses the area.</li> <li>Partially within Sutton Poyntz Conservation Area</li> <li>Wholly within the Dorset AONB</li> <li>Lowland calcareous grassland habitat is found on the slopes of White Horse Hill.</li> <li>Tumuli (Scheduled Monuments) visible on West Hill</li> <li>The farmed landscape comprises regular grassland and arable fields of medieval/post medieval origin.</li> </ul>	North	<ul style="list-style-type: none"> <li>Contains Scheduled and non-designated components of linear barrow cemetery on the ridge of West Hill, East Hill and White Horse Hill: potential for physical effects to nationally important archaeological assets</li> <li>Potential for setting change to these assets</li> </ul>	North	<p>Landscape (north) – <b>No</b>, recommend exclude north of the area including White Horse Hill.</p> <p>Heritage (north) – <b>No</b>. Exclude land on West Hill ridge and scarp due to extensive archaeological landscape.</p>
	Osmington Ridge and Vale				South	<ul style="list-style-type: none"> <li>Within open landscape elements of Sutton Poyntz Conservation Area – development unlikely to be consistent with conserving the character and appearance</li> <li>Contains non-designated prehistoric field system between ridge of West Hill and scarp – likely total loss of asset</li> <li>High archaeological potential, and potential for harm/total loss of non-designated archaeological assets (field systems)</li> <li>Potential for setting change to Chalbury hillfort and multiperiod archaeological landscape – in views across lower ground to the east</li> <li>Potential for setting change to Listed Buildings in Sutton Poyntz with relationship to fields to east of settlement</li> </ul>	South	<p>Landscape (south) – <b>Yes</b>, take south part of area through to Stage 2.</p> <p>Heritage (south): <b>Yes</b>. Potential for setting change and effects to Conservation Area need to be properly understood; visual prominence of sites on rising ground potentially problematic.</p> <p>Potential for some infill?</p>

Broad Search Area Code & Name	Landscape Character Area(s)	Issues and options recommendation	Concl	LUC high-level landscape analysis	Landscape score (RAG)	LUC high-level heritage analysis	Heritage score (RAG)	Take through to Stage 2? (Y/N) <i>Explain location if partial</i>
C: Between Sutton Poyntz and Preston	South Dorset Escarpment  Osmington Ridge and Vale	Impacts on Scheduled Monument, SNCI, AONB and Conservation Area.	X	<ul style="list-style-type: none"> <li>Land sloping up from Sutton Poyntz to the west towards Chalbury Hillfort.</li> <li>The eastern part of the area contains part of the Sutton Poyntz Conservation Area</li> <li>Lowland calcareous grassland habitat is located on the hilltop.</li> <li>Post-medieval and modern field pattern with fields used for grassland and arable growing.</li> <li>Undeveloped character although associated with existing development adjacent to the south.</li> <li>Contains part of the Charlbury Hillfort (Scheduled Monument)</li> </ul>		<ul style="list-style-type: none"> <li>Contains part of Chalbury hillfort and multiperiod archaeological landscape (Scheduled Monument)</li> <li>Contains part of Sutton Poyntz Conservation Area – development unlikely to be consistent with preserving the character and appearance of the Conservation Area</li> <li>High archaeological potential; associated with Chalbury multiperiod archaeological landscape and range of finds from prehistoric - post-medieval in vicinity;</li> </ul>		<p>Landscape – <b>No</b>, recommend exclude due to prominent slopes, semi-natural habitats, heritage features and setting provided to the Conservation Area.</p> <p>Heritage: <b>No</b>. Proximity to Chalbury hillfort and CA create complex, interacting setting issues with little meaningful prospect of avoidance/mitigation.</p>
D: Land east of Littlemoor	South Dorset Escarpment  South Dorset Downs  Osmington Ridge and Vale	Impacts on Scheduled Monument, SNCI and AONB.	X	<ul style="list-style-type: none"> <li>Dramatically sloping ridge rising above Littlemoor to approximately 110 metres AOD.</li> <li>Strip lynchets are visible in the landscape. The area also contains part of a Scheduled Monument covering multiple eras of history.</li> <li>Lowland calcareous grassland habitat on open access land in the east (Coombe Valley SNCI)</li> <li>Wholly contained within Dorset AONB.</li> <li>Farmland divided into a post medieval field pattern and primarily used for arable growing with some pasture.</li> <li>Unsettled and undeveloped character; however a pylon line crosses the north of the area.</li> </ul>		<ul style="list-style-type: none"> <li>Visual prominence likely to be problematic with regard to the setting of Chalbury hillfort and multiperiod archaeological landscape – development on plateau/gently-sloping ground towards the summit of Chalbury hill would cut off the fort from much of its open, rural setting to the west and also change the way the monument can be appreciated and understood in the landscape</li> <li>While steeply-sloping areas unlikely to be developable, would result in the loss of extensive areas of non-designated field systems (strip lynchets and ridge-and-furrow) of likely medieval date.</li> <li>Potential for setting change to Grade I listed Church of the Holy Trinity, Bincombe – although intervisibility not confirmed at this stage.</li> </ul>		<p>Landscape – <b>No</b>, recommend exclude due to very prominent landform, semi-natural habitats and visible heritage features within the landscape.</p> <p>Heritage: <b>No</b>. Prominence and potential for impacts on nationally significant heritage assets too great a constraint.</p> <p>May be some potential for development on the north side of the A353, but would need to be restrained to lower-lying ground</p>
E: Land east of Upwey	South Dorset Escarpment  Osmington Ridge and Vale	Potential for development adjacent to built up area. Impacts on landscape, AONB, and heritage assets need to be given consideration.	✓	<ul style="list-style-type: none"> <li>Slopes and summit of 'The Knoll', rising to 101 metres AOD.</li> <li>A strip of lowland calcareous grassland priority habitat crosses the landscape, with some semi-improved grassland and mixed woodland.</li> <li>Wholly contained within Dorset AONB.</li> </ul>		<ul style="list-style-type: none"> <li>Visual prominence of 'The Knoll' potentially problematic in terms of setting (visual and functional relationships) of area of landscape with Bincombe Hill barrow cemetery</li> <li>Non-designated bowl barrow on site, along with extensive ?medieval field systems</li> </ul>		<p>Landscape – <b>Yes</b>, take through to Stage 2. The hilly landform of the Knoll and location of the site within the AONB is likely to increase sensitivity to development.</p>

Broad Search Area Code & Name	Landscape Character Area(s)	Issues and options recommendation	Concl	LUC high-level landscape analysis	Landscape score (RAG)	LUC high-level heritage analysis	Heritage score (RAG)	Take through to Stage 2? (Y/N) <i>Explain location if partial</i>
				<ul style="list-style-type: none"> <li>Farmland is divided into a post-medieval/modern field pattern and used for a mixture of arable growing and pasture.</li> <li>Generally unsettled and rural with several farm buildings.</li> </ul>		<ul style="list-style-type: none"> <li>Development would result in major change in character</li> </ul>		Heritage: <b>Yes</b> , but further assessment required to understand relationships / role in setting of assets in the vicinity
F: Land in the Lorton Valley	Osmington Ridge and Vale  Lower Wey and Lorton Valley	Impacts upon national and local wildlife designations. Area at risk of flooding.	X	<ul style="list-style-type: none"> <li>Slopes of the Lorton Valley, which rises from sea level up to 60 metres near Littlemoor.</li> <li>Contains a number of important priority habitats including lowland meadows, semi-natural grassland, deciduous woodland (including AWI) and reedbeds.</li> <li>Extensively designated for nature conservation including Lorton and Lodmoor SSSIs and Lorton Meadows and Lodmoor North SNCIs.</li> <li>Agricultural land is mainly used for pasture with small areas of arable cropping. Field patterns are post-medieval.</li> <li>Partially within Southdown Ridge Area of Local Landscape Importance.</li> <li>Generally unsettled although partially contains a park and ride area and is associated with the surrounding development.</li> </ul>	Majority  Fields adjacent to Littlemoor	<ul style="list-style-type: none"> <li>Lorton House, non-designated designed landscape</li> <li>Potentially visually prominent development on rising ground</li> <li>Archaeological potential: finds from a number of periods (including Palaeolithic); waterlogged areas have high potential for preservation of palaeoenvironmental evidence [although little realistic prospect of development in these area, alteration to hydrology could have wide-ranging effects on preservation]</li> </ul>		<p>Landscape – <b>No</b>, recommend exclude majority due to steep landform and high coverage of semi-natural habitats as well as other constraints to development.</p> <p><b>Yes</b> – take through fields adjacent to existing settlement at Littlemoor although likely to be sensitive, primarily due to the sloping landform.</p> <p>Heritage: <b>Yes</b>; few assets on site but visually prominent</p>
G: Wyke Oliver Farm	Osmington Ridge and Vale	Potential for small scale development in the south eastern part of this area, avoiding impacts upon wildlife and landscape.	✓	<ul style="list-style-type: none"> <li>Gently sloping landscape containing a small rounded hill in the north east.</li> <li>Undeveloped landscape but associated with the existing urban edges at Overcombe and Littlemoor.</li> <li>Regular post-medieval fields are used for pasture and arable growing.</li> <li>Small stream lined by riparian woodland gives natural character to the landscape.</li> <li>Within the Southdown Ridge Area of Local Landscape Importance.</li> </ul>		<ul style="list-style-type: none"> <li>Relict field boundaries (non-designated archaeological asset)</li> <li>High archaeological potential: range of finds dating from Mesolithic, Neolithic and Bronze Age – greenfield site with comparatively low-intensity use; potential for preservation of archaeological remains good.</li> <li>Elevated site, therefore change in character potentially highly visible from Chalbury hillfort and multi-period archaeological landscape (Scheduled Monument) to the NNE</li> </ul>		<p>Landscape – <b>Yes</b>, take through to Stage 2. Likely to be less sensitive adjacent to the existing urban edge.</p> <p>Heritage: <b>Yes</b>. Potential for setting change to Chalbury hillfort needs to be properly understood</p>

Broad Search Area Code & Name	Landscape Character Area(s)	Issues and options recommendation	Concl	LUC high-level landscape analysis	Landscape score (RAG)	LUC high-level heritage analysis	Heritage score (RAG)	Take through to Stage 2? (Y/N) <i>Explain location if partial</i>
H: Land north of Upwey	South Dorset Escarpment  South Dorset Downs	Impacts on landscape including AONB, conservation area and SNCI	X	<ul style="list-style-type: none"> <li>• Steeply sloping landscape of Bayard Hill, rising in elevation to the north.</li> <li>• Regular post-medieval and modern fields are used for pasture and growing crops.</li> <li>• Tumuli (Scheduled Monument) are visible within one of the fields.</li> <li>• Immediately adjacent to Upwey Conservation Area.</li> <li>• Blocks of deciduous woodland amongst the farmland give a natural element to the landscape.</li> <li>• Mostly unsettled although contains a complex of farm buildings.</li> <li>• Wholly within the Dorset AONB.</li> </ul>		<ul style="list-style-type: none"> <li>• Site contains two Scheduled barrows; potential for loss of nationally significant archaeological assets. Also potential for setting change through further compromising/removing relationships with scheduled barrow cemetery on The Ridgeway</li> <li>• Extensive non-designated Bronze Age remains, relating to wider distribution of ritual and funerary monuments on the Ridgeway – potential for harm to assets contributing to the significance of designated assets</li> <li>• Adjacent to Ridgeway Hill barrow cemetery (Scheduled Monument) – highly sensitive to setting change. Also route of Roman road (Dorchester to Radipole), with extensive finds of Roman material in the immediate vicinity – archaeological potential likely to be high. Potential for harm to previously unrecognised archaeological assets.</li> <li>• Remains of ?medieval field systems (lynchets)</li> <li>• Potential for setting change to Upwey Conservation Area – steeply-sloping site could result in visually dominant development</li> <li>• Also potential for setting change to individual listed buildings in Upwey Conservation Area.</li> </ul>		<p>Landscape – <b>Yes</b>, take through to Stage 2 although likely to be sensitive in landscape terms due to steep landform, setting provided to the Conservation Area and unsettled character.</p> <p>Heritage: <b>No</b>; unlikely to be capacity for significant development due to setting issues and high levels of archaeological potential / likely harm to archaeological assets.</p>
I: Land west of Upwey / Broadwey	South Dorset Ridge and Vale  Lower Wey and Lorton Valley  South Dorset	Impacts on conservation area, landscape and AONB. Area at risk of flooding and access difficulties.	X	<ul style="list-style-type: none"> <li>• Slopes of the Wey Valley and its tributaries, including Pucksey Brook. A dramatic ridge is located in the northernmost part of the area.</li> <li>• Directly adjacent to both Upwey and Broadwey Conservation Areas.</li> <li>• Farmland is divided into a post-medieval field pattern and used for a mixture of arable and pasture.</li> </ul>		<ul style="list-style-type: none"> <li>• Potential for setting change to scheduled cross-dyke on Windsbatch</li> <li>• Potential for significant setting change to Upwey CA; development on rising ground could be visually dominant</li> <li>• Potential for setting change to individual listed buildings within Upwey CA, including Westbrook House (Grade II) – although substantial screening effect from existing</li> </ul>		Landscape – <b>Yes</b> , take through to Stage 2. Likely to be sensitive due to sloping landform, unsettled character and presence of semi-natural habitats, although small areas adjacent to existing development may be less sensitive.

Broad Search Area Code & Name	Landscape Character Area(s)	Issues and options recommendation	Concl	LUC high-level landscape analysis	Landscape score (RAG)	LUC high-level heritage analysis	Heritage score (RAG)	Take through to Stage 2? (Y/N) <i>Explain location if partial</i>
	Escarpment			<ul style="list-style-type: none"> <li>Partially within the Dorset AONB (north); partially within Wey Valley Area of Local Landscape Importance (south).</li> <li>Important semi-natural habitats; the south of the area contains important coastal grazing marsh habitats. Deciduous woodland is located along watercourses. Lowland calcareous grassland is found along the ridge.</li> <li>Strongly rural, with structures limited to a number of farms and isolated dwellings.</li> </ul>		intervening vegetation		Heritage: <b>Yes</b> ; potential for effects to designated assets need to be properly understood.  Locations may be less sustainable, but could be potential for development where intervening topography could be used to avoid setting change to assets.
J: Land north of Chickerell		(See Chickerell Section and Background Paper for detail on this area)	-	N/A				
K: Nottingham	South Dorset Ridge and Vale  Lower Wey and Lorton Valley	Potential for small scale development away from areas at risk of flooding. Need to consider impacts on conservation areas.	✓	<ul style="list-style-type: none"> <li>Gently sloping land to the east of the River Wey.</li> <li>Post-medieval fields are used for a mixture of arable and pasture.</li> <li>Blocks of deciduous woodland contribute to natural character.</li> <li>Coastal and floodplain grazing marsh is located along the river.</li> <li>Within the Wey Valley Area of Local Landscape Importance.</li> <li>Within Radipole Conservation Area and adjacent to Nottingham Conservation Area.</li> <li>Sparsely settled, with occasional houses throughout the landscape including Corfe Hill House. Associated with existing adjacent development at Redlands.</li> </ul>		<ul style="list-style-type: none"> <li>Contains large part of Radipole CA and a small projection of the Nottingham Court CA</li> <li>Contains Scheduled Monument ('Humpty Dumpty field' – putative Roman/medieval remains)</li> <li>Contains Corfe Hill House (Grade II LB) and small, non-designated remnant designed landscape – potential for harm to assets / setting change</li> </ul>		Landscape – <b>Yes</b> , take through to Stage 2. Likely to be sensitive due to the Conservation Areas, sparsely settled character and semi-natural habitats.  Heritage: <b>Yes</b> , but development potential likely to be heavily constrained
L: Land East of Chickerell		See Chickerell Section and Background Paper for detail on this area)	-	N/A				
M: Land at Weymouth Golf Course	South Dorset Ridge and Vale	Impacts on SSSI and the loss of golf course as a recreational facility.	X	<ul style="list-style-type: none"> <li>Gently undulating land rising to the south.</li> <li>Currently used as a golf course</li> <li>Large areas of deciduous woodland habitat contribute to natural character</li> <li>Contains a small part of Radipole Lake</li> </ul>		<ul style="list-style-type: none"> <li>No known assets of any significance in this area.</li> <li>Relict field boundaries, although altered by golf course development</li> <li>Archaeological potential likely to be relatively high – Mesolithic findspots;</li> </ul>		Landscape – <b>Yes</b> , take through to Stage 2.

Broad Search Area Code & Name	Landscape Character Area(s)	Issues and options recommendation	Concl	LUC high-level landscape analysis	Landscape score (RAG)	LUC high-level heritage analysis	Heritage score (RAG)	Take through to Stage 2? (Y/N) <i>Explain location if partial</i>
				SSSI. <ul style="list-style-type: none"> <li>Contained within Weymouth Golf Club Area of Local Landscape Importance</li> <li>Associated with the urban edge of Westham to the south.</li> </ul>		greenfield site, therefore likely to be sensitive to development		Heritage: <b>Yes</b> . May be some sensitivities that need be explored further during Stage 2.
N: Coastal strip west of Wyke Regis		See Chickerell Section and Background Paper for detail on this area)	-	N/A				



## Conclusions

- 4.3 The tables below provide information on Broad Search Areas taken through to Stage 2 to be assessed in more detail. Please refer to the previous table for more detailed reasoning behind these decisions. Some of the Broad Search Areas have been split geographically due to differences in sensitivity within them and therefore may appear in both tables. Further information on specific locations included/excluded is also provided in the tables.

### Broad Search Areas scoped out of Stage 2

Broad Search Area Code & Name	Notes
<b>Broad Search Areas scoped out on landscape and heritage grounds</b>	
B: Land north and east of Sutton Poyntz	The north of this area, including White Horse Hill, is excluded on both landscape and heritage grounds.
C: Between Sutton Poyntz and Preston	The whole of this area is excluded on both landscape and heritage grounds.
D: Land east of Littlemoor	The whole of this area is excluded on both landscape and heritage grounds.
F: Land in the Lorton Valley	The majority of this area is excluded on landscape grounds.
H: Land north of Upwey	All of this area is excluded on heritage grounds.
<b>Broad Search Areas scoped out on other grounds</b>	
M: Land at Weymouth Golf Course	This area is excluded from the Stage 2 assessment due to its current use as a golf course.

### Broad Search Areas to take forward to Stage 2

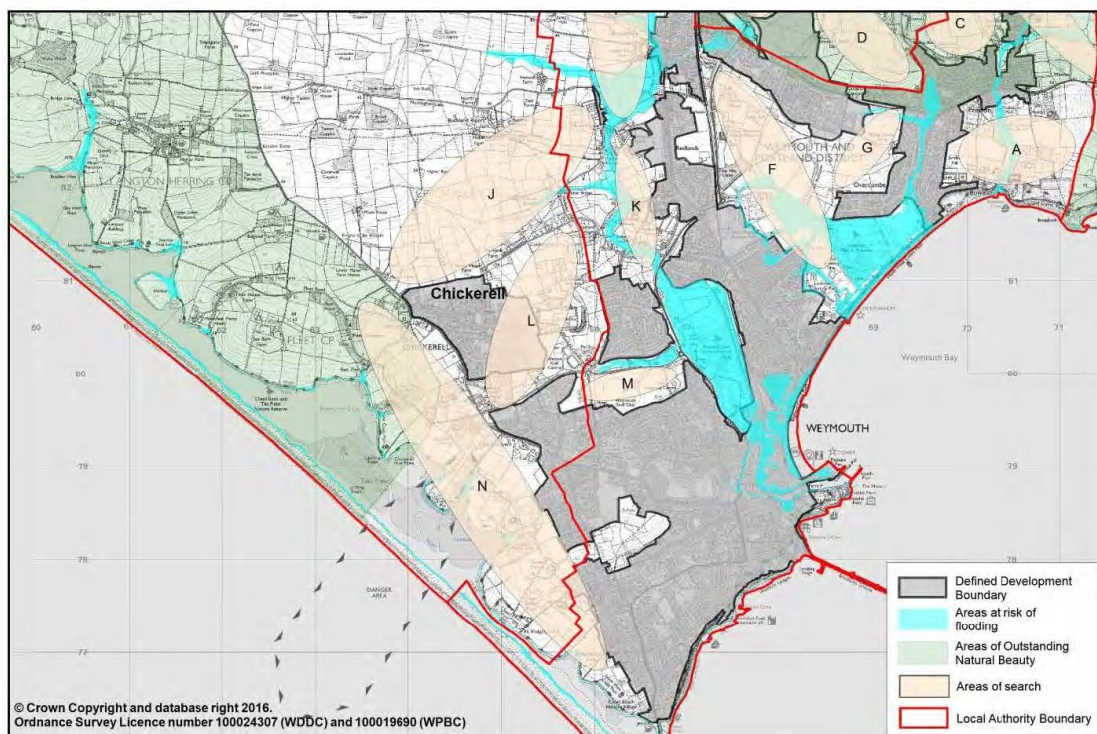
Broad Search Area Code & Name	Notes
A: Land north of Bowleaze Coveaway	The whole of this area is to be taken through to Stage 2 assessment. In the Stage 2 assessment this area will be referred to as Weymouth 1.
B: Land north and east of Sutton Poyntz	The south of this area is to be taken through to Stage 2 assessment. In the Stage 2 assessment this area will be referred to as Weymouth 2.
E: Land east of Upwey	The whole of this area is to be taken through to Stage 2 assessment. In the Stage 2 assessment this area will be referred to as Weymouth 3.
F: Land in the Lorton Valley	The northernmost part of this area (adjacent to Littlemoor, is to be taken through to Stage 2 assessment. In the Stage 2 assessment this area will be referred to as Weymouth 4.
G: Wyke Oliver Farm	The whole of this area is to be taken through to Stage 2 assessment. In the Stage 2 assessment this area will be referred to as Weymouth 5.

Broad Search Area Code & Name	Notes
I: Land west of Upwey / Broadway	The whole of this area is to be taken through to Stage 2 assessment. In the Stage 2 assessment this area will be referred to as Weymouth 6.
K: Nottingham	The whole of this area is to be taken through to Stage 2 assessment. In the Stage 2 assessment this area will be referred to as Weymouth 7.

## 5 Chickerell: Stage 1 assessment

- 5.1 The Broad Search Areas which form the spatial framework for Chickerell's Stage 1 assessment are mapped below.

**Figure 5.1: Broad Search Areas for Chickerell (Issues and Options Consultation Report, February 2017)**



## Broad Search Area Assessments

Broad Search Area Code & Name	Landscape Character Area(s)	Issues and options recommendation	Concl	LUC high-level landscape analysis	Landscape score (RAG)	LUC high-level heritage analysis	Heritage score (RAG)	Take through to Stage 2? (Y/N) <i>Explain location if partial</i>
J: Land north of Chickerell	South Dorset Ridge and Vale	Possibility for significant landscape impacts and impact on AONB.	X	<ul style="list-style-type: none"> <li>Sloping land associated with small stream valleys.</li> <li>Mixed arable and pastoral farmland, divided into a post-medieval field pattern.</li> <li>Crossed by numerous pylon lines.</li> <li>Deciduous woodland, often located along watercourses, gives a natural element to the landscape.</li> <li>Adjacent to Nottingham Conservation Area.</li> <li>Partially within Wey Valley and north and east of Chickerell sites of Local Landscape Importance.</li> <li>West Dorset Heritage Coast adjacent to the south west.</li> </ul>		<ul style="list-style-type: none"> <li>Listed buildings within area; potential for significant setting change (Manor House, Grade II; Church of St. Nicholas, Grade II*; Linden House, Grade II)</li> <li>Non-designated medieval settlement at Buckland Rippers – potential for harm/total loss of archaeological asset</li> <li>Potential for loss of historic field patterns north of Chickerell</li> </ul>		<p>Landscape – <b>Yes</b>, take through to Stage 2. Sensitive features likely to relate to the sloping landform and the unsettled character.</p> <p>Heritage: <b>Yes</b>. Number of features in area that are likely to increase sensitivity.</p>
L: Land East of Chickerell	South Dorset Ridge and Vale	Potential for development adjacent to built up area. Consideration needs to be given to impact on wildlife corridor connecting SSSI to open countryside.	✓	<ul style="list-style-type: none"> <li>Land sloping gently to north reaching 45 metres AOD.</li> <li>Strips and blocks of deciduous woodland.</li> <li>Mixed farmland divided into a regular post-medieval field pattern. Horse paddocks are located in the north.</li> <li>Contains Chickerell Water Lily Farm and a golf centre.</li> <li>Contains a solar farm, electricity substation and multiple pylon lines.</li> <li>Adjacent to Chickerell Conservation Area.</li> <li>Partially within ' Land north and east of Chickerell' site of Local Landscape Importance.</li> </ul>		<ul style="list-style-type: none"> <li>(area received significant recent development – substantially different to OS 25k)</li> <li>Adjacent to (and contains a very small part of) Chickerell Conservation Area – potential for character and setting change</li> <li>Known archaeological assets relating principally to medieval/post-medieval land use</li> </ul>		<p>Landscape – <b>Yes</b>, take through to Stage 2. Few highly sensitive features within the landscape.</p> <p>Heritage: <b>Yes</b>. No major constraints with exception of Chickerell Conservation Area – need to understand potential for effects</p>
N: Coastal strip west of Wyke Regis	South Dorset Ridge and Vale Chickerell	Potential for small scale development adjacent to built up area. Impact on Heritage Coast needs to be given consideration.	✓	<ul style="list-style-type: none"> <li>Land sloping down towards to coast, containing several dry valleys.</li> <li>Fields are generally post-medieval and small-scale and regular in shape. Land use is mixed farming.</li> <li>Contains farms, holiday parks/camp sites, a garden centre and a rifle range.</li> <li>Semi-natural habitats are concentrated</li> </ul>	No to majority	<ul style="list-style-type: none"> <li>Extensive military remains relating to Chickerell Camp, Barrow Camp and Wyke Regis Bridging Camp and associated infrastructure (rifle ranges, surviving and relict), accommodation remains (hut footings, intact Nissen huts and other modular/prefab military buildings) and anti-aircraft batteries</li> <li>Potential for setting change to East Fleet</li> </ul>		<p>Landscape – <b>No</b>, exclude majority due to sensitive topography and important nature, geological and heritage designations.</p> <p><b>Yes</b>, small areas adjacent to existing urban edges to take through to Stage 2.</p>

Broad Search Area Code & Name	Landscape Character Area(s)	Issues and options recommendation	Concl	LUC high-level landscape analysis	Landscape score (RAG)	LUC high-level heritage analysis	Heritage score (RAG)	Take through to Stage 2? (Y/N) <i>Explain location if partial</i>
				<p>along the coast and include lowland calcareous grassland, maritime cliff slope, mudflats and coastal saltmarsh, many of which are internationally/nationally designated. Crookhill Brick Pit SAC/SSSI/LNR is located further inland.</p> <ul style="list-style-type: none"> <li>• Areas along the coast form part of the Dorset and East Devon Coast World Heritage Site and Heritage Coast.</li> <li>• Partially within the AONB and sites of Local Landscape Importance.</li> </ul>	area adjacent to Charlestown	farmhouse (Grade II Listed Building)		Heritage: <b>Yes</b> ; need to understand military remains and potential significance with regard to WW2 defences

## Conclusions

- 5.2 The tables below provide information on Broad Search Areas taken through to Stage 2 to be assessed in more detail. Please refer to the previous table for more detailed reasoning behind these decisions. All of the Broad Search Areas surrounding this settlement will be assessed during Stage 2 of the study; none have been excluded.

### Broad Search Areas scoped out of Stage 2

Broad Search Area Code & Name	Notes
<b>Broad Search Areas scoped out on landscape and heritage grounds</b>	
N: Coastal strip west of Wyke Regis	The majority of this area is scoped out of Stage 2 assessment on landscape grounds.
<b>Broad Search Areas scoped out on other grounds</b>	
N/A	N/A

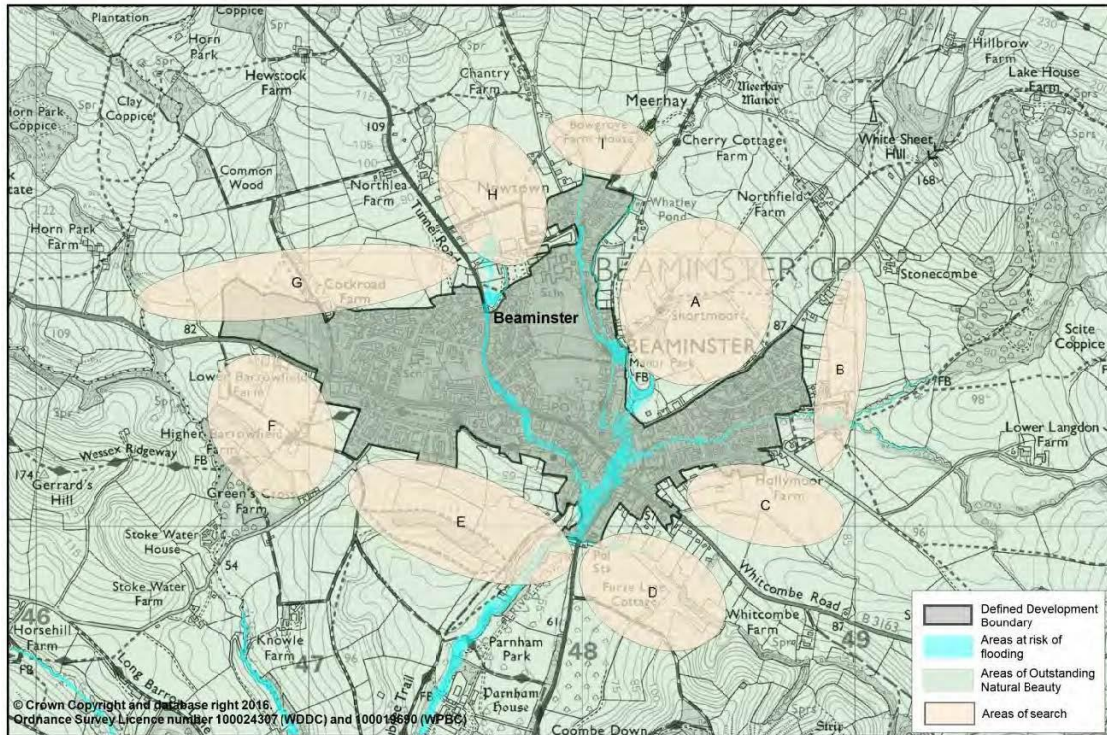
### Broad Search Areas to take forward to Stage 2

Broad Search Area Code & Name	Notes
J: Land north of Chickerell	The whole of this area is to be taken through to Stage 2 assessment. In the Stage 2 assessment this area will be referred to as Chickerell 1.
L: Land East of Chickerell	The whole of this area is to be taken through to Stage 2 assessment. In the Stage 2 assessment this area will be referred to as Chickerell 2.
N: Coastal strip west of Wyke Regis	The part of this area adjacent to the existing urban edge is to be taken through to Stage 2 assessment. In the Stage 2 assessment this area will be referred to as Chickerell 3.

## 6 Beaminster: Stage 1 assessment

6.1 The Broad Search Areas which form the spatial framework for Beaminster's Stage 1 assessment are mapped below.

**Figure 6.1: Broad Search Areas for Beaminster (Issues and Options Consultation Report, February 2017)**



## Broad Search Area Assessments

Broad Search Area Code & Name	Landscape Character Area(s)	Issues and options recommendation	Concl	LUC high-level landscape analysis	Landscape score (RAG)	LUC high-level heritage analysis	Heritage score (RAG)	Take through to Stage 2? (Y/N) <i>Explain location if partial</i>
A: North-East of Beaminster	Brit Valley	Impacts on AONB, landscape, Historic Park and Garden and setting of Beaminster Conservation Area	X	<ul style="list-style-type: none"> <li>Gently sloping to the north towards White Sheet Hill with small streams running towards the River Brit.</li> <li>Directly adjacent to and provides a setting to Beaminster Conservation Area.</li> <li>Historic parkland character; Beaminster Manor Registered Park and Garden (Grade II).</li> <li>Mature trees within fields and hedgerows.</li> <li>Irregular field pattern which are medieval in origin. Land is used for both pasture and arable.</li> <li>Wholly contained within Dorset AONB.</li> </ul>		<ul style="list-style-type: none"> <li>Directly adjacent to Beaminster Conservation Area; potential for character and setting change</li> <li>Potential for setting change to The Manor House and stable block (Grade II*), and the Grade II Registered Park and Garden within which it sits.</li> <li>Area of Registered Park and Garden (RPG) within Broad Search Area likely to experience total loss of significance if developed.</li> <li>Potential for setting change to listed buildings within Beaminster Conservation Area</li> <li>Medieval piecemeal enclosures</li> <li>Trefoil House, former Holy Trinity Church with extant graveyard, of local significance (but heavily altered as converted to residential)</li> <li>Group of non-designated historic buildings at Shortmoor, likely local significance</li> </ul>	Area within RPG	Landscape – <b>Yes</b> , take through to Stage 2. Likely to be sensitive due to historic parkland character of Beaminster Manor.
							Area outside RPG	Heritage (within RPG): <b>No</b> Heritage (outside RPG boundary): <b>Yes</b> , but likely to be heavily constrained by potential for harm to Beaminster Manor and Manor Park designated assets
B: East of Beaminster	Brit Valley	Impacts on AONB, landscape, Historic Park and Garden and SNCI. Potential for development in the south of this area.	✓	<ul style="list-style-type: none"> <li>Sloping land either side of a tributary valley leading to the River Brit.</li> <li>Regular post-medieval field pattern with land used for paddocks and grassland.</li> <li>Broadleaved woodland along the stream.</li> <li>Adjacent to the existing urban edge.</li> <li>Wholly contained within Dorset AONB.</li> </ul>		<ul style="list-style-type: none"> <li>North end of area directly adjacent to Beaminster Manor Park Registered Park and Garden (Grade II) – potential for setting change</li> <li>Post-medieval enclosure pattern</li> </ul>		Landscape – <b>Yes</b> , take through to Stage 2. The sloping landform may result in increased sensitivity although this will need to be examined further during Stage 2.
								Heritage: <b>Yes</b> , potential for setting change needs to be understood, but likely able to accommodate development on gentle slopes with lower visibility
C: Land between Whitcombe Road & Hollymoor Common Lane	Brit Valley	Impacts on AONB, landscape, Beaminster conservation area. Potential for development in the north of this area.	✓	<ul style="list-style-type: none"> <li>Gently sloping land associated with a tributary stream.</li> <li>Grassland and arable fields divided by low hedgerows.</li> <li>Directly adjacent and provide part of the wider landscape setting to Beaminster Conservation Area.</li> <li>Wholly contained within Dorset AONB.</li> </ul>		<ul style="list-style-type: none"> <li>Adjacent to Beaminster Conservation Area – potential for character and setting change, although intervisibility appears to be relatively low</li> <li>Potential for setting change to listed buildings to Whitcombe Road (Edgeley Cottage; Hitts House; and Wyndford House – all Grade II)</li> </ul>		Landscape – <b>Yes</b> , take through to Stage 2. May be sensitive due to impacts on setting of Conservation Area.
								Heritage: <b>Yes</b> , need to understand potential effects on setting of Listed Buildings and Conservation Area



Broad Search Area Code & Name	Landscape Character Area(s)	Issues and options recommendation	Concl	LUC high-level landscape analysis	Landscape score (RAG)	LUC high-level heritage analysis	Heritage score (RAG)	Take through to Stage 2? (Y/N) <i>Explain location if partial</i>
D: Land between Bridport Road & Whitcombe Road	Brit Valley Powerstock Hills	Impacts on AONB, landscape, Historic Park and Garden, Beaminster conservation area and SNCI. Part of area is at risk of flooding.	X	<ul style="list-style-type: none"> <li>The land becomes steeper in the south east of the area</li> <li>Orchard located in the south west of the area.</li> <li>Broadleaved woodland along the stream and mature trees within hedgerows.</li> <li>Lowland dry acid grassland habitat (Whitcombe Farm SNCI)</li> <li>Mix of medieval and post medieval enclosure.</li> <li>Directly adjacent and provide part of the wider landscape setting to Beaminster Conservation Area</li> </ul>		<ul style="list-style-type: none"> <li>Potential for setting change to Parnham House Registered Park and Garden (Grade II*) – although well-screened by intervening vegetation</li> <li>Potential for setting change to Beaminster Conservation Area – although likely to be fairly well screened</li> <li>(Orchards to east of A3066 do not appear to be historic, nor part of the historic designed landscape)</li> </ul>		<p>Landscape – <b>Yes</b>, take through to stage 2 although has a number of sensitive landscape features including acid grassland habitat, orchards and historic field pattern.</p> <p>Heritage: <b>Yes</b>, understand potential for setting change to Registered Park and Garden and Conservation Area</p>
E: South of Beaminster	Brit Valley	Impacts on AONB, landscape, SNCI, Historic Park and Garden and Beaminster conservation area. Part of area is at risk of flooding.	X	<ul style="list-style-type: none"> <li>Prominent elongated hill, rising steeply to 111 metres AOD.</li> <li>Directly adjacent to and provides part of the wider landscape setting to Beaminster Conservation Area.</li> <li>Unsettled with no existing development within the area.</li> <li>Fields of medieval origin used for a mix of arable and grassland.</li> <li>Deciduous woodland habitat atop the hill and mature trees within hedgerows.</li> <li>Contains part of Parnham House Registered Park and Garden (Grade II*).</li> <li>Wholly contained within Dorset AONB.</li> </ul>		<ul style="list-style-type: none"> <li>Highly visible backdrop to Beaminster Conservation Area – new development on steeply-rising ground likely to be visually prominent and result in setting change</li> <li>Development on the south-facing slopes (while unlikely to be practical because of steepness) likely to result in setting change to Parnham House Registered Park and Garden (Grade II*) and assets therein.</li> <li>Archaeological potential likely to be high – number of Roman and later prehistoric finds from the immediate vicinity</li> </ul>		<p>Landscape – <b>No</b>, recommend exclude due to prominent hill landform which provides a key part of the setting to the historic core of Beaminster.</p> <p>Heritage: <b>No</b>. Likely effects on Conservation Areas, Registered Park and Garden and Listed Buildings – prominent land and little potential for mitigation. High levels of archaeological potential – risk of harm to previously unrecognised archaeological assets.</p>
F: South of Broadwindso r Road	Brit Valley	Impacts on AONB, landscape and heritage assets.	✓	<ul style="list-style-type: none"> <li>Gently sloping land at the base of Gerrard’s Hill which becomes steeper in the south west of the area</li> <li>Common land with broadleaved woodland habitat.</li> <li>Rural with occasional farm buildings although has an association with the adjacent built edge.</li> <li>Fields of medieval origin used for arable and grassland. More modern fields are located adjacent to the built up area.</li> <li>Wholly contained within Dorset AONB.</li> </ul>		<ul style="list-style-type: none"> <li>No known assets in the area (site of quarry – low importance)</li> <li>Development on rising ground may be visible from Conservation Area, but effect to setting unclear</li> </ul>		<p>Landscape – <b>Yes</b>, take through to Stage 2. Common land and areas of steeper landform likely to have higher levels of sensitivity.</p> <p>Heritage: <b>Yes</b>; need to understand potential for setting change to Conservation Area (and contribution of setting to its significance)</p>

Broad Search Area Code & Name	Landscape Character Area(s)	Issues and options recommendation	Concl	LUC high-level landscape analysis	Landscape score (RAG)	LUC high-level heritage analysis	Heritage score (RAG)	Take through to Stage 2? (Y/N) <i>Explain location if partial</i>
G: West of Tunnel Road	Brit Valley	Impacts on AONB, landscape and heritage assets.	✓	<ul style="list-style-type: none"> <li>Gently undulating in the east of the area, with slopes which become steeper in the west.</li> <li>Piecemeal medieval enclosure in the west of the area and modern enclosures in the east.</li> <li>Fields are used for pasture and arable and are divided by low hedgerows.</li> <li>Unsettled but strongly associated with the existing urban edge to the south.</li> <li>Broadleaved woodland located along a small tributary stream which crosses north-south through the area.</li> <li>Wholly contained within Dorset AONB.</li> </ul>		<ul style="list-style-type: none"> <li>Remains of minor extractive industries in the area – no significant constraint</li> <li>Potential for setting change to Horn Park Farm (Grade II Listed Building) – but opportunities to ensure these are screened by topography</li> </ul>		<p>Landscape – <b>Yes</b>, take through to Stage 2. Main sensitivities likely to be areas of steeper landform and unsettled character.</p> <p>Heritage: <b>Yes</b>. Main sensitivities relate to setting provide to assets outside the area.</p>
H: East of Tunnel Road	Brit Valley	Impacts on AONB and landscape. Part of area is at risk of flooding.	✓	<ul style="list-style-type: none"> <li>Land which gently slopes to the north.</li> <li>Contains a small stream lined by deciduous woodland.</li> <li>Piecemeal enclosure of medieval origin.</li> <li>The southern part of the area is used as sports fields. The northern part is used for pasture.</li> <li>Association with existing built edge to the south.</li> <li>The A3066 crosses to the west of the area.</li> <li>Wholly within Dorset AONB</li> </ul>		<ul style="list-style-type: none"> <li>No known assets in the area</li> <li>Undeveloped, therefore archaeological potential likely to be relatively high</li> <li>Some historic landscape value – development would result in change of character</li> </ul>		<p>Landscape – <b>Yes</b>, take through to Stage 2. Main sensitivities likely to be historic field pattern and the sloping landform.</p> <p>Heritage: <b>Yes</b></p>
I: North of Beaminster	Brit Valley	Impact on AONB and landscape impacts	✓	<ul style="list-style-type: none"> <li>Gently sloping stream valley crossed by small watercourses.</li> <li>Medieval fields are used for grassland.</li> <li>Young sapling trees.</li> <li>Broadleaved woodland along the streams.</li> <li>Association with existing built edge to the south.</li> <li>Wholly contained within Dorset AONB.</li> </ul>		<ul style="list-style-type: none"> <li>Medieval enclosure pattern provides fairly strong historic character</li> <li>Potential for setting change to Meerhay Manor (Grade II* Listed Building), but likely that intervening topography and vegetation provide significant screening</li> <li>Potential for setting change to Grade II listed cottage, south of Chantry Farm; intervening topography/vegetation providing screening to S and SSE, but likely effects from development further east.</li> </ul>		<p>Landscape – <b>Yes</b>, take through to Stage 2. Main sensitivities likely to be broadleaved woodland and the medieval field pattern.</p> <p>Heritage: <b>Yes</b> – good opportunities for avoidance of effects by design</p>

## Conclusions

- 6.2 The tables below provide information on Broad Search Areas taken through to Stage 2 to be assessed in more detail. Please refer to the previous table for more detailed reasoning behind these decisions.

### Broad Search Areas scoped out of Stage 2

Broad Search Area Code & Name	Notes
<b>Broad Search Areas scoped out on landscape and heritage grounds</b>	
A: North-East of Beaminster	The part designated as Registered Park and Garden is excluded on heritage grounds.
E: South of Beaminster	The whole of this area is excluded on heritage grounds.
<b>Broad Search Areas scoped out on other grounds</b>	
N/A	N/A

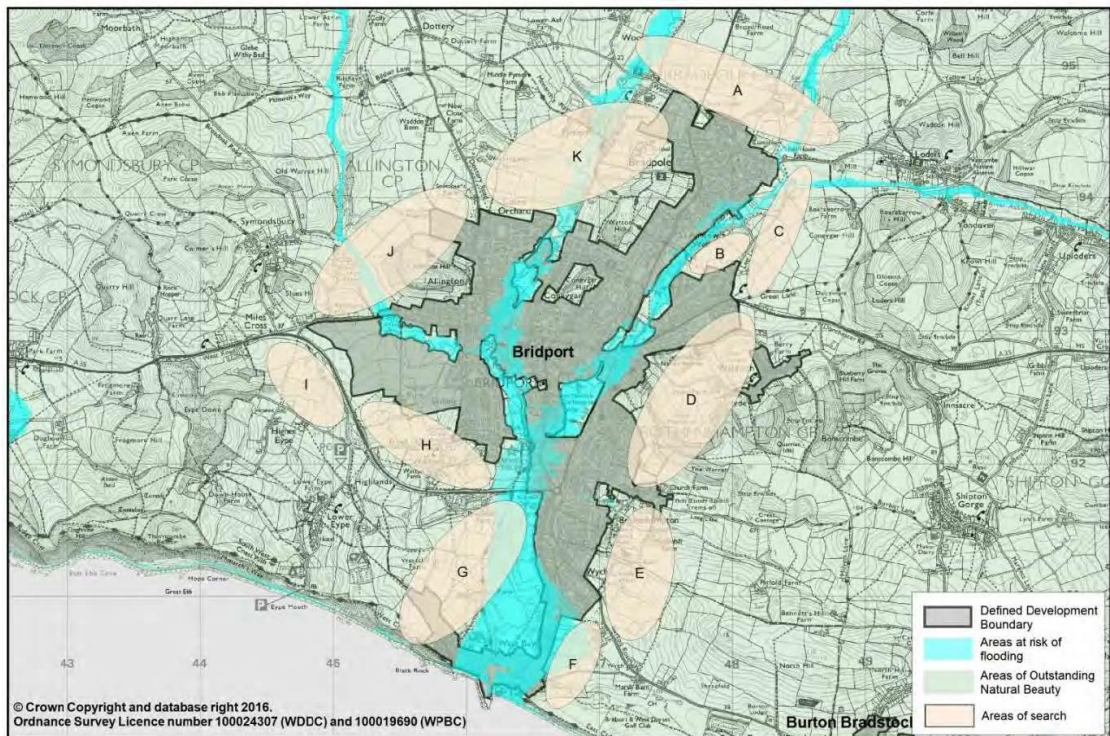
### Broad Search Areas to take forward to Stage 2

Broad Search Area Code & Name	Notes
A: North-East of Beaminster	Area outside the Registered Park and Garden to be taken through to Stage 2. In the Stage 2 assessment this area will be referred to as Beaminster 1.
B: East of Beaminster	The whole of this area is to be taken through to Stage 2 assessment. In the Stage 2 assessment this area will be referred to as Beaminster 2.
C: Land between Whitcombe Road & Hollymoor Common Lane	The whole of this area is to be taken through to Stage 2 assessment. In the Stage 2 assessment this area will be referred to as Beaminster 3.
D: Land between Bridport Road & Whitcombe Road	The whole of this area is to be taken through to Stage 2 assessment. In the Stage 2 assessment this area will be referred to as Beaminster 4.
F: South of Broadwindsor Road	The whole of this area is to be taken through to Stage 2 assessment. In the Stage 2 assessment this area will be referred to as Beaminster 5.
G: West of Tunnel Road	The whole of this area is to be taken through to Stage 2 assessment. In the Stage 2 assessment this area will be referred to as Beaminster 6.
H: East of Tunnel Road	The whole of this area is to be taken through to Stage 2 assessment. In the Stage 2 assessment this area will be referred to as Beaminster 7.
I: North of Beaminster	The whole of this area is to be taken through to Stage 2 assessment. In the Stage 2 assessment this area will be merged with area H and referred to as Beaminster 7.

## 7 Bridport: Stage 1 assessment

7.1 The Broad Search Areas which form the spatial framework for Bridport's Stage 1 assessment are mapped below.

**Figure 7.1: Broad Search Areas for Bridport (Issues and Options Consultation Report, February 2017)**



## Broad Search Area Assessments

Broad Search Area Code & Name	Landscape Character Area(s)	Issues and options recommendation	Concl	LUC high-level landscape analysis	Landscape score (RAG)	LUC high-level heritage analysis	Heritage score (RAG)	Take through to Stage 2? (Y/N) <i>Explain location if partial</i>
A: North of Bradpole	Brit Valley Bridport	Potential for some development in this area avoiding impacts on Dorset AONB, landscape and the parts of area at risk of flooding.	✓	<ul style="list-style-type: none"> <li>Gently sloping land between the River Brit and the Mangerton River.</li> <li>Contains no development but strongly associated with the existing urban edge.</li> <li>Fields are divided into a regular post-medieval field pattern primarily under arable use.</li> <li>Deciduous woodland along river corridor provides natural character.</li> <li>Adjacent to Bradpole Conservation Area.</li> <li>The A3066 crosses through the area.</li> <li>Located within the Dorset AONB</li> </ul>		<ul style="list-style-type: none"> <li>Potential for setting change to Scheduled bowl barrow on crest of small hill above Bradpole Conservation Area – but may be screened by intervening topography if development kept west of the un-named C-road running east of and parallel to the A3066 (monument sits on the southern edge of the hill summit and may have no visibility of area)</li> <li>Development in east of area likely to result in setting change to Bradpole Conservation Area</li> <li>Development on western side of ridge may result in setting change to Wooth Manor (Grade II*)</li> <li>(Development across the area could result in significant change to the character of approaches to Bradpole, potentially reducing/obscuring key views to distinctive Watton Hill)</li> </ul>		<p>Landscape – <b>Yes</b>, take through to Stage 2. Sensitive features include the adjacent Conservation Area, sloping topography and unsettled character.</p> <p>Heritage: <b>Yes</b>; potential for effects to designated assets need to be understood in more detail.</p>
B: Happy Island Way	Brit Valley Bridport	Potential for development within this area avoiding impacts on the Dorset AONB and areas at risk of flooding.	✓	<ul style="list-style-type: none"> <li>Gently sloping land forming part of the River Asker Valley.</li> <li>Broadleaved woodland along the river corridor.</li> <li>Fields of medieval origin used for arable cultivation and separated by hedgerows.</li> <li>Adjacent to the existing urban edge.</li> <li>Within the Dorset AONB.</li> </ul>		<ul style="list-style-type: none"> <li>Development in the area likely to result in setting change to the Bridport Conservation Area – likely to be visually prominent</li> <li>Potential for setting change to Downe Hall Registered Park and Garden (Grade II*) – need to understand whether relationship between Coneygar Hill and hill in area important to significance</li> </ul>		<p>Landscape – <b>Yes</b>, take through to Stage 2.</p> <p>Heritage: <b>Yes</b>; need to understand relationships to determine levels of risk</p>
C: East of Lee Lane	Brit Valley	Potential for development within this area avoiding impacts on the Dorset AONB	✓	<ul style="list-style-type: none"> <li>Sloping land adjacent to the River Asker rising to a maximum of 53 metres AOD.</li> <li>Regular field pattern of medieval/post-medieval origin used for both arable and pastoral farming and divided by hedgerows.</li> <li>Deciduous woodland habitat along the stream.</li> <li>Unsettled character with scattered farm buildings.</li> <li>Provides part of the wider landscape setting to Bradpole Conservation Area and Walditch Conservation Area.</li> </ul>		<ul style="list-style-type: none"> <li>Potential for setting change to Bradpole Conservation Area (development on hill slopes could be prominent) and Bridport Conservation Area (need to understand relationships)</li> <li>Potential for setting change to Downe Hall Registered Park and Garden (Grade II*) – need to understand whether relationship between Coneygar Hill and hill in area important to significance</li> <li>Likely setting change to Stepps Farmhouse (Grade II Listed Building)</li> <li>Potential for setting change to the adjacent Walditch Conservation Area (and Grade II</li> </ul>		<p>Landscape – <b>Yes</b>, take through to Stage 2. Main landscape sensitivities likely to be the sloping landform and the setting the landscape provides to Bradpole Conservation Area.</p> <p>Heritage: <b>Yes</b>; need to understand relationships to determine levels of risk</p>

Broad Search Area Code & Name	Landscape Character Area(s)	Issues and options recommendation	Concl	LUC high-level landscape analysis	Landscape score (RAG)	LUC high-level heritage analysis	Heritage score (RAG)	Take through to Stage 2? (Y/N) <i>Explain location if partial</i>
				<ul style="list-style-type: none"> <li>Associated with the urban edge of Bridport and the village of Walditch.</li> <li>Within the Dorset AONB.</li> </ul>		<ul style="list-style-type: none"> <li>listed buildings within) and the Grade II* Listed Building of Berry Farmhouse (to the south west).</li> <li>Strip lynchets are directly adjacent to the south west and the south east of the search area.</li> </ul>		
D: Land between Bridport and Walditch	Powerstock Hills Bride Valley Brit Valley Bridport	Within Dorset AONB, impacts on SNCI, landscape and conservation areas.	X	<ul style="list-style-type: none"> <li>Steep, elongated hill rising from 25 metres AOD to 120 metres AOD.</li> <li>Large areas of deciduous woodland habitat.</li> <li>Mature beech trees along roads and in fields.</li> <li>Contains part of Walditch Meadow SNCI.</li> <li>Forms part of Walditch Conservation Area and contributes to the setting of Bothenhampton Conservation Area.</li> <li>Within the Dorset AONB</li> </ul>		<ul style="list-style-type: none"> <li>Contains Walditch Conservation Area, and part of Bridport CA (cemetery) and Bothenhampton CA – development would result in significant change in character and appearance</li> <li>Extensive non-designated system of ?medieval strip lynchets – would potentially be lost through development</li> <li>Potential for setting change to listed buildings in Walditch Conservation Area</li> <li>Potential for setting change to Holy Trinity Church, Bothenhampton (Grade I)</li> <li>Development would be visually very dominant and would entirely change the historic character of the landscape</li> </ul>		<p>Landscape – <b>No</b>, recommend exclude due to dramatic landform and dense deciduous woodland habitat.</p> <p>Heritage: <b>No</b>. Wide-ranging effects on designated assets and historic character</p>
E: East of Wych	Bride Valley Bridport	Potential for development within this area avoiding impacts on Dorset AONB, SNCI and landscape.	✓	<ul style="list-style-type: none"> <li>Gently sloping land rising from 10 metres AOD to 60 metres AOD.</li> <li>Directly adjacent to Bothenhampton Conservation Area.</li> <li>Regular, post-medieval field pattern used for a mix of arable and pastoral farming.</li> <li>Several areas of broadleaved woodland including Bothenhampton Local Nature Reserve/Wanderwell Quarry SNCI.</li> <li>Unsettled with scattered farm buildings although associated with the existing built edge of Wych.</li> <li>Within the Dorset AONB.</li> </ul>		<ul style="list-style-type: none"> <li>Potential for setting change to Bothenhampton Conservation Area – although may be screened by intervening vegetation</li> <li>Potential for setting change to Wych Farmhouse (Grade II Listed Building)</li> <li>Quarrying across north of area may have reduced archaeological potential in discrete areas</li> <li>Development will encroach on the setting of Scheduled barrow on western summit of North Hill – although may be options for mitigation</li> </ul>		<p>Landscape – <b>Yes</b>, take through to Stage 2.</p> <p>Heritage: <b>Yes</b>; need to understand potential for setting change, but may well be options for avoidance of effects through design</p>
F: East of West Bay	Bride Valley	Potential for development within this area avoiding impacts on Dorset AONB, the Heritage Coast and areas at risk from flooding.	✓	<ul style="list-style-type: none"> <li>Sloping up towards East Cliff.</li> <li>Irregular fields of post-medieval origin divided by hedgerows and used for pasture and arable farming.</li> <li>Adjacent to West Bay Conservation Area.</li> <li>Within the Dorset AONB. The southern part of the area is within the West Dorset</li> </ul>	North	<ul style="list-style-type: none"> <li>Potential for setting change to West Bay Conservation Area from development adjacent and on slopes rising to cliffs</li> <li>Potential for setting change to listed buildings within Conservation Area – but relationships with cliff slopes need to be understood in more detail</li> </ul>		<p>Landscape – <b>Yes</b> to northern area around Wych Farm, take through to Stage 2 due to simple landform and association with existing settlement.</p> <p><b>No</b> to south – impacts on iconic coastal landscape likely to be unacceptable.</p>

Broad Search Area Code & Name	Landscape Character Area(s)	Issues and options recommendation	Concl	LUC high-level landscape analysis	Landscape score (RAG)	LUC high-level heritage analysis	Heritage score (RAG)	Take through to Stage 2? (Y/N) <i>Explain location if partial</i>
				<p>Heritage Coast.</p> <ul style="list-style-type: none"> <li>Adjoins the Dorset and East Devon Coast World Heritage Site to the south</li> <li>Southern part of the area is part of Bridport &amp; West Dorset Golf Club.</li> <li>Generally unsettled with structures limited to buildings at Wych Farm although there are views to existing development at West Bay and Wych.</li> </ul>	South			Heritage: <b>Yes</b> ; need to understand role of cliff slopes in setting of CA and other designated assets
G: North-West of West Bay	Brit Valley Chideock Hills	Within Dorset AONB, impacts on SSSI. Part of area at risk of flooding and vulnerable to coastal erosion.	X	<ul style="list-style-type: none"> <li>Sloping topography rising to the west from the River Asker.</li> <li>Part of the wider landscape setting to West Bay Conservation Area.</li> <li>Contains existing modern development emanating from West Bay.</li> <li>Southernmost part of the area is contained within Sidmouth to West Bay SAC, West Devon Heritage Coast and Dorset and East Devon Coast World Heritage Site.</li> <li>West Bay and Cowleaze Farm SNCI – semi-natural unimproved grassland.</li> <li>Within the Dorset AONB</li> <li>Coastal floodplain and grazing marsh habitat along the River Asker.</li> </ul>		<ul style="list-style-type: none"> <li>Potential for setting change to Broomhills Farm (Grade II Listed Building)</li> <li>Potential for setting change to West Bay Conservation Area (but need to determine the extent to which the open, rural setting contributes to Conservation Area significance)</li> <li>Archaeological potential likely to be relatively high as undeveloped area; HER records relating to WW2 defensive lines and structures on site, in addition to remains/findspots relating to a range of periods</li> </ul>		<p>Landscape – <b>Yes</b>, take through to Stage 2. There are a number of landscape features which are likely to be sensitive, particularly in the south of the area.</p> <p>Heritage: <b>Yes</b>; need to understand contribution of open setting to CA's significance.</p>
H: Watton	Brit Valley Chideock Hills	Potential for some development within the bypass avoiding impacts on the Dorset AONB, on the SNCI and avoiding areas at risk of flooding.	✓	<ul style="list-style-type: none"> <li>Gently undulating topography rising to maximum of 53 metres AOD.</li> <li>The field pattern is medieval in origin and divided by hedgerows with mature trees. Land is used for pasture and arable farming.</li> <li>Within the Dorset AONB</li> <li>Contains low density settlement at Watton and is close to the existing built edge of Bridport.</li> </ul>		<ul style="list-style-type: none"> <li>Potential for setting change to Grade II Listed Buildings (Providence Cottage, its coach house and Vearse Farm) – development on slopes above Verse Farm potential visually dominant (cottage may be screened by intervening vegetation)</li> <li>Visibility/relationship with Listed Buildings to B3162 likely to be limited by strong screening effect of hedgerows/field trees</li> </ul>		<p>Landscape – <b>Yes</b>, take through to Stage 2. Likely to be able to accommodate some development adjacent to the existing settlement at Watton.</p> <p>Heritage: <b>Yes</b>, potential adjacent to Watton, south of Broad Lane.</p>
I: Land south of Miles Cross	Brit Valley Chideock Hills	Within Dorset AONB, impact on landscape due to topography, physically separated from built up area	X	<ul style="list-style-type: none"> <li>Steep land sloping up towards Eype Down reaching 70 metres AOD.</li> <li>Irregular piecemeal enclosure of medieval origin used for both arable and pastoral farming.</li> <li>Separated by thick, intact hedgerows with</li> </ul>		<ul style="list-style-type: none"> <li>Potential for setting change to Symondsburys Conservation Area – but need to understand the extent to which views to Eype Down contribute to significance.</li> <li>Potential for setting change to Horseman's</li> </ul>		Landscape – <b>No</b> , exclude from Stage 2. Likely to be very sensitive due to steeply sloping landform, historic field pattern and unsettled character.

Broad Search Area Code & Name	Landscape Character Area(s)	Issues and options recommendation	Concl	LUC high-level landscape analysis	Landscape score (RAG)	LUC high-level heritage analysis	Heritage score (RAG)	Take through to Stage 2? (Y/N) <i>Explain location if partial</i>
				<p>mature trees.</p> <ul style="list-style-type: none"> <li>Unsettled character with isolated houses. Not associated with existing settlement.</li> <li>Within the Dorset AONB and adjacent to Heritage Coast.</li> </ul>		<ul style="list-style-type: none"> <li>Cottage, Higher Eype Grade II Listed Building (although may not have a strong relationship with land/views to the south as appears to be screened by intervening buildings)</li> <li>Potential for setting change to West House (Grade II Listed Building) on A35; well screened</li> </ul>		Heritage: <b>Yes</b>
J: West of Allington	Brit Valley Chideock Hills Bridport	Potential for some development in north east avoiding impacts on Dorset AONB, on the landscape and elevated areas around Allington Hill. Part of area at risk of flooding	✓	<ul style="list-style-type: none"> <li>Varied landform with notable features including Allington Hill and Ryeberry Hill and the River Simene (tributary of the River Anker).</li> <li>Provides part of the wider setting to Symondsburys Conservation Area and Bridport Conservation Area.</li> <li>Regular fields of post-medieval and modern origin are divided by hedgerows.</li> <li>Fields are primarily used for arable although there are also areas of pasture.</li> <li>Association with the existing urban edge in the north east of the area.</li> <li>Dense deciduous woodland habitat on Allington Hill.</li> <li>Within the Dorset AONB.</li> </ul>	Allington and Ryeberry Hill	<ul style="list-style-type: none"> <li>Potential for setting change to Crepe Farm (Grade II Listed Building)</li> <li>Development on higher ground (Allington Hill, Ryeberry Hill or Sloe Hill could give rise to setting change to Symondsburys and/or Bridport Conservation Areas)</li> <li>Archaeological assets recorded from aerial photography – potential harm to assets, and potential for previously unrecognised archaeology</li> </ul>	High ground	Recommend excluding areas of steep landform which provide a key setting to the settlement including Allington and Ryeberry Hill (on both heritage and landscape grounds)
					Remainder		Remainder	Landscape – <b>Yes</b> , take through to Stage 2. The north of the area is likely to be less sensitive. Heritage: <b>Yes</b>
K: West of Bradpole / Pymore	Brit Valley	Potential for some development adjacent to existing urban edge in south west of the area avoiding impact on Dorset AONB, landscape and areas at risk of flooding.	✓	<ul style="list-style-type: none"> <li>Sloping land either side of the River Brit.</li> <li>Regular field pattern of post-medieval origin used for both arable and grassland and divided by hedgerows and hedgebanks.</li> <li>Association with the existing urban edge to the south.</li> <li>Contains houses and large commercial units/factories at Pymore and a school at Bradpole.</li> <li>Broadleaved trees along the River.</li> <li>Within the Dorset AONB</li> </ul>		<ul style="list-style-type: none"> <li>Potential for setting change to group of Grade II listed buildings associated with Pymore Mills. Extension to existing development, away from the river corridor, may be a means of avoiding adverse effects</li> <li>May also be potential for setting change to New Close Farm (Grade II Listed Building) if development were to straddle the valley of the River Brit's tributary – views down this valley may play a role in the asset's setting.</li> </ul>		Landscape – <b>Yes</b> , take through to Stage 2. Sloping valley landform likely to increase levels of sensitivity. Heritage: <b>Yes</b> . May be good options to avoid impacts by design



## Conclusions

- 7.2 The tables below provide information on Broad Search Areas taken through to Stage 2 to be assessed in more detail. Please refer to the previous table for more detailed reasoning behind these decisions. Some of the Broad Search Areas have been split geographically due to differences in sensitivity within them and therefore may appear in both tables. Further information on specific locations included/excluded is also provided in the tables.

### Broad Search Areas scoped out of Stage 2

Broad Search Area Code & Name	Notes
<b>Broad Search Areas scoped out on landscape and heritage grounds</b>	
D: Land between Bridport and Walditch	The whole of this area is excluded on both landscape and heritage grounds.
F: East of West Bay	The southern part of this area is scoped out on landscape grounds.
J: West of Allington	Areas of high ground including Allington and Ryeberry Hill are excluded from Stage 2 on both landscape and heritage grounds.
I: Land south of Miles Cross	The whole of this area is excluded on landscape grounds.
<b>Broad Search Areas scoped out on other grounds</b>	
F: East of West Bay (partial)	The area within Flood Zones 2 and 3 to be scoped out.
H: Watton (part north of Broad Lane)	Northern section scoped out of Stage 2 due to Vearse Farm allocation – planning permission with associated Green Infrastructure proposals.
I: Land south of Miles Cross	Scoped out of Stage 2 due to Vearse Farm allocation – planning permission with associated Green Infrastructure proposals.

### Broad Search Areas to take forward to Stage 2

Broad Search Area Code & Name	Notes
A: North of Bradpole	The whole of this area is taken through to Stage 2 assessment. In the Stage 2 assessment this area will be referred to as Bridport 1.
B: Happy Island Way	The whole of this area is taken through to Stage 2 assessment and merged with C to form one unit. In the Stage 2 assessment this area will be referred to as Bridport 2.
C: East of Lee Lane	The whole of this area is taken through to Stage 2 assessment (merged with B and along with an additional area following Issues and Options consultation to the south of Dorchester Rd). In the Stage 2 assessment this area will be referred to as Bridport 2.
E: East of Wych	The whole of this area is taken through to Stage 2 assessment, and merged with the remaining part of F: East of West Bay. In the Stage 2 assessment this area will be referred to as Bridport

Broad Search Area Code & Name	Notes
	3.
G: North-West of West Bay	The whole of this area is taken through to Stage 2 assessment. In the Stage 2 assessment this area will be referred to as Bridport 4.
H: Watton	The area south of Broad Lane is taken through to Stage 2 assessment. In the Stage 2 assessment this area will be referred to as 5.
J: West of Allington	The less steep land in the north and west of the area is to be taken through to Stage 2 assessment. In the Stage 2 assessment this area will be referred to as Bridport 6.
K: West of Bradpole / Pymore	The whole of this area is taken through to Stage 2 assessment. Note that this will be taken through to Stage 2 as two separate sites, as the River Brit (and associated flood zones) acts as a barrier between them. In the Stage 2 assessment the area to the west of the River Brit will be referred to as Bridport 7, while the area to the east of the River Brit will be referred to as Bridport 8.

## 8 Crossways: Stage 1 assessment

- 8.1 The Broad Search Areas which form the spatial framework for Crossway's Stage 1 assessment are mapped below.

**Figure 8.1: Broad Search Areas for Crossways (Issues and Options Consultation Report, February 2017)**



## Broad Search Area Assessments

Broad Search Area Code & Name	Landscape Character Area(s)	Issues and options recommendation	Concl	LUC high-level landscape analysis	Landscape score (RAG)	LUC high-level heritage analysis	Heritage score (RAG)	Take through to Stage 2? (Y/N) <i>Explain location if partial</i>
A: Land at Woodsford Fields	Crossways Gravel Plateau	Considered by Inspector to be a realistic option for development, SANG required as part of any scheme.	✓	<ul style="list-style-type: none"> <li>Slightly sloping (to the north) landform, between 50 and 55m AOD</li> <li>Western half is one very large arable field; eastern half is mixed woodland plantation</li> <li>Bounded to the north by the railway line; northern part of Crossways lies to the west and south (beyond playing fields)</li> </ul>		<ul style="list-style-type: none"> <li>Only HER records in the area relate to past extractive industries; likely that this has damaged localised archaeological potential – although likely to remain elsewhere.</li> </ul>		<p>Landscape: <b>Yes</b>; simple, relatively flat landform adjacent to existing settlement edge. Few landscape sensitivities – woodland to the east likely to be most sensitive part of the area (could provide screening to new development).</p> <p>Heritage: <b>Yes</b>.</p>
B: Land within Purbeck District	N/A	Within Purbeck District (Currently being promoted by Purbeck District Council in the partial review of their Local Plan).	-	N/A				
C: Land between Moreton Road and Redbridge Road	Crossways Gravel Plateau	Currently in use as a solar farm with a temporary permission (expires 2036). Theoretically this is a longer term development option. SANG required as part of any scheme.	✓	<ul style="list-style-type: none"> <li>Flat landscape, the majority occupied by a solar farm (see Issues and Options note).</li> <li>Pasture and occasional patches of scrub beneath/surrounding the solar panels</li> <li>A pond surrounded by broadleaved woodland forms a naturalistic feature in the east of the area</li> <li>Woodland / trees surround the periphery of the site, reducing its visibility.</li> <li>Moreton Pit sand and gravel site (active) adjacent to the north (screened by woodland)</li> </ul>		<ul style="list-style-type: none"> <li>Area is currently under a solar farm</li> </ul>		<p>Landscape: <b>Yes</b> – Flat landform and presence of existing development in the form of a solar farm reduces sensitivity.</p> <p>Heritage: <b>Yes</b>.</p>
D: Land south of Existing allocation	Crossways Gravel Plateau	Forms part of the SANG for the allocated site therefore cannot be developed without further SANG provision.	X	<ul style="list-style-type: none"> <li>Gently undulating landscape dominated by mixed plantation (Moigne Combe Wood)</li> <li>Open land to the west under pasture, in regular small-medium fields bounded by hedgerows/woodland</li> <li>Hybris Business Park adjacent to the north (well screened by woodland)</li> <li>Development within limited to farm buildings integrated within woodland</li> </ul>		<ul style="list-style-type: none"> <li>Area comprises the non-designated designed landscape of Moigne Combe house – development would result in total loss of much of the asset</li> </ul>		<p>Landscape: <b>Yes</b> – Some limited areas currently under farmland (in the west) could potentially provide space for small-scale, well screened development (although this would not be related to current Crossways settlement).</p> <p>Heritage: <b>Yes</b>.</p>

Broad Search Area Code & Name	Landscape Character Area(s)	Issues and options recommendation	Concl	LUC high-level landscape analysis	Landscape score (RAG)	LUC high-level heritage analysis	Heritage score (RAG)	Take through to Stage 2? (Y/N) <i>Explain location if partial</i>
E: Land west of Warmwell Road allocation	Crossways Gravel Plateau	Currently Warmwell Country Touring Park, part of the SANG for the Warmwell Road allocation and part SNCI	X	<ul style="list-style-type: none"> <li>Flat in the northern half, with more undulating southward sloping land in the south.</li> <li>Nearly half is covered by Skippet Heath SNCI, valued for its acidic heathland</li> <li>Static caravans/cabins relating to Warmwell Country Touring Park integrated into woodland in the west/north-west of area</li> <li>Remainder comprises conifer plantation with pockets of deciduous woodland</li> <li>Flat pasture field of post-war origin in the north-east, enclosed by thick hedgerows/bands of trees</li> </ul>	Yellow	<ul style="list-style-type: none"> <li>Area largely under long-established woodland</li> <li>Gravel pits (recorded in HER and depicted on 1<sup>st</sup> edition OS) will have compromised archaeological potential in discrete areas.</li> </ul>	Green	<p>Landscape: <b>Yes</b> –The flat field in the north-east of the area may be less sensitive to development as an extension to the southern edge of Crossways (able to be screened by characteristic woodland/ hedgerows/trees)</p> <p>Heritage: <b>Yes</b></p>
F: Land to the west of the link road, west of Crossways	Crossways Gravel Plateau	In part covered by Warmwell Airfield Quarry with the remainder being open farmland. The development of this area would result in breaching of the link road. SANG required as part of any scheme.	✓	<ul style="list-style-type: none"> <li>Northern half is the restored Warmwell Airfield Quarry, with wetlands, broadleaved woodland, scrub and acid grassland.</li> <li>Southern half of the area is an open arable field, with outer mature hedgerow / tree boundaries</li> <li>Oaklands Park retirement village (bungalows) lies to the south, with derelict industrial buildings nearby.</li> </ul>	Green	<ul style="list-style-type: none"> <li>Area has no heritage value; archaeological potential and airfield heritage erased by quarrying.</li> </ul>	Green	<p>Landscape: <b>Yes</b>. Main sensitivities likely to be locally valued habitats within the restored quarry site. Woodland and flat topography would reduce visibility of new development which could be connected to existing settlement to the east /south.</p> <p>Heritage: <b>Yes</b>.</p>
G: Land to the north of Frome Valley Road	Crossways Gravel Plateau	This area already has planning consent for residential development.	–	N/A				
<b>Additional Broad Search Area</b>								
Higher Woodsford	Crossways Gravel Plateau Frome and Piddle Valley Pasture	N/A		<ul style="list-style-type: none"> <li>Mostly flat topography, dominated by Woodsford Quarry in the west of the area.</li> <li>The rest of the area is primarily arable farmland, with fields divided by hedgerows into a regular field pattern of post-medieval and modern origin.</li> <li>There are strips of deciduous/mixed woodland amongst the farmland.</li> <li>Unsettled, but with a number of farm and industrial buildings. Adjacent to Crossways (to the south) and Woodsford (to the north).</li> <li>A pylon line crosses the centre of the area.</li> <li>The railway line runs along the south of this parcel.</li> </ul>	Green	<ul style="list-style-type: none"> <li>The 14<sup>th</sup> century Woodsford Castle (Grade I Listed Building) is immediately adjacent to the north west of the area and there is potential for setting change to this asset.</li> <li>There are a number of Grade II listed buildings in the village of Woodsford to the north – potential for setting change to these assets.</li> <li>Quarry in the west of the area is likely to have compromised any buried archaeological resource.</li> <li>The HER indicates a number of features from various periods of history, including bowl barrows and Second World War remains associated with RAF Warmwell.</li> </ul>	Yellow	<p>Landscape: <b>Yes</b>. Unlikely to have significant landscape sensitivities, although the area is separated from the existing development at Crossways by the railway line.</p> <p>Heritage: <b>Yes</b>, take through to Stage 2, although has a number of features within and adjacent to the area which are likely to be sensitive.</p>

## Conclusions

- 8.3 The tables below provide information on Broad Search Areas taken through to Stage 2 to be assessed in more detail. Please refer to the previous table for more detailed reasoning behind these decisions. All of the Broad Search Areas surrounding this settlement will be assessed during Stage 2 of the study; none have been excluded.

### Broad Search Areas scoped out of Stage 2

Broad Search Area Code & Name	Notes
<b>Broad Search Areas scoped out on landscape/heritage grounds</b>	
None	
<b>Broad Search Areas scoped out on other grounds</b>	
C: Land between Moreton Road and Redbridge Road	The whole of this area is scoped out from Stage 2 assessment as it is currently under use as a solar farm.
D: Land south of Existing allocation	The whole of this area is scoped out from Stage 2 assessment as part of a SANG
E: Land west of Warmwell Road allocation	The whole of this area is scoped out from Stage 2 assessment as part of a SANG

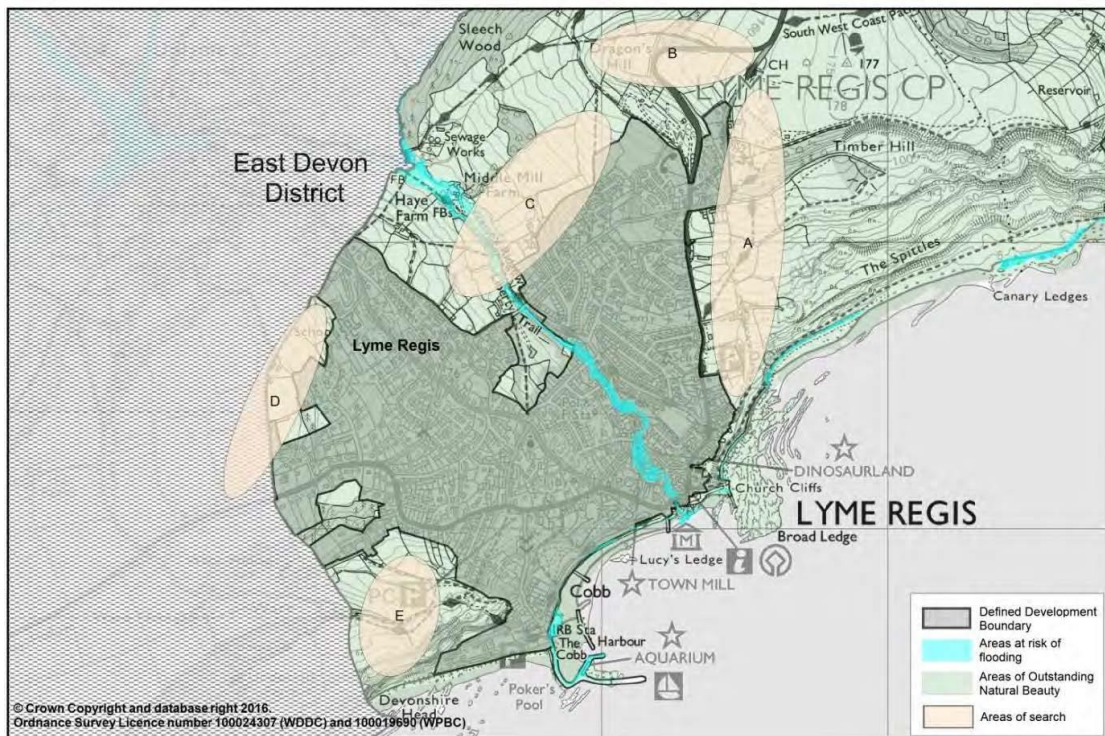
### Broad Search Areas to take forward to Stage 2

Broad Search Area Code & Name	Notes
A: Land at Woodsford Fields	The whole of this area is to be taken through to Stage 2 assessment. In the Stage 2 assessment this area will be referred to as Crossways 1.
F: Land to the west of the link road, west of Crossways	The whole of this area is to be taken through to Stage 2 assessment In the Stage 2 assessment this area will be referred to as Crossways 2.
Additional Broad Search Area: Higher Woodsford	The whole of this area is to be taken through to Stage 2 assessment. In the Stage 2 assessment this area will be referred to as Crossways 3.

## 9 Lyme Regis: Stage 1 assessment

- 9.1 The Broad Search Areas which form the spatial framework for Lyme Regis's Stage 1 assessment are mapped below.

**Figure 9.1: Broad Search Areas for Lyme Regis (Issues and Options Consultation Report, February 2017)**



## Broad Search Area Assessments

Broad Search Area Code & Name	Landscape Character Area(s)	Issues and options recommendation	Concl	LUC high-level landscape analysis	Landscape score (RAG)	LUC high-level heritage analysis	Heritage score (RAG)	Take through to Stage 2? (Y/N) <i>Explain location if partial</i>
A: East of Charmouth Road	Wootton Hills Lyme Regis	Impacts on Sidmouth to West Bay SAC, East Devon and Dorset World Heritage Site, the Heritage Coast, the Dorset AONB. The site is also subject to coastal erosion.	X	<ul style="list-style-type: none"> <li>Dramatic ridgeline of Timber Hill.</li> <li>Grassland fields consistent with a pattern of irregular medieval piecemeal enclosure.</li> <li>Thick hedgerows with many trees enclose the fields.</li> <li>Semi-natural grassland meadows and maritime cliff/slope habitat; the area is partially within Sidmouth to West Bay SAC and West Dorset Coast SSSI.</li> <li>Dense woodland on the ridgeline.</li> <li>Wholly within West Dorset Heritage Coast.</li> <li>Partially within Dorset and East Devon Coast World Heritage Site</li> <li>Generally unsettled although there are some dwellings in the north of the area off Timber Hill.</li> <li>Contains a small part of Lyme Regis Golf Club in the north.</li> <li>Wholly within the Dorset AONB</li> </ul>	North	<ul style="list-style-type: none"> <li>Potential for setting change to Lyme Regis Cemetery Conservation Area</li> <li>Piecemeal medieval enclosure pattern</li> <li>Route of former Turnpike road along the base of Timber Hill – potential for harm to undesignated heritage asset</li> </ul>		Landscape: <b>No</b> to the majority (to the south of and including Timber Hill); ruled out due to steep landform and SAC designation. <b>Yes</b> to area north of Timber Hill, although likely to be sensitive.
					South			Heritage: <b>Yes</b>
B: Dragon's Hills	Wootton Hills	Potential for development within this area avoiding impact on the Dorset AONB, on the Sidmouth to West Bay SAC and landscape impact. Part of area is also subject to coastal erosion.	✓	<ul style="list-style-type: none"> <li>Slopes known as 'Dragons Hill' reaching approximately 160 metres AOD.</li> <li>Mixed medieval and post-medieval enclosure under arable and pastoral use.</li> <li>Mixed/deciduous woodland located along the A3052 which crosses through the area.</li> <li>Wholly within the Dorset AONB</li> <li>Adjacent to static caravan park but separate from the main built area of Lyme Regis</li> </ul>		<ul style="list-style-type: none"> <li>Non-designated archaeological assets: undated field system; remains of putative round barrows – potential total loss</li> </ul>		Landscape: <b>Yes</b> , take through to Stage 2. Likely to be sensitive due to steep slopes and the disconnection with the existing settlement.
								Heritage: <b>Yes</b> .
C: North West of Lyme Regis	Wootton Hills Lyme Regis	Potential for some development in this area avoiding impacts on the Dorset AONB, landscape impacts,	✓	<ul style="list-style-type: none"> <li>Sloping land either side of the River Lim</li> <li>Undeveloped although associated with the existing built edge of Lyme Regis.</li> </ul>		<ul style="list-style-type: none"> <li>Potential for setting change to Haye House (Grade II Listed Building), but likely well screened</li> <li>?Medieval piecemeal enclosures provide a</li> </ul>		Landscape: <b>Yes</b> , take through to Stage 2. Likely to be sensitive due to sloping valley landform, historic field pattern and naturalistic qualities.



Broad Search Area Code & Name	Landscape Character Area(s)	Issues and options recommendation	Concl	LUC high-level landscape analysis	Landscape score (RAG)	LUC high-level heritage analysis	Heritage score (RAG)	Take through to Stage 2? (Y/N) <i>Explain location if partial</i>
		and areas at risk of flooding.		<ul style="list-style-type: none"> <li>Intricate grassland fields of medieval origin enclosed by thick hedgerows with many mature trees.</li> <li>Wholly within the Dorset AONB</li> </ul>		strong sense of historic character		Heritage: <b>Yes</b> , good potential for avoidance of effects by planning and design
D: West of Lyme Regis	Lyme Regis	Impacts on the Dorset AONB. Part sports pitches / school land and part located within East Devon and therefore cannot be allocated through this Local Plan Review.	X	<ul style="list-style-type: none"> <li>Land sloping up from the edge of Lyme Regis reaching a maximum of 159 metres AOD.</li> <li>Mostly under use as school sports fields which are divided by hedgerows with mature trees.</li> <li>Visually associated with the existing built edge of Lyme Regis.</li> <li>Within the Dorset AONB</li> </ul>		<ul style="list-style-type: none"> <li>Archaeological assets: ?medieval field boundaries.</li> <li>Potential for effects on the setting of Holcombe Roman Villa – need to understand the extent to which relationships with neighbouring hilltops</li> </ul>		Landscape: <b>Yes</b> , few sensitive landscape features, take through to Stage 2.
								Heritage: <b>Yes</b> , take through to Stage 2.
E: Ware	Lyme Regis	Impacts upon Sidmouth to West Bay SAC, East Devon and Dorset World Heritage Site, the Heritage Coast, the Dorset AONB, and is subject to coastal erosion.	X	<ul style="list-style-type: none"> <li>Dramatic sloping landform including coastal cliff areas.</li> <li>Grassland fields consistent with a pattern of irregular medieval piecemeal enclosure.</li> <li>Unsettled character.</li> <li>Maritime cliff and slope habitat.</li> <li>Well wooded, semi-natural character.</li> <li>Wholly within the Dorset AONB</li> <li>Wholly within West Dorset Heritage Coast.</li> <li>Partially within Dorset and East Devon Coast World Heritage Site</li> <li>The southern part of the area is within Sidmouth to West Bay SAC and West Dorset Coast SSSI.</li> </ul>		<ul style="list-style-type: none"> <li>Potential for setting change to Grade II Listed Buildings (Umbrella Cottage; Gatesfield; Upper Cobb House; Lower Ware) – but likely well screened</li> <li>Development adjacent to road could result in setting change to Lower Ware house (Grade II Listed Building)</li> </ul>		Landscape: <b>No</b> . Ruled out due to steep slopes and semi-natural habitats including designated maritime cliff and slope.
								Heritage: <b>Yes</b> – but unlikely to be suitable for development except small scale infill next to road

## Conclusions

- 9.2 The tables below provide information on Broad Search Areas taken through to Stage 2 to be assessed in more detail. Please refer to the previous table for more detailed reasoning behind these decisions. Some of the Broad Search Areas have been split geographically due to differences in sensitivity within them and therefore may appear in both tables. Further information on specific locations included/excluded is also provided in the tables.

### Broad Search Areas scoped out of Stage 2

Broad Search Area Code & Name	Notes
<b>Broad Search Areas scoped out on landscape/heritage grounds</b>	
A: East of Charmouth Road	The south of this area is excluded on landscape grounds.
E: Ware	All of this area is excluded on landscape grounds.
<b>Broad Search Areas scoped out on other grounds</b>	
A: East of Charmouth Road	The remainder of this search area is scoped out as it is under significant risk of coastal erosion.

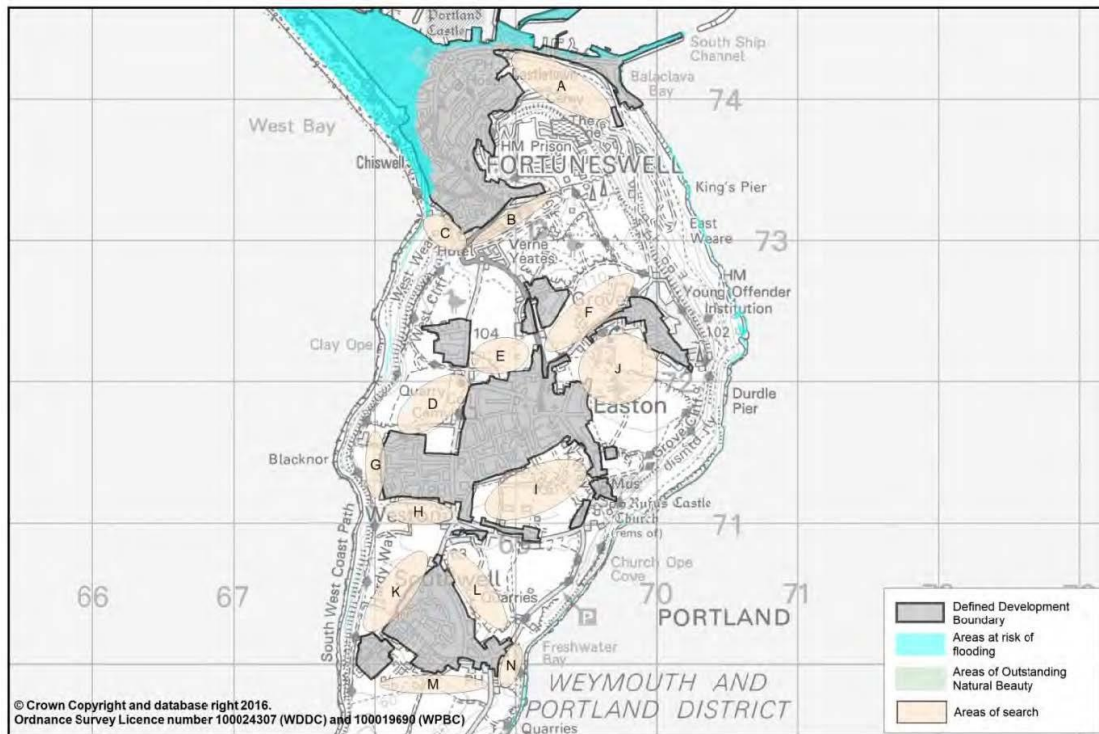
### Broad Search Areas to take forward to Stage 2

Broad Search Area Code & Name	Notes
B: Dragon's Hills	The whole of this area is to be taken through to Stage 2 assessment. In the Stage 2 assessment this area will be referred to as Lyme Regis 1.
C: North West of Lyme Regis	The whole of this area is to be taken through to Stage 2 assessment. In the Stage 2 assessment this area will be referred to as Lyme Regis 2.
D: West of Lyme Regis	The whole of this area is to be taken through to Stage 2 assessment. In the Stage 2 assessment this area will be referred to as Lyme Regis 3.

# 10 Portland: Stage 1 assessment

10.1 The Broad Search Areas which form the spatial framework for Portland’s Stage 1 assessment are mapped below.

**Figure 10.1: Broad Search Areas for Portland (Issues and Options Consultation Report, February 2017)**



## Broad Search Area Assessments

Broad Search Area Code & Name	Landscape Character Area(s)	Issues and options recommendation	Concl	LUC high-level landscape analysis	Landscape score (RAG)	LUC high-level heritage analysis	Heritage score (RAG)	Take through to Stage 2? (Y/N) <i>Explain location if partial</i>
A: South of Castletown	Portland	Impacts on Isle of Portland to Studland Cliffs SAC, Isle of Portland SSSI, and scheduled monuments. Steep topography.	X	<ul style="list-style-type: none"> <li>Steeply sloping cliff.</li> <li>Within Isle of Portland to Studland Cliffs SAC/Isle of Portland SSSI.</li> <li>Semi-natural habitats include maritime cliff and slope and coastal scrub and grassland.</li> <li>Located within Portland Coastline site of Local Landscape Importance.</li> <li>East Weare Batteries remain visible amongst the scrub (Listed Building and Scheduled Monument)</li> </ul>		<ul style="list-style-type: none"> <li>Contains East Weare batteries, Grade II Listed Building and Scheduled Monument. Potential for harm/loss of nationally important archaeological asset</li> <li>Contains the Portland Royal Naval cemetery</li> <li>Range of military remains</li> <li>Post-medieval cultivation remains</li> <li>Potential for setting change to Portland Castle (Grade I Listed Building, Scheduled Monument) and the Verne Citadel (Scheduled Monument)</li> </ul>		<p>Landscape: <b>No</b>, recommend exclude due to steep cliff landform and internationally/nationally designated semi-natural habitats.</p> <p>Heritage: <b>No</b>.</p>
B: New Ground	Portland	Impacts on Isle of Portland to Studland Cliffs SAC, Isle of Portland SSSI and nearby SNCI	X	<ul style="list-style-type: none"> <li>Dramatic ridge landform overlooking Fortuneswell.</li> <li>Contains part of and provides a setting to Underhill Conservation Area.</li> <li>Located within Portland Coastline Area of Local Landscape Importance.</li> <li>Contains part of the Isle of Portland SSSI.</li> <li>Remnant limestone grassland habitat with areas of scrub and deciduous woodland.</li> </ul>		<ul style="list-style-type: none"> <li>Contains Old Rectory and War Memorial Grade II Listed Buildings</li> <li>Directly adjacent to the Verne Citadel (Scheduled Monument) and separately listed components – potential for setting change</li> <li>Potential for setting change to Underhill Conservation Area</li> </ul>		<p>Landscape: <b>No</b>, recommend exclude due to prominent ridge landform and important semi-natural habitats.</p> <p>Heritage: <b>No</b>, potential for wide-ranging effects to designated assets.</p>
C: West Weare	Portland	Impacts on Isle of Portland to Studland Cliffs SAC, Isle of Portland SSSI and World Heritage Site. Area also vulnerable to coastal erosion.	X	<ul style="list-style-type: none"> <li>Steeply sloping cliff</li> <li>Within Isle of Portland to Studland Cliffs SAC/Isle of Portland SSSI. Maritime cliff and slope habitat.</li> <li>Located within Portland Coastline Area of Local Landscape Importance.</li> <li>Located within Dorset and East Devon Coast World Heritage Site.</li> </ul>		<ul style="list-style-type: none"> <li>(Area is an actively eroding scree slope)</li> <li>Potential for setting change to Underhill Conservation Area</li> </ul>		<p>Landscape: <b>No</b>, recommend exclude due to steep cliff landform and designated semi-natural habitats.</p> <p>Heritage: <b>No</b>.</p>
D: Bowers Quarry	Portland	Impacts on Isle of Portland to Studland Cliffs SAC, Isle of Portland SSSI and Portland (Easton)	X	<ul style="list-style-type: none"> <li>Flat topography.</li> <li>Currently a working quarry.</li> <li>Land to the east of the quarry used as</li> </ul>	Area adjacent to Easton	<ul style="list-style-type: none"> <li>Potential for setting change to Grade I listed Church of St. George, Reforne and associated features</li> <li>Potential for setting change to Portland</li> </ul>		<p>Landscape – <b>No</b> to majority due to extensive national nature conservations covering much of the area. Views to the sea would be compromised by development here.</p>

Broad Search Area Code & Name	Landscape Character Area(s)	Issues and options recommendation	Concl	LUC high-level landscape analysis	Landscape score (RAG)	LUC high-level heritage analysis	Heritage score (RAG)	Take through to Stage 2? (Y/N) <i>Explain location if partial</i>
		conservation area. Areas either working quarries or part of Portland Quarries Nature Park.		cemetery for St. George's Church (with Portland (Easton) Conservation Area) <ul style="list-style-type: none"> <li>Small area of rough grazing land is located south of the quarry.</li> <li>Contained within Isle of Portland SSSI.</li> </ul>	Majority	(Easton) Conservation Area <ul style="list-style-type: none"> <li>Extensive non-designated archaeological remains relating to industrial and military uses</li> </ul>		<p><b>Yes</b> – take small areas adjacent to Easton (and outside of nature conservation designations through to Stage 2.</p> <p>Heritage: <b>Yes</b> – but likely potential for substantial harm, but this potentially needs to be understood in more detail to make a robust decision (along with views of church along Reforne, silhouetted against the sky may be negatively impacted)</p>
E: Inmosthay Quarry	Portland	Impacts on Isle of Portland to Studland Cliffs SAC, Isle of Portland SSSI and Portland (Easton) conservation area. Areas either working quarries or part of Portland Quarries Nature Park.		<ul style="list-style-type: none"> <li>Gently sloping land to the north of Easton.</li> <li>Directly adjacent to Easton Conservation Area.</li> <li>Site of a former quarry.</li> <li>Semi-natural lowland calcareous grassland and scrub habitat; part of Portland Quarries Nature Park.</li> <li>Contained within Isle of Portland SSSI.</li> </ul>		<ul style="list-style-type: none"> <li>Potential for setting change to Portland (Easton) Conservation Area</li> <li>Potential for setting change to St. George's Church (Grade I Listed Building) and ancillary assets (Grade II) and church hall (Grade II Listed Building); likely to be intervisible with other listed assets on Reforne – needs field inspection to determine contribution to setting/significance</li> <li>Potential for physical effects to former mineral railway (extent to which asset remains extant is unclear)</li> <li>Quarrying likely to have compromised archaeological potential</li> </ul>		<p>Landscape: <b>Yes</b>, take through to Stage 2. Likely to sensitive due to nationally designated habitats and setting provided to Conservation Area.</p> <p>Heritage: <b>Yes</b>, take through to Stage 2. Main sensitivities relate to setting provided to adjacent assets.</p>
F: Independent Quarries	Portland	Impacts on Isle of Portland to Studland Cliffs SAC, Isle of Portland SSSI and Portland (Easton) conservation area. Areas either working quarries or part of Portland Quarries Nature Park.		<ul style="list-style-type: none"> <li>Mostly flat topography.</li> <li>The western part of the area is an active quarry. In the east there are several grassland fields divided by hedgerows and a football club.</li> <li>Directly adjacent to The Grove Conservation Area and Easton Conservation Area</li> </ul>		<ul style="list-style-type: none"> <li>Potential for setting change to listed buildings at eastern end of area (Church of St. Peter Grade II*, its vicarage and associated walls; Ivybank)</li> <li>Potential for setting change to The Grove Conservation Area</li> <li>Quarrying has reduced archaeological potential, but assets relating to industrial heritage need to be properly understood</li> </ul>		<p>Landscape: <b>Yes</b>. No significant landscape sensitivities due to flat topography and use as a quarry.</p> <p>Heritage: <b>Yes</b>, take through to Stage 2. Main sensitivities relate to setting provided to adjacent assets.,</p>
G: West of Weston	Portland	Impacts on Isle of Portland to Studland Cliffs SAC, Isle of Portland SSSI and World Heritage Site. Area in part	X	<ul style="list-style-type: none"> <li>Topography is mostly flat, becoming steeply sloping on the cliffs in the south.</li> <li>Land is divided into small fields used as horse paddocks.</li> </ul>		<ul style="list-style-type: none"> <li>Potential for setting change to non-designated 19<sup>th</sup>-20<sup>th</sup> century military remains</li> </ul>		Landscape – <b>No</b> , recommend exclude due to steep cliff landform and designated semi-natural habitats.

Broad Search Area Code & Name	Landscape Character Area(s)	Issues and options recommendation	Concl	LUC high-level landscape analysis	Landscape score (RAG)	LUC high-level heritage analysis	Heritage score (RAG)	Take through to Stage 2? (Y/N) <i>Explain location if partial</i>
		vulnerable to coastal erosion.		<ul style="list-style-type: none"> <li>Lowland calcareous grassland habitat.</li> <li>Partially within the Isle of Portland to Studland Cliffs SAC and Isle of Portland SSSI.</li> <li>Forms part of the Portland Coast site of Local Landscape Importance.</li> <li>The southernmost part of the area is within Dorset and East Devon Coast World Heritage Site.</li> </ul>				Heritage: <b>Yes</b> – but unlikely to be suitable for development
H: Barleycrates Lane	Portland	Impacts on Isle of Portland to Studland Cliffs SAC, Isle of Portland SSSI and World Heritage Site. Area in part vulnerable to coastal erosion.	X	<ul style="list-style-type: none"> <li>The land slopes gently in a southerly direction.</li> <li>Regular, post-medieval fields used for arable crops and horse paddocks.</li> <li>Strongly associated with the existing urban edge to the north.</li> <li>Forms part of the Portland Coast site of Local Landscape Importance.</li> <li>The western edge of the site is adjacent to the Dorset and East Devon Coast World Heritage Site and Isle of Portland to Studland Cliffs SAC</li> <li>Partially within Weston Conservation Area</li> </ul>		<ul style="list-style-type: none"> <li>Contains Weston Conservation Area – development within Conservation Area would change character and appearance</li> <li>Conservation Area contains relict medieval field boundaries</li> </ul>	Outside Conservation Area	Landscape – <b>Yes</b> , take through to Stage 2. Most sensitive features likely to be the setting the landscape provides to Weston Conservation Area and the adjacent cliffs recognised for their biodiversity and heritage value.
I: Weston Road to Perryfields Quarries	Portland	Potential for development along Weston Road avoiding impacts on Isle of Portland SSSI, nearby SNCI and Weston conservation area.	✓	<ul style="list-style-type: none"> <li>Gently sloping/undulating topography.</li> <li>Land is mostly grassland used for grazing/pony paddocks. Sports pitches are located in the west of the area.</li> <li>Around Bottom Coombe there are areas of lowland calcareous grassland and woodland.</li> <li>The south east of the area forms part of an active quarry (Perryfield Quarries).</li> <li>Partially within Weston Conservation Area (west) and adjacent to Easton Conservation Area (east).</li> <li>Contains part of the Isle of Portland SSSI and Portland Quarries Nature Park.</li> </ul>		<ul style="list-style-type: none"> <li>Contains part of the Weston Conservation Area – as well as relict open fields forming part of its setting. Development within the Conservation Area would inherently change character and appearance, giving rise to harm to its significance</li> <li>Adjacent to the Portland (Straits and Wakeham) Conservation Area – potential for setting change</li> <li>Setting change to Grade II listed windmill stumps</li> <li>Potential for harm to archaeological assets, including former mineral railway – degree of preservation to be established.</li> </ul>	Outside Conservation Area	Landscape – <b>Yes</b> , take through to Stage 2. Potential likely to be constrained by various factors including the active quarries, nature conservation designations and adjacent Conservation Areas.
J: Between Easton & Grove	Portland	Impacts on Isle of Portland SSSI and nearby SNCI	X	<ul style="list-style-type: none"> <li>Simple, mostly flat landform.</li> <li>Semi-natural habitats on a restored quarry area including lowland calcareous grassland and scrub.</li> </ul>	Majority	<ul style="list-style-type: none"> <li>Area of quarrying / spoil – archaeological potential removed across much of search area.</li> <li>Potential for setting change to southern</li> </ul>	Within Conservation Area	Heritage: <b>Yes</b> – but exclude area within Conservation Area.
								Landscape – <b>No</b> to majority due to national nature conservation designations and adjacent Conservation Areas.

Broad Search Area Code & Name	Landscape Character Area(s)	Issues and options recommendation	Concl	LUC high-level landscape analysis	Landscape score (RAG)	LUC high-level heritage analysis	Heritage score (RAG)	Take through to Stage 2? (Y/N) <i>Explain location if partial</i>
				<ul style="list-style-type: none"> <li>Adjacent to The Grove Conservation Area and Easton Conservation Area.</li> <li>Part of the area is within the Isle of Portland SSSI (Broadcroft Quarry Butterfly Reserve) and the Yeolands Quarry SNCI.</li> <li>Contains part of Portland Quarries Nature Park.</li> <li>The eastern part of this area is currently an active quarry.</li> </ul>	North of area, adjacent to Easton and Grove	<ul style="list-style-type: none"> <li>end of Grove Conservation Area</li> <li>Potential for setting change to Easton Conservation Area- although intervening development likely to provide screening</li> </ul>		<p><b>Yes</b>, take areas adjacent to Grove and Easton through to Stage 2. Likely to be sensitive due to close proximity of designated habitats.</p> <p>Heritage: <b>Yes</b>. Contribution of area to the setting of the adjacent Conservation Areas will need to be understood.</p>
K: Reap Lane	Portland	Impacts on Isle of Portland to Studland Cliffs SAC, Isle of Portland SSSI and World Heritage Site. Area in part vulnerable to coastal erosion.	X	<ul style="list-style-type: none"> <li>Gently sloping in a westerly direction towards the coast.</li> <li>Post-medieval enclosures divided by wire fences and stone walls which are under mixed use.</li> <li>Falls within the Portland Coastline site of Local Landscape Importance.</li> <li>Adjacent to the Dorset and East Devon Coast World Heritage Site and Isle of Portland to Studland Cliffs SAC</li> <li>Strongly associated with the existing urban edge of Southwell.</li> </ul>		<ul style="list-style-type: none"> <li>Contains area of preserved open fields – medieval field systems that once defined Portland. Development of relevant section of area of search would result in total loss of comparatively scarce archaeological resource</li> </ul>		<p>Landscape – <b>Yes</b>, take through to Stage 2. Few sensitive landscape features although may be constrained due to close proximity to cliffs designated for biodiversity and heritage.</p> <p>Heritage: <b>Yes</b> – but exclude area of ‘lawnsheds’ strip fields in southern portion of area.</p>
L: East of Avalanche Road	Portland	This area is the subject of a planning application for minerals extraction.	X	<ul style="list-style-type: none"> <li>Simple topography.</li> <li>The southern part of the area contains Combe field Quarries.</li> <li>Semi-natural grassland/scrub habitat in the north of the area on the site of a disused quarry.</li> <li>Associated with the existing urban edge at Southwell.</li> </ul>		<ul style="list-style-type: none"> <li>Small area of relict open fields</li> <li>Archaeological potential likely to have been compromised by quarrying</li> </ul>		<p>Landscape: <b>Yes</b>, take through to Stage 2. Few sensitive features in the landscape remain due to use of the area as a quarry. Semi-natural scrub habitat may increase sensitivity.</p> <p>Heritage: <b>Yes</b>. Unlikely to have significant heritage sensitivities.</p>
M: South of Sweet Hill Road	Portland	Potential for development associated with built up area of Southwell, avoiding impacts on nearby SNCI.	✓	<ul style="list-style-type: none"> <li>Gently undulating land.</li> <li>Small-scale, regular post-medieval field pattern divided by a mix of fences and stone walls with land mostly used for pasture.</li> <li>Located within Portland Coastline Area of Local Landscape Importance.</li> <li>Associated with the existing settlement at Southwell.</li> <li>Contains a small part of Southwell MOD site SNCI (lowland calcareous grassland).</li> </ul>		<ul style="list-style-type: none"> <li>Field pattern preserves some medieval boundaries, albeit with some amalgamation</li> </ul>		<p>Landscape: <b>Yes</b>, take through to Stage 2. Unlikely to be highly sensitive as strongly associated with existing urban edge.</p> <p>Heritage: <b>Yes</b> – interaction with Scheduled field systems to south will need to be understood</p>

Broad Search Area Code & Name	Landscape Character Area(s)	Issues and options recommendation	Concl	LUC high-level landscape analysis	Landscape score (RAG)	LUC high-level heritage analysis	Heritage score (RAG)	Take through to Stage 2? (Y/N) <i>Explain location if partial</i>
N: Freshwater Quarries	Portland	Impacts on Isle of Portland to Studland Cliffs SAC Isle of Portland SSSI, World Heritage Site and nearby SNCI. Area in part vulnerable to coastal erosion.	X	<ul style="list-style-type: none"> <li>Land sloping eastwards towards the coast.</li> <li>Small, regular fields of post-medieval origin used for pasture.</li> <li>A former quarry is located in the south of the area</li> <li>The southern part of the area is within the Dorset and East Devon Coast World Heritage Site</li> <li>Falls within the Portland Coastline site of Local Landscape Importance.</li> <li>Contains coastal semi-natural habitats including Isle of Portland to Studland Cliffs SAC and Isle of Portland SSSI. Also contains Portland Coastal Lawnsbeds SNCI.</li> </ul>	<p>North/west of area</p> <p>East/south of area within SAC/World Heritage Site</p>	<ul style="list-style-type: none"> <li>Would result in loss of relict medieval/post-medieval fields, and harm the setting of Southwell in terms of cutting off views to the south from the end of the settlement</li> </ul>		<p>Landscape: <b>Yes</b>, take northern and western parts of the areas to Stage 2. <b>No</b> to southern/eastern parts of the area which should be excluded due to proximity to cliff edge and biodiversity and heritage designations.</p> <p>Heritage: <b>Yes</b> to whole area.</p>



## Conclusions

- 10.9 The tables below provide information on Broad Search Areas taken through to Stage 2 to be assessed in more detail. Please refer to the previous table for more detailed reasoning behind these decisions. Some of the Broad Search Areas have been split geographically due to differences in sensitivity within them and therefore may appear in both tables. Further information on specific locations included/excluded is also provided in the tables.

### Broad Search Areas scoped out of Stage 2

Broad Search Area Code & Name	Notes
<b>Broad Search Areas scoped out on landscape/heritage grounds</b>	
A: South of Castletown	The whole of this area is excluded on both landscape and heritage grounds.
B: New Ground	The whole of this area is excluded on both landscape and heritage grounds.
C: West Weare	The whole of this area is excluded on both landscape and heritage grounds.
G: West of Weston	The whole of this area is excluded on landscape grounds.
H: Barleycrates Lane	The part of this area within Weston Conservation Area is scoped out on heritage grounds.
I: Weston Road to Perryfields Quarries	The part of this area with Weston Conservation Area is scoped out on heritage grounds.
N: Freshwater Quarries	The east/south of area within SAC/WHS is excluded on landscape grounds.
<b>Broad Search Areas scoped out on other grounds</b>	
D: Bowers Quarry	The whole of this area scoped out as there is minerals consent covering the whole area.
E: Inmosthay Quarry	The whole of this area scoped out due to minerals consent in the area.
F: Independent Quarries	The western part of this area is scoped out as it is currently a working quarry.
J: Between Easton & Grove	The majority of this area is scoped out due to SSSI designation and recreational use.
H: Barleycrates Lane	The western part of this area is scoped out due to minerals consent.

### Broad Search Areas to take forward to Stage 2

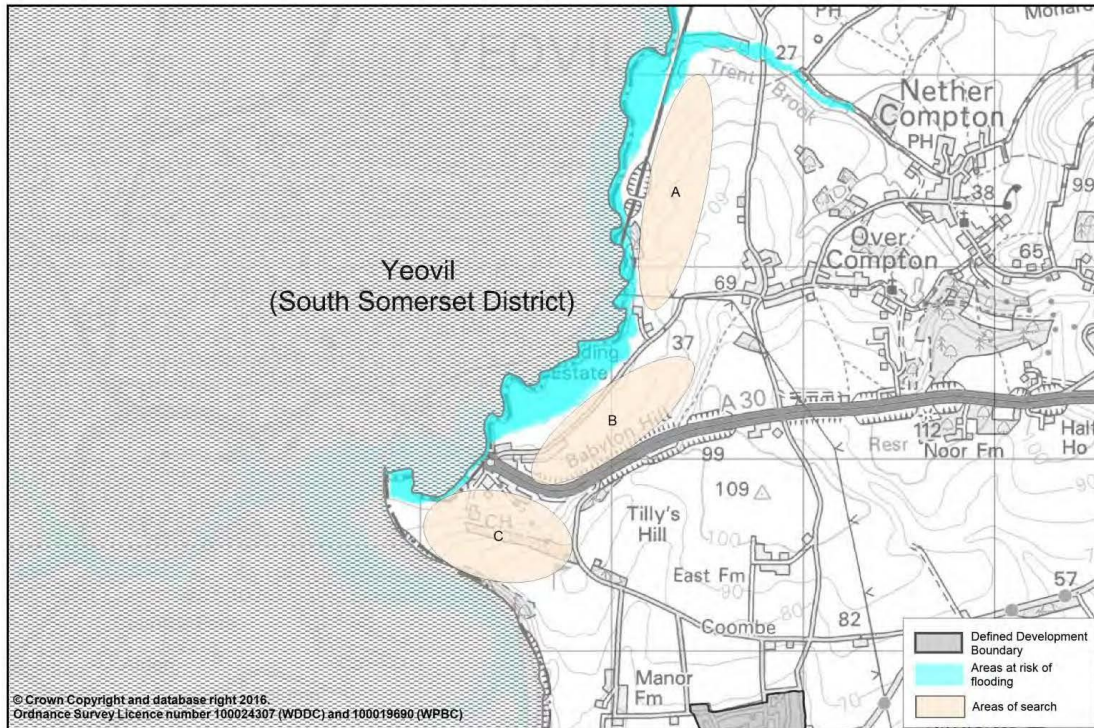
Broad Search Area Code & Name	Notes
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Broad Search Area Code & Name	Notes
F: Independent Quarries	The eastern part of this area (outside the quarry) is to be taken through to Stage 2 assessment. In the Stage 2 assessment this area will be referred to as Portland 1.
H: Barleycrates Lane	The south eastern part of this area is to be taken through to Stage 2 assessment. In the Stage 2 assessment this area will be referred to as Portland 2.
I: Weston Road to Perryfields Quarries	The part of this area outside the Conservation Area is to be taken through to Stage 2 assessment. In the Stage 2 assessment this area will be referred to as Portland 3.
J: Between Easton & Grove	The area adjacent to Grove is to be taken through to Stage 2 assessment. In the Stage 2 assessment this area will be referred to as Portland 4.
K: Reap Lane	The whole of this area is to be taken through to Stage 2 assessment. In the Stage 2 assessment this area will be referred to as Portland 5.
L: East of Avalanche Road	The whole of this area is to be taken through to Stage 2 assessment. In the Stage 2 assessment this area will be referred to as Portland 6.
M: South of Sweet Hill Road	The whole of this area is to be taken through to Stage 2 assessment. In the Stage 2 assessment this area will be referred to as Portland 7.
N: Freshwater Quarries	The northern and western parts of the area should be assessed at Stage 2. In the Stage 2 assessment this area will be referred to as Portland 8.

# 11 Yeovil: Stage 1 assessment

11.1 The Broad Search Areas which form the spatial framework for Yeovil's Stage 1 assessment are mapped below.

**Figure 11.1: Broad Search Areas for Yeovil (Issues and Options Consultation Report, February 2017)**



## Broad Search Area Assessments

Broad Search Area Code & Name	Landscape Character Area(s)	Issues and options recommendation	Concl	LUC high-level landscape analysis	Landscape score (RAG)	LUC high-level heritage analysis	Heritage score (RAG)	Take through to Stage 2? (Y/N) <i>Explain location if partial</i>
A: Land west of Over Compton	Trent Hills Yeo Valley Pasture	Separated from urban area of Yeovil by railway line and River Yeo with no obvious crossing point.	X	<ul style="list-style-type: none"> <li>Land sloping up from the River Yeo in an easterly direction.</li> <li>Large-scale, modern fields which are mostly under intensive arable use and divided by low cut hedgerows.</li> <li>Occasional in-field trees.</li> <li>Sparsely settled character.</li> <li>Two overhead cable lines cross east-west through the landscape.</li> <li>Adjacent to a mainline railway line which separates the area from the town.</li> </ul>		<ul style="list-style-type: none"> <li>Potential for setting change to Lower Farm (Grade II Listed Building) – need to understand relationship between farmhouse and land adjacent</li> </ul>		Landscape – <b>Yes</b> , take through to Stage 2. Landform and separation from existing town likely to be most important issues.
								Heritage: <b>Yes</b> . Few features which are likely to be highly sensitive.
B: Land north of A30	Trent Hills Yeo Valley Pasture	Potential for some development between area at risk of flooding and steep ground of Babylon Hill. Development within landscape constraints.	✓	<ul style="list-style-type: none"> <li>Land gently sloping up from the River Yeo towards Babylon Hill (50 metres AOD)</li> <li>Linear modern housing has encroached along Compton Road.</li> <li>Few trees within the landscape.</li> <li>The field pattern is large-scale and regular in shape and appears intensively farmed.</li> </ul>		<ul style="list-style-type: none"> <li>No obvious effects; undeveloped area therefore archaeological potential (although relatively steep slopes less favourable for settlement)</li> </ul>		Landscape – <b>Yes</b> , take through to Stage 2. Few features which are likely to be sensitive to development.
								Heritage: <b>Yes</b> . May need to consider wider setting of Yeovil (although longer views out to the east do not appear readily available from the historic core)
C: Land south of A30	Trent Hills Yeo Valley Pasture Sherborne Escarpment	Potential impact on SSSI. Steep and wooded and currently in use as a golf course.	X	<ul style="list-style-type: none"> <li>Land sloping up from the River Yeo towards Tilly's Hill located to the east. The landform is steep and folded around Little Covert and Potter's Leaze Plantation.</li> <li>Many trees and mixed woodland areas within the golf course.</li> <li>The land is used as a golf course with associated buildings.</li> <li>The area contains hard standing used as the Club house car park. A number of large out-of-town shop buildings are located in the north of the area.</li> </ul>		<ul style="list-style-type: none"> <li>Potential for setting change to Newton Surmaville House (Grade I) and associated Grade II Listed Buildings and surrounding Grade II Registered Park and Garden</li> <li>Development would result in a major change in character, as the adjacent golf course and Potter's Leaze Plantation currently read as an extension of the designed landscape; railway is well screened</li> </ul>		Landscape – <b>Yes</b> . Sensitive features include Babylon Hill SSSI (geological) and the steep landform.
								Heritage: <b>Yes</b> – need to understand potential effects on designated assets. Topography and existing planting may allow limited development to be tucked in to landscape (e.g. behind ridge) and avoid effects.

## Conclusions

- 11.2 The below table provides information on Broad Search Areas taken through to Stage 2 to be assessed in more detail. Please refer to the previous table for more detailed reasoning behind these decisions. All of the Broad Search Areas surrounding this settlement will be assessed during Stage 2 of the study; none have been excluded.

### Broad Search Areas scoped out of Stage 2

Broad Search Area Code & Name	Notes
<b>Broad Search Areas scoped out on landscape/heritage grounds</b>	
None	
<b>Broad Search Areas scoped out on other grounds</b>	
C: Land south of A30	The whole of this area is to be excluded from the Stage 2 assessment due to its current use as a recreational facility (golf course)

### Broad Search Areas to take forward to Stage 2

Broad Search Area Code & Name	Notes
A: Land west of Over Compton	The whole of this area is to be taken through to Stage 2 assessment. In the Stage 2 assessment this area will be referred to as Yeovil 1.
B: Land north of A30	The whole of this area is to be taken through to Stage 2 assessment. In the Stage 2 assessment this area will be referred to as Yeovil 2.