

Shillingstone Neighbourhood Plan Heritage Assessment – October 2015

Introduction

This heritage assessment has been produced to support the Shillingstone Neighbourhood Plan. It has been prepared by The Shillingstone Neighbourhood Plan Group, supported by Jo Witherden BSc(Hons) DipTP DipUD MRTPI and Kim Sankey BA(Hons),DipArch, AADipCons,RIBA, in order to inform the appraisal of heritage issues in relation to the pre-submission draft of the Shillingstone Neighbourhood Plan.

Heritage Assets and their protection

A Heritage Asset is defined in the National Planning Policy Framework as

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

Para 129 of the National Planning Policy Framework makes clear that “Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal.”

Para 132 states that “When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.”

Listed Buildings and Conservation Areas are given specific protection under The Planning (Listed Buildings and Conservation Areas) Act 1990, which requires decision-makers to have special regard to the desirability of preserving a Listed building or its setting or any features of special architectural or historic interest which it possesses, and to pay special attention to the desirability of preserving or enhancing the character or appearance of a Conservation Area. The Ancient Monuments and Archaeological Areas Act 1979 gives provision for a schedule of monuments which are protected.

Policy 5 of the emerging Local Plan follows the higher-level guidance:

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

Shillingstone Neighbourhood Plan Heritage Assessment – October 2015

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

Pre-submission draft Neighbourhood Plan

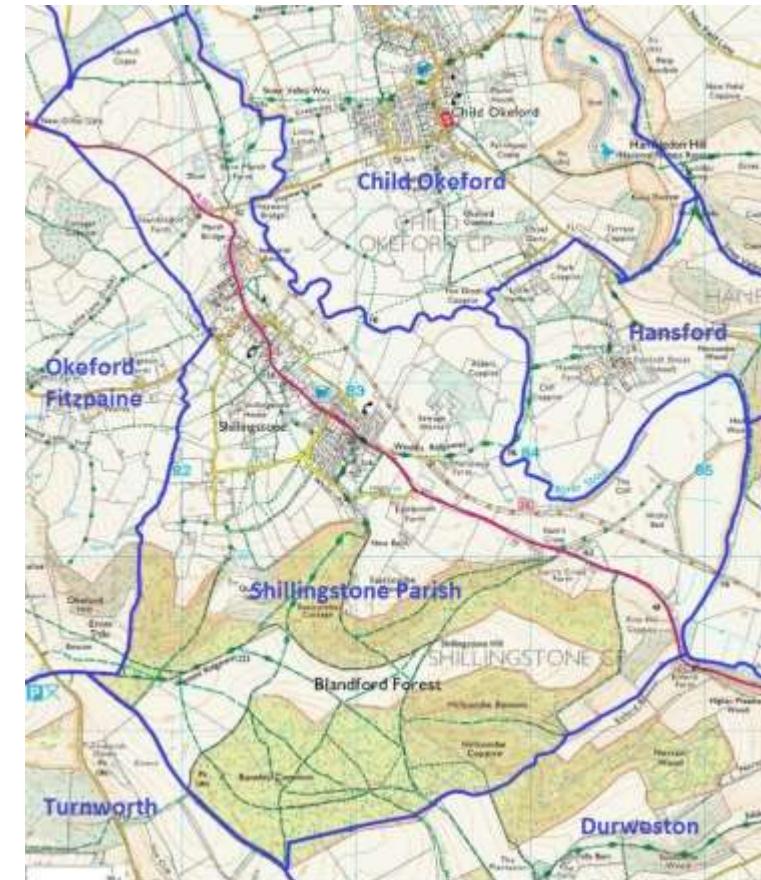
The Shillingstone Neighbourhood Plan area was designated by North Dorset District Council in September 2013. It follows the parish boundary, as shown in Map 1

The main reason for preparing the plan was to protect and enhance the character of Shillingstone. To achieve this, it should provide the framework to consider development needed to stay a thriving rural community, where people live, work, take their children to school, go for walks in the countryside, and where there are events and places for people to meet and socialise. However it was considered equally important that the place retains the character of a rural Dorset village, nestled in the river valley running between Shillingstone and Hambledon Hills.

As such, it was decided that the scope of the plan would be focused on:

- Identifying important local green spaces and views that are locally important and should be protected.
- Identifying the important community facilities that should be retained where possible
- Ensuring that there are sufficient opportunities for new development, at a level which meets likely local need for housing and employment. The level of growth estimated to be required (in the region of 40 new dwellings) should include potential for both open market housing and affordable housing within or close to the village.
- Guiding the design / layout standards for new development (generic and site specific), based on an appraisal of local character and issues highlighted by local residents.

Potential sites for development were selected from those sites identified as having potential in the District Council's Strategic Housing Land Availability Assessment, together with sites brought to the attention of the Neighbourhood Plan Group / Parish Council by landowners wishing their sites to be considered for development as part of the neighbourhood plan process. Some sites were subsequently excluded either because they were withdrawn by the



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Shillingstone Neighbourhood Plan Heritage Assessment – October 2015

landowner (as no longer available), or because they were considered to be poorly related to the main part of the village. The exception to this was a farm building complex at White Pit Lane, which although not well linked was a previously developed site (and could therefore, in part, be brought forward through existing permitted development rights).

As a result, the following sites were included in the pre-submission draft plan:

- Antell's Haulage Yard
- Land off Candy's Lane
- Land adjoining the Cobbles
- Hine Town Lane North of the Old Ox Inn
- Land at the Old Ox In
- Hine Town Lane South of the Old Ox Inn
- Whitepit Farm buildings

The approximate locations of the potential development sites and settlement boundary are shown in the Map 2.



Heritage Assets in the Neighbourhood Plan Area

There are 22 listed buildings or structures, all of which are Grade II with the exception of the Church of The Holy Rood (which is Grade I), and all of which are within the village and Conservation Area boundary. Most are buildings, houses or cottages, but one is the K6 telephone kiosk. The village cross is both scheduled and listed.

There are no registered historic parks or gardens in or close to the area.

There are four scheduled monuments in the area. These are:

- the medieval cross base 150m south of Holy Rood Church (Monument Number: 27343), within the village itself
- the moated site 130m west of Bere Marsh Farm (Monument Number: 31074) about 400m north of the village
- the cross dyke on Okeford Hill (Monument Number: 31066) which falls partly in the adjoining area, and
- two bowl barrows west of Bonsley Common (Monument Number: 27354) on the very edge of the parish

Shillingstone Neighbourhood Plan Heritage Assessment – October 2015

Just over 1km outside the neighbourhood plan area, is Hambledon Hill, described as one of the most notable Iron Age hill forts in Great Britain, and one of the best preserved Neolithic landscapes in Europe. Hod Hill, and adjoining hill fort, is similarly scheduled as an ancient monument, and continues the history of occupation up to the Roman Conquest. The cross dyke on Okeford Hill to the south west is scheduled although Shillingstone Hill, 1km to the south of the neighbourhood plan area is not, but retains evidence of 'Celtic' fields and strip ploughing. The settlement is not visible from any other vantage point.

There are a significant number of unscheduled monuments in the parish. Most of them are associated with the medieval village structure, including evidence of historic allotments and orchards. Further away from the village, chalk pits and lime kilns are recorded on the slopes around Shillingstone Hill, and there is also evidence in this area of a Romano-British settlement and historic and prehistoric field systems (the latter mainly in the adjoining parish around Turnworth Down).

In addition 8 non-designated heritage assets, considered collectively as well as individually, have been identified by the neighbourhood plan group as landmark buildings, defined as important local buildings that contribute to the special interest of the Conservation Area or its setting. These include Shillingstone Railway Station; the Grange (Forum School); terrace of Victorian cottages at Lanchards Lane; the Church Centre; stone & thatch cottages at the Cross; Maypole Terrace; the Old Ox Inn, White Pit Farm Buildings and Corner House, Augustan Avenue (contemporary building by Western Design Architects). These buildings either occupy gateway sites on the approach into the Conservation Area (Corner House), seen within the setting (White Pit Farm Building), as a focal point in the village scene (the Old Ox Inn) and in terminating vistas (Maypole Terrace).

Assessment methodology

The purpose of this document is to assess the significance of any effects of the potential development sites on the heritage assets in the area. Guidance produced by English Heritage advises on assessing whether a heritage asset will be harmed by development. This broadly follows steps, as set out below:

- > Step 1: Identify the heritage assets affected and their settings – it is important at this stage not to interpret the concept of setting too narrowly.
- > Step 2: Assess whether, how and to what degree settings make a contribution to the significance of the heritage asset(s) – this depends on the significance of the heritage asset itself and then the contribution made by its setting.
- > Step 3: Assess the effect on the proposed development of the significance of the asset(s) – ie the degree of harm or benefit to the significance of the heritage asset(s).
- > Step 4: Consider whether there is scope to modify the proposals to maximise enhancement and minimise harm
- > Step 5: Clearly record the assessment and resulting decisions

Shillingstone Neighbourhood Plan Heritage Assessment – October 2015

Heritage Assets in close proximity to potential development sites

Site	Listed Buildings	Conservation Area	Scheduled Monument	Non-scheduled monument
Antell's Haulage Yard	Manor Farmhouse (Grade II) on opposite side of Blandford Road	Partially within the Conservation area	n/a	Possible archaeological interest (post-medieval orchard)
Land off Candy's Lane	n/a	Within the Conservation area	n/a	Possible archaeological interest (post-medieval orchard)
Land adjoining the Cobbles	Within the grounds of Cobbles (Grade II) and opposite Japonica Cottage (Grade II)	Within the Conservation area	n/a	Possible archaeological interest (post-medieval orchard)
Hine Town Lane North of the Old Ox Inn	n/a	Within the Conservation area	n/a	Possible archaeological interest (post-medieval orchard)
Land at the Old Ox Inn	Opposite Cobbles (Grade II) and Wisteria Cottage (Grade II)	Within the Conservation area	n/a	Possible archaeological interest (post-medieval orchard)
Hine Town Lane South of the Old Ox Inn	Japonica Cottage (Grade II) garden Is diagonally abutting the site	Within the Conservation area	n/a	Possible archaeological interest (post-medieval orchard)
White Pit Farm Buildings	n/a	n/a	n/a	n/a

In addition to the above sites, it is possible that development could impact on the distant views from Hambledon Hill and Hod Hill scheduled monuments. As such, these are also considered in the assessment of setting and significance. Any modest growth in village envelope closer to these hillforts will need to have regard to their context, to ensure that the development would neither exceed the height of existing traditional buildings in this rural setting nor promote a use which would be incompatible with the established uses.

Shillingstone Neighbourhood Plan Heritage Assessment – October 2015

Assessment of setting and significance

Heritage Asset	Proximity to development	Description	Setting and Significance	Potential harm
Manor Farm House	47m to east of Antell's Haulage Yard	Grade II Listed Building House, C18 with early C19 remodelling, possibly containing an earlier core. Rendered and whitewashed with thatched roof, hipped right. 2 storeys, 4 window range. Upper floor has 3-light wrought-iron casements with some leaded lights. Ground floor has 2 and 3 part sashes. Central part-glazed door under tent porch with lattice surrounds.	Of national importance, Manor Farm House contributes to the street scene within which it is prominent. Enclosed on western aspect and built on rising ground it is sited obliquely at the junction with a single storey lean-to and two storey extension of utilitarian design.	No impact, development presents potential enhancement.
Cobbles	37m to SE of Land adjoining the Cobbles, 20m to SW of Land at the Old Ox Inn	Grade II Listed Building House, late C17 with additions of the late C18 and early C19. Older range to the left. Brick and brick and flint and render. Thatched roof to earlier range, slated roof to later. Brick stacks at ends and intersections of ranges. 2 storeys, 4 irregular windows. Earlier part has mainly casements with horizontal glazing bars, these being under segmental heads to the ground floor. Later part has sashes with vertical glazing bars and a central porch with a panelled door.	One in a group of high quality buildings, including a former malthouse, it has group value with two other heritage assets in the immediate vicinity, particularly notable as landmark building surrounded by open space on three sides with watercourse flowing S-N through the centre of the site. Setting characterised by views of building behind brick and flint walls and of open countryside beyond.	Sensitive to change, alignment of new development should follow established pattern of development fronting the road not the heritage asset.

Shillingstone Neighbourhood Plan Heritage Assessment – October 2015

Heritage Asset	Proximity to development	Description	Setting and Significance	Potential harm
Japonica Cottage	10m W of Hine Town Lane - South	Grade II Listed Building II Cottage, late C17 or early C18. Whitewashed rubble with thatched roof and end brick stacks. 2 storeys, 3 window range. 2-light casements with glazing bars. Segmental heads to ground floor openings. Central C20 door.	The degree of modern alteration to the interior (double glazing) has undermined the essential significance. The quiet and tranquil setting of the cottage and garden has already been curtailed by modern development in the former orchard to the north east.	The proposed development would result in low impact on the significance of the asset. There would be a minor degree of change to the setting of the heritage asset by the introduction of noise and activity close to the boundary.
Wisteria Cottage	17m to SW of Land at the Old Ox Inn	Grade II Listed Building House, later C18. Flemish bond brickwork with slate roof and end brick stacks. Symmetrical. 2 storeys, 5 bay. 2-light casements with horizontal glazing bars under flat, gauged brick arches. Central (- panel door. C20 extension left.	Of national importance, small Georgian house of formal design and proportions set back from the street behind a brick boundary. It is not especially prominent from any view point.	The degree of impact on Wisteria Cottage would depend on the alignment of any development in close proximity to the heritage asset.

Shillingstone Neighbourhood Plan Heritage Assessment – October 2015

Heritage Asset	Proximity to development	Description	Setting and Significance	Potential harm
Shillingstone Conservation area	Most sites are within the Conservation Area	Conservation Area The area was designated in 1990. There has been no Conservation Area Appraisal published to date.	The setting is characterised by important open or wooded areas including the green space between the Old Ox and Hine Town Lane. Shillingstone has a number of narrow back lanes and links to the North Dorset Trailway and the river Stour. The single track lanes feature twists and turns and provide a quieter, safer route to the A357 for pedestrians, cyclists and horses.	Sites are generally concealed from key views or glimpsed behind buildings other than those seen from Hine Town Lane where permeability will be an essential requirement of any comprehensive development.
Possible archaeological interest	Most sites are identified as post-medieval orchard	Unscheduled monuments	Archaeological significance has yet to be assessed by desk top study.	Any finds which would be lost as a consequence of development shall be recorded and deposited with Dorset Historic Environment Record (HER).

Shillingstone Neighbourhood Plan Heritage Assessment – October 2015

Heritage Asset	Proximity to development	Description	Setting and Significance	Potential harm
Hambledon and Hod Hill	Approx 1.5km distant, to the NE	Scheduled monuments – Hambledon Hill is described as one of the best preserved and most notable Iron Age hill forts in Great Britain, and one of the best preserved Neolithic landscapes in Europe. Hod Hill, and adjoining hill fort, continues the history of occupation up to the Roman Conquest.	Multiple ramparts enclosing 31 acres (Hambledon) appreciated from three parishes.	Any development on Hine Town Lane would have a neutral impact with buildings almost imperceptibly closer to the hill fort so there would be only insignificant changes in views of Shillingstone from Hambledon and Hod Hill. The proposed residential use would continue the established trend of clusters of buildings interspersed with green spaces.

Shillingstone Neighbourhood Plan Heritage Assessment – October 2015

Consideration of potential impact and mitigation of identified development sites

Site	Heritage impact	Mitigation (enhancement and harm)	Conclusion
Antell's Haulage Yard	Change to land use, improved accessibility and permeability. Redevelopment is potentially beneficial.	Policy 3 states that all development proposals should contribute positively to Shillingstone's local identity and distinctive character, and more detailed design guidance is provided. Policy 7 states that archaeological investigation and recording will be required.	The commercial use is an established feature in this rural setting and redevelopment of the Brownfield site would secure a new use with public benefits and enhancement opportunities.
Land off Candy's Lane	No change to skyline, not visually prominent in the Conservation Area other than from public footpath.	Policy 8 states that the design and layout will need to be sensitive to the character of the Conservation Area including the rural nature of Candy's Lane. Archaeological investigation and recording will be required.	This site adjacent to the Shillingstone Trail is glimpsed from the public domain. Any design shall respect neighbouring buildings in mass, scale and materials (the White House).
Land adjoining the Cobbles	Change to built surroundings and spaces on rising ground, views to the NW across the paddock will be obscured.	Policy 9 states that the design and layout will need to be sensitive to the character of the Conservation Area and setting of the Listed Building. Archaeological investigation and recording will be required.	Screening of negative impacts of development may be required to protect the integrity of the setting of heritage assets.
Hine Town Lane North of the Old Ox Inn	Introduction of movement and activity on quiet lane but limited to the lower end close to residential area. Screening of development in the Conservation area will be seasonal.	Policy 10 states that the scale, design and layout will need to be sensitive to the character of the Conservation Area including the rural nature of Hine Town Lane. The main focus of built development should be on the lower ground towards the southern end of the site. The hedgerow boundary along Hine Town Lane should not be reduced or breached and development should be set well back from this edge and secure its long-term maintenance.	Strengthen existing hedgerow and treed boundary treatment to screen impact of development and to enhance biological diversity of the site.
Land at the Old Ox Inn	Change to public access, but permeable development will	Policy 11 states that the design and layout will need to be sensitive to the character of the Conservation Area including the preservation of a	This site is the central to a wider development proposal

Shillingstone Neighbourhood Plan Heritage Assessment – October 2015

Site	Heritage impact	Mitigation (enhancement and harm)	Conclusion
	enable continued appreciation of green corridor.	green corridor linking from the main road to Hine Town Lane, to provide both a visual link and public footpath through the site. The hedgerow and mature trees on the site boundaries with the countryside should be retained to soften the urbanising impact of development on this rural edge. The hedgerow boundary along Hine Town Lane should be reinstated. Archaeological investigation and recording will be required.	for this part of the Conservation Area and as such its form and layout will be key to the comprehensive approach in respect of orientation of plots, layout and choice of locally distinctive materials.
Hine Town Lane South of the Old Ox Inn	Low/ negligible impact as setting has already been changed by development.	Policy 12 states that due to the need to safeguard the rural character of Hine Town Lane access should be from the existing gate and the hedgerow boundary along Hine Town Lane should not otherwise be breached. The mature trees along the boundary with the rear access to the Old Ox should be retained if feasible, with the design provide a positive edge to the adjoining local green space. Archaeological investigation and recording will also be required.	The impact of proposed development is low as the setting of the closest heritage asset Japonica Cottage has already been diminished by houses in Honeysuckle Gardens.
White Pit Farm buildings	There are no key views except from higher ground and Eastbrook Farm opposite. There is potential enhancement of a dilapidated site outside the Conservation Area, associated increase in vehicular movement and activity with good connectivity to local facilities.	Policy 13 states that the development should primarily be through the sympathetic conversion and re-use of the older farm buildings, and the removal of the more utilitarian modern farm buildings. The design of any new buildings, extensions and alterations should be in keeping with the character of the older farm buildings, particularly in terms of scale, external openings, materials and detailing. Parking provision should incorporate hard and soft landscaping to ensure it does not dominate the character of the internal courtyards. The rural character of White Pit Lane should be retained.	Although outside the Conservation Area this site is visible from Shillingstone Hill. Development will be constrained by a mix of uses and tenure. The courtyard arrangement of existing farm buildings will influence the form and appearance of new development.

Conclusions

The magnitude of effect for the majority of the heritage assets can be correlated with the considerations in the policy tests in NPPF Paragraphs 132 – 135.

Shillingstone Neighbourhood Plan Heritage Assessment – October 2015

Analysis of the findings provides sufficient evidence to demonstrate that, with the exception of the development within the setting of the Cobbles, the impact of development on the setting of other designated heritage assets is negligible. Therefore the neighbourhood plan would be unlikely to generate significant environmental effects since there would be a such minor degree of change leading to small imperceptible changes in appreciation of assets or their settings.

The sustainable redevelopment of brownfield land at Antell's Yard delivers public benefits which outweighs any potential harm to Manor Farm House in accordance with one of the core planning principles. Neighbourhood plan policies 1- 13 underpin, and are in general conformity with those in the NPPF and the Local Plan in respect of the requirement that new development shall be harmony with the established pattern of development in alignment, form, massing, architectural style and use of indigenous materials to avoid the need for mitigation to protect the integrity of the setting of heritage assets.