

Environmental Statement Technical Appendix 10.1

Heritage and Archaeology Statement

July 2023

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with energy.**

Glossary

Term	Description
c.	Circa
CA	Conservation Area
Ha	Hectares
HER	Historic Environment Record
Km	Kilometres
LPA	Local Planning Authority
M	metres
NGR	National Grid reference
NHLE	National Heritage List for England
NPPG	National Planning Practice Guidance
NPPF	National Planning Policy Framework

Periods referred to in the text:

- Prehistoric (Palaeolithic) 900,000 to 10,000 BC
- Prehistoric (Mesolithic) 10,000 to 4000 BC
- Prehistoric (Neolithic) 4000 to 2200 BC
- Prehistoric (Bronze Age) 2200 to 800 BC
- Prehistoric (Iron Age) 800 BC to 43 AD
- Romano-British 43 AD to 410
- Anglo-Saxon 410 to 1066
- Medieval 1066 to 1540
- Post-medieval 1540 to 1799
- 19th century 1800 to 1899
- 20th century/Modern 1900 to present



Executive summary

Purpose of this report

Savills Heritage and Townscape has been commissioned to produce a Heritage and Archaeology Statement in support of a Historic Environment ES Chapter, which comprises the assessment of both above ground (built heritage) and buried (archaeological) heritage assets in relation to the Proposed Development comprising a Carbon Capture Retrofit Ready (CCRR) Energy from Waste (EfW) Combined Heat and Power (CHP) Facility and associated infrastructure at Canford Resource Park (CRP), Arena Way, Wimborne, Dorset.

This report has been produced within the context and requirements of relevant national and local planning policy and guidance, including the NPPF and Historic England guidance on significance and setting.

Built heritage considerations

There are no nationally designated heritage assets within the Proposed Development and there will be no material impact on any designated heritage asset as part of the scheme. In terms of designated heritage assets in the vicinity of the Proposed Development, these comprise numerous listed buildings (of all grades), Conservation Areas, and Scheduled Monuments. There are a number of Registered Parks and Gardens in the wider vicinity. There were also numerous locally listed buildings in the vicinity.

Following initial assessment, several of the of the designated heritage assets were scoped out of further assessment due to intervening topography, existing built form, and landscaping around the Proposed Development, and the nature of the heritage asset. Of those designated heritage assets assessed in relation to significance, setting and impact, 25 were Grade I or II* listed buildings, 22 Grade II listed buildings, nine Conservation Areas, five Scheduled Monuments, and one Registered Park and Garden. Seven locally listed buildings were assessed.

Whilst it was considered that the Proposed Development would be perceptible, to varying degrees, from certain heritage assets, and that it may constitute part of the setting of a number of heritage assets, it was deemed that any harm to significance would result to only three Scheduled Monuments, all of which related to Prehistoric bowl barrows located at Canford Heath. This level of harm is considered to be of 'less than substantial harm' in NPPF terms, by way of impact on setting. As a result, the NPPF requires that 'this harm should be weighed against the public benefits of the proposal'.

Archaeological (below ground) heritage considerations

This assessment has shown that the Proposed Development is in the vicinity of known Prehistoric activity and settlement, with Romano-British, medieval and post-medieval activity also recorded.

The potential for encountering archaeological remains varies across the Proposed Development, due to the degree of quarrying, landscaping, land use, and previous archaeological investigation having occurred in the post-medieval to modern period. It is not considered that the EfW CHP Facility Site would retain any potential, with the CHP and DNC routes being areas having highest potential to encounter archaeological remains. Consultation has been undertaken with the County Archaeologist, Steve Wallis, and it is considered that a programme of archaeological works may be recommended in order to monitor any groundworks, and this could be agreed once construction methods are known.



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This document has been prepared in accordance with the requirements stated within the National Planning Policy Framework (NPPF; (Ministry of Housing, Communities & Local Government, 2021)) and the Chartered Institute for Archaeologists' Standard and guidance for historic environment desk-based assessment (2020), and Standard and guidance for commissioning work on, or providing consultancy advice on, archaeology and the historic environment (Chartered Institute for Archaeologists, 2014).

This report is compiled using primary and secondary information derived from a variety of sources. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.

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1. Introduction

1.1 Project Background

- 1.1.1 Savills Heritage and Townscape has been commissioned by MVV to produce a Heritage and Archaeology Statement to accompany a planning application for the proposed development of a Carbon Capture Retrofit Ready (CCRR) Energy from Waste (EfW) Combined Heat and Power (CHP) Facility and associated infrastructure at Canford Resource Park (CRP), Arena Way, Magna Rd, Wimborne, Dorset, BH21 3BW (hereafter known as 'the Proposed Development'), centred at approximately NGR 403658, 096860. In summary, the Proposed Development comprises of the following key elements: EfW CHP Facility; CHP Connection; Distribution Network Connection (DNC); and Temporary Construction Compounds (TCC).
- 1.1.2 An Environmental Impact Assessment (EIA) Scoping Report was submitted to BCP Council in April 2022. It included a Historic Environment chapter (Chapter 12) which set out the existing historic environment baseline and proposed methodology to be followed in assessing the historic environment (built heritage and archaeology) as part of the EIA process. This included for a Heritage Statement (to cover both built heritage and archaeology) to inform an ES Chapter and subsequent planning application. Consultation with Historic England and the Dorset County Archaeologist, Steve Wallis, has been undertaken in producing this Heritage Statement. Consultee comments were received from the LPA's Conservation Officer (reference PREA/22/00085, dated 2 September 2022. See **Annex 6**) which was also summarised as part of LPA's wider Scoping Opinion response (reference PREA/22/00049, dated 14 October 2022), and Historic England (reference PA01188205, dated 4 August 2022. See **Annex 5**).

1.2 The Proposed Development and its wider context

- 1.2.1 The Proposed Development comprises an area of c.10 ha, most of which falls within the existing CRP and existing recycling and waste management facility. Access to the Proposed Development is from the north, off Magna Road. The area of Canford Arena, previously used to accommodate events and car boot sales is at the north of the Proposed Development. To the east of the existing recycling facility, the Proposed Development extends to reach the existing pylons at the DNC Connection. To the south-west of the existing facility is a large area of higher ground created by infill of an area of former gravel extraction. The existing facility is largely surrounded by heavy soft landscaping which encloses the grounds. To the south-east is an area of marshier ground with a watercourse passing through on a north-east – south-west alignment. To the south of the Proposed Development, the c.350 ha of Canford Heath is criss-crossed by tracks and footpaths.
- 1.2.2 The Proposed Development contains no designated or known non-designated heritage assets. There are numerous designated heritage assets in the wider area ranging from prehistoric Scheduled Monuments, to all grades of listed buildings, and Conservation Areas, as well as several locally listed or non-designated heritage assets.
- 1.2.3 **Figure 1-1** indicates the Proposed Development and surrounding area.

Figure 1-1: Aerial image of the Proposed Development (Red Line Boundary) and its wider vicinity © Google Earth



1.2.4 The Proposed Development is positioned at c.44 m AOD.

1.2.5 The underlying geology of the existing CRP is Poole Formation, a sedimentary bedrock formed approximately 56 to 41 million years ago in the Palaeogene period, overlain by superficial River Terrace Deposits, comprising sand and gravel. To the north, south and east of the existing CRP, the underlying geology is Broadstone Clay Member, a sedimentary bedrock in the same period, overlain by superficial deposits comprising clay, slit, sand and gravel (Geology of Britain Viewer, bgs.ac.uk).

2. Methodology

2.1 Aims, Objectives and Scope

2.1.1 The purpose of this Heritage and Archaeology Statement is to determine, as far as is reasonably possible from existing records, an understanding of the historic environment resource in order to:

- provide a heritage baseline assessment to understand the archaeological and historic background and development of the Proposed Development and the surrounding area;
- formulate an assessment of the heritage significance of the heritage assets identified as sensitive to the Proposed Development considering their archaeological, historic, architectural and artistic interests;
- formulate an assessment of the potential and significance of the archaeology of the Proposed Development; and
- formulate an assessment of the impact of the Proposed Development on the significance of the heritage assets.

2.2 Assessment Methodology

2.2.1 Local planning authorities require an applicant to provide an assessment of the significance of any heritage assets affected by a development proposal, including any contribution made by their setting. This includes designated and non-designated heritage assets. The following terminology has been adopted within this assessment for classifying and discussing the historic environment:

- a **Heritage Asset** is a building, monument, site, place, area or landscape identified as meriting consideration in planning decisions because of its heritage interest (NPPF, Annex 2 Glossary);
- the **Setting** of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed, can extend beyond the asset's curtilage and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral (NPPF, Annex 2 Glossary); and
- **Significance** (for heritage policy), as defined in the NPPF (Annex 2 Glossary) is used to describe the heritage interest of an asset to this and future generations. This interest may be archaeological, architectural, artistic or historic. Significance derives from not only a heritage asset's physical presence, but also from its setting.

2.2.2 Historic England guidance introduced the concept of interests to assess the significance of heritage assets (Statements of Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12, 2019), with reference to the following criteria:

- **Archaeological interest.** Deriving from the potential of a place to yield evidence about past human activity that is worthy of expert investigation.
- **Historic interest.** An interest in past lives and events. It tends to be illustrative or associative. Providing a material record of the nation's past, it can also provide meaning for communities derived from their collective experience of a place and it can symbolise wider value such as faith or cultural identity.
- **Architectural and artistic interest.** Interest from the design or general aesthetics of a place. Derived from conscious design or fortuitously through evolution. More specifically, it relates to the science of design, construction, craftsmanship and decoration. Artistic interest is an interest in other human skill, such as sculpture.

2.2.3 National planning policy guidance (NPPG, 2019) in relation to the historic environment provides a similar interpretation of assessing significance.

2.2.4 These criteria reflect NPPF terminology and previous Historic England guidance (Conservation Principles: Policies and Guidance (English Heritage, 2008)), which proposed values to assess heritage significance (Evidential, Historical, Aesthetic, Communal).

Assessment of Setting

2.2.5 Historic England has issued Historic Environment Good Practice Advice in Planning guidance notes, of which *Good Practice Advice Note 2 – Managing Significance in Decision-Taking in the Historic Environment (March 2015)* and *Good Practice Advice Note 3 (2nd Ed.) – The Setting of Heritage Assets (December 2017)* are relevant to the Proposed Development.

2.2.6 The Historic England Guidance advocates a systematic and staged approach to the assessment of the implications of development in terms of their effects on the settings of heritage assets.

2.2.7 **Step 1** of the approach is '*identifying the heritage assets affected and their settings*'. This initial step is carried out by undertaking documentary research, and assessing data sourced from the HER and national heritage dataset.

2.2.8 **Step 2** requires consideration of '*whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s)*'. The guidance states that this stage of the assessment should first address the key attributes of the heritage asset itself and then consider: i) the physical surroundings of the asset, including its relationship with other heritage assets; ii) the way the asset is appreciated; and iii) the asset's associations and patterns of use.

2.2.9 **Step 3** involves '*Assessing the effect of the proposed development on the significance of the asset(s)*'. This stage of the assessment addresses the key attributes of the proposed development, such as its: i) Location and siting; ii) Form and appearance; iii) Additional effects; and iv) Permanence.

2.2.10 **Step 4** of the guidance should explore opportunities for '*maximising enhancement and minimising harm*', while **Step 5** is to '*make and document the decision and monitor outcomes*'. For the purposes of this assessment, **Steps 1-4** of the process have been followed. **Step 5** is

the duty of the Local Planning Authority and therefore not undertaken as part of this assessment.

2.3 Archaeological remains

2.3.1 The NPPF guidance identifies two categories of non-designated heritage assets of archaeological interest:

- i. Those that are demonstrably of equivalent significance to scheduled monuments and are therefore considered subject to the same policies as those for designated heritage assets (NPPF footnote 68). They are of 3 types:
 - those that have yet to be formally assessed for designation;
 - those that have been assessed as being nationally important and therefore, capable of designation, but which the Secretary of State for Digital, Culture, Media and Sport has exercised his/her discretion not to designate; and
 - those that are incapable of being designated by virtue of being outside the scope of the Ancient Monuments and Archaeological Areas Act 1979 because of their physical nature.

The reason why many nationally important monuments are not scheduled is set out in the document Scheduled Monuments, published by the Department for Digital, Culture, Media and Sport. Information on location and significance of such assets is found in the same way as for all heritage assets. Judging whether sites fall into this category may be assisted by reference to the criteria for scheduling monuments.

- ii. Other non-designated heritage assets of archaeological interest. By comparison this is a much larger category of lesser heritage significance, although still subject to the conservation objective. On occasion the understanding of a site may change following assessment and evaluation prior to a planning decision and move it from this category to the first.

Where an asset is thought to have archaeological interest, the potential knowledge which may be unlocked by investigation may be harmed even by minor disturbance, because the context in which archaeological evidence is found is crucial to furthering understanding.

2.3.2 The NPPG also notes that *“decision-making regarding such assets requires a proportionate response by local planning authorities”* and *“it is estimated that following the initial assessment of archaeological interest only a small proportion – around 3% – of all planning applications justify a requirement for detailed assessment.”*

2.4 Historic and archaeological baseline

2.4.1 Baseline conditions were established through consideration of the historic environment within a number of Study Areas around the Proposed Development and a desk-based review of existing sources of publicly accessible primary and synthesised information, including:

- national heritage datasets including The National Heritage List for England (NHLE), Heritage Gateway, Archaeology Data Service, British Geological Survey (bgs), Multi-

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Agency Geographic Information for the Countryside (MAGIC), www.britainfromabove.org.uk, and Google Earth;

- the Dorset Historic Environment Record, received from Dorset Council on 20 October 2022; and
- historic manuscripts and maps available online.

2.4.2 The Study Areas for each type of heritage asset were set out in response to consultation feedback received from Historic England and the LPA's Conservation Officer, and professional judgement. A Study Area of 1 km was used in assessing the archaeological potential of the Proposed Development; a 15 km Study Area was used in assessing the Grade I and II* listed buildings; a 3 km Study Area was used in assessing the Grade II listed buildings, Conservation Areas, Registered Parks and Gardens, locally listed buildings, and other sensitive heritage assets.

2.4.3 The Study Areas and subsequent assessment of sensitive of heritage assets, and subsequent impact of the Proposed Development, was informed by the result of a Zone of Theoretical Visibility (ZTV) assessment for a 15 km radius from the Proposed Development (The Environmental Dimension Partnership Ltd (EDP) reference edp7095_d019-15km ZTV, dated 4 November 2022, see **Annex 2**) and site visits. An initial site visit was undertaken on 26 May 2022 in order to assess the Proposed Development and its immediate location and context. Further site visits and walkovers in the wider vicinity were undertaken in August 2022, November 2022, December 2022 and January 2023 in order to assess the wider historic environment.

2.4.4 A bibliography of documentary, archive, and cartographic sources consulted is included in the Bibliography section of this report.

3. Historic Development of the Proposed Development

3.1 Introduction

- 3.1.1 The following section provides a brief summary of the historical development of the Proposed Development and its environs, compiled from sources as listed in the Bibliography section.
- 3.1.2 Understanding the history and context of the relevant heritage assets is important to establish their significance and setting and the contribution that their setting makes to their significance. Historic England guidance on the setting of heritage assets advises that while this matter is primarily a visual assessment, there are other factors, such as historical associations and relationships that define settings and contribute to significance.
- 3.1.3 The Dorset HER mapping and details are included at **Annex 2** and **Annex 4**. These details inform the understanding of the history of the Proposed Development and its wider context.

3.2 Archaeological and historic context of the Proposed Development

- 3.2.1 The Proposed Development and its wider environs are known to have been largely common and heathland until various Acts of Inclosure at the turn of the 19th century. However, this land was actively exploited from the Palaeolithic period onwards, being ideally located on higher ground suited to hunting and gathering, with ample marine resources available from the River Stour, as well as the Avon and the Poole Harbour further afield, with the fertile, sheltered plains and rising land to the south of the Stour more suited to arable farming. The heathland was an important source of fuel and thus commonly exploited for turbary. The gravel terraces which typify the geology of the area are well-attested to be the foci of early prehistoric activity in southern England dating to at least the late Palaeolithic and Mesolithic periods.
- 3.2.2 Natural pathways existed topographically through the landscape, linking the area with important locales further afield, such as Hengistbury Head to the east-southeast, famous for its prehistoric archaeological sites and finds dating from the Palaeolithic through to the Iron Age, as well as to Cranborne to the north. During the Upper Palaeolithic period, Hengistbury Head would have been a lightly wooded hill and not the headland that is seen today. The English Channel was a wide river valley and open plain, and with a far lower sea level than that today, there was dry land linking southern England to mainland Europe.
- 3.2.3 Following the end of the last Ice Age, at around 12,000 BC, sea levels gradually began to rise and the climate warmed, with the coastline located further south than it is now, to the south of the Isle of Wight, with Purbeck and the Isle of Wight linked by an unbroken chalk ridge.
- 3.2.4 As the sea level rose, and England became cut-off from mainland Europe during the Mesolithic period, the area continued to be settled by nomadic hunter-gatherers, exploiting smaller wild animals such as red deer and wild boar which followed the river valleys, such as the Stour and

the Avon, with the prehistoric settlers moving in and around these lower slopes. The warmer climate changed other elements of the landscape too, such as the density and species of trees which naturally colonised the area, including oak, hazel and birch, in addition to the already existing pine forest. These natural resources could be exploited and managed for fuel, shelter, and food for emerging Mesolithic communities, as well as offering ideal grazing/pannage for other animals which were eventually domesticated during the Neolithic period, such as sheep, goats, pigs, and cattle.

- 3.2.5 Although there is no direct settlement evidence recorded from the Palaeolithic, Mesolithic and Neolithic periods in the form of built structures, there is other material recorded from around the Proposed Development and over a wider area, which attests to a substantial population who made use of this landscape during the prehistoric period. Scatters of flints, individual findspots and pits are known from around the Proposed Development including Mesolithic flints (HER references MDO28111, and MDO6928), a Palaeolithic hand axe (MDO6803), and Neolithic flints and pit clusters (MDO6929, MDO 6924). Some evidence has been interpreted as potential occupation sites in these earlier prehistoric periods (MDO6964, MDO6919).
- 3.2.6 During the late Neolithic and Bronze Age period, there was a proliferation of burial mounds, recorded on historic maps as tumuli. These Bronze Age ceremonial and funerary monuments attest to a settled populace, as well as to the significance of the natural topography and place that the higher ground clearly held for these prehistoric peoples.
- 3.2.7 The majority of these barrows are to be found across Canford Heath, on the higher ground near to the Proposed Development, in contrast to the land in the valley, to the north of the Proposed Development on lower ground which is more likely to have been used for seasonal occupation, just back from the floodplain and in close proximity to the natural resources provided by the river. There are remains of numerous barrows and clusters of bowl barrows in the vicinity of the Proposed Development; these include 17 bowl barrows which are Scheduled (NHLE number 1018486), including a cemetery c.1.5 km south-west of the Proposed Development which comprises six bowl barrows.
- 3.2.8 In the later Bronze Age and into the Iron Age, there is increasing evidence for settlement and more permanent use of the landscape. There has been extensive evidence of Bronze Age activity on a fairly large scale, comprising pits, pottery, and urnfields (for example at Knighton Farm to the north-east of the Proposed Development, ED087, MDO6923).
- 3.2.9 During the Iron Age, Hengistbury was a busy port used for the trading of goods, and with both the River Avon and River Stour being navigable, there were also inland trading routes for smaller wooden vessels to facilitate the trade and exchange of goods and ideas, both inland and with the Continent. Exotic goods arrived from the Roman Empire, including wine and glass, with the Romans trading with the native tribe the Durotriges for metals, corn, cattle, hides and dogs.
- 3.2.10 Poole harbour was established during the Iron Age, from which the Durotriges traded with the Veneti in Brittany, and a dug-out logboat, made from a single oak tree, was recovered from the harbour, dating to c.295 BC.
- 3.2.11 Iron Age hillforts were established along the Stour valley, including major sites at Badbury Rings, Hod Hill, and Hambledon Hill, to the north-west of the Proposed Development, overlooking Kinson from the north side of the river is Dudsbury Camp, with Hengistbury Head itself surrounded by a double dyke defensive ditch system.

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- 3.2.12 Closer to the Proposed Development, field systems have been noted following archaeological investigation and evaluation of aerial photography.
- 3.2.13 Settlement and activity dating from the Neolithic period and the Iron Age (continuing into the early Romano-British) period was indicated through late 20th century investigation at Moordown Aerodrome and to the north of Magna Road (EDO863, EDO730, EDO873, EDO968, EDO967, EDO966), with evidence for Bronze Age activity also.
- 3.2.14 Long-established trade links with the Roman Empire suggests that although the Romans invaded Britain in the 1st century AD by landing at Poole and Hengistbury, there was no need for intense subjugation and the native Durotriges continued to peacefully occupy the same lands as their prehistoric forebears. The Romans established a settlement at Hamworthy, Poole, on the site of an Iron Age settlement which they renamed Moriconium. They continued to use the natural harbour and also established a road from Hamworthy to Badbury Rings, which then continued onto Bath.
- 3.2.15 A substantial area of Roman activity is known c.4 km to the west and north-west of the Proposed Development at Lake Farm situated, on level and relatively low-lying land on the floodplain of the River Stour, to the southwest of Wimborne. The military remains of up to four successive military enclosures take the form of a camp, forts and vexillation fortress and other associated features of varying date, including Iron Age and Neolithic pits, as well as medieval buildings and ovens. The Roman camp at Lake Farm was extensive, covering an area of c.40 acres, from where routes led to and from Dorchester, Winchester, Hamworthy, and the Iron Age hillfort at Badbury Rings; remains of these routes are identified as Scheduled Monuments, however none are within close proximity of the Proposed Development.
- 3.2.16 As stated in Webster, so little is known of lesser status Romano-British rural settlements, villages, farmsteads, hamlets and other forms of settlement in the south-west of England, in which the majority of the population of the region must have lived (2008, p.152-3). There are no recorded Roman villa sites near the Proposed Development, although there is settlement continuing from the Iron Age period, with pottery finds dated to the 1st century AD, and indications of structural features and enclosures (MDO6914). Evidence suggests a continuation of use of the landscape from the prehistoric period; whilst there were changes to concepts such as burial rituals, it is probable that there was little change to the tradition of small-scale farming and husbandry seen in the area since the Bronze Age.
- 3.2.17 By the mid to late seventh century AD Dorset was conquered by the West Seaxe, who began to establish historic settlements in the area, such as those at Canford Magna, as well as neighbouring Kinson and Holdenhurst further to the east.
- 3.2.18 The Dorset HER does not include any records specifically indicating activity or settlement within 1 km of the Proposed Development of Anglo-Saxon date. The valley slopes and lands adjacent to the River Stour and its surrounds remained attractive to settlers, and these settlements became formalised during the early medieval period, with the establishment of early churches and dwellings, both at Canford Magna and at Wimborne Minster, which was itself a Saxon nucleus settlement surrounding the earlier Saxon Minster church, originally of cruciform shape.
- 3.2.19 By the time of Domesday in 1086 the Manor of Canford (recorded in Domesday as Cheneford), held a great deal of land for the King by Edward de Sariesberie (Salisbury), sheriff of Wiltshire. The Manor at Canford Magna is recorded as comprising 87 households, comprising 35

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villagers, 43 smallholders and 9 slaves, with a taxable value of 25 geld, making it a substantial holding.

- 3.2.20 The Church at Canford Magna was wealthy, and had an extensive parish. Bishop William of Salisbury, in a document of 1256, describes it as 'the church of Kaneford with the Chapel of Pola [Poole] and the other chapels belonging to the said church'. Between 1190 and 1196 the church was given by William Longespée (fitz Patrick), Earl of Salisbury, to the canons of the Augustinian Priory of Bradenstoke in Wiltshire.
- 3.2.21 Canford Manor, now a school, stands on the site of a building referred to in 1221 when it was owned by William Longespée, Earl of Salisbury, the son of King Henry II. The only medieval part now remaining is the kitchen wing ('John of Gaunt's kitchen') which dates from the 14th and 15th centuries. According to Hutchins other outbuildings also survived until 1765; these lay immediately north and east of the kitchen (Hutchins 1868, p.295).
- 3.2.22 During the medieval period, it would appear that the land within and around the Proposed Development, in the heathland, continued in its former use or largely undeveloped and open land with a pattern of field systems. To the north, a possible medieval farmstead at Knighton Farm is recorded on the Dorset HER (MDO6095), and this may have been the nucleus of further growth which is illustrated by the early 17th century.
- 3.2.23 In the post-medieval period, the heathland was increasingly exploited through quarrying for the extraction of minerals. Many of the pits have been identified thorough assessing historic aerial mapping and plotted via the Dorset Stour National Mapping Programme project.
- 3.2.24 A map of the land around Canford Manor dates to the early 17th century (**Figure 3-1**) and indicates the extent of the heathland south of the Proposed Development. Recorded as 'Canford Luannes' the map illustrates the heathland in brown, with cultivated or agricultural land in green, interspersed with settlements and farmsteads. Hamlets at 'Knyton' and 'Mouretoune' are echoed today in the farm complexes north of Magna Road. The map indicates a roadway from Canford to Poole which may exist today as the Longfleet Drive footpath. The map also illustrates a number of individual dwellings on the border of the heath, the names of the occupiers are annotated.

Figure 3-1: Extract of Canford Manor Estate map, c.1610. (Dorset History Centre ref D-BKL/N/a/2/44). The approximate location of the Proposed Development is indicated.



3.2.25 The Manor of Canford Magna (sometimes referred to as Great Canford) extended all the way to Poole and included most, if not all, of the land surrounding the town. The track across Canford Heath from the Manor to the town became a formalised carriage drive with lodges at some time during nineteenth century.

3.2.26 Much of the land of the Canford estate was enclosed in the early 19th century following an Act of Parliament in 1804. The Inclosure map (**Figure 3-2**) and associated Award of 1822 illustrates the new landscape and field patterns, with access routes reaching south from Canford towards the heathland. The location of the proposed EfW CHP Facility accords with plot 629, which alongside the other plots is not coloured, and were newly enclosed at this time. The blue shading indicates 'anciently enclosed' land, and the map suggests that encroachment into the heathland was being undertaken, to enable greater use of the land. The locations of dwellings indicated on the border of the heathland in 1610 appear to largely remain (albeit possibly with replacement buildings), but by 1822 with a more formal access route between them. Interestingly, the map indicates the location of a Gravel Pit to the west of the Proposed Development. The Dorset HER records the locations of numerous post medieval tracks and extraction pits. A cluster of pits c.250 m south of the Proposed Development have been

suggested by reviewing 1940s aerial photography (MDO41164), with a further pit located to the immediate north of the existing recycling centre indicated on the Ordnance Survey map of 1887 (MDO37989). In the immediate vicinity of the Proposed Development, trackways and former field boundaries dated to the post-medieval period are included on the Dorset HER, some of which accord with tracks boundaries indicated on later mapping and some no longer in use.

Figure 3-2: Extract of Canford Magna Inclosure Map, Map B (Middle Division), 1822. (Dorset History Centre, reference I.20). The location of the existing CRP is illustrated.



- 3.2.27 At the same time as the enclosure, after almost two centuries of Webb family ownership, the manor passed through the hands of three families in quick succession, following the death of fifth baronet Sir John Webb in 1797.
- 3.2.28 Sir John Webb's only child was a daughter called Barbara, and she married the fifth Earl of Shaftesbury whose seat was at nearby Wimborne St Giles. Their only child was a daughter, also called Barbara, and she married William Francis Spencer Ponsonby, a younger son of the third Earl of Bessborough who was a successful politician, and was elevated to the peerage as Baron De Mauley in 1838.
- 3.2.29 This is why, on the Tithe map of Canford Magna from 1843 (**Figure 3-3**), the estate lands are recorded as being owned by the 'Trustees under the Will of the late Sir John Webb Bt' including

'Lord De Mauley'. The main part of the Proposed Development (location of the proposed EfW CHP Facility) is indicated by the red boundary superimposed on the image of the tithe map, a plot that has no reference to an accompanying apportionment. This is probably because it bounded the heathland and this plot of land between plots 220 and 314, and the land to the south was not tithable. The field pattern and layout is very similar to that of the Inclosure map two decades earlier.

3.2.30 According to *The Buildings of England*, the great house at Canford Manor was demolished in c.1765. by Lord De Mauley and the medieval kitchen was incorporated into the Gothic-Revival style house designed by Edward Blore, erected 1825-36.

Figure 3-3: Extract from 1843 tithe map of Canford Magna – Middle Division (Dorset History Centre). The location of the existing CRP is illustrated.



3.2.31 Lord De Mauley did not retain Canford manor for long, selling it in 1846 to Sir John Josiah Guest, the owner of Dowlais iron works, one of the largest producers of steel in the world. Sir John's wife, Lady Charlotte, was a noted scholar of Welsh language and a philanthropist. They engaged the architect Sir Charles Barry to extend and remodel Canford Manor, adding the entrance tower and wing, and refashioning the great hall and staircase.

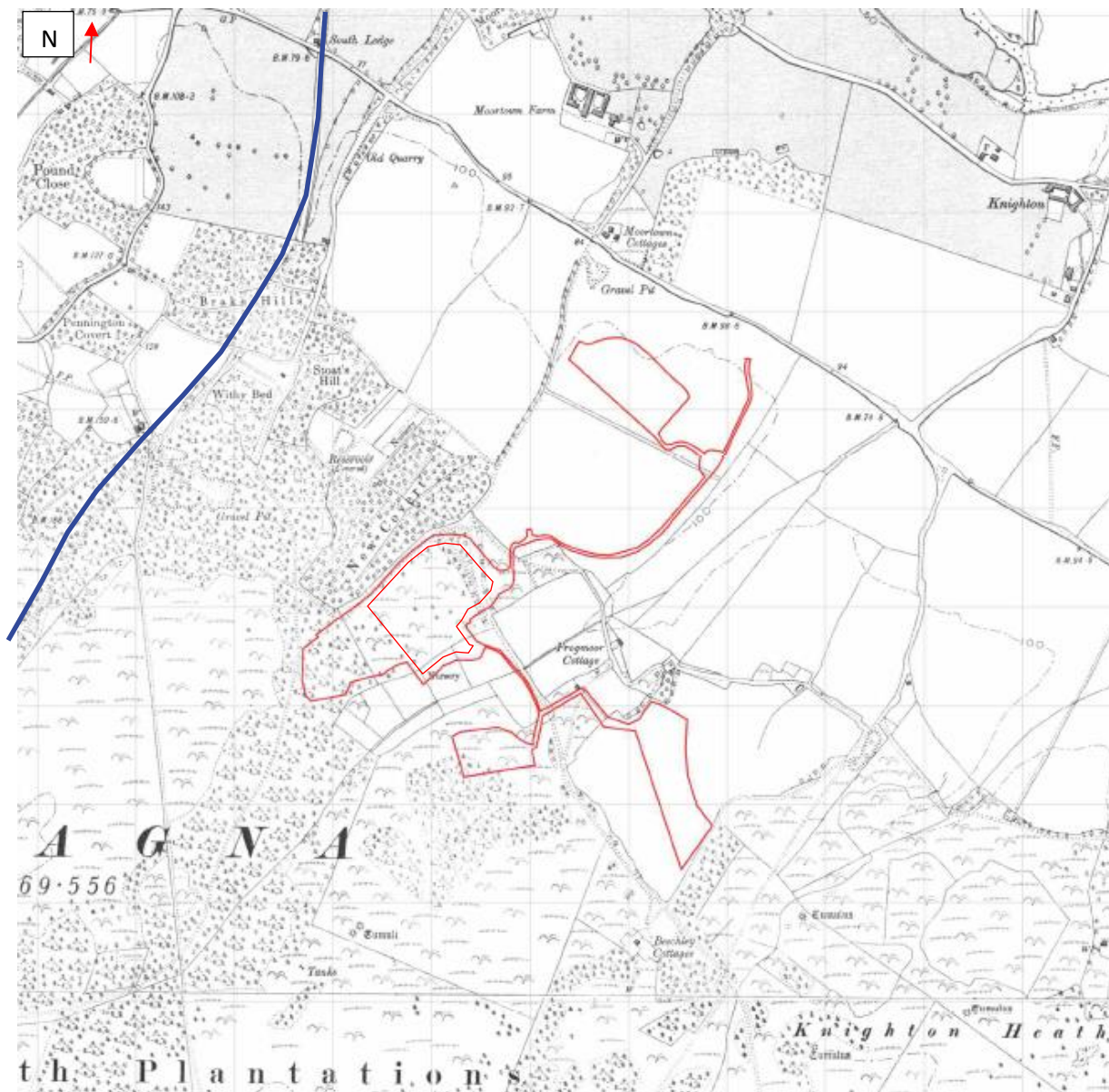
3.2.32 Sir John and Lady Charlotte's son, Ivor, married Lady Cornelia Spencer-Churchill. They continued the benefactions initiated on the estate by Lady Charlotte, building cottages and schools in a uniform gothic style. In 1880, the couple were raised to the peerage as the first

Lord and Lady Wimborne. The gothic cottages on the estate, whether built by Lady Charlotte or Lady Cornelia (the initials L. C. appear in some places), have become known as 'Lady Wimborne Cottages'. Lord and Lady Wimborne gave the land for Poole Park, which was opened by the Prince of Wales following a royal visit to Canford in 1890.

3.2.33 Around the time of the first Lord Wimborne, at the height of the popularity of shooting parties, the Proposed Development was being utilised by the Canford Estate for sporting and amenity purposes. The late 19th century Ordnance Survey maps show the site planted with conifers; to the south was a 'Nursery' perhaps used in the establishment of the extensive plantations shown across the heath, and to the north a wood called 'New Covert' a name suggesting its use as cover for game birds. The 1870-2 Imperial Gazetteer of England and Wales described how drives went from the house 'through fir woods to the vicinity of Poole'. The Ordnance Survey map of 1900 (**Figure 3-4**) shows these driveways running from the south lodge of Canford Park, right across Canford Heath, towards Poole. At the southern end of the drive was Longfleet Lodge, which remains standing today among an industrial estate on the outskirts of Poole; this suggests the drive formed part of a formal, private approach to Canford Manor from the town. It may be the same route shown on the map of 1610.

3.2.34 The Ordnance Survey map of 1900 only indicates that the Proposed Development remained as heathland, partly wooded, crossed by trackways connecting Frogmoor Cottage and the nurseries on the south side, to New Covert and Moortown Farm towards the north.

Figure 3-4: Extract from the 1900 six-inch Ordnance Survey map. The Proposed Development outlined in red. (Groundshore)



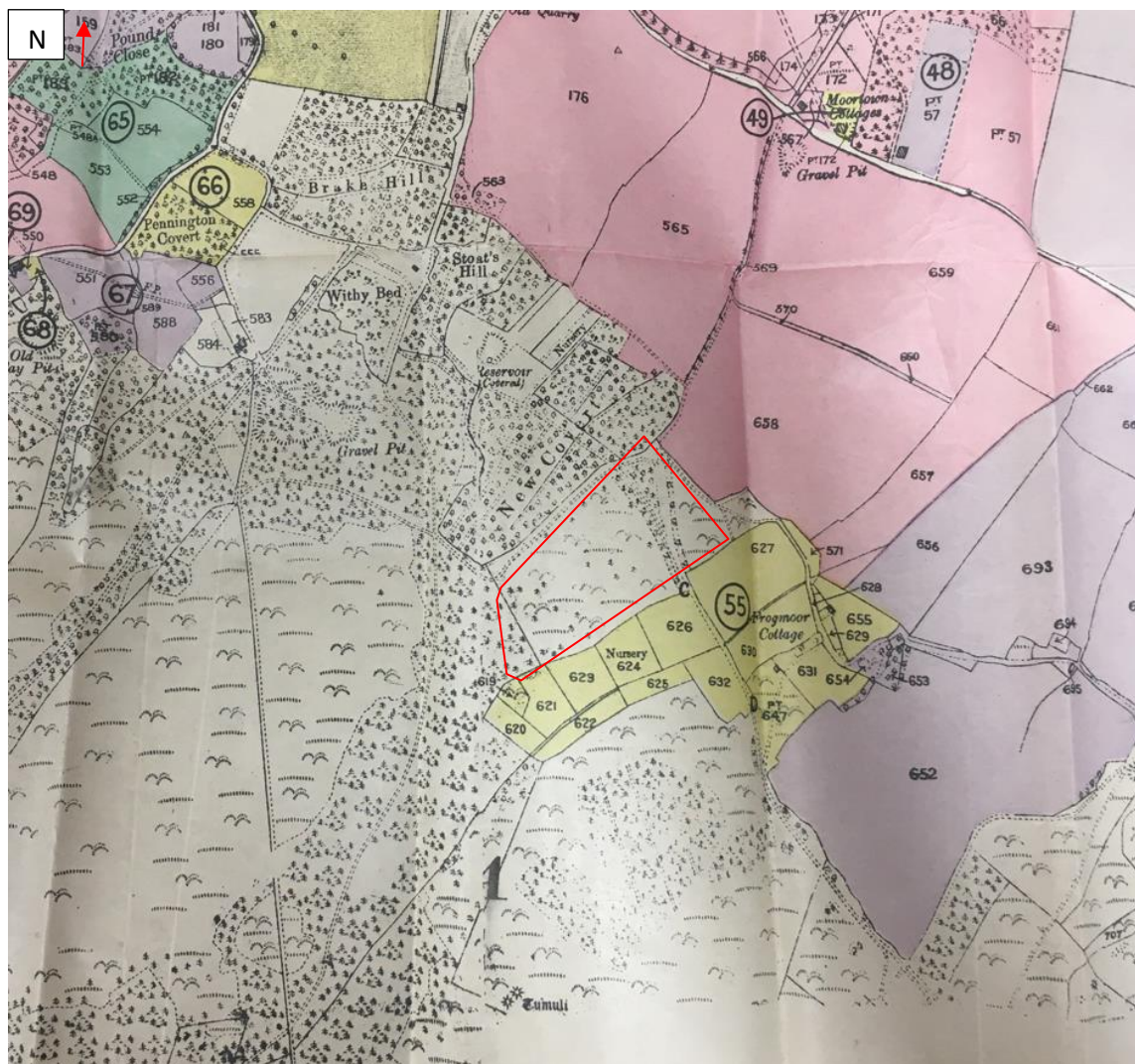
Note the plantations on Canford Heath and the estate carriage drive that ran between South Lodge and Longfleet Lodge, shown in blue (Groundsure).

3.2.35

Lord Wimborne's Dorset estate was recorded in 1873, in the *Return of Owners of Land*, as extending to more than 12,930 acres. The contiguous land holding may have extended into neighbouring Hampshire, which may explain why some sources say the Canford estate extended to 17,000 acres in the late-nineteenth century. This was probably its peak extent, as the Agricultural Depression from the 1870s onwards caused farmland to become a poor investment, leading to the sale of land by most aristocratic families, even those with alternative incomes, like the Guests with their iron works. Following the death of the first Lord Wimborne in 1914, Lady Cornelia continued to live at Canford Manor until 1922, when she moved to the smaller Merley House to the west.

3.2.36 In 1923, portions of the Canford Manor estate were sold. This included 2,151 acres and six dairy farms. The sales particulars and mapping (**Figure 3-5**) illustrate the extent of the land for sale in the vicinity of the Proposed Development. The DNC and CHP Connection element of the Proposed Development passes through what was Lot 55, a 'desirable small holding known as 'Frogmore'; the cottage remained into at least the 1950s. In the early 1920s Canford Manor house was disposed of by the estate in a separate sale and became a boys' school.

Figure 3-5: Extract from the Sales Particulars for Portions of the Canford Manor Estate, 1923. (Dorset History Centre, reference D-HDS/SP/1923/26). The location of the existing CRP is illustrated.



3.2.37 As a result of the breakup of the estate in the late-nineteenth to early-twentieth century, land ownership in the area became increasingly fragmented, with many areas developed for industry and housing. The heathland and conifer plantations, alongside the agricultural field system is indicated in the vicinity of the Proposed Development in an aerial photograph dating from 1951 (**Figure 3-6**), though the Ordnance Survey maps featuring gravel pits show that extraction had been carried out near the Proposed Development since the 1880s or earlier.

Figure 3-6: Aerial photo of land south of Magna Road, 1951. (Historic England reference EAW034650). The approximate location of the EFW CHP Facility Site is indicated.



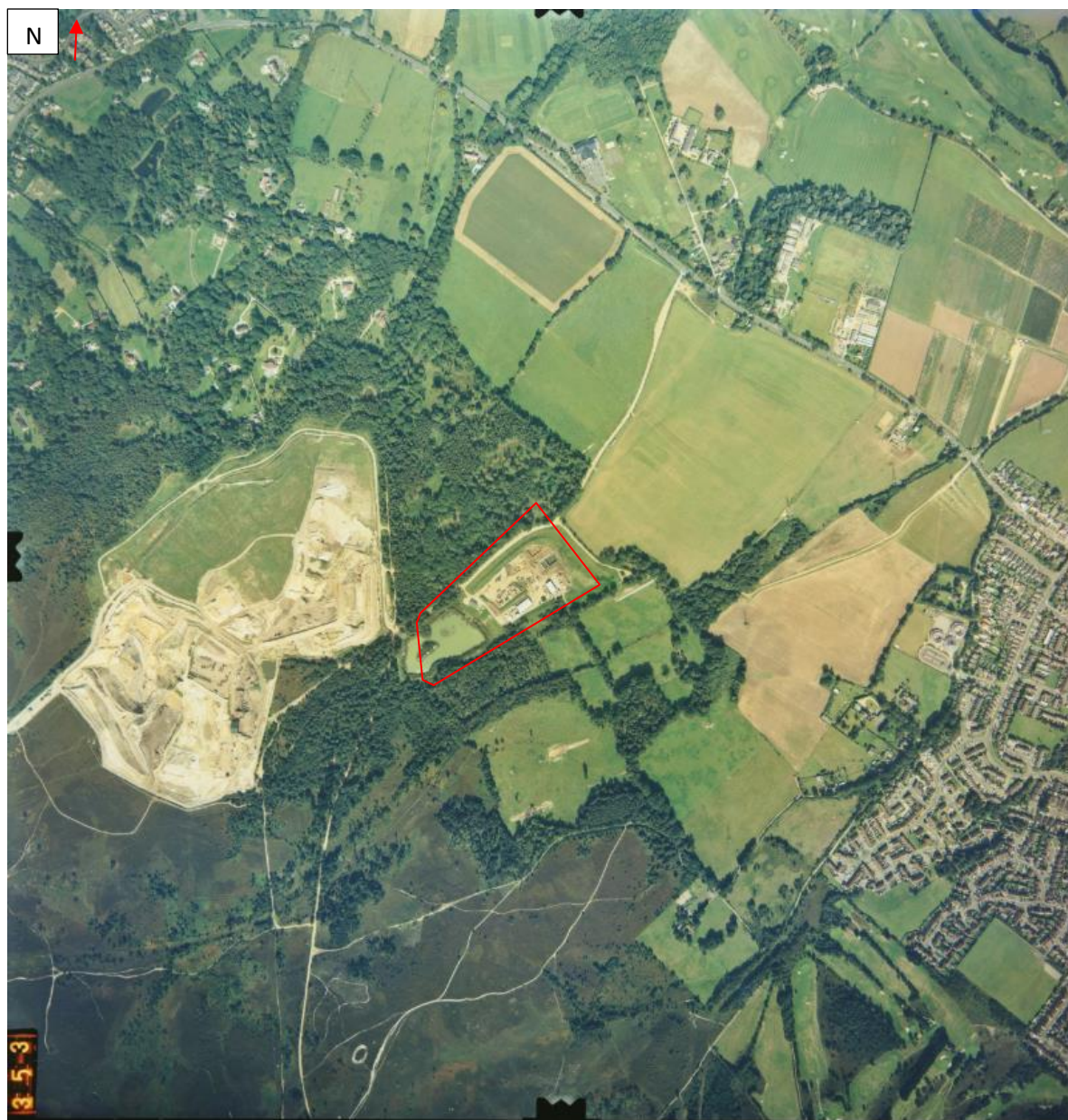
3.2.38

During the 1980s, a series of archaeological investigations were undertaken at Moortown Aerodrome, the land to the north of the proposed location of the EFW CHP Facility Site. The Dorset HER indicates the location of these investigations, which comprised a geophysical survey (EWX1420) followed by a series of excavations (EDO863, EDO730, EDO873, EDO968, EDO967, EDO966). The results of the investigation, including pottery, a pit complex, and enclosure indicated settlement and occupation in the Neolithic to Iron Age/Romano-British period (MDO6908, MDO6913, MDO6914, MDO6919, MDO6921). It has not been possible, with currently accessed records, to confirm the geographical extent of the archaeological investigations, however borehole surveying was undertaken across the Moortown Aerodrome site in the late 1970s, (**Figure 3-7**) presumably in relation to the proposed use of the land at that time, and in advance of subsequent archaeological investigation.

[illegible]

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Figure 3-8: Aerial imagery of the location of the Proposed Development and its vicinity, 21 September 1997. (Dorset Explorer). The location of the existing CRP is illustrated.



3.2.40

The CRP was established north of the water filled quarry within the Proposed Development in the early years of the 21st century, and subsequent development was implemented to the north, south of Magna Road, creating Canford Park and Arena

Figure 3-9: Aerial imagery of the Proposed Development and its vicinity, 2001. (Google Earth). The location of the existing CRP is illustrated.



3.2.41 The body of water immediately south-west of the CRP was partly filled in in c.2007 and had been completely filled in by 2014 following which the CRP was expanded. More recently, the land to the east of the recycling centre and Canford Arena has been developed (Canford Paddock), where previously gravel extraction was proposed and where an Iron Age round house was recorded (White's Pit, MDO6885).

3.2.42 Today the former Longfleet carriage drive between Poole and Canford Manor, that once passed near the Proposed Development, partially survives as a footpath, but its fragmentation means that its historical function connecting the Manor with Poole has been obscured. The part that lead from opposite the South Lodge of Canford Park towards the heath is no longer evident, and further south its course has been interrupted by the large quarry. The southern reach of the drive has retained its tree-lined verges and is now a footpath, but its relationship with Longfleet Lodge has been cut off by the Nuffield Road Industrial Estate. There is no visible evidence remaining on the Proposed Development of its former association with Canford Manor.

4. Built Heritage Assets: Significance and Setting

4.1 Significance

- 4.1.1 A heritage asset may be defined as a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).
- 4.1.2 The NPPF defines the significance of a heritage asset as “*The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.*” The NPPF definition largely correlates with the interests identified by Historic England in their Historic England Advice Note 12 (2019).

4.2 Scoping of built heritage assets in the study areas

- 4.2.1 There are a very large number of heritage assets within the wide area from which the Proposed Development will be theoretically visible. BCP Council requested that this assessment should include: all listed buildings, grade I, II*, and II within 3 km of the Proposed Development; all locally listed buildings (LLBs) within 3 km; Conservation Areas within 10 km; and grade I and II* listed buildings within 15 km.
- 4.2.2 There are; 140 Grade I or Grade II* listed buildings within 15 km of the Proposed Development; 64 Scheduled Monuments within 10 km of the Proposed Development; 48 Conservation Areas within 10 km of the Proposed Development; 36 Grade II listed buildings within 3 km of the Proposed Development, 11 Registered Parks and Gardens within 15 km of the Proposed Development; and 51 locally listed buildings within 3 km of the Proposed Development. A list of heritage assets is included at **Annex 3**.
- 4.2.3 Paragraph 194 of the NPPF states that “local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.”
- 4.2.4 Therefore, it has not been necessary to fully assess the significance, setting, and impact of the Proposed Development, on all of these heritage assets. An initial screening was carried out, to decide which heritage assets would require full assessment. The list descriptions, ZTV, and maps were used to consider each asset, and assign it a level of predicted sensitivity.
- 4.2.5 A sensitivity of ‘A’ was attributed to Grade I and II* listed buildings which fell within the ZTV, and which had settings that might contribute to their significance, and which might be impacted by views towards the Proposed Development. A sensitivity of ‘B’ was attributed to Grade I and II* listed buildings upon which the impact could be predicted to be insignificant due to the

distance from the Proposed Development, or where the setting consisted of views restricted by woodland or urbanisation.

- 4.2.6 A sensitivity of 'B' was also attributed to any Grade II listed building or locally listed building within 3 km that may have a setting that contributes to significance, and which could be impacted visually by views towards the Proposed Development.
- 4.2.7 A sensitivity of 'C' was attributed to Grade I, II*, and II listed buildings and locally listed buildings that are situated outside of the ZTV, or have settings that do not contribute to their significance, or have settings that are confined by nearby trees or buildings, or are at such a distance and of a nature to make the appearance of the Proposed Development clearly insignificant.
- 4.2.8 Heritage assets with a sensitivity of 'A' were fully assessed for their significance, setting, and the potential impact of the Proposed Development. Heritage assets with a sensitivity of 'B' were assessed either individually, or as part of a group with other buildings and/or a conservation area. Heritage assets with a sensitivity of 'C' were not assessed further after the initial screening, but a note was made to justify their being scoped out, in terms of their nature, setting, and location, which is included in the appendices of this report.
- 4.2.9 A full list of Scheduled Monuments within 10 km of the Red Line Boundary is included in the appendices of this report. Following the recommendation of Historic England, a full assessment of significance, setting, and potential impact has been included for Badbury Rings and Dudsbury Camp. In addition, the significance, setting, and potential impact on certain bowl barrows on Canford Heath has been included as these are the closest and most sensitive to the Proposed Development. With significance derived chiefly from archaeological interest, this assessment is indicative of potential impact on other Scheduled Monuments in the area, which diminishes with increased distance from the Proposed Development.
- 4.2.10 A full list of Conservation Areas within 10 km has been included in the Appendices of this report. An assessment of significance, setting, and potential impact has been included for Canford Magna, Hampreston, Oakley Lane, Wimborne Minster, Wimborne St John's, Pamphill, Ashington, Tudor and Golf Links Road, and Ridgeway and Broadstone Park Conservation Areas because these are the nearest to the Proposed Development and considered the most sensitive to the Proposed Development. The impact on Conservation Areas further afield can be assumed to be similar but diminished by distance. An assessment of Talbot Village Conservation Area has also been included at the recommendation of BCP Council.
- 4.2.11 All assessments of significance, setting, and potential impact in this report have been prepared with a view to being proportional to the significance of the assets in question, and the magnitude of the impact – which in many cases is a small visual impact to the periphery of the wider setting. Given the nature of the Proposed Development, there has been particular regard to setting of heritage assets, and the extent to which this contributes to or detracts from significance. Extraneous information regarding the significance of heritage assets as unrelated to their setting, has therefore been avoided or summarised.
- 4.2.12 Registered Parks and Gardens have not been reviewed specifically as standalone heritage assets, but have been considered. as part of group, where considered relevant, alongside associated listed buildings.

4.3 Built Heritage assets

Canford School (Grade I)

- 4.3.1 Although on the site of earlier manor houses, this building developed as a country house through the nineteenth century. The south front remains mostly as designed by Edward Blore in the 1820s-30s, and derives artistic interest from its picturesque composition and relation to watercolour views and other drawings produced by Blore during the design process, which are today kept in the RIBA (Royal Institute of British Architects) archive. The building has a high level of architectural interest arising from additions designed by the famous architect Sir Charles Barry in the 1840s, then further alterations in the 1870s by David Brandon, and in the 1880s by Romaine-Walker and Tanner. There is likely to be potential to yield evidence about nineteenth-century domestic planning and technology from the house, which gives the structure archaeological interest. Finally, the prominent architects who designed the house, the locally eminent people who lived in it including Lord De Mauley and the Wimbornes, and the nationally significant figures who stayed there including Edward VII and Winston Churchill, give Canford Manor historical interest.
- 4.3.2 The setting of Canford School consists of the banks of the river Stour, the formal gardens, later school buildings, playing fields and wider parkland. The immediate setting including the medieval kitchen (listed separately) and garden terrace contribute to the significance of the building, as they assist in understanding the medieval heritage of the site which inspired the designs of the nineteenth century architects, and the designed landscape setting of the country house. The wider parkland setting is not in its nineteenth-century state, having been developed with school buildings and sports facilities, however this contributes to understanding the historical role of Canford Manor as the headquarters of a rural estate.

John of Gaunt's Kitchen (Grade I)

- 4.3.3 Despite its name, there is no evidence that this kitchen was used by John of Gaunt. However, this building does have historical interest as a surviving fragment of a medieval manorial complex which was recorded in 1221 as the property of William Longespee, Earl of Salisbury. The structure was substantially rebuilt in the fifteenth century. The chief interest of the kitchen is archaeological, because the plan form, original louvered chimneys, and roof structure are all capable of yielding evidence about medieval construction and cooking practices.
- 4.3.4 The medieval kitchen has a more restricted setting than Canford School, to which it is appended. There is a nineteenth-century screen wall between the kitchen and the formal gardens. To the north are the banks of the river Stour, from which the medieval chimney stacks can be appreciated. With perhaps the exception of the river, the setting has changed entirely since the medieval period and does not greatly contribute to the significance of this building.

Nineveh Court (Grade I)

- 4.3.5 This structure, appended to John of Gaunt's Kitchen and Canford School via a carriage arch and a screen wall, derives its significance chiefly from its historical and artistic interest. It was designed by the famous architect Sir Charles Barry in 1851 to house a number of important Assyrian reliefs that were excavated at Nimrod by Sir Henry Layard. The building is a good example of the archaeological interest taken by British Christians in the Holy Land during the

nineteenth century; its cruciform plan has religious connotations. The architectural interest of the building is limited by its being incomplete; a pinnacled lantern on the roof was removed in the twentieth century; the screen wall included in the listing was once the front of a conservatory that has been dismantled.

- 4.3.6 The river Stour, and the areas around the school buildings and yards, and the wider gardens and parkland. The basic layout of the Victorian terrace and parterre survives in the disposition of axial asphalt pathways. These contribute to the significance of the Nineveh Court as they reflect its original setting. Large school buildings added from the 1920s onwards have much altered this setting.

Parish Church of Canford Magna (Grade I) and graves (Grade II)

- 4.3.7 This church is highly significant because of its architectural and archaeological interest. It incorporates a very rare minster church of Late-Saxon origin. There is historical interest because of the local figures who used and are memorialised in the church. Artistic interest is derived from the decorative carving, stained glass, and other ornamentation, most of which is best appreciated on the inside. The grade II listed graves in the churchyard are good examples of eighteenth and early-nineteenth century date, with carved decoration of some artistic interest. One chest tomb commemorates Admiral Russel, a commander of the North Sea Fleet, and is therefore of historical interest.

- 4.3.8 The setting of the church consists of its immediately surrounding churchyard, the grounds of the rectory, and the buildings and yards of Canford School. There are some more distant views of the tower from the north and northwest, giving the asset a wider setting. The setting contributes to the significance of the church and graves through being a well-preserved graveyard, and more widely by reflecting the longstanding relationship between the church and the medieval and Victorian manor house. The historical relationship with Canford Manor has been interrupted by the development of school buildings in the twentieth century, and the school activity somewhat diminishes the peace of the surroundings. Any visual relationship the church once had with the village was reduced by the planting of the gardens of Canford Manor in the nineteenth century, where mature evergreens now block views.

Village of Canford Magna (Conservation Area, Grade II listed buildings and locally listed buildings)

- 4.3.9 The village of Canford Magna is of architectural interest, having several cottages and other buildings in the unified 'Canford Estate style' which is broadly of an early-Victorian Gothic Revival character. The style was established by the designs for rebuilding Canford Manor, as conceived by Edward Blore, then further established by Sir Charles Barry, who may have supplied the basic design for the dozens of 'Lady Wimborne Cottages' built over decades across the estate. Two terraces of these gothic cottages are to be found down the main street, and these are complemented by the old village school (listed as 'Canford Village Hall'), the arched gateway to Canford Manor, and two pairs of cottages on Oakley Lane. There are other architectural styles in the village too, including thatched cottages, symmetrical Georgian fronts, and the ornamental brickwork of the screen wall at the front of Merley Court (formerly a vicarage). These juxtapositions combine with the tree-lined street to give a scenic quality that has artistic interest. The historical interest of the village derives from its connections to Canford Manor and the occupants thereof. There is archaeological value in how the village demonstrates the development of nineteenth-century estate villages, although the property is

now in fragmented ownership, there has been modern development in divergent styles, and alterations to buildings have reduced its uniformity.

- 4.3.10 Most of the buildings along the main street share a common setting, which is of the tree-lined road with a twentieth-century housing development to the west (on the site of the old walled kitchen gardens), and the grounds of Canford School to the east, creating a sense of enclosure. At the north end of the village, the river Stour forms an important part of the setting of the arched gate to Canford School, and the church. The street is not characterised by long views, but trees give a sense of a smaller-scale landscape. As the historic approach towards Canford Manor, views northwards along the street contribute to the significance of the heritage assets. The eastern part of the Conservation Area includes Canford School playing fields – an area characterised by longer views curtailed by belts of trees. At the southern end of the village is the listed South Lodge, gates and gate piers. This area also has views over fields, again delimited by tree-lined boundaries. As a former country estate, the parkland character of these areas contributes to understanding the significance of Canford Manor and its gate lodges.

Arrowsmith Road (locally listed buildings)

- 4.3.11 There are a number of ‘Lady Wimborne Cottages’ along Arrowsmith Road that are included on the local list. They have historical interest because of their links to Canford Manor and the former estate. They have architectural interest from their possible derivation from designs by Sir Charles Barry. Their stone dressings and decorative number plaques are of some artistic interest. Little Thatch and Spinney Cottage were included in the local list for their architectural interest – being rare examples of thatched buildings in BCP. However, it appears that the thatch on both houses has been replaced with tile since the local list was written. They potentially retain a low level of architectural and archaeological interest.
- 4.3.12 Arrowsmith Road passes through dense woodland that gives the houses along it a very restricted setting. The relative tranquillity and sparse development enhances the experience of the heritage assets. This setting is likely to have changed little since the cottages were built, so it makes a modest contribution to the significance of the locally listed buildings, being understood as former estate housing.

Merton Grange (locally listed building)

- 4.3.13 This large detached house is said to have been built in the 1920s. It is mock-Tudor in style, showing the influence of the Arts & Crafts movement, and is included on the local list for its architectural interest. It may also be of artistic interest, as it incorporates fine brick and timber detailing, stained glass, and wooden carvings inside. There are no known historical figures or events associated with the house nor is there any archaeological interest.
- 4.3.14 Merton Grange is approached along a tree-lined lane that terminates in a circular drive in front of the house. The gardens are enclosed by high brick walls and hedges, but there are views towards higher ground and the plantations of trees on Canford Heath. A large new housing development at Provence Drive forms part of the wider setting. Large-scale Ordnance Survey maps from 1926 and 1934 show that Merton Grange was built between these dates as part of a poultry farm with dozens of enclosures and sheds extending to the southwest. The poultry farm has since been dismantled, so the original function of Merton Grange is no longer understood from its setting. The setting therefore makes a modest contribution to the

significance of Merton Grange for its aesthetic qualities, but is not original and does not reflect the historical setting.

Saint Mary the Virgin, Hampreston (Grade II)*

- 4.3.15 This church is of archaeological and architectural interest, having origins in the Norman period, and layers of subsequent alterations. There is a squat tower of the fourteenth century, but the whole church was restored, and the vestry and north aisle added, in the nineteenth century. The building is of historical interest to the local community, having been a place of worship and burial for generations. Much of the artistic interest is derived from internal features, including a medieval font, furnishings of the sixteenth-to-eighteenth centuries, ornamented funerary monuments, and a coat of arms of George II painted in 1754.
- 4.3.16 The immediate setting of the church is its secluded and peaceful churchyard. It is quite full of headstones, and enclosed by a low wall and a number of large evergreen trees. The size and maturity of these trees mean that the setting does not extend far to the south – even in winter. Glimpsed views of the tower, walls and headstones are seen from Stapehill Road, and the church has a strong relationship with the nearby listed cottages and farmhouse; the open green space between them contributes to the aesthetic appreciation of the church, and understanding its role in this isolated rural community.

Village of Hampreston (Conservation Area and Grade II listed buildings)

- 4.3.17 Hampreston was, at least in part, owned by the Canford Estate in the nineteenth century. There is a pair of 'Lady Wimborne Cottages' and a primary school in the gothic style that was used across the estate. These buildings are of some historical and architectural/artistic interest though they are not listed or locally listed. Towards the southern end of the village are the older buildings: the medieval church; seventeenth century Church Cottages; early-eighteenth century Rose Cottage; and the late eighteenth-century Manor Farmhouse. These have individual architectural interest, while they collectively have artistic interest in their scenic disposition around an open green space.
- 4.3.18 Towards the northern end of the Conservation Area, the main street, Stapehill Road, is quite enclosed on both sides by buildings and trees. Looking towards the south, domestic hedges and white-painted cottages frame a view of Manor Farmhouse. At the southern end of the Conservation Area, there is an open green space with the church, some older houses and trees situated around it, and views towards the river valley; this green has a peaceful and rural character. This setting contributes to the experience of the heritage assets. However, it has undergone change in the twentieth century, with a small number of new cottages and bungalows built, and electricity pylons being introduced in the background of the river views.

Little Moors Farmhouse (Grade II)*

- 4.3.19 This isolated farmhouse is of architectural and archaeological interest because it has been very little altered, and it retains internal features from the early-eighteenth century including bolelection-moulded panelling, a timber staircase, and ten-panel doors. These interior finishes may also carry artistic interest. There are no known historical figures or events associated with this house, so its historic interest is limited.

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- 4.3.20 The house has a small garden enclosed by a hedge and a tree-lined drive, but is otherwise surrounded by open agricultural land. Long views towards the house from the north and east are limited by modern farm buildings and an area of woodland beyond. The agricultural character of the surroundings reflects the historic setting of the farmhouse, and helps its original function to be understood.

Merley House (Grade I) and mews (Grade II), orangery and garden walls (Grade II)

- 4.3.21 Merley House is of high architectural and artistic interest, being a good example of a second-generation Neo-Palladian style building. It has ornate plasterwork to the interiors, and shows other craft skills. Large buildings of the eighteenth century carry archaeological interest when they are largely unaltered; Merley House may have lost some of this value through twentieth century changes including conversion into flats. The house is of some historic interest having been built by the local Willett family, then becoming home to Cornelia, Lady Wimborne, in the 1920s after she moved out of Canford Manor.
- 4.3.22 The Mews is of architectural interest having been designed by the noted architect John Nash, but its internal conversion into a dwelling has diminished its archaeological interest. The orangery and garden walls are of some archaeological interest, having been a key part of a working, productive estate. Like the Mews, they were listed for their group value with Merley House, and alterations undertaken as part of the changing use of the site through the twentieth century, have diminished their evidential value.
- 4.3.23 Like most Neo-Palladian country houses, Merley House was surrounded by a designed landscape park. Historic maps show that this consisted of a large shrubbery with walks, several woodland coppices and shelter belts of trees, a small lake, and open areas of parkland to the north, east, and south of the house scattered with clumps and individual trees. This park barely survives; the open areas have been felled of trees and clumps; the eastern part has been bisected by busy roads and a roundabout; the lake is now mostly silted up and obscured by vegetation, and the formal walks and plots near the house are no longer evident. The immediate surroundings of all the listed buildings at Merley House are now characterised by a caravan park, and the structures and facilities associated with this land use. There are many asphalt driveways through the former gardens, lined with holiday homes, and a children's playground immediately south of Merley House. There is a key view northwards of Wimborne Minster, which contributes to the significance of the house, as it can be best appreciated from the principal first-floor reception room. The views south towards Canford Heath have been obscured by a tall evergreen hedge.

High Hall (Grade II)*

- 4.3.24 A house of later-seventeenth century date with a double-pile plan, and later alterations by noted architects including John Alfred Gotch, High Hall is of architectural interest. The house is said to have been built for the Bankes Family of Kingston Lacy, and this could constitute historic interest. The apparent expansion and alteration of the floor plan shows how expectations of comfort and privacy in country houses changed over time, which is of archaeological interest. The tall hipped roof of red tiles and the white-painted window frames form an object in the landscape that contrasts pleasingly with the surrounding greenery, giving the site artistic interest.

A10.1 34

Appendix 10.1: Heritage and Archaeology Statement

- 4.3.25 High Hall is in a very private setting of enclosed parkland. Its hilltop position may give the house distant views towards the south, however these may be limited by intervening trees.

Church of St Andrew, Kinson (Grade II)*

- 4.3.26 Kinson was a small village prior to being integrated into Bournemouth in around 1930. This church has historic interest as a marker of the previous rural history of the area. Architectural interest arises from the early (late-Norman) tower, and nineteenth-century restorations and reconstructions by the architects Romaine-Walker and Tanner. There is artistic interest in the Purbeck marble medieval font, and the Victorian stained glass. There may be historic interest arising from associations with the local Fryer family.
- 4.3.27 The setting of the church consists of its graveyard which is well enclosed by tall evergreen trees. The squat proportions of the tower mean that it is not prominent in the wider landscape.

White Mill Bridge (Grade I), Crawford Bridge (Grade I), and Julian's Bridge (Grade I)

- 4.3.28 Three historic bridges crossing the river Stour. Each of these bridges is of archaeological and architectural interest, being good examples of bridge building and modification. Crawford Bridge is medieval and was widened in 1819, White Mill Bridge dates from the sixteenth century, and Julian's Bridge dates from the fifteenth century and was modified in the seventeenth. They are of historic interest having been crucial points for crossing the river, connecting communities for centuries.
- 4.3.29 The setting of Crawford Bridge consists of open countryside on the north bank of the Stour, and the village of Spetisbury on the south bank. Nearby views of the bridge contribute to significance, as they show the longstanding relationship between the settlement on the higher ground, and the farmland, flood plain and valley below, with the route and the bridge perhaps having been the stimulus for the growth of the village.
- 4.3.30 White Mill Bridge is surrounded by open countryside and wooded river banks. The old White Mill buildings to the northeast are an important part of the setting which contribute to understanding the significance of the bridge. There are expansive views along the river valley to the southeast which feature large electricity pylons.
- 4.3.31 The setting of Julian's Bridge is dominated by the very busy road that crosses it. This contributes to the significance of the bridge, as its importance as a piece of transport infrastructure is immediately understood. The wider countryside setting has recent elements including the expanding suburban development of Wimborne Minster, and electricity pylons. As views towards the bridge from the riverbank are limited, these surroundings make only a small contribution to the significance of this structure.
- 4.3.32 All three bridges feature in long views along the Stour valley. They illustrate the history of infrastructure development in the area, and their settings have been subject to change as this development has taken place.

Kingston Lacy House (Grade I) and Kingston Lacy Registered Park and Garden

- 4.3.33 Kingston Lacy House is of exceptionally high architectural interest, having been built in the 1660s to designs by Sir Roger Pratt. It was heavily modified in the nineteenth century by architect Sir Charles Barry, but this has added a significant layer of further interest. The

longstanding, considered display and integration of artworks in the fabric and interiors give the building a high degree of artistic interest. The house has historic interest as the ancestral home of the Bankes family, and particularly William John Bankes, the MP, noted scholar, collector, and Egyptologist. The floor plan of the house is a good example of innovations in domestic arrangements that emerged in the seventeenth century, and also of how these layouts were adapted to changing requirements in the nineteenth century. As such, the house is of considerable archaeological interest.

- 4.3.34 The house is in the middle of the designed and enclosed setting of the Grade II Registered Kingston Lacy Park. The building has strong visual and associational relationships with the obelisks, sarcophagus, and garden ornaments to the southwest, as well as the stables and other outbuildings. The park contains avenues, veteran trees, and the site of a former medieval manor house, enhancing the archaeological interest of Kingston Lacy, and helping its history as an elite landscape to be understood. The park is fringed by broad shelter belts of woodland; these fulfil their intended function of delimiting views into or out of the park, obscuring the farming landscape beyond and creating the illusion of a boundless sylvan arcadia.

Pamphill (Conservation Area) and Pamphill Manor House (Grade II)*

- 4.3.35 This large Conservation Area incorporates Kingston Lacy Park and an area of farmland interspersed with woods and groups of thatched cottages and farmsteads. This forms the core of the historic rural estate and is of high archaeological interest as a largely unspoiled example of the estate villages and landscapes that arose from single-ownership of huge areas of land in the eighteenth and nineteenth centuries. There is a level of artistic interest in views, such as of the groups of thatched cottages situated among woodland and pastures. The architectural and historic interest of the area derives from the major buildings it encompasses, ranging from Kingston Lacy House and Pamphill Manor House, to St Stephen's Church and the primary school.
- 4.3.36 The Grade II* listed Pamphill Manor House is of architectural and historic interest having been mostly built by the Bankes estate at the same time as Kingston Lacy House, and in a similar style. This rambling house has aesthetic qualities that are of artistic interest, while its fabric, found to date from as early as the sixteenth century, is of archaeological interest.
- 4.3.37 The relatively unspoilt countryside setting of the buildings in the Conservation Area make a notable contribution to their significance. The visible consistency of management is a result of the landownership under a single family over centuries. Field boundaries and woodlands are the legacy of enclosures and possible parks from as early as the medieval period. There have been harmful changes to the area in the twentieth century, most notably the large electricity pylons and cables over Pamphill Green. For the most part, woodlands prevent distant views extending outside the Conservation Area.
- 4.3.38 The setting of Pamphill Manor House consists of its private grounds, enclosed by mature trees. The symmetrical east façade can be glimpsed from Pamphill Green, but the oak avenue and other woodlands block views to and from further afield.

Wimborne Minster (Conservation Area), Minster Church of St Cuthburga (Grade I) and Dean's Court (Grade I)

- 4.3.39 A great part of the significance of the Conservation Area is its archaeological interest. This consists of the probable Anglo-Saxon origins of the settlement and church, and of the twelfth-

and thirteenth-century streets, closes, and raised house platforms remaining as earthworks at The Leaze. The town contains many examples of eighteenth- and nineteenth-century provincial architecture, and its layout can be analysed to yield evidence about the evolution of market towns in the post-medieval period. How the main Square developed out of the graveyard of a demolished chapel, is one example.

4.3.40 The Minster Church of St Cuthburga is the principal architectural interest of the town, while having its own considerable historic, and artistic interest. The facades of buildings along the main streets and squares add further architectural interest, while views along the main routes, often including trees and the church towers, are of artistic interest.

4.3.41 Dean's Court is said to have medieval origins and may have once incorporated the fabric of the Dean's Hall associated with the Minster. The two Palladian-inspired tripartite frontages were added in 1725, while the hall range was rebuilt in 1868, perhaps destroying any medieval remains. Because of its origins, and relationship with the Minster and other features such as the 'Monastery Fish Pond', the building warrants investigation and has a high level of archaeological interest. The mix of styles, from Palladio-inspired provincial Baroque, to Victorian Gothic Revival, make Dean's Court of architectural interest. The collection of paintings and other objects associated with, and still housed in, Dean's Court constitutes a considerable artistic interest. The Hanham family have been resident at Dean's Court for more than 450 years and have historically been involved in local and national politics, giving the building a level of historic interest.

4.3.42 The Conservation Area Appraisal notes that 'the town is essentially inward-looking' and that there are not views over open countryside or the Stour valley, except in Poole Road. The Conservation Area is best experienced from among the mix of narrow lanes and broader streets and squares, lined with historic buildings. From these vantage points, there are no views beyond the complete building lines, and the dominating Minster. Further out, the town is set in open countryside, although this is increasingly impacted by suburban housing development.

4.3.43 The setting of Dean's Court consists of its own generous enclosed grounds. These, in addition to the meadows around the banks of the Stour and Allen rivers, bring green space very close to the southern part of the town centre and the Minster. The house itself is surrounded by lawns and mature trees which restrict views, but which contribute to the significance of the listed building, being the designed landscape of parkland and water features that characterises the settings of small country houses of the gentry.

Wimborne St John's Conservation Area

4.3.44 The eastern extension of Wimborne Minster was prompted by the arrival and growth of railways in the town. The first railway was built through the area in 1847, and by the 1880s there were lines to London, Dorchester, Weymouth, and Salisbury. The growth of the new community was reflected in the construction of St John's Church in 1876. The former railway lines are potentially of industrial archaeological interest, and the layout of the suburb is of historical interest as it illustrates how the town grew in the nineteenth century in response to the expanding railway network. The loss of the railways in the town has reduced the significance of this heritage asset because an important part of its original context is no longer apparent. There is some architectural interest in the nineteenth century villas as a group – some of which include decorative barge boards, timber porches, and other features. The views along tree-

lined streets, and the contrast of the red brick houses with the greenery, could constitute a level of artistic interest.

- 4.3.45 The southern part of the Conservation Area is on the level ground near the river Stour. From here, the ground rises towards the north up St John's Hill. There are a large number of late-twentieth century houses interspersed with the Victorian ones – these are specifically excluded from the Conservation Area, but they detract from the overall setting nonetheless. Most of the houses have front gardens, and trees, hedges and low walls characterise the street scenes. From higher up along St John's Hill there are broad views across the Stour valley to the land rising on the other side. The setting contributes to the prevailing character of a Victorian suburb, but the loss of the railways means the historical links with the wider setting have been broken.

Christchurch Priory (Grade I) and Castle (Grade I)

- 4.3.46 Having been founded as a priory in the Saxon period, then rebuilt from 1094 by Ranulf Flambard, a chief minister of William Rufus, the parish church of Christchurch is of considerable historic interest. There is also a high level of archaeological and architectural interest arising from the layers of masonry work – from the Norman nave, to the fourteenth-century vaulting, and fifteenth-century quire. The sculptural skill of the masons carvings, the stained glass and other decorations, are of artistic interest.
- 4.3.47 Christchurch Castle consists of the fragmentary remains of a Norman keep on top of an earthen motte. It was once part of a larger complex, and along with the separately listed Norman House, the whole site is of very high archaeological interest, and is a Scheduled Monument. While the Norman House dates from the twelfth century, the keep itself is thought to have been rebuilt in around 1300, and the motte enlarged. As comparatively little fabric remains, the architectural and artistic interest of the castle is low compared to the historic interest of its connections to The Anarchy (1138-1153) and the English Civil War (1642-1651).
- 4.3.48 The priory is a prominent building and has a broad setting. The artistic and architectural interest of its fabric is best appreciated from within the large churchyard, which is well enclosed with trees and hedges. Further afield the setting consists of green areas around the ruins of the castle and Norman House, the Priory House and its garden and car park. The church is also a prominent feature in the historic core of Christchurch, with views from Quay Road, Church Street, and Castle Street. The tower is an important landmark in views towards the town from downstream on the river Stour.
- 4.3.49 The Castle is situated to the north of the Priory, and so the churchyard, trees and green space are an important part of its immediate setting. It also stands overlooking the centre of the historic town, but post-medieval development of shops around the former moat limits the visibility of the Castle. However, there are views of the ruins on the motte from Whitehall and other vantage points in the town.

Parish Church of St Nicholas, Studland (Grade I)

- 4.3.50 This small church has a Saxon tower and chancel. The nave dates from the Norman period, but all later alterations have been minor, making this building a rare example of a little-altered Romanesque church. Therefore its fabric is of very high archaeological and architectural interest. The nave has corbel tables to the outside with a number of decorative heads; these

are weathered but remain as good examples of early-medieval carving – with some erotic themes – and so are of historic and artistic interest.

- 4.3.51 To the south, the church is set in a small yard with farm buildings beyond. To the north, there is a larger grave yard with extensive views towards the surrounding higher ground, and down towards the sea. The setting contributes in that it is peaceful and connected to the open countryside.

Church of St Martin, Wareham (Grade I)

- 4.3.52 This church is significant because of its very old and rare built fabric. The nave and chancel are thought to pre-date the Norman Conquest. Also rare are the twelfth-century wall paintings to be seen inside. These features amount to considerable artistic, architectural, and archaeological interest. A memorial to T. E. Lawrence with a carved effigy adds historic interest. Otherwise known as ‘St Martin-on-the-Walls’ this church has a level of historic interest to the local community, particularly in how it relates to the development of the walled town.
- 4.3.53 The immediate setting of the church is its somewhat confined churchyard. A fair view of the porch tower is seen from along North Street, and this is the most important aspect of the setting, as it is the approach from the town. There are large deciduous trees to the east, so in the winter there is a view towards the church from St Martin’s Lane. Mostly, the setting is characterised by twentieth-century suburban housing. The only aspect of the wider setting that makes a contribution to the significance of the church is the old town walls, because they are a feature that existed in some form when the church was built in the eleventh century.

Church of St Mary, Witchampton (Grade II)*

- 4.3.54 This church has a fifteenth-century tower with carved gargoyles and is therefore of some architectural and artistic interest. The archaeological interest of the rest of the building is limited by its having been rebuilt after a fire in the middle of the nineteenth century. As a longstanding place of worship and burial, the church has communal value, that is historic interest to the community.
- 4.3.55 The church is surrounded by a large graveyard, and there are trees and fields to the west. The building occupies high ground and there are broad views. To the east, the church is in the midst of the village, with the large historic houses Abbey House and Witchampton House contributing to significance as they illustrate the historical connections between Church and Manor.

Charborough Tower (Grade II)*

- 4.3.56 A Gothick-style folly tower originally built in 1790, then rebuilt and heightened in 1839. This is an example of the somewhat rare ‘Gothick’ style – the more frivolous approach to imitating medieval decoration that prevailed before A. W. N. Pugin made a scholarly approach popular; this is its architectural interest. The tower is also of historic and archaeological interest for the role it plays in the designed landscape of Charborough Park. It is also of artistic interest because of its role as an eye-catcher, forming a focus for landscape views.
- 4.3.57 The immediate setting of the tower is the park and gardens of Charborough House. There is a strong visual axis west from the tower, towards the house, flanked by stone balustrades. There are important visual and associational relationships between the tower and other structures

within the park. As a tower on a hill, the wider setting is extensive, and this connects to the function of the tower as a viewing platform – to be looked out from as well as to be looked at. As such, the unspoiled nature of High Wood and the countryside close-by does contribute to significance.

Upton House (Grade II)*

4.3.58 This is a well-preserved small country house of the early nineteenth century. Its historic interest is mainly local, having been built for the Poole merchant and MP Christopher Spurrier. It is of communal value also; the estate has belonged to the council since 1957 and the park was opened to the public in 1975. Architectural interest arises mainly from the plan form with the central hall, and the decorative details on the facades. There may be archaeological interest, especially if any servants quarters or nineteenth century domestic technology survives. There could be artistic interest in some of the interior finishes.

4.3.59 The house is surrounded by designed parkland which is its original setting and contributes to significance. Shelter belts of trees at the perimeters of the park curtail views, but the house sits on a slight eminence, giving it an elevated view northwest over a terrace. The house can also be glimpsed from the railway line across Holes Bay. The wider setting is somewhat disturbed by the busy A350 road on the northern boundary of the park, and the large electricity pylons to the west.

Badbury Rings (Scheduled Monument)

4.3.60 This large multivallate hillfort is a relatively well preserved example among a cluster of such monuments in Wessex. It consists of three ramparts and ditches around the summit of a chalk hill. It is thought to have been built in the late Iron Age. It is of very high archaeological interest as it contains evidence of the social organisation, warfare, construction, and material culture of Iron-Age and later peoples. Its historic interest derives from its identification with 'Vindocladia' – the Roman settlement mentioned in the Antonine Itinerary. It was later occupied by the army of Ethelwold, son of King Ethelred I of Wessex, in around A. D. 899. The fort was also occupied during the English Civil War. The site was incorporated into the park of Kingston Lacy House; the middle of the fort being planted with allées of pine trees in 1761, relandscaped in 1835, and again by the National Trust from the 1980s. The fort has artistic interest as an object in landscape views.

4.3.61 The immediate setting of Badbury Rings consists of the grazing land which surrounds and incorporates the earthworks. The woodland inside the fort contributes to significance as it shows how the site was incorporated into the parkland of Kingston Lacy. The lofty situation of the fort gives it a broad wider setting, and the expansive view is part of its significance, because this contributed to its defensive function. Within a radius of three miles there are only farms, small villages, the Stour valley, and Kingston Lacy – this is important for understanding the later history of the fort, but the setting has mostly changed since the Iron Age. Further afield, views from the fort include distant features on the horizon, including Charborough Tower, Blandford Forum, Chapel Lane Solar Farm, and electricity pylons. These do not contribute or detract from significance, but are just part of the panorama.

Dudsbury Camp (Scheduled Monument)

- 4.3.62 Dudsbury Camp is a small multivallate hillfort on higher ground on the banks of the River Stour. The hillfort survives as a roughly oval enclosed area defined by closely concentric double ramparts and a largely buried outer ditch to the west, north and east and by a single rampart to the south as it overlooks the river valley. The steep bank to the immediate south appears to have eroded over time and thus impacted the survival of the outer rampart. The ramparts are heavily wooded and as such the monument is rather inward looking and insular, in contrast to its original intention which would have been to take advantage of its location and expansive views. The hillfort has been impacted by modern use and includes modern structures internally.
- 4.3.63 It possesses a high degree of archaeological interest as well as a high degree of historic interest for being a typical example of such a monument, of which only c.100 survive. It has potential to provide further information on Iron Age life, settlement patterns and social organisation. Any architectural, or aesthetic, interest has been eroded as a result of the modern intrusions to the interior, as well as the remains of dense woodland which covers its ramparts and much of its interior so that the ability to visual and appreciate its original form and aspect is compromised. Views southwards of the valley are limited and only glimpsed and views towards it are also impacted by the heavy vegetation which masks the hillfort form and dominance in the landscape it would have had previously.
- 4.3.64 The setting of Dudsbury Camp includes the woodland that has grown upon and within the ramparts, and the Girl Guide camp and Victorian house that now occupy the central space. This immediate setting, and the suburban housing and golf course beyond, do not contribute to the significance of this heritage asset, as they bear no relation to the Iron-Age origins of the camp. The river Stour is one element of the setting that adds to understanding the original nature of the camp.

Oakley Lane (Conservation Area, Grade II listed buildings and locally listed buildings)

- 4.3.65 This small Conservation Area has a mixed character. There are a number of nineteenth-century former Canford Estate buildings in the signature Gothic style, lining the road. Several of these are grade II listed and others are locally listed. The pairs of 'Lady Wimborne Cottages' at 2-16 (evens) Oakley Lane were locally listed, while the same buildings (except 14 and 16) have subsequently been statutorily listed grade II since 1995. One building that is notably older than the 'Lady Wimborne Cottages' is number 11 Oakley Lane – a seventeenth-century house with large chimney stacks and a plan form that is of archaeological interest. Also potentially of archaeological interest is the farmstead of Oakley Farm – this could be a nineteenth-century 'model farm' within the heartland of the Canford Estate. The Gothic Revival style of the buildings in the hamlet is of architectural interest. The form and significance of the farmhouse (now Oakley House healthcare facility) has been obscured by later extensions. There may be some historic interest in how Oakley relates to the wider Canford Estate.
- 4.3.66 To the south and west, the farmland that used to surround this small Victorian settlement has been developed with modern suburban housing. This has impacted significance by diminishing the ability to understand Oakley as a former farm (potentially model farm) of the Canford Estate. However, to the north, there remains an area of agricultural land, which is a fragment of the original setting of the hamlet. The very busy road running through the area, and the volume of modern development nearby, have a negative impact on the setting of the Conservation Area and the listed and locally listed buildings.

Poole Lane, Nos. 280-286 and 310-12 (Grade II)

- 4.3.67 280-286 Poole Lane is a terrace of four cottages and Nos. 310 and 312 are a semi-detached pair. All six are in the Gothic Revival style associated with the Canford Estate, and of the type known locally as 'Lady Wimborne Cottages'. These cottages formed a hamlet along with West Howe Farm – one of the Canford Estate farmsteads that was demolished to make way for housing in the course of the twentieth century. There is perhaps some archaeological interest in these buildings as the last remainders of a vanished farm. They are of architectural and some artistic interest for their picturesque style and decorative features. There is some historic interest stemming from their association with the Canford Estate and how they illustrate the expansion of the conurbation.
- 4.3.68 The present setting of these listed buildings does not reflect their original setting of farmland, and so does not contribute to their significance. Nos. 280-286 are surrounded by spacious suburban development and trees. Nos. 310 and 312 have modern houses surrounding them on the east side of Poole Lane, but on the west side of the road the cottages overlook an industrial site with a large factory. This further detracts from the setting.

Knighton Lane (Grade II listed buildings and locally listed buildings)

- 4.3.69 The group of historic buildings at Knighton Lane are associated with Knighton Farm, a farmstead that used to mark the southeast extent of the park of Canford Manor. Nos. 44 and 45 are a semi-detached pair of cottages in the Canford Estate Gothic style. They have architectural and artistic interest. No. 43 is a historic but much altered house that is included in the local list for architectural interest. The nineteenth-century granary northwest of Knighton House is listed Grade II because of its survival as a complete example of its type, constituting archaeological interest. The seventeenth-century Knighton House is neither locally nor statutorily listed, but its farmyard to the southwest is included in the local list as 'Knighton Farm Barns'. The farmyard has some architectural and archaeological interest as a substantial surviving nineteenth-century farmstead.
- 4.3.70 The immediate setting of Knighton Lane is quite well preserved, with agricultural fields remaining on all sides. The mature trees and hedgerows along the road create a sense of enclosure around the farmyard and Knighton House. This setting is somewhat diminished by the use of the farmyard for a vehicle engineering site. The lower reaches of Canford Park have lost their parkland character and the land is no longer associated with Canford Manor; the northwest length of Knighton Lane was once an entrance to the park, but this is no longer evident because a bypass roadway has been built and the former gate lodge has been demolished and replaced. There are more open views towards the southern part of Knighton Lane near Nos. 44 and 45, but these are dominated by large electricity pylons which pass close by.

Ridgeway/Broadstone Park and Tudor/Golf Links Conservation Areas

- 4.3.71 Broadstone is a suburb of Poole that grew as a result of the London and South Western Railway passing through the area from 1840s, accelerating after the station opened in the 1870s. As such, the settlement does not have a long history, and is not expected to have a high level of archaeological interest. The area is designated chiefly for the architectural and artistic interest of its aesthetic qualities as a prosperous suburb. Beyond the Conservation Areas there are shops, commercial buildings, churches, and denser housing around the former

station, then within the designated areas there are wide, tree-lined streets with large detached houses in generous gardens. These suburban villas mostly date from the late-nineteenth to early-twentieth century, although there are plenty of more recently built ones too. Historic interest is limited to a handful of notable residents, and an association with the Canford Estate, which built a primary school in signature Gothic Revival style.

- 4.3.72 The residential streets that make up the Conservation Areas are characterised by hedges and trees, enclosing private gardens for the houses. The spacious, quiet greenery contributes to significance as a reflection of the intended atmosphere of the Victorian suburb – a place for family life away from the town. Views tend to be short and restricted, but it is noted in the Conservation Area appraisal that there are distant views towards the Isle of Purbeck from the rear of houses along Ridgeway.

Ashington Conservation Area

- 4.3.73 This Conservation Area is one of only two in the former borough of Poole that have a rural character. This asset is of some evidential value as it helps to show what large parts of the BCP conurbation looked like before the twentieth century. As an area of remote farmhouses and cottages, there is little historic interest, though the 'Lady Wimborne Cottages' show a former association with the Canford Estate, as well as being of architectural interest for their Gothic Revival style. The late-seventeenth century Merley Hall Farmhouse has its own architectural and archaeological interest. There is archaeological interest in the northern part of the Conservation Area where there are the remains of a Roman camp, one of only fourteen 'vexillation' fortresses recorded in England. The artistic interest of the Conservation Area lies in the picturesque disposition of cottages and farmsteads in an open green landscape.
- 4.3.74 There are fine views across open countryside, but telegraph poles are a consistent feature. The most important view is northeast from Willet Road towards Wimborne Minster. The peace and tranquillity of this setting is somewhat disturbed by the busy A31 road.

Talbot Village Conservation Area

- 4.3.75 Talbot Village was developed in the middle of the nineteenth century by sisters Mary and Georgina Talbot as a philanthropic project to benefit the poor. The land extended to 465 acres when purchased in 1850, and it was developed with six farms, sixteen cottage-smallholdings, seven alms-houses, a school, and a church. Some land was compulsorily purchased for residential development in the twentieth century. This Conservation Area is of historic and archaeological interest as a well-preserved example of a nineteenth-century philanthropic model village, still operated by its original charitable trust. The buildings, as a group, are of architectural interest for their plain but picturesque style, and artistic interest for their Model villages are often of artistic interest for their picturesque arrangement, but the generous plots and mature woodlands of the Talbot village means that buildings do not share a relationship or views.
- 4.3.76 When originally built, the setting of Talbot Village consisted of surrounding farmland that was worked by the poor people that the Talbot sisters were inclined to support. Historic maps suggest that there was already some woodland in the nineteenth century (particularly around the church), but the majority of the present tree cover may have grown during the twentieth century following a decline in the keeping of grazing animals by the cottagers. Each cottage has a generous one-acre plot, and these are also liberally covered with mature trees and

shrubs. This restricts views to both within and without the area. To the north, the former farmland has become sports fields, to east and west there are areas of twentieth-century housing, and to the south the setting is characterised by the busy A3049 road, a large roundabout, and the Talbot Campus of Bournemouth University. Other than the immediate surroundings of the buildings, and the woodland and open green areas to the north, the setting of the Conservation Area does not greatly contribute to its significance.

Moortown Farm (locally listed buildings)

4.3.77 Moortown Farm has now been converted into dwellings but it was built as a farmyard to service the southern part of Canford Park. It is built in a similar Gothic Revival style to the Lady Wimborne Cottages across the estate. This suggests a mid-nineteenth century date. The farmyard is visible on OS maps from 1887, and its symmetrical arrangement suggests that it may have been a 'model' farm, being so close to the main house. Later maps show that the straight Moortown Drive, and the Tudor style lodge at its southern end, was added between 1900 and 1926. The farmyard is of some architectural interest for its 'Canford' style, and historic interest for its associations with the former estate. It is of little archaeological interest, having been partially demolished and converted into dwellings. The Moortown gate lodge is of architectural and historic interest for the same reasons, but has some artistic interest in addition, for its scenic quality.

4.3.78 Historic maps show that the original setting of Moortown Farmyard was the parkland of Canford Manor to the north, and farmland to the south. The parkland appears to have become arable land but the outline of the groves of trees and historic driveways is still apparent, and so contributes to the significance of the locally listed buildings. The land to the southwest has now become a sports and recreation club and does not contribute to significance. Moortown gate lodge is positioned by the busy road, which is an important aspect of its original setting and function. The modern bungalows detract from this setting, and so does the way that modern fencing and a hedge cuts between the stone gate piers.

Bowl barrows to the south of the Proposed Development (Scheduled Monuments)

4.3.79 The landscape of Canford Heath is dotted with numerous remains of the Bronze Age period, notably burial monuments. Within 3 km of the Proposed Development, there are at least a dozen individual barrows and a number of round barrow cemeteries, including the Scheduled barrow cemetery and four other barrows c.1.4 km south-west of the Proposed Development (NHLE number 1018486), and four individually scheduled barrows within 1 km of the Proposed Development (NHLE numbers 1018487, 1018488, 118489, and 1018032). The bowl barrows are remains of the funerary landscape of the Bronze Age and possess historic interest as reminders of the prehistoric past and use of the land, and high archaeological interest in providing information relating to Bronze Age society, environment and burial practices. The Scheduled barrow remains today are of varying levels of survival and are not all equally legible as such monuments. The barrows in the group to the south-west of the Proposed Development (NHLE number 1018486) are not distinct in the landscape, being largely covered by gorse and scrub which harms the ability to understand what they are, or even recognise that they exist.

4.3.80 The Scheduled Monuments to the south-west of located on at the southern edge of a plateau of higher ground which overlooks to the land to the south. Their location on higher ground was intentional, for the monuments were designed to be seen on the horizon and from lower lying area, in a landscape for the dead, separate from that of the living, on the lower ground. Today

the undeveloped setting of the heath contributes to the significance of the barrows as the open aspect of the landscape, which retains a sense of wilderness, although the barrows are no longer well defined as prehistoric entities. Their wider setting has also altered, with the urban character of Poole to the south, which the barrows on the edge of the plateau overlook. Within this setting, features of the modern era are distinctive in views and vistas south, notably the water tower at Tower Park, and industrial and infrastructure related structures (see **Figure 4-1**).

Figure 4-1: Eastern-most Scheduled barrow of barrow complex (NHLE 1018486), Canford Heath, from the west. Taken January 2023.



5. Buried Heritage Assets: Potential and Significance

5.1 Introduction

- 5.1.1 This section discusses the potential of the Proposed Development for each chronological period, based on the archaeological and historic background of the area, its geology, topography and hydrology, the likelihood for evidence of past activity, and taking into account past disturbance which may have affected survival. Archaeological potential is measured as either 'negligible', 'low', 'moderate' or 'high'.
- 5.1.2 This section also includes professional opinion on the likely heritage significance of such remains. The determination of the significance of below ground archaeological remains is generally based on professional judgement against its archaeological interest (as outlined in **Section 2**) rather than historic or architectural interest (however, certain archaeological remains would hold historic or architectural interest, for example structural remains).

5.2 Factors affecting archaeological survival

- 5.2.1 Part of the Proposed Development is known to have been subject to previous quarrying; the area of the proposed EfW CHP Facility was latterly a flooded quarry. The optional proposed TCC1 (the Arena Way site) has been subject to archaeological investigation (geophysical surveying and a series of subsequent excavations) and it is understood that part or all of this area comprises made up ground. Quarrying in the wider vicinity of the Proposed Development has been indicated via aerial photography and recorded on the Dorset HER. Whilst the locations of additional quarrying (identified on the Dorset HER mapping) do not appear to exactly correlate to the proposed cable routes of the CHP Connection and DNC Corridor, to the south-east of the EfW CHP Facility, or TCC2, where it has occurred, this would have impacted the ground in the vicinity of this part of the Proposed Development. It is understood that the land comprising TCC2 has also experienced some degree of alteration with the previously sloping land having been levelled in preparation for the construction of glasshouses.
- 5.2.2 All of these activities will have had a destructive impact upon any below ground archaeological deposits, where present.

Prehistoric period

- 5.2.3 There are numerous features of prehistoric date within the vicinity of the Proposed Development. The most abundant are Bronze Age barrows and burial monuments, of which four are Scheduled Monuments within 1 km of the Proposed Development. The Dorset HER includes 56 records of prehistoric date, indicating settlement and activity throughout the prehistoric period. These range from individual findspots of the Palaeolithic period to features and archaeological remains indicating the funerary landscape of the Bronze Age, to Iron Age settlement and field systems.

- 5.2.4 There has been no indication of activity dating to the prehistoric period within the Proposed Development specifically, however the proximity of finds and features indicating activity discovered following archaeological investigation to the north of the proposed EfW CHP Facility Site, and the numerous burial monuments to the south, indicate a high potential for archaeological features of prehistoric date to be extant in the immediate vicinity of the Proposed Development Boundary. Due to the nature and extent of the late 20th century quarrying and mineral extraction, the potential for encountering archaeological features of prehistoric date within the Proposed Development Boundary itself is reduced; it is highly likely that there is no potential to encounter any archaeological features within the area of the proposed EfW CHP Facility. Due to the alterations to the landform to the areas of the proposed TCC1 and TCC2 areas, it is considered that the likelihood of encountering archaeological features has also been diminished, however the area of TCC1 is known to have produced evidence of settlement and activity in the prehistoric period and it is unclear to what degree this was disturbed or destroyed during excavations and works in the 1980s.
- 5.2.5 The potential for hitherto unknown archaeological remains dating to the prehistoric period in the area is considered to be medium in the area of the proposed CHP and DNC Connection corridor, which links the EfW CHP Facility and the DNC POC. This part of the Proposed Development is further from known settlement and closer to the heathland and may have been beyond the area of the 'living' and the 'dead' in the Bronze Age period. This does not exclude the potential for archaeological features of this period to be extant. Any features encountered may be of medium significance, dependent on their nature and survival.

Romano-British period

- 5.2.6 There is limited evidence indicating occupation in the vicinity of the Proposed Development during the Romano-British period; the key routes of the period lie to the west and north of Canford Magna. Excavation to the north of the Proposed Development did provide some evidence for an Iron Age/Romano-British settlement as well as a Romano-British farm. Some field system evidence has been dated to this period, and this is likely to be associated with any occupation which continued from the Iron Age period. Mineral extraction and pottery production may be indicated by the location of pits of this period, of which two are noted within the 1 km buffer of the Proposed Development Boundary.
- 5.2.7 The potential for archaeological features of this date to remain in the vicinity of the Proposed Development is considered to be medium, notably to the north and north-east, however recent development may have impacted this. In relation to the potential of the Proposed Development Boundary itself to contain any features or remains of this date, it is considered that this is negligible, in part due to the nature and extent of late 20th century quarrying and mineral extraction (where this has occurred any features will have been lost), and due to the location of the Proposed Development on the limits of the heathland.

Anglo-Saxon period

- 5.2.8 There is very limited evidence for occupation or activity in the Anglo-Saxon period close to the Proposed Development. It is probable that settlement was concentrated closer to the river valley and both Wimborne Minster, to the north of the River Stour, and Canford Magna to the south of the river, have been attributed as having origins in this period. It is likely that small

scale quarrying or mineral extraction on the edges of the heathland continued from earlier periods, however it is considered that the potential for archaeological deposits or features of Anglo-Saxon date to remain in the vicinity of the Proposed Development is low, with no potential for features within the EfW CHP Facility Site, and a negligible – low potential in areas not previously subject to modern quarrying. If found, remains dating to this period are likely to relate to land division, and be of low local significance.

Medieval period

- 5.2.9 Canford Manor and the settlements at Canford and Wimborne grew and generally prospered during the medieval period. The Proposed Development would have remained on the edge of the heathland to the south, being on the periphery of occupation. Continuity of small scale industrial workings including mineral and gravel extraction is likely to have continued in the area, with farming practices continuing on the marginal land; economic and social pressures in the medieval period did increase activity and use of land in these marginal landscapes, and there is evidence that the land was being increasingly managed by way of division, and this is evidenced in the records of the Dorset HER.
- 5.2.10 It is considered that the potential for archaeological features of medieval date to remain in the vicinity of the Proposed Development is deemed to be low, with any survival within the Proposed Development having been severely impacted by modern quarrying and activity. If encountered, there is a high likelihood that any features would relate to the use of the land by way of boundary features, and be of low, local, significance.

Post-medieval and modern periods

- 5.2.11 The extent of settlement to the north of the Proposed Development is illustrated in the Canford Manor estate map of c.1610. The edge of the heath is illustrated, with a number of individual structures in a linear alignment on the edge of the heathland. It is probable that this indicated the extent of settlement during the post-medieval period, with the land to the south continuing to be enclosed over time, with quarrying being undertaken. The enclosure of the land on the edges of the heathland continued in the early 19th century, although there is little indication of any significant increase in activity into the heathland, beyond demarcation of the land through boundary features and field systems, to realise the agricultural potential of the edges of the heath. The Dorset HER indicates the probable increase in quarrying being undertaken in the area into the modern period, and the number of trackways across the heathland illustrates increased activity.
- 5.2.12 Aerial and historic mapping of the 20th century demonstrates the extent of the heathland and woodland in the vicinity of the Proposed Development, with agricultural land to the north. The former dwellings indicated on earlier mapping were no longer in existence into the 20th century. The introduction of large scale extraction works in the 20th century, both within the Proposed Development and immediately adjacent to it, was followed by the construction of the existing recycling centre of the later years of the 20th century.
- 5.2.13 There is a low potential for encountering features or remains of the post medieval period, and these may relate to the land division and field boundaries in use in the period. Any features would likely be of low, local interest only and of limited significance. It is not considered that

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archaeological remains of any significance dating to the modern period would be encountered within the Proposed Development. It is not considered that there are any archaeological remains within the EfW CHP Facility Site, and any features of the post medieval period are more likely to be encountered to the south-east area of the Proposed Development.

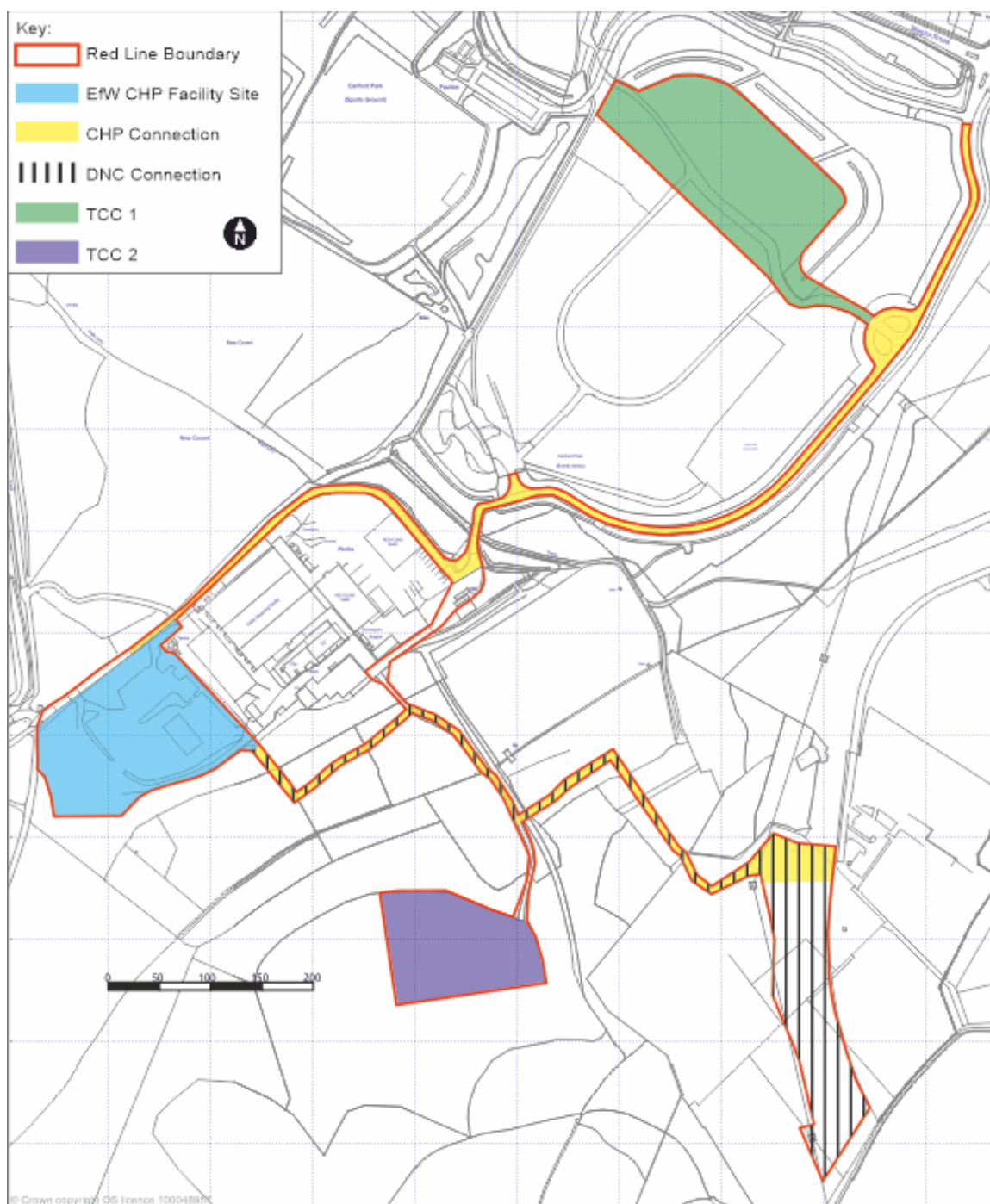
6. Impacts of the Proposed Development

- 6.1.1 The management and mitigation of change to the heritage resource resulting from development is based on the recognition within Government planning objectives that “...*heritage assets are an irreplaceable resource*...” (NPPF para. 189). Impacts to the historic environment and its associated heritage assets arise where changes are made to their physical environment by means of the loss and/or degradation of their physical fabric or setting, which in turn leads to a reduction in the significance of the historic environment record and its associated heritage assets.
- 6.1.2 The ethos of heritage policy and guidance in a planning context is not to preserve in aspic, but to manage change in the historic environment. Heritage policy in both its national and local contexts are detailed in **Annex 1**.

6.2 Proposed development

- 6.2.1 The Proposed Development consists of the following key elements: the EfW CHP Facility; CHP Connection; DNC Corridor and POC; and Temporary Construction Compounds (TCC). Connected to the EfW CHP Facility Site are the electrical DNC cables and private wire connections to the nearby Magna Business Park, plus hot water flow and return pipework to the same for connection.
- 6.2.2 The proposed built form at the EfW CHP Facility Site would be located in the area of the existing built form within the recycling facility. The main components are; a tipping hall; a waste bunker building; a boiler house; an air pollution control building; silos; a turbine hall; and a chimney and CEMS platform. In addition the proposals include cooling systems, ancillary buildings, workshops and stores, and parking areas.
- 6.2.3 The main structure will be 50 m high and the chimney element will be 110 m high. The EfW CHP Facility Site is located at an elevation of c.44m aOD.
- 6.2.4 The proposals relating to below ground works along the proposed cable route (CHP Connection) would require an easement of 5 m to cater to a trench of 2.16 m in width, and a trench of 0.52 m for the DNC Corridor. The routes of the CHP Connection and the DNC Corridor (which includes the location for the POC) are illustrated in **Figure 6-1**, with the exact route of the DNC Corridor alone (without the CHP Connection, and shown in yellow beyond the hatching at **Figure 6-1**) to be determined.

Figure 6-1: Plan of Proposed Development Components



6.2.5 The CHP Connection would be located at a minimum depth of 900 mm underground and consist of flow and return water pipes, each up to 315 mm in diameter. Data/telemetry would run alongside the pipes. **Figure 6-2** and **Figure 6-3** indicates the dimensions of proposed trenches to house the CHP Connection and DNC Corridor.

Figure 6-2: Typical trench dimensions (CHP Connection and DNC Connection)

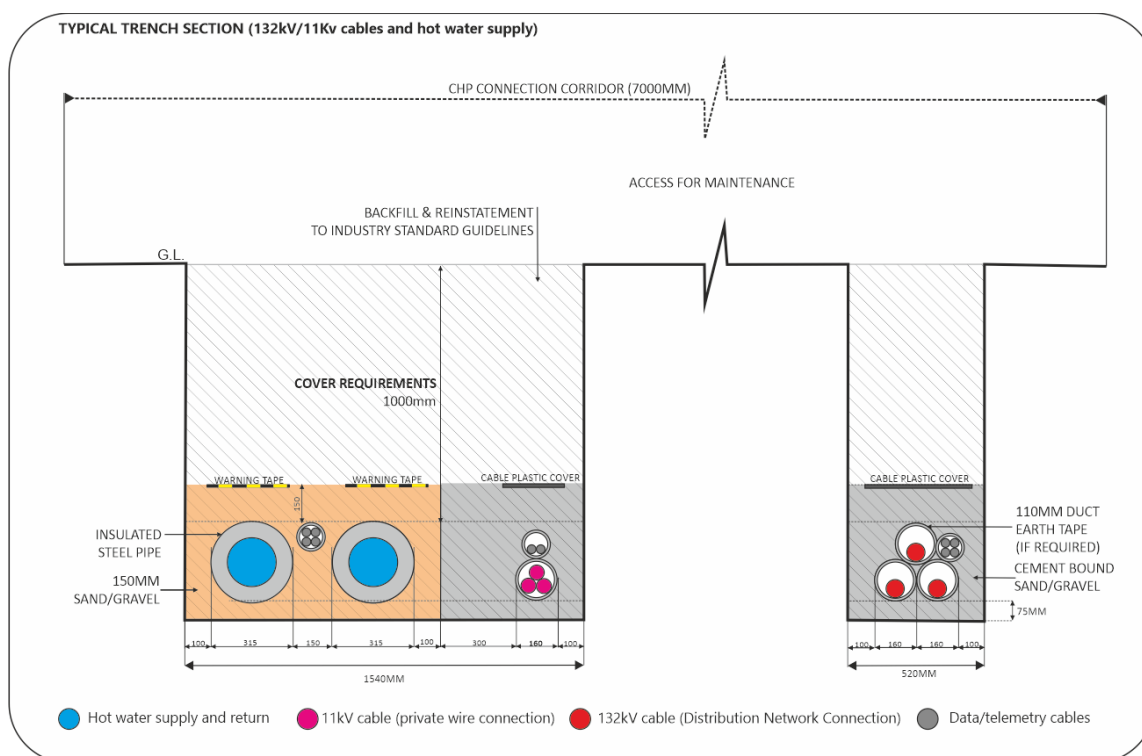
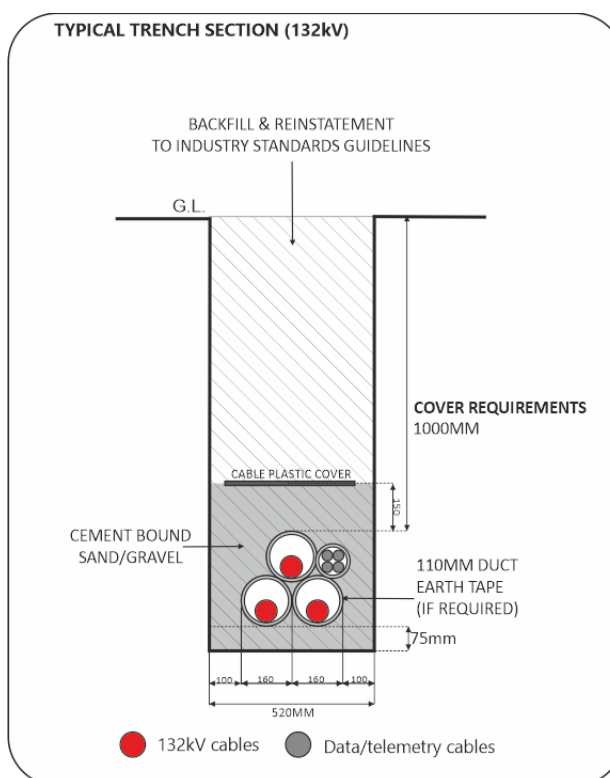


Figure 6-3: Typical trench dimensions of DNC Connection (without CHP Connection)



- 6.2.6 The line of the CHP Connection will be c.800m. The CHP and DNC Connection route will connect to the POC, which will consist of structures and two towers adjacent to an existing electricity pylon. The two towers will be c.29m tall, akin to the height of the existing pylon.
- 6.2.7 There is an existing track between the existing recycling facility and the area proposed for TCC2.
- 6.2.8 Only one Temporary Construction Compound (TCC) is proposed although two location options are included in the planning application. The TCC would require stripping off and storage of topsoil followed by installation of a temporary surface.

6.3 Impacts of Proposed Development: Built Heritage

- 6.3.1 The height of the proposed building and chimney that form the EfW CHP Facility will make the Proposed Development visible across a wide area. This is indicated by a ZTV (Zone of Theoretical Visibility) which can be seen in **Annex 2** of this report. However, this ZTV does not take into account the buildings that block distant views in the urbanised areas, and the large areas of woodland which limit visibility in the rural areas.
- 6.3.2 The distance between the Proposed Development and the vast majority of the heritage assets will limit the impact to a visual change in views to and from assets, and within their setting. While the development will be tall and imposing from close quarters, at a distance the EfW CHP Facility building will blend somewhat with undulating nature of the landscape, and the chimney will appear slender, and will not loom above the most significant heritage assets listed in this report. Wireframe visualisations show that from as little as 3.5 km away, the chimney of the EfW CHP Facility will be only as intrusive as a telegraph pole, in those instances when it is not screened entirely from view by trees, buildings, or hills. The proposed structures at the POC will not be legible for the most part, and the towers will be understood in the same way as the existing pylon.

Canford School

- 6.3.3 A great part of the significance of Canford Manor comes from its considerable historic, architectural, and archaeological interest, none of which will be impacted by the Proposed Development. However, there is likely to be an impact to the setting, with the Proposed Development visible to observers as they move around the grounds, and look southwards from the house out of doorways and windows.
- 6.3.4 The most significant view of Canford Manor (most often depicted by artists and photographers) is from the south, looking northwards at the south side of the house that shows the most picturesque sensibility of design. From this angle, the Proposed Development will not be perceived simultaneously. However, the Proposed Development might be seen simultaneously when the house is viewed from the north, looking southwards towards the north side of the house. This side of the house has less artistic interest; it is less often depicted by artists and photographers, and the mature trees growing along the River Stour mean that this view shows only glimpses of Charles Barry's tower for most of the year.
- 6.3.5 The house does have a level of artistic interest arising from its exterior appearance, and this is enhanced by its setting and the complementary views of parkland (**Figure 6-4**). Any visibility of the Proposed Development within this setting will impact on the ability to appreciate this

artistic interest. However, it should be noted that the extent to which this setting has already undergone change, with the introduction of school-related buildings and land uses.

Figure 6-4: View south towards the Proposed Development/Canford Heath, taken from the grounds immediately south of Canford School, August 2022.



6.3.6 Indicative visualisations of views towards the Proposed Development from Viewpoint 3 of the Landscape and Visual Impact Assessment (**Figure 6-5**), at a public right of way in the southern part of the park, show how diminutive the Proposed Development's chimney would appear from this point within the extended setting of Canford Manor. From closer to the School, there would be an additional layer of trees obscuring this view, and the Proposed Development may even be entirely screened for most of the year. It is acknowledged that views from the upper floors of the Listed School southwards across the park, may be altered through the Proposed Development, in that an element of the proposed built form may be seen. This would not however equate to harm to the significance of the Listed School itself or any adjacent heritage assets.

6.3.7 It is probable that the impact on the setting of Canford Manor would be very minor, and when considered in the context of the greater alterations that have occurred in the setting as the school has grown, would not cause harm to the significance to the building. Its historic role as the head of a country estate that has since been broken up, will still be apparent.

Figure 6-5: LVIA indicative imagery of view from southern part of Canford School grounds, southwards towards the Proposed Development, illustrating Proposed Development (EDP Consultants, View 3 (Proposed)).



John of Gaunt's Kitchen (Grade I)

- 6.3.8 The archaeological and architectural interest of this building will not be affected by the Proposed Development. There may be a change in the wider setting which will not greatly impact on significance.
- 6.3.9 The immediate setting of the medieval kitchen block is quite restricted, consisting of the small yard behind a screen wall to the south, and the treed riverside to the north. It is from the north that the important chimney stacks are best appreciated. The wider setting consists of the gardens of Canford Manor which have undergone a level of change and development since the house became a school, and do not reflect the original medieval setting. The experience of the chimney stacks and riverside to the north will not be impacted by the Proposed Development. The building and chimney of the EfW CHP Facility may be seen from within the wider setting to the south, but this will not cause harm to significance because this setting contributes very little. The proposed chimney will appear small and distant, and may be entirely obscured by trees in the view for most of the year. The majority of the significance of this heritage asset derives from its built fabric, which is not affected by this Proposed Development.

Nineveh Court (Grade I)

- 6.3.10 While much of the significance of this asset derives from its historic and architectural interest, the setting of much altered Victorian gardens does contribute to its significance. There is potential for a minor change to this setting.

- 6.3.11 The considerable artistic and archaeological interest of this building was reduced when the Assyrian reliefs were removed. However, the architectural interest of this as a purpose-built gallery space remains, even though the contents have gone. The Proposed Development will not impact upon the historical associations between this building and Sir Charles Barry and nineteenth-century archaeology. Only the setting will be affected. The EfW CHP Facility building and chimney may be visible in the setting to the south, but it will appear small and distant, and could be entirely obscured by trees in the view for most of the year. The Proposed Development and Nineveh Court will not be seen at the same view, but they will be part of the surroundings as observer moves around the site. The experience of exiting the porch through the southern door will likely include a view of the Proposed Development. This will cause a low level of less-than-substantial harm, but the effect will not be much greater than that already caused by the school buildings close by, and the unsympathetic use of asphalt on the garden terraces.

Parish Church of Canford Magna (Grade I) and graves (Grade II)

- 6.3.12 The architectural, archaeological, historical, and artistic interest of this building will not be affected by the Proposed Development. There may be a slight change in the setting.
- 6.3.13 The Proposed Development is unlikely to be visible in views from the immediate setting of the church, because of its enclosure among evergreen trees and school buildings (**Figure 6-6**). In its wider setting, the church tower and the Proposed Development may be visible simultaneously in some expansive views, but this will not impact upon the prevailing character of the setting, and the significance of the church – which is primarily for its Saxon built fabric.

Figure 6-6: View in the approximate direction of Canford Heath, taken from within the immediate setting of Canford Church.



Village of Canford Magna (Conservation Area, Grade II listed buildings and locally listed buildings)

- 6.3.14 The architectural, archaeological, and historic interest of Canford Magna Conservation Area will be unaffected by the Proposed Development. There will be a change to the wider setting, and possibly an impact on artistic interest.
- 6.3.15 The street leading northwards through the village is an important part of the setting; it has long been an approach to Canford Manor, and as such is framed by picturesque houses and cottages, and terminates at the stone archway into the manor grounds. The Proposed Development might only be seen when looking southwards, so this historic approach can continue to be experienced as ever. However, the Proposed Development may be seen as the observer moves south through the village. The trees and, in some places buildings, that frame the views southwards will often interrupt views of the Proposed Development, and will prevent it from dominating the scene. Any visible industrial character of the Proposed Development will not accord with the rural village character of the Conservation Area, and may reduce its artistic interest.

Figure 6-7: View in the approximate direction of the Proposed Development from near Nos 11-20 Canford Magna.



Arrowsmith Road (locally listed buildings)

- 6.3.16 All of these buildings were included in the local list for their architectural interest, which will be unaffected by the Proposed Development. Any historic or archaeological interest will be equally unaffected.
- 6.3.17 The dense woodland along Arrowsmith Road is likely to prevent any change to the setting of these heritage assets. Despite its position less than 600 m from the Proposed Development, the setting of Spinney Cottage is unlikely to be impacted because tall trees loom over the small garden on all sides, entirely enclosing the setting.

Merton Grange (locally listed building)

- 6.3.18 The architectural and artistic interest of this twentieth-century Arts & Crafts style house will not be affected by the Proposed Development. However, at only 900 m from the EfW CHP Facility building and chimney, and with the POC structures and 29m tall towers being even closer,, there will be an impact on views to and from the house, which could be considered a very low level of harm to the setting of this non-designated heritage asset. There are hedged and fenced gardens around the house, but having been built alongside a poultry farm that has long disappeared, this building derives little of its significance from its setting. A large housing development has already been introduced into the wider setting of Merton Grange in recent years, which has further eroded the earlier setting of Merton Grange.

Saint Mary the Virgin, Hampreston (Grade II)*

- 6.3.19 The high architectural and artistic interest of this building will not be affected by the Proposed Development. The restricted setting of this church among evergreen trees will limit the impact of the Proposed Development on the immediate setting of this church. There may be some change to views within the wider setting, but these already include infrastructure such as electricity pylons. The church will retain its expansive views of the Stour valley, which promote the peace and rural character of the setting. The important visual and associational relationships between the church and the other listed buildings in Hampreston will remain unchanged.

Village of Hampreston (Conservation Area and Grade II listed buildings)

- 6.3.20 The historic and architectural interest of the village of Hampreston will not be affected by the Proposed Development. There will be some change to the view from the southern part of the village, but this view already includes large electricity pylons.
- 6.3.21 Whilst not an indicative image of the Proposed Development from within the Hampreston Conservation Area, **Figure 6-8** illustrates the general appearance or character of the Proposed Development from the east of the village and its heritage assets. The view indicates that the EfW CHP Facility chimney will be visible and the proposed building would also be legible above the existing vegetation and on the skyline.
- 6.3.22 The proposed chimney would be understood in the same way as existing, background, built infrastructure elements.

Figure 6-8: LVIA photomontage of view from north-east of Hampreston, south-west towards the Proposed Development, illustrating Proposed Development (EDP, View 6 (Proposed)).



Little Moors Farmhouse (Grade II)*

- 6.3.23 The considerable artistic and architectural interest of this farmhouse and its interior will not be affected by the Proposed Development. There will be some change to the view to the south, but the immediate setting – including the farmland which directly relates to the original function of this building, will be preserved.

Merley House (Grade I) and mews (Grade II), orangery and garden walls (Grade II)

- 6.3.24 A great part of the significance of this Neo-Palladian country house is the architectural and artistic interest of its fabric and interiors. The view northwards to Wimborne Minster from the first-floor reception room is of particular value. The setting of Merley House, particularly towards the south, has been altered in character to provide facilities to the caravan park. In addition, a row of tall evergreen trees now blocks the relationship between the house and the former parkland. The Proposed Development is therefore considered not to pose a harmful impact upon the significance of Merley House and its ancillary structures.

Figure 6-9: View in the approximate direction of Canford Heath, taken from the south lawn of Merley House.



High Hall (Grade II)*

- 6.3.25 The considerable architectural interest of this building will be unaffected by the Proposed Development. Any archaeological and historic interest, and artistic interest relating to interiors and finishes, will be equally unaffected.
- 6.3.26 There is a possibility that the Proposed Development will be visible in the distance from within the setting of High Hall. However, this setting consists of private parkland and, if visible, the Proposed Development will be seen rising above the tree-lined boundary. If seen, the chimney will be clearly far beyond the park boundary, and at almost 6.5km away, the chimney will be diminished by distance and will be no more prominent or intrusive than a telegraph pole. The pale paint on the chimney will allow it often to blend into a cloudy sky or hazy weather.

Church of St Andrew, Kinson (Grade II)*

- 6.3.27 The historic, architectural, archaeological, and artistic interest of this church will be unaffected by the Proposed Development. At a distance of a little over 3km, there is a possibility that the chimney will be visible from within the setting of the church. The mature evergreens and deciduous trees in the churchyard, the community hall building to the immediate west, and the area of woodland along Millhams Road beyond, will all limit the impact by reducing visibility. The church will be able to be viewed in isolation and its significance will still be able to be appreciated.

White Mill Bridge (Grade I), Crawford Bridge (Grade I), and Julian's Bridge (Grade I)

- 6.3.28 These bridges are pieces of infrastructure that are of considerable architectural, archaeological and historic interest. White Mill Bridge has a level of artistic interest in addition, because of its peaceful and unspoilt immediate setting. The Proposed Development is likely to be visible in views along the Stour valley. While this may be visible in the distance from the bridges, this will not cause harm to their significance. The proposed building and chimney may be seen as part of the distant panorama, which in the case of White Mill bridge already includes large electricity pylons. This small change to the distant view will not impact on the significance of these bridges as important, historic pieces of infrastructure.

Kingston Lacy House (Grade I)

- 6.3.29 The exceptional architectural, artistic, archaeological, and historic interest of Kingston Lacy House will be unaffected by this Proposed Development. There is a possibility that the chimney, or other tall parts of the Proposed Development, may be visible from within the park which forms the setting of this country house. The ZTV indicates that the central swathe of the park will be sheltered from views of the Proposed Development by natural topography. Meanwhile, the EfW CHP Facility chimney and building will theoretically be visible from the southwestern and eastern portions of the park. However, the ZTV does not account for tree cover, and Kingston Lacy Park is surrounded by shelter belts of trees, the purpose of which was to curtail views and enclose the landscape. If seen, the EfW CHP Facility chimney will be clearly beyond the bounds of the designed landscape. At a distance of around 7km, the chimney would appear smaller and less intrusive than a telegraph pole, while its paint would help it to blend with cloudy skies and hazy weather. Due to its scale being diminished by distance, and Kingston Lacy's liminal position on the ZTV, it is considered probable that the Proposed Development will in fact be hidden by trees and invisible from almost all parts of the park.

Figure 6-10: View in the approximate direction of Canford Heath, taken from the north side of Kingston Lacy House. The Proposed Development, more than 7km distant, may be entirely obscured by the trees.



Pamphill (Conservation Area) and Pamphill Manor House (Grade II)*

6.3.30 The archaeological, historic, and architectural interest of the Conservation Area will be unaffected by the Proposed Development. The ZTV indicates that a large part of Kingston Lacy Park and the east of the Conservation Area will not have any visibility of the Proposed Development. Areas towards the south are within the ZTV, but this does not take account of tree cover. Much of the artistic interest and notable views are in the Pamphill Green area where there is Pamphill Manor House, the cricket ground and oak avenue. The avenue and other trees at the edge of the green effectively prevent distant views to the southeast. Where there may be open views towards Canford Heath, there are already large electricity pylons across the Conservation Area which diminish its unspoilt rural character quite considerably. In contrast to these large pylons, the Proposed Development will be 5-6km distant, and will appear smaller and less obtrusive than the telegraph poles that are already seen throughout the Conservation Area.

Figure 6-11: View in the approximate direction of the Proposed Development, taken from Pamphill Green. The oak avenue and other trees limit and enclose the views.



Wimborne Minster (Conservation Area), Minster Church of St Cuthburga (Grade I) and Dean's Court (Grade I)

- 6.3.31 The Wimborne Minster Conservation Area is a very insular Conservation Area, recognised for its high quality architecture as well as the historic value reaching back to the Anglo-Saxon origins of the town, and the archaeological interest retained in certain areas of the town. The Conservation Area covers the historic core of the town, contrasting to later expansion outside the Conservation Area. The setting of the Conservation Area is largely confined to the more recent development to the north, east and west, with the low lying land to the south differing. The setting of the Conservation Area to the south however does not make any particular contribution to the character of significance of the Conservation Area beyond the floodplain between it and the River Stour.
- 6.3.32 Despite the open aspect of the Conservation Area to the south, the course of the A31 carriageway and the River Stour and associated floodplain helps define the town and the Conservation Area, demarcating it from further afield. To the south, beyond the Conservation Area, the low lying land continues and thus any tall elements to the south may be visible from the southern extent of the Conservation Area
- 6.3.33 The Proposed Development would not be legible from within the centre of the Conservation Area.

- 6.3.34 The setting of the Minster is that of a close built form with the Minster being experienced and most appreciated from close proximity. Its towers, whilst not strikingly tall above the Wimborne skyline, are glimpsed from across the town and do provide architectural interest. The Proposed Development will not be legible from the immediate setting of the Minster.
- 6.3.35 There would be no location from which the towers of the Minster and the Proposed Development would both be legible, from which any harm to the significance of the Minster would be derived.
- 6.3.36 Dean's Court is located at the south of Wimborne Minster and is understood within its own grounds and complex. As with the Conservation Area, the floodplain, A31 and River Stour help in defining and understanding the heritage asset, which itself is contained within its grounds, with landscaping screening views between Dean's Court and the Proposed Development. It is not considered that the Proposed Development would result in any harm to the heritage asset.

Wimborne St John's Conservation Area

- 6.3.37 This part of Wimborne Minster grew as a result of the development of railways. Its historic interest, and the architectural interest of its Victorian villas, will not be diminished. The Proposed Development may be visible in the views from St John's Hill. The road is lined with trees and houses, which will block the view of the chimney from most vantage points in the Conservation Area. The direct line of sight towards the Proposed Development does not align with the road of St John's Hill, so views will be glimpsed and the Proposed Development will not dominate the scene. At 3-4km away, the Proposed Development will be diminished by distance, and clearly far beyond the context of the town, and it will not impact upon the architectural and historic interest of the Conservation Area.

Christchurch Priory (Grade I) and Castle (Grade I)

- 6.3.38 The ZTV indicates that both the chimney and the 50m high building of the Proposed Development would be theoretically visible within the historic centre of Christchurch. However, the ZTV does not take into account tree cover and intervening buildings. As such, the Proposed Development won't be seen within the town, but may be visible in certain long-range views of Christchurch Priory, in which the church acts as an important landmark for the town. At 13km away, the chimney will be diminished by distance, will be rendered invisible in cloudy or hazy weather, and will far from dominate the scene. Equally in views from the castle mound, the Proposed Development will form part of a distant panorama on the horizon and will not impact on the significance of the Priory or the castle and their historic relationship with the town on their doorstep.

Parish Church of St Nicholas, Studland (Grade I)

- 6.3.39 The major architectural, archaeological, artistic, and historic interest of this church will not be impacted at all by the Proposed Development. In terms of setting, the connection the church has with the open countryside, and with the sea, contributes to its significance and provides peaceful surroundings. Seen at more than 14km away across Poole Harbour, the Proposed Development will appear as a small part of the distant panorama which includes much of the Bournemouth conurbation; it will not dominate, and will be barely noticeable within the setting of the church.

Church of St Martin, Wareham (Grade I)

- 6.3.40 At almost 15 km away from the Proposed Development, the EfW CHP Facility building and chimney would appear as only a tiny part of a distant panorama on the horizon. In reality, from most vantage points, this view is already blocked by buildings in the town of Wareham. The Church of St Martin has an already much altered setting, and would continue to be able to be understood for its architectural, artistic, archaeological, and historic interest.

Church of St Mary, Witchampton (Grade II)*

- 6.3.41 The Proposed Development will not impact on the architectural and artistic interest of this church, or its communal value. Due to the elevated position of the church and graveyard, its setting includes distant views which are somewhat limited by trees. At a distance of more than 10km, the EfW CHP Facility building and chimney will be only a tiny feature in an expansive view and will not impact the significance of this heritage asset.

Charborough Tower (Grade II)*

- 6.3.42 The architectural, artistic, archaeological, and historic interest of Charborough Tower will be unaffected by the Proposed Development. The only aspect of the setting and how the tower is experienced could possibly be the view from the top. The immediate and wider setting, including High Wood, Charborough Park, and the nearby farmland will continue to illustrate the original historic context. At more than 10km away, the Proposed Development will be diminished by distance to form a very small feature in the expansive panorama visible from the tower.

Upton House (Grade II)*

- 6.3.43 The historic, architectural, artistic, and archaeological interest that Upton House derives from being a well-preserved example of an early-nineteenth century country house, will be unaffected by the Proposed Development. The immediate and wider setting of gardens, parkland, and Holes Bay, will also be unaffected. It is possible that the Proposed Development could be visible in some views to and from the house, peripheral to the extended setting. At more than 5km from Upton House, the EfW CHP Facility chimney and building will be diminished by distance and no more intrusive than a telegraph pole. It will be indistinct and insignificant compared to the impact that the A350 and electricity pylons already have on the wider setting of Upton House

Badbury Rings (Scheduled Monument)

- 6.3.44 The Iron Age hillfort of Badbury Rings is a large and impressive monument with wide and expansive views; the landscape in which it is located, and views to and from the hillfort contribute to its significance. The Proposed Development may be seen in certain views from Badbury Rings, most notably on the horizon from the south-east of the monument, however it would be indistinct on the distance, in the same way that other tall elements in the wider landscape, such as Charborough Tower, and numerous pylons, are currently. It would not interfere in the ability to understand the hillfort in its setting, as a multi-phase monument with a wide and open setting. It is considered that the Proposed Development would result in only a very minor change to the very widest setting of the hillfort, being barley legible and that this change would not result in any harm to the setting or significance of Badbury Rings.

Figure 6-12: View south-east towards the Proposed Development, from Badbury Rings, November 2022.



Dudsbury Camp (Scheduled Monument)

6.3.45 Dudsbury Camp holds a high degree of archaeological interest but its architectural interest is compromised by the heavy vegetation which covers its ramparts. This provides the hillfort with a very insular and inward looking character. Its location on the edge of high ground overlooking the Stour valley would have provided expansive views to the south-west as well as allowing the impressive and striking monument to be seen and dominate from lower ground. Today, this intention and legibility has been eroded. Whilst the setting of Dudsbury Camp in terms of its relationship with the Stour valley, (despite any changes in the course of the River Stour over the centuries) echoes its historic setting, the ability to appreciate this setting from the monument, has been limited. Views out from the interior are largely glimpsed through the dense trees, and whilst this would be clearer in winter, the wider setting to the south-west is only comprehensible when actively sought.

6.3.46 The Proposed Development would be visible in the distance in the wider setting of the monument. It would not however dominate any views or diminish the ability to appreciate of any open expansive views overlooking the valley. The most prominent element of the Proposed Development would be understood as a single distinct built element in the background of the setting. It is not considered that this would result in harm to the significance of the Scheduled Dudsbury Camp.

Figure 6-13: View south-west along the River Stour, from ramparts of Dudsbury Camp, November 2022.



Oakley Lane (Conservation Area, Grade II listed buildings and locally listed buildings)

6.3.47 The Proposed Development has the potential only to impact on the setting and views to outside the Conservation Area – the archaeological, architectural, and artistic interest of the buildings within it will be unaffected. The setting of the Conservation Area is already negatively impacted by the busy road passing through it, and the prevalence of twentieth-century development, which detracts from the Victorian cottages and farm. The western end of Oakley Lane is sheltered by hedges and trees, so the Proposed Development will not be visible from the setting of 1-11 Oakley Lane. Further to the east, there are occasionally glimpsed views of further afield, from between buildings and trees. This opens into a broad view northwards across the River Stour valley at the eastern extremity of the Conservation Area. As such, views southeast towards the Proposed Development will be only glimpsed from between the Lady Wimborne Cottages. At more than 2km away, the EfW CHP Facility building and chimney will be somewhat diminished by distance, and will not dominate or detract from the experience of the heritage assets to any major degree.

Poole Lane, Nos. 280-286 and 310-12 (Grade II)

6.3.48 These buildings are listed because of their Gothic Revival architectural style, and because of their association with the philanthropy of the Guest family and the vanished West Howe Farm. The present-day setting does not contribute to their significance because it has entirely altered in the past century. The setting of 280-286 includes modern houses and trees to the west, so

the EfW CHP Facility building and chimney at a distance of 2.4km is unlikely to be seen for most of the year. 310-312 are also flanked by modern houses and, in place of the former farmland, the view to the west is of an industrial factory. The Proposed Development will not cause any great change in the character of the setting, and the significance of these heritage assets will be preserved.

Knighton Lane (Grade II listed buildings and locally listed buildings)

- 6.3.49 Any impact of the Proposed Development on heritage assets on Knighton Lane will be upon their setting only; their archaeological, architectural, and historic interest will be unaffected. As can be seen from Representative Viewpoint number 5, even at the relatively short distance of around 1.5km, the Proposed Development will be diminutive in scale compared to mature trees in the same view up to 200m away. The chimney and building will be visible from the setting of 43, 44 and 45 Knighton Lane, but at this distance will appear less imposing than a farm building at closer quarters, and less impactful than the existing electricity pylons.

Ridgeway/Broadstone Park and Tudor/Golf Links Conservation Areas

- 6.3.50 Most of the area of these Conservation Areas falls outside of the ZTV. Over most of this suburban area, visibility is limited by trees. There are distant views from Ridgeway towards the Isle of Purbeck, and these contribute to significance, showing why this suburb became popular with well-heeled commuters from Poole, brought by the railways. The Proposed Development will not cause harm to the significance of these Conservation Areas or any of the other heritage assets they contain.

Moortown Farm (locally listed buildings)

- 6.3.51 The locally listed buildings are located only about a kilometre from the EfW CGP Facility building and chimney. Both the farmyard and the lodge are surrounded by mature trees, but it is possible that the Proposed Development may be prominent in the surroundings that form the wider setting of these heritage assets – that is the former parkland. The gate lodge will still be able to be appreciated for its former function, while the alteration to its setting from park to suburb is already apparent from the changes that have taken place. The farmyard has already been altered so much in conversion and partial demolition, and its setting has changed use, that a view of the chimney from within its wider setting will not cause any high degree of harm to its significance.

Bowl barrows south of the Proposed Development (Scheduled Monuments)

- 6.3.52 The general character of the heathland setting of the Scheduled barrows to the south of the Proposed Development is likely to echo that of the period in which the barrows were constructed and used. The Bronze Age population would have located the barrows on the plateau above lower land to the south, as well as away from their settlement areas to the north. The open expanse of the landscape would have contributed to the setting of the barrows and continues to do so. Today, the wider setting has altered, with the conurbation of Poole in wider views and forming a background to the heath. The Scheduled barrows themselves are no longer distinct in the landscape and indeed are not very legible. However, the undeveloped nature and open character of their setting does positively contribute to their significance.

- 6.3.53 The Proposed Development would be highly visible and legible in the setting of the Scheduled barrows to the south and south. Whilst the sense of openness would remain until the Proposed Development is seen from particular locations and angles, it will be legible as much more than an individual tall element in the widest setting of the monuments.

Figure 6-14: LVIA indicative imagery of view from footpath by Scheduled barrow complex, northwards towards the Proposed Development, illustrating Proposed Development (EDP Consultants, View 10 (Proposed)).



- 6.3.54 Where the change to the setting of the monuments would result in harm to their significance, this impact be considered minor and be at the lower end of 'less than substantial harm' in NPPF terms (paragraph 202). Whilst respecting the inherent special interest of the heritage assets themselves, the impact on their setting would therefore need to be weighed against the public benefits of the Proposed Development.

6.4 Additional commentary

- 6.4.1 In terms of changes on the setting of heritage assets as a result of day to day use, maintenance, or associated activity, resulting from the Proposed Development, it is not considered that these would be of a level or nature that would cause any impact as they would be similar to the current use of the CRP. These works would only be understood from within the existing CRP and would not be appreciated from any of heritage assets in the vicinity.

- 6.4.2 Due to distance and the belts of trees that characterise Canford Park, there would be only very limited visibility of the Proposed Development from within the settings of the closest, most sensitive significant heritage assets: Canford Manor, Nineveh Court, and John of Gaunt's Kitchen, all Grade I listed buildings. Any change to their setting is likely to be very minor, without detracting from their significance. For the most part, heritage assets of lesser importance and at a greater distance away would be impacted to an even smaller degree.

6.5 Impacts of the proposed development: Archaeology

- 6.5.1 The Proposed Development would impact below-ground archaeological remains during the construction phase of the Proposed Development, if any such remains are present. Due to the nature and extent of previous quarrying within the EfW CHP Facility Site, it is considered that any archaeological remains previously in situ have been removed, and thus the EfW CHP Facility would have no impact the archaeological resource of the majority of the Proposed Development. The Proposed Development comprises the re-use of the existing access route from Magna Road to the EfW CHP Facility and thus would not result in any impact to below ground elements.
- 6.5.2 The Proposed Development includes two options for the location of the TCC, to be used during the construction phase of the Proposed Development only. TCC1 is located on previously investigated land to the north-east of the EfW CHP Facility Site. The known archaeology in this part of the Proposed Development indicates prehistoric settlement. It is understood that the landform comprises made ground, and this includes a bund to the northern boundary of the Proposed Development site at TCC1. The land at TCC1 has most recently been used as part of Canford Arena and as such has been subject to intense activity in recent years including to provide vehicle access and parking, and community and leisure events. The introduction of machinery, structures or heavy vehicle use at TCC1 may impact any archaeological remains due to compaction of the soil.
- 6.5.3 The Proposed Development includes for stripping of topsoil at TCC1 (should this be selected as the preferred TCC). There is potential to encounter archaeological remains to this depth as the degree of loss of remains following previous excavation, or impacts of previous alterations to the landform and any building up of earth, are currently unknown. Geophysical surveying followed by archaeological excavation has already been done at TCC1 (as noted on the Dorset HER and location of borehole investigation done in the late 1970s); as such the archaeological resource of this part of the Proposed Development is largely already known.
- 6.5.4 It is understood that the landform at the location of TCC2 has been subject to alteration also, having been levelled to enable the construction of glasshouses. The details of such alteration, including depths of any modern made ground, or extent of levelling are not known. Whilst it is considered that there remains potential for archaeological remains to be present in this area, the level of potential may be reduced due to the proximity of TCC2 to the historic heathland, further away from settlement which has primarily been to the north, closer to the Stour valley. The Proposed Development includes for stripping of topsoil and laying of a temporary surface at TCC2, to accommodate storage and use during the construction phase of the development. Archaeological features are not likely to be in the topsoil, but may be cut into the subsoils beneath, and visible upon stripping of the topsoil.



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Appendix 10.1: Heritage and Archaeology Statement

- 6.5.5 The route of the proposed cabling (CHP Connection and DNC Corridor including the POC) is likely to require the most intrusive groundworks and there is potential for this to encounter archaeological remains, where present. A programme of archaeological works may be recommended in order to monitor any groundworks, and this could be agreed once construction methods are known.

7. Conclusions

- 7.1.1 Savills Heritage and Townscape was commissioned to produce a Heritage and Archaeology Statement to inform an ES Chapter relating to the Historic Environment, and to accompany a planning application for the proposed development of a Carbon Capture Retrofit Ready (CCR) Energy from Waste (EfW) Combined Heat and Power (CHP) Facility and associated infrastructure at Canford Recourse Park, Arena Way, Magna Road, Wimborne, Dorset.
- 7.1.2 The Proposed Development includes the key elements: EfW CHP Facility; CHP Connection; Distribution Network Connection (DNC); and Temporary Construction Compounds (TCC). Connected to the EfW CHP Facility Site are the electrical DNC cables and private wire cables to the nearby Magna Business Park, plus hot water flow and return pipework to the same for connection.
- 7.1.3 Following receipt of advice from the LPA's Conservation team, County Archaeologist, and Historic England, study areas focussing on the types of heritage assets which may be sensitive to the Proposed Development were adopted, identifying the heritage assets and archaeological baseline. Once identified, the heritage assets were reviewed against consideration of; the results of the ZTV exercise; a high level assessment of their significance and setting and how that setting may contribute to significance; the topography and intervening elements between the heritage assets and the Proposed Development; in person walkovers of heritage assets and their setting; and professional judgement informed by relevant guidance and policy, to sift and identify the heritage assets sensitive to the Proposed Development and for which further assessment was undertaken. A brief explanation of which and why certain heritage assets were excluded from further assessment is included.
- 7.1.4 The Proposed Development Boundary contains no designated heritage assets and no known non-designated heritage assets.
- 7.1.5 The Dorset HER was interrogated and, alongside other archaeological and archival sources, allowed an assessment of the historic and archaeological development of the Proposed Development itself and the wider vicinity, followed by an assessment of the archaeological potential of the Proposed Development, considering the previous use of the land, occupation and activity patterns since the prehistoric period, and the more recent alterations and investigations undertaken both within the Proposed Development Boundary, and within a 1km Study Area.
- 7.1.6 No designated heritage assets and no non-designated built heritage assets would be directly impacted by the Proposed Development; that is their fabric will be retained and any archaeological interest they possess would be preserved. The historic interest of the heritage assets would also be preserved, as the Proposed Development would not impact their historic development or associations, or the place that they hold in the heritage resource at a national or local level. The Proposed Development would have no direct impact on the architectural interest of the any of the built heritage assets identified in the study areas and assessed in this report. Many of the heritage assets within the study areas, notably the Grade II listed or locally listed buildings derive little from their setting, with significance held in their fabric of elevation architecture; where relevant, these heritage assets have been sifted out of fuller assessment.
- 7.1.7 The Proposed Development would however have an impact on some views or vistas within which certain heritage assets are seen, understood and appreciated. An assessment of this impact was undertaken, considering the way in which the setting, and/or any views from, to, or including, the heritage assets contributed either positively or negatively to the

significance of the heritage asset. This was informed by the results of wireframe and montage images provided by the Landscape and Visual Impact Assessment work undertaken by EDP, and consideration of the existing landscape, streetscape and built or topographical elements within the setting of the heritage assets.

- 7.1.8 The degree to which the impact the Proposed Development would have on each heritage asset are varied. It is considered that the EfW CHP Facility buildings and the POC structures and towers at the Proposed Development, despite their size and scale, would not be appreciable in most key views to and from the closest heritage assets. The proposed EfW CHP Facility structures would not be understood as part of the setting of any heritage assets; as such this element would have no impact on the significance of any heritage assets. The proposed chimney at the EfW CHP Facility would have an impact on some views from some heritage assets and may be understood as part of the setting of certain heritage assets, as discussed in **Section 6**.
- 7.1.9 In summary, the heritage assets further afield from the Proposed Development, including for example, Badbury Rings or Kingston Lacy, may experience some change in their wider setting. This would result from the ability to see the EfW CHP Facility chimney from certain viewpoints. This would be understood in the same way that other, existing, built elements are understood as a part of the setting of these heritage assets, such as pylons, telephone poles, or other built elements on the horizon. In many cases, the Proposed Development will only be seen peripherally or in glimpsed ways. There would be no impact on the settings of these heritage assets further afield which would result in harm to the significance.
- 7.1.10 In other cases, views from or to heritage assets from which the Proposed Development will be seen are not the primary or foremost locations in which to experience and understand the heritage asset, in that, in experiencing the heritage asset, the Proposed Development is not seen and is not part of the setting, or when seeing the Proposed Development, the heritage asset is not experienced. This is the case at, for example, the numerous urban Grade II buildings or Conservation Areas, whose settings are more immediate and do not extend to include the Proposed Development.
- 7.1.11 Those heritage assets closer to the Proposed Development have the potential to experience a greater impact on significance due to the Proposed Development having a greater prominence of presence in their setting. These include grade I listed Canford School, Nineveh Court and John of Gaunt's Kitchen. However, the visualisations and the assessment of significance and setting show that even here the visual change to setting will be minor, and the impact on significance therefore negligible.
- 7.1.12 The Proposed Development has a mixed potential for encountering archaeological remains. The area of the proposed EfW CHP Facility Site is highly unlikely to yield and archaeological remains of any period. Previous investigation indicates the prehistoric use of the land to the north of the EfW CHP Facility Site, with medieval and post medieval activity to the east in the areas notably around TCC2. These latter features primarily relate to the management of the land by way of field boundaries, as well as some gravel extraction in the wider area. The potential for encountering archaeological remains beyond the EfW CHP Facility Site is dependent upon the extent of previous quarrying and level of previous truncation experienced in areas where this is not clear or in areas which have not previously experienced alterations to the landform. The potential for encountering archaeological features of significance are likely to be low for all periods towards the southern part of the Proposed Development Boundary, with greater potential for evidence of the prehistoric period further north, however this does not preclude encountering features in the areas of the Proposed Development Boundary beyond the EfW CHP Facility.
- 7.1.13 Due to previous investigation, the potential for modern alterations to the land form across the Proposed Development since the late 20th century, and the level of groundworks



required beyond the EfW CHP Facility Site, it is considered that any impact on the archaeological resource of the Proposed Development could be mitigated through an agreed programme of archaeological works, drawn up in conjunction with Dorset Council's Senior Archaeologist. This could involve monitoring of topsoil stripping in the area of the construction compound (TCC1 or TCC2, whichever is taken forward), as well as during construction of the easement strip along the proposed cable routes, to be followed by additional investigation, dependent on and to be confirmed once results of any watching brief were known. The exact scope of any archaeological works deemed necessary lies with the archaeological advisor to the LPA. It is not considered that the potential below ground archaeological remains would prevent the Proposed Development.

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Annex 1

Legislation and Planning Policy

Legislation

- 7.1.14 The Planning (Listed Buildings and Conservation Areas) Act 1990 provides that with regard to applications for planning permission affecting Listed buildings and /or Conservation Area or their setting:
- 7.1.15 “s.66(1) In considering whether to grant planning permission for development which affects a Listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”
- 7.1.16 “s.72 In considering development which affects a Conservation Area or its setting, the LPA shall pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area.”
- 7.1.17 Scheduled Monuments are protected by the provisions of the Ancient Monuments and Archaeological Areas Act 1979 which relates to nationally important archaeological sites. Whilst works to Scheduled Monuments are subject to a high level of protection; it is important to note that there is no duty within the Ancient Monuments and Archaeological Areas Act 1979 to have regard to the desirability of preservation of the setting of a Scheduled Monument.

National Planning Policy Framework

- 7.1.18 National planning policies on the conservation and enhancement of the historic environment are set out in the National Planning Policy Framework (NPPF, July 2021). Section 16, ‘Conserving and Enhancing the Historic Environment’ specifically deals with historic environment policy and includes the following policy text:
- 7.1.19 Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations (para 189).
- 7.1.20 In determining applications, LPAs should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance. Where a site includes, or has potential to include, heritage assets with archaeological interest, LPAs should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation (para 194).
- 7.1.21 In para 197 it states that ‘In determining applications, local planning authorities should take account of:
- iii. the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - iv. the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and



- v. the desirability of new development making a positive contribution to local character and distinctiveness.

- 7.1.22 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, 'irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance' (para 199).
- 7.1.23 Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification (para 200).
- 7.1.24 Local planning authorities should refuse consent where a development proposal will lead to substantial harm or total loss of significance, unless it can be demonstrated that this is necessary to deliver substantial public benefits that outweigh such harm or loss, or a number of other tests can be satisfied (para 201).
- 7.1.25 Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use (para 202).
- 7.1.26 The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset (para 203).
- 7.1.27 Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred (para 204).
- 7.1.28 Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably (para 206).

Local Planning Policy

- 7.1.29 The Proposed Development is located in the former Borough of Poole, now forming part of BCP Council. As such, local planning policy is covered by the Borough of Poole's planning policies. The Council adopted the Poole Local Plan in November 2018. The Local Plan contains the following policy, the first section of which is considered relevant to the current proposals:

Policy PP30 - Heritage assets

- 7.1.30 (1) New development: The Council will expect development to preserve or enhance Poole's heritage assets. In all cases, proposals will be supported where they: (a) Preserve or enhance the historic, architectural and archaeological significance of heritage assets, and their settings, in a manner that is proportionate with their significance by: (i) assessing the impact of a development on designated and non-designated heritage assets and justify any harm or loss affecting the asset early in the application process; (ii) ensuring public realm, highways, bridge and street lighting works are sensitive to the historic environment; and (iii) ensuring records on the historic environment acquired and generated through plan making and development are publicly accessible as evidence of Poole's past. (b) Developments within conservation areas and/or affecting listed/locally listed buildings should: (i) enhance

A1.3

Appendix 10.1, Annex 1: Legislation and Planning Policy



or better reveal the significance and value of the site within the street scene and wider setting; (ii) seek to retain buildings that make a positive contribution to the conservation area; (iii) where practicable, avoid locating renewable energy installations such as solar PV/panels or solar thermal equipment on the principal elevations; (iv) ensure signs and advertisements reflect the historic nature of the area; and (v) retain, repair and reinstate historic shopfronts and reflect their character using appropriate designs, colours and materials in new shopfront designs.

7.1.31 The Heritage Assets Supplementary Planning Document (SPD), adopted in April 2013, and certain Conservation Area Appraisals, are also considered relevant.

7.1.32 The Bournemouth, Christchurch, Poole and Dorset Waste Plan was adopted in 2019. It includes Policy 19 relating to the historic environment:

7.1.33 Policy 19 - Historic environment Proposals for waste management facilities will be permitted where it is demonstrated that heritage assets and their settings will be conserved and/or enhanced in a manner appropriate to their significance. Designated heritage assets Great weight will be given to the conservation (protection and enhancement) of Bournemouth, Christchurch, Poole & Dorset's designated heritage assets and their settings including listed buildings, conservation areas, historic parks and gardens, scheduled monuments and non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments. Proposals resulting in harm to the significance of a designated heritage asset will only be permitted if this is justified, having regard to the public benefits of the proposal and whether it has been demonstrated that all reasonable efforts have been made to mitigate the extent of the harm to the significance of the asset. Non-designated heritage assets Where a proposal directly or indirectly affects non-designated heritage assets, the Waste Planning Authority will have regard to the scale of any harm or loss and the significance of the heritage asset. Where harm can be fully justified, archaeological excavation and/or historic building recording as appropriate will be required, followed by analysis and publication of the results.



Annex 2

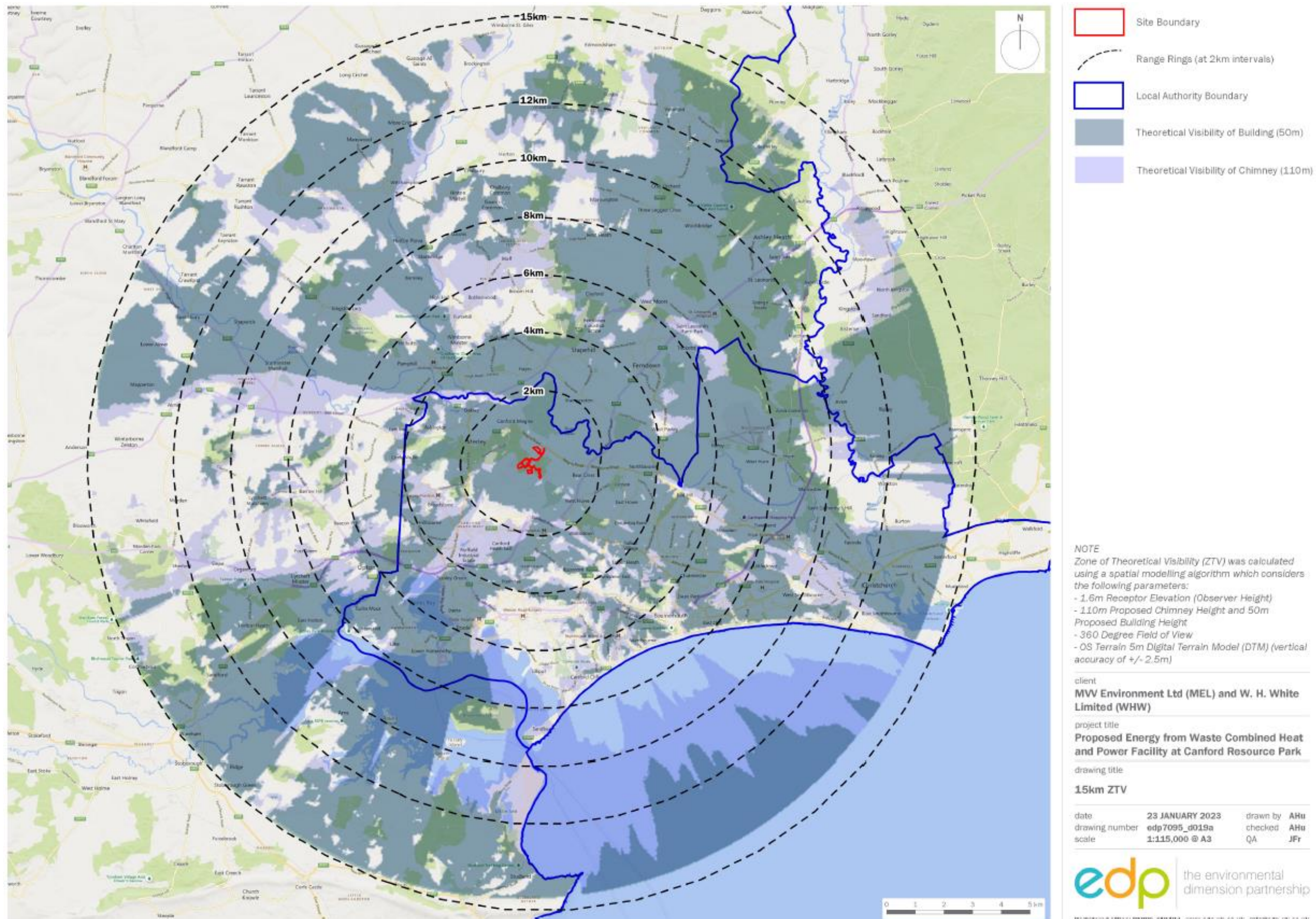
Mapping of heritage assets and Dorset HER dataset

A2.2

Appendix 10.1, Annex 2: Mapping of heritage assets and Dorset HER dataset



Figure A2-1: 15km ZTV, EDPM Consultants, January 2023

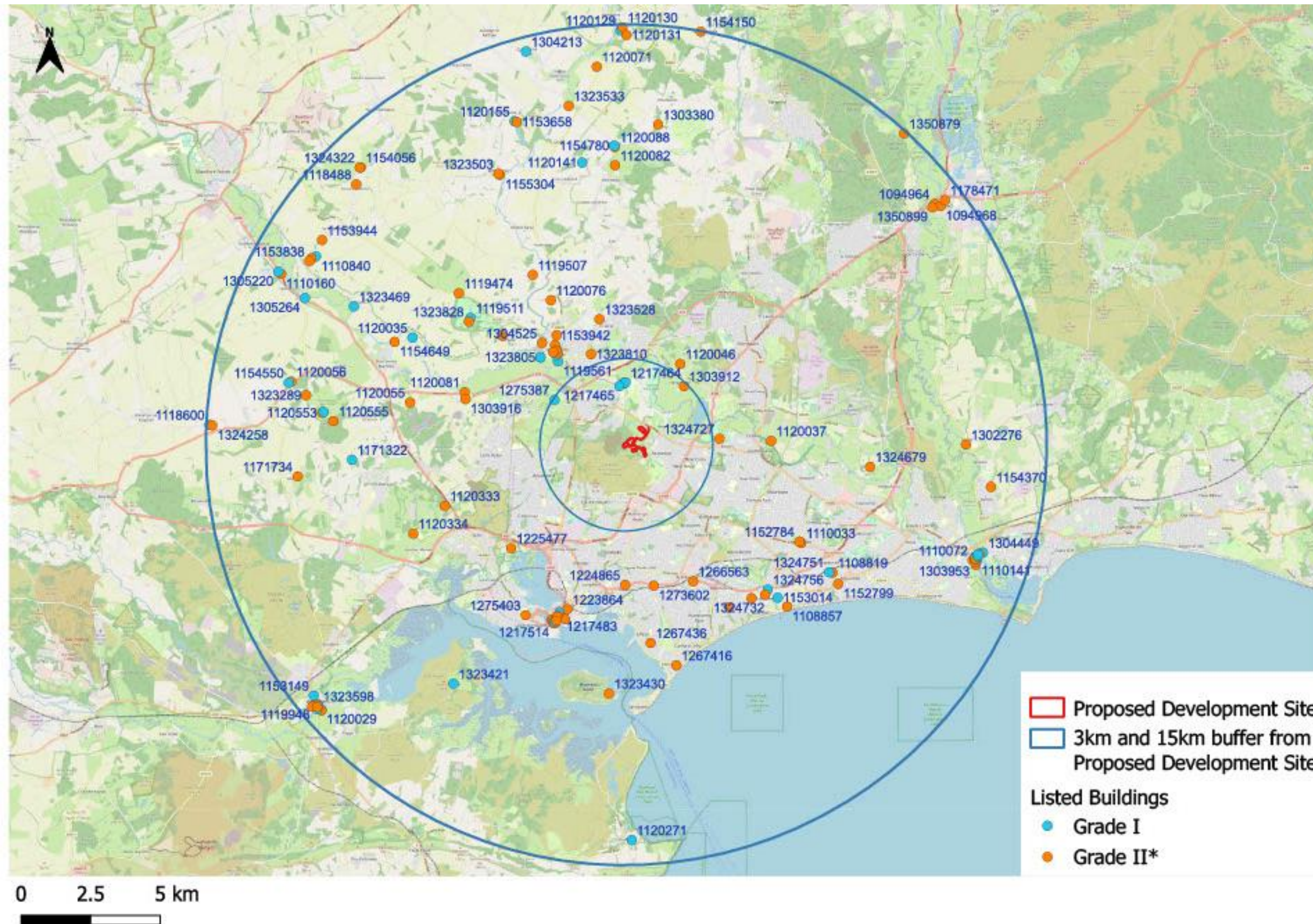


A2.3

Appendix 10.1, Annex 2: Mapping of heritage assets and Dorset HER dataset



Figure A2-2: Map of Grade I and Grade II* listed building within 15 km of the Proposed Development



A2.4

Appendix 10.1, Annex 2: Mapping of heritage assets and Dorset HER dataset



Figure A2-3: Map of Grade II listed buildings within 3 km of the Proposed Development, and Conservation Areas and Registered Parks and Gardens within the vicinity of the Proposed Development

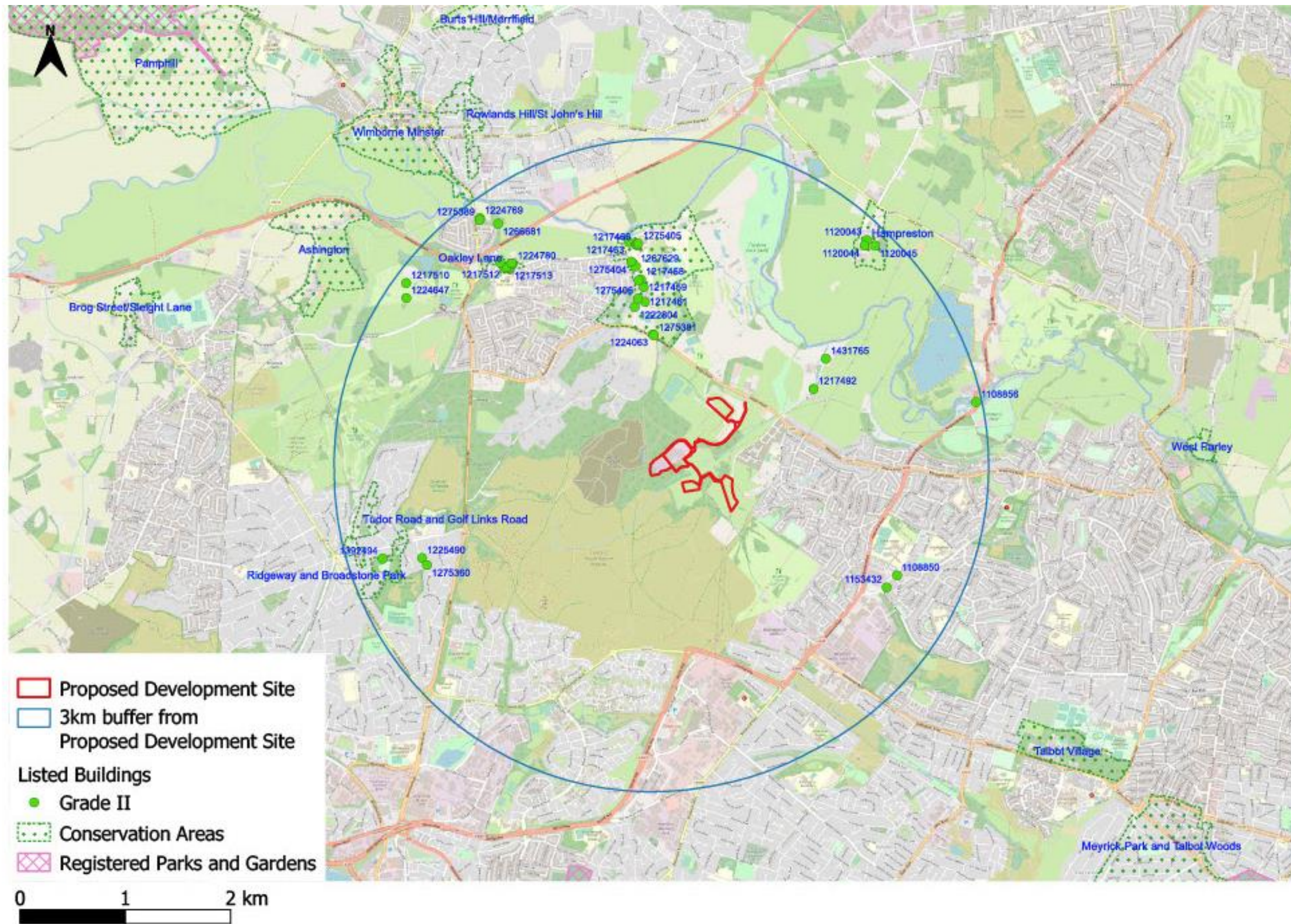
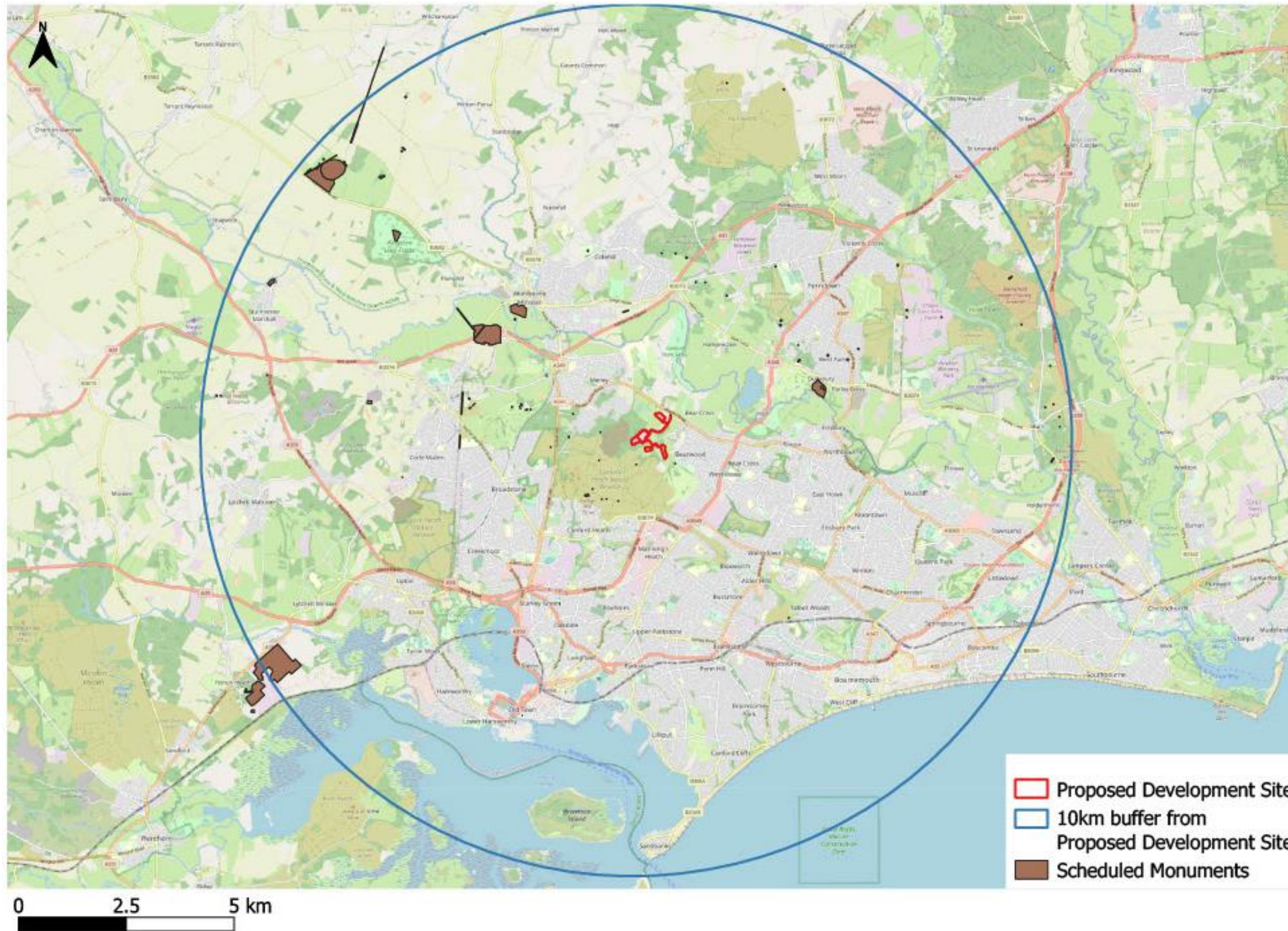


Figure A2-4: Scheduled Monuments within the vicinity of the Proposed Development



A2.6

Appendix 10.1, Annex 2: Mapping of heritage assets and Dorset HER dataset



Figure A2-5: Scheduled Monuments within the vicinity 3 km of the Proposed Development, with NHLE numbers

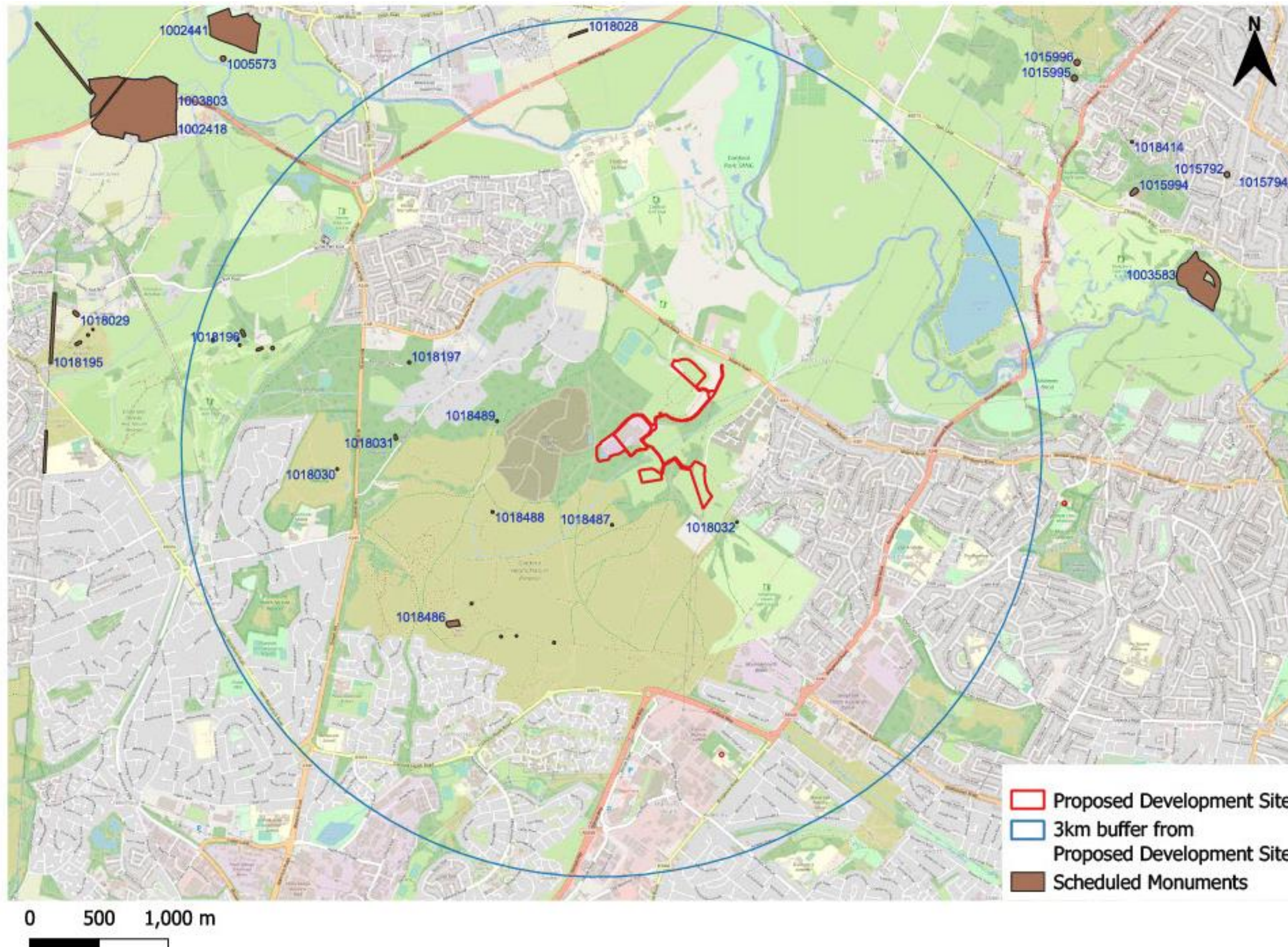


Figure A2-6: Locally listed buildings in the vicinity of the Proposed Development

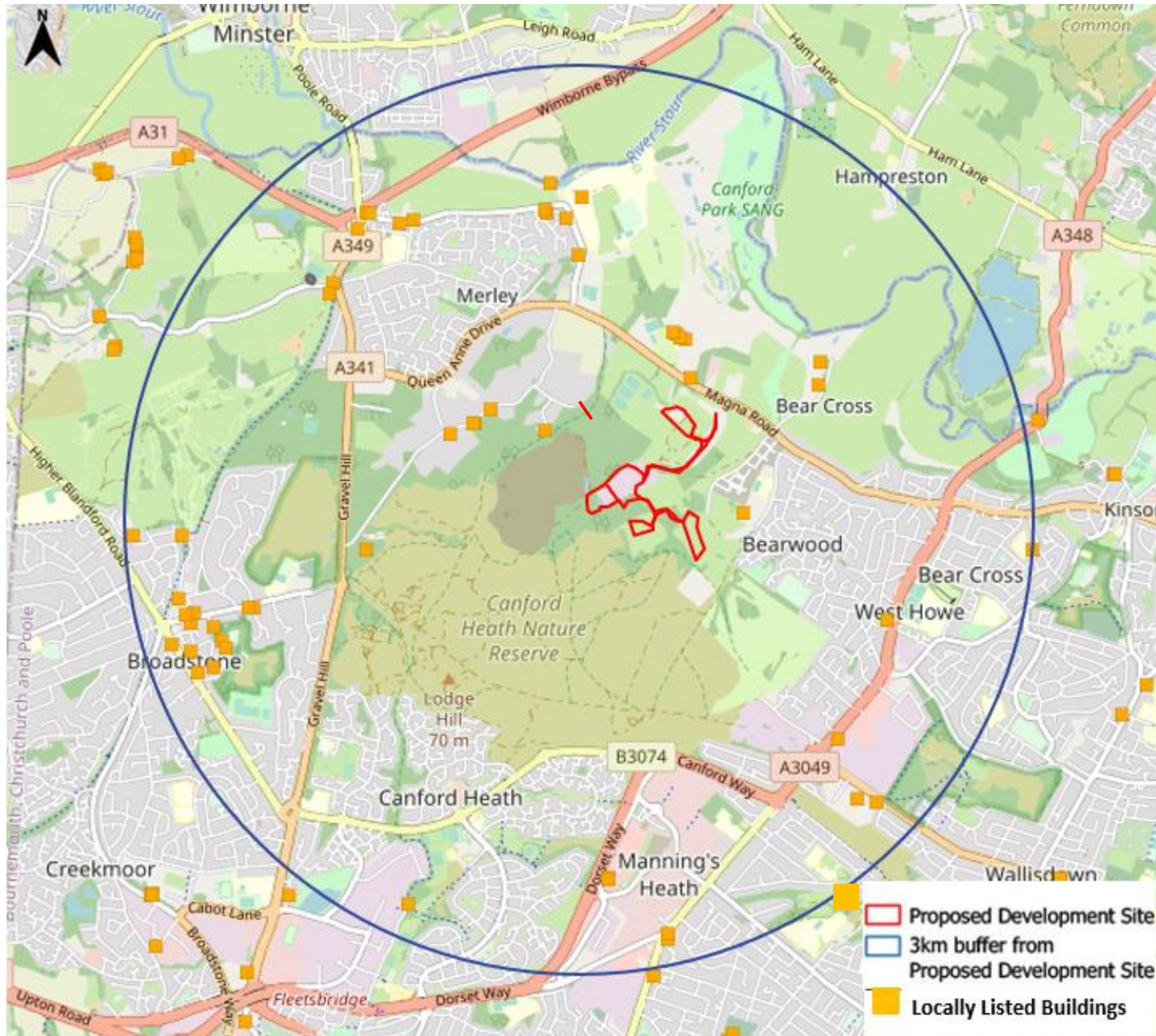


Figure A2-7: Dorset HER dataset within 1km of the Proposed Development (prehistoric period)

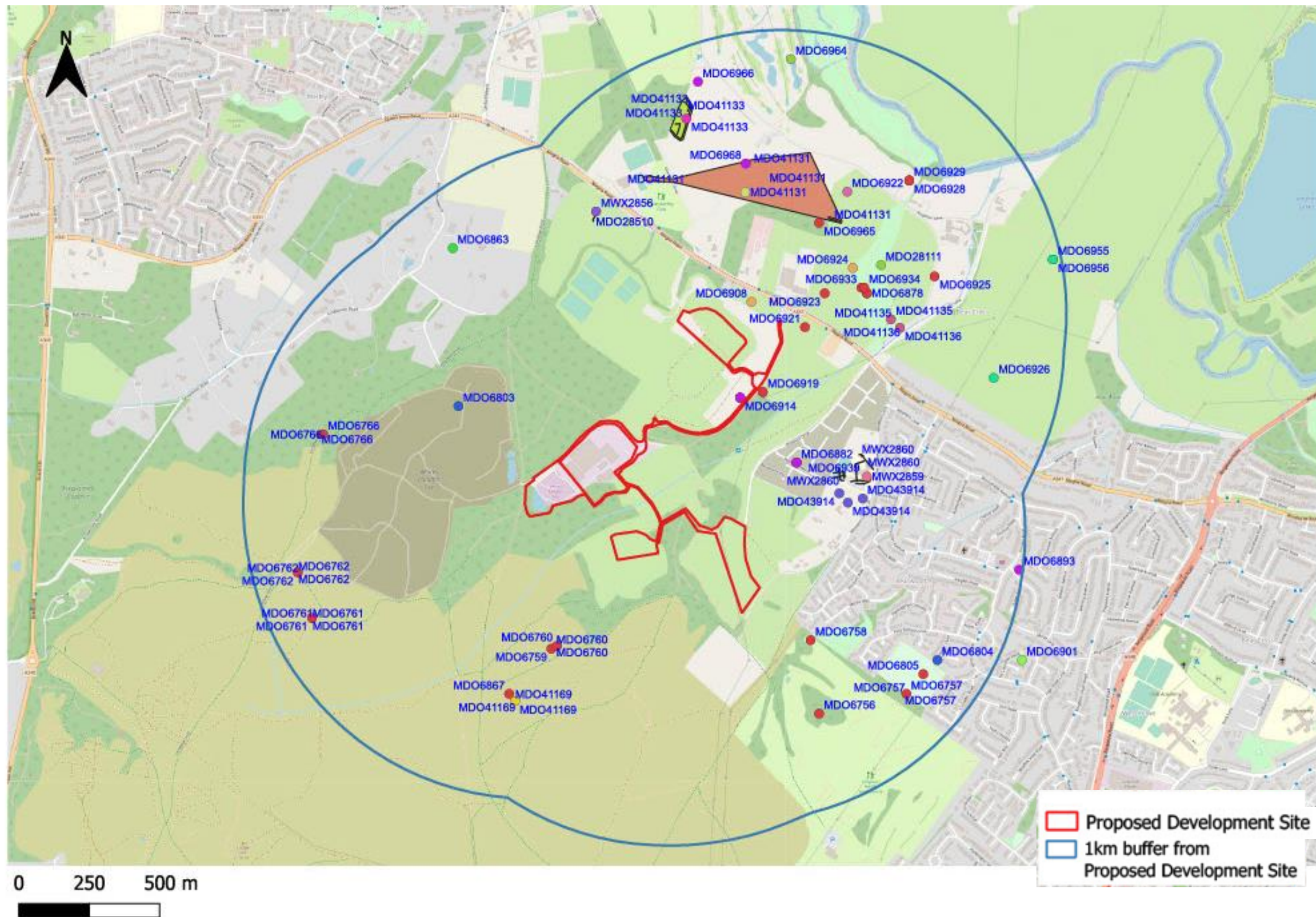


Figure A2-8: Dorset HER dataset within 1 km of the Proposed Development (Romano-British period)

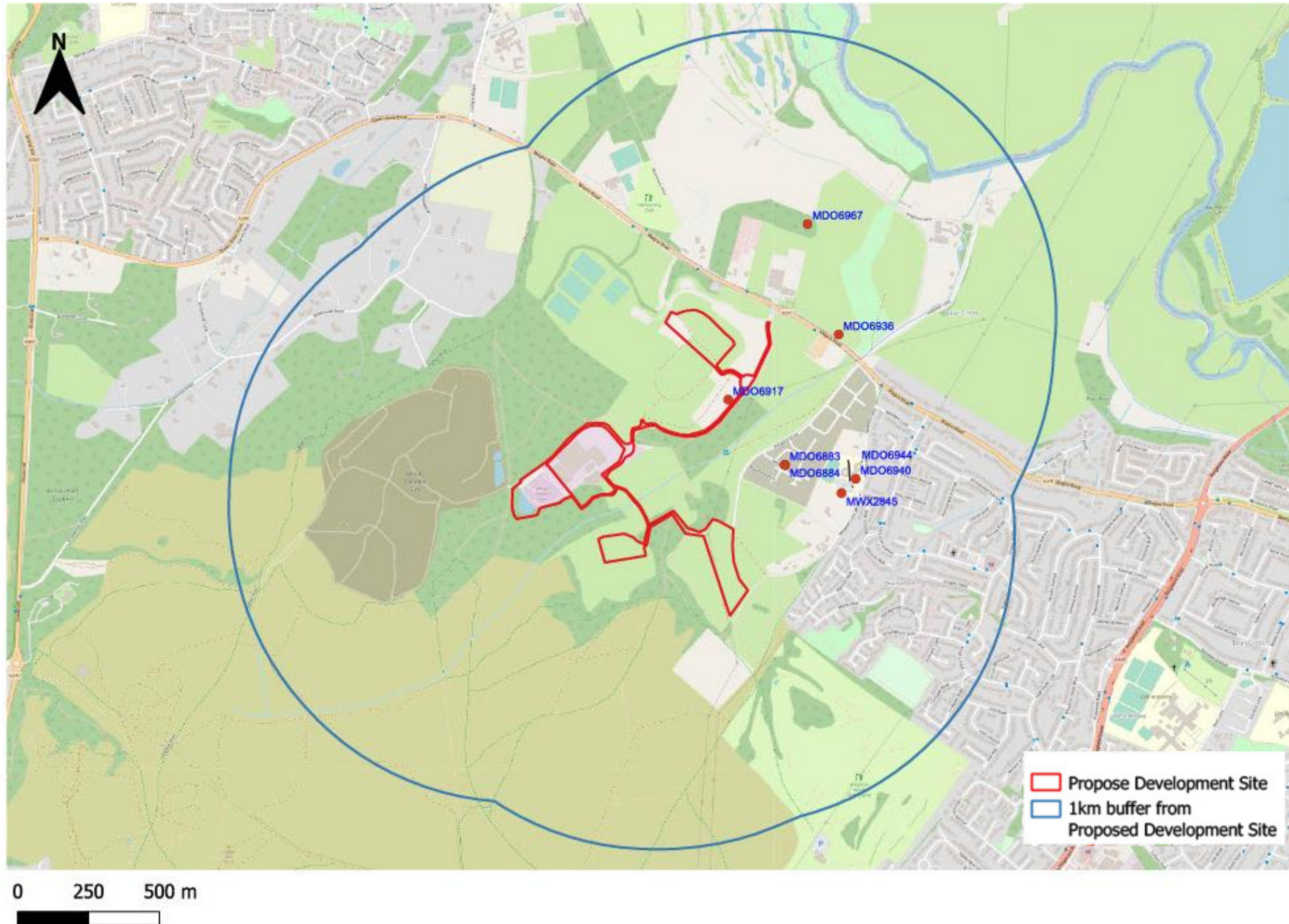


Figure A2-9: Dorset HER dataset within 1 km of the Proposed Development (medieval period)

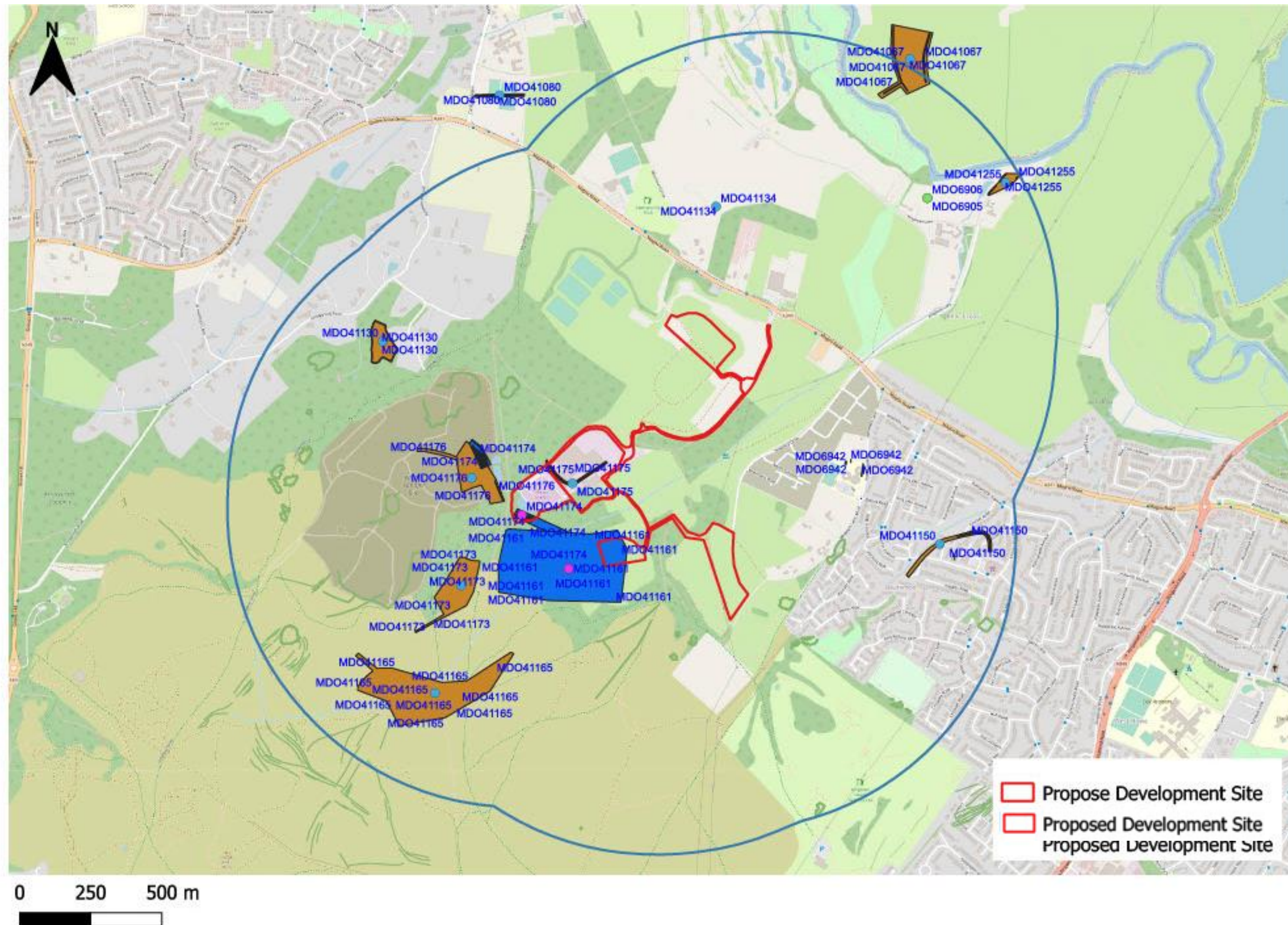
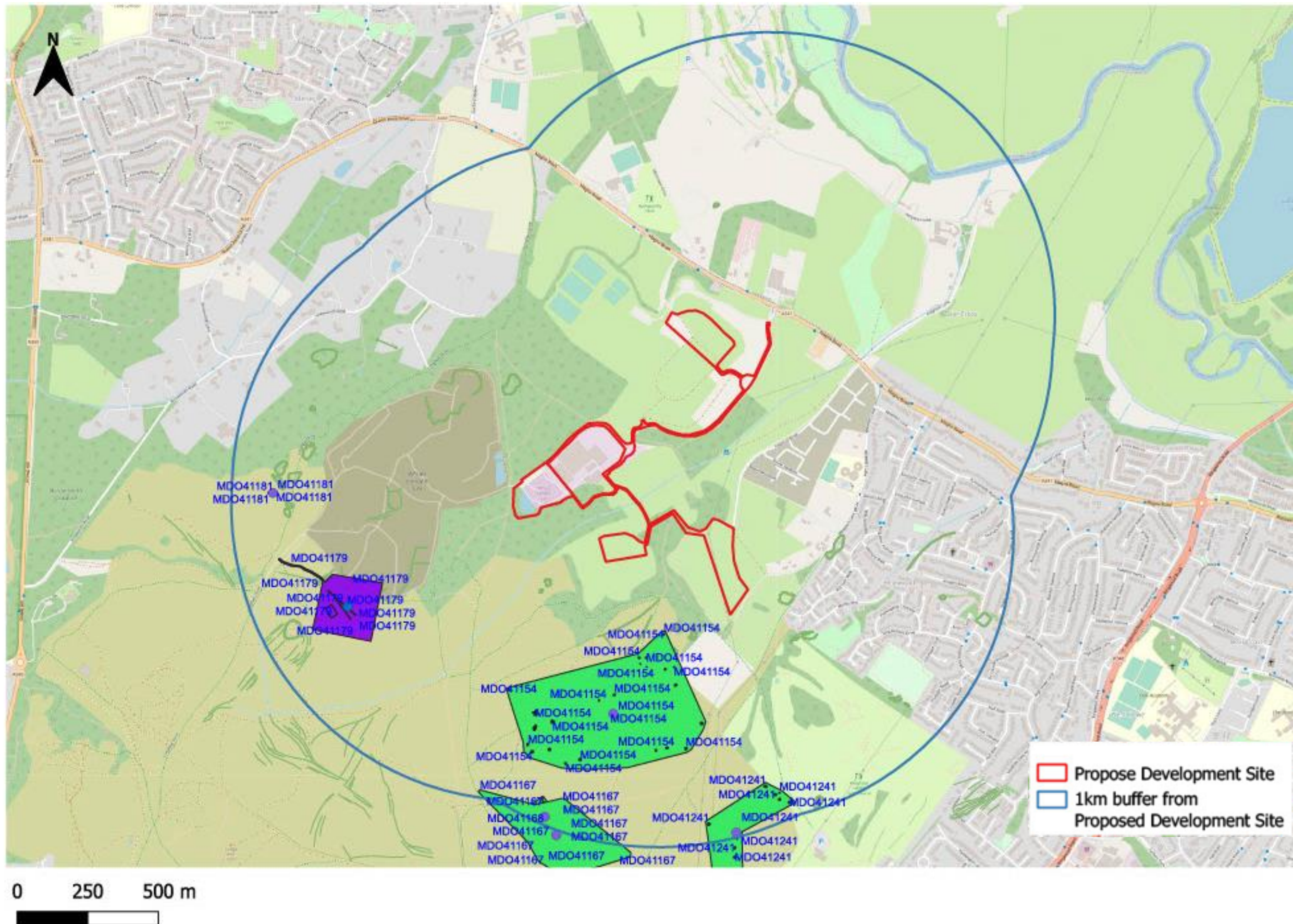


Figure A2-11: Dorset HER dataset within 1 km of the Proposed Development (modern period)



A3.1

Appendix 10.1, Annex 3: List of heritage assets in the vicinity of the Proposed Development



Annex 3

List of heritage assets in the vicinity of the Proposed Development

Table A3.1: Grade I and II* Listed Buildings within 15km

NHLE	Name	Grade	Sensitivity	Comments
1120035	WHITE MILL BRIDGE	I	A	8.6km away but chimney will probably feature in expansive view from bridge - already pylons in view
1217460	CANFORD SCHOOL	I	A	<2.5km away with parkland/sports field view southwards
1217462	JOHN OF GAUNT'S KITCHEN, CANFORD SCHOOL	I	A	medieval kitchen, ditto Canford School potential impact to setting, view southwards
1217464	NINEVEH COURT, ATTACHED CARRIAGE ARCH AND SCREEN WALL, CANFORD SCHOOL	I	A	C19 sculpture gallery, ditto Canford School impact to setting, views
1275387	MERLEY HOUSE	I	A	3km northwest, country house with notable views to Wimborne mentioned in list description
1305264	CRAWFORD BRIDGE	I	A	>12km away, long views towards the site
1323805	JULIAN'S BRIDGE	I	A	<4km away with expansive views towards the site
1120035	HIGH HALL	I	A	<7km away, country house on a hill with views towards the site
1120046	LITTLE MOORS FARMHOUSE	I	A	<4km away with views towards site. Mostly significant for preserved features including interiors
1324727	CHURCH OF ST ANDREW	I	A	<3.5km away, surrounding deciduous trees offer only limited screening
1110141	CHRISTCHURCH PRIORY AND PARISH CHURCH	I	B	10km+ away, no long views, except from tower and nearby motte
1119511	KINGSTON LACY HOUSE	I	B	7km away, sensitive to views, park shelter belts offer screening
1119561	DEAN'S COURT	I	B	<4km away, country house, wooded grounds
1119581	THE MINSTER CHURCH OF ST CUTHBURGA	I	B	4km away, surrounded by town
1120271	PARISH CHURCH OF SAINT NICHOLAS	I	B	14km+ away, long views, views to sea more significant
1153149	CHURCH OF ST MARTIN	I	B	14km+ away, enclosed by town, maybe long views
1153159	THE CASTLE	I	B	13km away, motte with expansive views



A3.2

Appendix 10.1, Annex 3: List of heritage assets in the vicinity of the Proposed Development

NHLE	Name	Grade	Sensitivity	Comments
1217465	PARISH CHURCH OF CANFORD MAGNA	I	B	near the school but setting is enclosed with conifers. Existing impact from modern school buildings
1110160	CEDAR COURT	I	B	>13km but with long views towards site along Stour valley
1120055	HENBURY HALL HENBURY HOUSE	I	B	<8km away, country house in a former park with belts. Chimney may be visible in some long views towards the house. Views and park already marred by large pylons
1120076	WILKSWORTH FARMHOUSE	I	B	<6km away, setting already full of caravan park, significant because of C16 timber frame
1120555	CHARBOROUGH TOWER	I	B	>10.5km away, woodland blocks views to east. There may be views from the top of the tower, its raison d'etre
1225477	Upton House	I	B	less than 6km away with elevated views towards site. In a heavily wooded park already marred by the A350 to NE, views southeast towards/from the water are more significant
1323503	CHURCH OF ST MARY, ST CUTHBERGA AND ALL SAINTS	I	B	>10.5km away but with elevated views from churchyard towards Canford
1323810	OLD MANOR FARMHOUSE	I	B	<4km away, setting to south already encroached with C20 houses
1304213	CHURCH OF ALL SAINTS	I	C	>14km away, no visibility according to 15km ZTV
1120071	RUINS OF KNOWLTON CHURCH	I	C	>13km away, expansive views from earthworks, no visibility according to 15km ZTV
1154056	CHURCH OF ST MARY	I	C	13km+ away, in valley, no visibility according to ZTV
1118600	CHURCH OF SAINT ANDREW	I	C	15km away, trees block view
1120029	PARISH CHURCH OF LADY ST MARY	I	C	nearly 15km away, yard enclosed by trees and town, maybe some long views
1120129	ST GILES HOUSE	I	C	almost 15km away in an enclosed wooded park, ZTV suggests no visibility
1120141	CHURCH OF ALL SAINTS	I	C	10km+ away, enclosed site
1120155	CRICHEL HOUSE	I	C	12km+ away, park shelter belts
1153014	CHURCH OF ST PETER	I	C	Urban setting in Bournemouth town centre
1153598	HOLY TRINITY GALLERY	I	C	14km+ away, urban setting
1154550	CHURCH OF ST MARY	I	C	12km+ away with woods blocking view east
1154780	CHURCH OF ST WOLFRIDA	I	C	10km+ tiny church enclosed in village and trees
1171322	PARISH CHURCH OF ST MARY THE VIRGIN	I	C	9.8km away, sheltered by trees
1217514	THE WATERFRONT MUSEUM, LOCAL HISTORY CENTRE	I	C	low medieval building surrounded by town



A3.3

Appendix 10.1, Annex 3: List of heritage assets in the vicinity of the Proposed Development

NHLE	Name	Grade	Sensitivity	Comments
1224145	SIR PETER THOMPSON HOUSE	I	C	>6km away, surrounded by urban Poole
1275378	OLD TOWN HOUSE (SCAPLENS COURT MUSEUM)	I	C	low medieval house surrounded by urban Poole
1304408	Redford Bridge	II*	C	>13km away, urban bridge with views of castle and minster
1304449	Waterloo Bridge	II*	C	>13km away, bridge with town and river views
1305220	CHURCH OF ST JOHN	II*	C	>13km away, no long views
1323286	CHARBOROUGH PARK	II*	C	>10km away, hill blocking the view
1120271	PARISH CHURCH OF ST NICHOLAS	II*	C	>10km away, enclosed setting with trees, if there are long views, Poole is closer
1323469	PARISH CHURCH OF SAINT BARTHOLOMEW	II*	C	>10km away, setting enclosed by trees
1323598	NO 9 (THE MANOR HOUSE) INCLUDING GARDEN WALL	II*	C	>14km away, urban setting
1324751	CHURCH OF ST CLEMENT	II*	C	>8km away, urban setting with views of buildings with chimneys
1324756	CHURCH OF ST STEPHEN	II*	C	Urban setting in Bournemouth town centre
1325069	THE CONSTABLE'S HOUSE	II*	C	>13km away, in a low position surrounded by town
1460801	Town Bridge	II*	C	>13km away in a low position surrounded by town
1094964	CHURCH OF ST PETER AND ST PAUL	II*	C	14km away, setting enclosed with trees, no long views
1094968	MEETING HOUSE	II*	C	14km away, urban setting
1108183	TYNEHAM HOUSE	II*	C	>13km away, town setting
1108803	CHURCH OF ST AMBROSE	II*	C	>6.5km away, town setting
1108819	HOUSE OF BETHANY	II*	C	>8km setting enclosed by trees and urbanisation
1108857	Russell-Cotes Museum	II*	C	Low position looking out to sea in Bournemouth town centre
1110033	ROMAN CATHOLIC CHURCH OF THE ANNUNCIATION	II*	C	>7km away, urban setting
1110072	RED HOUSE MUSEUM	II*	C	>13km away, town setting
1110074	PLACE MILL	II*	C	>13km away, views towards site blocked by buildings trees, important waterside setting and views in opposite direction

A3.4

Appendix 10.1, Annex 3: List of heritage assets in the vicinity of the Proposed Development



NHLE	Name	Grade	Sensitivity	Comments
1110139	RAILINGS, GATE AND WALL AT NO 13 (CHURCH HATCH)	II*	C	>13km away, churchyard setting, views blocked by town
1110841	BARN AND OUTBUILDING RANGE 100 METRES NORTH EAST OF TARRANT ABBEY HOUSE	II*	C	>13km away, farmyard surrounded by paddocks and belts of mature trees blocking views
1110840	CHURCH OF ST MARY	II*	C	>13km away, very enclosed setting of churchyard with evergreens
1119474	LODGE FARM HOUSE	II*	C	>8km away, setting enclosed by trees, views blocked by Kingston Lacey park shelter belts
1119538	WALFORD BRIDGE	II*	C	low-lying bridge with hills in the way of views
1119948	12, WEST STREET	II*	C	>14km away, town centre
1119949	NO 22 (ST MICHAELS HOUSE)	II*	C	>14km away, town centre
1120010	STRECHE'S ALMHOUSES	II*	C	>14km away, town centre
1120030	THE PRIORY OF LADY ST MARY INCLUDING WALLS IMMEDIATELY TO WEST	II*	C	>14km away, short views, important riverside setting to south
1120037	CHURCH OF ALL SAINTS AND ST MARK	II*	C	5km east, churchyard enclosed with conifers
1120056	ALMER MANOR	II*	C	>12km away, grounds enclosed with trees, shelter belts of Charborough Park
1120081	COURT HOUSE	II*	C	chimney invisible according to ZTV
1120088	ABBAY HOUSE	II*	C	>10km away, low medieval building with setting enclosed by trees and village
1120130	HOME FARM BUILDINGS APPROXIMATELY 150 METRES NORTH EAST OF ST GILES HOUSE	II*	C	>14km away, in a park setting with cedars and evergreens close, long views southwards blocked by shelter belts and Knowle Hill and Horton Tower Hill
1120131	GROTTO 250 METRES SOUTH EAST OF ST GILES HOUSE	II*	C	>14km away, woodland setting, in wider shelter of St Giles park
1120195	PAMPHILL MANOR HOUSE	II*	C	almost 6km away, among the undulating mature wooded setting of Pamphill Green
1120333	SAINT ALDHELM'S CHURCH	II*	C	almost 7km away in a woodland setting
1120334	POST GREEN HOUSE	II*	C	8.3km away, in a wooded park
1120553	PARISH CHURCH OF SAINT MARY, CHARBOROUGH	II*	C	11km away, views blocked by shelter belts of park and hills to east, listing says it's II* for furnishings
1152784	CHURCH OF ST ALBAN	II*	C	7km away in a suburban setting



A3.5

Appendix 10.1, Annex 3: List of heritage assets in the vicinity of the Proposed Development

NHLE	Name	Grade	Sensitivity	Comments
1152799	CHURCH OF ST JOHN THE EVANGELIST	II*	C	9km away, urban setting
1153246	PRIEST'S HOUSE MUSEUM	II*	C	>4km away, urban street setting with restricted views.
1153507	12, SOUTH STREET	II*	C	>14.5km away, high street (South St) Wareham setting
1153658	CHURCH OF ST MARY	II*	C	>12km away, shelter belts of Crichel Park
1153779	WIMBORNE CONSERVATIVE CLUB	II*	C	>4km away, in a high street (West Borough) setting
1153838	TARRANT ABBEY HOUSE	II*	C	>13km away, with belts of trees very close enclosing grounds
1153942	43, WEST BOROUGH	II*	C	>4km away, in a high street (West Borough) setting
1153944	CHURCH OF ALL SAINTS	II*	C	>13km away, in a low valley without long views east
1110840	CHURCH OF ST MARY	II*	C	>13km away, in a valley with hill to east, setting crowded with trees
1154150	CHURCH OF ST NICHOLAS	II*	C	15km away with mature trees in the yard and hills curtailing views to the south
1154370	BURTON HALL	II*	C	13km away, surrounded by trees
1154649	CHURCH OF ST MARY THE VIRGIN	II*	C	>9km away, in the Stour valley so could see chimney on horizon, with cottages nearby
1155304	ABBAY HOUSE	II*	C	>10km away, in village setting with houses and trees blocking long views
1171734	HOME FARM HOUSE	II*	C	nearly 12km away, in a valley, in a village setting, II* because of wall paintings internally
1178471	MANOR HOUSE	II*	C	>14km away, setting of walled gardens and trees
1217470	CHURCH OF ST JAMES	II*	C	nearly 7km away, enclosed town setting, no long views
1217483	73, HIGH STREET	II*	C	>6km away, high street setting
1217517	WEST END HOUSE AND ATTACHED FRONT GARDEN RAILINGS AND GATE	II*	C	nearly 7km away in a built up town centre
1223864	BEECH HURST AND ATTACHED REAR AREA RAILINGS	II*	C	>6km away, town centre location, near large shopping centre
1224865	CHURCH OF ST PETER	II*	C	5km away, suburban setting with trees
1225272	HOTEL DU VIN AND ATTACHED FRONT AREA WALL AND RAILINGS	II*	C	nearly 7km away, town centre, large car park and poor setting to southwest
1266563	PARISH CHURCH OF ST ALDHELM	II*	C	>5km away in a suburban setting with views restricted by villas and trees

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Appendix 10.1, Annex 3: List of heritage assets in the vicinity of the Proposed Development



NHLE	Name	Grade	Sensitivity	Comments
1266739	THE GUILDHALL	II*	C	>6.5km away, in a town centre
1267416	ST ANNE'S HOSPITAL	II*	C	>8km away, no long views, setting enclosed by trees and recent development
1267436	Landfall and attached screen walls and terrace	II*	C	7km away, suburban setting with trees
1273602	CHURCH OF ST OSMUND	II*	C	5km away, urban setting
1275356	UNITED REFORM CHURCH AND ATTACHED WALL AND RAILINGS TO NORTH EAST	II*	C	>6.5km away, very poor town centre setting, surrounded by later development and car parks
1275357	KINGES HALLE	II*	C	nearly 7km away, C15 warehouse, important relationship with quayside, town centre setting with restricted views except towards the quay
1275358	CUSTOM HOUSE	II*	C	nearly 7km away, quayside and urban setting.
1275386	20, MARKET STREET	II*	C	>6km away, urban high street (Market St) setting
1275403	THE OLD RECTORY	II*	C	>7km away, important artisan-mannerist manor house, enclosed setting of mature garden, surrounded by poor later development
1275413	12 AND 14, HIGH STREET	II*	C	nearly 7km away, urban High Street setting
1302276	CHURCH OF ST MICHAEL AND ALL ANGELS	II*	C	>12km away, enclosed churchyard setting, Ramsdown Hill blocks views towards the site
1303380	WOODLANDS FARM HOUSE	II*	C	>11km away, listed for C16 fabric, views towards Canford blocked by nearby woodland
1303912	CHURCH OF ALL SAINTS	II*	C	3km away, in churchyard enclosed by trees including conifers, already electricity pylons to west
1303916	CHURCH OF ST HUBERT	II*	C	6km away, not within the ZTV
1303953	PRIORY COTTAGE	II*	C	>13km away, no long views in setting which is among trees and town
1304357	GATEWAY TO CHRISTCHURCH CHURCHYARD	II*	C	>13km away, setting in a street, no views
1304525	CHAPEL OF ST MARGARET AND ST ANTHONY	II*	C	<5km away but no long views from setting, just nearby trees and houses
1323289	PEACOCK LODGE INCLUDING GATE PIERS AND GATES	II*	C	>11.5km away, surrounded by woodland and park shelter belts
1323430	CHURCH OF SAINT MARY	II*	C	almost 9km away and surrounded by woodland
1323528	Church of St Michael and All Angels	II*	C	<5km away but in a heavily wooded suburban setting



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Appendix 10.1, Annex 3: List of heritage assets in the vicinity of the Proposed Development

NHLE	Name	Grade	Sensitivity	Comments
1323533	STANBRIDGE BRIDGE	II*	C	>12km away, extensive views southwards but Chalbury Farm hill in the way
1323584	41, WEST STREET	II*	C	>14.5km away in an urban street setting
1323601	BLACK BEAR HOTEL	II*	C	>14km away, in a town setting
1323777	BARCLAYS BANK	II*	C	>4km away, in town square
1323823	WIMBORNE BOOK SHOP	II*	C	>4km away, in a town street setting
1323828	OBELISK 140 M SOUTH-WEST OF KINGSTON LACY HOUSE	II*	C	>7km away, views to Canford blocked by woods and shelter belts of park
1324258	TOMSON FARM HOUSE	II*	C	almost 15km away, very distant views do not contribute to significance
1324322	RAWSTON FARMHOUSE	II*	C	>14km away, in a valley
1324652	CHURCH HATCH	II*	C	>13km away, setting is a town street
1324679	HURN COURT	II*	C	>8.5km away, in a park with shelter belts of woodland
1324732	Church of St Michael (including tower)	II*	C	>7km away, in a suburban setting with houses and trees about
1325061	3, BRIDGE STREET	II*	C	>13km away, in a town street
1350879	SOMERLEY HOUSE	II*	C	almost 15km away, in a park with shelter belts, significant elevated views are to the east, any view of Canford to the west is reduced by wooded hills
1350899	BRIDGE HOUSE INCLUDING RAILINGS IN FRONT	II*	C	almost 14km away, in a town setting with surrounding buildings and trees
1418017	Bournemouth War Memorial with associated steps, enclosure and balustrade	II*	C	>7km away, in Bournemouth city centre, surrounded by large buildings
1120082	HORTON TOWER	I	C	10km away, chimney may feature in view from top but will be part of expansive panorama. ZTV shows no visibility from the foot of the tower

Table A3.2: Grade II listed buildings within 3km

NHLE	Name	Sensitivity	Comments
1108850	280-286, POOLE LANE	B	<2.5km away, development may feature in views of this asset, already altered suburban setting
1108856	LONGHAM BRIDGE	B	View east is more natural. View west towards Canford already includes industrial pipeline and pylons

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Appendix 10.1, Annex 3: List of heritage assets in the vicinity of the Proposed Development



NHLE	Name	Sensitivity	Comments
1120043	ROSE COTTAGE	B	<3km away, views between main front towards church and from the church should be unaffected
1120044	MANOR FARMHOUSE	B	<3km away, chimney may feature in some views. Restricted setting of walled garden and narrow lane, view to church unaffected
1120045	CHURCH COTTAGES	B	<3km away, listed for C17 fabric, views from lane towards cottage and church unaffected, restricted views over flat wooded landscape towards Canford Manor unaffected, chimney view towards the south
1153432	310 AND 312, POOLE LANE	B	<2.5km away, in a suburban setting, industrial site over the road in same direction as chimney view. Doesn't affect how the asset is viewed from the street
1217458	11-15, CANFORD MAGNA	B	<2km away, small scale setting closed in by cottages and trees, view southwards along street could be impacted, already includes modern houses at the end. View northwards is better conserved and is the approach to manor
1217459	21 AND 22, CANFORD MAGNA	B	<2km away, chimney may feature in southwards view along lane which already features modern houses and roof of sports centre. View northwards unaffected and better preserved - is the approach to Manor
1217461	COURT HOUSE, CANFORD SCHOOL	B	>1.5km away, chimney could feature in views towards main frontage. Setting enclosed by trees and buildings, setting altered by neighbouring sports centre and school buildings. Listed for C17 fabric
1217463	LODGE OF CANFORD SCHOOL	B	>2km away, chimney view may align with the lane. Gate and chimney unlikely to be experienced in the same view.
1217466	HEADSTONE APPROXIMATELY 9 METRES SOUTH EAST OF SOUTH PORCH OF PARISH CHURCH OF CANFORD MAGNA	B	2km away, small setting of churchyard enclosed by evergreens
1217467	TWO CHEST TOMBS APPROXIMATELY 15 METRES SOUTH OF EAST END OF PARISH CHURCH OF CANFORD MAGNA	B	2km away, small setting of churchyard enclosed by evergreens
1217492	44 AND 45, KNIGHTON LANE	B	1.5km away with extensive views, view towards the application site already has large electricity pylons
1217510	MERLEY MEWS AT MERLEY HOUSE AND ATTACHED FRONT WALL AND ARCHWAY	B	3km away, in park, surrounded by caravans, courtyard, development may feature in experience of mews from the drive
1217512	2 AND 4, OAKLEY LANE	B	<2.5km away, development may feature in views of this asset, already altered suburban setting
1217513	10 AND 12, OAKLEY LANE	B	<2.5km away, development may feature in views of this asset, already altered suburban setting
1222804	MERLEY COURT AND ATTACHED FRONT GATEWAY AND WALLS	B	<1.5km away, setting restricted to narrow lane and woodland garden
1224063	SOUTH LODGE OF CANFORD SCHOOL	B	>1km away, development would feature in view over fields to the south but key views northwards towards lodge and the approach to the manor would remain unchanged.
1224647	GARDEN WALLS AND ORANGERY	B	<3km away, setting is a walled garden, enclosed without long views

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Appendix 10.1, Annex 3: List of heritage assets in the vicinity of the Proposed Development



NHLE	Name	Sensitivity	Comments
	APPROXIMATELY 100 METRES SOUTH EAST OF MERLEY HOUSE		
1224769	PIERS, GATES AND RAILINGS NORTH WEST OF WIMBORNE LODGE TO CANFORD SCHOOL	B	<3km away, development may feature in views on historic approach to the gates. Lots of trees about and suburban development, views and relationship with river remains
1224774	6 AND 8, OAKLEY LANE	B	<2.5km away, very restricted setting marred by a busy road and surrounding development
1224778	11, OAKLEY LANE	B	<2.5km away, most important views towards this asset unaffected. Views from front and yard to rear may feature the chimney, but there is already encroaching development in this direction
1224780	19, OAKLEY LANE	C	<2.5km away, most important views towards this asset unaffected. Views from front and yard to rear may feature the chimney, but there is already encroaching development in this direction
1225490	WATER TOWER	C	<2.5km away, views of development unlikely according to ZTV, in a heavily wooded suburb without long views
1266681	LADY WIMBORNE'S BRIDGE	C	<3km away, in a woodland setting
1267629	HYGHFOLDES	C	<2km away, development may appear in view through trees southwards along the road, but view northwards and approach to manor will remain unchanged
1267755	16-20, CANFORD MAGNA	C	<2km away, small scale setting closed in by cottages and trees, view southwards along street could be impacted, already includes modern houses at the end. View northwards is better conserved and is the approach to manor
1275360	YAFFLE HOUSE AND ATTACHED SCREEN WALL	C	<2.5km away, unlikely that development would be visible according to ZTV, in a woodland setting
1275381	GATES AND GATE PIERS AT SOUTH LODGE OF CANFORD SCHOOL	C	>1km away, development would feature in view over fields to the south but key views northwards towards gates and the approach to the manor would remain unchanged.
1275389	WIMBORNE LODGE	C	<3km away, in a woodland setting on low ground
1275390	17, OAKLEY LANE	C	Surrounded by later development, no extensive views, horizon does not contribute to significance
1275404	CANFORD VILLAGE HALL	C	<2km away, on a tree lined road, development may be visible through trees when looking at the asset southwards, views northwards and the approach to the manor will remain unchanged
1275405	CHEST TOMB OF ADMIRAL RUSSELL APPROXIMATELY 18 METRES EAST OF PARISH CHURCH OF CANFORD MAGNA	C	2km away, small setting of churchyard enclosed by evergreens
1275406	THE BROOK AND ATTACHED REAR STABLE	C	1.5km away, chimney may be seen through/above trees looking southwards at the asset, northwards views and approach to manor will be unchanged
1392494	BROADSTONE PARK WAR MEMORIAL	C	<3km away, views of development unlikely according to ZTV, among woodland without long views
1431765	Granary north-west of Knighton House	C	<2km away, setting is a former farmyard, may be views of the development across fields, no reason that this should detract from the significance of this well-preserved utilitarian building



A3.10

Appendix 10.1, Annex 3: List of heritage assets in the vicinity of the Proposed Development

Table A3.3: Scheduled Monuments within 10km

NHLE	Name
1002375	Deserted settlement NW of Mountain Clump
1002418	Roman camp, forts and a vexillation fortress 240m north of Lake Farm
1002419	Section of Roman road near Badbury Rings
1002436	Romano-British settlement SW of Badbury Rings
1002437	Earth circles S of King Down
1002441	The Leaze medieval site
1002444	Length of Roman road on Eye Mead
1002445	Length of Roman road near King Down Farm
1002491	Town wall W of Thames Street
1002679	Badbury Rings
1002713	Bradford Barrow
1002714	Group of round barrows on King Down
1002716	Group of round barrows NW of Badbury Rings
1003210	Section of Roman road NW of Badbury Rings
1003583	Dudsbury camp
1003803	Roman camp, forts and a vexillation fortress 240m north of Lake Farm
1004552	Round barrow NW of High Lea Farm
1005573	Mound on The Leaze
1008750	A shrunken medieval village and earlier prehistoric settlement remains at Walnut Tree Field
1014755	Medieval standing cross 15m south west of St Mary's Church
1015371	The Henbury Barrow, a bowl barrow 800m west of Henbury Hall
1015372	Pillow mound 80m south east of Windmill Barrow Farm
1015786	Bowl barrow 350m north of Naked Cross
1015788	A bell barrow and a bowl barrow at St Michael's Middle School 60m west of the school buildings
1015789	Bowl barrow 25m north west of Stapehill Village Hall
1015790	Bowl barrow 380m west of Holy Cross Abbey



A3.11

Appendix 10.1, Annex 3: List of heritage assets in the vicinity of the Proposed Development

NHLE	Name
1015791	Bowl barrow 250m west of Ferndown Upper School
1015792	Parley Barrow, a bowl barrow on the corner of Ellesfield Drive and Druid's Close
1015793	Ralph's Barrow
1015794	Mag's Barrow
1015994	Bell barrow known as Belle Vue Barrow, and a bowl barrow 250m north east of Hillamsland
1015995	Bell barrow 500m north east of Beacon Farm
1015996	Bowl barrow 600m north east of Beacon Farm
1015997	Bowl barrow 750m south west of Palmers Ford Farm
1015998	Round barrow cemetery and earthwork enclosures in Quomp Copse 540m east of Park Cottages
1015999	Three bowl barrows on Cannon Hill
1016000	Bowl barrow 320m north of Brickfield Cottage
1016001	Bowl barrow in Ramsdown Plantation, 120m north west of Brickfield Cottage
1016002	Bowl barrow on Avon Common, 115m south east of The Mount
1016003	Two bowl barrows on Sopley Common, 680m and 640m north west of Brickfield Cottage
1016073	Windmill Barrow, a bowl barrow 40m south west of Windmill Barrow Farm
1016091	Two bowl barrows at Gibbet Firs, 950m south west and 1080m south west of Palmers Ford Works
1016092	Bowl barrow on East Parley Common 610m south west of Fir Grove Farm
1017569	Four bowl barrows on Foxbury Hill, Barnsfield Heath, 750m south west of Matcham's Park stadium
1017692	Bowl barrow 270m south east of Holy Cross Abbey
1018028	Section of Roman Road 150m south of Park Farm Cottages
1018029	Round barrow cemetery on Barrow Hill 150m south west of Brookvale Farm
1018030	Bowl barrow on Dunyeat's Hill 650m south west of Arrowsmith House
1018031	Two bowl barrows in Arrowsmith Coppice 200m south of Arrowsmith House
1018032	Bowl barrow on Knighton Heath Golf Course 320m south of Eastlands Farm
1018033	Fern Barrow: a bowl barrow on Talbot Heath
1018195	Two sections of Roman road on Barrow Hill and Corfe Hills
1018196	Round barrow cemetery south and west of Rose Lawn Coppice, 600m south west of Higher Merley Farm



A3.12

Appendix 10.1, Annex 3: List of heritage assets in the vicinity of the Proposed Development

NHLE	Name
1018197	Bowl barrow in Gravel Hill Plantation, 340m north of Arrowsmith House
1018198	Bull Barrow on Holt Heath
1018199	Bowl barrow on Summerlug Hill 250m south of Mannington Farm
1018414	Bowl barrow on Poor Common 370m north east of Holmwood
1018486	Bowl barrow cemetery and four other bowl barrows on Canford Heath
1018487	Bowl barrow on Canford Heath 650m south of southern corner of New Covert
1018488	Bowl barrow on Canford Heath 730m south east of Alhambra
1018489	Bowl barrow on Canford Heath 300m east of Alhambra
1018755	Bowl barrow in Hurn Forest, 680m south west of Bostwick Farm
1019151	Former Royal Naval Cordite Factory
1463802	Site of the medieval manor house and associated buildings of Kingston Lacy

Table A3.4: Locally listed buildings within 3km

Name	Sensitivity	Grade
43 Knighton Lane	B	>1.5km away, broad views towards the site already include electricity pylons, LLB for architectural interest - unusual survival of original form
Merton Grange, Wheelers Lane	B	<900m away, EC20 mock tudor small country house/villa. The EfW building and chimney will be visible in the approach to the house, and in views from the garden. There is potential for an impact on the setting of a unlisted building
Spinney Cottage, Arrowsmith Road	B	<650m away, unusual thatched house, LLB for architectural interest - reflecting period detailing, with trees but could be some views effected
Moortown Farm 1, Moortown Lane	B	<1.2km away, farmyard in the Lady-Wimborne-cottage gothic style, alongside south avenue to Manor, mature parkland trees
Moortown Farm 2, Moortown Lane	B	<1.2km away, farmyard in the Lady-Wimborne-cottage gothic style, alongside south avenue to Manor, mature parkland trees
Moortown Farm 3, Moortown Lane	B	<1.2km away, farmyard in the Lady-Wimborne-cottage gothic style, alongside south avenue to Manor, mature parkland trees
Moortown Farm 4, Moortown Lane	B	<1.2km away, farmyard in the Lady-Wimborne-cottage gothic style, alongside south avenue to Manor, mature parkland trees
Moortown Lodge, Moortown Lane	B	<1km away, gate lodge in Tudor gothic style, some young woodland screening. Association and view towards Manor is more significant
Poole Crematorium, Gravel Hill	C	<2km away, surrounded by woodland, building already has a chimney, LLB for historic social and architectural interest
Little Thatch, Arrowsmith Road	C	1.2km away, mature trees in view, LLB for architectural interest, a rare thatched house in BCP, however the thatch has been replaced with tile



A3.13

Appendix 10.1, Annex 3: List of heritage assets in the vicinity of the Proposed Development

Yaffle Wood, Arrowsmith Road	C	1km away, one of pair of Lady Wimborne cottages, very enclosed in woodland
Appledore, Arrowsmith Road	C	1km away, one of pair of Lady Wimborne cottages, very enclosed in woodland
Little Manor, Arrowsmith Road	C	1km away, formerly two Lady Wimborne cottages, the first ones numbered 1 and 2, enclosed by mature trees
Knighton Farm Barns, Knighton Lane	C	<1.7km away, LLB for architectural interest, functional agricultural buildings
Suspension foot bridge over River Stour, Canford Magna	C	>2km away, LLB for architectural and social interest
22-28 (Evens) Oakley Lane	C	2km away, pairs of Lady Wimborne Cottages, LLBs for Historic and Architectural Interest. Setting is altered, changed by modern development
22-28 (Evens) Oakley Lane	C	2km away, pairs of Lady Wimborne Cottages, LLBs for Historic and Architectural Interest. Setting is altered, changed by modern development
The Art Block, Canford School, Canford Magna	C	2km away, unusual recent architectural design. LLB for Architectural Interest. Setting of school campus. Setting does not contribute to significance
The Old School Cottage, Canford Magna	C	<2km away, building in Canford Estate gothic style. LLB for Architectural Interest. Setting in wooded north end of village with strong relationship/group value with gothic former school building
The Sanatorium, Canford Magna	C	>1.6km away, now 'Sancroft' flats, LLB for Architectural Interest - faux timber framing, stone dressings. Setting with mature trees and modern housing.
Higher Merley Farm, Merley Park Road	C	<2.5km away, LLB for Historic and Architectural Interest. Immediate setting of farmyard and fields contributes to significance.
1 Oakley Hill (Including Les Bouviers)	C	2.4km away, LLB for Architectural Interest. Much altered pair of C19 cottages. Setting consists of asphalt car park, wider setting of a busy road and belts of mature trees
9 Oakley Hill	C	2.5km away, LLB for Architectural Interest, rare thatched roof in BCP. Setting very enclosed by trees
1-7 (Odds) Oakley Lane	C	2.5km away, 5&7 Oakley Lane a pair of MC19 brick cottages, LLBs for Historic and Architectural Interest. Setting among trees, views blocked by high hedgerow.
1-7 (Odds) Oakley Lane	C	2.5km away, another pair of red-brick cottages, LC19. Decorative courses of vitrified bricks and pseudo cornice. Setting enclosed by trees and hedges
2-16 (Even) Oakley Lane	C	2.3km away, pairs of Lady Wimborne Cottages, LLBs for Historic and Architectural Interest. Setting of gardens with hedges and shrubs, distant views do not contribute to significance
23 & 25 Oakley Lane	C	2.3km away, pair of Lady Wimborne Cottages, setting with distant views to the north, while views to south are of C20 housing
Castleman Trailway	C	2.2-3.2km away, linear footpath following dismantled railway. Locally listed for Historic Interest, Architectural Interest, and Having special landscape quality. Setting for much of its length is dense woodland and suburban housing.
The Goodsyard, 14 Station Approach/Moor Road	C	3km away, former railway hotel with fine brickwork and stone dressings. Setting of asphalt car parks and modern commercial buildings
Blue Plaque, Victor Watkins, York Road, Broadstone	C	3.2km away, blue plaque on a C19 shophouse. Town-centre setting
19 Dunyeats Road, (Broadstone County First School)	C	3km away, school in Canford Estate Gothic style. LLB for Historic and Architectural Interest. Suburban setting.



A3.14

Appendix 10.1, Annex 3: List of heritage assets in the vicinity of the Proposed Development

21 Dunyeats Road (Community & Arts Centre)	C	3km away, former house, setting enclosed garden and suburban surroundings.
St John the Baptist's Church, Macaulay Road	C	3km away, setting enclosed by mature trees in churchyard and surrounding suburban housing
No 2 Audlem Lodge & No 4 Audlem Cottage	C	3km away, surrounded by trees
14 Ridgeway	C	3km away, villa with elevated views towards the south
Park Keepers Lodge, No.37 Charborough Road	C	3km away, Arts & Crafts house in public park setting, outside ZTV
Cricket Pavillion, Charborough Road, Broadstone Park	C	3km away, outside ZTV
32 Ridgeway	C	2.9km away, LLB for Architectural Interest, wooded parkland to east.
Wessex Bowling Club, Dunyeats Road	C	2.6km away, surrounded by trees and suburban housing
86 Dunyeats Road	C	2.6km away, architect-designed house, LLB for Architectural Interest. Surrounded by trees and suburban housing
Longfleet Lodge, Darby's Lane	C	3km away, the original southern gate lodge on the Poole drive to Canford Manor, in the estate gothic style, surrounded by woodland
Boomerang, Tower Park	C	2.6km away, piece of post-Modern sculpture, setting is a retail park
Wall Sculpture, Tower Park	C	2.6km away, piece of post-Modern sculpture, setting is a retail park
Poung Sign, Ringwood Road (adjacent to Halfords)	C	3km away, sign commemorating former Canford Manor cattle pound. Non-original setting of busy road and commercial buildings
Evangelical Church, 337 Ringwood Road	C	3km away, Art-Deco church, LLB for Historic and Architectural Interest. Setting of asphalt car park, busy roundabout and c.1930s suburban development.
Ringwood Road, 1010, Shoulder o Mutton	C	>2km away, historic public house, setting of busy dual carriageway and modern development
Ringwood Road, 833-841, High Howe	C	2.2km away, W. H. Saunders Homes of Rest, setting of busy road and commercial buildings
Discovery Court Business Centre Mural	C	2.7km away, painted mural, setting is commercial buildings and industrial estate
Lion Works, Wallisdown Road	C	2.7km away, Art-Deco factory offices, setting in an industrial estate
Ringwood Road, 1200- 1204, Longham	C	3km away, brick built perhaps formerly cottages. Setting of riverside and industrial structures. Distant views do not contribute to significance
Durdells Avenue, 46, Church of Christ the King	C	2.9km away, Catholic church in the Festival Style, setting of Catholic school and suburbs. Distant views do not contribute to significance



A3.15

Appendix 10.1, Annex 3: List of heritage assets in the vicinity of the Proposed Development

Table A3.5: Conservation Areas within 10km

Conservation Area
Ridgeway and Broadstone Park
Tudor Road and Golf Links Road
Ashington
Oakley Lane
Canford Magna
Talbot Village
Wimborne Minster
West Overcliff Drive
West Cliff and Poole Hill
Undercliff Road
Westbourne
Portchester Road
Muscliffe Lane
Saints
Chester Road
Heckford Park
Lytchett Minster
Sandbanks
Poole Park
Brunstead Road
Ashley Cross
Branksome Park and Chine Gardens
Canford Cliffs Village
The Avenue
Town Centre Heritage



A3.16

Appendix 10.1, Annex 3: List of heritage assets in the vicinity of the Proposed Development

Conservation Area

Evening Hill

Hurn

Holdenhurst Village

Boscombe Manor

Boscombe Spa

Churchill Gardens

Dean Park

East Cliff

Holdenhurst

Knole Road

Meyrick Park and Talbot Woods

Old Christchurch Road

Southbourne Grove

Throop and Muccleshell Villages

Hampreston

Hinton Martell

Horton

Pamphill

Rowlands Hill/St John's Hill

Sturminster Marshall

West Parley

Burts Hill/Merrifield

Brog Street/Sleight Lane

A3.17

Appendix 10.1, Annex 3: List of heritage assets in the vicinity of the Proposed Development



Table A3.6: Registered Parks and Gardens within 15km

NHLE	Name	Grade
1000478	LARMER TREE GROUNDS	II*
1000713	CHARBOROUGH PARK	II*
1000714	COMPTON ACRES	II*
1000723	ST GILES' HOUSE	II*
1000716	CRICHEL HOUSE	II
1000718	KINGSTON LACY	II
1000724	Upper, Central and Lower Pleasure Gardens, and Coy Pond Gardens	II
1000726	WIMBORNE ROAD CEMETERY, BOURNEMOUTH	II
1001583	AVON TYRRELL	II
1001588	POOLE PARK	II
1001595	POOLE CEMETERY	II

A4.1

Appendix 10.1, Annex 4: Dorset HER dataset



Annex 4

Dorset HER dataset

MonUID	Summary description	Period
MDO6955	Prehistoric pit, Knighton Farm, Poole	Prehistoric
MDO6956	Prehistoric ditch, Knighton Farm, Poole	Prehistoric
MDO6926	Flint scatter Knighton, Poole	Prehistoric
MDO6803	Palaeolithic hand axe from Buddens Pit, Poole	Palaeolithic
MDO6804	Palaeolithic finds from Hoare's Pit, Bear Wood, Poole	Palaeolithic
MDO6928	Mesolithic flints, Knighton Farm Golf Course, Poole	Mesolithic
MDO6964	Mesolithic occupation site, Knighton Farm Golf Course, Poole	Mesolithic
MDO28111	Mesolithic flints, Knighton, Poole	Mesolithic
MDO6875	Prehistoric worked flint, Poole	Early Mesolithic to Late Bronze Age
MDO6863	Flint scatter, Whitecroft, Arrowsmith Road, Poole	Early Neolithic to Early Bronze Age
MDO6908	Neolithic pit complex, Moortown Aerodrome, Poole	Neolithic
MDO6919	Neolithic/Bronze Age occupation, Moortown Aerodrome, Poole	Neolithic
MDO6924	Neolithic pit cluster, Knighton Farm, Poole	Neolithic
MDO6929	Neolithic flints, Knighton Farm Golf Course, Poole	Neolithic
MDO41115	Neolithic pits, Strawberry Field, Poole	Middle Neolithic to Late Neolithic
MDO6901	Late Neolithic flint scatter, Knighton Heath, Poole	Late Neolithic
MDO43914	Late Prehistoric ditch, Canford Magna	Late Neolithic to Roman
MDO6922	Early Bronze Age pits Knighton Farm, Poole	Early Bronze Age
MDO41169	Possible Bronze Age barrow, Canford Heath, Poole	Early Bronze Age to Modern
MDO41135	Possible Bronze Age barrow, Knighton, Poole	Early Bronze Age to Roman
MDO41136	Possible Bronze Age barrow, Knighton, Poole	Early Bronze Age to Roman
MDO6766	Bowl Barrow, Canford Heath, Poole	Bronze Age
MDO6762	Bowl Barrow, Canford Heath, Poole	Bronze Age
MDO6761	Bowl Barrow, Canford Heath, Poole	Bronze Age

A4.2

Appendix 10.1, Annex 4: Dorset HER dataset



MonUID	Summary description	Period
MDO6760	Bowl Barrow, Canford Heath, Poole	Bronze Age
MDO6757	Bowl barrow (G34) on Knighton Heath, Poole	Bronze Age
MDO6756	Bowl barrow on Knighton Heath, Poole	Bronze Age
MDO6759	Bowl Barrow, Canford Heath, Poole	Bronze Age
MDO6805	Bronze Age urned cremation from Hoare's Pit, Bear Wood, Poole	Bronze Age
MDO6867	Bowl Barrow, Canford Heath, Poole	Bronze Age
MDO6878	Bronze Age pottery, Poole	Bronze Age
MDO6920	Bronze Age cremation, Moortown Aerodrome, Poole	Bronze Age
MDO6921	Pits containing Deverel-Rimbury pottery, Moortown Aerodrome, Poole	Bronze Age
MDO6923	Bronze Age pits, Strawberry Field, Knighton Farm, Poole	Bronze Age
MDO6925	Unurned cremation, Strawberry Field, Knighton Farm, Magna Road, Poole	Bronze Age
MDO6930	Bronze Age flints, Knighton Farm Golf Course, Poole	Bronze Age
MDO6933	Bronze Age pit Strawberry Field, Knighton Farm, Poole	Bronze Age
MDO6934	Bronze Age pit Strawberry Field, Knighton Farm, Poole	Bronze Age
MDO6965	Bronze Age Field systems, Knighton Farm Golf Course, Poole	Bronze Age
MDO6758	Ditched Bowl barrow, Knighton Heath Golf Course, Poole	Bronze Age
MDO6943	Possible Late Bronze Age pit, Bearwood Primary School, Wheelers Lane, Poole	Late Bronze Age
MWX2856	Bronze Age Pit, Magna Road, Canford, Poole	Late Bronze Age
MWX2860	Possible Late Bronze Age field system, Bearwood Junior School, Wheelers Lane, Poole	Late Bronze Age
MWX2859	Prehistoric field system, Wheelers Lane, Bearwood	Late Bronze Age to Medieval
MDO6882	Iron Age Field system, White's Pit, Poole	Iron Age
MDO6885	Iron Age round house, White's Pit, Poole	Iron Age
MDO6893	Iron Age currency bar hoard, 29 Knights Road, Poole	Iron Age
MDO6913	Iron Age Defensive enclosure, Moortown Aerodrome, Poole	Iron Age
MDO6916	Iron Age field system, Moortown Aerodrome, Poole	Iron Age
MDO6966	Iron Age field systems, Knighton Farm Golf Course, Poole	Iron Age
MDO6968	Iron Age settlement, Knighton Farm Golf Course, Poole	Iron Age

A4.3

Appendix 10.1, Annex 4: Dorset HER dataset



MonUID	Summary description	Period
MDO6914	Iron Age/Romano-British Settlement, Moortown Aerodrome, Poole	Early Iron Age to Roman
MDO41131	Possible prehistoric field boundaries, Knighton, Poole	Early Iron Age to Medieval
MDO41133	Possible post medieval drainage ditches, Knighton, Poole	Early Iron Age to Post Medieval
MDO6892	Iron Age enclosed settlement, 29 Knights Road, Bearwood, Poole	Middle Iron Age to Late Iron Age
MDO6939	Late Iron Age field system, Bearwood School, Wheelers Lane, Poole	Late Iron Age
MDO6944	Romano British pit, Bearwood Junior School, Wheelers Lane, Poole	Roman
MDO6940	Romano-British field system, Bearwood School, Wheelers Lane, Poole	Roman
MDO6883	Romano-British field system, White's Pit, Poole	Roman
MDO6884	Romano-British oven complex, White's Pit, Poole	Roman
MDO6917	Romano British field system, Moortown Aerodrome, Poole	Roman
MDO6936	Romano British pits, Strawberry Field, Knighton Farm, Poole	Roman
MDO6940	Romano-British field system, Bearwood School, Wheelers Lane, Poole	Roman
MDO6967	Romano British Field systems, Knighton Farm Golf Course, Poole	Roman
MWX2845	Romano-British field system, Bearwood First School, Poole	Roman
MDO6942	Medieval field system, Bearwood School, Wheelers Lane, Poole	Medieval
MDO6905	Possible medieval farmstead, Knighton, Poole	Medieval
MDO6906	Scatter of Medieval pottery, Knighton, Poole	Medieval
MDO41255	Historic field boundaries, Knighton House, Poole	Medieval to Post Medieval
MDO41176	Probable post medieval field boundaries, Canford Magna, Poole	Medieval to Post Medieval
MDO41175	Possible post medieval field boundary, Canford Magna, Poole	Medieval to Post Medieval
MDO41173	Possible post medieval field boundaries, Canford Heath, Poole	Medieval to Post Medieval
MDO41165	Possible post medieval field boundaries, Canford Heath, Poole	Medieval to Post Medieval
MDO41130	Possible medieval ridge and furrow, Canford Heath, Poole	Medieval to Post Medieval
MDO41080	Historic field boundary, Canford Magna, Poole	Medieval to Post Medieval
MDO41067	Probable medieval field boundaries, Hampreston, Ferndown Town	Medieval to Post Medieval
MDO41080	Historic field boundary, Canford Magna, Poole	Medieval to Post Medieval
MDO41134	Possible post medieval extractive pit, Knighton, Poole	Medieval to Post Medieval

A4.4

Appendix 10.1, Annex 4: Dorset HER dataset



MonUID	Summary description	Period
MDO41150	Possible medieval field boundary, Knighton, Poole	Medieval to Post Medieval
MDO41165	Possible post medieval field boundaries, Canford Heath, Poole	Medieval to Post Medieval
MDO41174	Possible post medieval lynchets, Canford Heath, Poole	Medieval to Modern
MDO41161	Probable post medieval field boundaries, Canford Magna, Poole	Medieval to Modern
MDO41261	Post medieval trackways, Knighton House, Poole	Post Medieval
MDO41232	Possible post medieval extractive pit, Knighton Heath, Poole	Post Medieval
MDO41228	Post medieval trackways, Knighton Heath, Poole, Bournemouth	Post Medieval
MDO41183	Post medieval extractive pits, Canford Heath, Poole	Post Medieval
MDO41180	Probable post medieval extractive pits, Canford Heath, Poole	Post Medieval
MDO41177	Probable post medieval field boundaries, Canford Magna, Poole	Post Medieval
MDO41172	Probable post medieval extractive pits, Canford Heath, Poole	Post Medieval
MDO41171	Probable post medieval extractive pits, Canford Heath, Poole	Post Medieval
MDO41170	Probable post medieval extractive pit, Canford Heath, Poole	Post Medieval
MDO41164	Post medieval extractive pits, Canford Magna, Poole	Post Medieval
MDO41148	Post medieval field boundaries, Knighton Heath, Poole	Post Medieval
MDO41147	Post medieval extractive pits, Knighton Heath, Poole	Post Medieval
MDO41146	Post medieval extractive pits, Knighton Heath, Poole	Post Medieval
MDO41145	Post medieval extractive pit, Knighton Heath, Poole	Post Medieval
MDO41144	Post medieval extractive pit, Bearwood, Poole	Post Medieval
MDO41143	Post medieval extractive pit, Knighton Heath, Poole	Post Medieval
MDO41141	Possible post medieval extractive pit, Knighton, Poole	Post Medieval
MDO41140	Possible post medieval extractive pit, Knighton, Poole	Post Medieval
MDO41128	Post medieval gravel pit, Stoats Hill, Poole	Post Medieval
MDO41127	Post medieval clay pit, Arrowsmith Road, Poole	Post Medieval
MDO41069	Probable post medieval drainage system, Knighton Farm Golf Course, Poole	Post Medieval
MDO6907	Scatter of Post-Medieval pottery, Knighton, Poole	Post Medieval to Stuart
MDO41236	Post medieval to early 20th Century extractive pit, Knighton Heath, Poole	Post Medieval to Modern

A4.5

Appendix 10.1, Annex 4: Dorset HER dataset



MonUID	Summary description	Period
MDO41233	Post medieval extractive pits, Canford Heath, Poole	Post Medieval to Modern
MDO41227	Post medieval trackways, Canford Heath, Poole	Post Medieval to Modern
MDO41215	Post medieval trackways, Canford Heath, Poole	Post Medieval to Modern
MDO41191	Post medieval trackways, Canford Magna, Poole	Post Medieval to Modern
MDO41190	Post medieval trackways, Canford Magna, Poole	Post Medieval to Modern
MDO41178	Probable post medieval trackways, Canford Magna, Poole	Post Medieval to Modern
MDO41166	Post medieval to early modern trackways, Canford Heath, Poole	Post Medieval to Modern
MDO41163	Post medieval to early modern trackways, Canford Magna, Poole	Post Medieval to Modern
MDO41162	Post medieval to early modern trackways, Canford Magna, Poole	Post Medieval to Modern
MDO41160	Post medieval to early modern trackways, Knighton Heath, Poole	Post Medieval to Modern
MDO41159	Probable post medieval field boundaries, Canford Heath, Poole	Post Medieval to Modern
MDO41158	Possible post medieval extractive pit, Canford Heath, Poole	Post Medieval to Modern
MDO41157	Possible post medieval extractive pit, Canford Heath, Poole	Post Medieval to Modern
MDO41156	Possible post medieval extractive pit, Canford Heath, Poole	Post Medieval to Modern
MDO41155	Possible post medieval extractive pits, Knighton Heath, Poole	Post Medieval to Modern
MDO41153	Possible post medieval extractive pits, Knighton Heath, Poole	Post Medieval to Modern
MDO41149	Post medieval trackways, Knighton Heath, Poole	Post Medieval to Modern
MDO41142	Probable post medieval field boundaries, Bearwood, Poole	Post Medieval to Modern
MDO41139	Possible post medieval field boundaries, Knighton, Poole	Post Medieval to Modern
MDO41129	Post medieval gravel pit, Canford Heath, Poole	Post Medieval to Modern
MDO41138	Probable post medieval field boundary, Knighton, Poole	Post Medieval to Modern
MDO41237	Possible post medieval field boundaries, Knighton Heath, Poole	Post Medieval to Modern
MDO37989	Gravel Pit, Poole	Georgian to Victorian
MDO37990	Gravel Pit south of Moortown Cottages, Poole	Georgian to Victorian
MDO37991	Gravel Pit east of Moortown Cottages, Poole	Georgian to Victorian
MDO37993	Gravel Pit, Poole	Georgian to Victorian
MDO43915	Nineteenth Century field drainage, Canford Magna	Georgian to 21st Century

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MonUID	Summary description	Period
MDO41179	Early 20th century bomb decoy site, Canford Magna, Poole	Second World War
MDO41241	Probable wartime military training site , Canford Heath, Poole	Modern
MDO41181	Possible wartime military weapons pits, Knighton Heath, Poole	Modern
MDO41168	Probable World War Two practice trenches , Canford Heath, Poole	Modern
MDO41167	Possible wartime military training area , Canford Heath, Poole	Modern
MDO41154	Possible wartime military training area , Knighton Heath, Poole	Modern

EvUID	Name	Organisation
EWX132 2	Knighton Farm Golf Course, Poole (Stage 1); evaluation 1992-93	Wessex Archaeology
EWX142 0	Moortown Aerodrome, Poole; geophysical survey 1982	Ancient Monuments Laboratory
EWX151 4	Bearwood First School, Wheelers Lane, Poole (PMO88); observations and recording 1993	Poole Museum
EWX158 1	Bearwood Junior School Extension, Wheelers Lane, Poole: observations and recording 1994	Wessex Archaeology
EWX163 2	Knighton Farm Golf Course, Poole (Stage 2); evaluation 1993	Wessex Archaeology
EWX192 8	Moortown Cemetery, Magna Road, Poole; desk-based assessment 1995	Poole Museum
EDO5667	Canford Heath and Knighton Heath; fieldwalking 1987	
EWX645	Barrow G34, Knighton Heath, Poole; excavation 1971	Department of the Environment
EDO978	White's Pit, Bearwood, Poole; excavation 1986	Poole Museum
EDO87	Strawberry Field, Knighton Farm, Magna Road, Poole; strip, map and sample 1991	Poole Museum
EDO95	Strawberry Field, Knighton Farm, Magna Road, Poole; excavation 1989	Poole Museum
EDO88	Strawberry Field, Knighton Farm, Magna Road, Poole; strip, map and sample 1990	Poole Museum
EDO863	Moortown Aerodrome, Poole; evaluation 1982	Poole Museum
EDO730	Moortown Aerodrome, Poole; excavation 1984	Poole Museum
EDO873	Moortown Aerodrome, Poole; excavation 1985	Poole Museum
EDO968	Moortown Aerodrome, Poole; excavation 1987	Poole Museum
EDO967	Moortown Aerodrome, Poole; excavation 1988	Poole Museum
EDO966	Moortown Aerodrome, Poole; excavation 1989	Poole Museum
EDO871	Stour Valley Gravels Project, Knighton Farm, Poole; excavation 1988	Poole Museum

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EvUID	Name	Organisation
EDO1201	29 Knights Road, Bearwood, Poole; salvage excavation 1972	Poole Museum Service Archaeological Unit
EDO5671	Hoare's Pit, Bearwood, Poole; casual observation 1950	
EDO970	Moortown Aerodrome, Poole; excavation 1987	Poole Museum
EDO5667	Canford Heath and Knighton Heath; fieldwalking 1987	
EDO6535	Knighton Lane, Bearwood, Poole; geophysical survey 2018	Wessex Archaeology
EDO6536	Knighton Lane, Bearwood, Poole; desk-based assessment 2018	Wessex Archaeology
EDO6604	Canford Park, Poole; evaluation 2018	Cotswold Archaeology
EDO7619	Land off Wheelers Lane, Bearwood, Poole; geophysical survey 2021	SUMO
EDO7859	Wheelers Lane, Canford Magna; evaluation 2021	Cotswold Archaeology
EWX219 2	Bearwood Junior School Playing Field, Wheelers Lane, Poole: observations and recording 1994	Wessex Archaeology
EWX158 1	Bearwood Junior School Extension, Wheelers Lane, Poole: observations and recording 1994	Wessex Archaeology
EWX151 4	Bearwood First School, Wheelers Lane, Poole (PMO88); observations and recording 1993	Poole Museum
EWX146 2	Bearwood School, Wheelers Lane, Poole: evaluation 1992	Wessex Archaeology
EWX202 4	Proposed Moortown Cemetery, Magna Road, Poole; geophysical survey 1995	Oxford Archaeotechnics
EWX170 1	Proposed Cemetery Site, Moortown, Magna Road, Poole (PM60); evaluation 1996	Poole Museum
EWX153 3	Dairy Unit, Knighton Farm, Poole; trial trenches 1994	Wessex Archaeology



Annex 5

Pre-application advice from Historic England

Miss Natalie Aldrich
Savills
Wessex House
Priors Walk
East Borough
Wimborne
BH21 1PB

Direct Dial: 0117 975 1338

Our ref: PA01188205

4 August 2022

Dear Miss Aldrich

Pre-application Advice

PROPOSED ENERGY FROM WASTE FACILITY AT ARENA WAY, MAGNA ROAD, WIMBORNE, DORSET, BH21 3BW

Thank you for contacting us on 28 June 2022 regarding preapplication advice regarding an energy recycling facility at Arena Way, Wimborne. The proposed development could have an impact upon a number of designated heritage assets and their settings. There is also the potential for impacts on non-designated but highly significant archaeology. In line with the advice in the National Planning Policy Framework (NPPF), we would expect the Environmental Statement to contain a thorough assessment of the likely effects which the proposed development might have upon those elements which contribute to the significance of these assets.

Advice

The proposed energy recycling facility has the potential to impact on significant archaeological, we would expect a Heritage Assessment be undertaken for the scheme.

There are no designated sites within the application site itself. However, there are potentially significant archaeological remains here including a Bronze Age cemetery site as well as Palaeolithic finds and a key issue (which would concern us) is that whether these are 'demonstrably' of national importance and equivalent to a scheduled monument (and which for planning purposes should therefore be treated as designated - see NPPF footnote 63).

We would expect a standard staged site assessment, evaluation and an appropriate mitigation strategy. If there are archaeological remains of equivalent significance to a scheduled site, then we would need to be assured that a suitable strategy is devised for either preservation in situ or for appropriate excavation and recording. For further advice on archaeological assessment and mitigation, we refer you to the local authority advisor on archaeological matters, Steve Wallis, Senior Archaeologist at Dorset County.

The proposed site is close to and within setting of Dudsbury hillfort. The ZTV covers 10km from application site however we think that the 113 metre high chimney and large 50 metre high building will be visible

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from the nationally significant scheduled Badbury Rings hillfort to the north west. The Heritage Impact Assessment and visualisations should not be artificially limited by an arbitrary 10km zone.

We would expect the draft view shed diagram to identify all critical receptors regardless of distance. In practice the distant heritage assets may be only marginally impacted. When considering large distances, the curvature of the Earth can effect lines of sight. The ZTV Algorithm/visualisations need to have been compensated, as the visual impact is actually reduced with respect to what it would be if the Earth were flat.

There are cases where a distant view at 15km to 20km can be worse than a view from 5km. We would expect the viewpoints from Badbury Rings to be assessed and we would expect single image visualisations with 75-80mm lens and not panoramic photographs. Landscape Institute Technical Guidance Note <C://Users/s1chapman/AppData/Local/Microsoft/Windows/INetCache/Content.Outlook/R3DNZ4R1/LI TG N-06-19 Visual Representation.pdf>.

Standard 50mm LVIA views will provide landscape context and provide visualisation of a suitable scale and visual realism to assess impacts on a single designated heritage asset.

The assessment should also take account of the potential impact which associated activities (such as construction, servicing and maintenance, and associated traffic) might have upon perceptions, understanding and appreciation of the heritage assets in the area. The assessment should also consider the likelihood of alterations to drainage patterns that might lead to in situ decomposition or destruction of below ground archaeological remains and deposits.

We understand that an EIA scoping report has been submitted to the LA, we have yet to be consulted on this.

Next Steps

The scheme has the potential to impact on significant archaeological deposits and any mitigation strategy needs to be robust and detailed. We would welcome being involved at all stages of this work to provide advice as well as providing detailed science advice.

If you have any queries about any of the above, or would like to discuss anything further, please contact me.

Yours sincerely

Sasha Chapman

Sasha Chapman

Inspector of Ancient Monuments

E-mail: sasha.chapman@historicengland.org.uk

PROPOSED ENERGY FROM WASTE FACILITY AT ARENA WAY, MAGNA ROAD, WIMBORNE, DORSET, BH21 3BW

Pre-application Advice

Information Provided

Email Correspondence

ZTV dated April 2022

Image of existing chimney

Draft red line boundary dated June 2022



Annex 6

BCP Planning Conservation Consultation Report

BCP Planning

Urban Design and Conservation

CONSERVATION CONSULTATION REPORT

Site Address: Canford Resource Plant, Magna Road

Description of Development/proposal: MVV Environment Limited April 2022 19 EIA Scoping Report
Proposed Energy from Waste Combined Heat and Power Facility at Canford

Application number: PREA/22/00085

Planning Case Officer: Gareth Ball

Conservation Officer: Eleanor Lakew

Report date: 2/09/22

Summary of proposal

MVV Environment Limited (the “Applicant”) intends to submit a full planning application for a Carbon Capture Retrofit Ready (CCRR) Energy from Waste Combined Heat and Power (EfW CHP) Facility and associated infrastructure at Canford Resource Park (“CRP”), off Magna Road, in the northern part of Poole (the “Proposed Development”).

The Applicant has submitted an EIA Scoping Report in pursuance of the Proposed Energy from Waste Combined Heat and Power Facility at Canford.

1. Introduction

- a) The applicants have asked for a scoping opinion in regard to Heritage Constraints in furtherance of an Environmental Impact Assessment as required by the Town and Country Planning (EIA) Regulations 2017 (“The Regulations”)
- b) The Applicant has therefore submitted a Report entitled: Canford Resource Park Energy from Waste Combined Heat and Power Facility (April 2022)
- c) In providing a response to the Report please note that the consideration and extent of ‘public benefit’ from the PD is not within my remit to comment on.
- d) The consideration of identifying: 1) heritage assets and 2) potential ‘harm’ to their significance as set out in the NPPF 2021 Chapter 16 (which would then be weighed against any public benefits) are the purpose of the following comments as well as in implicit reference to the consideration of “The Regulations.”
- e) In weighing up the balance between any possible harm caused to the significance of DHAs and NDHAs and the possible public benefits to be gained it is important to identify the HAs that may be at risk of harm as a result of the PD.

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f) Therefore, the assumption is made that all heritage constraints within the complete visual envelope of the PDA should be considered by the applicants.

The applicants have provided a methodology and consider the Baseline Assessment which encompasses the Assessment of environmental effects and cumulative effects. The Applicant has, as part of the Scoping Request asked that the Council “(...) provide a list of any developments that in accordance with the Regulations they consider should form part of the cumulative assessment.”

1. The submitted Report by “Savills” Chapter 12 at p52. considers the Historic Environment. I have provided some responses below (see 5 “Comments/response to Report section 12.0 Historic Environment” on p6)

Note 1: The following acronyms are often used below; CAs – Conservation Areas; LBs- Listed Buildings; LLBs – Locally Listed Buildings; HAs – heritage assets; DHAs – designated heritage assets, NDHAs – non-designated heritage assets, PD and PDA – proposed development and proposed development area; SMs – Scheduled Monuments.

Note 2: It is not within my remit to discuss SMs and my comments do not include SMs in terms of providing advice. I have limited mention of SMs to a brief list of their locations but this information is not exhaustive.

2. Location of Proposed Development

The PD is at the same location as the Wimborne Recycling Centre, located centrally between the four areas of Wimborne, Ferndown, Poole and Bournemouth. Canford Heath Nature Reserve is located largely to the South. SW and SE of the site and it is flanked to the south and west by dense woodland. To the south are a number of ecological designations related to the Canford Heathlands such as the Dorset Heathlands SPA etc.

To the north and east of the Site is much open space and sports pitches. Magna Road runs to the north of the PDA, going in a SE to NW direction where it meets Queen Anne Drive at Merley where there is a large housing development. Arrowsmith Road runs to the west of the site and Bearwood is to the east of the site.

There is a large landfill site located to the west of the PD known as Whites.

There is an industrial estate located about 3km south of the Site and there are two smaller industrial areas 2.5km to the SE and east.

The applicants describe the PDA thus:

The proposed EfW CHP Facility would be located in the southwest part of the CRP site and comprises an area of approximately 2.4 ha. This occupies the land that the low carbon gasification and pyrolysis energy from waste facility currently occupies. The EfW CHP Facility Site is enclosed on the west and south boundary by mature tree belts, a haul road servicing CRP to the north and by the existing MBT facility reception hall to the east 4.3 Access to CRP is via a 1 km dedicated hard surfaced private road (Arena Way), from a traffic lightcontrolled junction on the A341, Magna Road.

3. The proposed development – details in terms of the structures proposed.

4.12 of the Report states that The EfW CHP Facility will comprise the following principal components:

Gate house and weighbridges;

Tipping hall;

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Enclosed waste bunker hall;

Turbine hall;

Boiler house;

Air pollution control system, including up to approximately 90m high chimney and enclosed residue collection area;

Enclosed bottom ash collection area;

Air cooled condenser;

Water treatment plant;

Central control room; Administration block, including meeting rooms;

Transformer compound and switchgear building for the export of electricity from the EfW CHP Facility;

Emergency diesel generator enclosure;

Fire water storage tank and fire pump enclosure;

Internal electricity cables, switchgear rooms;

Electrical grid connection cables, private wire cables and hot water flow and return pipework to the nearby Magna Business Park; and,

Workshop and stores building

At 4.27 the applicants also state that there would be external diesel tanks, as below:

The emergency diesel generator would be located externally to the EfW CHP Facility adjacent to the northern elevation. The generator would be powered by low sulphur or HVO diesel and would be used to provide electricity for the safe shutdown of the EfW CHP Facility in the event of a loss of grid connection or failure of island mode. The external diesel tanks would be located on the southern boundary of the EfW CHP Facility Site adjacent to the perimeter road.

Details of the large main building (4.16) and the proposed tall chimney (4.25) are thus:

The main building would measure between approximately 16.5m and 50m in height, 161m in length and between 42m and 63m in width. The process equipment layout is optimised to give as compact a footprint as possible.

There will be one chimney, up to approximately 90 m in height and a diameter of up to 3.2 m. The chimney will be constructed of prefabricated metal sections and, to comply with the Environmental Permit, will include a platform for air emissions monitoring equipment.

4. Heritage asset(s) affected

Report parameters and scope described in Section 12 Historic Environment:

The applicants have provided the given ZTV area which is shown on map graphic Fig 11.1 (Indicative ZTVs and Proposed LVIA Viewpoints) is 10km in total with certain parameters including the height of the proposed chimney (90m) and building (50m). The ZTV is described (12.6 of the report) as the “starting point to understand the extent of potential impact on settings of built heritage, prior to the

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full heritage assessment being undertaken which will take into account intervening vegetation and buildings.”

The applicants have identified 72 listed buildings, 19 Scheduled Monuments and five Conservation Areas within a 3 km buffer of the PDA. Please see below under section 5 of my comments.

The following list is compiled using:

Dorset and BCP Heritage Designations Viewer (arcgis.com)

Scheduled monuments

There are quite a large number of SMs in the vicinity of the PD. They are at:

Canford Heath;

To the west of Arrowsmith Road;

Dunyeats Hill Nature Reserve;

To the west of Delph Woods just to the north of Broadstone Golf Club;

To the west of the above at Rushcombe Bottom, to the south of Merley Park Road;

In Ashington CA

(This may not be exhaustive location information).

Note: aside from the County Archaeologist, Historic England will need to be consulted. Please see ‘Note 2’ under Introduction above.

Conservation Areas and heritage assets located within their boundaries:

There are 6 x CAs (if Talbot Village CA is included). All of these CAs contain Heritage Assets.

Oakley Lane CA

6 x Listed Buildings and 4 x Locally Listed Buildings

Ridgeway and Broadstone Park CA

1 x Listed Building and 7 x Locally Listed Buildings

Magna CA

18 x LBs and approx. 6 LLBs therein. (N.B. of the LBs are 4 x Grade I)

Tudor and Golf Links CA

4 x LLBs

Ashington CA

SM (Roman Camp, forts etc) partly contained in boundary and 1 x LB

10 x LLBs

Talbot Village CA (this is further than 3 km from the PDA)

22 x LBs

Listed Buildings and non designated heritage assets which are situated outside CAs.

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The number of given LBs, CAs and LLBs obviously depends on the study area.

The Report states that there are 72 listed buildings within the 3km study area.

The Report does not identify the LLBs within the 3km radius.

Within the wider ZTV of 10km radius the number of DHAs is not provided.

5. Comments/response to Report section 12.0 Historic Environment

The following comments take the form of a response (“My Response”) to points made within the Report:

This section of the Report (pp 52 to 58/pp54-60 digital version) has the following main sections:

- 12.2 Existing Baseline
- 12.5 EIA Study Area
- 12.8 Proposed Methodology
- 12.15 Potential Effects
- Proposed Mitigation
- Conclusion

The Report states:

12.5 In terms of built heritage and archaeology, the ES would be accompanied by a full Heritage Statement (HS) which would comprise the initial assessment of above ground (built heritage) and buried (archaeological) heritage assets in relation to the Proposed Development, including archaeological and paleo-environmental remains, buildings, structures, monuments and landscapes of heritage interest, within both the EfW CHP Facility Site and a 1 km wider study area. The setting of statutory designated heritage assets within both the EfW CHP Facility Site and a 3 km wider study area, for example views to and from scheduled monuments and listed buildings, would also form part of the assessment. The study areas suggested are based upon best practice.

12.7 Clarification will be sought from the LPA with regard to any study area, particularly in relation to built heritage and potential impact on the setting of heritage assets in the wider area. Consultation with the County Archaeologist and Historic England, for further clarification, will be undertaken where required.

My Response:

12.5 noted.

Regarding 12.7: In order to establish the extent of the study area the following exercise may be helpful. (This has been partly done already within the Report by identifying DHAs within a 3km radius).

1)

- identify and list all Listed Buildings within the immediate PDA and the 3km radius.
- break down the above list into Grade I, II*, and II LBs
- provide a list of all Conservation Areas within a 5-10km radius

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-provide a list of all NDHAs (i.e., Locally Listed Buildings) within the 3km zone.

- provide a list of all Grade I and Grade II* LBs within a 15Km radius from the PDA (this is in regard in particular to the potential impact of the proposed tall chimney) so it will be necessary to identify the higher grade LBs in the 5km radius beyond the 10km zone. (This extended radius may be useful in the event that the 10km ZTV is not sufficient. This is a recommendation).

2)

Walkovers and desk based study (as per the Report copied below) can then make an initial assessment of likely intervisibility between the PDA and the above receptors.

N.B in regard to Scheduled Monuments: Advice from Historic England and the County Archaeologist is required.

3) Summary of 1 and 2 above:

Once all the receptors i.e. DHAs -including CAs and NDHAS (except for SMs which are not within my remit to discuss) have been identified in the complete visual envelope, the likely impact on them can be studied and assessed, the detail and scope of which would vary according to the receptor's significance.

I would recommend that the Grade I and II* receptors are fully assessed within a 10km radius in regard to the tallest structure/s. If it is considered that the 10km ZTV would need to be widened then this exercise may need to be extended accordingly.

In regard to CAs would also recommend that Talbot Village CA is included within the scope of the forthcoming HEI and Heritage Statement. There may be other CAs that may need to be included as well.

Report:

Proposed methodology: 12.8 An initial review of the EfW CHP Facility Site in its historic environment context would be undertaken through the production of a Heritage Statement which would include, but may not be limited to:

A historic and archaeological background and historic development of the EfW CHP Facility Site and wider vicinity to understand the historic context

- the initial assessment of above ground (built heritage) and buried (archaeological) heritage assets including archaeological and paleo-environmental remains, buildings, structures, monuments and landscapes of heritage interest, within both the EfW CHP Facility Site and a 1 km wider study area. The setting of statutory designated heritage assets within both the EfW CHP Facility Site and a 3 km wider study area, for example views to and from scheduled monuments and listed buildings, would also form part of the assessment. These study areas would be refined in response to any commentary by the LPA, County Archaeologist and Historic England on suggested buffer areas

- Archival, mapping and documentary research would be undertaken as would a review of any relevant planning history for the EfW CHP Facility Site

- Dorset HER dataset will be obtained from Dorset Council's Historic Environment Team. This would include details of previous archaeological assessment, fieldwork, or survey

- Review of the ZTV mapping produced in relation to the EfW CHP Facility Site and Proposed Development

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- A site walkover would be undertaken, to include both the EfW CHP Facility Site and existing CRP, and the wider study area to understand the heritage assets, their setting and relationship with the EfW CHP Facility Site. The ZTV will inform this walkover and the wider assessment of heritage assets and their sensitivity to proposals

- Scrutinising and interpreting the historic environment baseline data set out above would be undertaken to identify and understand the heritage asset which may be sensitive to the Proposed Development, and to understand the archaeological potential and significance of the EfW CHP Facility Site

My Response:

Duly noted.

Report:

12.09 to 12.14

My Response

Duly noted.

Report:

12.15 re potential impact:

(...) Effects on built heritage would relate to visual changes and the effect of the scale of the Proposed Development on views, potentially to and from, heritage assets. Based on current understanding, the most sensitive built heritage would be the listed buildings located at Canford School, circa 2 km north of the EfW CHP Facility Site, (...)

My Response:

Duly noted. There may be other equally sensitive built heritage HAs, not just Canford School buildings.

Report:

12.17 regarding proposed mitigation:

In terms of built heritage, it would be difficult to fully mitigate any visual impact of the Proposed Development, notably the taller elements, on the setting of the heritage assets which may be sensitive to development. 12.18 Following identification of any mitigation strategies which can be applied to the Proposed Development, the significance of effect can be established.

My Response:

The question of mitigation measures is fundamental to the PD being considered for approval. Once the receptors are identified and agreed, only then would proposed mitigation measures be considered in my view although obviously the Applicants would be looking at this at an early stage. Any mitigation measure proposal would have to be robust and should not use landscaping or tree coverage as sole mitigation measure. Site layout, Building/Plant design, material/s and colour palette would all be important ways to mitigate.

Report:

12.18 to 12.24

A6.8

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My Response:

Duly noted.

Report:

12.25:

The final paragraph at 12.25 states: Based upon the current known historic development of the EfW CHP Facility Site and the known heritage assets and following a high level review of the methodology set out above, it is considered that both built heritage and archaeology would be scoped into the EIA. The effects of the Proposed Development would result in significant environment effects in terms of the impact on any archaeology within the EfW CHP Facility Site, and have the potential to result in significant environmental effects on the built heritage within the study area due to impacts on setting.

My Response:

A very clear conclusion which is duly noted.

6. Relevant Legislation, policy and guidance

Planning (Listed Buildings and CAs) Act 1990

NPPF (2021) Chapter 16 and Chapter 12

PPG (Historic Environment)

Historic England Guidance (GPAs and HEANS)

Local Plan policy (Core strategy) in regard to Heritage and Design

National Design Guide

Regarding EIA Regulations:

Schedule 3 of The Town and Country Planning (EIA) Regulations 2017. I have made bold the relevant subsection , namely viii:

“Location of development 2.—(1) The environmental sensitivity of geographical areas likely to be affected by development must be considered, with particular regard, to— (a)the existing and approved land use; (b)the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground; (c)the absorption capacity of the natural environment, paying particular attention to the following areas— (i)wetlands, riparian areas, river mouths; (ii)coastal zones and the marine environment; (iii)mountain and forest areas; (iv)nature reserves and parks; (v)European sites and other areas classified or protected under national legislation; (vi)areas in which there has already been a failure to meet the environmental quality standards, laid down in [F1retained EU law] and relevant to the project, or in which it is considered that there is such a failure; (vii)densely populated areas; (viii)landscapes and sites of historical, cultural or archaeological significance.”

(I have further quoted the Regulations below).

Other consultees:

Historic England are statutory consultees.

7. Discussion: Identification of heritage assets, defining significance and Impact assessment



It is clear (and I agree with the Report findings) that an EIA is required.

Above, I have suggested a way to identify the parameters of the study area with regard to the impact of the proposed development on all HAs within the nearer radius of the PDA (SMs are not within my remit) and those HAs within the wider setting of the PDA including the much wider setting or the 'visual envelope', termed the Zone of Theoretical Visibility as explained by Historic England¹ as per the guidance "The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)". This document sets out guidance, against the background of the National Planning Policy Framework (NPPF) and the related guidance given in the Planning Practice Guide (PPG), on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas, and landscapes. It gives general advice on understanding setting, and how it may contribute to the significance of heritage assets and allow that significance to be appreciated, as well as advice on how views contribute to setting. The suggested staged approach to taking decisions on setting can also be used to assess the contribution of views to the significance of heritage assets.

This particular GPA guidance document should be referenced in order to prepare the relevant parts of a comprehensive Heritage Statement for the requirements of Schedule 3 of The Town and Country Planning (EIA) Regulations 2017².

Particular attention should be paid to the five necessary steps (the 'staged approach'). This is only one example of suggested guidance to refer to. There are other guidance documents from Historic England and from other sources, and the applicants would need to provide a comprehensive reference to these.

1 The Setting of Heritage Assets (historicengland.org.uk)

2 The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (legislation.gov.uk)

Therefore, to reiterate, in order to identify and address all heritage constraints, it is important that all heritage assets likely to be impacted, are identified in the first instance, their significance addressed and described and the impact that the proposal would have on each of them individually and as part of a group or wider view or setting. This exercise would require the identification of all non-designated heritage assets likely to be impacted by the PDA (I have recommended a 3km radius for NDHAs), as well as all the DHAs within a 3km/10km/15km radius as set out above, the 15km radius only being recommended as a way of completely ruling out any risk of harm to the setting and significance of the higher grade receptors. This 'exercise' may also need to examine impact on groups of heritage assets as well as individual buildings.

The Report has considered all factors which are relevant to the future compilation of a EIA assessment in relation to the historic environment. However, I have made additional certain suggestions in order to remove any uncertainty or risk.

This pre-screening advice is not exhaustive, and it is beholden on the agents to ensure that all the heritage constraints (i.e., the heritage assets and their respective settings) are identified independently by the applicants and secondly, that the manner in which the research material is presented is of high quality and allows the BCP heritage team (and Historic England) to form a considered view of the proposal.

Finally, we would expect the EIA to contain an examination of the potential impact/s upon all heritage assets likely to be affected, including designated heritage assets and their settings together with a section on the potential impacts on non-designated features/site of historic, architectural,

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archaeological, or artistic interest (within the advised parameters), since these can also be of local importance and make an important contribution to character and cultural heritage of the locality.

“Schedule 3” has the following guidance on potential impact:

“Types and characteristics of the potential impact

3. The likely significant effects of the development on the environment must be considered in relation to criteria set out in paragraphs 1 and 2 above, with regard to the impact of the development on the factors specified in regulation 4(2), taking into account— (a)the magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected); (b)the nature of the impact; (c)the transboundary nature of the impact; (d)the intensity and complexity of the impact; (e)the probability of the impact; (f)the expected onset, duration, frequency and reversibility of the impact; (g)the cumulation of the impact with the impact of other existing and/or approved development; (h)the possibility of effectively reducing the impact.”

Cumulative impact assessment:

Given that there is already development on the site of the PDA it is important that the likely cumulative impact of further development upon the setting of all identified heritage assets, is assessed in the same way as for this proposal, i.e., the impact of both the proposed development in addition to the existing development as per g) of Schedule 3 as above.

Mitigation measures:

As I have also discussed above and the Report discusses, measures would be required to mitigate any possible detriment to the heritage assets as per h) of Schedule 3 as above.

8. Conclusion

I have not set out a specific detailed list of all of the DHAs or NDHAs that could/would be impacted by the proposal - in particular in relation to the potential impact of the proposed main large building and tall chimney - since the very purpose of submitting an EIA in relation to the built historic environment is to assess the degree of harm that may be caused to any identified receptors and it follows that the identification of all possible receptors forms part of the research process. I have however, set out suggested ways in which the complete visual envelope/ZTV around the PDA can be fully assessed so that there is no risk of unforeseen harm being caused to the significance of the HAs as a result of the proposed PD.

I would, in conclusion, recommend that the applicant should carry out an EIA in relation to the historic environment. A fully detailed Heritage Statement - containing all requirements of EIA Schedule 3 - would be required for the forthcoming application.

End

