

### **Policy E1: Landscape**

The Council attaches great weight to conserving and enhancing landscape and scenic beauty in the Dorset National Landscape. The scale and extent of any development within these designated areas will be limited. Development, other than major development (where the NPPF provides guidance), will only be permitted in the Dorset National Landscape where the proposals would conserve and enhance the natural beauty of the area and are appropriate in terms of:

- a. appearance, scale, height, layout, density;
- b. any other effects on landscape character and visual quality (such as noise, light and traffic); and
- c. compliance with other policies in this Purbeck Local Plan.

The Council will also take account of the cumulative, and indirect, landscape and visual effects of development along with measures to avoid, reduce or compensate for any harmful impacts on the natural beauty of the Dorset National Landscape. Applicants for planning permission should submit appropriate supporting information, having regard to the scale and nature of proposed development, to enable the Council to assess the impacts of development on the visual quality and character of landscapes and seascapes in protected areas. Development that significantly adversely affects the character, or visual quality, of the local landscape or seascape, in protected areas will not be permitted.

### **Non-designated landscapes**

The design of development should take account of:

- d. landform;
- e. the character of the existing landscape;
- f. the cumulative impacts with existing or planned development; and
- g. existing trees and hedgerows.

Poorly designed development which significantly harms landscape character and visual quality, and fails to take the opportunities to improve landscape character and visual quality shall be refused unless adverse impacts can be suitably mitigated or compensated for.

### Historic environment

- 60.** The Council has a positive approach to the conservation and enhancement of the historic environment and acknowledges the wide benefits it can bring to the local economy, character, distinctiveness and the overall sustainability of Purbeck's communities.
- 61.** The historic environment is formed by the interaction between people and places over time, it includes:
- a) all surviving physical remains of past human activity (whether visible, buried or submerged);
  - b) planted landscapes; and
  - c) managed flora.
- 62.** National policy refers to both designated and non-designated heritage assets. Designated heritage assets include World Heritage Sites, scheduled monuments, listed buildings, registered parks and gardens, conservation areas, protected wreck sites and registered battlefields. A non-designated heritage asset can include any building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Non-designated assets include buildings which the Council has identified in its adopted Conservation Area Appraisals as making a positive contribution to the appearance or character of a conservation area. A number of records of known designated and non-designated heritage assets are also collated and presented in Historic Environment Records (HER). The HER for Purbeck can be viewed on the Heritage Gateway website. These records include Conservation Area Appraisals, which have also been adopted by the Council in a Supplementary Planning Document, and are published on the website. The Council will continue contributing to and updating its evidence on Purbeck's historic environment to allow for its understanding, promotion and protection.
- 63.** The historic environment in Purbeck is particularly rich with 1,441 listed buildings, 257 scheduled monuments, 6 entries listed in the register of parks and gardens, 25 conservation areas and a section of the Dorset and East Devon Coast World Heritage Site.
- 64.** Historic England prepares a Heritage at Risk Register, which currently (2018) includes 53 entries within the local plan area. These entries relate to buildings (3 entries), Swanage and Lytchett Minster Conservation Areas (2 entries), and archaeological remains (48 entries which are primarily scheduled monuments). The Council will encourage these assets to be rescued by taking opportunities to work with public, private and community partners to support this aim. The Council also supports the on-going conservation of the historic environment through the review of existing conservation areas.

- 65.** A large part of Purbeck’s coastline, running between Studland Bay (in the east) and White Nothe (in the west), is designated as part of the East Devon and Dorset World Heritage Site (with the site extending further westwards beyond the Purbeck Local Plan area). The coastline was designated because of the almost continuous sequence of rock formations (spanning the Mesozoic Era) which have contributed to the study of earth sciences over the last 300 years.
- 66.** Purbeck’s historic environment contributes to the depth of character which gives Purbeck its unique sense of place. Heritage assets and their settings are irreplaceable. When considering applications, including planning applications and heritage related consents under the Planning (Listed Buildings and Conservation Areas) Act 1990, the Council will always begin its assessment from a presumption that the heritage asset should be conserved, while looking for opportunities to enhance a heritage asset’s significance.
- 67.** The process of assessing whether an application will lead to the conservation, or enhancement, of a heritage asset’s significance will be guided by a description of the asset’s significance prepared by the applicant as well as relevant information from the HER and any necessary expertise within the Council and advice provided by Historic England. Using available information the Council will be proactive in exploring ways of avoiding, or minimising, any conflicts between the underlying objective of the heritage asset’s conservation and any other aspect of the proposals.
- 68.** The Council expects applications to be prepared with the aim of avoiding harm, and exploring the opportunities for enhancements, to heritage assets. Applying national and local planning policies, the Council will take account of all these wider considerations when determining planning applications affecting heritage assets.